THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

NOVEMBER 9, 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.

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III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

A. Consideration of minutes dated October 26, 2016

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.

B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00295 – INFINITY DESIGN UA – A request for site plan and architectural review of a 108-room, 5-story hotel to replace an existing Carrow's restaurant on 1.41 acres of land located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard - APN: 0229-012-48. Related File: Minor Exception DRC2016-00296. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

C. ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00296 – INFINITY DESIGN UA – A request to reduce the required on-site parking of a proposed 108-room, 5-story hotel to replace an existing Carrow's restaurant on 1.41 acres of land located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard; APN: 0229-012-48; Related Case: Design Review DRC2016-00295. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

D. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00170 – CITY OF RANCHO CUCAMONGA – A request for site plan and architectural review of a 34,944 square foot gymnasium along with 20,536 square feet of outdoor covered basketball courts on 4.63 acres of land (total parcel area is 9.5 acres) located on the east side of Rochester Avenue in the Industrial Park (IP) and General Industrial (GI) Districts - APN: 0229-109-41. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

E. DESIGN REVIEW MODIFICATION DRC2016-00345 - BIANE FAMILY PROPERTIES - A request to revise the conditions of approval for DRC2007-00951 (Planning Commission Resolution No.14-08) for the Biane Winery, a complex comprised of fifteen (15) buildings/structures and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres in the General Industrial (GI) District located on the south side of 8th Street, between Hermosa and Archibald Avenues; APN: 0209-201-19. On

January 22, 2014, the Planning Commission adopted a Mitigated Negative Declaration of environmental impacts for DRC2007-00951. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

F. TIME EXTENSION DRC2016-00519 - TIM HARRISON - A request to allow for a one (1) year time extension of a previously approved 2-lot Tentative Parcel Map (SUBTPM17663) on 0.396 acres in the Low (L) Residential District, on the west side of Archibald Avenue, south of Tryon Street, located at 7912 Archibald Avenue; APN: 0208-131-84. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 15 (CEQA Guidelines Section 15315) exemption, which covers minor land divisions of four or fewer parcels.

G. TRAIL EASEMENT VACATION DRC2016-00780 – DANNY MOREL - A request to vacate a portion of an existing equestrian easement located along the southern edge of the property within the Estate Residential (ER) District of the Etiwanda Specific Plan and within the Equestrian Overlay District at 5820 Rolling Pastures – APN: 0225-122-96. Related File: DRC2013-00964. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5 Exemption – Minor Alterations in Land Use Limitations). This item will be forwarded to the City Council for final action.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

H. INTER-AGENCY UPDATES

I. COMMISSION ANNOUNCEMENTS

VI. ADJOURNMENT

I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on November 3, 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.

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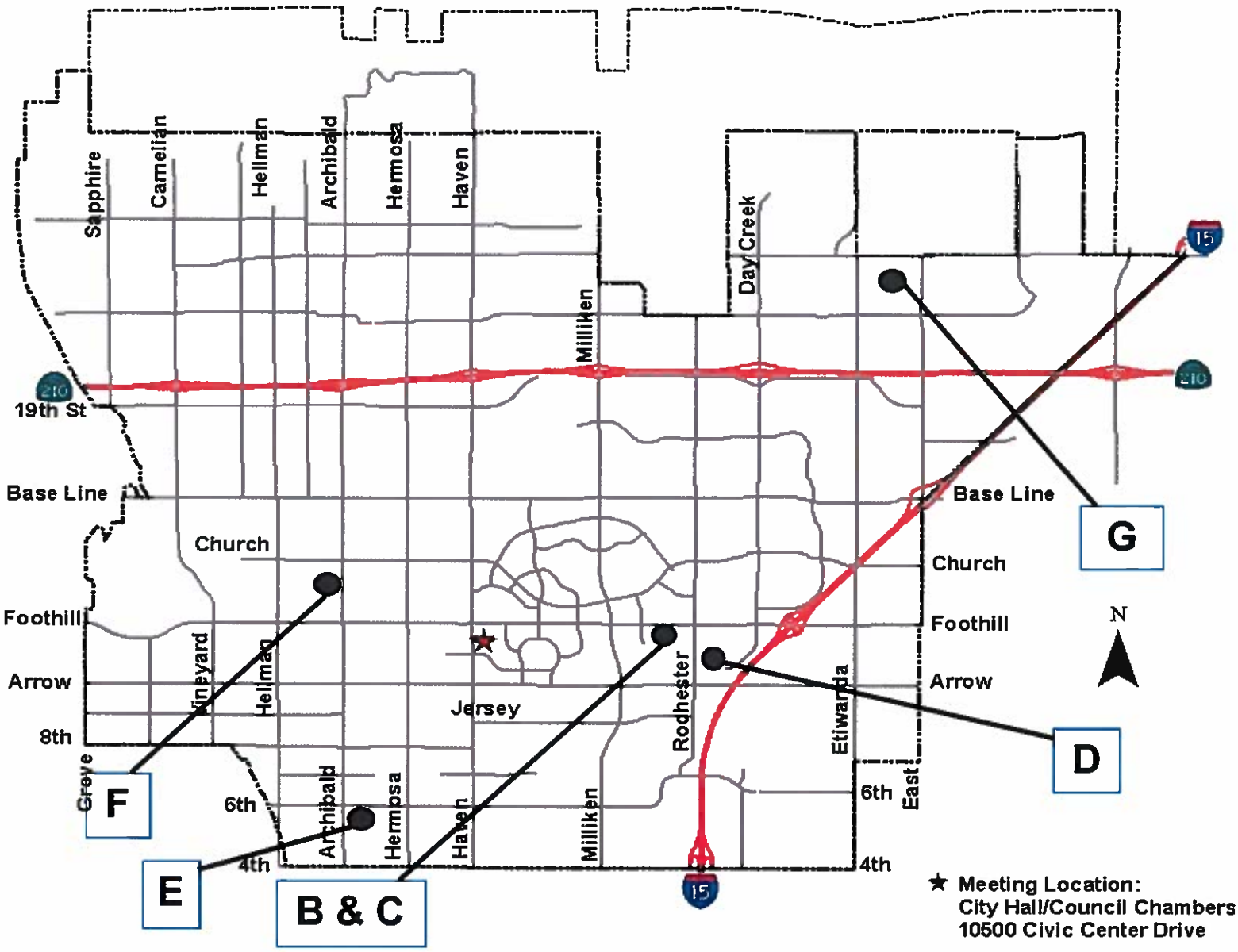
Vicinity Map
Historic Preservation and Planning Commission Meeting



Item B & C: DR DRC2016-00295 & ME DRC2016-00296
Item D: DR DRC2016-00170
Item E: DR MOD DRC2016-00345
Item F: DRC2016-00519
Item G: TE Vacation DRC2016-00780

THE CITY OF RANCHO CUCAMONGA

THE MEETING *MINUTES* OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

OCTOBER 26, 2016 - 7:00 PM

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

I. CALL TO ORDER

Pledge of Allegiance *7:00 PM*

Roll Call

Chairman Oaxaca _X_ Vice Chairman Macias _A_

Munoz _X_ Wimberly _X_ Fletcher _X_

It was noted that Vice Chairman Macias is absent and it is excused for medical reasons.

Additional Staff Present: Candyce Burnett, City Planner; Steven Flower, Assistant City Attorney; Tom Grahn, Associate Planner; Donald Granger, Senior Planner, Albert Espinoza, Asst. City Engineer; Brian Sandona, Associate Engineer; Jennifer Nakamura, Associate Planner; Lois Schrader, Planning Commission Secretary; Mike Smith, Senior Planner; Nikki Cavazos, Assistant Planner; Jennifer Yoshida, Office Specialist I.

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Luana Hernandez asked about the whereabouts of the Veteran Memorial Plaques at the old fire station. Chairman Oaxaca replied that staff will get back to her on that.

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

A. Consideration of minutes dated September 28, 2016

Moved by Wimberly, seconded by Fletcher, carried 4-0-1(Macias absent)

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.

B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00006 - CHARLES JOSEPH ASSOCIATES - A request to develop a 182-unit multi-family residential development (including 5 live-work units) on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-13 and 1077-601-14. Related Files: Tree Removal Permit DRC2016-00007and Minor Exception DRC2016-00455. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

C. ENVIRONMENTAL ASSESSMENT AND TREE REMOVAL PERMIT DRC2016-00007 - CHARLES JOSEPH ASSOCIATES - A request to remove 62 trees for the development of a 182-unit multi-family residential development (including 5 live-work units) on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-13 and 1077-601-14. Related Files: Design Review DRC2016-00006 and Minor Exception DRC2016-00455. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

D. ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00455 - CHARLES JOSEPH ASSOCIATES - A request to reduce on-site parking by 25% for the development of a 182-unit multi-family residential development (including 5 live-work units) on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-13 and 1077-601-14. Related Files: Design Review DRC2016-00006 and Tree Removal Permit DRC2016-00007. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Items B, C, and D were heard together.

Tom Grahn, Associate Planner gave the staff report and PowerPoint presentation (copy on file). He thanked the applicant's team for their cooperation and assistance.

Commissioner Fletcher expressed concern regarding the parking for the live work units and whether those spaces are on site, behind a gate or dedicated in some way.

Mr. Grahn said they are on site, not behind a gate and are not reserved for the residents-they are open parking spaces during the evening hours. He noted the applicant is preparing a parking monitoring program that includes restrictions such as not allowing residents to use their garage for storage instead of parking a car there.

Commissioner Fletcher asked if the lower floor of the 5 live/work commercial units are conditioned only for commercial uses and if the gates will be open during the day and locked at night.

Mr. Grahn said there is nothing currently in place to prevent someone from living in the lower floor area.

Commissioner Fletcher questioned whether it is really a mixed use project as although there is opportunity to use it for commercial it is not really a commercial use-it has to be conditioned. He also asked where will clients of those units park. He asked what is the stacking area from the front gate to Foothill Boulevard and if it is adequate to prevent backup and overflow during rush hours.

Albert Espinoza, Assistant City Engineer, said based on the exhibit there is about 200-250 fee there is plenty of stacking on site and should not be a problem.

Commissioner Fletcher said he is still concerned about changing the parking requirements and the high percentage (24%) of the requested parking reduction. He noted occasional complaints from residents with other developments that were developed under the old standards. He said the parking plan needs to work. He asked what additional measures would be in place for enforcement if problems and projections are off. He said he would feel better if the parking reduction was conditionally permitted: he felt 95 spaces is a lot.

Mr. Grahn said if the parking reduction was more than 25%, then it would be a separate CUP application. He said the applicants looked at other projects; they have a different bedroom mix with more drivers and storage is allowed in garages.

Steven Flower, Assistant City Attorney said Condition # 3 is not the only way to respond to problems. He said if additional mitigation measures are needed, it can be brought back to the Planning Commission for review or modification. He said the trigger for such action is typically complaints, and often staff becomes aware of it and will bring it to the

Commission's attention.

Chuck Buquet, Charles Joseph Associates, 9581 Business Center Drive, stated he represents the applicants. He thanked staff noting it is a complicated project and new to the City. He said they listened to all that was said to them by staff and the Commission all along the way. He spoke of the additional review required for the parking. He said there are no flex spaces for this project, the spaces will only be used by others when those commercial uses are closed. He said the development contains primarily one bedroom units – hence fewer drivers/cars. He said there was no intent to cut corners, this will in fact have a mix of uses. He said the amenities offer a lifestyle choice, the owners make sure people do not use garages for storage, and there is an upscale design and use of materials.

Jonathon Cornelius, Project Manager, said roughly 60% are 1 bedroom. He said they will own and manage the property, therefore, if enough parking is not provided, they lose tenants. He said they always have a parking management plan. He said with respect to the live/work units, the Planning Commission was clear about respecting the use for commercial-he said the lower floor is not really suitable for living space as it is only a big open box with a bathroom in the back. He said they would abide by the Mixed Use concept. He said the parking for the live/work units is 18 spaces.

Commissioner Fletcher asked if the applicants would have a problem with having a condition for the ground floor to be commercial or office use only.

Mr Corneilius said no, not a problem.

Chairman Oaxaca opened the public hearing.

Dan Daniel stated he lives in the project area. He expressed concern about the height of the buildings, a lack of parking and overflow parking that is occurring from the adjacent Belagio project and perceived line of sight issues into neighboring properties.

Mr. Buquet responded and said the-unit mix of Bellagio is family oriented, ours is not and there is a mechanism in place for follow up – He said the sky deck is an entertainment amenity-the focus is on their own courtyard, not neighboring properties. He said the parking according to the peer review exceeds what is needed.

Jonathon Cornelius said the sky deck will feature views of the pool and mountains and the other units close to the perimeter of the development will block the view of neighbors. He said they do not underpark because tenants will be unhappy and leave.

Mr. Buquet asserted that they reviewed and re-reviewed the parking on Hermosa with the Assistant City Engineer. He said their improvements will include widening and street improvements and restriping on Hermosa.

Mr. Espinoza said he made sure this layout for on-street parking on Hermosa works. He said it is possible that in the future we may "squeeze down" the street and subsequently lower the speed limit.

John Ortiz said he lives on Stafford Street directly north of the project site and people can see in his back yard now. He noted noise issues and said the traffic is bad; everyone has 2 cars and guests with cars and he believes future residents of this development will be parking on his street. He asked if he will have Edison poles in his back yard. He was concerned about the value of his house and what kind of wall will go up as teenagers are currently walking atop the walls and hanging out.

Ryan Almond said he is a resident at Motel 66... He had concerns about how soon development will start; he has not been given any information about how long he may have on this property. He said Bellagio residents regularly park in their lot.

Mr. Daniel said even people with one bedroom have 2 cars. He said a special condition is needed.

Mr. Buquet said parking for this development is sufficient, and more realistic for what they are doing. He said the sky deck is over 200 feet away from the property line of properties to the north. He said they have identified some line boundary issues and they intend to go through and correct the lines. He said they will construct the walls and work with property owners on that. He added that this is not a child intensive project.

Mr. Cornelius said they will build a retaining wall, then a step and then a 6-foot wall atop that. Most will gain larger back yards except for one property on the corner.

Commissioner Fletcher asked for clarification regarding the Edison easement.

Mr. Cornelius said it is not on their project property and they will be cognizant of sight lines.

John Ortiz suggested underground parking would solve everything and asked if that had been considered. He said historically Hermosa is a drainage wash.

Mr. Buquet said there is no flood risk or hazard and they are trying to change and better the look of Foohill and Hermosa. He said sub-parking does not pencil out and not an issue. He said they will contact the residents of the motel with development timing information.

Hearing and seeing no further public comment, Chairman Oaxaca closed the public hearing at 8:30 PM.

Commissioner Munoz had no further questions. He thanked staff and the applicant. He commented the Commission has seen the project proposal several times and granted that Mixed Use & High density development can be confusing. He said as the City approaches

buildout-things will have to change. He said staff has worked hard to transition our thinking, approach and understanding of these types of development. He said he understands the concerns of the residents. He said with respect to the design-we asked for something different and we got it-it is bolder, high end, articulated and provides the Mixed Use component. He offered support of the application.

Commissioner Wimberly fully concurred and also thanked the applicant and staff. He said he is looking to staff for future Mixed Use components and Phase 2 of the Development Code Amendments for parking requirements. He said he believes this development will enhance property values. He also offered support.

Commissioner Fletcher explained that when he expresses concerns, he knows others may have the same concern and they should be heard and explained in the public forum. He said underground parking that does not pencil out just means it is too expensive. We are in transition phase as Planning or the City Council wants more urban type development but most of our population moved here for an upscale suburban community. He said Foothill Boulevard is the appropriate place for mixed use and urban style architecture. He said the design is nice. He said his concerns are about parking and he wants a condition regarding commercial live/work units. He said the parking management plan will have to be submitted to the Planning Director for review. He said he has been assured we have a process to correct things if there are parking problems. He said he wants a condition regarding the use of the commercial units.

Mr. Flower offered a revised Planning Condition, "The ground floor of the 5 live/work units facing Foothill Boulevard shall be occupied only by non-residential uses."

Chairman Oaxaca said we are facing a new generation of residents with a different perception of what their living space should be. Alta Loma is representative of what we thought it should be at that time. He said these are first steps to a new approach and healthy way; we are learning as we go.

Moved by Munoz, seconded by Wimberly, carried 4-0-1 (Macias absent) to adopt the Resolutions of Approval for Design Review DRC2016-00006, Minor Exception DRC2016-00455 and Tree Removal Permit DRC2016-00007, with the adoption of a Mitigated Negative Declaration of environmental impacts. The conditions were amended with the addition of Planning Condition 47 as described above regarding the live/work units.

8:45 PM.

E. TENTATIVE TRACT MAP SUBTT20026 - 10235 ALTA LOMA, LLC - A request to subdivide a parcel of 1.67 acres, into six (6) parcels, in the Low Residential (L) District located south of 19th Street between Hermosa Avenue and Haven Avenue; APN: 1076-121-03. Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA

Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers in-fill development on no more than 5 acres substantially surrounded by urban uses. Related case file: Tree Removal Permit DRC2016-00613.

Nikki Cavazos, Assistant Planner gave the staff report and PowerPoint presentation (copy on file). She said one email was received regarding the project and a perception of lower property values. She said one call was received with positive feedback.

Hank Jong thanked staff. He said they will comply with the conditions.

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

Moved by Wimberly, seconded by Fletcher, carried 4-0-1(Macias absent) to adopt the Resolution of Approval for Tentative Tract Map SUBTT20026.

F. ENTERTAINMENT PERMIT DRC2015-01174 – 4TH AND MILL. - A request for live entertainment at 4th & Mill Bar, Pizza and Grill, within the Mixed Use Retail (MUR) zone of the Empire Lakes Specific Plan located at 11260 4th Street - APN: 0210-581-02. Staff has determined that the project is categorically exempt under Section 15301 as a Class 1 exemption of the guidelines for the California Environmental Quality Act.

Jennifer Nakamura, Associate Planner, gave the staff report and PowerPoint presentation (copy on file). She reported no public comments have been received.

Commissioner Wimberly eluded to prior problems with Entertainment Permits associated with bars and the crowd they advertise to. He asked about the advertising for this business.

Ms. Nakamura said staff has already monitored their social media and website along with the PD to get an idea of what they are offering. She said it is mostly sporting events with beer specials. She reported no calls for service since the new owners took over. She said the PD met with the applicants and let them know what is required and that we would bring back their permit to the Commission if needed.

Keith Gardner, representing the applicant said he enjoyed working with staff and he agrees with the conditions.

Commissioner Fletcher asked if he owns and/or operates other bars and if they are contemplating others. He said it is a good location and a nice facility with many future residents and apartments near them.

Mr. Gardner said this is the first one and that is why they requested the other opportunities.

Chairman Oaxaca opened the public hearing and seeing and hearing no public comment,

closed public hearing.

Commissioner Wimberly said the patrons will come to you.

Commission Munoz had no comment and wished them good luck.

Chairman Oaxaca had no issues.

Moved by Fletcher, seconded by Wimberly, carried 4-0-1 (Macias absent) to adopt the Resolution of Approval for Entertainment Permit DRC2015-01174.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

G. INTER-AGENCY UPDATES

None

H. COMMISSION ANNOUNCEMENTS

None

VI. ADJOURNMENT

9:05 PM

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STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: November 9, 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 DESIGN REVIEW DRC2016-00295 – INFINITY DESIGN UA – A request for site plan and architectural review of a 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard; APN: 0229-012-48; Related Case: Minor Exception DRC2016-00296. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00296 – INFINITY DESIGN UA – A request to reduce the required on-site parking of a proposed 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard; APN: 0229-012-48; Related Case: Design Review DRC2016-00295. 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 Design Review DRC2016-00295 and Minor Exception DRC2016-00296 through the adoption of the attached Resolutions of Approval with Conditions.

PROJECT AND SITE DESCRIPTION:

A. Floor Area Ratio: 98 percent

B. Surrounding Land Use and Zoning:
North - Vacant Land; Community Commercial (CC) District, Terra Visa Community Plan
South - Vacant Land with Approved Industrial Buildings; Industrial Park (IP) District
East - Commercial Center; Industrial Park (IP) District
West - Commercial Center; Industrial Park (IP) District

C. General Plan Designations:
Project Site - Industrial Park (IP)
North - Mixed Use (MU)
South - Industrial Park (IP)
East - General Commercial (GC)
West - Industrial Park (IP)

D. Planning Commission Workshop: The project was reviewed at a Planning Commission workshop on December 9, 2015, and was well-received by each of the Planning Commissioners. The Planning Commission expressed their support for the proposed project design, although they also raised a number of discussion points including the potential of moving the hotel closer to Foothill Boulevard, widening the major front entrance tower element on the north elevation and enhancing the roof parapet cornice. The applicant informed the Planning Commissioners that moving the building closer to the street would negatively impact the number of parking spaces and would require eliminating the front entrance from the north elevation, due to a grade difference between Foothill Boulevard and the project site. The Planning Commission agreed that the front entrance should be orientated towards Foothill Boulevard and that the maximum number of parking spaces should be maintained. The Planning Commission was open to the concept of reducing the number of required parking spaces if a parking study showed that the proposed number of parking spaces is adequate to meet the parking demand of the hotel. The applicant agreed to increase the width of the main tower element and to provide a more significant roof parapet cornice.

E. Project Overview: The applicant proposes developing a 108-room, 5-story hotel on a 1.41-acre parcel of land located on the south side of Foothill Boulevard and east of Mayten Avenue. The project site is currently developed with a Carrows Restaurant and is part of the much larger 140-acre master-planned Rancho Cucamonga Corporate Park that was approved in 1999 (DR99-11). In February of 2002, the northeasterly 25 acres of the master plan was modified and approved to include Parcel Map 15630, an 11-parcel commercial/industrial subdivision. The project site is Parcel 4 of Parcel Map 15630.

F. Project Site and Surrounding Land Uses: The General Plan Land Use and Zoning designations for the project site is Industrial Park (IP) District, which permits the development of a hotel. There is vacant land within the Community Commercial (CC) District of the Terra Vista Community Plan to the north of the project site (across Foothill Boulevard). There is existing commercial development to the east and west of the project site, within the Industrial Park (IP) District. Vacant land is located to the south of the project site within the Industrial Park (IP) District, which was approved by the Planning Commission on May 25, 2016 (DRC2015-00782) for the development of 6 industrial buildings totaling 171,322 square feet. Development of a hotel on the project site will require removing the existing Carrows restaurant and parking lot. Site demolition will include removing the existing parking lot trees, which do not meet the threshold of requiring a Tree Removal Permit. The landscaping along Foothill Boulevard and the site perimeter will substantially remain unchanged.

G. Architecture and Site Planning: The proposed hotel has a contemporary design theme, which is emphasized through the chosen exterior finishes including tile, simulated wood siding, metal panels and raised metal cantilevered window frames, each of which is carried to all 4 elevations. There are cantilevered metal canopies over the entrances on the north and south elevations that coordinate with the adjacent tower elements and are clad with metal panels. The hotel has a neutral base color contrasted with the wall plains painted dark blue and yellow. The hotel room windows are grouped in a variety of patterns to provide visual interest and to break up the usual monotony seen in many hotels. Each wall plane is well-articulated and the north and south elevations are visually unique.

The building is oriented with the main entrance facing Foothill Boulevard (north) and includes an under building drive aisle. The main access to the project site will be from Foothill Boulevard, through an existing driveway and from a signalized entrance at Mayten Avenue. The project site can also be accessed from Millennium Court to the south. The hotel includes a tuck-under covered swimming pool that is located on the ground floor and is open to the parking lot on the south elevation. The trash enclosure is designed to carry over the design elements of the hotel, including tile faced walls with color coordinated stucco popouts and a decorative metal roof.

H. Foothill Boulevard (Route 66) Improvements: The project site is adjacent to an area designated by the Foothill Boulevard Route 66 Historic Visual Improvement Plan for Suburban Parkway Enhancements, including upgraded street paving (Route 66 logo imprinted into surface of the pavement) and center median and right-of-way improvements. The project will also be required to provide a bus shelter to service the adjacent bus stop on Foothill Boulevard. The applicant has provided a proposed location for the Route 66 visual improvements and for the bus shelter, with the final locations to be determined at time of plan check. The plans also include a proposed design for the bus shelter, which is constructed of metal columns, an aluminum canopy and glass walls. The bus shelter is designed to be architecturally compatible with the contemporary design of the hotel.

I. Code Compliance: The project complies with all Development Code requirements, except for on-site parking, for which the applicant has submitted a Minor Exception (DRC2016-00295) and a parking study. The building is setback 100 feet from Foothill Boulevard (45 feet required), 55 feet from the east, 90 feet from the west and 40 feet from the south interior property lines (5 feet required). The building is 60 feet tall at the top of the main parapet walls and 67 feet tall at the top of the tower elements, below the maximum height of 70 feet for buildings setback greater than 35 feet beyond the minimum 45 foot setback. Landscape coverage is 16 percent, above the minimum 15 percent required landscape coverage.

J. Parking: The project requires 110 parking spaces (1 parking space per room, plus 2 parking spaces) and provides 92 parking spaces (a 17 percent or 18 stall parking deficiency). The applicant has submitted a Minor Exception to reduce the required on-site parking by 18 spaces. A Parking Analysis was submitted with the project (Kunzman Associates, Inc.; April, 2016), which reviewed parking usage for similar hotels in the area and found that these hotels had an average parking space utilization of 0.65 parking spaces per room. The project proposes a parking ratio of 0.85 parking spaces per room (a .85 parking ratio multiplied by 108 rooms equals 92 parking stalls) and will provide a shuttle service to further reduce parking demand. The parking study concludes that the project will provide sufficient parking based on comparable hotels in the area. Additionally, there is a shared parking agreement between each of the parcels (Parcel Map 1563.) within the commercial portion of the Rancho Cucamonga Corporate Park, helping to mitigate any unforeseen overflow parking during peak demand times.

K. Minor Exception Analysis: The applicant has submitted a Minor Exception (DRC2016-00296) to reduce the required parking by 17 percent, or 18 parking spaces. Staff supports the Minor Exception to reduce the required on-site parking by up to 17 percent, as the parking study submitted for the project (Kunzman Associates, Inc.; April, 2016), concludes that the project provides a greater parking ratio than the parking utilization of similar hotels in the area and will

provide a shuttle bus to further reduce the parking demand. The findings of fact below support the necessary findings, which are required by the City's Development Code:

1. Fact: The Minor Exception is consistent with the General Plan or any applicable specific plan or development agreement.

   Finding: The proposed reduction in the required number of parking spaces is consistent with the General Plan, which has stated policy to concentrate community and regional serving uses on Foothill Boulevard (east of Haven Avenue) providing a range of commercial, office, residential, restaurant and entertainment related uses (General Plan Policy LU4.2). The project is located on Foothill Boulevard (east of Haven Avenue), it is adjacent to a transit stop, and provides convenient pedestrian access to adjacent commercial land uses.

2. Fact: The proposed development is compatible with the existing and proposed land uses in the surrounding area.

   Finding: The proposed hotel is located on an adjacent major thoroughfare that supports similar commercial land uses and contains a transit stop.

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

   Finding: The proposed reduction in the parking standards is necessary to allow the project site to be developed with a hotel to replace an existing sit-down restaurant. The project site is part of a larger commercial development that includes shared parking. The parking study (Kunzman Associates, Inc.; April, 2016) submitted as part of the project provides data showing that proposed hotel will provide a greater number of parking spaces than the parking utilization of similar hotels in the area. Additionally, the proposed hotel will provide a shuttle service to further reduce the parking demand.

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

   Finding: The proposed reduction in the required number of parking spaces is not a grant of special privilege in that the Development Code allows flexibility to reduce the required number of parking spaces where it has been demonstrated that the project will provide adequate parking for all of the proposed onsite uses. The applicant has submitted a parking study (Kunzman Associates, Inc.; April, 2016), verifying the adequacy of the proposed number of on-site parking spaces.

L. Technical Review Committee: The project was reviewed and approved by the Technical Review Committee (TRC) on September 6, 2016.

M. Design Review Committee: The project was reviewed and approved by the Design Review Committee (DRC) on September 6, 2016.

N. AB52 Tribal Consultation: 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 (letter dated August 4, 2016) to determine interest in engaging in consultation related to the potential impact to cultural resources as a result of the project. As of the date of this report, staff has not received communications for the three tribes contacted.

O. Communications: Written communication was received regarding the project from the property owner to the south, Mr. Richard Dick, dated June 15, 2016 and August 23, 2016. The property owner's concerns are related to the reduction in the required parking and 1 ½ parking spaces that are located at the end of the drive aisle along the south property line. Per Mr. Richard Dick, these parking spaces are not included in the shared parking agreement within the larger commercial center. It should be noted that the recently approved industrial development to the south (DRC2015-00782) does not show these parking spaces on their site plan or count them in their parking table. Staff has not included the 2 subject parking spaces in the total number of parking spaces.

P. 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.

Respectfully submitted,

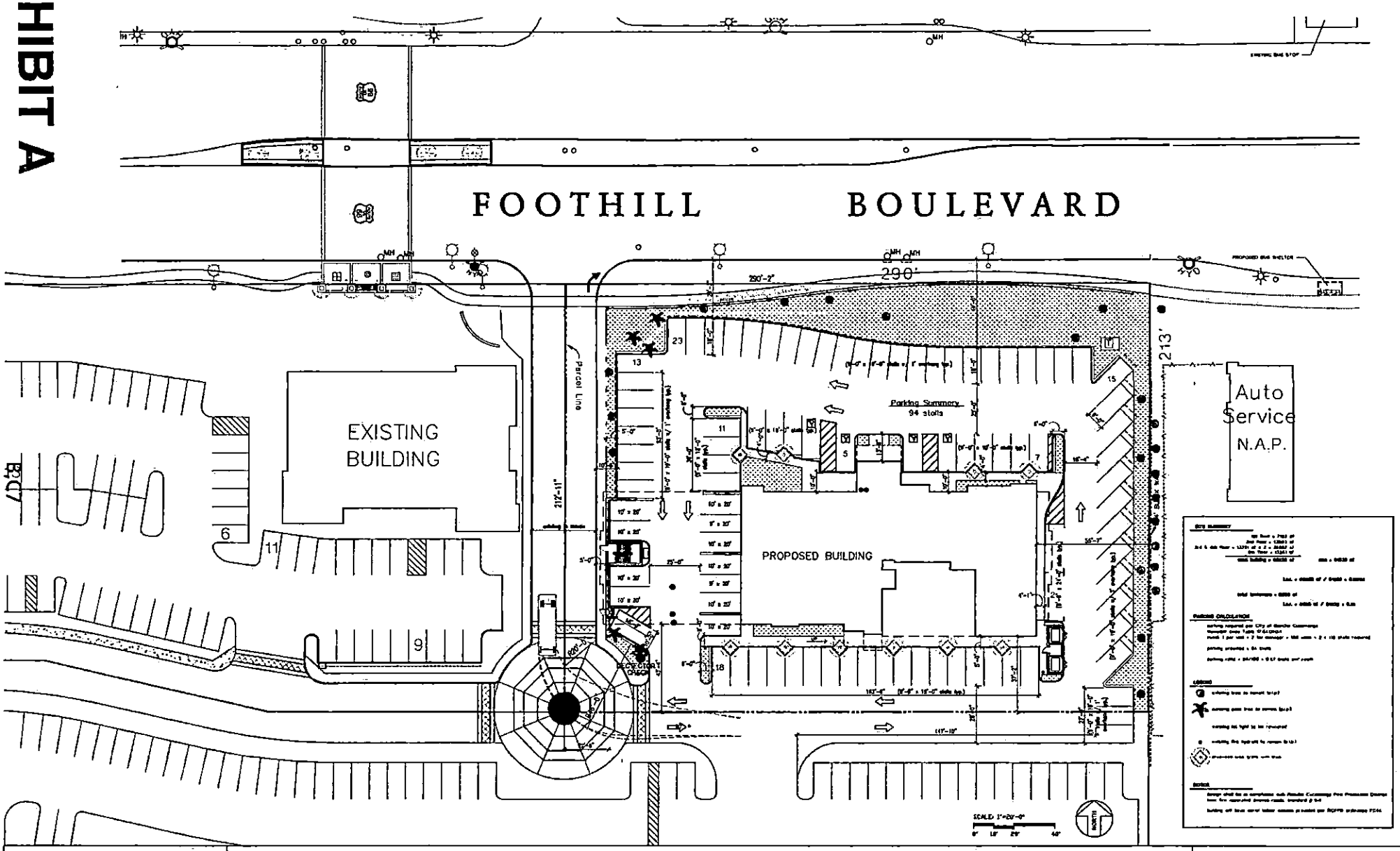
Candyce Burnett
City Planner

CB:TV/ls

Attachments: Exhibit A - Site Plan
Exhibit B - Floor Plans
Exhibit C - Roof Plan and Elevations.
Exhibit D - Conceptual Landscape Plan
Exhibit E - Grading Plan

Exhibit F - Design Review Committee Action Agenda & Comments dated September 6, 2016.
Exhibit G - Communications dated June 15, 2016 and August 23, 2016
Exhibit H - Initial Study (Parts I, II & III)
Draft Resolution of Approval for Design Review DRC2016-00295
Draft Resolution of Approval for Minor Exception DRC2016-00296

EXHIBIT A

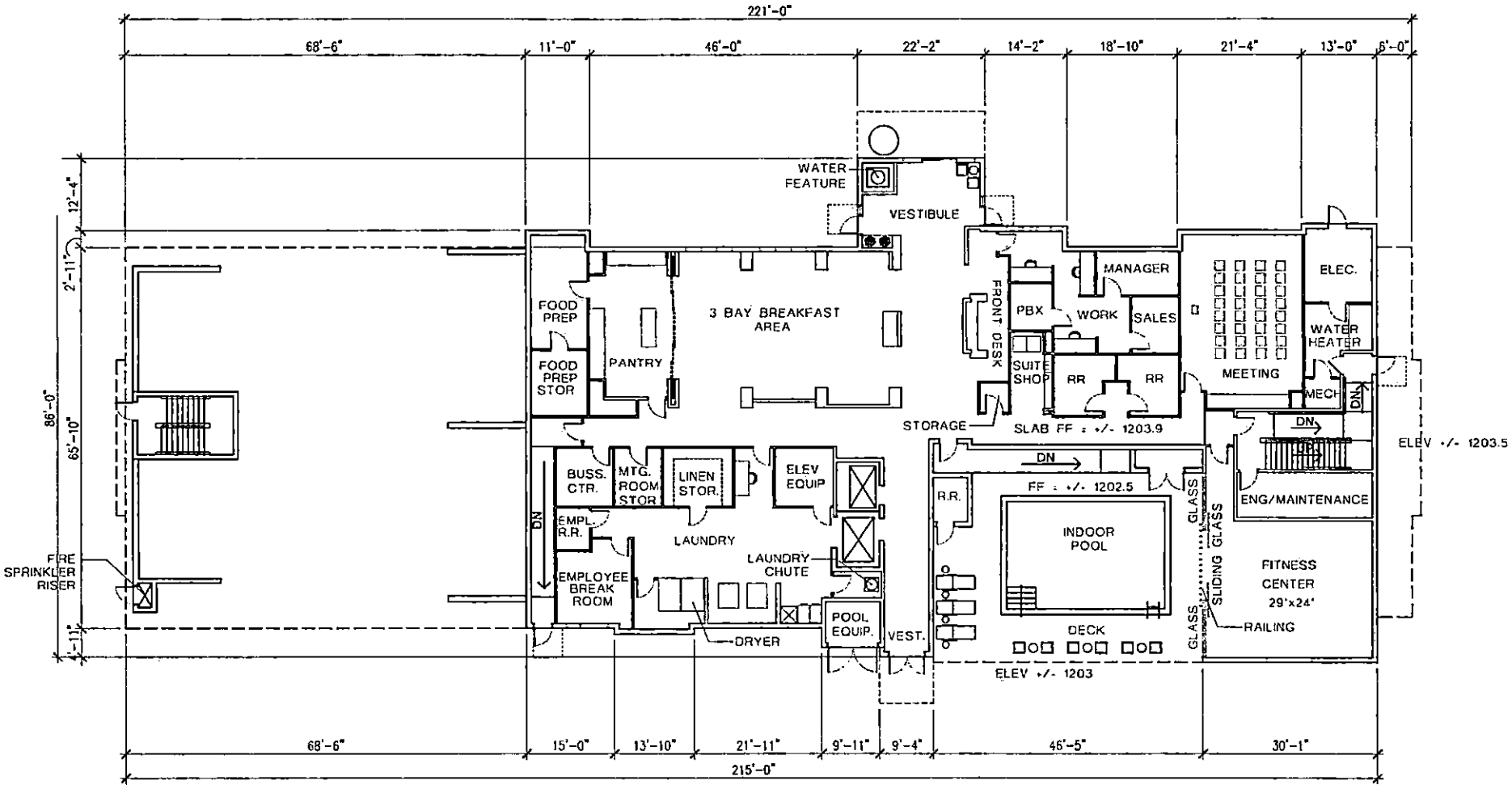


INFINITY designua
10152 Beach Boulevard, Ste 201, Huntington Beach, CA 92647

11669 Foothill Boulevard
Rancho Cucamonga, California

Proposed Site Plan
Scale: 1" = 20'
August 9, 2016

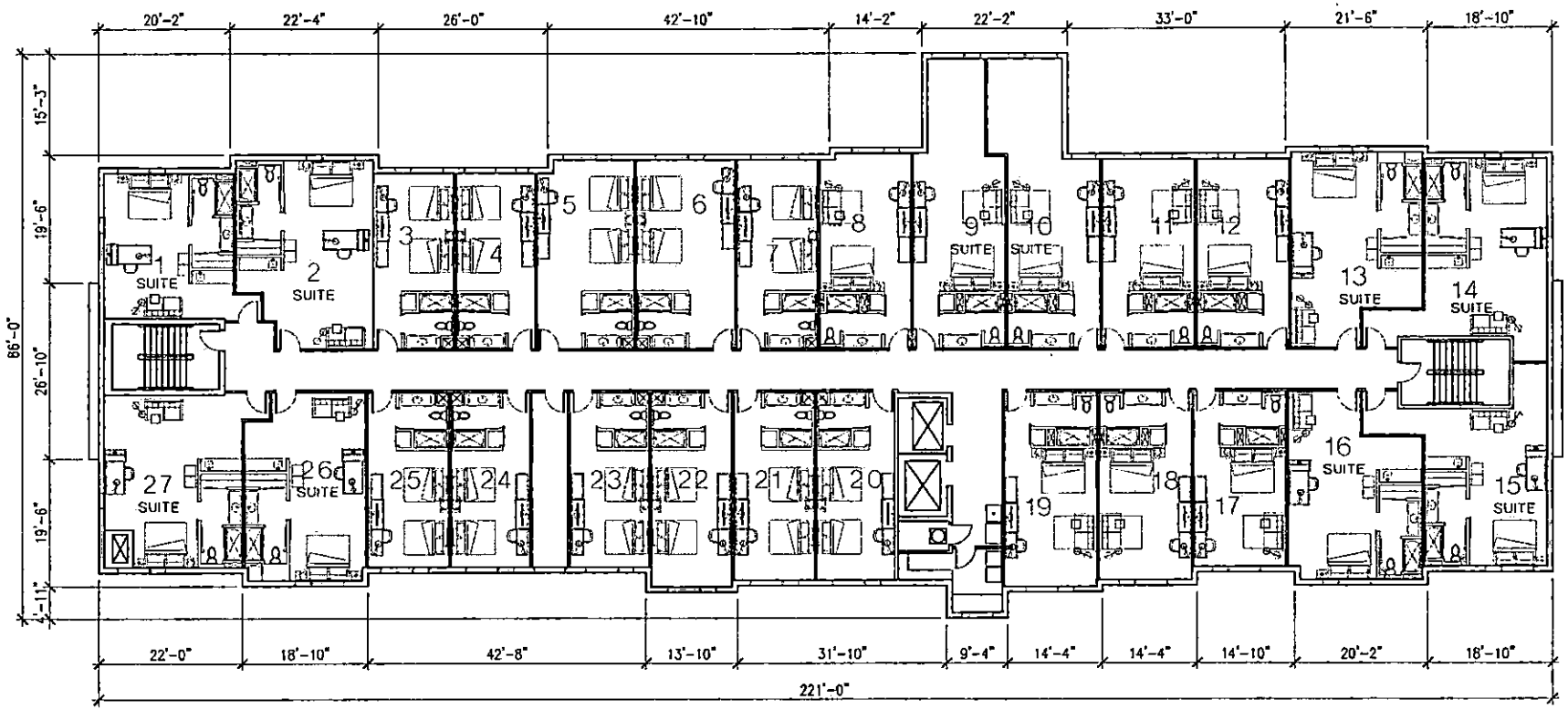
EXHIBIT B



INFINITY designum
18102 Beach Boulevard, Ste 201, Huntington Beach, CA 92647

11669 Foothill Boulevard
Rancho Cucamonga, California

Proposed 1st Floor Plan
Scale: 1/8" = 1'
June 14, 2016

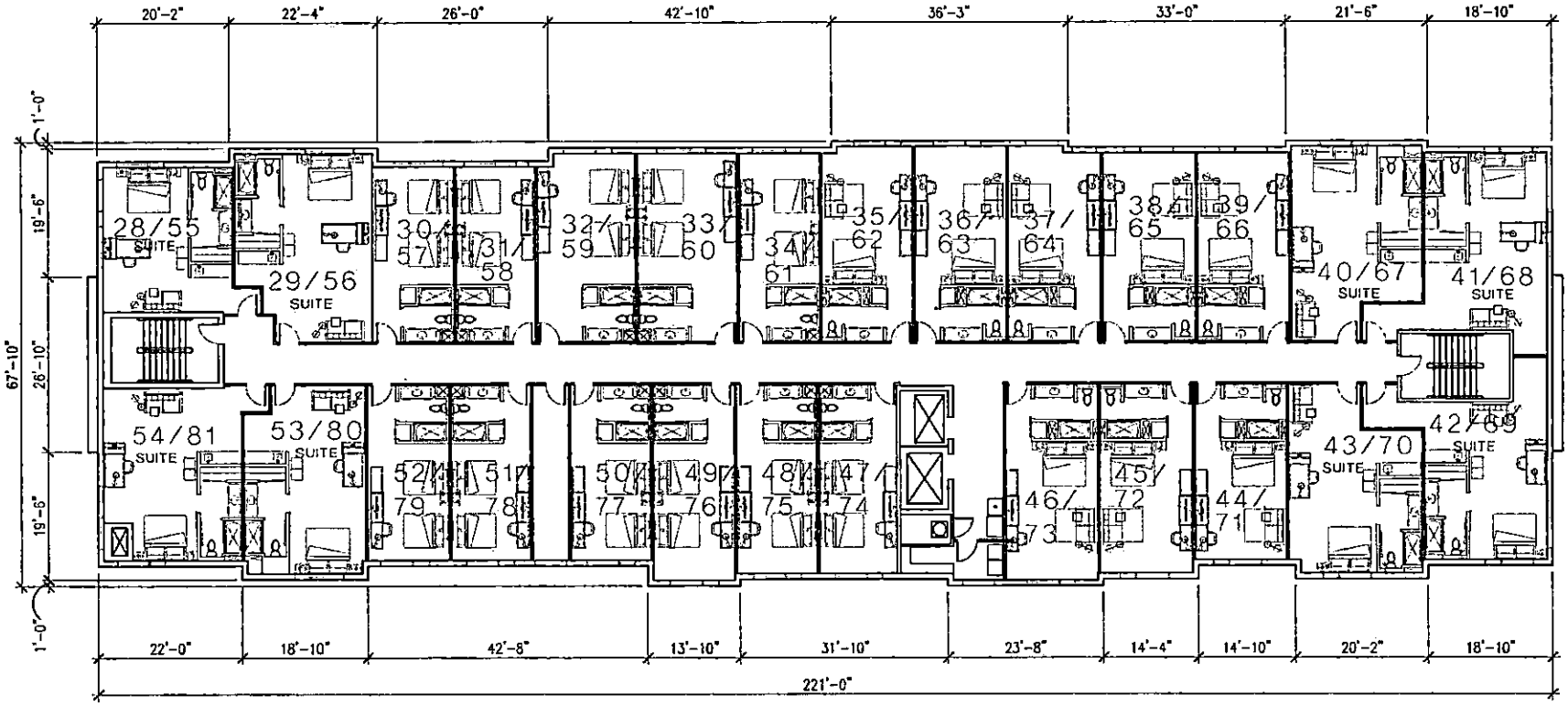


INFINITY designus
18152 Beach Boulevard, Ste 201, Huntington Beach, CA 92647

11669 Foothill Boulevard
Rancho Cucamonga, California

Proposed 2nd Floor Plan
Scale: 1/8" = 1'
June 14, 2016

B.C9

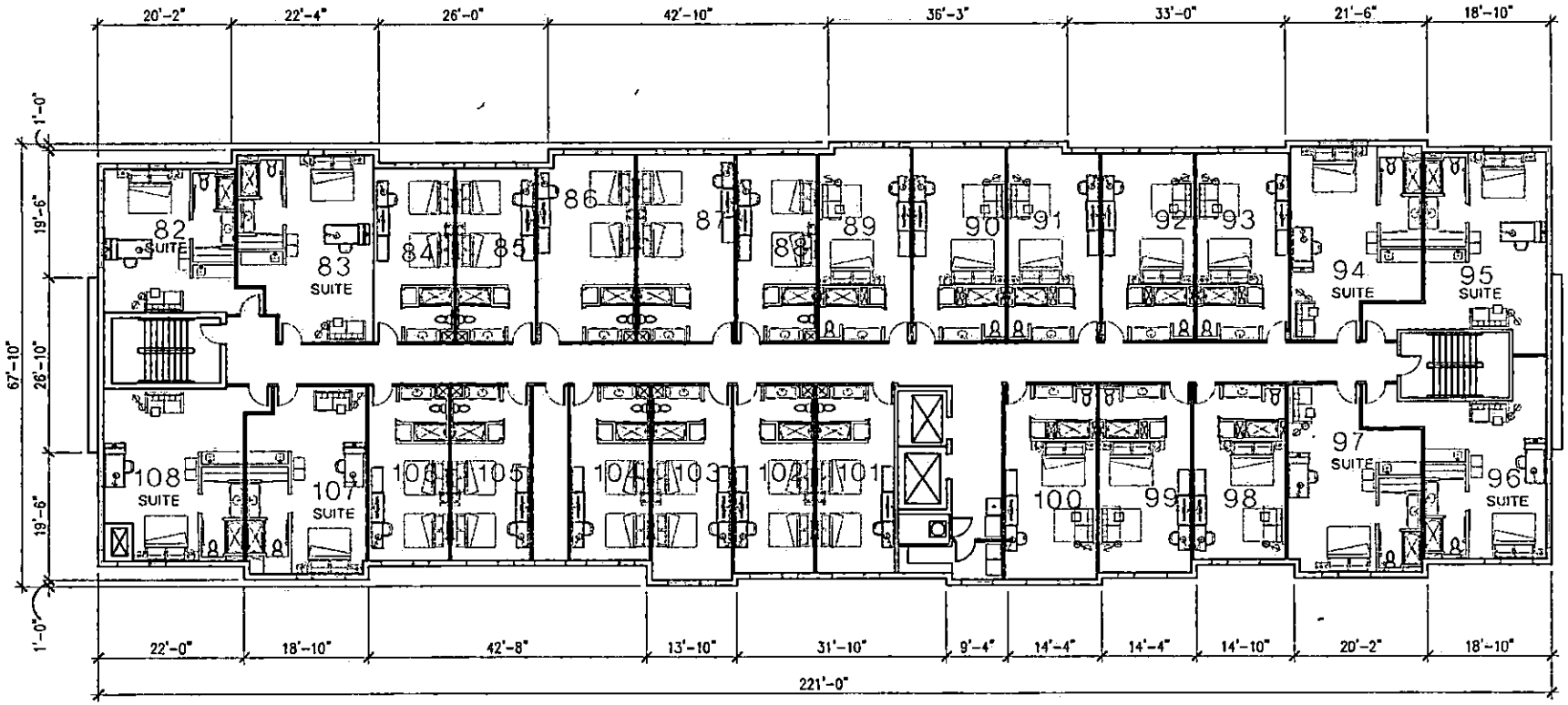


B,C10

INFINITY designua
18152 Beach Boulevard, Ste 201, Huntington Beach, CA 92647

11669 Foothill Boulevard
Rancho Cucamonga, California

Proposed 3&4 Floor Plan
Scale: 1/8" = 1'
June 14, 2016



B,C11

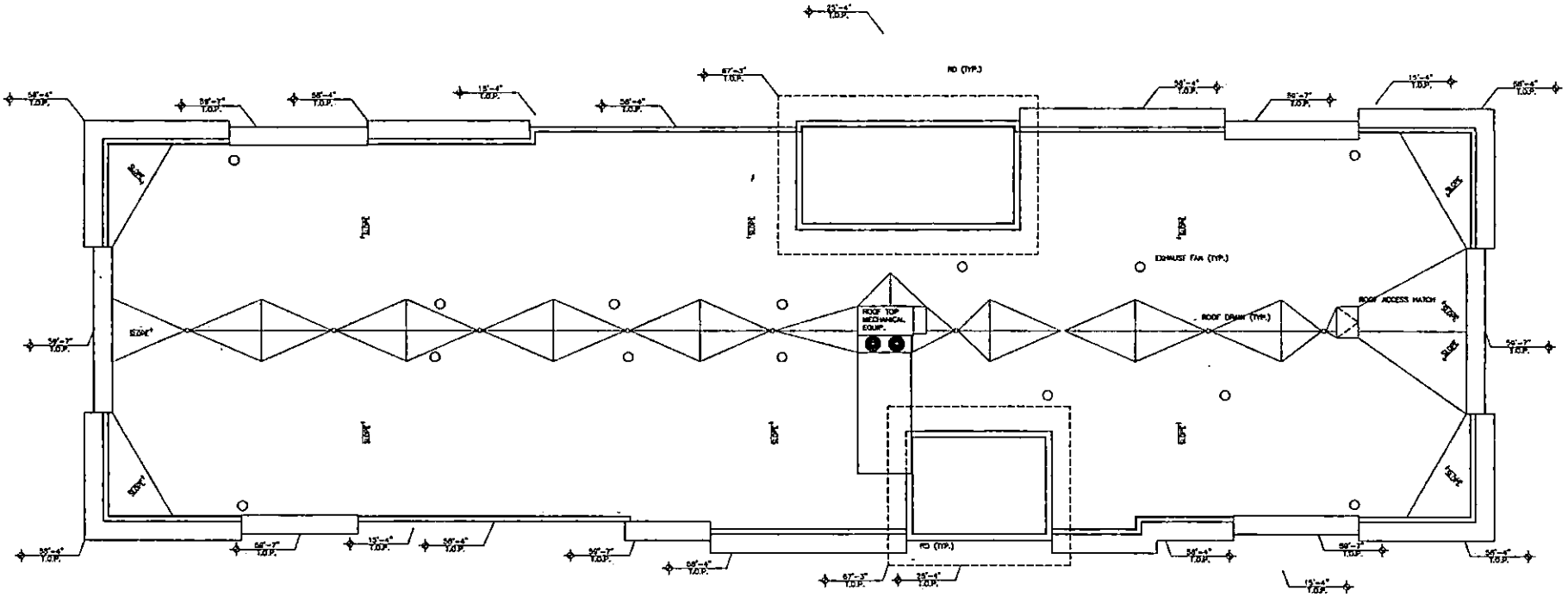
INFINITY designua
10152 Beach Boulevard, Ste 203, Huntington Beach, CA 92647

11669 Foothill Boulevard
Rancho Cucamonga, California

Proposed 5th Floor Plan
Scale: 1/8" = 1'
June 14, 2016

EXHIBIT C

B,C12



INFINITY designua
18152 Beach Boulevard, Ste 201, Huntington Beach, CA 92647

11669 Foothill Boulevard
Rancho Cucamonga, California

Proposed Roof Plan
Scale: 1/8" = 1'
June 14, 2016

B,C13 HAMPTON INN & SUITES - RANCHO CUCAMONGA, CA

North - South Cross Section

HAMPTON INN & SUITES - RANCHO CUCAMONGA, CA

East - West Cross Section

Proposed Elevations
11669 Foothill Blvd.
Rancho Cucamonga, California
Scale: 1/8" = 1'

Materials Legend

- Stucco - Olympic - C52-5 - "Chinese Porcelain"
- Stucco - Olympic - D13-3 - "Dusty Trail"
- Stucco - Olympic - D56-4 - "Feldspar"
- Stucco - Olympic - B11-5 - "Yarrow"
- Stucco - Olympic - D67-5 - "Thyme Green"
- Aluminum - Clear Anodized
- Emser Tile - Glazed Ceramic - "Stadium Pavement"

Schematic Elevations - North

Proposed Elevations
11669 Foothill Blvd.
Rancho Cucamonga, California
Scale: 1/8" = 1'

Materials Legend

- Stucco - Olympic - C52-5 - "Chinese Porcelain"
- Stucco - Olympic - D13-3 - "Dusty Trail"
- Stucco - Olympic - D56-4 - "Feldspar"
- Stucco - Olympic - B11-5 - "Yarrow"
- Stucco - Olympic - D67-5 - "Thyme Green"
- Aluminum - Clear Anodized
- Emser Tile - Glazed Ceramic - "Stadium Pavement"

Schematic Elevations - South

Proposed Elevations
11669 Foothill Blvd.
Rancho Cucamonga, California
Scale: 1/8" = 1'

Materials Legend

- Stucco - Olympic - C52-5 - "Chinese Porcelain"
- Stucco - Olympic - D13-3 - "Dusty Trail"
- Stucco - Olympic - D58-4 - "Feldspar"
- Stucco - Olympic - B11-5 - "Yarrow"
- Stucco - Olympic - D67-5 - "Thyme Green"
- Aluminum - Clear Anodized
- Emser Tile - Glazed Ceramic - "Stadium Pavement"

Schematic Elevations - East

Proposed Elevations
11669 Foothill Blvd.
Rancho Cucamonga, California
Scale: 1/8" = 1'

Materials Legend

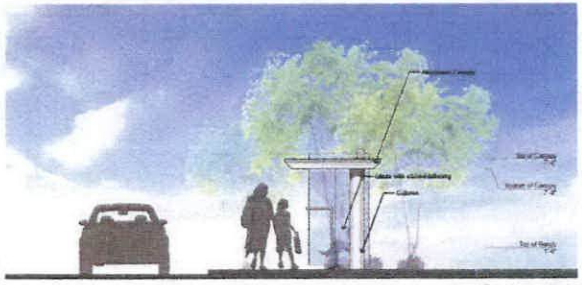
- Stucco - Olympic - C52-5 - "Chinese Porcelain"
- Stucco - Olympic - D13-3 - "Dusty Trail"
- Stucco - Olympic - D58-4 - "Feldspar"
- Stucco - Olympic - B11-5 - "Yarrow"
- Stucco - Olympic - D67-5 - "Thyme Green"
- Aluminum - Clear Anodized
- Emser Tile - Glazed Ceramic - "Stadium Pavement"

Schematic Elevations - West

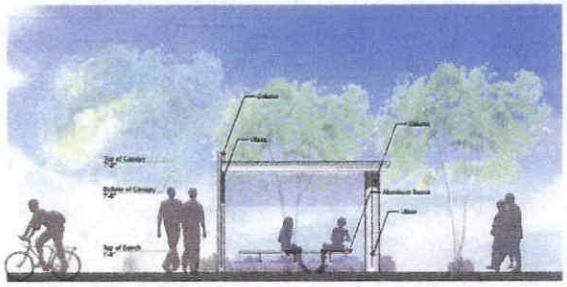
Proposed Trash Enclosure and Bus Shelter
11669 Foothill Blvd.
Rancho Cucamonga, California
Scale: 1/4" = 1'

Materials Legend

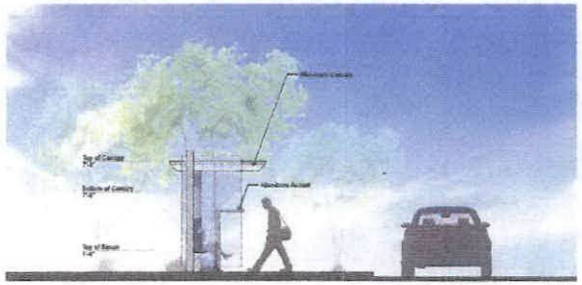
- Stucco - Olympic - C52-5 - "Chinese Porcelain"
- Stucco - Olympic - D13-3 - "Dusty Trail"
- Stucco - Olympic - D56-4 - "Feldspar"
- Stucco - Olympic - B11-5 - "Yarrow"
- Stucco - Olympic - D67-5 - "Thyme Green"
- Aluminum - Clear Anodized
- Emser Tile - Glazed Ceramic - "Stadium Pavement"



Bus Shelter - Side

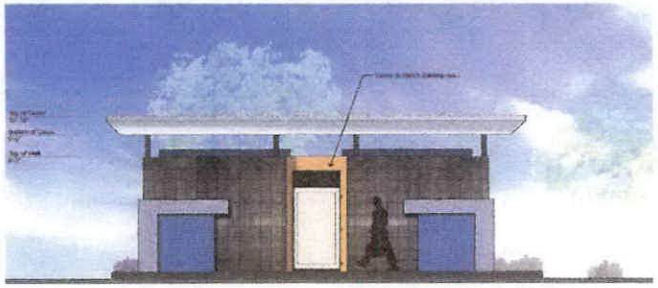


Bus Shelter - Front

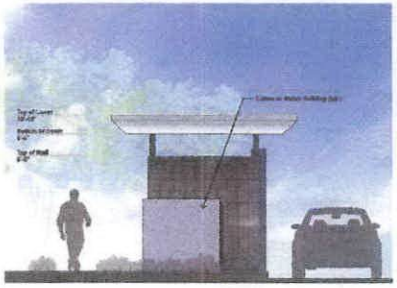


Bus Shelter - Side

Trash Enclosure - Front

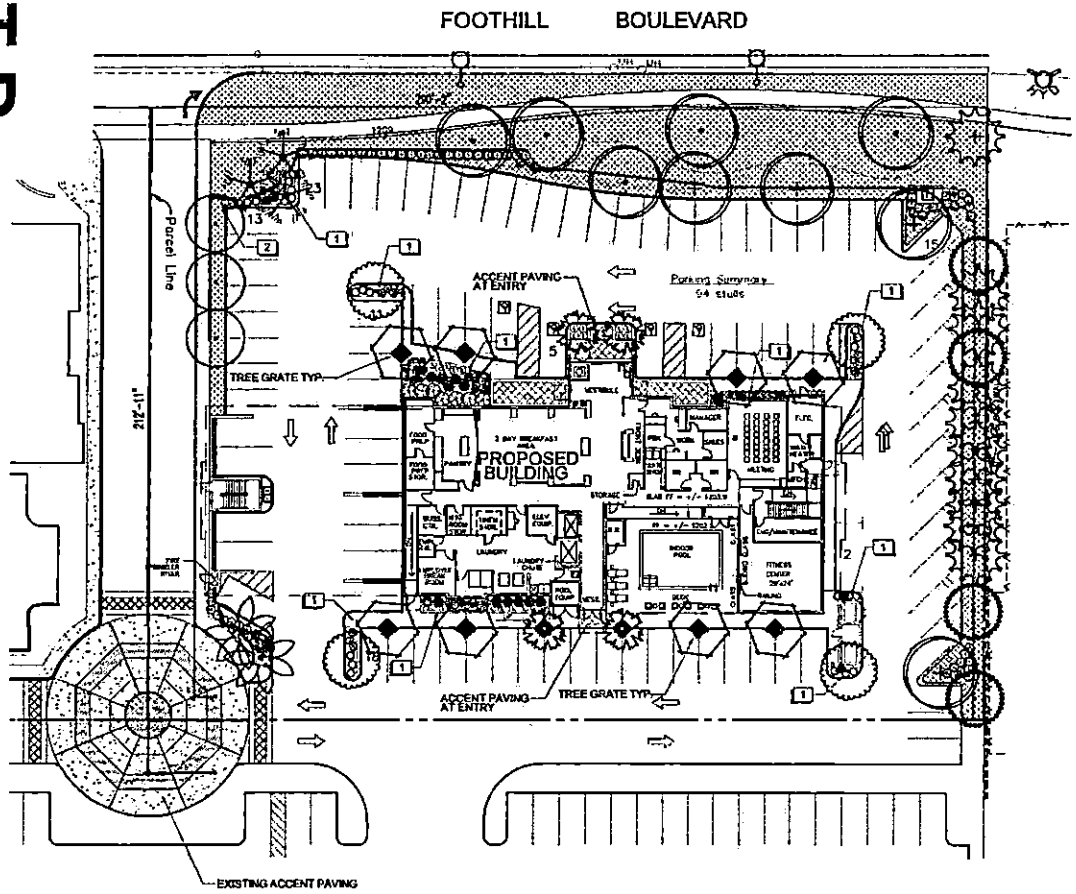


Trash Enclosure - Back



Trash Enclosure - Side

EXHIBIT D



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	WUCOL	QTY
	Acacia stenomelaena / Shoestring Acacia	24"box	Low	4
	Existing Magnolia to Remain	Existing		1
	Existing Mexican Fan Palm to remain / Mexican Fan Palm	Existing		3
	Existing Phoenix dactylifera to remain / Existing Date Palm	Existing	Low	2
	Existing Pinus eldarica to remain / Existing Afghan Pine	Existing	Low	10
	Existing Platanus acerifolia to remain / Existing London Plane Tree	Existing		5
	Existing Fraxinus to Remain	Existing		4
	Platanus x acerifolia / London Plane Tree	24"box	Med	4
	Triplasis candida / Prairiewind Grass	36"box	Med	5
	Washingtonia robusta / Mexican Fan Palm	17' STD	Low	4

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	WUCOL	QTY
	Agave americana 'Variegata' / Variegated Agave	15 gal		13
	Aloe vera / Coral Aloe	5 gal	Low	45
	Arbutus unedo / Strawberry Tree Shrub	15 gal	LOW	7
	Calliandra californica 'Baja Fairy' / Dwarf Baja Fairy Duster	5 gal	LOW	27
	Lantana / 'New Gold' / Dwarf Gold Lantana	5 gal	LOW	25
	Muhlenbergia capillaris / Pink Muhly	5 gal	LOW	2
	Nandina domestica / Heavenly Bamboo	5 gal	LOW	5
	Salvia mellifera 'Blue Cloak Shrub' / Salvia	1 gal		66

SOD & AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Existing Shrubs & Ground Cover to Remain	Existing		9,026 sf

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	WUCOL	SPACING	QTY
	Lantana montevidensis 'New Gold' / Trailing Lantana	1 gal	LOW	36" o.c.	206

NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: CONTRACTOR TO INSTALL CONCRETE MOWOURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
3. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)752-0250

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	3" THICK 3/4" DECORATIVE GRAVEL (MIRACLE GOLD) WITH RANDOM ACCENT BOULDERS (SEE EXT. SHEET) - OVER 4ZTEC BARRIER	1,052 sf
2	6"x6" CONCRETE MOWCURB TO SEPARATE SHRUB AREAS FROM GRAVEL	

NORTH

0 20 40 60 feet
1" = 20'

Environs
LANDSCAPE ARCHITECTURE

PROJECT
Hampton Inn & Suites
11668 Foothill Blvd.
Rancho Cucamonga, CA

OWNER/DEVELOPER
KTM Hospitality Group, llc
6135 Peregrine Dr.
Mira Loma, CA 91752

6-6-16
DATE
HAMPTN0001
JOB NO.
EKF
DRWN / CHK'D
PRELIMINARY LANDSCAPE PLAN
SHT. TITLE
L-1

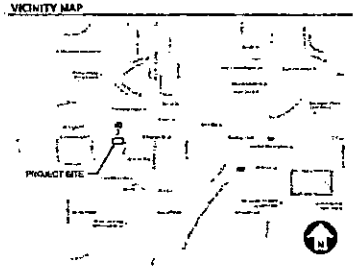
EXHIBIT E

B.C20

HAMPTON INN & SUITES

11668 FOOTHILL BLVD.
RANCHO CUCAMONGA, CA 91730

VICINITY MAP



SURVEY NOTES

EXISTING SURVEY INFORMATION FROM PLAN PREPARED BY MATTHEW PERRINGTON, PROFESSIONAL LAND SURVEYORS DATED JANUARY 9, 2018.

BASIS OF BEARINGS: THE BEARING N 89° 57' 53" E OF THE CENTERLINE OF FOOTHILL BOULEVARD, AS SHOWN ON PARCEL MAP NO. 15630 AS PER MAP RECORDED IN P.M. B. 168 PAGES 41 / 46, OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

VERTICAL DATUM: CITY OF RANCO CUCAMONGA BENCH MARK NO. 10024, ELEV.= 1203.774' (YR. ADJ. 1976)(YR. LEVELED 1987), DESC.: FD. 1" ROUND HEAD BOLT IN CONC. CURB STAMPED "ERCO 011112" AT THE INTERSECTION OF FOOTHILL BOULEVARD AND FREEWAY NO. 15 ON/PASS ON NORTH CONC. CURB OF CENTER DIVIDER, NORTH OF MOST WESTERLY CONC. BRIDGE SUPPORT.

ZONING: INDUSTRIAL PARK (IP)

DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY OF RANCHO CUCAMONGA.

FLOOD ZONE DATA

FLOOD ZONE X
COMMUNITY NO. 060710
PANEL NO. 8635H
EFFECTIVE DATE 08/28/2008

MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. (ZONE X (UNSHADED) IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONE C.)

PARCEL SIZE: 1.42.

NOTE:
3. SURVEY INFORMATION IN THIS PLAN SET IS NOT A BOUNDARY SURVEY. PROPERTY LINES, SETBACKS, AND EASEMENT INFORMATION SHOWN IS FOR REFERENCE ONLY.
4. CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR. PRIOR TO USE, THE SURVEYOR MUST PROVIDE THE ENGINEER WITH THE SURVEY CONTROL NOTES, CONTROL COORDINATES, AND SURVEY NOTES.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

UTILITY PURVEYORS

WATER/SEWER:	CUCAMONGA VALLEY WATER DISTRICT 10440 ASHFORD STREET RANCHO CUCAMONGA, CA 91730 (909) 987-2591
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON 9505 CLEVELAND AVENUE RANCHO CUCAMONGA, CA 91730 (800) 655-4555
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C MONTEREY PARK, CA 91756 (800) 427-2200
CABLE TV:	TIME WARNER CABLE 1500 AUTO CENTER DRIVE ONTARIO, CA 91761 (888) 822-7253

DIG ALERT

DIGALERT
DIAL TOLL FREE 811 OR (1-800-227-2600) AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING ETC. CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY IDENTIFIER, BECAUSE NO EARTH WORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

LEGEND

- STORM DRAINAGE
- WATER SERVICE
- GAS
- SANITARY SEWER
- POWER ELECTRICAL
- DITCH / FLOWLINE
- GRADING LIMIT
- PROPERTY LINE
- CENTERLINE
- SAWCUT

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

PROJECT INFORMATION

CLIENT:	SHAWN SHAATH 6135 PEREGRINE DRIVE LA JOLLA, CA 91752
ARCHITECT:	INFINITY DEVELOPMENT SERVICES 16152 BEACH BOULEVARD HUNTINGTON BEACH, CA 92647
GEOTECHNICAL:	RLEAND ENGINEERING, INC. 41555 REGAN WAY STE. E MURRIETA, CA 92562
SURVEYOR:	MATTHEW PARRINGTON PROFESSIONAL LAND SURVEYORS 11757 MONTE LEON WAY NORTHRIDGE, CA 91326
APN:	229-012-65-000
SITE AREA:	1.42 AC
AREA DISTURBED:	0.78 AC

GRADING INFORMATION*

CUT QUANTITY:	1600 CUBIC YARDS
FILL QUANTITY:	200 CUBIC YARDS
NET QUANTITY:	1400 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND GUNGEENCE FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS, AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

SHEET INDEX

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-1.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-1.2	SITE SECTIONS
C-2.1	PRELIMINARY WATER QUALITY MANAGEMENT SITE & DRAINAGE PLAN
C-2.2	PRELIMINARY WATER QUALITY MANAGEMENT PLAN NOTES

Ashley&Vance ENGINEERING, INC.
824 Chapala St., Suite D
Santa Barbara, CA 93101
(805) 962-8999 • (805) 644-0010
www.ashleyvance.com
CIVIL • STRUCTURAL

Was Prepared by

The use of these plans and specifications shall be restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Reproduction or publication by others is not permitted.

Engineer of Record:

PRELIMINARY NOT FOR CONSTRUCTION

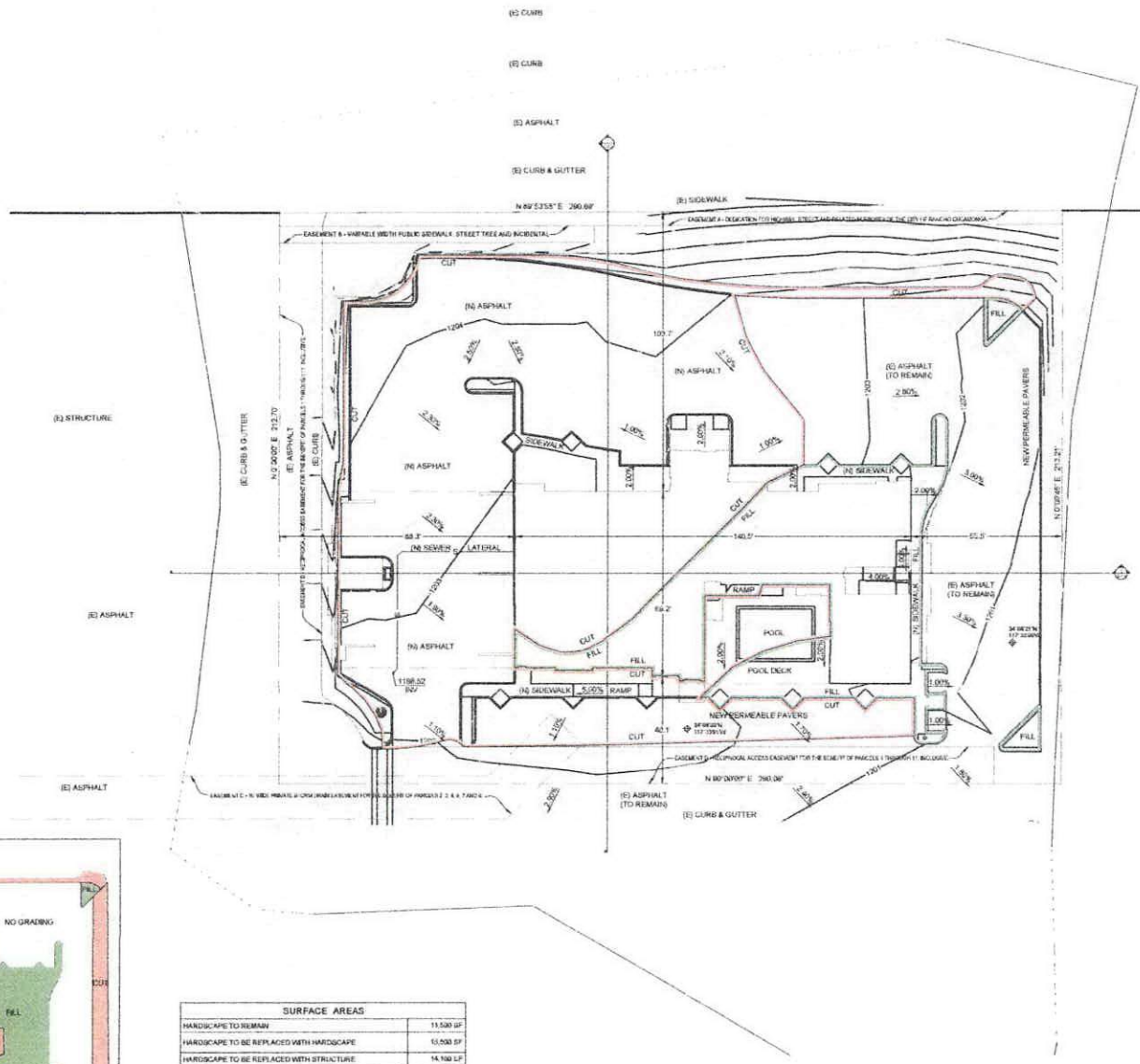
HAMPTON INN & SUITES
11668 FOOTHILL BLVD.
RANCHO CUCAMONGA, CA 91730

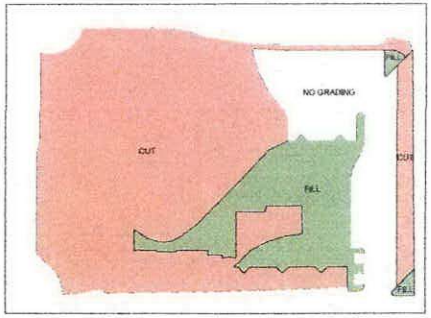
Revisions

Prep. Engr.	Plotted Feb. 123
Proj. Mngr.	Plotted Oct. 100
Date	Scale PER PLAN
A&V Job No.	

TITLE SHEET

C-0.1





CUT/FILL EXHIBIT

1" = 40'

SURFACE AREAS	
HARDSCAPE TO REMAIN	11,500 SF
HARDSCAPE TO BE REPLACED WITH HARDSCAPE	13,500 SF
HARDSCAPE TO BE REPLACED WITH STRUCTURE	14,100 SF
HARDSCAPE TO BE REPLACED WITH PERMEABLE PAVERS	4,300 SF
LANDSCAPE TO BE REPLACED WITH HARDSCAPE	400 SF
LANDSCAPE TO REMAIN	16,000 SF
EXISTING IMPERVIOUS AREA	46,400 SF
PROPOSED IMPERVIOUS AREA	41,500 SF

Plan Prepared by:
Ashley & Vance ENGINEERING, INC.
924 Chapala St., Suite D
Santa Barbara, CA 93101
www.ashleyvance.com (805) 962-9966 • (805) 845-6016
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Engineer of Record:

HAMPTON INN & SUITES
11668 FOOTHILL BLVD.
RANCHO CUCAMONGA, CA 91730

Project

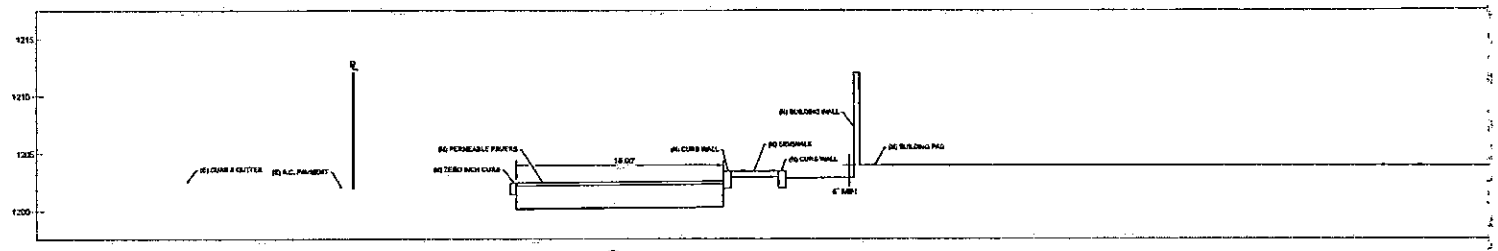
Revisions:

Proj. Engr.:	Phone Ext.:
Proj. Mngr.:	Phone Ext.:
Date:	Scale: PER PLAN
A&V Job No.:	

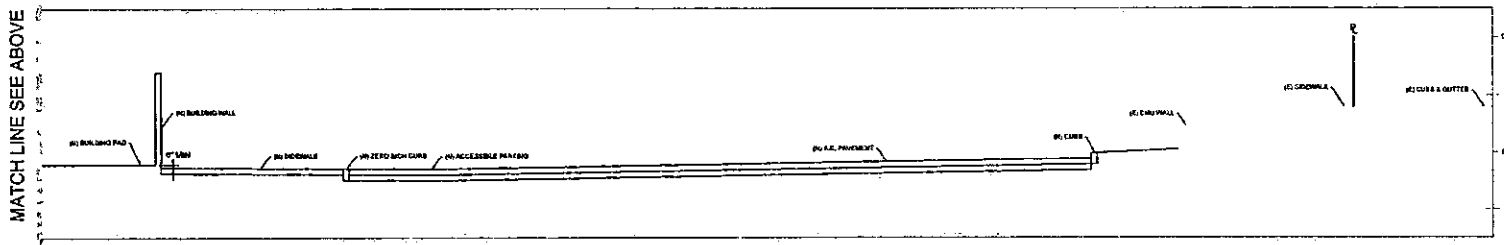
CONCEPTUAL GRADING AND DRAINAGE PLAN

C-1.1

B,C21



1 C-1.1 NORTH-SOUTH SECTION - SOUTHERN
1" = 5'



1 C-1.1 NORTH-SOUTH SECTION - NORTHERN
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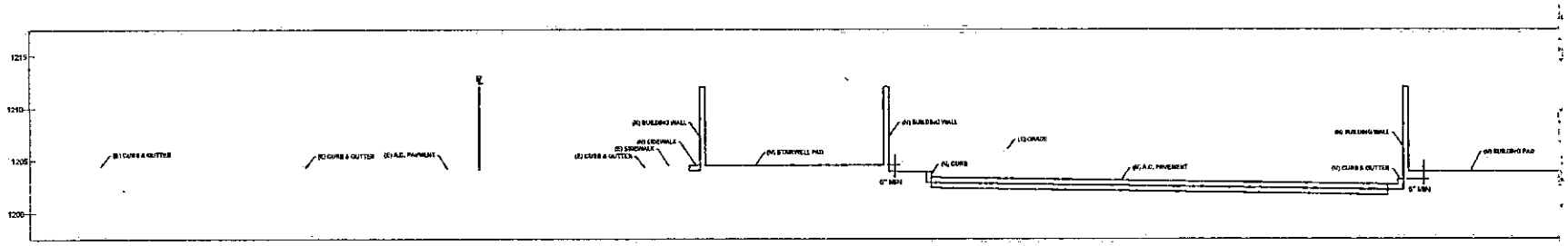
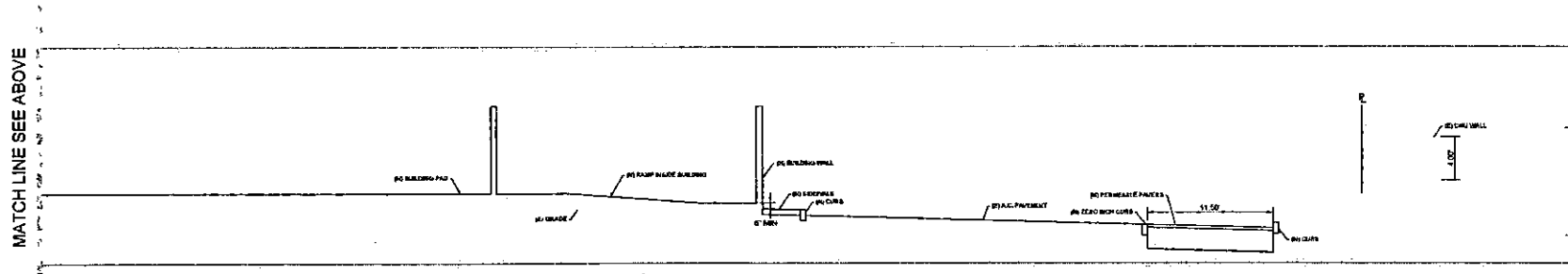


2 C-1.1 EAST-WEST SECTION - WESTERN
1" = 5'



2 C-1.1 EAST-WEST SECTION - EASTERN
1" = 5'

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Santa Barbara, CA 93101
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Engineer of Record:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION

HAMPTON INN & SUITES
11668 FOOTHILL BLVD.
RANCHO CUCAMONGA, CA 91730

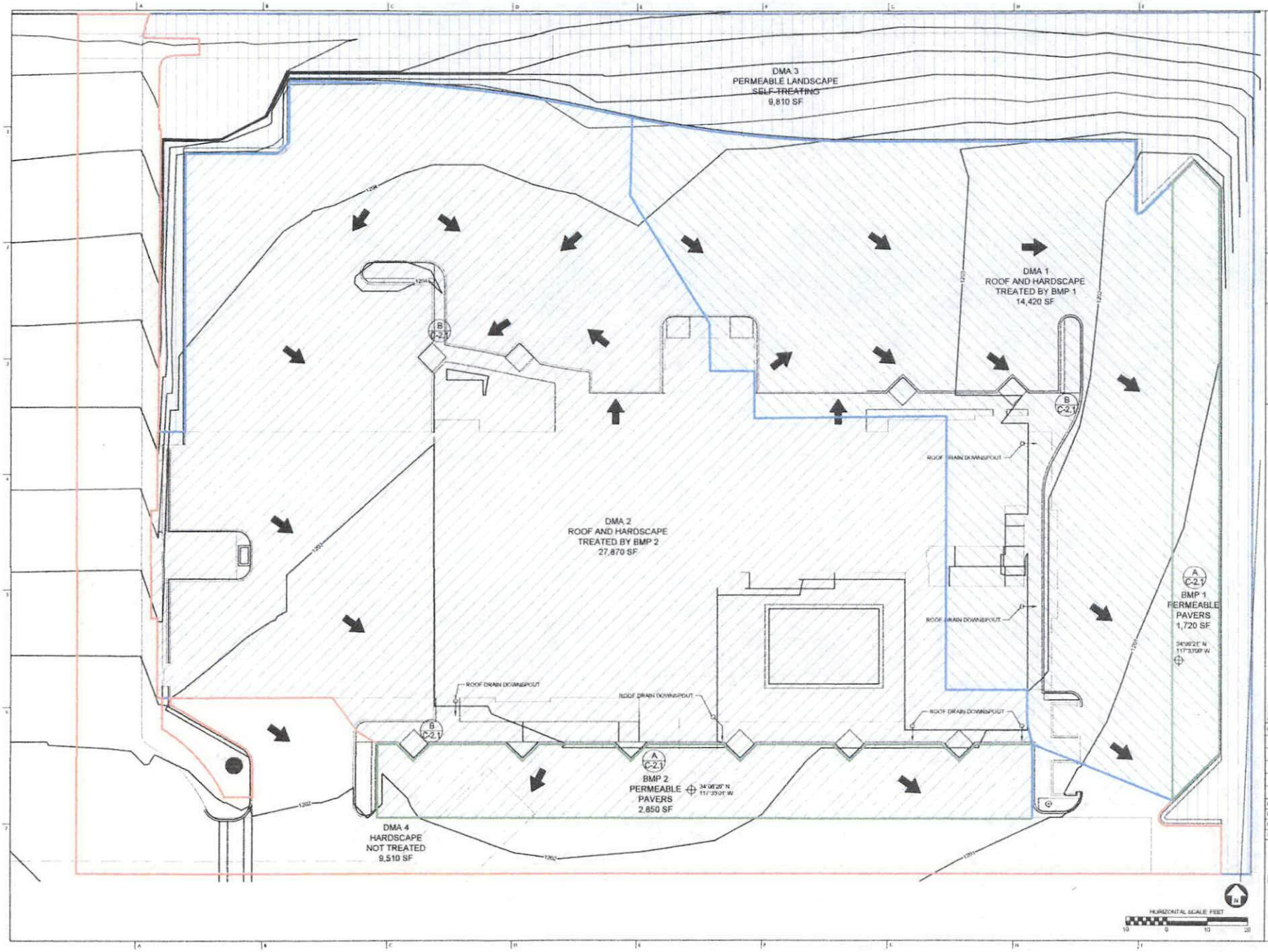
Project

Revisions:

Proj. Engr.:	Phase Est.:
Proj. Mngr.:	Phase Dir.:
Date:	Scale: PER PLAN
A&V Job No.:	

SITE SECTIONS

C-1.2



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Plan Prepared by

Engineer of Record

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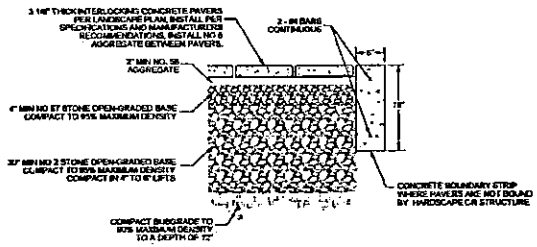
Project

Revisions

Scale: PER PLAN

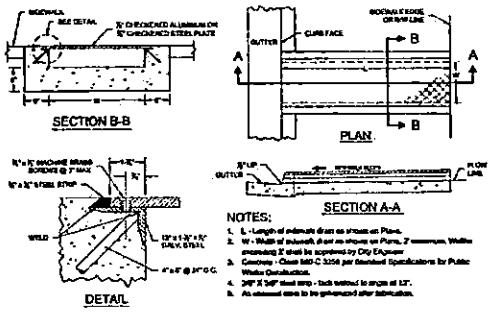
PRELIMINARY WATER QUALITY MANAGEMENT SITE & DRAINAGE PLAN

C-2.1



A C-2.1 PERVIOUS PAVER SECTION

NOT TO SCALE



NOTES:

1. L - Length of underdrain drain as shown on Plans.
2. W - Width of underdrain drain as shown on Plans. 2' minimum. Widths exceeding 2' shall be approved by City Engineer.
3. Concrete - Class MID-C 3250 per Standard Specifications for Public Works Construction.
4. 3/8" X 3/8" steel strip - lock welded to angle at 12".
5. All exposed edges to be galvanized after fabrication.

B C-2.1 STEEL PLATE SIDEWALK UNDERDRAIN DETAIL

NOT TO SCALE

Hampton Inn & Suites — Ashley&Vance

Post Construction Water Quality Measures and Maintenance

Maintenance shall be the responsibility of the project proponent. All maintenance, repair and replacements of storm water BMPs shall be conducted by project proponent as necessary to maintain an effective water quality treatment system.

Permeable Pavers

Permeable pavers per plan details will be installed in the parking lot as shown on the project plans. The permeable contours will allow rainwater to settle and slowly into the ground and will provide treatment of any storm water pollutants.

Inspection

- In October of each year prior to the rainy season.
- After each rain event greater than 1.2 inches in a 24 hour period.

Maintenance

- Dirt is typically removed by a vacuum-sweeping street cleaning machine. Cleaning is done when the pavement surface and detritus are dry and can be loosened by sweeping and vacuuming. Cleaning should be done at least once a year, and the surface monitored during the early life of the pavement so that a regular cleaning schedule can be established. More frequent cleaning may be needed depending on the accumulation of sediment, leaves, etc. from adjacent areas.
- Pressure washing may be necessary if vacuum-sweeping provides insufficient cleaning to maintain paver permeability.

Drainage Structures

Sidewalk underdrains are located throughout the site to convey storm water runoff under sidewalk areas to allow surface drainage to permeable paver locations.

Inspection

- In October of each year prior to the rainy season.
- After each rain event greater than 1.2 inches in a 24-hour period.
- If clogging is reported in a specific structure.

Maintenance

- Remove any debris, sediment, and/or trash obstructing underdrain.

Additional Maintenance Requirements

- If routine landscape activity requires ground disturbance in the landscape areas where these storm water quality features are located, the disturbance should be kept to a minimum and any flow line and grade elevations be restored to the original condition.
- No ponded water should remain for more than 72 hours in any landscaped areas.

Long Term Maintenance Plan for Stormwater Control Facilities

Hampton Inn & Suites — Ashley&Vance

STORMWATER BMP AS-BUILT CERTIFICATION

The completed certification and accompanying materials are to be submitted to the City of Rancho Cucamonga prior to issuance of Certificate of Occupancy.

Project Name: Hampton Inn & Suites

Property Address: 11658 Foothill Boulevard, Rancho Cucamonga, CA 91730

Property Owner: Shahin Jhagri

Property Owner Address: 8175 Pepperline Drive, Mira Loma, CA 91752

Property Owner Email: rajhaiions@yahoo.com Telephone: (951) 707 8380

BMP Description and Quantity: BMPs for this site consist of 2 pervious areas of permeable pavers with gravel reservoir base. Units shall be 3,516 square feet and 2,788 square feet.

Engineer, Surveyor or Landscape Architect Certification: As a duly registered professional in the State of California, I hereby attest that all required stormwater control facilities system for the above referenced project were inspected under my responsible charge, and to the best of my knowledge the construction, safety and function are in compliance with the intent of the approved plans.

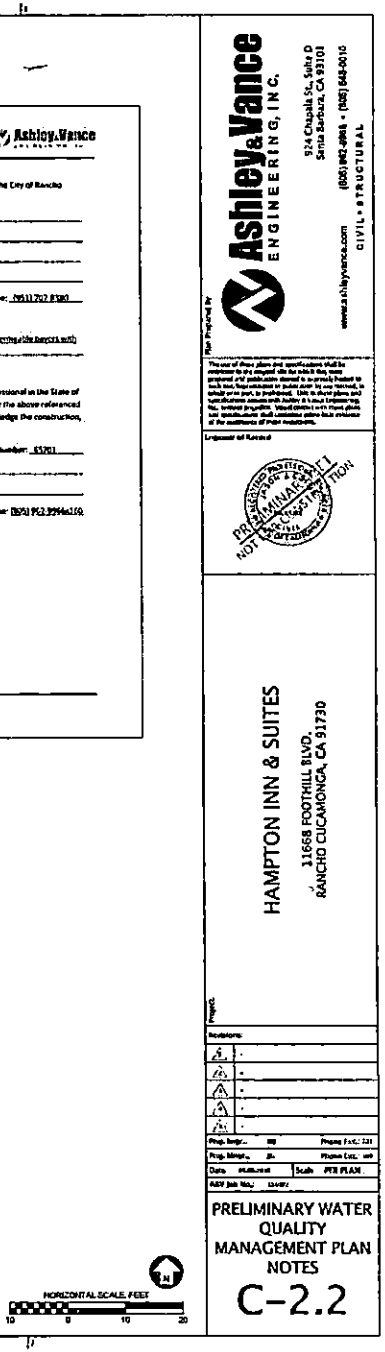
Certifier's Name: Jason Farish, PE Title: Principal Engineer License Number: 65701

Company Name: Ashley & Vance Engineering, Inc.

Address: 924 Chapala Street, Suite D, Santa Barbara, CA 93101

Email: jason@ashleyvance.com Telephone: (805) 962-9966x110

Long Term Maintenance Plan for Stormwater Control Facilities



HORIZONTAL SCALE, FEET

10 0 10 20

B,C24

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
ACTION AGENDA

SEPTEMBER 6, 2016 - 7:00 P.M.

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

I. CALL TO ORDER

Roll Call *7:00 P.M.*

Regular Members: Ray Wimberly _X_ Rich Macias _X_
Candyce Burnett __ Donald Granger _X_

Alternates: Lou Munoz __ Rich Fletcher __
Francisco Oaxaca __

Additional Staff Present: Tabe van der Zwaag, Associate Planner

II. PUBLIC COMMENT

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

III. PROJECT REVIEW ITEMS

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

EXHIBIT F

DESIGN REVIEW COMMITTEE
ACTION AGENDA
SEPTEMBER 6, 2016

A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00295 – INFINITY DESIGN UA – A request for site plan and architectural review of a 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard; APN: 0229-012-48; Related Case: Minor Exception DRC2016-00296.

A. DRC2016-00295 Committee recommended approval and forwarded project to PC.

B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00170 – CITY OF RANCHO CUCAMONGA – A request for site plan and architectural review of a 34,944 square foot gymnasium along with 20,536 square feet of outdoor covered basketball courts on 4.63 acres of land (total site is 9.5 acres) located on the east side of Rochester Avenue in the Industrial Park (IP) District; APN: 0229-109-41.

B. DRC2016-00170 Committee recommended approval and forwarded project to PC.

IV. ADJOURNMENT

7:29 P.M.

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

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 August 17, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

RANCHO 11, LLC

June 15, 2016

via email and mail

Tabe Vander Zwaag
Planning Department
CITY OF RANCHO CUCAMONGA
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Re: Parcel 4, Parcel Map 15630
Development Plan

Dear Tabe:

As a follow-up to my recent conversation regarding the development of a 100 room hotel on the subject parcel, referenced above, and my earlier letter dated October 20, 2016 outlining our concerns, I am requesting that the City place a condition for granting any parking variance that requires employees and guests to park all vehicles onsite on the subject parcel. I would like to make sure that adjoining property owners will be allowed to post compliance signs that will allow for the towing of vehicles not associated with their occupants or their guests.

Both conditions are given property rights on any property in the City if not for the reciprocal parking rights in CC&R's that were placed on the properties in this area. These CC&Rs were crafted for a different development plan, involving a restaurant on the subject property, not a hotel. Given the significant number of parking stalls that does not have and for which the applicant is seeking a variance, it is clear that the parking burden is being fundamentally shifted from the subject property on to neighboring properties.

The CC&Rs envisioned a retail environment in which invitees might shop at multiple stores. They did not envision one property owner under-parking that owner's property and shifting the parking burden on to adjoining properties.

We do not understand how the currently proposed program would compel hotel visitors or employees not to use park their vehicles (or their rental vehicles) outside the hotel's property.

Given the uncertainty of the effectiveness the parking mitigation plan, along with the applicant's stated desire to utilize the reciprocal parking in the CC&R's to deal with any overflow solely for his benefit, we are requesting the City to include the afore-mentioned conditions if the City approves this plan. This removes any ambiguity with the CC&R's in which the City was a signor; provides a remedy in the event the mitigation plan does not work or is not properly implemented; and allows others owners in the association to preserve the value of their properties.

Sincerely,

Richard Dick

1 Center Drive, Suite 100, Newport Beach, California 92660 (949) 642-6515

EXHIBIT G

RANCHO 11, LLC

August 23, 2016

via email and mail

Tabe Vander Zwaag
Planning Department
CITY OF RANCHO CUCAMONGA
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

CITY OF RANCHO CUCAMONGA
AUG 29 2016
RECEIVED - PLANNING

Re: Parcel 4, Parcel Map 15630
Development Plan

Dear Tabe:

Thank you for forwarding the site plan. We noticed that the property owner continues to encroach on our property with the placement of two parking stalls at the SEC of their property. Additionally, the reciprocal access easement ends 24'-6" from the eastern property line. Attached is our mark-up of the site plans by our civil engineer illustrating the encroachment and the limits of reciprocal access easement. We plan to incorporate this portion of our property into our site plans.

The elimination of two parking stalls, which have always been on our property, reduces the number of onsite property stalls from 96 to 94 for the hotel parcel. We continue to object to the proposed waiver of the parking ordinance from a required 108 stalls to 94 stalls with an FAR of .98. Additionally, we expect that the applicant would be subject to the same design review standard that we had to comply with. For example, if we had no landscape areas along the access easement and parked off the easement road, as the proposed hotel site plans propose and illustrate, our buildings could be larger. Please also note that that the proposed site plan improvements adjoining Foothill Boulevard encroach into Association's landscape easement areas.

We also reviewed the parking study sent to us and it appears that all Cities with the exception of Upland, require at least one stall per room. Additionally, the field study of occupied stalls does not reference hotel occupancy or events at the time of the observation. Finally, each location has its own circumstances that may not be the same as the proposed site, such as no adjoining complementary uses.

We are not opposed to the use, but we are opposed to below standard parking in connection with the use. If the parking requirement to code can be handled onsite, we would not object. If the City is allowing a variance on the parking code requirements, we are requesting, as indicated in my letter dated June 15, 2016, that the City include as a condition to approval that adjoining property owners be allowed to post compliance signs that will allow for the towing of vehicles not associated with the adjoining owners' occupants or guests This provides neighbors the ability to mitigate the parking issues if, in practice, the parking study is flawed or the hotel operations are managed in a manner to minimize onsite parking (ie valet parking offsite or encourage guest to self-park offsite). We remain opposed to the development due to parking concerns.

Sincerely,

Richard Dick

190 Newport Center Drive, Suite 100, Newport Beach, California 92660 (949) 642-6515

RANCHO CUCAMONGA
Planning Department
(909) 477-2750

ENVIRONMENTAL INFORMATION FORM (Part I - Initial Study)

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

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

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

GENERAL INFORMATION:

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

Application Number for the project to which this form pertains: _____

Project Title: Rancho Cucamonga Hotel (Hampton Inn & Suites)

Name & Address of project owner(s): Rashads Sons Inc (attn: Shahin Shaath)
11669 Foothill Blvd., Rancho Cucamonga, CA 91730

Name & Address of developer or project sponsor: _____

EXHIBIT H

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

Design Review, Minor Exception, and Building Permits

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

Existing site consists of a building and parking lot, along with joint access drives for vehicular circulation. There are sloped landscape edges (to remain) at the north and eastern sides. The slopes contain mature trees and shrubbery. The existing building, built about 20 years ago, is used as a restaurant. Primarily, the site drains from the upper northwest corner to the lower southeast corner.

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

No. The corridor has an increasing density from a planning and zoning perspective.

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?*

Vehicular movement onto and off of the site. Nothing that will rise to the general level of traffic, airport and other ambient noise sources.

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

Non proposed.

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

None

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

a. *Residential (gal/day)* N/A *Peak use (gal/Day)* N/A

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)* _____

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

26) *Total floor area of commercial, industrial, or institutional uses by type:* 5 floors total 60,629 s.f.

27) *Indicate hours of operation:* 24

28) *Number of employees:*

Total: 8 - 10

Maximum Shift: 5

Time of Maximum Shift: 8 hour

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):*

Manager $55,000

Custodial / Clerical: $12.00 / hour

30) *Estimation of the number of workers to be hired that currently reside in the City:* All, if possible

*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):*

passenger vehicles

ALL PROJECTS

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

yes

ATTACHMENT "A"

CITY OF RANCHO CUCAMONGA

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

Water Usage

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

Sewer Flows

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

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

ATTACHMENT B

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

Elementary School Districts

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

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

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

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

High School

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

City of Rancho Cucamonga

ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY PART II

BACKGROUND

1. **Project File:** Design Review DRC2016-00295 and Minor Exception DRC2016-00296

2. **Related Files:** N/A

3. **Description of Project:** The project is for the Design Review (DRC2016-00295) of a 108-room, 5-story hotel, to replace an existing Carrows restaurant on 1.41 acres of land. The site is located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard. The project will take access from Foothill Boulevard, with secondary access provided on Millennium Court. The project includes a Minor Exception to reduce the required on-site parking by 16 parking spaces. The existing Carrows restaurant and parking lot improvements will be demolished as part of the project.

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

   Infinity Design
   Attn: Ron Underwood
   16152 Beach Boulevard
   Huntington Beach, CA 92647

5. **General Plan Designation:** Industrial Park (IP) District

6. **Zoning:** Industrial Park (IP) District

7. **Surrounding Land Uses and Setting:** The project site is currently developed with a sit down restaurant, parking lot and landscaping. The parcels to the east and west are developed with commercial land uses. The parcels to the south have been approved for the development of 6 industrial buildings. The parcels to the north (across Foothill Boulevard) are vacant.

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_{10} – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District
SWPPP – Storm Water Pollution Prevention Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

(✓) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: _____ Date: 9/27/16

Reviewed By: DONALD GRANGER Date: 9/27/16

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Comments:

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

b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of Rancho Cucamonga. The project site is located on Foothill Boulevard, which the General Plan designates as a special boulevard that requires special right-of-way improvements as part of the Foothill Boulevard Visual Improvement Plan. The proposed project is consistent with Foothill Boulevard Visual Improvement Plan, no impacts are anticipated.

c) The site is located on the south side of Foothill Boulevard and east of Mayen Avenue and is characterized by vacant lots to the north and south and by commercial development to the east and west. The City has approved a 6-building industrial park for the parcels to the south. The visual quality of the area will not degrade as a result of this project as it is designed to the same high quality as the surrounding development. 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.

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

Comments:

a) The site is not designated as Prime Farmlands, Unique Farmland, or Farmland of Statewide Importance. The site is located on the south side of Foothill Boulevard and east of Mayen Avenue and is characterized by vacant lots to the north and south and by commercial development to the 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.

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

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 on the south side of Foothill Boulevard and east of Mayen Avenue and is characterized by vacant lots to the north and south and by commercial development to the east and west. The nearest agricultural use, a community garden, is more than .5 miles east from the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.

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

Comments:

a) As discussed in subsection b, the project would not exceed any air quality standards and would not interfere with the region's ability to comply with Federal and State air quality standards for Criterion 1 Increase in the Frequency or Severity of Violations (local air quality impacts) or Criterion 2 Exceed Assumptions in the AQMP (consistency with the 2003 AQMP). 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_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM_{10} and $PM_{2.5}$) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

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

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

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

Pursuant to the Federal Clean Air Act (FCAA) of 1970, the EPA established national ambient air quality standards (NAAQS) for six major pollutants, termed criteria pollutants: ozone (O_3), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead.

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

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD's CEQA Air Quality Handbook. The criteria include daily emissions thresholds, compliance with State and national air quality standards, and consistency with the current AQMP. As prescribed by SCAQMD, an Air Quality Impact Analysis was prepared by Vista Environmental (February, 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 for the construction of a 108-room, 5-story hotel on 1.41 acres of land. The project site is currently developed with a Carrows sit down restaurant, a paved parking lot and landscaping, 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.

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

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

Table H – Construction-Related Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Demolition[1]						
Onsite[2]	2.91	28.26	21.50	0.02	2.12	1.69
Offsite[3]	0.19	1.89	2.42	0.01	0.29	0.10
Total	**3.10**	**30.15**	**23.92**	**0.03**	**2.41**	**1.79**
Grading[1]						
Onsite	1.99	21.04	13.67	0.01	3.06	2.03
Offsite	0.09	0.58	1.15	0.00	0.14	0.04
Total	**2.08**	**21.62**	**14.82**	**0.01**	**3.20**	**2.07**
Building Construction						
Onsite	3.29	20.55	14.71	0.02	1.37	1.32
Offsite	0.21	1.14	3.02	0.01	0.40	0.12
Total	**3.50**	**21.69**	**17.73**	**0.03**	**1.77**	**1.44**
Paving						
Onsite	1.34	12.10	9.03	0.01	0.73	0.68
Offsite	0.05	0.07	0.80	0.00	0.15	0.04
Total	**1.39**	**12.17**	**9.83**	**0.01**	**0.88**	**0.72**
Architectural Coatings						
Onsite	29.14	2.19	1.87	0.00	0.17	0.17
Offsite	0.02	0.03	0.37	0.00	0.07	0.02
Total	**29.16**	**2.22**	**2.24**	**0.00**	**0.24**	**0.19**
SCQAMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

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

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

Localized Significance Summary (Construction Emissions 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

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

Phase	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Demolition[1]	28.26	21.50	2.12	1.69
Grading[1]	21.04	13.67	3.06	2.03
Building Construction	20.55	14.71	1.37	1.32
Paving	12.10	9.03	0.73	0.68
Architectural Coatings	2.19	1.87	0.17	0.17
SCAQMD Thresholds[2]	118	863	165	70
Exceeds Threshold?	No	No	No	No

Notes:
[1] Demolition and grading emissions based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.
[2] For PM10 and PM2.5 the thresholds are based on 305 meters, which is the distance to the nearest homes to the northwest. For NOx and CO the thresholds are based on 25 meters, since all receptors closer than 25 meters are based on the 25 meter threshold and the nearest offsite workers are as near as 3 meter to the southeast of the project site.
Source: Vista Environmental, calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one acre in Southwest San Bernardino Valley.

Equipment Exhausts and Related Construction Activities

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

Fugitive Dust

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

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O_3 precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 29.16 lbs of VOC per day (combined for all construction sources) during construction. Therefore, this VOC emission is the principal air emission and is less than the SCAQMD VOC threshold of 75 lbs/day.

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

Odors

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

Naturally Occurring Asbestos

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

Based on the discussion above and with implementation of the following Best Available Control Measures (BACM) identified in the Air Quality Impact Analysis submitted by Vista Environmental (February, 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.**

2) **The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.**

3) **The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.**

Cumulative Impacts: Short-Term Construction Emissions

Continued development will contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the Rancho Cucamonga area. Construction workers and equipment work and operate at one development site until their tasks are complete. Nevertheless, fugitive dust and equipment emissions are required to be assessed. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. Based upon on the Urban Emissions Model (URBEMIS7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO_2), Ozone

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

(O_3), and Particulate Matter ($PM_{2.5}$ and PM_{10}) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant. This city-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

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

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.**

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

- **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_{10} emissions, in accordance with SCAQMD Rule 403.**

12) **Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.**

Project Long Term (Operational) Emissions and Impacts

Long-term air pollutant emissions are those associated with stationary sources and mobile sources involving any project-related changes. The proposed project would result in a net increase in the amount of development in the area; therefore, the proposed project would result in net increases in both stationary and mobile source emissions. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the parking area. As shown in the following tables, 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

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

Table J – Operational Regional Criteria Air Pollutant Emissions

	Pollutant Emissions (pounds/day)					
Activity	**VOC**	**NOx**	**CO**	**SO_2**	**PM10**	**PM2.5**
Area Sources[1]	1.72	0.00	0.02	0.00	0.00	0.00
Energy Usage[2]	0.02	0.14	0.12	0.00	0.01	0.01
Mobile Sources[3]	3.21	8.06	30.94	0.06	4.40	1.24
Total Emissions	**4.95**	**8.20**	**31.08**	**0.06**	**4.41**	**1.25**
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

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

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

	Pollutant Emissions (pounds/day)			
On-Site Emission Source	**NOx**	**CO**	**PM10**	**PM2.5**
Area Sources[1]	0.00	0.02	0.00	0.00
Energy Usage[2]	0.14	0.12	0.01	0.01
On-Road Vehicle Emissions[3]	1.01	3.87	0.55	0.16
Total Emissions	**1.15**	**4.01**	**0.56**	**0.17**
SCAQMD Thresholds[4]	118	863	40	17
Exceeds Threshold?	No	No	No	No

Notes
[1] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment
[2] Energy usage consist of emissions from onsite natural gas usage
[3] Onsite vehicle emissions based on 1/8 of the gross vehicular emissions and road dust.
[4] For PM10 and PM2.5 the thresholds are based on 305 meters, which is the distance to the nearest homes to the northwest For NOx and CO the thresholds are based on 25 meters, since all receptors closer than 25 meters are based on the 25 meter threshold and the nearest offsite workers are as near as 3 meters southeast of the project site
Source Calculated from CalEEMod2013 and SCAQMD's Mass Rate Look-up Tables for one acre in southwest San Bernardino Valley

Cumulative Impacts (Long Term/Operational Emissions)

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

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

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

13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.

14) Provide preferential parking to high occupancy vehicles and shuttle services.

15) Schedule truck deliveries and pickups during off-peak hours.

16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

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

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

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

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

24) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

25) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

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

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

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

d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within ¼ mile of a senior care facility. Tables I and K above, from the Air Quality Analysis (Vista Environmental; February, 2016) prepared for the project, show that neither the construction nor operational levels of NOx, CO, PM10 or PM 2.5 will exceed SCAQMD thresholds. No adverse impacts are anticipated.

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.

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

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

4. BIOLOGICAL RESOURCES. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	(✓)	( )	( )
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(✓)
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

Comments:

a) The project site is located in an area developed with commercial and light industrial uses. The site has been previously disrupted during the construction of the existing sit down restaurant and parking lot on the project site. The project will require the removal of the existing improvements including the existing on-site parking lot trees. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan. As the project will include the removal of the existing on-site trees, which will potentially impact nesting birds. With the following mitigation measure requiring a nesting bird survey prior to removal of the parking lot trees, any impact to nesting birds should be less than significant:

1) **Three days prior to the removal of vegetation or ground-disturbing activities, a breeding bird survey that is in conformance with the Migratory Bird Treaty Act shall be required to determine whether nesting is occurring. Occupied nests shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying or incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests, and within 5,000 feet of raptor nests, during the breeding season to avoid abandonment of young.**

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

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.

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

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

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. Therefore 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. *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	( )	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	(✓)	( )	( )
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	( )	( )	(✓)
e) Directly or indirectly affect a Native American tribal cultural resource:	( )	( )	( )	(✓)

Comments:

a) The project site has not been identified as a "Historic Resource" per the standards of Rancho Cucamonga Municipal Code Section 2.24 (Historic Preservation). A Phase 1 Cultural Resources Assessment (Brian Smith and Associates, Inc.; February, 2016), was prepared for the project. The Assessment included an archaeological records search for the project site and a 1-mile radius surrounding the project site by the SCCIC (South Central Coastal Information Center). The records search did not identify any previously recorded cultural resources within the project site and 4 cultural resources within one mile of the project site. The cultural resources included the Masi Brothers Winery, the La Fourcades grocery store, the Aggazzotti Winery and a historic fieldstone stockpile. The survey did not identify any Native American religious, ritual, or other special activities on or within a 1-mile radius of the project site. A pedestrian reconnaissance was conducted on the project site on January 14, 2016. No artifacts or cultural resources were observed as a result of the survey. 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

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

on the future build out of the City. The following mitigation measures as identified in the FPEIR shall be implemented:

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

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

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:**

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

- **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 during the construction of the existing sit down restaurant, parking lot and landscaping on the project site. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

e) In accordance with AB52, the Torres Martinez Desert Cahulla Indians, the San Manuel Band of Mission Indians and the Saboba Band of Luiseno Indians were contacted to determine interest in engaging in consultation related to the potential impact to cultural resources as a result of the project. As of the date of this report, the City has received communications from any of the three tribes contacted. No adverse impacts are anticipated.

6. GEOLOGY AND SOILS. *Would the project*: a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	( )	(✓)
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 2.5 miles north of the site, and the Cucamonga Fault Zone lies approximately 5 miles north. These faults are both capable of producing M_w 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to M_w 7.5 earthquakes is 15 miles northeasterly of the site and the San Andreas, capable of up to M_w 8.2 earthquakes, is 20 miles northeasterly of the site. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code and Standard Conditions will ensure that geologic impacts are less-than-significant.

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

1) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.**

2) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.**

3) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.**

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

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

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

d) The majority of Rancho Cucamonga, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soil types on-site consist of Tujunga Loamy Sand soil association according to General Plan FPEIR Exhibit 4.7-3. These soils are typically found on level to gentle sloping land and have slow runoff. No adverse impacts are anticipated.

e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed. No adverse impacts are anticipated.

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

Comments:

a) Regulations and Significance – The Federal government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California's Green House Gas (GHG) emissions reduction target in Executive Order (EO) S-3-05. The EO created goals to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009 the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines 6 key GHGs (carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

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

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

Assembly Bill (AB) 32 requires that the California Air Resources Board (ARB), the lead agency for implementing AB 32, determine what the statewide GHG emission level was in 1990 and approve a statewide GHG emissions limit (427 million metric tons of CO_2 equivalent) to be achieved by 2020 and prepare a Scoping Plan to outline the main strategies for meeting the 2020 deadline. Significant progress can be made toward the 2020 goal through existing technologies and improving the efficiency of energy use. Other solutions would include improving the State's infrastructure, and transitioning to cleaner and more efficient sources of energy.

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

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

SCAQMD and ARB maintain ambient air quality monitoring stations in the Basin. The stations closest to the project site are the Upland station and the Fontana-Arrow Highway station. The Upland station monitors all criteria pollutants except PM_{10}, $PM_{2.5}$, and SO_2 which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO_2, and SO_2 are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM_{10}, and $PM_{2.5}$ levels all exceed State and Federal standards regularly.

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

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

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 3,000 MTCO2e per year is based upon South Coast Air Quality Management District staff's proposed GHG screening threshold for stationary sources emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans.

Project related GHG's would include emissions from direct and indirect sources. Based on the Greenhouse Gas Analysis (Vista Environmental; February 2016), total project related emissions would be 1,100.85 $MTCO_2eq$/year, as shown in the following table:

Table M – Mitigated Greenhouse Gas Annual Emissions

	Greenhouse Gas Emissions (Metric Tons per Year)			
Category	CO_2	CH_4	N_2O	CO_2e
Total BAU Emissions	**1,66.42**	**0.94**	**0.00**	**1,573.99**
Mitigated Year 2020 Project Emissions				
Area Sources[1]	0.01	0.00	0.00	0.01
Energy Usage[2]	319.76	0.01	0.00	321.08
Mobile Sources[3]	744.74	0.03	0.00	745.29
Solid Waste[4]	6.01	0.35	0.00	13.45
Water and Wastewater[5]	9.77	0.07	0.00	11.83
Construction[6]	9.15	0.00	0.00	9.19
Total 2020 Project Emissions	**1,089.44**	**0.46**	**0.00**	**1,100.85**
Percent Reduction between 2008 BAU and Mitigated Project 2020				**30.1%**
Rancho Cucamonga New Development Performance Standard				**29%**
Exceeds Threshold?				**No**

Notes
[1] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.
[2] Energy usage consist of GHG emissions from electricity and natural gas usage.
[3] Mobile sources consist of GHG emissions from vehicles
[4] Waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills
[5] Water includes GHG emissions from electricity used for transport of water and processing of wastewater
[6] Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.
Source CalEEMod Version 2013 2 2

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 MTCO2e per year would result in a less than significant impact with respect to GHG emissions.

<u>Cumulative Short Term (Construction) GHG Emissions</u> – The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO_2). The highest levels of construction related GHG's occur during site preparation including demolition, grading and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on site. The combustion of fossil-based fuels creates GHG's such as CO_2, Ch_4, and N_2O. CH_4 is emitted during the fueling of heavy equipment.

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

Based on the Greenhouse Gas Analysis (Vista Environmental; February 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.**

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 if for the construction of a 108 room hotel and therefore would result in an increase in the net increases of both stationary and mobile source emissions. The majority of energy consumption typically occurs during project operation (more than 80 percent and less than 20 percent during construction activities). The proposed project will incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emission including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks.

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

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 (Vista Environmental; February 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:

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.**

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

- **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 is for the development of a 108 room hotel, which is consistent with the General Plan. No other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission apply to the project. The 2010 General Plan Update includes adopted policies and Standard Conditions that respond to the Attorney General and the California Air Pollution Control Officers Association (CAPCOA). The General Plan policies and Standard Conditions guide infill and sustainable development reliant on pedestrian connections, re-use and rehabilitation of existing structures, link transportation opportunities, promote development that is sensitive to natural resources and incentivizes denser mixed use projects that maximizes diverse opportunities. The proposed project includes water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks and therefore is consistent with the sustainability and climate change policies of the General Plan. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of GHG's and determined that GHG emissions would be cumulatively considerable, which would be a significant, unavoidable adverse cumulative impact. A Statement of Overriding Considerations was ultimately adopted by the City Council. Based on the Based on the Greenhouse Gas Analysis (Vista Environmental; February 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.

8. HAZARDS AND WASTE MATERIALS. *Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) Development within the City may utilize or generate hazardous materials or wastes. This is usually associated with individual households, small business operations, and maintenance activities like paints, cleaning solvents, fertilizers, and motor oil or through construction activities that would use paints, solvents, acids, curing compounds, grease, and oils. These materials would be stored and used at individual sites. The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive that any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less-than-significant. 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.

c) There are no schools located within 1/4 mile of the project site. The project site is located within .5 mile of the nearest existing school, Coyote Canyon Elementary School. Typically,

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

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 located within the Ontario International Airport Land Use Compatibility Plan area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1, however the site is not within 2 miles of a public airport. The project site is located approximately 5 miles northerly of the Ontario Airport and is offset north of the flight path. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. According to the Ontario International Airport Land Use Compatibility Plan, there is no height restriction for the project site. No impact is anticipated.

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

g) The City has a developed roadway network that provides emergency access and evacuation routes to existing development. New development will be located on a site that has access to existing roadways. The City's Emergency Operation Plan, which is updated every three years, includes policies and procedures to be administered by the City of Rancho Cucamonga in the event of a disaster. Because the project includes at least two points of public street access and is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.

h) Rancho Cucamonga faces the greatest ongoing threat from wind-driven fires in the Very High Fire Hazard Severity Zone found in the northern part of the City; however, the proposed project site is not located within a Very High Fire Hazard Severity Zone according to General Plan Figure PS-1.

9. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	( )	( )	( )	(✓)
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	( )	(✓)
f)	Otherwise substantially degrade water quality?	( )	(✓)	( )	( )
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	( )	( )	( )	(✓)
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j)	Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

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

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

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

- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.

- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare an SWPPP. To comply with the NPDES, the project's construction contractor will be required to prepare an SWPPP during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant has submitted a WQMP, prepared by Ashley & Vance Engineering, Inc. (April, 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

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 grading and excavation, but would not affect the existing aquifer, estimated to be about 300 to 470 feet below the ground surface. As noted in the General Plan FPEIR (Section 4.9), continued development citywide will increase water needs but will not be a significant impact. CVWD has plans to meet this increased need to the year 2030. No impacts are anticipated.

c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.

d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape

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

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 significant redevelopment; therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. With implementation of the mitigation measures specified under subsection a), less than significant impacts are anticipated.

8) **The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Ashley & Vance Engineering, Inc. (April, 2016), to reduce construction pollutants from entering the storm drain system to the maximum extent practical.**

g) No housing units are proposed with this project. No adverse impacts are expected.

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

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. *Would the project:*				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

Comments:

a) The site is located on the south side of Foothill Boulevard and east of Mayen Avenue and is characterized by vacant lots to the north and south and by commercial/industrial development to the north, south east and west. This project will be of similar design and size to surrounding commercial/industrial development to the 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 Industrial Park (IP) District. 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. Hotels are a permitted use within the Industrial Park (IP) District. As such, no impacts are anticipated.

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

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

Comments:

a) The site is not designated as a State Aggregate Resources Area according to the City General Plan, Figure RC-2 and Table RC-1; therefore, there is no impact.

b) The site is not designated by the General Plan, Figure RC-2 and Table RC-1, as a valuable mineral resource recovery site; therefore, there is no impact.

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

Comments:

a) The project site is within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. A Noise Impact Analysis (Vista Environmental; May, 2016) was submitted as part of the project. The Noise Impact Analysis reviewed construction noise levels and vibration, operation noise levels and interior noise levels. The Noise Impact Analysis concluded that the project would not exceed City noise or vibration standards and that standard dual pain widows would reduce interior noise levels to less than City maximum permitted interior noise levels. As such, no special mitigation measures were required. The following standard mitigations measures will ensure that project's operational impacts will be less than significant:

Exterior:

1) **Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.**

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

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

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 and are exempted by Section 17.66.110 of the Development Code. As such, no impacts are anticipated.

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:

3) **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.**

4) **Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. Developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.66.050. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.**

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

5) **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) Located approximately 5 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. The project is approximately 68 feet tall and is not in an area with height restrictions as

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

outlined in the Ontario International Airport Land Use Compatibility Plan. No impacts are anticipated.

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

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

Comments:

a) The project is located in a predominantly developed area and will not induce population growth. Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will likely be hired from within the City or surrounding communities. No significant impacts are anticipated.

b) The project site is commercial and therefore contains no existing housing units. No adverse impact expected.

c) The project site is commercial and is developed with a sit down restaurant that will be removed as part of the project. No impacts are anticipated.

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

Comments:

a) The site, located on the south side of Foothill Boulevard and east of Mayten Avenue, would be served by Rancho Cucamonga Fire Station #174, located approximately 1.5

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

miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project to lessen the future demand and impacts to fire services. No impacts are anticipated.

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

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

d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Ralph M. Lewis Park, is located 1 mile from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

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

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

Comments:

a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Ralph M. Lewis Park, is located 1 mile from the project site. This project is not proposing any new housing or large employment generator that would cause an

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

increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

b) See a) response above.

16. TRANSPORTATION/TRAFFIC. *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	( )	( )	( )	(✓)
b) Conflict with an applicable congestion management program, including, but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	( )	( )	( )	(✓)
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 963 vehicle trips daily. The proposed project includes the development of a 108 room hotel. A Trip Generation Comparison Analysis (Kunzman Associates, Inc.; April 2016) was submitted as part of the project that compared the trip generation rates of the existing sit down restaurant on the project site and that of the proposed 108 room hotel, and concluded that the hotel would increase daily vehicle trips by 92 vehicle trips per day. As noted in the General Plan FPEIR (Section 4.16), continued development will contribute to the traffic load in the Rancho Cucamonga area. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. The project is in an area that is mostly developed with street improvements existing or included in project design. The project will not create a substantial increase in the number of vehicle trips, traffic volume, or congestion at intersections. The project site will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site per City

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

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 Institute of Transportation Engineers (ITE), Trip generation Manual, 9th Edition, states that the project will generate 76 two-way peak hour trips daily. A Trip Generation Comparison Analysis (Kunzman Associates, Inc.; April 2016) was submitted as part of the project that compared the trip generation rates of the existing sit down restaurant on the project site to that of the proposed 108 room hotel, and concluded that the hotel would increase morning peak hour trips by 2 vehicle trips. The City's traffic model does not consider a project to have a significant impact requiring a traffic study unless the project creates in excess of 50 vehicle trips at any intersection. In November 2004, San Bernardino County voters passed the Measure I extension which requires local jurisdictions to impose appropriate fees on development for their fair share toward regional transportation improvement projects. On May 18, 2005, the City of Rancho Cucamonga adopted a Comprehensive Transportation Fee Schedule updating these development impact fees. As a result, the San Bernardino County Congestion Management Agency waived the Congestion Management Plan (CMP) Traffic Impact Analysis reporting requirement. This project will be required, as a condition of approval, to pay the adopted transportation development fee prior to issuance of building permit. The project is in an area that is mostly developed with all street improvements existing. The project will not negatively impact the level of service standards on adjacent arterials. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. No impacts are anticipated.

c) Located approximately 5 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. The project is approximately 68 feet tall and is not in an area with height restrictions as outlined in the Ontario International Airport Land Use Compatibility Plan. No impacts are anticipated.

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

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

f) The project site is adjacent to an existing bus stop and will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	( )	( )	(✓)

Comments:

a) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 and RP-4 treatment plants. The RP-1 capacity is sufficient to exceed the additional development within the western and southern areas of the City. The RP-4 treatment plant has a potential ultimate capacity of 28 mgd which is considered more than adequate to capacity to treat all increases in wastewater generation for buildout of the General Plan. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.

b) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.

c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. The impact is not considered significant.

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

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.

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

Comments:

a) The site is not located in an area of sensitive biological resources as identified on the City of Rancho Cucamonga General Plan Figure RC-4. The project site is currently developed with a sit down restaurant, parking lot and landscaping that will be removed as part of the project. 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. A mitigation measure has been included to require a nesting bird survey prior to grading and removal of the existing on-site parking lot trees. 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 (check all that apply):

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

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

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

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

(T) Air Quality and Greenhouse Gas Emission Impact Analysis (Vista Environmental; February 17, 2016)

(T) Noise Impact Analysis (Vista Environmental; May 27, 2016)

(T) Phase 1 Cultural Resources Assessment (Brain F. Smith and Associates, Inc; February 29, 2016)

(T) Trip Generation Comparison Analysis (Kunzman Associates, Inc., April 4, 2016)

APPLICANT CERTIFICATION

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or

hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: _____ Date: 9.26.16

Print Name and Title: RONALD D UNDERWOOD, PROJECT MANAGER

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Design Review DRC2016-00295 **Applicant:** City of Rancho Cucamonga

Initial Study Prepared by: Tabe van der Zwaag, Associate Planner **Date:** September 12, 2016

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 3 – Air Quality						
Short Term (Construction) Emissions						
1) 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 investigated and found to be infeasible for the	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
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
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 over to adjacent public thoroughfares or	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
occurs as a result of hauling. Timing may vary depending upon the time of year of construction.						
• Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.	BO	C	During Construction	A		4
• Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.	BO	C	During Construction	A		4
11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM_{10}) emissions, in accordance with SCAQMD Rule 403.	BO	C	During Construction	A		4
12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.	BO	C	During Construction	A		4
Long Term Emissions and Impacts						
13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.	BO	C	During Construction	A		4
14) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	During Construction	A		4
15) Schedule truck deliveries and pickups during off-peak hours.	BO	C	During Construction	A		4
16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	During Construction		A	4
17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	During Construction		A	4
18) Provide lighter color roofing and road	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
materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.						
19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.	BO	C	During Construction		A	4
20) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).	BO	C	Review of Plans	A		4
21) All industrial and commercial facilities shall designate preferential parking for vanpools.	PD	C	Review of Plans	A/C		2/3
22) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.	PD	C	Review of Plans	D		2/3
23) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.	PD	C	Review of Plans	D		2/3
24) All 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
25) 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
26) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or	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
after March 9, 2009.						
Section 4 – Biological Resources						
1) Three days prior to the removal of vegetation or ground-disturbing activities, a breeding bird survey that is in conformance with the Migratory Bird Treaty Act shall be required to 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.	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
Section 5 – Cultural Resources						
1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:						
• Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.	PD/BO	C	Review of Report	A/D		3/4
• Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.	PD/BO	C	Review of Report	A/D		3/4
• Pursue educating the public about the archaeological heritage of the area.	PD/BO	C	Review of Report	A/D		3/4
• Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.	PD	B/C	Review of report and plans during construction	A/D		2/4
• Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent	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
• Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.	PD	B	Review of Report	A/D		4
• Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.	BO	B/C	Review of Report	A/D		4
• Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).	PD	D	Review of Report	D		3
• Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.	PD	D	Review of Report	D		3
Section 6 – Geology and Soils						
1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD	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
and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.						
2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.	BO	C	During Construction	A		4
3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.	BO	C	During Construction	A		4
4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.	BO	C	During Construction	A		4
Section 7 – Greenhouse Gas Emissions						
Short Term (Construction) GHG Emissions						
1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.	BO	C	During Construction	A		4
2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.	BO	C	During Construction	A		4
3) Trucks shall not idle continuously for more than 5 minutes.	BO	C	During Construction	A		4
4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered	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
engines where feasible.						
5) Construction should be timed so as not to interfere with peak-hour traffic.	BO	C	During Construction	A		4
6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.	BO	C	During Construction	A		4
Long Term (Operational) GHG Emissions						
7) Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.	BO	A	During Construction	C		2
8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of: • Increased insulation. • Limit air leakage through the structure. • Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances. • Landscape and develop site utilizing shade, prevailing winds and landscaping. • Install efficient lighting and lighting control systems. • Install light colored "cool" roofs and cool pavements. • Install solar or light emitting diodes (LED's) for outdoor lighting.	BO	C	During Construction	A		4
9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following: • Install water efficient landscapes and	BO	A	During Construction	C		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance. • Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD). • Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters. • Design irrigation to control runoff and to remove water to non-vegetated surfaces.						
10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.	CE	A	Review of Plans	C		2
Section 9 – Hydrology and Water Quality						
Construction Activities						
1) Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of Plans	A/C		2/4
2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of	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
grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.						
3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.	BO	B/C/D	Review of Plans	A/C		2/4
4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.	BO	B/C/D	Review of Plans	A/C		2/4
5) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.	BO	B/C/D	Review of Plans	A/C		2/4
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	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
practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.						
7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.	BO	B/C/D	Review of Plans	A/C		2/4
Grading Activities						
8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared Ashley & Vance Engineering, Inc. (April, 2016), to reduce construction pollutants from entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of Plans	A/C		2/4
Section 12 – Noise						
Exterior						
1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.	PD/BO	B	Review of Plans	C/A		4
2) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. until 7:00 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 p.m. in a manner which	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
would cause a noise disturbance to residential areas.						
3) 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
4) 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
5) Haul truck deliveries shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.	PO/BO	C	During Construction	A		4/7

Key to Checklist Abbreviations

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

B,C92

City of Rancho Cucamonga

MITIGATED NEGATIVE DECLARATION

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

Project File No.: DRC2016-00295 and Minor Exception DRC2016-00296

Public Review Period Closes: November 9, 2016

Project Name: Hampton Inn and Suites

Project Applicant: Infinity Design
Attn: Ron Underwood
16152 Beach Boulevard
Huntington Beach, CA 92647

Project Location (also see attached map): Located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard.

Project Description: A Design Review for a proposed 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land. The application includes a Minor Exception to reduce the on-site parking by 16 parking spaces. The existing Carrows restaurant and parking lot improvements will be demolished as part of the project.

FINDING

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

The Initial Study identified potentially significant effects but:

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

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

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

NOTICE

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

November 9, 2016
Date of Determination

Adopted By

RESOLUTION NO. 16- 54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2016-00295, A REQUEST FOR SITE PLAN AND ARCHITECTURAL REVIEW OF A 108-ROOM, 5-STORY HOTEL TO REPLACE AN EXISTING CARROWS RESTAURANT ON 1.41 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF FOOTHILL BOULEVARD AND EAST OF MAYTEN AVENUE IN THE INDUSTRIAL PARK (IP) DISTRICT AT 11669 FOOTHILL BOULEVARD; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0229-109-41.

A. Recitals.

1. Infinity Design UA has filed an application for the approval of Design Review DRC2016-00295, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 9th day of November 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 hearings of November 9, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The 1.41 acre project site is located on the south side of Foothill Boulevard and east of Mayten Avenue; and

b. The site is presently developed with a Carrows sit down restaurant and parking lot that will be removed as part of the project; and

c. The project site is within the Industrial Park (IP) District. There is vacant land within the Community Commercial (CC) District of the Terra Vista Community Plan to the north of the project site (across Foothill Boulevard). There is existing commercial development to the east and west of the project site, within the Industrial Park (IP) District. There is vacant land to the south of the project site within the Industrial Park (IP) District, which was approved by the Planning Commission on May 25, 2016 (DRC2015-00782) for the development of 6 industrial buildings totaling 171,322 square feet; and

d. The Industrial Park (IP) District permits the development of a hotel on the project site; and

e. The project includes the development of a 108 room hotel and 92 parking spaces; and

f. The project conforms to all related criteria of the Development Code for the Industrial Park (IP) District, except for required parking for which the applicant has submitted a Minor Exception (DRC2016-00296; and

g. The project requires 110 parking spaces (1 parking space per room, plus 2 parking spaces) and provides 92 parking spaces (a 17 percent deficiency). A Parking Analysis was submitted with the project (Kunzman Associates, Inc.; April, 2016), which determined that the project provided adequate on-site parking.

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

a. The proposed project is consistent with the General Plan. The General Plan land use designation for the project site is Industrial Park (IP) District. The General Plan states that the Industrial Park (IP) District designation allows for support services for employees and visitors. The project site is located along Foothill Boulevard and is adjacent to other commercial uses; and

b. The proposed use is in accord with the objective of the Development Code and the purposes of the district in which the site is located. Hotels are a permitted use within the Industrial Park (IP) District; and

c. The proposed use is in compliance with each of the applicable provisions of the Development Code. The project conforms to all related criteria of the Development Code for the Industrial Park (IP) District except for on-site parking for which the applicant has submitted a Minor Exception (DRC2016-00296).

d. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The Initial Study Part II outlines potential environmental impacts related to the project and identifies project specific mitigation measures that reduce these impacts to less-than-significant. The applicant has submitted a parking study demonstrating that there is adequate on-site parking for the proposed project and will not negatively impact the surrounding property owners.

4. Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that no subsequent or supplemental environmental document is required pursuant to the California Environmental Quality Act (CEQA) in connection with the review and approval of this application based upon the following findings and determinations:

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

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that,

based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration.

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore adopts 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 recommendation is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone (909) 477-2750.

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

Planning Department

1) Approval of Design Review DRC2016-00295 is for the site plan and architecture of a 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land 11669 Foothill Boulevard; APN: 0229-012-48.

2) Approval of Design Review DRC2016-00295 is subject to Planning Commission approval of Minor Exception DRC2016-00296 for the reduction of on-site required parking.

3) The final design and location of the right-of-way improvement required by Foothill Boulevard Visual Improvement Plans shall be to the satisfaction of the City Planner during plan check.

4) The final design and location of the required bus shelter shall be to the satisfaction of the City Planner during plan check.

5) All roof-mounted equipment shall be completely screened by the roof parapet.

6) All perimeter, on-site and street frontage landscaping shall be completed prior to occupancy being granted.

7) Wall, directional and monument signs shall comply with the standards of the Sign Ordinance and Sign Program #140.

8) The hotel shall provide a vehicle and driver to pick up and deliver guests to the Ontario International Airport and other local destinations.

Environmental Mitigation

Air Quality

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 City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.

6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.

10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:

- Reestablish ground cover on the construction site through seeding and watering.
- Pave or apply gravel to any on-site haul roads.
- Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
- Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
- Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
- Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
- Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
- Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.

12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.

14) Provide preferential parking to high occupancy vehicles and shuttle services.

15) Schedule truck deliveries and pickups during off-peak hours.

16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

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

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

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

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

24) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

25) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

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

Biological Resources

1) 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.

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 a in-kind mitigation fee.
- Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.

2) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

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

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

Geology and Soils

1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.

2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.

3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

Greenhouse Gasses

1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAWMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.

2) The construction contactor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures specification.

3) Trucks shall not idle continuously for more than 5 minutes.

4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.

5) Construction should be timed so as not to interfere with peak-hour traffic.

6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.

7) 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 light colored "cool" roofs and cool pavements
- 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.

Hydrology and Water Quality

1) Prior to issuance of Grading Permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.

2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.

5) Prior to issuance of 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.

6) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.

8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by MCE (June 10, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.

2) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. until 7:00 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 p.m. in a manner which would cause a noise disturbance to residential areas.

3) 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.

4) 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 during all project site excavation and grading on the site. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

5) 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 9TH DAY OF NOVEMBER 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 9th day of November 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

Community Development Department

Project #:	DRC2016-00295 DRC2016-00296, DRC2016-00704
Project Name:	Hampton Inn
Location:	11669 FOOTHILL BLVD - 022901248-0000
Project Type:	Design Review Minor Exception, Sign Permit Notice of Filing

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. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
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. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and the Development Code regulations.

Engineering Services Department

Please be advised of the following Special Conditions

1. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:

   a. Protect existing curb and gutter, sidewalk, street lights, signing and striping.

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

2. The Foothill Boulevard frontage shall be designed in accordance with the City adopted Foothill Boulevard Historic Route 66 Visual Improvement Plan. This VIP designates a "Suburban Parkway Enhancement Area" featuring colored pavement emblazoned with the Route 66 logo, special sidewalk treatment, artwork and a historic post and a cable roadway safety barrier. Said enhancements within the parkway area shall be maintained by the developer and shall be included in the CC & R's. A portion of Foothill Boulevard median island including landscaping and irrigation shall be reconstructed. Revise existing Landscape Maintenance District plans accordingly to reflect the above improvements. Exact location of the Route 66 pavement will be determined by Planning Department.
3. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).
4. Amount of parking spaces shall be in accordance with Development Code Section 17.64.
5. Existing reciprocal access and drainage easements per Parcel Map 15630 should be plotted and respected. If they will be modified, the affected parcels will need to consent.
6. The developer shall make a good faith effort to contact Omnitrans to have the existing bus stop location on the south side of Foothill Boulevard be moved near a traffic signal.

Standard Conditions of Approval

7. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Permits issued on or after June 2, 2014, must complete the reimbursement process through the City's Accelerate online portal within 60 days following the completion of the construction and/or demolition project or the deposit will be forfeited. Permits issued before June 2, 2014, require the following when applying for a deposit reimbursement: a completed CD-2 form, a copy of the cashier's receipt showing the deposit amount, and all weight tickets. Instructions and forms are available at the City's web site, www.CityofRC.us, under City Hall; Engineering; Environmental Programs.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

8. 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.
9. The developer shall be responsible for the relocation of existing utilities as necessary.
10. Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.
11. Approvals have not been secured from all utilities and other interested agencies involved. Approval of DRC2016-00295 will be subject to any requirements that may be received from them.
12. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

13. 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.

Building and Safety Services Department

Please be advised of the following Special Conditions

1. When the Entitlement Review is approved submit complete construction drawings including structural calculations energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes. The new structures are required to be equipped with automatic fire sprinklers and a fire alarm as required by the CBC and Current RCFPD Ordinance. Disabled access for the site and building must be made to the in accordance to the State of CA and ADA regulations. R-1 occupancies must also comply with RCFPD Ordinance FD54 such as fire access; roof access and other related regulations to R-1 occupancies.

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Project Name:	Hampton Inn
Location:	11669 FOOTHILL BLVD - 022901248-0000
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

1. 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.
2. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
3. 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.
4. 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 or building permit.
5. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit. All dust control sign(s) shall be located outside of the public right of way.
6. 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.
7. 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.
8. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
9. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
10. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
11. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
12. This project shall comply with the accessibility requirements of the current adopted California Building Code.
13. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". Prior to the issuance of a grading permit a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

14. Prior to issuance of a Grading Permit the applicant shall obtain a drainage easement or letter from the downstream property owners accepting concentrated drainage flows.
15. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
16. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
17. A Grading Bond will be required to be submitted to the Building and Safety Services Department Official for review and approval prior to issuance of a Grading Permit.
18. All roof drainage flowing to the public right of way (xx Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department.
19. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
20. The land owner shall provide an inspection report by a qualified person/company on a biennial basis for the underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis all best management practices (BMP"s) as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
21. If the depths of the infiltration pits is 10-feet or greater below grade the applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
22. 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".
23. Grading Inspections: a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector; b) The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations: i) The bottom of the over-excavation; ii) Completion of Rough Grading, prior to issuance of the building permit; iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Building and Safety Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record; iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

24. Prior to issuance of a grading or building permit, the permitted grading plan (or architectural site 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.
25. 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.
26. Prior to approval of the project-specific storm water quality management plan, the applicant shall submit to the Building Official, or his designee, a precise grading plan showing the location and elevations of existing topographical features, and showing the location and proposed elevations of proposed structures and drainage of the site.
27. 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. In addition, the project specific drainage study shall provide inlet calculations showing the proper sizing of the water quality management plan storm water flows into the proposed structural storm water treatment devices.
28. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
29. Private sewer, water, and storm drain improvements will be designed per the latest adopted California Plumbing Code. Private storm drain improvements shall be shown on the grading and drainage plan.
30. Prior to the issuance of the Certificate of Occupancy or final sign off by the Building Inspector 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).
31. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
32. The Preliminary Water Quality Management Plan (PWQMP) has been deemed "Acceptable". Prior to the issuance of a grading permit a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.
33. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
34. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

35. The land owner shall provide an inspection report on a biennial basis for the structural storm water treatment devices, commonly referred to as BMPs, to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
36. The land/property owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
37. A final project-specific Storm Water Quality Management Plan (WQMP) shall be approved by the Building and Safety Director, or his designee, and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a grading permit or any building permit.
38. 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.
39. Prior to issuance of a grading permit and approval of the project specific water quality management plan all private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
40. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans. The infiltration study shall include the Soil Engineer's recommendations for Appendix D, Table VII.3: Suitability Assessment Related Considerations for Infiltration Facility Safety Factors".
41. Prior to approval of the final project-specific water quality management plan the applicant shall have a soils engineer prepare a project-specific infiltration study for the project for the purposes of storm water quality treatment. The infiltration study and recommendations shall follow the guidelines in the current adopted "San Bernardino County Technical Guidance Document for Water Quality Management Plans".
42. Prior to the issuance of a certificate of occupancy by the Building Official, or his designee, the civil engineer of record shall file a Water Quality Management Plan (WQMP) Post Construction Storm Water Treatment Devices As-Built Certificate with the Environmental Programs Coordinator, City of Rancho Cucamonga Engineering Services Department.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

43. Prior to issuance of a grading permit the applicant shall demonstrate that the storm water run-off will not adversely affect the downstream properties and that the water may legally discharge to the downstream properties. The engineer of record shall show on the final permitted grading and drainage plan one (1) or more of the following items are met: a) There is sufficient downstream capacity to accept the proposed storm water flows and that the downstream property owner have provided permission to accept the upstream storm water flows; b) a legal document/entity exists allowing developed storm water flows to be discharged to the property lower in elevation; c) a storm drain system to safely convey the storm water flows to a public storm drain system without causing flooding to adjacent property(ies).
44. The subgrade for the permeable paver storm water treatment devices shall have a level subgrade. Prior to issuance of the grading permit and approval of the final project-specific water quality management plan (WQMP) the engineer of record shall provide a pad elevation for the permeable paver subgrade on the grading plan and shall provide a detail on the WQMP site and drainage plan showing the permeable paver subgrade as level.
45. The direction of storm water flow flowing across the permeable paver storm water treatment device is a small area compared to the total area of each of the permeable paver locations. Prior to issuance of the grading permit and approval of the final project-specific water quality management plan (WQMP) the engineer of record shall provide a design which will allow the storm water to evenly flow into the permeable paver gravel base (such as a catch basin with a perforated pipe running under the length of the permeable paver area, or a similar design), and shall show the design on the grading plan and shall provide a detail on the WQMP site and drainage plan showing how the storm water is evenly distributed into the permeable paver gravel base.

RESOLUTION NO. 16-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING MINOR EXCEPTION DRC2016-00296, A REQUEST TO REDUCE THE REQUIRED ON-SITE PARKING OF A PROPOSED 108-ROOM, 5-STORY HOTEL TO REPLACE AN EXISTING CARROWS RESTAURANT ON 1.41 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF FOOTHILL BOULEVARD AND EAST OF MAYTEN AVENUE IN THE INDUSTRIAL PARK (IP) DISTRICT AT 11669 FOOTHILL BOULEVARD; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0229-109-41.

A. Recitals.

1. Infinity Design UA has filed an application for the approval of Minor Exception DRC2016-00295, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Minor Exception request is referred to as "the application."

2. On the 9th day of November 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 hearings of November 9, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The 1.41 acre project site is located on the south side of Foothill Boulevard and east of Mayten Avenue; and

b. The site is presently developed with a Carrows sit down restaurant and parking lot that will be removed as part of the project; and

c. The project site is within the Industrial Park (IP) District. There is vacant land within the Community Commercial (CC) District of the Terra Vista Community Plan to the north of the project site (across Foothill Boulevard). There is existing commercial development to the east and west of the project site, within the Industrial Park (IP) District. There is vacant land to the south of the project site within the Industrial Park (IP) District, which was approved by the Planning Commission on May 25, 2016 (DRC2015-00782) for the development of 6 industrial buildings totaling 171,322 square feet; and

d. The Industrial Park (IP) District permits the development of a hotel on the project site; and

e. The project includes the development of a 108 room hotel and 92 parking spaces; and

f. The project conforms to all related criteria of the Development Code for the Industrial Park (IP) District except for required parking for which the applicant has submitted a Minor Exception (DRC2016-00296; and

g. The project requires 110 parking spaces (1 parking space per room, plus 2 parking spaces) and provides 92 parking spaces (a 17 percent deficiency). A Parking Analysis was submitted with the project (Kunzman Associates, Inc.; April, 2016), which determined that the project provided adequate on-site parking.

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 Minor Exception is consistent with the General Plan or any applicable specific plan or development agreement. The proposed reduction in the required number of parking spaces is consistent with the General Plan, which has stated policy to concentrate community and regional serving uses on Foothill Boulevard (east of Haven Avenue) providing a range of commercial, office, residential, restaurant and entertainment related uses (General Plan Policy LU4.2). The project is located on Foothill Boulevard (east of Haven Avenue), it is adjacent to a transit stop, and provides convenient pedestrian access to adjacent commercial land uses.

b. The proposed development is compatible with the existing and proposed land uses in the surrounding area. The proposed hotel is located on an adjacent major thoroughfare that supports similar commercial land uses and contains a transit stop.

c. The proposed Minor Exception to the specific development standard(s) is necessary to allow creative design solutions compatible with the desires of the community and/or to accommodate unique site conditions. The proposed reduction in the parking standards is necessary to allow the project site to be developed with a hotel to replace an existing sit-down restaurant. The project site is part of a larger commercial development that includes shared parking. The parking study (Kunzman Associates, Inc.; April, 2016) submitted as part of the project provides data showing that proposed hotel will provide a greater number of parking spaces than the parking utilization of similar hotels in the area. Additionally, the proposed hotel will provide a shuttle service to further reduce the parking demand.

d. The granting of the Minor Exception will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district and will not be detrimental to public health safety or welfare or materially injurious to properties or improvement in the vicinity. The proposed reduction in the required number of parking spaces is not a grant of special privilege in that the Development Code allows flexibility to reduce the required number of parking spaces where it has been demonstrated that the project will provide adequate parking for all of the proposed on-site uses. The applicant has submitted a parking study (LSA; August 18, 2015) verifying the adequacy of the proposed number of on-site parking spaces.

4. Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that no subsequent or supplemental environmental document is required pursuant to the California Environmental Quality Act (CEQA) in connection with the review and approval of this application based upon the following findings and determinations:

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

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

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

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

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

<u>Planning Department</u>

1) Approval is for Minor Exception DRC2016-00296 to reduce the required parking by 17 percent, or 18 parking spaces related to the design review of a 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land 11669 Foothill Boulevard; APN: 0229-012-48.

2) Approval of Minor Exception DRC2016-00296 is subject to Planning Commission approval of Design Review of DRC2016-00295.

<u>Environmental Mitigation</u>

Air Quality

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 City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.

6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.

10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:

- Reestablish ground cover on the construction site through seeding and watering.
- Pave or apply gravel to any on-site haul roads.
- Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
- Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.

- Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
- Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
- Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
- Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.

12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.

14) Provide preferential parking to high occupancy vehicles and shuttle services.

15) Schedule truck deliveries and pickups during off-peak hours.

16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

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

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

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

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

24) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

25) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

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

Biological Resources

1) 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.

Cultural Resources

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

   - Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.

- Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.
- Pursue educating the public about the archaeological heritage of the area.
- Prepare a mitigation plan consistent with Section 21083.2 Archaeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archaeological sites, capping or covering sites with soil, planning the site as a park or green space or paying an in-kind mitigation fee.
- Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.

2) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

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

Geology and Soils

1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.

2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.

3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

Greenhouse Gasses

1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAWMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.

2) The construction contactor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures specification.

3) Trucks shall not idle continuously for more than 5 minutes.

4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.

5) Construction should be timed so as not to interfere with peak-hour traffic.

6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.

7) 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 light colored "cool" roofs and cool pavements
- 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.

Hydrology and Water Quality

1) Prior to issuance of Grading Permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.

2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods

experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.

5) Prior to issuance of 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.

6) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.

8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by MCE (June 10, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.

2) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. until 7:00 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 p.m. in a manner which would cause a noise disturbance to residential areas.

3) 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.

4) 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 during all project site excavation and grading on the site. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

5) 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 9TH DAY OF NOVEMBER 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 9th day of November 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2016-00295 DRC2016-00296, DRC2016-00704
Project Name:	Hampton Inn
Location:	11669 FOOTHILL BLVD - 022901248-0000
Project Type:	Design Review Minor Exception, Sign Permit Notice of Filing

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. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
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. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and the Development Code regulations.

Engineering Services Department

Please be advised of the following Special Conditions

1. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:

   a. Protect existing curb and gutter, sidewalk, street lights, signing and striping.

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

2. The Foothill Boulevard frontage shall be designed in accordance with the City adopted Foothill Boulevard Historic Route 66 Visual Improvement Plan. This VIP designates a "Suburban Parkway Enhancement Area" featuring colored pavement emblazoned with the Route 66 logo, special sidewalk treatment, artwork and a historic post and a cable roadway safety barrier. Said enhancements within the parkway area shall be maintained by the developer and shall be included in the CC & R's. A portion of Foothill Boulevard median island including landscaping and irrigation shall be reconstructed. Revise existing Landscape Maintenance District plans accordingly to reflect the above improvements. Exact location of the Route 66 pavement will be determined by Planning Department.
3. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).
4. Amount of parking spaces shall be in accordance with Development Code Section 17.64.
5. Existing reciprocal access and drainage easements per Parcel Map 15630 should be plotted and respected. If they will be modified, the affected parcels will need to consent.
6. The developer shall make a good faith effort to contact Omnitrans to have the existing bus stop location on the south side of Foothill Boulevard be moved near a traffic signal.

Standard Conditions of Approval

7. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Permits issued on or after June 2, 2014, must complete the reimbursement process through the City's Accelerate online portal within 60 days following the completion of the construction and/or demolition project or the deposit will be forfeited. Permits issued before June 2, 2014, require the following when applying for a deposit reimbursement: a completed CD-2 form, a copy of the cashier's receipt showing the deposit amount, and all weight tickets. Instructions and forms are available at the City's web site, www.CityofRC.us, under City Hall; Engineering; Environmental Programs.

Project #:	DRC2016-00295 DRC2016-00296, DRC2016-00704
Project Name:	Hampton Inn
Location:	11669 FOOTHILL BLVD - 022901248-0000
Project Type:	Design Review Minor Exception, Sign Permit Notice of Filing

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

8. 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.
9. The developer shall be responsible for the relocation of existing utilities as necessary.
10. Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.
11. Approvals have not been secured from all utilities and other interested agencies involved. Approval of DRC2016-00295 will be subject to any requirements that may be received from them.
12. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

13. 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.

Building and Safety Services Department

Please be advised of the following Special Conditions

1. When the Entitlement Review is approved submit complete construction drawings including structural calculations energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes. The new structures are required to be equipped with automatic fire sprinklers and a fire alarm as required by the CBC and Current RCFPD Ordinance. Disabled access for the site and building must be made to the in accordance to the State of CA and ADA regulations. R-1 occupancies must also comply with RCFPD Ordinance FD54 such as fire access; roof access and other related regulations to R-1 occupancies.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

1. 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.
2. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
3. 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.
4. 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 or building permit.
5. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit. All dust control sign(s) shall be located outside of the public right of way.
6. 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.
7. 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.
8. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
9. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
10. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
11. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
12. This project shall comply with the accessibility requirements of the current adopted California Building Code.
13. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". Prior to the issuance of a grading permit a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

14. Prior to issuance of a Grading Permit the applicant shall obtain a drainage easement or letter from the downstream property owners accepting concentrated drainage flows.
15. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
16. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
17. A Grading Bond will be required to be submitted to the Building and Safety Services Department Official for review and approval prior to issuance of a Grading Permit.
18. All roof drainage flowing to the public right of way (xx Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department.
19. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
20. The land owner shall provide an inspection report by a qualified person/company on a biennial basis for the underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis all best management practices (BMP"s) as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
21. If the depths of the infiltration pits is 10-feet or greater below grade the applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
22. 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".
23. Grading Inspections: a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector; b) The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations: i) The bottom of the over-excavation; ii) Completion of Rough Grading, prior to issuance of the building permit; iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Building and Safety Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record; iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

24. Prior to issuance of a grading or building permit, the permitted grading plan (or architectural site 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.
25. 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.
26. Prior to approval of the project-specific storm water quality management plan, the applicant shall submit to the Building Official, or his designee, a precise grading plan showing the location and elevations of existing topographical features, and showing the location and proposed elevations of proposed structures and drainage of the site.
27. 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. In addition, the project specific drainage study shall provide inlet calculations showing the proper sizing of the water quality management plan storm water flows into the proposed structural storm water treatment devices.
28. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
29. Private sewer, water, and storm drain improvements will be designed per the latest adopted California Plumbing Code. Private storm drain improvements shall be shown on the grading and drainage plan.
30. Prior to the issuance of the Certificate of Occupancy or final sign off by the Building Inspector 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).
31. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
32. The Preliminary Water Quality Management Plan (PWQMP) has been deemed "Acceptable". Prior to the issuance of a grading permit a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.
33. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
34. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

35. The land owner shall provide an inspection report on a biennial basis for the structural storm water treatment devices, commonly referred to as BMPs, to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
36. The land/property owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
37. A final project-specific Storm Water Quality Management Plan (WQMP) shall be approved by the Building and Safety Director, or his designee, and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a grading permit or any building permit.
38. 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.
39. Prior to issuance of a grading permit and approval of the project specific water quality management plan all private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
40. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans. The infiltration study shall include the Soil Engineer's recommendations for Appendix D, Table VII.3: Suitability Assessment Related Considerations for Infiltration Facility Safety Factors".
41. Prior to approval of the final project-specific water quality management plan the applicant shall have a soils engineer prepare a project-specific infiltration study for the project for the purposes of storm water quality treatment. The infiltration study and recommendations shall follow the guidelines in the current adopted "San Bernardino County Technical Guidance Document for Water Quality Management Plans".
42. Prior to the issuance of a certificate of occupancy by the Building Official, or his designee, the civil engineer of record shall file a Water Quality Management Plan (WQMP) Post Construction Storm Water Treatment Devices As-Built Certificate with the Environmental Programs Coordinator, City of Rancho Cucamonga Engineering Services Department.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

43. Prior to issuance of a grading permit the applicant shall demonstrate that the storm water run-off will not adversely affect the downstream properties and that the water may legally discharge to the downstream properties. The engineer of record shall show on the final permitted grading and drainage plan one (1) or more of the following items are met: a) There is sufficient downstream capacity to accept the proposed storm water flows and that the downstream property owner have provided permission to accept the upstream storm water flows; b) a legal document/entity exists allowing developed storm water flows to be discharged to the property lower in elevation; c) a storm drain system to safely convey the storm water flows to a public storm drain system without causing flooding to adjacent property(ies).
44. The subgrade for the permeable paver storm water treatment devices shall have a level subgrade. Prior to issuance of the grading permit and approval of the final project-specific water quality management plan (WQMP) the engineer of record shall provide a pad elevation for the permeable paver subgrade on the grading plan and shall provide a detail on the WQMP site and drainage plan showing the permeable paver subgrade as level.
45. The direction of storm water flow flowing across the permeable paver storm water treatment device is a small area compared to the total area of each of the permeable paver locations. Prior to issuance of the grading permit and approval of the final project-specific water quality management plan (WQMP) the engineer of record shall provide a design which will allow the storm water to evenly flow into the permeable paver gravel base (such as a catch basin with a perforated pipe running under the length of the permeable paver area, or a similar design), and shall show the design on the grading plan and shall provide a detail on the WQMP site and drainage plan showing how the storm water is evenly distributed into the permeable paver gravel base.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: November 9, 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 DESIGN REVIEW DRC2016-00170 – CITY OF RANCHO CUCAMONGA – A request for site plan and architectural review of a 34,944 square foot gymnasium along with 20,536 square feet of outdoor covered basketball courts on 4.63 acres of land (total site is 9.5 acres) located on the east side of Rochester Avenue in the Industrial Park (IP) and General Industrial (GI) Districts; APN: 0229-109-41. 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 Design Review DRC2016-00170 through the adoption of the attached Resolution of Approval with Conditions.

PROJECT AND SITE DESCRIPTION:

A. Floor Area Ratio: 28 percent

B. Surrounding Land Use and Zoning:
North - Office Buildings; Industrial Park (IP) District
South - Light Industrial Buildings; General Industrial (GI) District
East - Utility Corridor; Open Space (OS) District
West - Adult Sports Park; General Industrial (GI) District

C. General Plan Designations:
Project Site - Park (P)
North - General Commercial (GC)
South - General Industrial (GI)
East - Open Space (OS)
West - General Industrial (GI)

D. Project Overview: The City of Rancho Cucamonga proposes constructing the Rancho Cucamonga Sports Center on a 4.63 acre project site that is presently being used for outdoor roller hockey courts and overflow parking for Quakes stadium (total size of overflow parking lot

is 9.5 acres). The facility will replace the Rancho Cucamonga Family Sports Center, which the City currently leases, located at 9059 San Bernardino Road.

The project site is located on the east side of Rochester Avenue at Stadium Parkway, and will be accessed through the existing entrance to the overflow parking lot for Quakes Stadium at Stadium Way. The project includes modifying the current entry throat to the overflow parking lot, which currently terminates in a 3-way intersection. The proposed layout will modify the existing 3-way intersection, which is located approximately 300 feet east of the Rochester Avenue, into a 4-way intersection. The existing tree-lined entry throat will be lengthened to the front entrance of the sports facility, terminating in a roundabout with decorative paving, directing vehicle traffic to the parking lots on either side of the entry throat.

The project site is within the Industrial Park (IP) and the General Industrial (GI) Districts. The Development Code permits public sports facilities within the Industrial Park (IP) and General Industrial (GI) Districts under the Community Centers/Civic Uses land use category. To the north is an office complex within the Industrial Park (IP) District. To the south is a light industrial complex within the General Industrial (GI) District. To the west (across Rochester Avenue) is the Rancho Cucamonga Adult Sports Park (Quakes Stadium) within the General Industrial (GI) District. To the east is a utility corridor within the Open Space (OS) District.

E. Project Proposal and Description: The proposed Rancho Cucamonga Sports Center includes a single-story, 34,994 square foot recreation facility with 3 indoor, high school regulation basketball courts, concession and common areas with seating for up to 40 people, a party room and administrative office space with storage and restrooms. The major circulation space, the Hall of Fame and Commons, is defined by a large "floating roof" element that bisects the building and creates a broad shaded entry and open, light-filled lobby space and gallery. The facility also includes 3 outdoor basketball courts with a 20,536 square foot overhead open shade structure that is designed so that it can be enclosed in the future. Both structures are planned to be built concurrently.

The main entrance to the facility is on the west elevation of the building and is accessed from a large landscaped courtyard that includes decorative paving, a bio-retention basin and a staggered seat wall. The main entrance includes a tall metal shade structure that leads from the entrance courtyard to the building entrance. A similar metal shade structure is located on the east elevation, adjacent to the party room. This party room and the adjacent courtyard are available to be rented out for private events and includes decorative paving and shade trees. There is an additional shaded (overhead metal trellis) courtyard on the west elevation, with access provided from the office area of the main building. This courtyard is screened from the main entrance courtyard by a perforated metal sunscreen.

The 3 outdoor basketball courts are accessed from the main recreation building and will be fenced off from the parking lot. Terraced concrete seating is located between the main building and the basketball courts. Trees will be planted along the south elevation of the outdoor basketball courts for shade purposes and to soften the southern elevation of the shade structure. A gated service yard is located on the north elevation of the building and will include parking spaces for deliveries, a standby generator and a trash enclosure.

Drought tolerant landscaping surrounds the on-site structures and includes two bio-retention basins, one adjacent to the front entrance and one adjacent to the outdoor basketball courts. Both bio-retention basins will be landscaped and have a maximum depth of 18 inches. The main entrance throat will be landscaped and lined with shade trees. Site amenities will include multiple seating areas and picnic tables. A fuel station is provided along the north elevation to service City vehicles.

F. Architectural Overview: The sports center has a contemporary design theme that creates a strong architectural statement. Both structures are constructed of a pre-engineered steel framing system with a decorative exterior cladding. The main building is clad in shot blasted concrete block, painted acrylic plaster, insulated multi-colored metal panels and large expanses of green tinted insulated glass. The party room on the east elevation, will be clad in porcelain tile to provide a contrasting visual statement.

The main building will have a ribbed insulated metal roof over the gymnasium portion of the building and will have a flat roof over the remainder of the building. An oval metal screen wall will screen the rooftop equipment for public view. The outdoor basketball courts will include a large overhead shade structure that is supported by large metal I-beams, with insulated ribbed metal roof panels and perforated metal sunscreens on the upper portion of the side elevations. This structure was designed with the ability to be enclosed if determined necessary in the future. Maximum 6-foot high tubular steel fencing and gates will control access to the outdoor basketball courts and the access driveways adjacent to the north and south property lines.

G. Development Code Conformance: The project conforms to all related criteria of the Development Code for the Industrial Park (IP) District. The structures are setback more than 690 feet from Rochester Avenue (45 feet required), 60 feet from the south and 90 feet from the north property lines (5 feet required) and 60 feet from the rear property line (0 feet required). The building height is just above 37 feet, below the maximum 70 feet permitted for structures setback greater than 35 feet beyond the minimum 45-foot building setback. The project provides 36 percent landscape coverage, in excess of the required 15 percent landscape coverage. The floor area ratio is 28 percent, less than the maximum 60 percent floor area ratio permitted in either the Industrial Park (IP) or General Industrial (GI) Districts.

H. Parking: Required parking for fitness related uses is 1 parking space per 200 square feet of gross floor area. The project requires 278 parking spaces (55,480 square feet of gross floor area divided by 200 square feet). The project site includes 44 parking spaces in addition to the existing 431 parking spaces in the Quakes overflow parking lot, for a total of 475 parking spaces. Scheduling for both the sports complex and Quakes stadium will be coordinated to avoid overlap parking issues.

I. Technical Review Committee: The project was reviewed and approved by the Technical Review Committee (TRC) on September 6, 2016.

J. Design Review Committee: The project was reviewed and approved by the Design Review Committee (DRC) on September 6, 2016.

K. 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 (letter dated August 4, 2016) to determine interest in engaging in consultation related to the potential impact to cultural resources as a result of the project. As of the date of this report, staff has not received communications from the three tribes contacted.

L. 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.

Respectfully submitted,

Candyce Burnett
City Planner

CB:TV/ls

Attachments:
- Exhibit A - Site Utilization Plan
- Exhibit B - Site Plan
- Exhibit C - Conceptual Landscape Plan
- Exhibit D - Elevation, Floor and Roof Plans
- Exhibit E - Grading Plan
- Exhibit F - Design Review Committee Action Agenda & Comments dated September 6, 2016.
- Exhibit G - Initial Study (Parts I, II & III)
- Draft Resolution of Approval for Design Review DRC2016-00170

RANCHO CUCAMONGA SPORTS CENTER

CITY OF RANCHO CUCAMONGA, CA

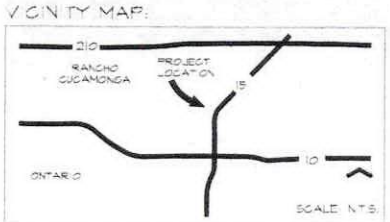
DRC SUBMITTAL #2

6-15-2016

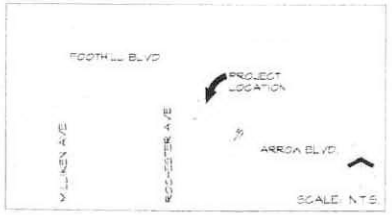
SHEET INDEX:

1. TITLE SHEET
2. SITE UTILIZATION MAP
3. DETAILED SITE PLAN
4. CONCEPTUAL LANDSCAPE PLAN ILLUSTRATIVE
5. SITE FURNISHING IMAGES
6. PLANT MATERIAL IMAGES
7. CONCEPTUAL LANDSCAPE PLANTING PLAN (WEST)
8. CONCEPTUAL LANDSCAPE PLANTING PLAN (EAST)
9. BUILDING ELEVATIONS
10. BUILDING ELEVATIONS
11. BUILDING PERSPECTIVES
12. BUILDING PERSPECTIVES
13. FLOOR PLAN
14. BUILDING SECTIONS
15. ROOF PLAN
16. TRASH ENCLOSURE DETAILS
17. CODE ANALYSIS PLAN
18. CONCEPTUAL GRADING & DRAINAGE PLAN
19. PRELIMINARY WQMP SITE MAP & DRAINAGE PLAN
20. PRELIMINARY WQMP SITE MAP & DRAINAGE DETAILS
21. EXISTING UTILITY PLAN
22. CONCEPT UTILITY PLAN
23. FIRE PLAN

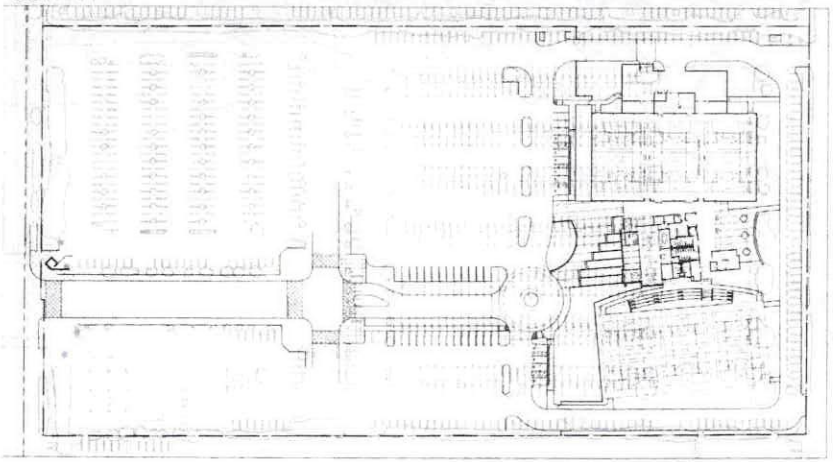
VICINITY MAP:



LOCATION MAP:



INDEX MAP:



UNDERGROUND SERVICE ALERT

CALL: 811

TWO WORKING DAYS BEFORE YOU DIG

RJM DESIGN GROUP

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS DATE

SHEET TITLE

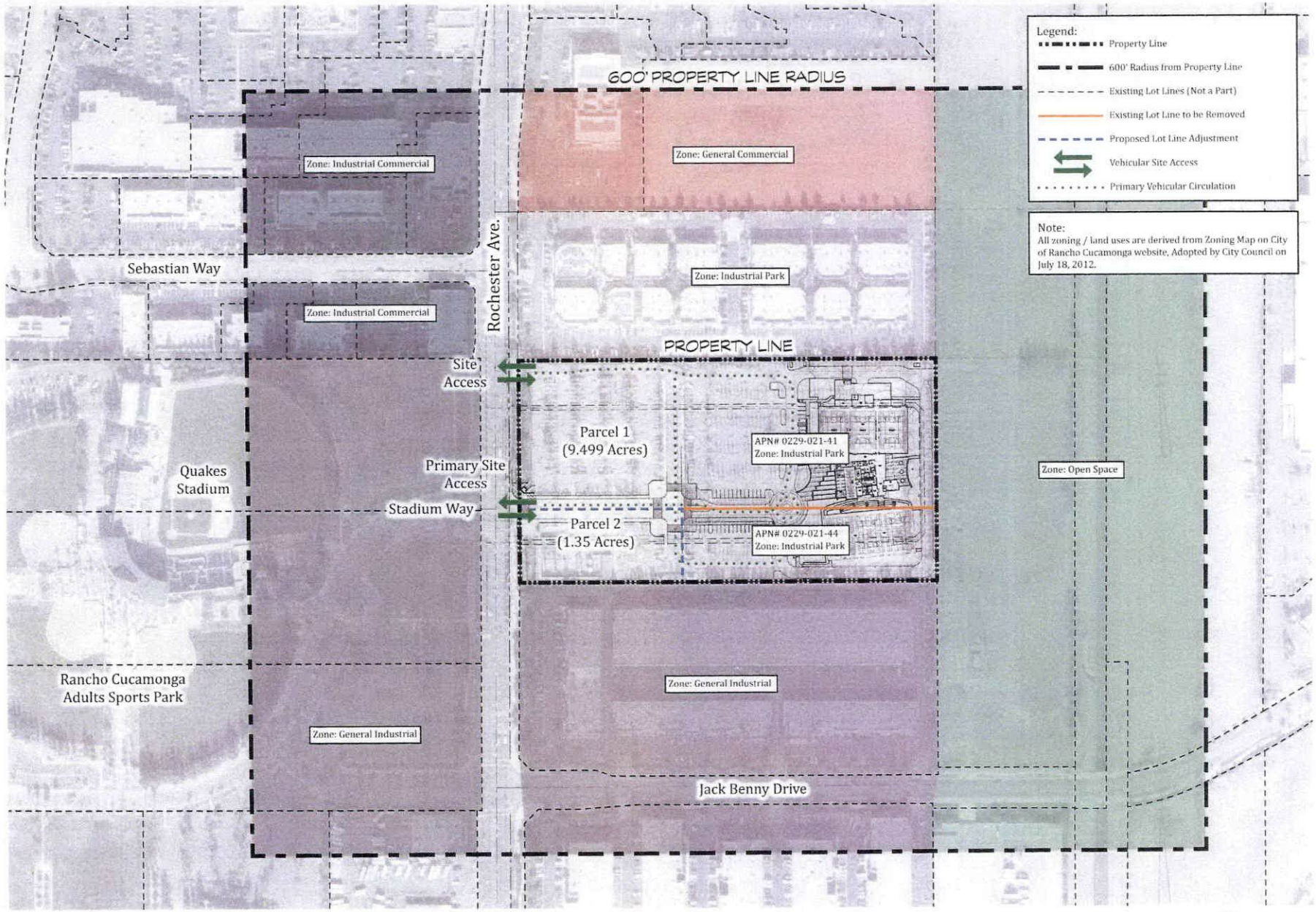
TITLE SHEET

JOB #	290-79
DESIGNED	LM
DRAWN	ESC
CHECKED	LM
DATE	6/23/2016

SHEET

1 of 23

EXHIBIT A



RJM DESIGN GROUP

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS DATE

SHEET TITLE
SITE UTILIZATION MAP

JOB # 240-14
DESIGNED LH
DRAWN ESC
CHECKED LH
DATE 6/13/2018

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CALL 811
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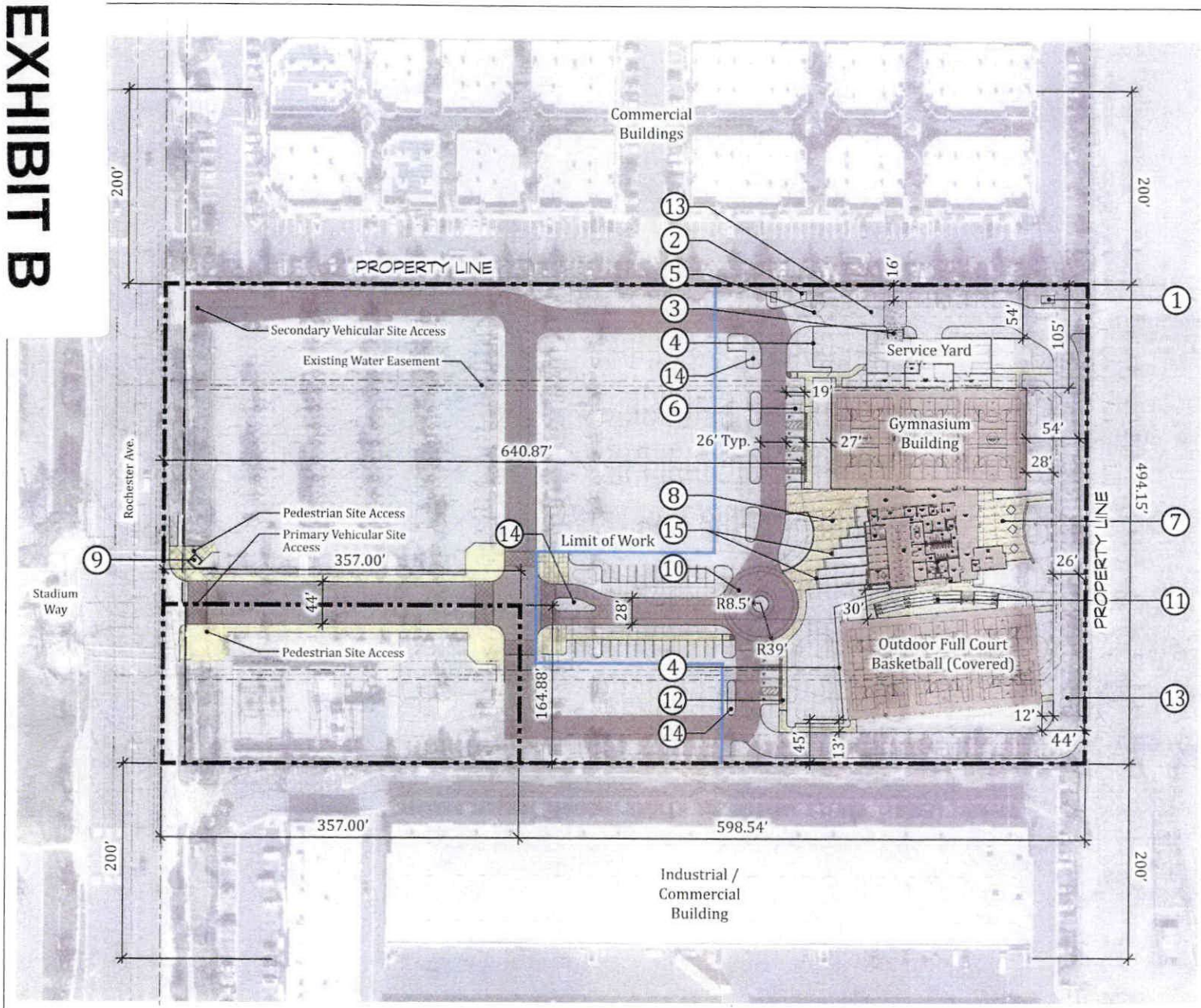
SHEET
2 of 23

Item D –6

EXHIBIT B



Applicant:
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(P): (909) 477-2760
Contact: Nettie Nielson

Author of the Plan:
Landscape Architect:
RJM Design Group
31591 Camino Capistrano
San Juan Capistrano, CA 92675
(P): (949) 493-2600
Contact: Bob Mueting
Larry Mouri

Architect:
Robert Coffee Architects
20361 Irvine Avenue, Studio B-2
Newport Beach, CA 92660
(P): (949) 760-8668
Contact: Robert Coffee

Legal Description:

APN #:	0229-021-41
	0229-021-44
Acreage (Full Site):	9.499 Acres
Acreage (Project Site):	4.63 Acres (48.7%)

Lot Coverage (Project Site):

Building (Main):	34,994 s.f. (17.3%)
Covered Basketball:	20,536 s.f. (10.2%)
Vehicular:	71,842 s.f. (35.6%)
Landscape:	74,511 s.f. (36.9%)

Parking Summary (Project Site):

New Accessible Parking:	10 Spaces
New Parking Total:	44 Spaces

Parking Summary (Full Site):

Existing Parking:	431 Spaces
Total Parking:	475 Spaces

Impervious Area (Project Site):

Ex. Impervious Area:	183,570 s.f.
New Impervious Area:	7,600 s.f.
Removed Impervious:	47,000 s.f.
Total Impervious Area:	144,170 s.f.

Legend:
1. Existing Cell Tower
2. Proposed Transformer
3. Trash Enclosure
4. 6' Height Tubular Steel Fence
5. 6' Ht. Tubular Steel Vehicular Gate
6. Parking
7. Courtyard / Event Area
8. Arrival Court
9. 10'-6" Height Concrete Entry Monument
10. Turn Around
11. Concrete Terraced Seating
12. Pedestrian Walk (Typical)
13. Fire Lane
14. Planter Island (Typical)
15. 18" Height Concrete Seat Walls (Typical)

Pedestrian Paving / Circulation

Vehicular Circulation (20' Minimum Turning Radius)

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RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS DATE

SHEET TITLE
DETAILED SITE PLAN

JOB # 240-74
DESIGNED JH
DRAWN EDC
CHECKED JH
DATE 6/3/2016

SHEET
3 of 23

UNDERGROUND SERVICE ALERT
CALL 81
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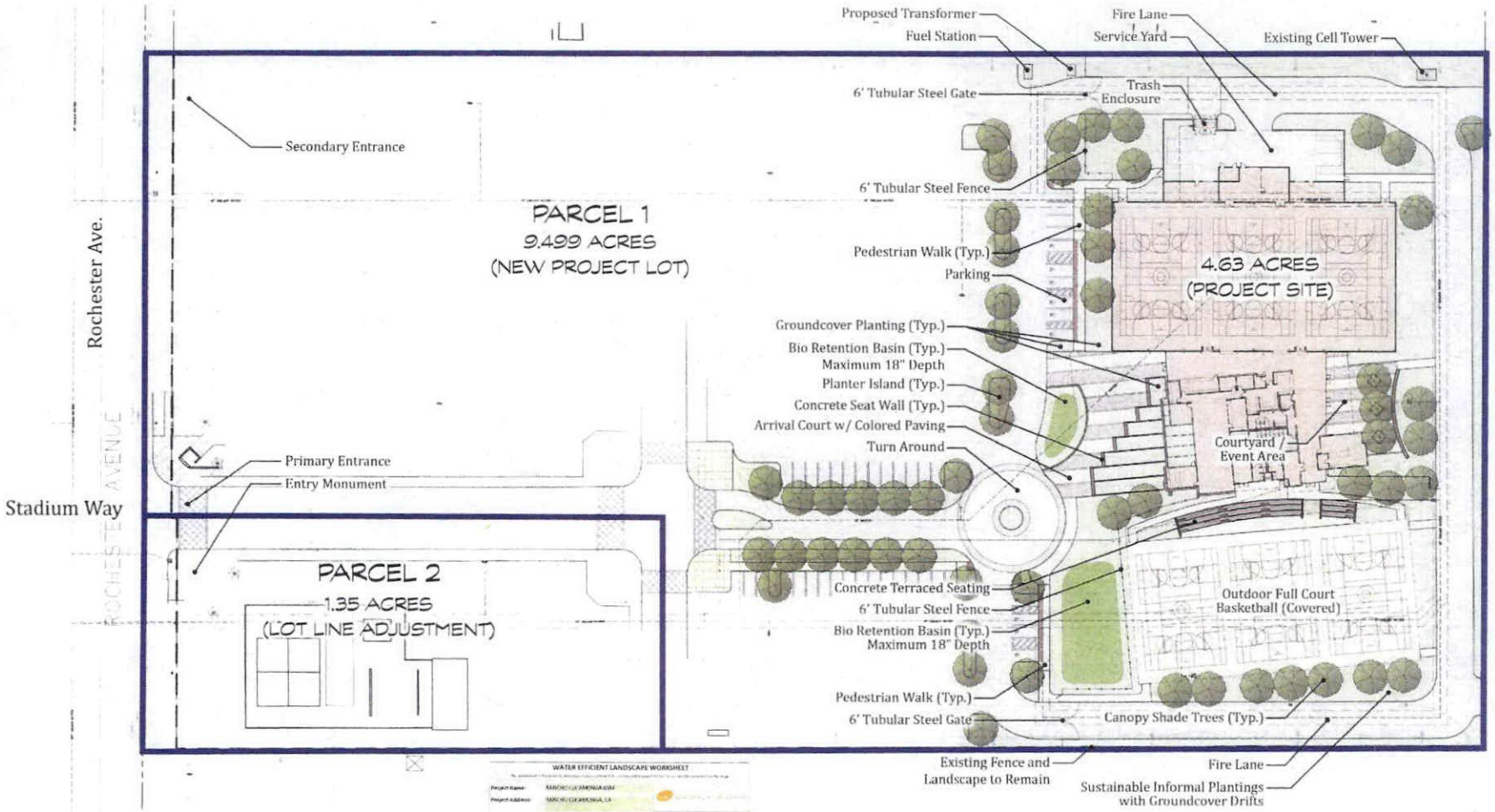
EXHIBIT C



WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: RANCHO CUCAMONGA GSM
Project Address: RANCHO CUCAMONGA, CA

Reference Evapotranspiration (ETo): 59.8 in./Yr. Residential Project? NO

Hydrozone # / Planting Description*	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)**
Regular Landscape Areas							
1 - Medium Water Use Shrubs	0.50	Drip	0.81	0.62	44,400	27,528	687,900
2 - Medium Water Use Shrubs	0.50	MP Rotator	0.75	0.66	1,719	1,135	28,363
					Estimated Total Water Use (ETWU) Total		620,282
					Maximum Applied Water Allowance (MAWA)**		731,366

* Hydrozone # / Planting Description
1 - Front Lawn
2 - Low Water Use Plantings
3 - Medium Water Use Plantings

* Irrigation Method
Overhead Spray or Drip

* Irrigation Efficiency
0.75 for Spray
0.81 for Drip

* ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area
1. Low Water Use Shrubs with Drip: 59.8 x 0.62 x 0.28 x 28,900 = 302,007
2. Low Water Use Shrubs with MP Rotators: 59.8 x 0.62 x 0.49 x 1,719 = 27,437
Total = 329,392 ETWU

Where 0.62 is a conversion factor that converts ETo to gallons per square foot, and ETAF is a landscape factor.

** MAWA (Annual Gallons Allowed) = ETo x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA]
59.8 x 0.62 x [(0.45 x 45,268) + (1 - 0.45) x 0] = 731,366 MAWA

Where ETAF is a conversion factor that converts ETo to gallons per square foot. ETAF is the landscape factor and is equal to 0.45 for a maximum allowable water allowance (MAWA) calculation.

Evapotranspiration Adjustment Factor (ETAF) Calculations

Regular Landscape Areas	
Total ETAF x Area	1,719
Total Area	44,400
Average ETAF	0.38

All Landscape Areas	
Total ETAF x Area	1,719
Total Area	45,268
Average ETAF	0.38

* 0.45

NOTE:
WHEN THERE ARE LOCATIONS "CALLED" AND INSTALLED IN THE 2019 DRAWING WORK, WHICH DO NOT COMPLY WITH THE ORDINANCE, THE REVISIONS MUST BE MADE, SUBMITTED AND APPROVED BY THE LANDSCAPE ARCHITECT.

ETWU (Annual Gallons Required) =
ETo x 0.62 x ETAF x Area

MAWA (Annual Gallons Allowed) = ETo x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA]
where 0.62 is a conversion factor that converts ETo to gallons per square foot, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

RJM DESIGN GROUP

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS DATE

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN ILLUSTRATIVE

JOB # 240-19
DESIGNED LM
DRAWN DSG
CHECKED LM
DATE 7.26.2018

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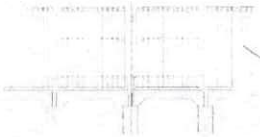
SHEET
4 of 23

CREE LED HIGH OUTPUT PARKING FIXTURE

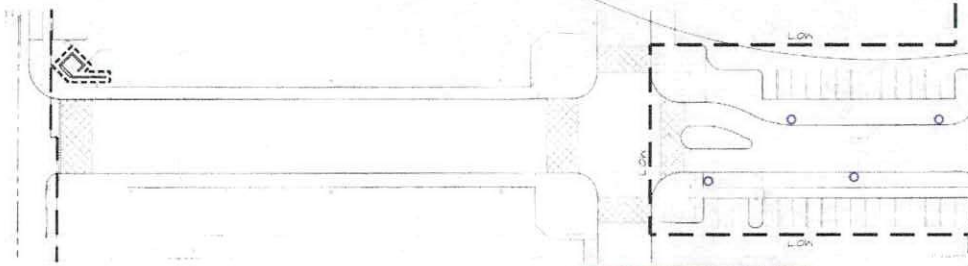
TRASH RECEPTACLE BY CONCEPTUAL SITE FURNISHINGS MODEL: CITY STANDARD 10"



TUBULAR STEEL MAINTENANCE GATE/FENCING

BIKE RACK BY DUMOR MODEL: 130-50 S-1

TUBULAR STEEL PEDESTRIAN GATE/FENCING



SEATWALL - ORCO BLOCK (TYPE) SHOT BLAST COLOR: GRAY MEDIUM WEIGHT

CONCRETE TERRACED SEATING

BASKET COURTS W/ PLEX PAVE SURFACING

COURT TABLES BY QUICK CRETE MODEL: QR42PC

BACKBOARD SUPPLIED BY BSN SPORTS MODEL: 32575

0 15 30 60

UNDERGROUND SERVICE ALERT

CALL: 811

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RJM DESIGN GROUP

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS DATE

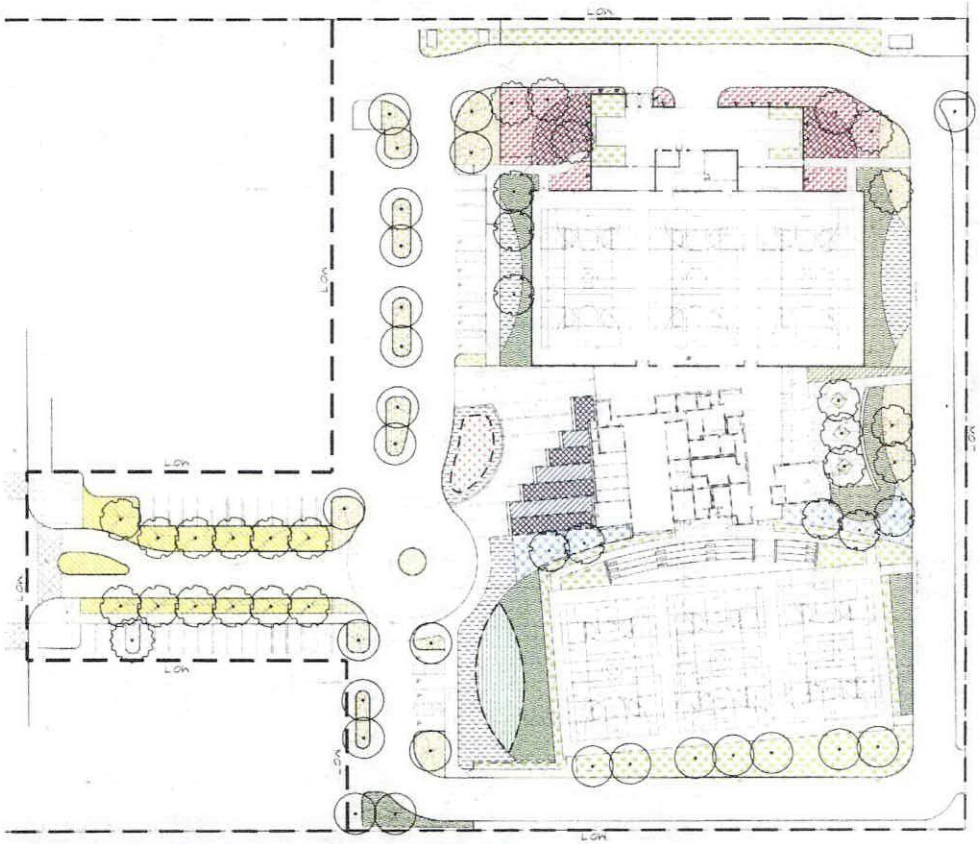
SHEET TITLE

LANDSCAPE SITE FURNITURE

JOB # 240-74
DESIGNED LM
DRAWN ESC
CHECKED LM
DATE 6/18/2016

SHEET

5 of 23



GEIJERA PARVIFLORA

LAGERSTROEMIA X 'MUSKOGEE'

PISTACIA CHINESIS

TRISTANIA CONFERTA

LIMUS PARVIFOLIA

ALOE X NOBILIS

BULBINE F. HALLMARK

CAREX DIVULSA

KNIPHOFIA 'SHINING SCEPTRE'

DIANELLA R. 'DR004

LINOUS P. 'ELK BLUE'

LANTANA 'NEW GOLD'

MUHLENBERG A RIGENS

NANDINA D. 'GULFSTREAM'

PARTHENOCISSUS TRICUSPIDATA

PITTOSPORUM T. VARIEGATA

RHAPHOLEPIS 'CLARA'

SENECIO TALNOIDES 'MANDRAL SCALE'

TRACHELOSPERMUM JASMINOIDES

TREE LEGEND

BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT X SPREAD	REMARKS
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	24" BOX	SUBMIT PHOTOS	MOD
LAGERSTROEMIA X FAUREI 'MUSKOGEE' / CRAPE MYRTLE	24" BOX	SUBMIT PHOTOS	MOD
PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	SUBMIT PHOTOS	MOD
TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	SUBMIT PHOTOS	MOD
ULMUS PARVIFOLIA 'TRIDENT' / CHINESE EVERGREEN ELM	24" BOX	SUBMIT PHOTOS	MOD

SHRUB / GROUNDCOVER LEGEND

BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	HEIGHT
ALOE X NOBILIS / GOLDEN TOOTHED ALOE	1 GAL	2'-0" O.C.	LOW
BULBINE FRUTESCENS 'HALLMARK' / ORANGE STALKED BULBINE	1 GAL	1'-6" O.C.	LOW
CAREX DIVULSA / BERKELEY SEDGE	1 GAL	1'-6" O.C.	MOD
DIANELLA REVOLUTA 'DR004' / NEW ZEALAND DIANELLA	1 GAL	2'-0" O.C.	MOD
LINOUS PATENS 'ELK BLUE' / ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	1'-6" O.C.	MOD
KNIPHOFIA X 'SHINING SCEPTER' / RED HOT POKER	1 GAL	2'-0" O.C.	MOD
LANTANA CAMARA 'MONTEVIDENSIS' X 'NEW GOLD' / LANTANA	5 GAL	4'-0" O.C.	LOW
MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	2'-0" O.C.	MOD
NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	1 GAL	2'-6" O.C.	MOD
PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	1 GAL	4'-0" O.C.	MOD
PITTOSPORUM TOBIRA 'VARIEGATA' / INDIAN MOCKORANGE	1 GAL	4'-0" O.C.	MOD
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	1 GAL	5'-0" O.C.	MOD
SENECIO TALNOIDES SSP. MANDRALISCAE / BLUE CHALK STICKS	1 GAL	3'-0" O.C.	LOW
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL	5'-0" O.C.	MOD

0 15 30 60

UNDERGROUND SERVICE ALERT
CALL: 811
"NO WORKING DAYS BEFORE YOU DIG"

RJM DESIGN GROUP

CONSULTANT

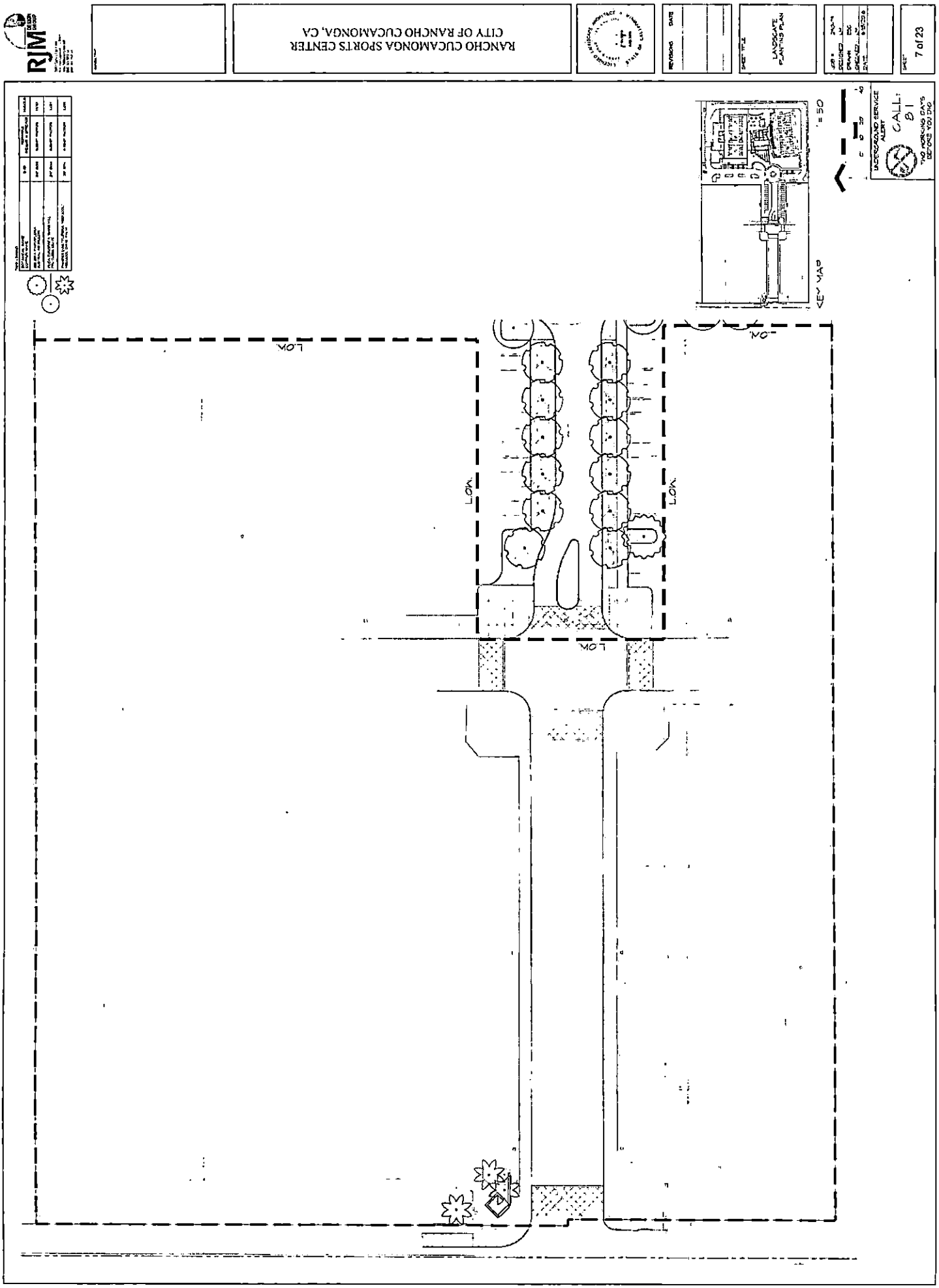
RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS DATE

SHEET TITLE
LANDSCAPE PLANT MATERIAL IMAGES

JOB # 240-14
DESIGNED LM
DRAWN EDC
CHECKED LM
DATE 8.15.2016

SHEET
6 of 23


RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA
LANDSCAPE PLANTING PLAN
7 of 23
KEY MAP
UNDERGROUND SERVICE ALERT
CALL: 81
TWO WORKING DAYS BEFORE YOU DIG
L.O.W.

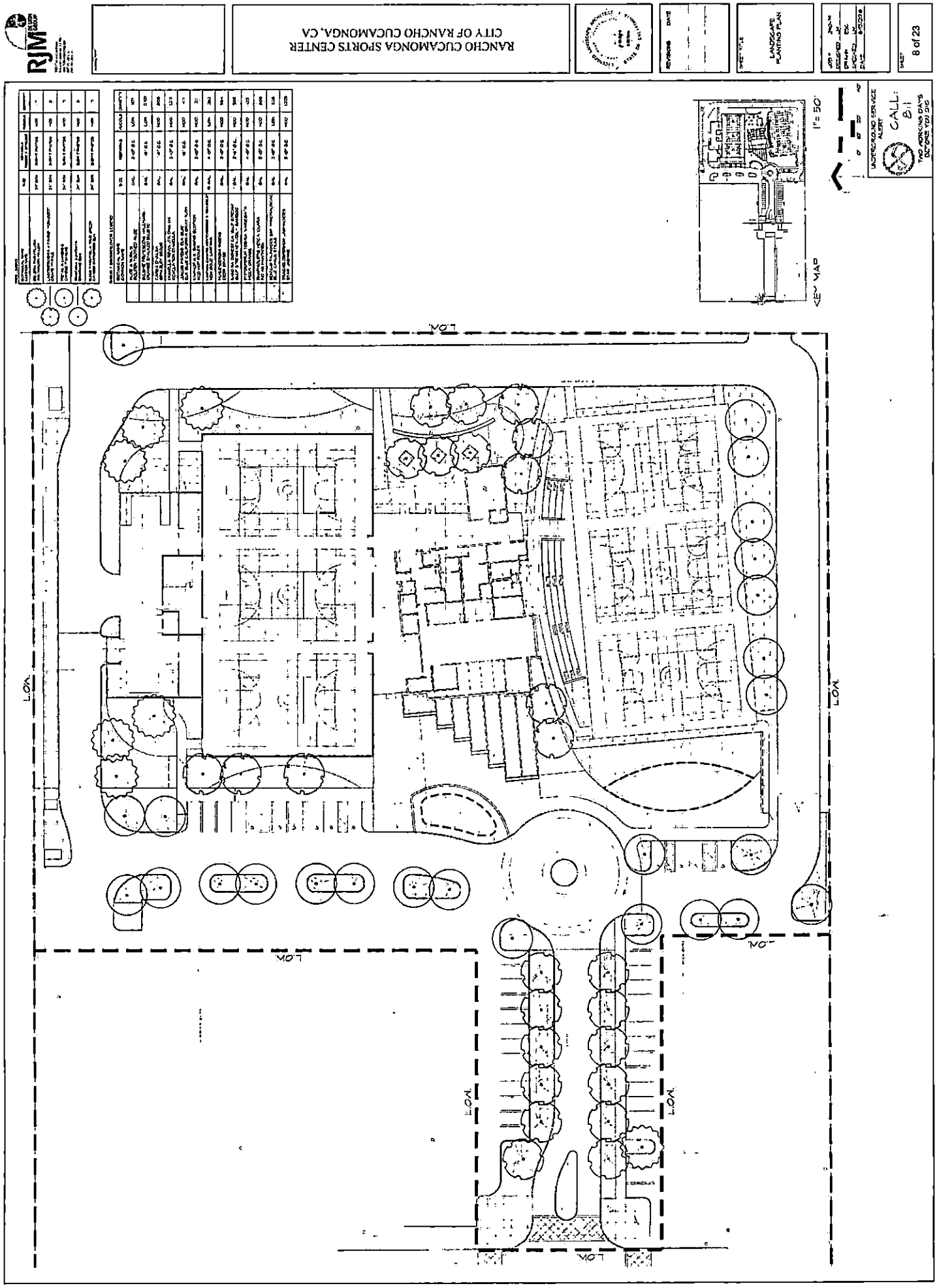
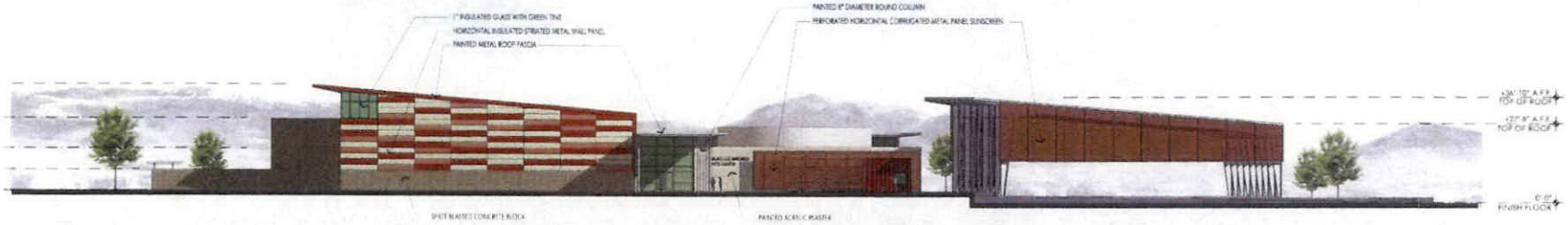
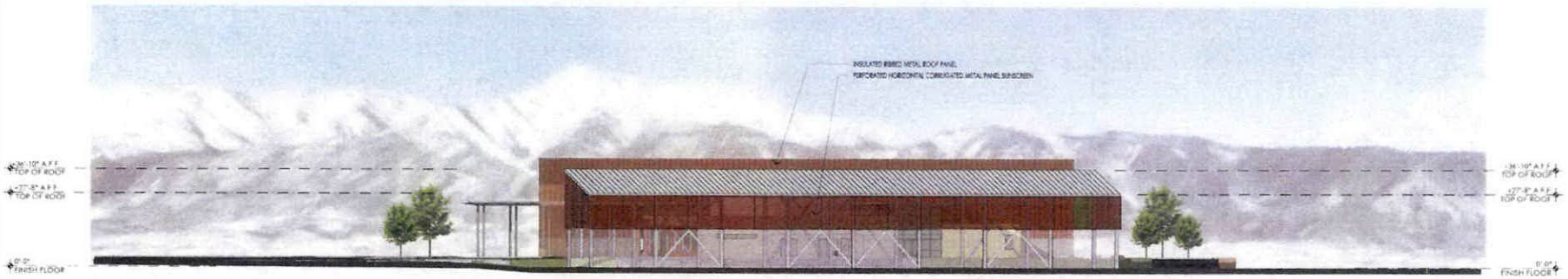

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA
LANDSCAPE PLANTING PLAN
8 of 23
KEY MAP
1" = 50'
CALL: 8:1
TWO WORKING DAYS BEFORE YOU DIG
L.O.W.

EXHIBIT D



West Elevation



South Elevation

South Building Elevation

RJM DESIGN GROUP

RCA+A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE
BUILDING ELEVATIONS

JOB #	2014.08
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	2/26/2018

SHEET
9 of 23

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East Elevation

North Elevation

RJM DESIGN GROUP

RCA+A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE
BUILDING ELEVATIONS

JOB #	2014.08
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	1/29/2016

SHEET
10 of 23

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ENTRY PERSPECTIVE

WEST PERSPECTIVE

RJM DESIGN GROUP

CONSULTANT
RCA + A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE
BUILDING PERSPECTIVES

JOB #	2014-08
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	2/23/2015

SHEET
11 of 23

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PERSPECTIVE SOUTHWEST

EAST PERSPECTIVE

RJM DESIGN GROUP

RCA + A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE

BUILDING PERSPECTIVES

JOB #	2014.06
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	2/28/2018

SHEET

12 of 23

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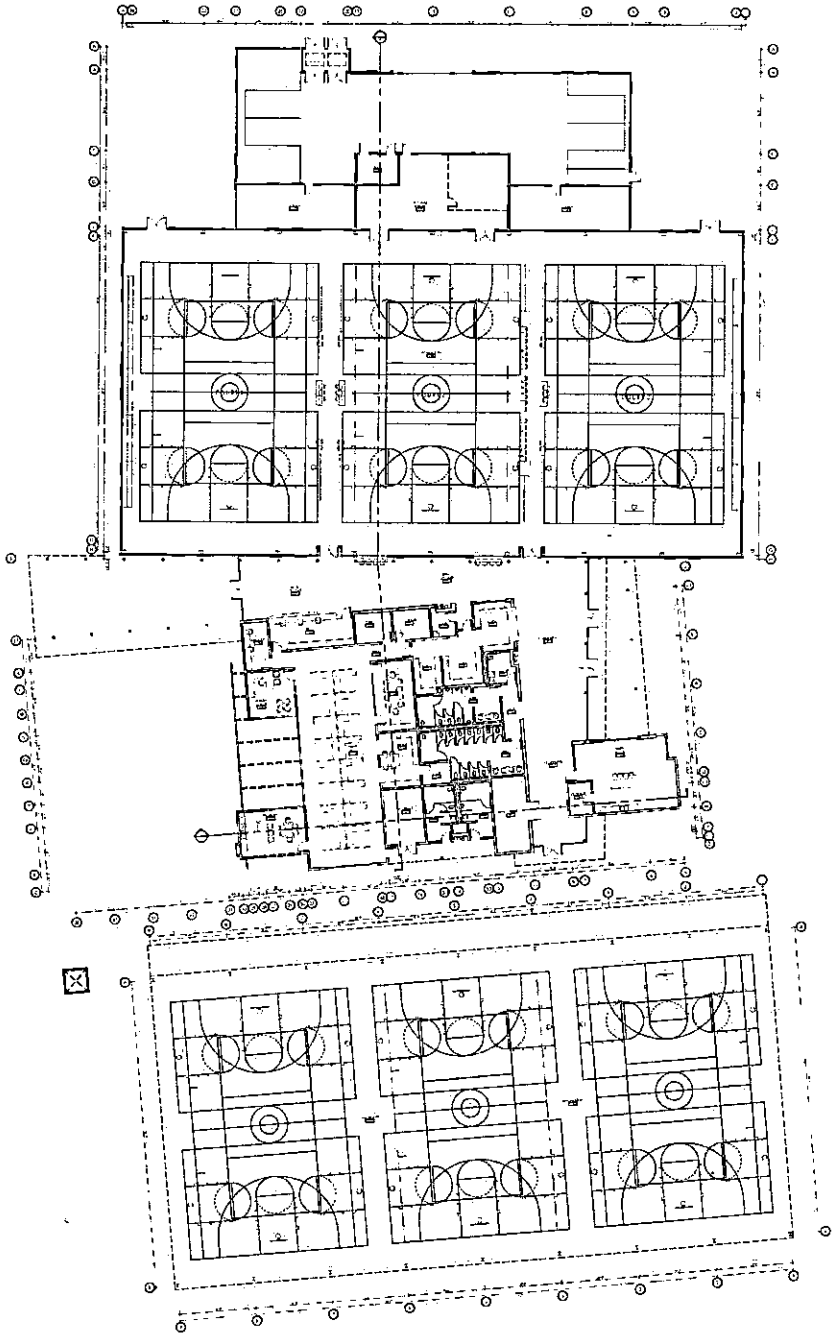

FLOOR PLAN

SCALE 1/16" = 1'-0"

1

RJM DESIGN GROUP

RCA + A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE

FLOOR PLAN

JOB #	2014.06
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	2/29/2016

SHEET

13 of 23

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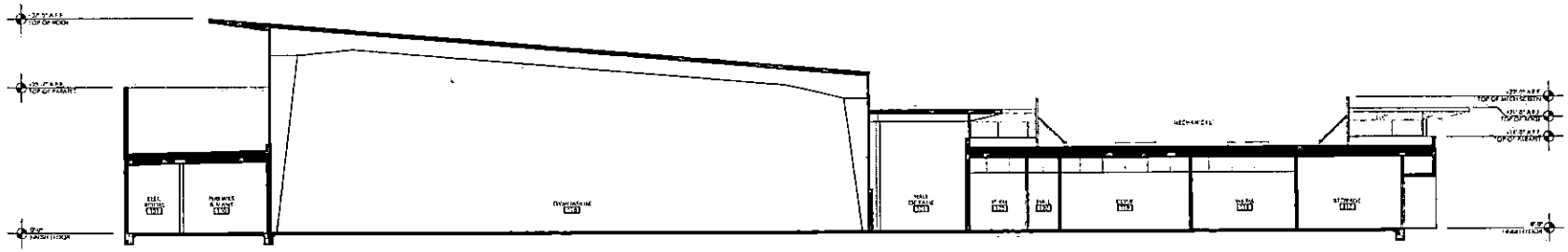
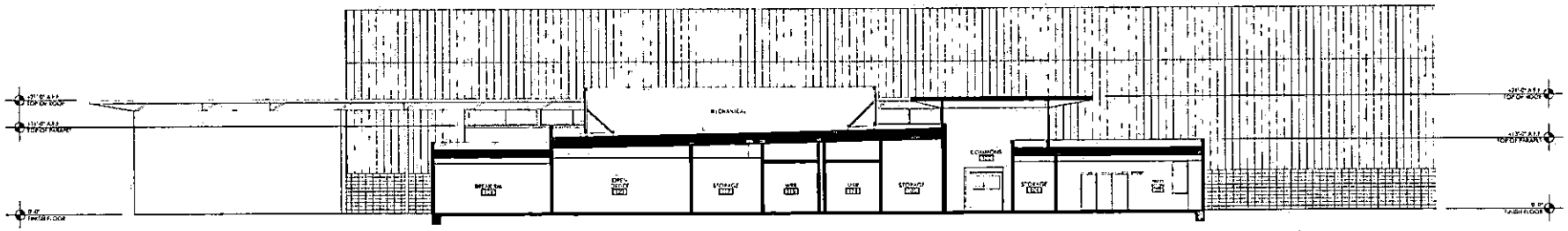


SECTION | SCALE 1/8" = 1'-0" | 2



SECTION | SCALE 1/8" = 1'-0" | 1

RJM DESIGN GROUP

RCA + A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE

BUILDING PERSPECTIVES

JOB #	2014.08
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	9/29/2016

SHEET

14 of 23

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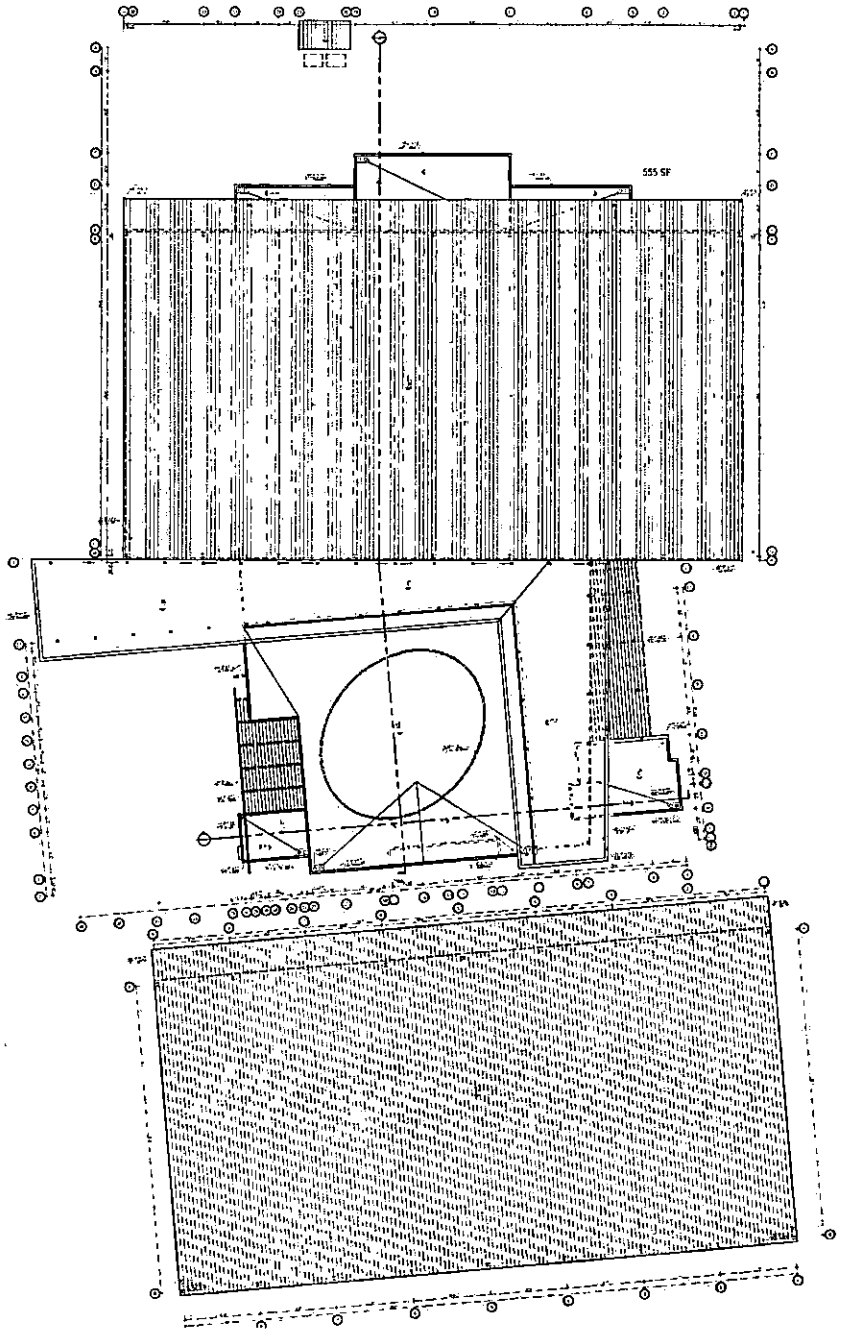

ROOF PLAN | SCALE 1/8" = 1'-0" | 1

RJM DESIGN GROUP

RCA+A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE
ROOF PLAN

JOB # 2016.08
DESIGNED RCA
DRAWN RCA
CHECKED RCA
DATE 3/29/2018

SHEET
15 of 23

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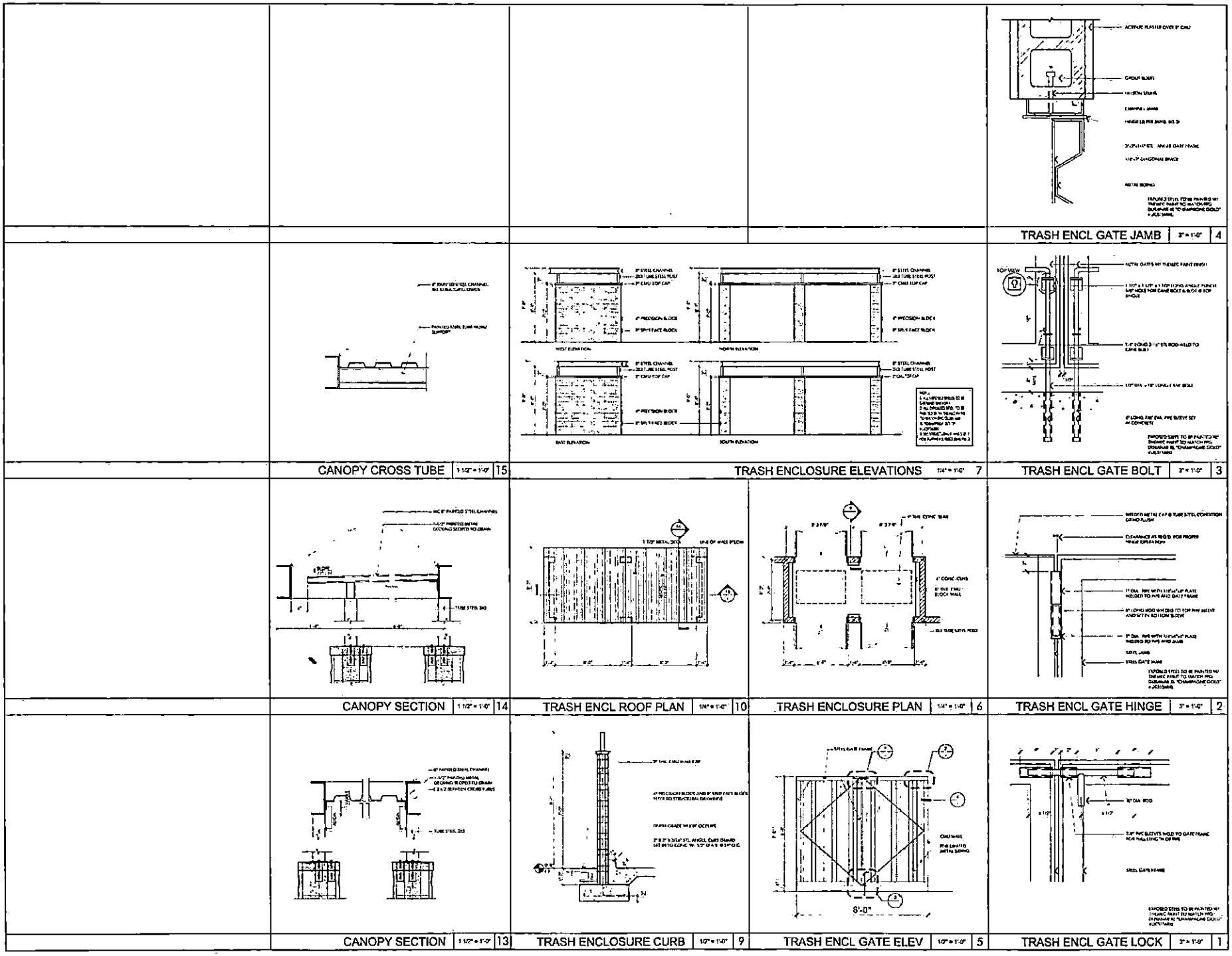

RJM DESIGN GROUP

RCA + A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE
DESIGN DEVLP	3/29/10

SHEET TITLE
SITE DETAILS

JOB #	2014.00
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	5/27/2010

SHEET
16 of 23

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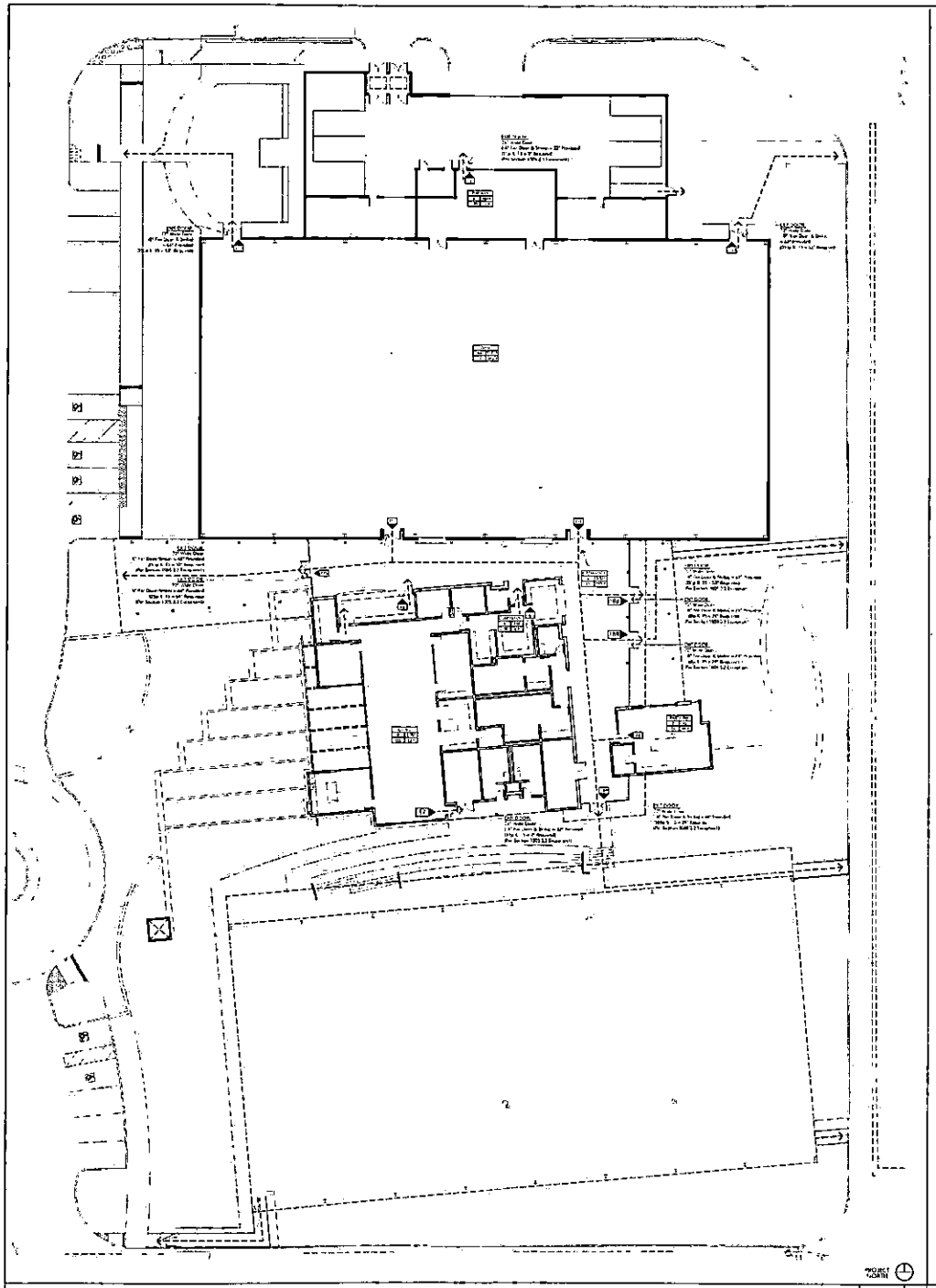
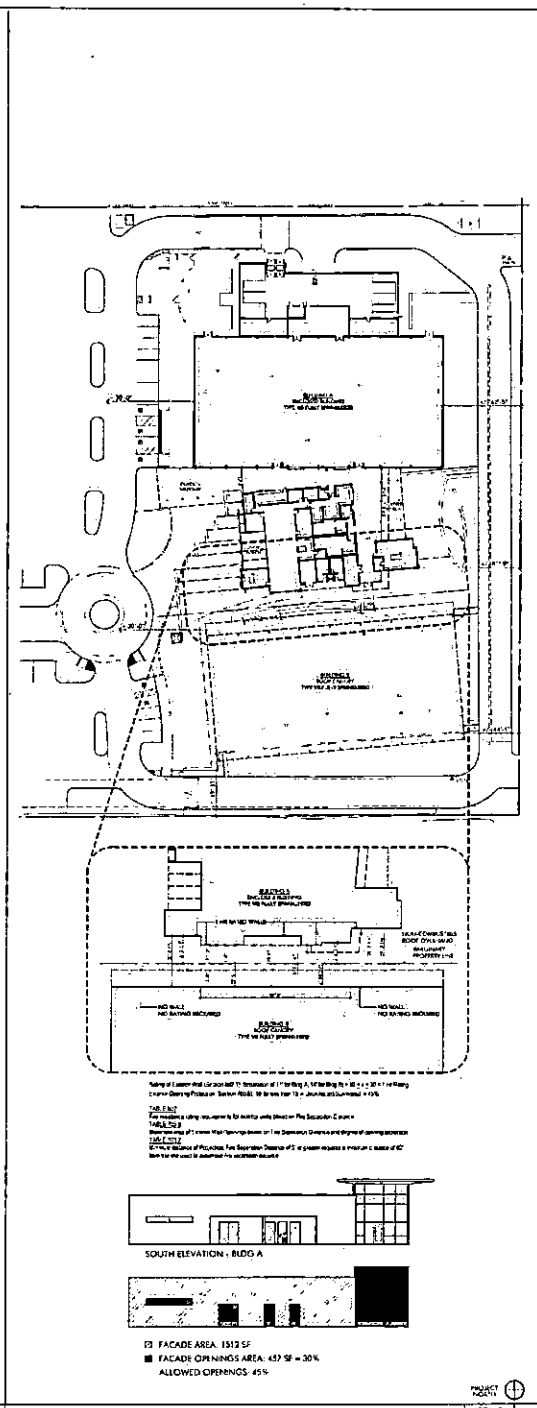


EXITING FLOOR PLAN | SCALE 1/16" = 1'-0" | 1



SITE ANALYSIS & BUILDING SEPARATION | SCALE 1" = 40'-0" | 1

BLDG CODE ANALYSIS

GOVERNING CODE	2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC, 2009 IECC
ASSESSOR PARCEL NUMBER	0229-221-49, 0229-221-44
BUILDING OCCUPANCY CLASSIFICATION	A-4 (Assembly) & B (Business)
CONSTRUCTION TYPE (See Section 601)	Fully Sprinklered Type VB (Fully Sprinklered)
TYPE SUPPRESSION SYSTEM	Sprinklered (NFPA 13)
ALLOWABLE HEIGHT (Table 503, Section 504)	Type VB: 3 Story - 75'-0" (Fully Sprinklered)
ACTUAL BUILDING HEIGHT	Type VB: 1 Story - 24'-0" A.F.F.
ALLOWABLE AREA (Table 503, Section 506)	Type VB: 36,000 SF (Non Combustible Nature)
ACTUAL FLOOR AREA	Type VB: 31,884 SF
TOTAL SITE AREA	8.41 Acres (Area of Improvements is 4.40 Acres)
PARKING PROVIDED	462 Spaces

Location on Site (Site Plan)

BUILDING A

BUILDING B

BUILDING OCCUPANT EXITING

ROOM NAME	OCCUPANCY	AREA	OCCUPANCY FACTOR	TOTAL OCCUPANTS	REQ'D EXITS
Gymnasium	A-4	21,005 SF	15 Gross	1402	2
Public Works & Maintenance	B	1,844 SF	100 Gross	11	1
Storage	B	1,267 SF	Not Req.	0	0
Office Area	B	3,267 SF	100 Gross	33	1
Concession	B	150 SF	100 Gross	5	1
Party Room	B	661 SF	15 Gross	44	1
Restroom/Locker	B	1,231 SF	Not Req.	0	0
Storage	B	405 SF	Not Req.	0	0
Circulation	B	3,325 SF	15 Gross	222	2
			TOTAL OCCUPANTS	1718	

BLDG PLUMBING FIXTURES

A-4 OCCUPANCY & B OCCUPANCY OVERALL PROPOSED FUTURE COURT

FIXTURE	TOTAL NO. REQUIRED	TOTAL NO. PROVIDED	TOTAL WOMEN PROVIDED	TOTAL MEN PROVIDED	TOTAL PROVIDED
WATER CLOSET					
URINAL					
LAVATORIES					
DRINKING FOUNTAIN	REQUIRED - Per Table 422.1		PROVIDED - Per Table 422.1		

WALL LEGEND

NON-RATED STUD WALL

8" CMU WALL

LEGEND

FIRE EXTINGUISHER LOCATION

INDICATES DIRECTION OF TRAVEL & OCCUPANT LOAD

MAXIMUM EXITING DISTANCE & DIRECTION OF TRAVEL

DEFIBRILLATOR

KNOX BOX

RJM DESIGN GROUP

RCA + A

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE

CODE ANALYSIS PLAN

JOB #	2014.08
DESIGNED	RCA
DRAWN	RCA
CHECKED	RCA
DATE	3/1/2016

SHEET

17 of 23

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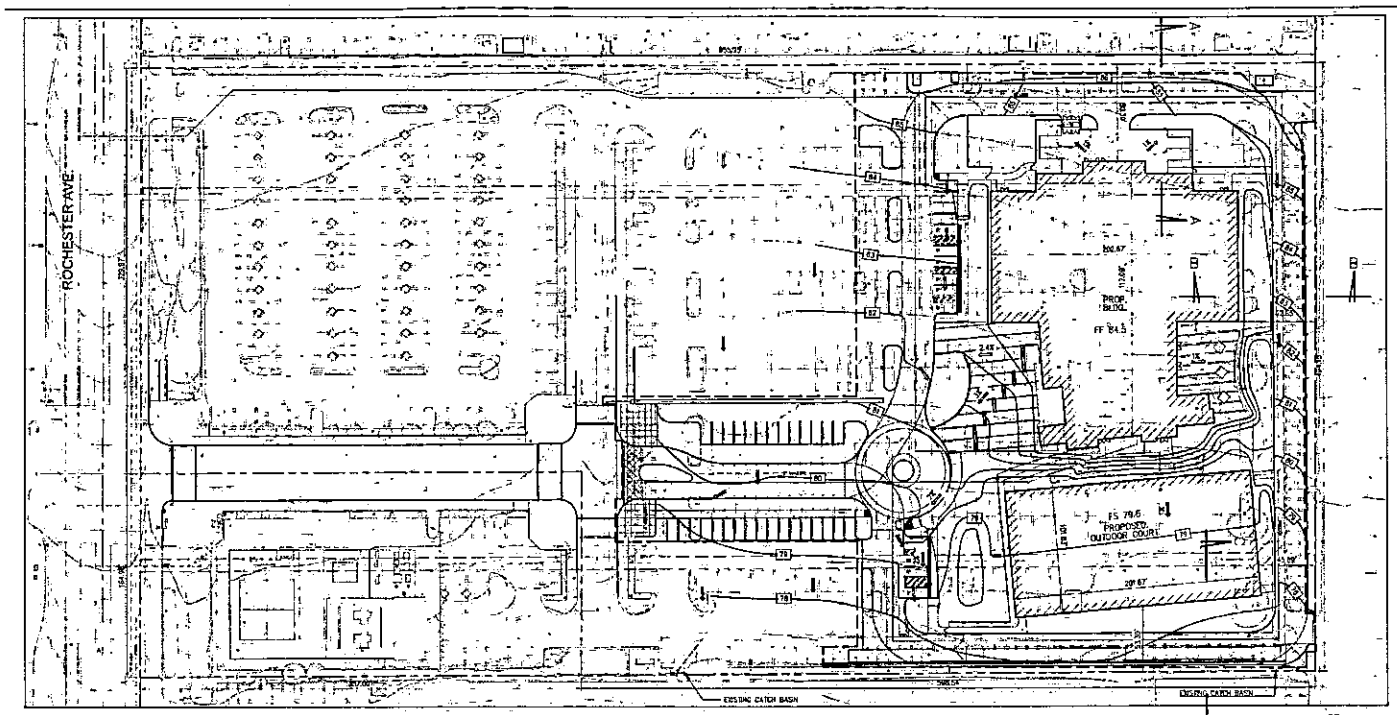
EXHIBIT E

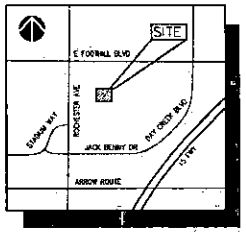
Item D – 22



8273 ROCHESTER AVE
RANCHO CUCAMONGA, CA

SCALE: 1"=40'

VICINITY MAP
NOT TO SCALE



UTILITY COMPANIES

A. GENERAL TELEPHONE COMPANY (800) 483-3000
FOR UNDERGROUND SERVICE
B. SOUTHERN CALIFORNIA GAS COMPANY (800)
427-2200
1981 W. LUGONIA AVENUE, REDLANDS, CA 92373
C. CUCAMONGA COUNTY WATER DISTRICT (909)
987-2591
9841 SAN BERNARDINO ROAD
RANCHO CUCAMONGA, CA 91730
D. METROPOLITAN WATER DISTRICT (909) 593-7474
700 N. MORENO AVENUE, LA VERNE, CA 91730
E. SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555
7951 REDWOOD AVENUE, FONTANA, CA 92335
F. PACIFIC TELEPHONE COMPANY (714) 999-5639

BASIS OF BEARINGS:
THE CENTERLINE OF ROCHESTER AVENUE AS SHOWN ON PARCEL MAP NO. 17866 FILE DWG BOOK 328 PAGES 61&62 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY RECORDER BEING N 00°08'57" E.

BENCHMARK:
CITY OF RANCHO CUCAMONGA BENCHMARK NUMBER 10018 ELEVATION: 1119.709

FD. 2" BRASS DISK IN TOP OF EAST END OF SOUTH CONCRETE END WALL OF TWIN 8FT. ARCH CULVERT STAMPED "SBCS BM NO. 700-29 1968" SOUTH OF ATCHINSON, TOPEKA AND SANTA FE RAILROAD 0.12 MILE WEST OF ROCHESTER AVENUE, 8.5 FT. SOUTH OF RAIL

TOTAL PROJECT AREA	TOTAL PERVIOUS		TOTAL IMPERVIOUS	
PRE-PROJECT CONDITIONS	21,466 SF	11%	173,683 SF	89%
POST-PROJECT CONDITIONS	58,545 SF	30%	136,604 SF	70%

TOTAL AREA	9.52 ACRES
DISTURBED AREA	4.48 ACRES

PRELIMINARY EARTHWORK

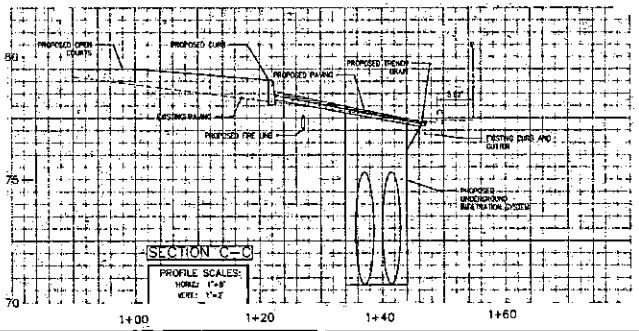
FILL	8,860 CY
CUT	5,175 CY
EXPORT	298 CY

NOTE: THE QUANTITIES SHOWN ABOVE ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE.

LEGEND

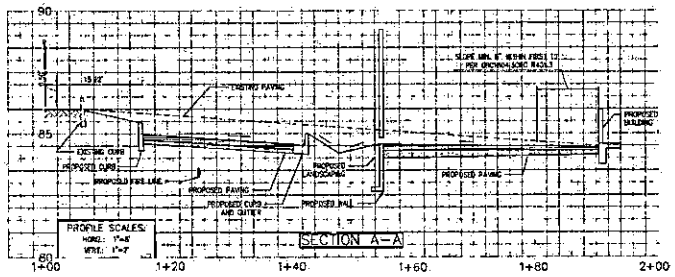
- DIRECTION OF FLOW
- PROPOSED BUILDING (DRAINS TO BIO-RETENTION AREAS)
- PROJECT LIMIT
- PROPERTY LINE
- CONTOUR LINE
- AC PAVEMENT

FF= FINISH FLOOR



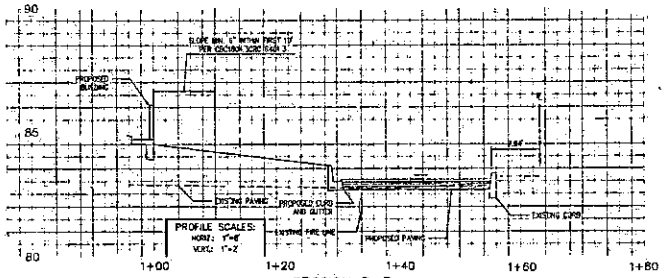
SECTION C–C

PROFILE SCALES:
HORIZ: 1"=8'
VERT: 1"=2'



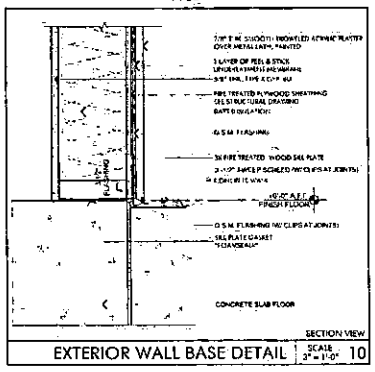
SECTION A–A

PROFILE SCALES:
HORIZ: 1"=8'
VERT: 1"=2'

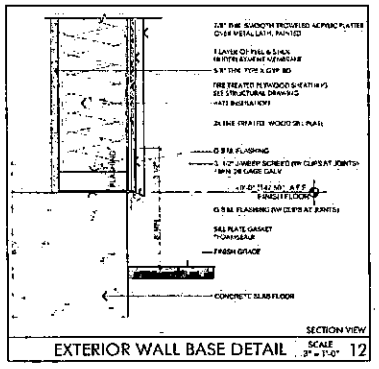


SECTION B–B

PROFILE SCALES:
HORIZ: 1"=8'
VERT: 1"=2'



EXTERIOR WALL BASE DETAIL SCALE 3" = 1'-0" 10



EXTERIOR WALL BASE DETAIL SCALE 3" = 1'-0" 12

UNDERGROUND SERVICE ALERT
CALL: 811
TWO WORKING DAYS BEFORE YOU DIG

RJM DESIGN GROUP

MCE CONSULTANTS

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

C-53059
Exp. 06-30-17

REVISIONS	DATE

SHEET TITLE
CONCEPTUAL GRADING & DRAINAGE PLAN

JOB # 48,741
DESIGNED JA
DRAWN STAFF
CHECKED JA
DATE 6/22/2016

SHEET
18 of 23

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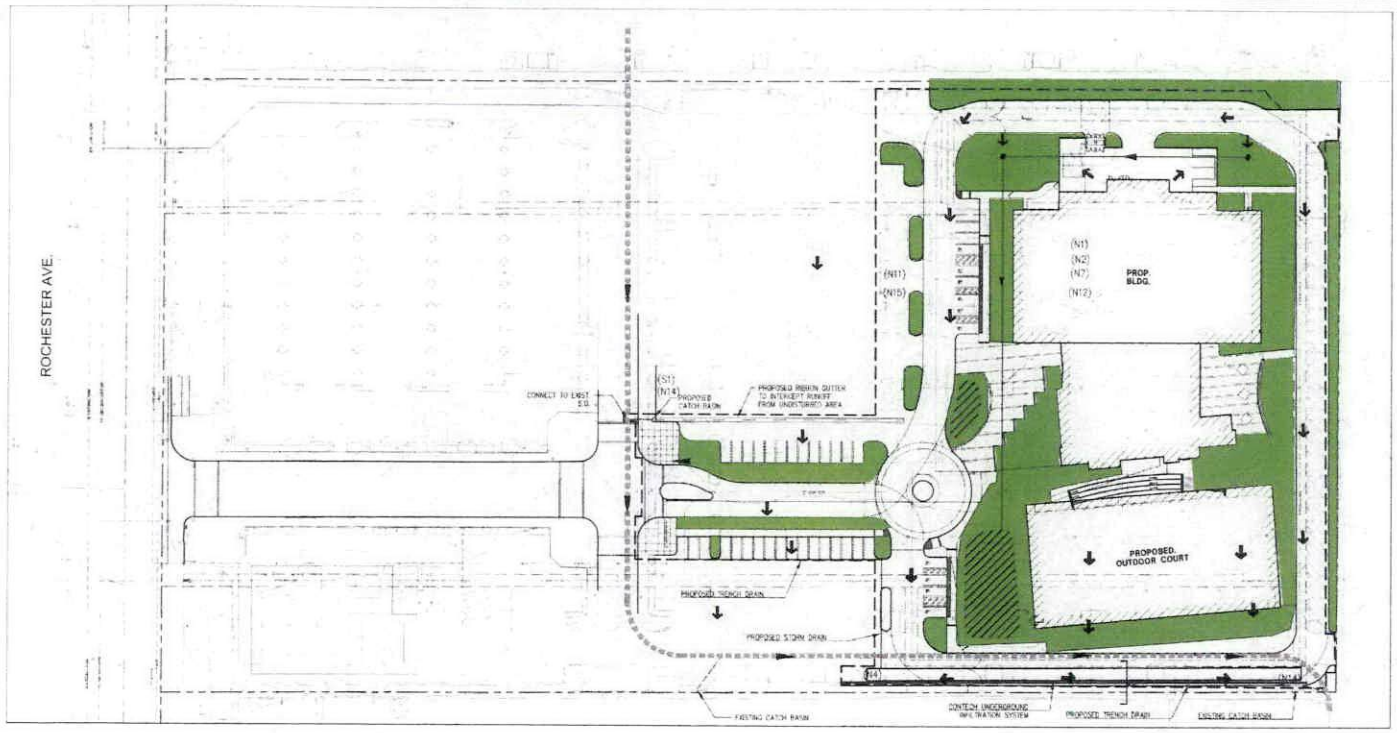


TOTAL PROJECT AREA	TOTAL PERVIOUS		TOTAL IMPERVIOUS	
PRE-PROJECT CONDITIONS	20,744 SF	11%	160,938 SF	89%
POST-PROJECT CONDITIONS	46,455 SF	30%	155,228 SF	70%

TOTAL AREA	9.32 ACRES
DISTURBED AREA	4.48 ACRES

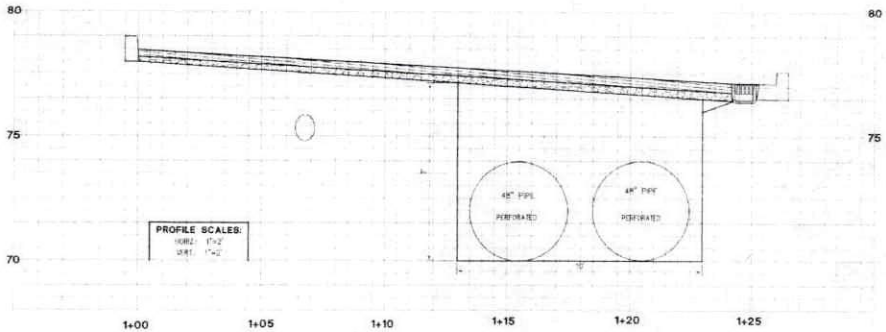
BMP LEGEND

Structural BMPs
- (S1) Catch Basin Stenciling
- (S4) Common Area Efficient Irrigation
- (S5) Landscape Area Finish Grade Suppression

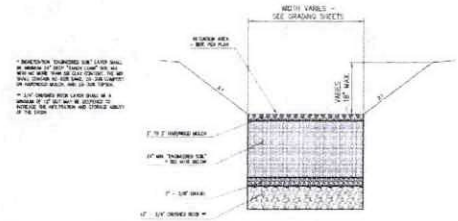
Non-Structural BMPS
- (N1) Education for Property Owners and Occupants
- (N2) Activity Restrictions
- (N3) Common Area Landscape Management
- (N4) BMP Maintenance
- (N7) Spill Contingency Plan
- (N11) Common Area Litter Control
- (N12) Employee Training
- (N14) Common Area Catch Basin Inspection
- (N15) Street Sweeping – Parking Lots

DIRECTION OF FLOW
PROPERTY LINE
PROJECT LIMIT
STORM DRAIN
PERVIOUS AREA
PROPOSED BUILDING
BIO-RETENTION BASIN

SCALE: 1"=40'



SECTION A-A



1 BIORETENTION AREA (WITHOUT UNDERDRAIN) SCALE: N.T.A.

8273 ROCHESTER AVE
RANCHO CUCAMONGA,CA

UNDERGROUND SERVICE ALERT
CALL: 811
TWO WORKING DAYS BEFORE YOU DIG

RJM DESIGN GROUP

MCE

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

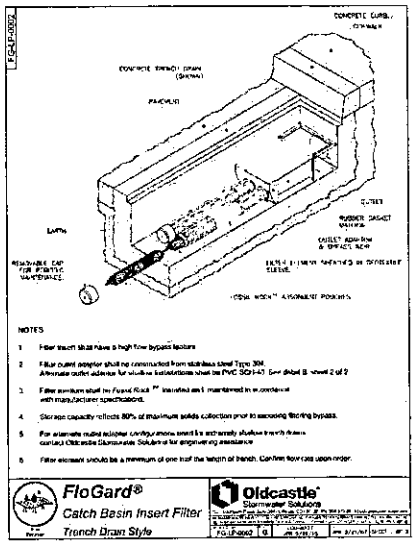
SHEET TITLE
PRELIMINARY W MP SITE MAP & DRAINAGE PLAN

JOB #	48,141
DESIGNED	JR
DRAWN	STAFF
CHECKED	JR
DATE	6/10/2016

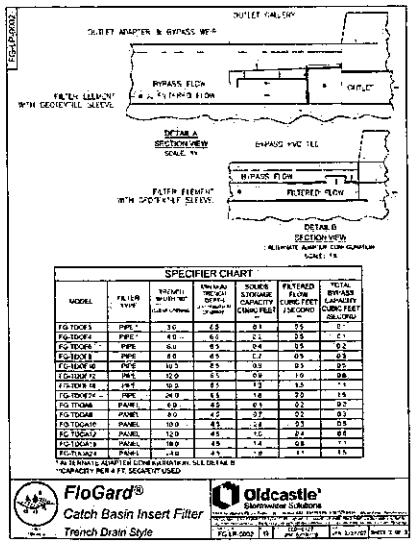
SHEET
19 of 23

BMP INSPECTION AND MAINTENANCE

BMP	RESPONSIBLE PARTY	INSPECTION/MAINTENANCE ACTIVITIES REQUIRED	MINIMUM FREQUENCY
EDUCATION (N1) (N12)	CITY OF RANCHO CUCAMONGA	ENSURE THAT ALL EMPLOYEES ARE ADHERING TO ACTIVITY RESTRICTIONS AND OTHER RESTRICTIONS OUTLINED IN THE WQMP. RE-TRAIN/RE-EDUCATE AS NECESSARY	ANNUALLY & WITHIN 2 MONTHS OF HIRE DATE
ACTIVITY RESTRICTIONS (N2)	CITY OF RANCHO CUCAMONGA	CAR WASHING AND HOSING OF PAVED AREAS ARE PROHIBITED. STORAGE OF MATERIALS OUTSIDE THE BUILDING IS NOT ALLOWED	ONGOING
LANDSCAPE MANAGEMENT BMP (N3)	CITY OF RANCHO CUCAMONGA	MAINTAIN LANDSCAPE IN ACCORDANCE WITH APPLICABLE ORDINANCES AND WITH MANUFACTURERS' GUIDELINES FOR USE OF PESTICIDES AND FERTILIZERS	ONGOING
SPILL CONTINGENCY PLAN (N7)	CITY OF RANCHO CUCAMONGA	DEVELOP PROCEDURES TO PREVENT/MITIGATE SPILLS TO STORM DRAIN SYSTEMS. DEVELOP SPILL PREVENTION CONTROL AND COUNTER-MEASURES PLAN THAT INCLUDES FACILITY MAP, NOTIFICATION AND EVACUATION PROCEDURES, CLEANUP INSTRUCTIONS, IDENTIFICATION OF RESPONSIBLE DEPARTMENTS AND RESPONSE PERSONNEL	REVIEW AND UPDATE THE PLAN ONCE A YEAR
LITTER CONTROL (N10)	CITY OF RANCHO CUCAMONGA	INSPECT FOR, REMOVE, AND PROPERLY DISPOSE OF LITTER	ONGOING
CATCH BASIN INSPECTION (N14)	CITY OF RANCHO CUCAMONGA	INSPECT THE CATCH BASINS FOR OBSTRUCTIONS/BLOCKAGES AND TO ENSURE THAT THEY CONTINUE TO FUNCTION PROPERLY. REMOVE OBSTRUCTIONS AND CLEAN.	MONTHLY DURING STREET SWEEPING, AND BEFORE AND AFTER EACH STORM EVENT
PRIVATE STREET/LOT SWEEPING (N15)	CITY OF RANCHO CUCAMONGA	SWEEP/VACUUM AREA AND CLEAN ESPECIALLY NEAR DRAINS AND CONTACT THE LOCAL SANITATION DIST. TO REMOVE ANY LARGE DEBRIS	MONTHLY
STORM DRAIN/CATCH BASIN STENCILING (S1)	CITY OF RANCHO CUCAMONGA	INSPECT EXISTING STORM DRAIN STENCILING AND RE-APPLY STENCILING AS NECESSARY AND AT MINIMUM ONCE EVERY FIVE YEARS	ANNUALLY
COMMON AREA EFFICIENT IRRIGATION (S4)	CITY OF RANCHO CUCAMONGA	VERIFY THAT RUNOFF CONTROLLING LANDSCAPE DESIGN CONTINUES TO FUNCTION BY KNOWING WATER SENSORS ARE WORKING PROPERLY, THAT IRRIGATION HEADS ARE ADJUSTED PROPERLY TO ELIMINATE OVERSPRAY TO HARDSCAPE AREAS, AND THAT IRRIGATION TIMING AND CYCLE LENGTHS ARE ADJUSTED IN ACCORDANCE WITH WATER DEMANDS OVER TIME OF YEAR, WEATHER AND DAY OR NIGHT TIME TEMPERATURES.	DURING LANDSCAPE MAINTENANCE
LANDSCAPE AREA FINISH GRADE SUPPRESSION (S5)	CITY OF RANCHO CUCAMONGA	MAINTAIN THE FINISH GRADE OF LANDSCAPE AREAS AT A MINIMUM OF 1-2 INCHES BELOW SURROUNDING CURBS, SIDEWALKS AND PAVEMENTS	DURING LANDSCAPE MAINTENANCE
CONTECH INFILTRATION SYSTEM	CITY OF RANCHO CUCAMONGA	REMOVE LITTER, DEBRIS AND SEDIMENT. REMOVE WEED AREAS, REMOVE AND REPLACE DISEASED VEGETATION, REPAIR EROSION AT INFLOW POINTS	MONTHLY
BIO-RETENTION BASIN	CITY OF RANCHO CUCAMONGA	REMOVE LITTER, DEBRIS AND SEDIMENT. REMOVE WEED AREAS, REMOVE AND REPLACE DISEASED VEGETATION, REPAIR EROSION AT INFLOW POINTS	MONTHLY
KRISTAR FLO-GARD FILTER INSERT	CITY OF RANCHO CUCAMONGA	INSPECT CATCH BASIN FOR DEFECTS, AND VACUUM THE COLLECTED MATERIALS FROM THE UNIT. INSPECT THE FILTER LINER, GASKETS, STAINLESS STEEL FRAME AND MOUNTING BRACKETS FOR CONTINUED SERVICEABILITY. INSPECT THE FILTER MEDIA PERIODICALLY AND REPLACE AS NECESSARY. SEE APPENDIX FOR THE MANUFACTURER'S RECOMMENDATIONS.	THREE TIMES A YEAR AT MINIMUM, AND BEFORE AND AFTER EACH MAJOR STORM



KRISTAR FLO-GARD FILTER INSERT NOT TO SCALE



CONTECH INFILTRATION SYSTEM

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UNDERGROUND SERVICE ALERT
CALL: 811
TWO WORKING DAYS BEFORE YOU DIG

RJM DESIGN GROUP

MCE CONSULTING ENGINEERS

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

C-39955 Exp. 06-30-17

REVISIONS	DATE

SHEET TITLE
PRELIMINARY WQMP SITE MAP & DRAINAGE PLAN DETAIL

JOB # 49,141
DESIGNED JA
DRAWN STAFF
CHECKED JA
DATE 6/10/2016

SHEET
20 of 23

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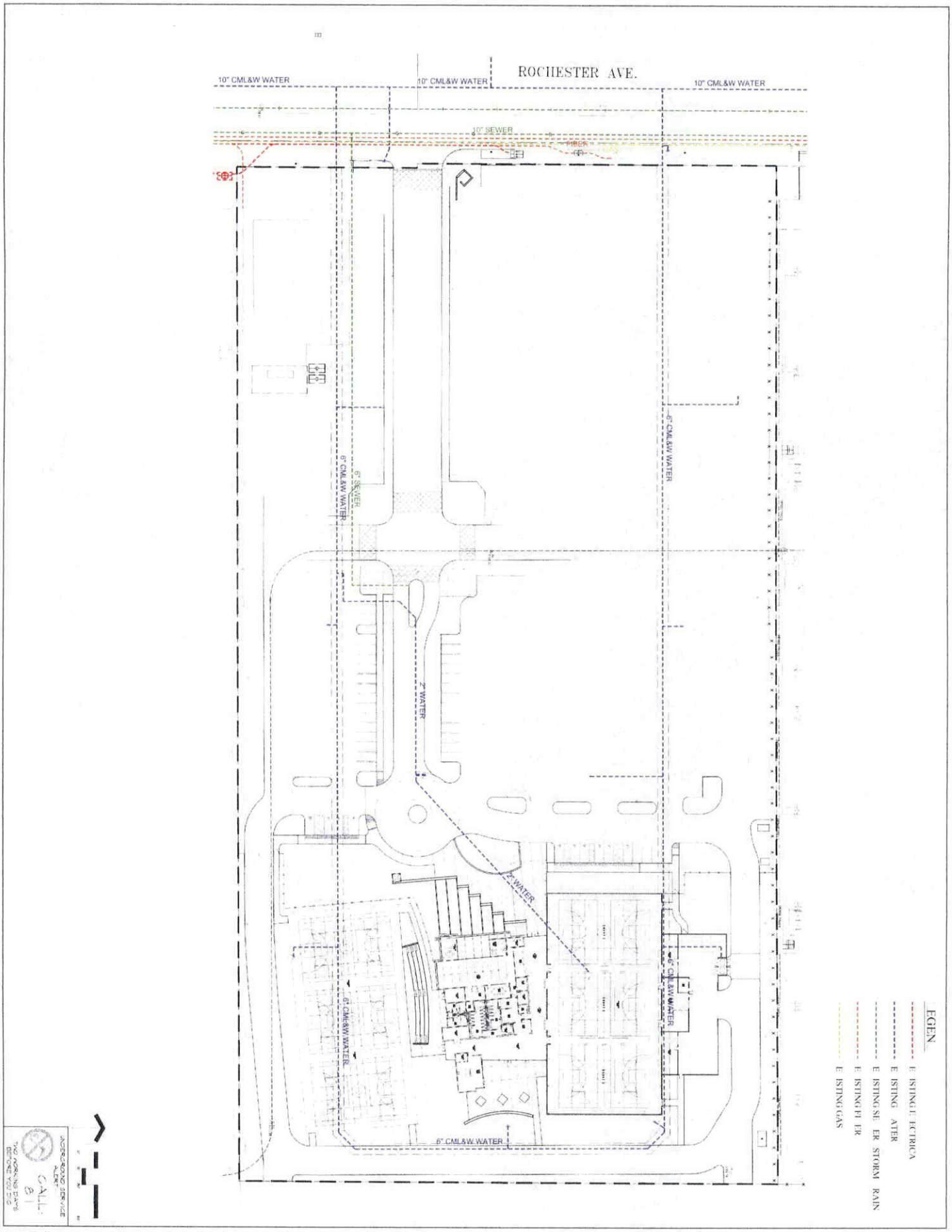
ROCHESTER AVE.
10" CML&W WATER
10" CML&W WATER
10" CML&W WATER
10" SEWER
FIBER
6" CML&W WATER
6" SEWER
6" CML&W WATER
2" WATER
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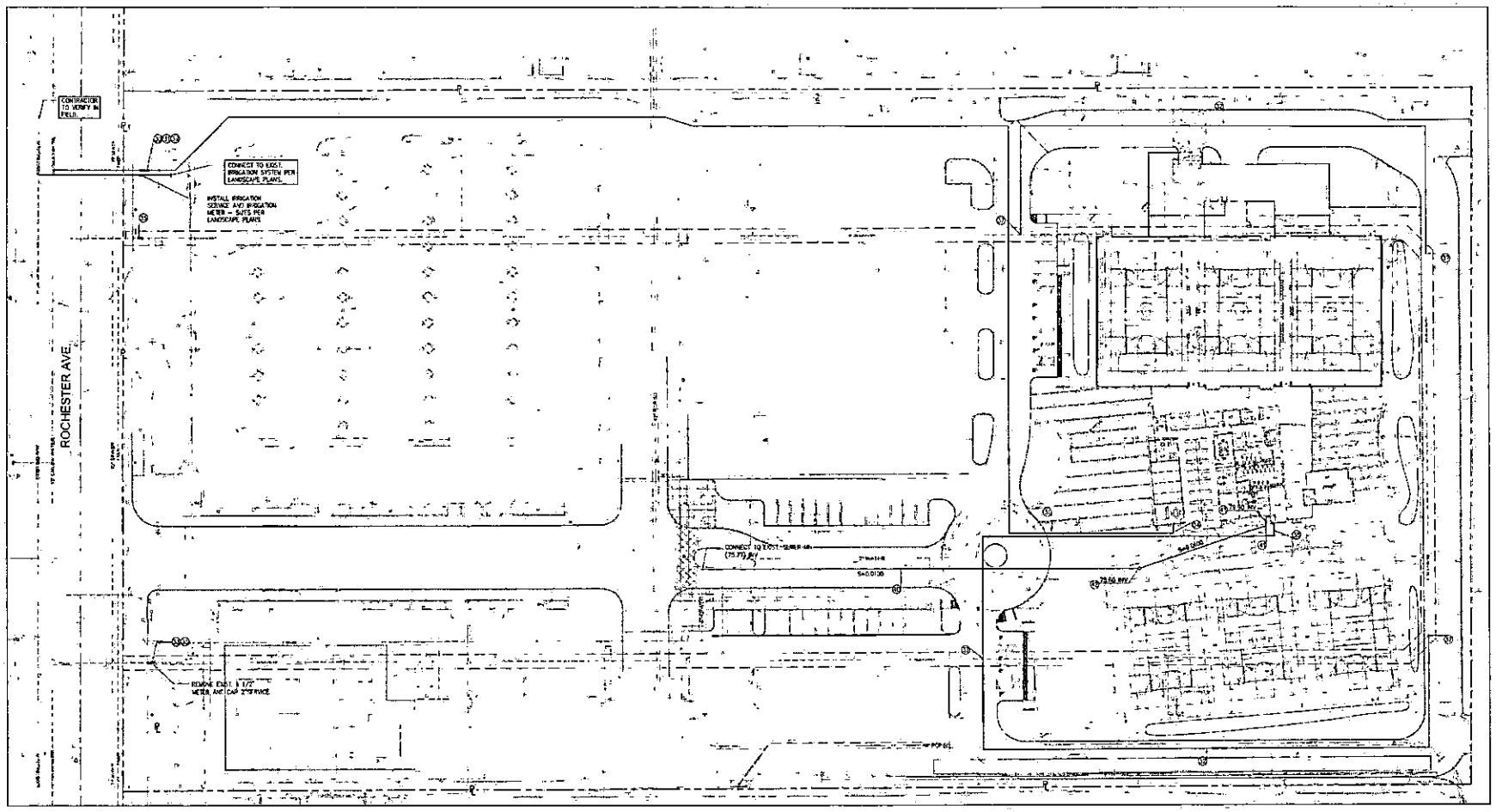
UNDERGROUND SERVICE ALERT
CALL: 8 1
TWO WORKING DAYS BEFORE YOU DIG
RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA
RJM DESIGN GROUP
REVISIONS
DATE
SHEET TITLE
EXISTING UTILITY PLAN
SHEET
21 of 23



WATER & FIRE & SEWER CONSTRUCTION NOTES

- (5) CONSTRUCT 2" DOMESTIC WATER LINE
- (10) CONSTRUCT 2" DOMESTIC WATER METER
- (12) CONSTRUCT 6" OR 8" WATER LINE
- (13) CONSTRUCT FIRE DEPARTMENT CONNECTION
- (14) CONNECT TO BUILDING WATER STUB
- (15) CONSTRUCT 6" DOUBLE DETECTOR CHECK
- (16) CONSTRUCT 8" FIRE LINE
- (17) CONNECT TO EXISTING WATER LINE
- (18) CONNECT TO BUILDING FIRE STUB
- (23) INSTALL BACKFLOW PREVENTER PER CVWD STD.

SEWER CONSTRUCTION NOTES

- (42) CONSTRUCT NEW 6" PVC SEWER
- (43) CONSTRUCT SEWER CLEANOUT
- (47) CONSTRUCT MANHOLE PER CITY STD 318
- (48) CONNECT TO BUILDING SEWER STUB
- (49) CONNECT TO EXISTING SEWER LINE

SCALE: 1"=30'

0 30 60

UNDERGROUND SERVICE ALERT

CALL: 811

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MCE ENGINEERING CONSULTANTS

RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

C-33959
Exp. 06-30-17

REVISIONS	DATE

SHEET TITLE

CONCEPT UTILITY PLAN

JOB # 49,141
DESIGNED JK
DRAWN STAFF
CHECKED JK
DATE 8/10/2016

SHEET 22 of 23

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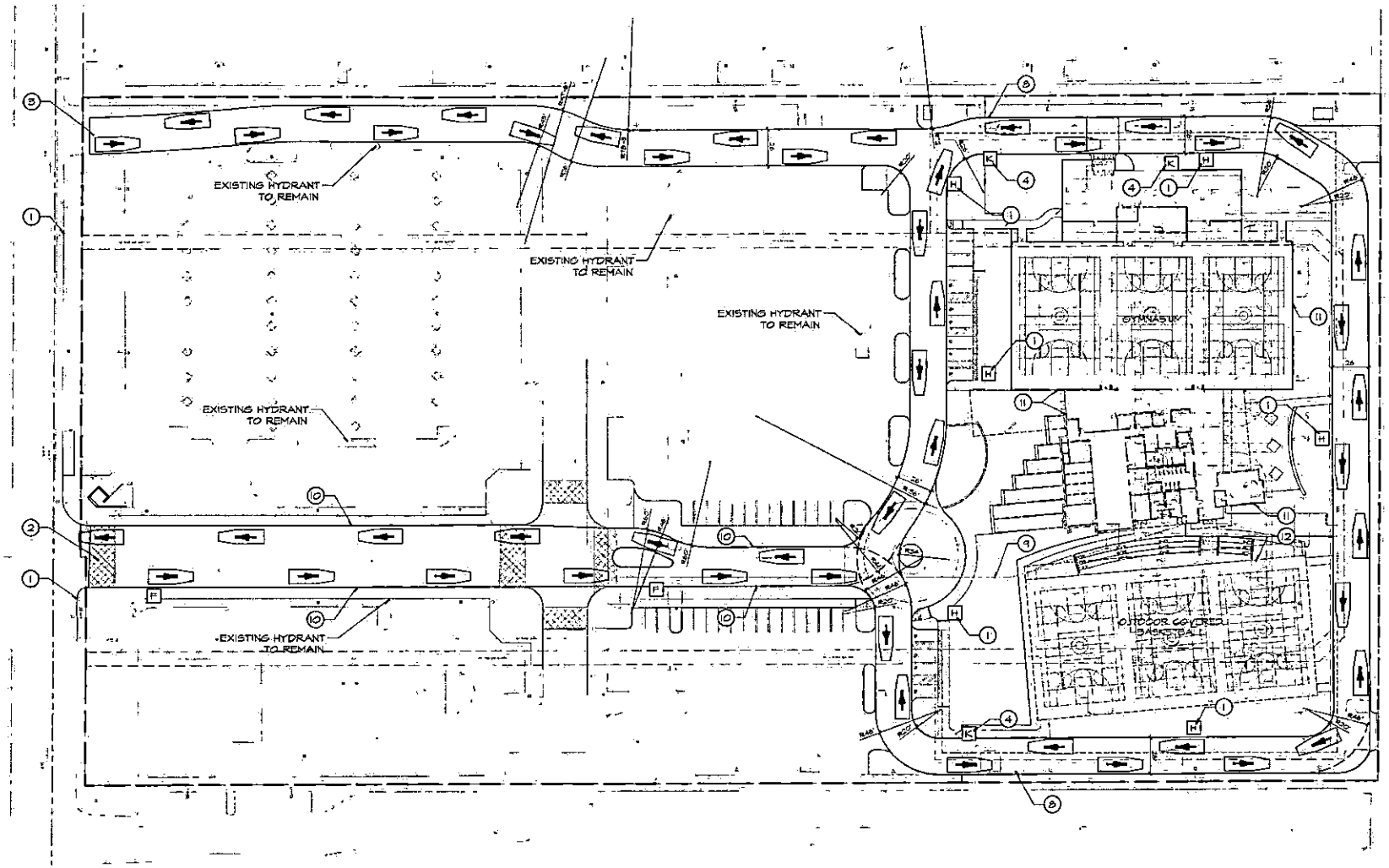

LEGEND

FIRE LANE

F	FIRE LANE - NO PARKING SIGN
H	FIRE HYDRANT
K	KNOX BOX LOCATION

CONSTRUCTION SCHEDULE

	DESCRIPTION	DETAIL
1	FIRE HYDRANT	PER CIVIL ENG. DRAWINGS
2	PRIMARY ENTRANCE	PER CIVIL ENG. DRAWINGS
3	SECONDARY ENTRANCE	EXISTING
4	KNOX BOX LOCATION	PER ARCH. DRAWINGS
5	DOMESTIC WATER SHUT-OFF	PER PLUMBING DRAWINGS
6	GAS LINE SHUT-OFF	PER PLUMBING DRAWINGS
7	FIRE SHUT-OFF	PER CIVIL ENG. DRAWINGS
8	MANUAL ACCESS GATE	PER LANDSCAPE DRAWINGS
9	MONUMENT TOWER STRUCTURE	PER ARCH. DRAWINGS
10	RED CURB TO BE PAINTED OSHA SAFETY RED	PER CIVIL ENG. DRAWINGS
11	GYMNASIUM BUILDING WITH SPRINKLER SYSTEM	PER ARCH. DRAWINGS
12	COVERED BASKETBALL COURTS WITH SPRINKLER SYSTEM	PER ARCH. DRAWINGS

KNOX BOX SECURITY SYSTEMS INSTALLATION POLICY:

A. THEY SHALL BE INSTALLED WITHIN 12 FEET OF THE FRONT DOOR, IN EITHER DIRECTION, BUT SHALL NOT BE INSTALLED IN THE CEILING OR SIDEWALK AREA OR ANY OTHER AREA IN HIGH TRAFFIC AND NOT EASILY ACCESSIBLE.

B. THE TOP OF THE BOX SHALL BE NO HIGHER THAN 7 FEET, NOR LOWER THAN 5 FEET FROM GROUND LEVEL WHEN INSTALLED.

C. THE KNOX BOX MUST BE INSTALLED IN SUCH A MANNER AS TO BE CLEARLY VISIBLE AND FREE FROM ANY OBSTRUCTION (INCLUDING TREES, SHRUBS, ETC.)

D. IF THE BOX IS OF THE ALARMED TYPE, THE LETTER "A" IN EITHER YELLOW OR WHITE, SHALL BE PLACED ON THE DOOR OF THE BOX.

E. THE BOX SHALL NOT BE PAINTED, AS THIS HAMPERS AND, IN SOME CASES, PROHIBITS, ENTRY INTO THE BOX.

F. THE RED REFLECTIVE KNOX BOX DECAL MUST BE PLACED ON THE FRONT DOOR AT EITHER EDGE, NOT MORE THAN 3 FEET FROM GROUND LEVEL.

G. IN THE CASE WHERE ONE KNOX BOX IS INSTALLED IN A BUILDING WHERE THERE WILL BE MULTIPLE TENANTS, A DECAL SHALL BE PLACED ON THE MAIN ENTRY DOOR OF EACH SUITE. DECALS SHALL BE PURCHASED AND INSTALLED PRIOR TO CALLING FOR FINAL FIRE INSPECTION.

H. ALL KEYS PLACED INSIDE THE BOX MUST BE MARKED FOR THE DOORS ON WHICH THEY ARE TO BE USED (A KEY TAG MAY BE ATTACHED).

I. PRIOR TO FINAL OCCUPANCY INSPECTION, THE KNOX BOX MUST BE LOCKED BY FIRE DISTRICT PERSONNEL WITH TAGGED AND IDENTIFIED KEYS INSIDE. DOOR SHALL BE ATTACHED WITH THE CHAIN PROVIDED AND READY FOR LOCK-UP BY THE FIRE INSPECTOR AT THE SCHEDULED INSPECTION TIME.

BUILDING INFORMATION

NAME	I.D.	STORIES	CONSTRUCTION TYPE	USE	OCCUPANCY	SPRINKLER	S.F.
MAIN BUILDING	7.B.2	1	TYPE II B TYPE III B	GYMNASIUM MAINTENANCE/STORAGE, OFFICE, PARTY ROOM, CONCESSION, RESTROOMS/STORAGE	A-4	YES YES	2,029 13,934
COVERED BASKETBALL	7.B.2	1	TYPE II B	BASKETBALL COURTS	A-4	YES	20,536

NOTES

A. APN Numbers on Project Site:
- 0229-021-41 (City of Rancho Cucamonga)
- 0229-021-44 (City of Rancho Cucamonga)

FIRE DEPARTMENT NOTES:

1. BEFORE LUMBER IS DROPPED, RCFPD MUST APPROVE THE FIRE ACCESS ROAD AND THE WATER SUPPLY. CONTACT THE FIRE SAFETY DIVISION WHEN THE PROJECT IS READY FOR INSPECTION.
2. THE ACCESS GATE, IF ANY, MUST OPEN AT THE SPEED OF 1 FOOT PER SECOND. THE ELECTRIC GATES MUST BE PROVIDED WITH A KNOX OVERRIDE SWITCH. A TRAFFIC LOOP ON THE INSIDE OF THE GATE WILL BE PERMITTED. GATE INSTALLATION MUST COMPLY WITH RCFPD STANDARD S-4 (COMMERCIAL & INDUSTRIAL VEHICULAR GATES).
3. ALL COMBUSTIBLE CONCEALED AREAS OF THE BUILDING MUST BE FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13 FIRE EDITION.
4. THE BUILDING IS REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED, AND THAT THE AFS MUST BE SUPERVISED BY A UL OR FM CENTRAL STATION SYSTEM. A SEPARATE PLAN CHECK SUBMITTAL IS REQUIRED FOR BOTH THE AUTOMATIC FIRE SPRINKLER SYSTEM AND THE FIRE ALARM SYSTEM.
5. FIRE INSPECTION AND FINAL APPROVAL IS REQUIRED BEFORE THE BUILDING DEPARTMENT WILL ACCEPT A BUILDING FINAL "INSPECTION REQUEST". PLEASE CALL 909-777-2213 TO SCHEDULE A FIRE INSPECTION.

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CALL: 811
TWO WORKING DAYS BEFORE YOU DIG

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RANCHO CUCAMONGA SPORTS CENTER
CITY OF RANCHO CUCAMONGA, CA

REVISIONS	DATE

SHEET TITLE: FIRE PLAN

JOB # 240-14
DESIGNED LV
DRAWN ESC
CHECKED LV
DATE 6/15/2016

SHEET 23 of 23

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
ACTION AGENDA

SEPTEMBER 6, 2016 - 7:00 P.M.

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

I. CALL TO ORDER

Roll Call *7:00 P.M.*

Regular Members: Ray Wimberly _X_ Rich Macias _X_
Candyce Burnett ___ Donald Granger _X_

Alternates: Lou Munoz ___ Rich Fletcher ___
Francisco Oaxaca ___

Additional Staff Present: Tabe van der Zwaag, Associate Planner

II. PUBLIC COMMENT

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

III. PROJECT REVIEW ITEMS

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

EXHIBIT F

DESIGN REVIEW COMMITTEE
ACTION AGENDA
SEPTEMBER 6, 2016

A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00295 – INFINITY DESIGN UA – A request for site plan and architectural review of a 108-room, 5-story hotel to replace an existing Carrows restaurant on 1.41 acres of land located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) District at 11669 Foothill Boulevard; APN: 0229-012-48; Related Case: Minor Exception DRC2016-00296.

A. DRC2016-00295 Committee recommended approval and forwarded project to PC.

B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00170 – CITY OF RANCHO CUCAMONGA – A request for site plan and architectural review of a 34,944 square foot gymnasium along with 20,536 square feet of outdoor covered basketball courts on 4.63 acres of land (total site is 9.5 acres) located on the east side of Rochester Avenue in the Industrial Park (IP) District; APN: 0229-109-41.

B. DRC2016-00170 Committee recommended approval and forwarded project to PC.

IV. ADJOURNMENT

7:29 P.M.

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

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 August 17, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

Print Form

RANCHO CUCAMONGA
Planning Department
(909) 477-2750

ENVIRONMENTAL INFORMATION FORM (Part I - Initial Study)

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

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

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

GENERAL INFORMATION:

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

Application Number for the project to which this form pertains: APN: 0229-109-41

Project Title: Rancho Cucamonga Sports Center DRC2016-00170

Name & Address of project owner(s):
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Name & Address of developer or project sponsor:
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

EXHIBIT G

Contact Person & Address:

Christen Mitchell, Management Analyst II, Community Services Department

City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

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

Christen Mitchell, Management Analyst II, Community Services Department

City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

Telephone Number: 909-477-2760 ext. 2205

PROJECT INFORMATION & DESCRIPTION:

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

**1) Provide a full scale (8-1/2 x 11) copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.*

2) Provide a set of color photographs that show representative views into the site from the north, south, east, and west; views into and from the site from the primary access points that serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.

3) Project Location (describe): The project is located on a 4.63 acre site presently used for outdoor roller hockey courts and overflow parking for Quakes stadium. Total size of overflow parking lot is 9.5 acres. The facility is on the east side of Rochester Avenue at stadium parking.

4) Assessor's Parcel Numbers (attach additional sheet if necessary): APN: 0229-021-41 & 44

**5) Gross Site Area (ac/sq. ft.):* 9.499 acres

**6) Net Site Area (total site size minus area of public streets & proposed dedications):* 4.63 acres

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

Not Applicable

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

City of Rancho Cucamonga - Building and Safety Permit

City of Rancho Cucamonga - Grading Permit

Cucamonga Valley Water District - Water and Sewer Permit

San Bernardino County Environmental Health Permit

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

The project site is located at the Epicenter 'special events' overflow parking lot (Lot G) bounded by Rochester Avenue to the west, commercial buildings to the north and south, with views to the San Gabriel Mountains and high-voltage power lines to the east. The site is currently paved with an asphalt parking lot and a concrete paved area for outdoor roller hockey. There are several lines of light posts and trees within the parking lot, as well as trees and shrubs lining the northern, eastern, and southern borders of the site. The site is generally flat, draining gently to the south. Day creek flood control channel is located east of the power lines. Cellular cell tower is located in the northeast corner of the site.

Sources: Geotechnical Exploration for proposed Epicenter Gymnasium, Rancho Cucamonga, CA, dated March 21, 2016, prepared by Leighton Consulting, Inc.

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

Not Applicable

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

Not Applicable

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:*

See attached description of the proposed project. (ATTACHMENT C)

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

The project site is within the Industrial Park (IP) District. The Development Code permits public sports facilities within the Industrial Park (IP) District under the Community Centers/Civic Uses category. To the north and south is existing office/industrial development within the Industrial Park (IP) District. To the west (across Rochester Avenue) is the Rancho Cucamonga Adult Sports Park (Quakes Stadium) within the Industrial Park (IP) District. To the east is a utility corridor within the Open Space (OP) District.

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

The project will add 34,944 s.f. of indoor gymnasium and 20,536 outdoor basketball courts. The building height is above 37 feet. Project will change the scale and character of the site.

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

Short-term noise will be contributed by the construction operations and will be mitigated by considering source control, path control and receptor control.

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

Arborist report has been prepared to identify recommendations for removal of unhealthy trees and watering system upgrades for existing trees. Trees being removed will be replaced.

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

Not Applicable

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)* N/A *Peak use (gal/Day)* N/A

b. *Commercial/Ind. (gal/day/ac)* 2,020 *Peak use (gal/min/ac)* 12.2

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)* N/A

b. *Commercial/Industrial (gal/day/ac)* 3,000

RESIDENTIAL PROJECTS:

20) *Number of residential units:* N/A

Detached (indicate range of parcel sizes, minimum lot size and maximum lot size: Not Applicable

Attached (indicate whether units are rental or for sale units): Not Applicable

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

Sale Price(s) $N/A *to* $N/A

Rent (per month) $N/A *to* $N/A

22) *Specify number of bedrooms by unit type:* Not Applicable

23) *Indicate anticipated household size by unit type:* Not Applicable

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:* N/A

b. *Junior High:* N/A

c. *Senior High* N/A

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

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

Recreation facility with three indoor high school regulation basketball courts, concessions, party room, administration office space with storage and restrooms; and three outdoor basketball courts with future cover.

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

34,944 square feet - Indoor Gymnasium and Offices

20,536 square feet - Outdoor Basketball Courts (future covered)

27) *Indicate hours of operation:* Monday - Friday: 9:00 AM - 9:00 PM

Saturday: 8:00 AM - 6:00 PM

Sunday: 9:00 AM - 5:00 PM

28) *Number of employees:*

Total: 16

Maximum Shift: 10 Hours

Time of Maximum Shift: 10 Hours

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):*

Staff will range from Recreation Assistant: $10.03 per Hour

Recreation Leader: $10.54 per Hour

Program Specialist: $11.25 per Hour

Program Coordinator: $23.89 per Hour

Program Supervisor: $27.75 per Hour

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

*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):*

Not Applicable

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.*

See attached meeting minutes dated February 29, 2016. (ATTACHMENT D)

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.*

Not Applicable

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.*

Not Applicable

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

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

Date: 09/28/16 *Signature:* Christian Mitchell

Title: Management Analyst II

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

ATTACHMENT C

12) Describe the proposed project in detail.....

Project Description: The proposed Rancho Cucamonga Sports Center includes a single-story 34,994 square foot recreation facility with 3 indoor high school regulation basketball courts, concession and common areas with seating for up to 40 people, a party room and administrative office space with storage and restrooms. The major circulation space, the Hall of Fame and Commons, is defined by a large "floating roof" element that bisects the building and creates a broad shaded entry and open, light-filled lobby space and gallery. The facility also includes 3 outdoor basketball courts with a 20,536 square foot overhead open shade structure. Both structures are planned to be built concurrently.

The main entrance to the facility is on the west elevation of the building and is accessed from a large landscaped courtyard that includes decorative paving, a bio-retention basin and a staggered seat wall. The main entrance includes a tall metal shade structure that leads from the entrance courtyard to the building entrance. A similar metal shade structure is located on the east elevation, adjacent to the party room. This party room and the adjacent courtyard are available to be rented out for private events and includes decorative paving and shade trees. There is an additional private shaded (overhead metal trellis) courtyard on the west elevation, with access provided from the office area of the main building. This courtyard is screened from the main entrance courtyard by a perforated metal sunscreen.

The 3 outdoor basketball courts are accessed from the main recreation building and will be fenced off from the parking lot. Terraced concrete seating is located between the main building and the basketball courts. Trees will be planted along the south elevation of the outdoor basketball courts for shade purposes and to soften the southern elevation of the shade structure. A gated service yard is located on the north elevation of the building and will include parking spaces for deliveries and a trash enclosure.

Drought tolerant landscaping surrounds the on-site structures and includes two bio-retention basins, one adjacent to the front entrance and one adjacent to the outdoor basketball courts. Both bio-retention basins will be landscaped and have a maximum depth of 18 inches. The main entrance throat will be landscaped and lined with shade trees. Site amenities will include multiple seating area and picnic tables. A fuel station is provided along the north elevation to service City vehicles.

Architectural Overview: The proposed structure has a contemporary design theme that creates a strong architectural statement. Both structures are constructed of a pre-engineered steel framing system with a decorative exterior cladding. The main building is clad in shot blasted concrete block, painted acrylic plaster, insulated multi-colored metal panels and large expanses of green tinted insulated glass. The party room on the east elevation, will be clad in yellow porcelain tile to provide a contrasting visual statement.

The main building will have a ribbed insulated metal roof over the gymnasium portion of the building and will have a flat roof over the remainder of the building. An oval metal screen wall will screen the rooftop equipment for public view. The outdoor basketball courts will include a large overhead shade structure that is supported by large metal I-beams, with insulated ribbed metal roof panels and perforated metal sunscreens on the upper portion of the side elevations. Maximum 6-foot high tubular steel fencing and gates will control access to the outdoor basketball courts and the access driveways adjacent to the north and south property lines.

ATTACHMENT D

Meeting Notes and Action Items
City of Rancho Cucamonga
Gymnasium

Project No. 290-79
Meeting No. 11
Meeting Date: February 29, 2016
Report Date: March 2, 2016
Prepared By: RJM Design Group

ATTENDEES

Did Attend	Initials	Attendee Name	Agency/Organization	E-mail Address
X	CM[1]	Christen Mitchell	City of Rancho Cucamonga	Christen.Mitchell@cityofRC.us
X	ME	Moises Eskenazi	City of Rancho Cucamonga	Moises.Eskenazi@cityofRC.us
X	RB	Rob Ball	City of Rancho Cucamonga - Fire	Rob.Ball@cityofRC.us
X	TM	Ted Munson	Cucamonga Valley Water District	tedm@cvwdwater.com
X	PP	Peter Peters	Cucamonga Valley Water District	petep@cvwdwater.com
X	JA	John Arvin	MCE Consultants	John@mcecivil.com
X	LM	Larry Mouri	RJM Design Group, Inc.	larrym@rjmdesigngroup.com

THIS REPORT, IF NOT CORRECTED WITHIN FIVE DAYS AFTER RECEIPT BY ANY PARTY IN ATTENDANCE, SHALL BE ACKNOWLEDGED AS AN ACCURATE REPORT OF EVENTS THAT TOOK PLACE AT THIS MEETING.

LEGEND

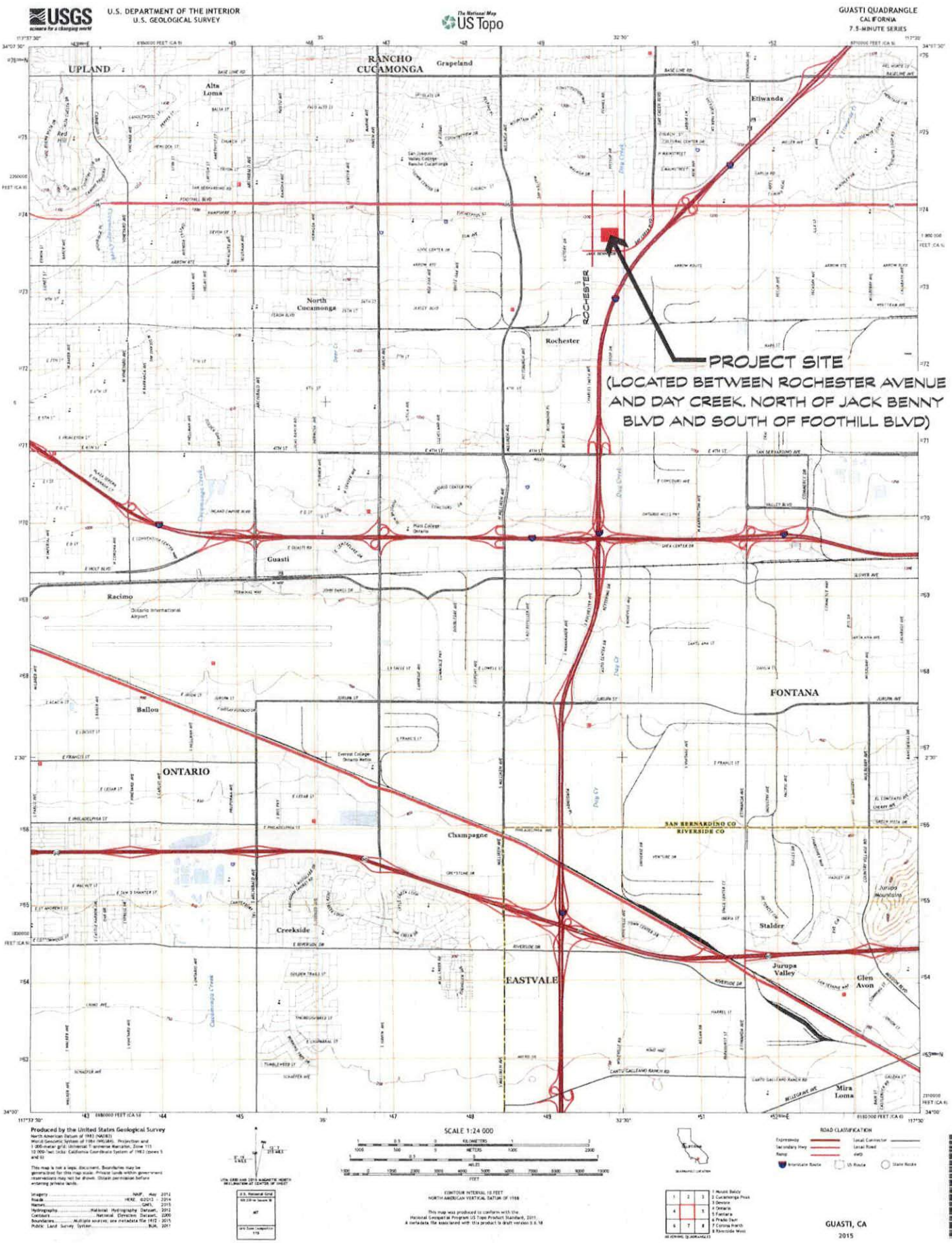
Code	Action/Description	Code	Action/Description	Code	Action/Description
C	Completed/ Closed Item	**O**	Ongoing	**DN**	Design notes for inclusion
NA	No Action Required	**P**	Pending	***Blue Text***	*Information not discussed*
Red Text	***Subsequent follow-up comment to previous meetings***				

MEETING NOTES

Item No.	Description	Action/Comment	Responsible	Status
11.1	Fire Connection A. An existing 6-inch fire line is located east of Rochester runs approximately 880 feet along the north side of the electric substation towards the east property line; turns north for approximately 300 feet; and turns west back to Rochester. Proposed design suggests locating Fire Department connection and double detector check on the east side of the building adjacent to the Fire Riser Room at the building. This would allow fire truck to be closer for hook up the fire department connection at the building. The section of 6-inch line would be re-located outside the north and south building footprint and increased to 8-inch. The entire loop would remain domestic water line to provide for connection of domestic water for the building. B. CVWD stated that they prefer that a Fire Department connection and double detector check to be located at each end of the fire loop at Rochester (two locations). This will provide designation of the fire line as a private facility. Fire has no issues with hook-up to the Fire Department connection at Rochester and augmenting with on-site fire hydrants. C. Fire flow test will be required for the existing fire line. A request has been made to Raymond Abeyta.			

11.2	Domestic Water Line A. New domestic water connection and meter will be required to be connected at Rochester and brought to the building and installed and paid for by the City's contractor. B. Domestic water pressure- 92 psi			
11.3	Recycled Water A. New recycled water connection and meter will be made to the existing recycled line in Rochester for landscape irrigation purposes and installed and paid by the City's contractor. B. Existing irrigation system will require retrofit to identify the system as recycled. New irrigation will be installed in white pipe to match the existing to avoid confusion between the two systems and will have similar recycled water identification. C. Recycled water will required pressure reducing valve, basket strainer and shut off valve. Backflow is not required. D. Recycled water pressure- 110 psi			
11.4	Sewer Connection Existing sewer is on-site and will require a clean-out if one does not exists.			
11.5	Water Quality For water quality calculations the trenching and installation of the new domestic and recycled water lines are to be included in the overall treatment requirements with the new project improvements, without having to treat the entire existing parking area.			
11.6	CVWD provided Water and Sewer Plan requirements. Review process will take approximately one month. Permits will be $11,500.00.			

EXHIBIT - 1


USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
The National Map
US Topo
GUASTI QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES
UPLAND
RANCHO CUCAMONGA
Grapeland
Alta Loma
Etiwanda
North Cucamonga
Rochester
ROCHESTER
PROJECT SITE
(LOCATED BETWEEN ROCHESTER AVENUE AND DAY CREEK. NORTH OF JACK BENNY BLVD AND SOUTH OF FOOTHILL BLVD)
Guasti
Racimo
Ontario International Airport
Ballou
ONTARIO
FONTANA
Champagne
SAN BERNARDINO CO
RIVERSIDE CO
Creekside
EASTVALE
Jurupa Mountains
Stalder
Jurupa Valley
Glen Avon
Mira Loma
Produced by the United States Geological Survey
SCALE 1:24 000
ROAD CLASSIFICATION
GUASTI, CA
2015

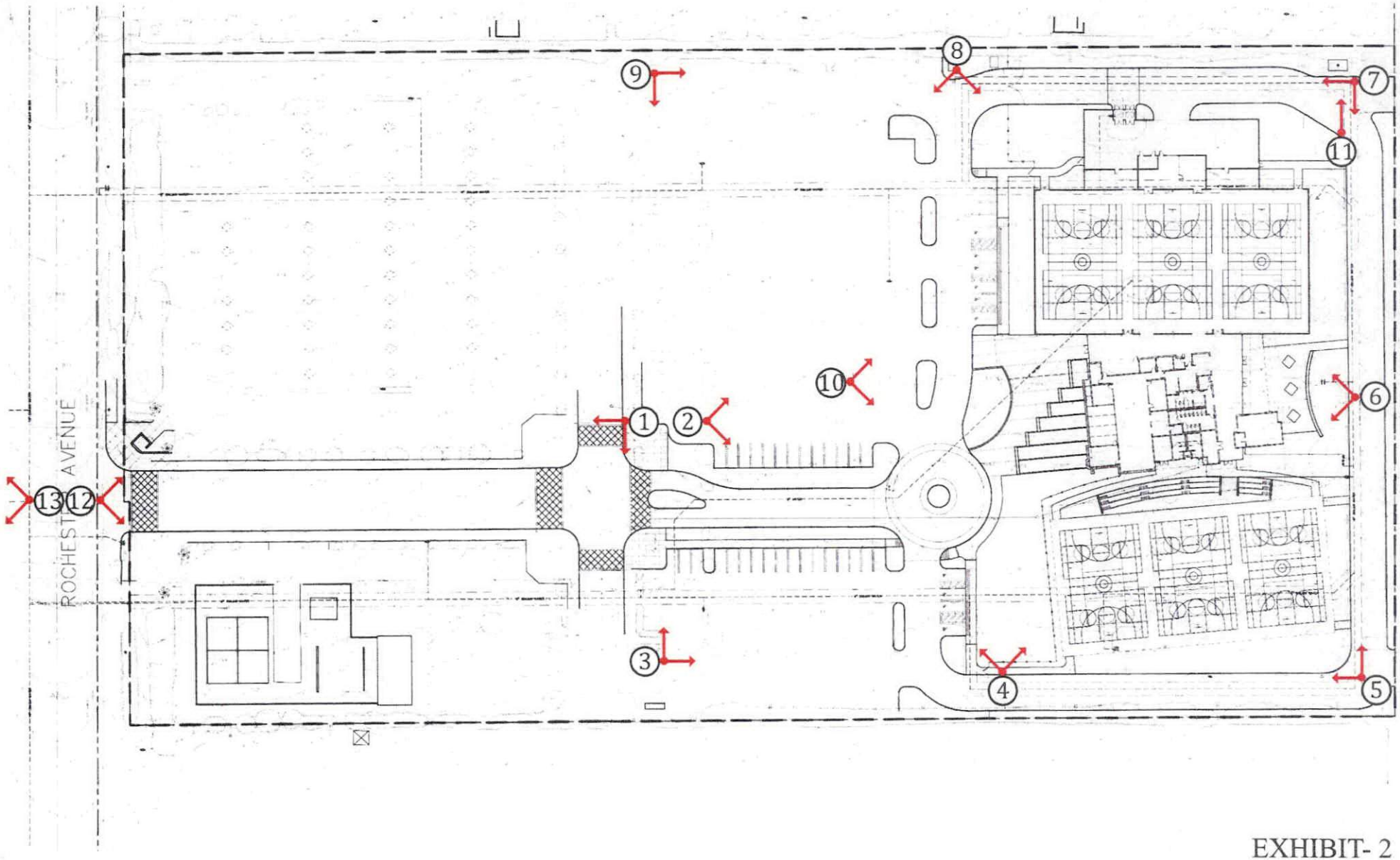


EXHIBIT- 2

KEY TO PHOTOGRAPH LOCATIONS

RANCHO CUCAMONGA GYMNASIUM

CITY OF RANCHO CUCAMONGA, CALIFORNIA

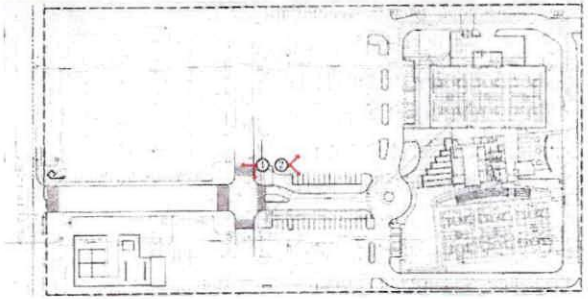
RCA + A

09/19/2016

0 15' 30' 60'

1.VIEW LOOKING BACK TO ELECTRIC SUBSTATION FROM END OF STADIUM WAY ENTRANCE.

2.VIEW LOOKING TO THE EAST FROM THE WEST SIDE OF THE PROJECT SITE.



09/19/2016

SITE PHOTOS

RANCHO CUCAMONGA GYMNASIUM

CITY OF RANCHO CUCAMONGA, CALIFORNIA

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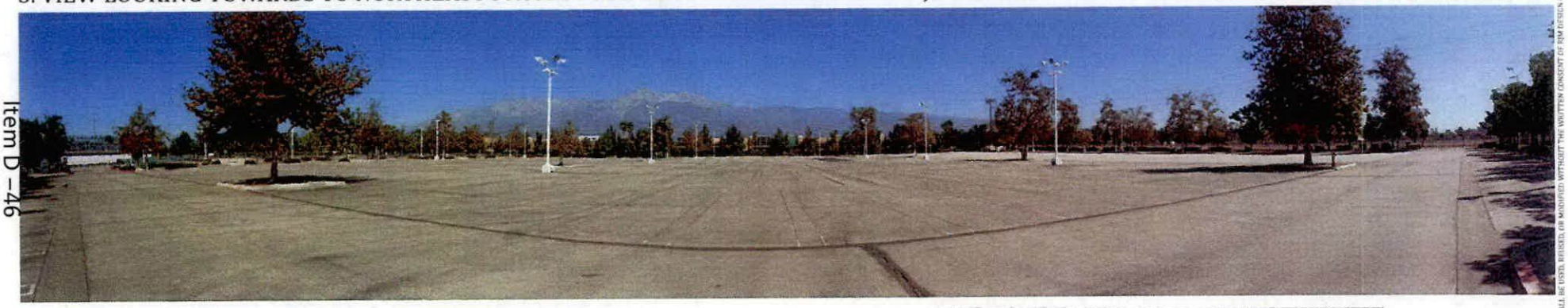
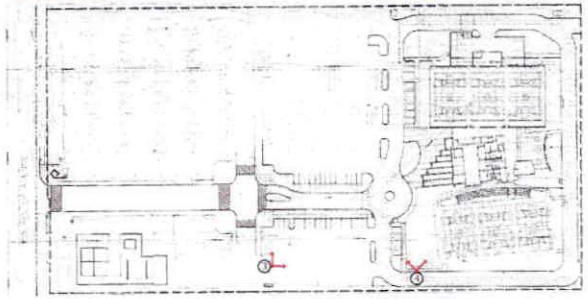
3. VIEW LOOKING TOWARDS TO NORTHEAST FROM SOUTHWEST CORNER OF THE PROJECT SITE.



4. VIEW LOOKING NORTH FROM SOUTH SIDE OF PROJECT SITE.



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CITY OF RANCHO CUCAMONGA, CALIFORNIA

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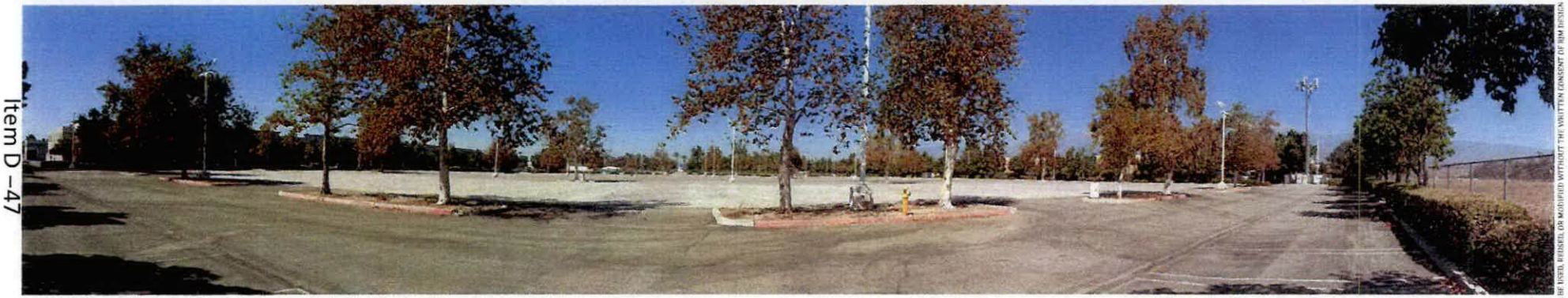
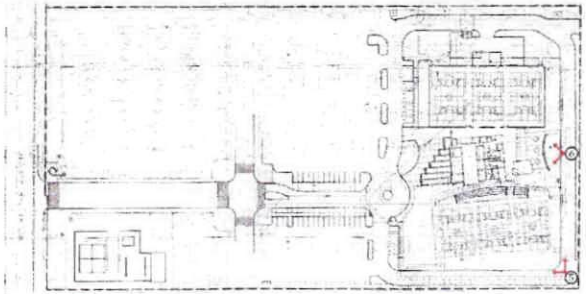
5. VIEW LOOKING TO THE NORTHWEST FROM THE SOUTHWEST CORNER OF THE PROJECT SITE.



6. VIEW LOOKING WEST FROM THE EAST SIDE OF THE PROJECT.



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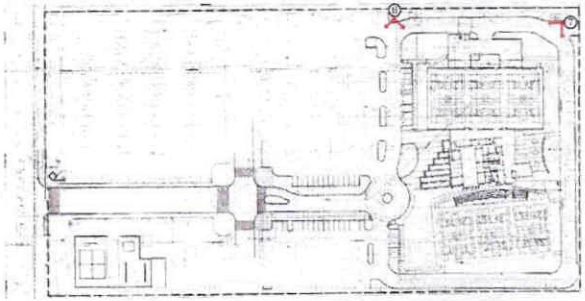
7. VIEW LOOKING TO THE SOUTHWEST FROM THE NORTHEAST CORNER OF THE PROJECT SITE.

8. VIEW LOOKING TO THE SOUTH FROM THE NORTH SIDE OF THE PROJECT SITE.



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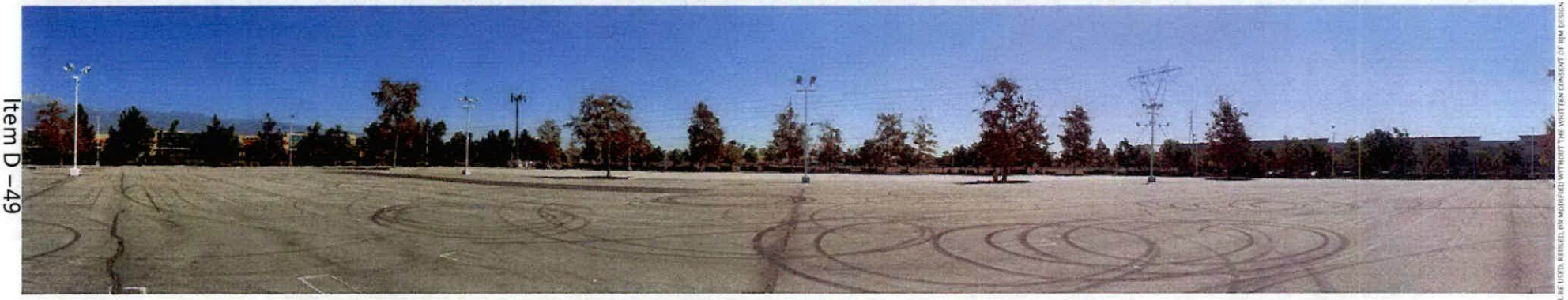
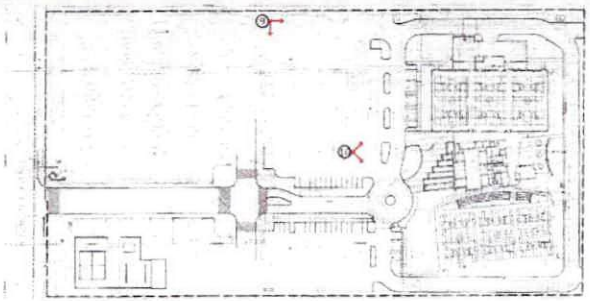
9. VIEW LOOKING TO THE SOUTHEAST FROM THE NORTHEAST CORNER OF THE PROJECT SITE.



10. VIEW LOOKING TO THE EAST FROM THE CENTER OF THE PROJECT SITE TOWARDS THE PROPOSED PROJECT IMPROVEMENTS.



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CITY OF RANCHO CUCAMONGA, CALIFORNIA

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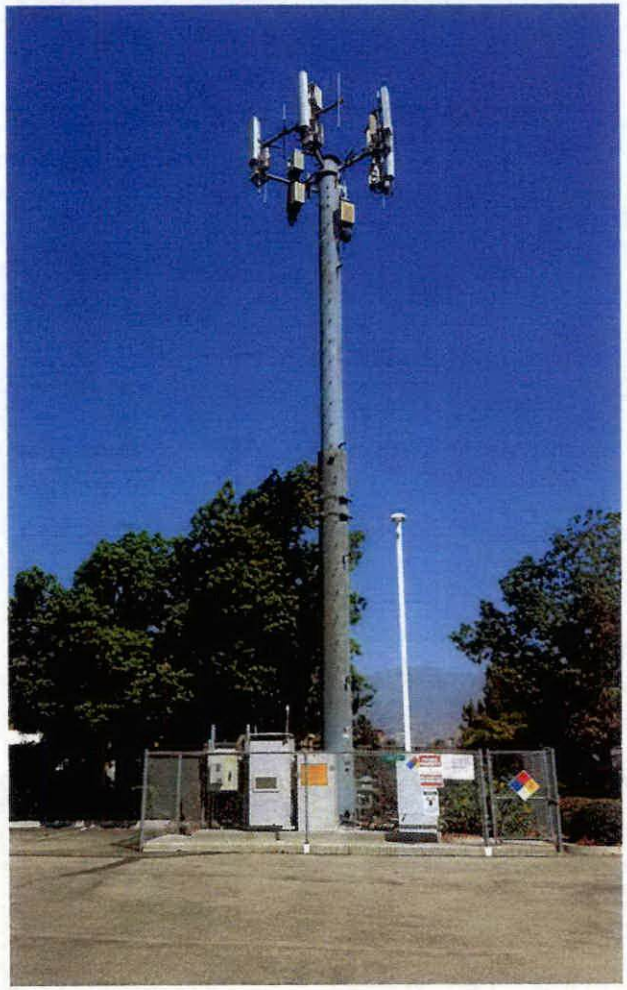
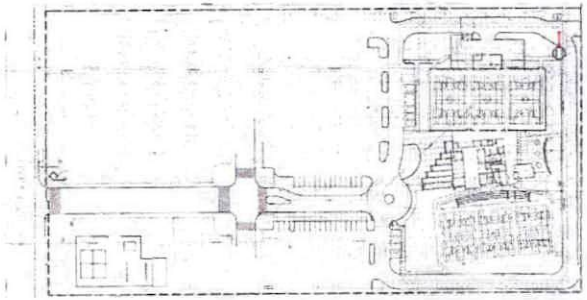
11. VIEW OF EXISTING CELL TOWER IN NORTHEAST CORNER OF THE SITE TO BE PROTECTED IN PLACE.





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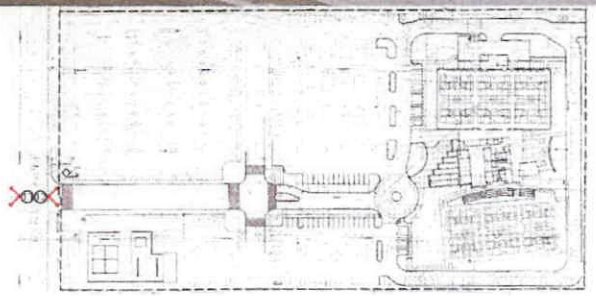
12. VIEW LOOKING EAST TOWARD THE SITE FROM PRIMARY ACCESS FROM STADIUM WAY ACROSS ROCHESTER.

13. VIEW LOOKING WEST FROM THE PRIMARY ACCESS TOWARDS QUAKE STADIUM FROM STADIUM WAY ACROSS ROCHESTER.



09/19/2016

SITE PHOTOS

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City of Rancho Cucamonga
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY PART II

BACKGROUND

1. **Project File:** DRC2016-00170

2. **Related Files:** N/A

3. **Description of Project:** The 4.63 acre project site is located on the east side of Rochester Avenue and south of Foothill Boulevard and is being developed with the Rancho Cucamonga Sports Center. The site is presently used as outdoor roller hockey courts and overflow parking for Quakes stadium (total size of over flow parking lot is 9.5 acres). The proposed sports center includes a single-story 34,994 square foot recreation facility with 3 indoor high school regulation basketball courts, concession and common areas with seating for up to 40 people, a party room and administrative office space with storage and restrooms. The facility also includes 3 outdoor basketball courts with a 20,536 square foot overhead open shade structure. Both structures are planned to be built concurrently.

4. **Project Sponsor Name and Address:**
   City of Rancho Cucamonga
   10500 Civic Center Drive
   Rancho Cucamonga, CA 91730

5. **General Plan Designation:** Industrial Park (IP)

6. **Zoning:** Industrial Park (IP)

7. **Surrounding Land Uses and Setting:** The project site is currently developed with an overflow parking lot for an adjacent sport facility. To the north and south is existing office/industrial development within the Industrial Park (IP) District. To the west (across Rochester Avenue) is the Rancho Cucamonga Adult Sports Park (Quakes Stadium) within the Industrial Park (IP) District. To the east is a utility corridor within the Open Space (OP) District.

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_{10} – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District
SWPPP – Storm Water Pollution Prevention Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

(✓) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: _____ Date: 9/27/16

Reviewed By: DONNA GRANGER Date: 9/27/16

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Comments:

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

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

c) The site is located on the east side of Rochester Avenue and is characterized by office/light industrial development to the north and south, by a City owned sports park to the west and by a utility corridor to the east. The visual quality of the area will not degrade as a result of this project as the project site is currently developed with a parking lot and is surrounded by development to the north, south and west. 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.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause re-zoning of, forest land (as defined in Public Resources Code section 12220 (g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?	( )	( )	( )	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	( )	( )	( )	(✓)
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

Comments:

a) The site is not designated as Prime Farmlands, Unique Farmland, or Farmland of Statewide Importance. The site is located on the east side of Rochester Avenue and is characterized by office/light industrial development to the north and south, by a City owned sports park to the west and by a utility corridor to the east. 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 on the east side of Rochester Avenue and is characterized by office/light industrial development to the north and south, by a City owned sports park to the west and by a utility corridor to the east. The nearest agricultural use (a community

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

garden) is less than .5 mile east of the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.

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

Comments:

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

b) Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM_{10} and $PM_{2.5}$) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

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

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

regulates stationary sources of pollution within a jurisdictional area. Direct emissions from motor vehicles are regulated by the Air Resources Board (ARB).

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

Pursuant to the Federal Clean Air Act (FCAA) of 1970, the EPA established national ambient air quality standards (NAAQS) for six major pollutants, termed criteria pollutants: ozone (O_3), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead.

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

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD's CEQA Air Quality Handbook. The criteria include daily emissions thresholds, compliance with State and national air quality standards, and consistency with the current AQMP. As prescribed by SCAQMD, an Air Quality Impact Analysis was prepared by MIG (March, 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 proposes the development of a 34,994 square foot indoor recreation facility along with a 20,536 square foot overhead structure to shade outdoor basketball courts. The project site is currently developed with roller hockey courts and a parking lot for an adjacent sports facility, which will be partially 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

Table 10
Mitigated Daily Construction Emissions (lbs/day)

Year	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
2016	4.42	46.91	36.83	0.05	8.64	5.41
2017	15.71	29.41	26.21	0.05	2.99	2.03
Winter						
2016	4.43	46.96	36.87	0.05	8.64	5.41
2017	15.72	29.52	26.46	0.05	2.99	2.03
Threshold	75	100	550	150	150	55
Potentially Significant?	No	No	No	No	No	No

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

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

Table 12
Five Acre Localized Significance Threshold Analysis

Construction Activity	CO	NO_X	PM_{10}	$PM_{2.5}$
Demolition	35.03	45.66	2.71	2.20
Grading	26.08	38.45	5.02	3.52
Building Construction	18.51	28.51	1.97	1.85
Paving	12.48	16.80	1.01	0.93
Architectural Coating	1.87	2.16	0.17	0.17
Maximum	**35.03**	**45.66**	**5.02**	**3.52**
Threshold	**2,193**	**270**	**16**	**9**
Potentially Significant?	**No**	**No**	**No**	**No**

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

Fugitive Dust

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

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O_3 precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 15.72 lbs of VOC (ROG) 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 by MIG (March, 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.**

2) **The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.**

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

3) **The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.**

Cumulative Impacts: Short-Term Construction Emissions

Continued development will contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the Rancho Cucamonga area. Construction workers and equipment work and operate at one development site until their tasks are complete. Nevertheless, fugitive dust and equipment emissions are required to be assessed. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. Based upon on the Urban Emissions Model (URBEMIS7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO_2), Ozone (O_3), and Particulate Matter ($PM_{2.5}$ and PM_{10}) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant. This city-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

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

4) **All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.**

5) **Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.**

6) **The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.**

7) **The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.**

8) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**

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

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_{10} emissions, in accordance with SCAQMD Rule 403.**

12) **Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.**

<u>Project Long Term (Operational) Emissions and Impacts</u>

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

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

Summary of Peak Operational Emissions

Table 11
Unmitigated Daily Emissions (lbs/day)

Source	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
Area Sources	4.84	>0.00	0.02	0.00	>0.00	>0.00
Energy Demand	0.05	0.50	0.42	>0.00	0.04	0.04
Mobile Sources	5.17	11.43	48.29	0.12	8.07	2.27
Summer Total	*10.06*	*11.93*	*48.73*	*0.12*	*8.11*	*2.31*
Winter						
Area Sources	4.84	>0.00	0.02	0.00	>0.00	>0.00
Energy Demand	0.05	0.50	0.42	>0.00	0.04	0.04
Mobile Sources	5.37	11.98	49.27	0.11	8.08	2.27
Winter Total	*10.26*	*12.48*	*49.71*	*0.11*	*8.12*	*2.31*
Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant?	No	No	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.

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

13) **Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.**

14) **Provide preferential parking to high occupancy vehicles and shuttle services.**

15) **Schedule truck deliveries and pickups during off-peak hours.**

16) **Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.**

17) **Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.**

18) **Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.**

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

19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

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

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

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

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

24) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

25) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

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

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

d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within ¼ mile of existing sports fields. The proposed sports facility will not emit toxic contaminants that exceed localized thresholds during either the construction or operational phases and will have a less-than-significant impact on sensitive receptors.

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

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

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

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

4. BIOLOGICAL RESOURCES. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
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 office and light industrial uses. The site is currently paved and used for roller hockey and parking. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect

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

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) 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.

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

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. Therefore 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.** *Would the project:*				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	( )	(✓)
b)	Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	(✓)	( )	( )
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d)	Disturb any human remains, including those interred outside of formal cemeteries?	( )	( )	( )	(✓)
e)	Directly or indirectly affect a Native American tribal cultural resource:	( )	( )	( )	(✓)

Comments:

a) The project site has not been identified as a "Historic Resource" per the standards of Rancho Cucamonga Municipal Code Section 2.24 (Historic Preservation) A Cultural Resources Assessment (BCR Consulting; June, 2016) was prepared for the project site. As part of the Cultural Resources Assessment, a data request was sent to the Southern California Coastal Information Center (SCCIC) for all cultural resource studies within 1 mile of the project site. The SCCIC reported that 20 cultural resource studies have occurred resulting in 9 cultural resources being identified within 1 mile of the project site. No cultural resources were previously identified on the project site. A field survey of the project site was also performed as part of Cultural Resources Assessment, which did not identify any cultural resources on the project site. Therefore no impact is anticipated.

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

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

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.**

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**

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

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 is developed as a paved parking lot. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

e) In accordance with AB52, the Torres Martinez Desert Cahulla Indians, the San Manuel Band of Mission Indians and the Saboba Band of Luiseno Indians were contacted on August 4, 2016, to determine interest in engaging in consultation related to the potential impact to cultural resources as a result of the project. To date, the City has not been contacted by any of the 3 tribes that requested notification. 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
6. GEOLOGY AND SOILS. *Would the project:*				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	( )	(✓)
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	(✓)	( )	( )
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	( )	(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)
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 2.5 miles north of the site, and the Cucamonga Fault Zone lies approximately 5 miles north. These faults are both capable of producing M_w 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to M_w 7.5 earthquakes is 15 miles northeasterly of the site and the San Andreas, capable of up to M_w 8.2 earthquakes, is 20 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

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

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 Tujunga Loamy Sand soil association according to General Plan FPEIR Exhibit 4.7-3. No adverse impacts are anticipated.

d) The majority of Rancho Cucamonga, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soil types on-site consist of Tujunga Loamy Sand soil association according to General Plan FPEIR Exhibit 4.7-3. This soil type is typically found on level to gentle sloping land and have slow runoff. No adverse impacts are anticipated.

e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed. No adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	( )	(✓)	( )	( )
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	(✓)	( )

Comments:

a) Regulations and Significance – The Federal government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California's Green House Gas (GHG) emissions reduction target in Executive Order (EO) S-3-05. The EO created goals to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009 the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines 6 key GHGs (carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

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

Assembly Bill (AB) 32 requires that the California Air Resources Board (ARB), the lead agency for implementing AB 32, determine what the statewide GHG emission level was in 1990 and approve a statewide GHG emissions limit (427 million metric tons of CO_2 equivalent) to be achieved by 2020 and prepare a Scoping Plan to outline the main strategies for meeting the 2020 deadline. Significant progress can be made toward the 2020 goal through existing technologies and improving the efficiency of energy use. Other solutions would include improving the State's infrastructure, and transitioning to cleaner and more efficient sources of energy.

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

It is not anticipated that any single development project would have a substantial effect on global climate change but that GHG emissions from the project would combine with emissions across California, the United States, and the world to cumulatively contribute to global climate change. Therefore, consistent with the ARB's Climate Change Scoping Plan, the proposed project was evaluated for consistency with the Early Action Measures

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

(Scoping Plan is a recommendation until adopted through normal rulemaking). The proposed project is assessed by determining its consistency with the 37 Recommended Actions identified by ARB. In compliance with Senate Bill (SB) 97 and CEQA, the project has been analyzed based on a qualitative analysis (CEQA 15064.4). Additionally, the ARB was directed through SB 375 to develop regional GHG emission reduction targets to be achieved within the automobile and light truck sectors for 2020 and 2035.

SCAQMD and ARB maintain ambient air quality monitoring stations in the Basin. The stations closest to the project site are the Upland station and the Fontana-Arrow Highway station. The Upland station monitors all criteria pollutants except PM_{10}, $PM_{2.5}$, and SO_2 which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO_2, and SO_2 are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM_{10}, and $PM_{2.5}$ levels all exceed State and Federal standards regularly.

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

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 3,000 MTCO2e per year is based upon South Coast Air Quality Management District staff's proposed GHG screening threshold for stationary sources emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans.

Project related GHG's would include emissions from direct and indirect sources. Based on the Greenhouse Gas Analysis (MIG; March, 2016), total project related emissions would be 1,832 $MTCO_2eq$/year, as shown in the following tables:

Table 13
Construction Greenhouse Gas Emissions

	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	TOTAL*
2016	120.44	0.03	0.00	121.00
2017	420.43	0.07	0.00	421.92
*AMORTIZED TOTAL^*	*18.03*	*0.003*	*0.00*	*18.09*

** MTCO2E*
Note: Slight variations may occur due to rounding and variations in modeling software
^ Amortized over 30-years

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

Table 14
Operational Greenhouse Gas Emissions

Source	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	TOTAL*
Energy	269.99	0.01	0.00	271.24
Mobile	1,450.61	0.06	0.00	1,451.80
Solid Waste	32.13	1.90	0.00	72.0
Water/Wastewater	17.02	0.09	0.00	19.5
Subtotal	*1,769.76*	*2.05*	*0.00*	*1,814.55*

* MTCO2E/YR
Note: Slight variations may occur due to rounding

Table 15
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	TOTAL*
Construction^	*18.03*	*0.003*	*0.00*	*18.09*
Operational	*1,769.76*	*2.05*	*0.00*	*1,814.55*
GRAND TOTAL	**1,787.79**	**2.053**	**0.00**	**1,832.64**

* MTCO2E/YR: metric tons of carbon dioxide equivalent per year
Note: Slight variations may occur due to rounding
^ Construction impacts amortized over 30-years

As shown in the tables, direct and indirect operational emissions associated with the project as compared to the SCAQMD's interim threshold of significance of 3,000 MTCO2e per year would result in a less than significant impact with respect to GHG emissions.

<u>Cumulative Short Term (Construction) GHG Emissions</u> – The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO_2). The highest levels of construction related GHG's occur during site preparation including demolition, grading and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on site. The combustion of fossil-based fuels creates GHG's such as CO_2, Ch_4, and N_2O. CH_4 is emitted during the fueling of heavy equipment.

Based on the Greenhouse Gas Analysis (MIG; March, 2016), no significant impacts to GHGs from short-term construction impacts would occur as a result of the project as

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

shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant short-term cumulative impact with implementation of the following enforceable actions, which are included as mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR:

1) **The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.**

2) **The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.**

3) **Trucks shall not idle continuously for more than 5 minutes.**

4) **Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.**

5) **Construction should be timed so as not to interfere with peak-hour traffic.**

6) **Ridesharing and transit incentives shall be supported and encouraged for the construction crew.**

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

The project involves the construction of 34,994 square foot indoor recreation facility and 3 outdoor basketball courts with a 20,536 square foot overhead shade structure and therefore would result 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

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

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 (MIG; March, 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:

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).**

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

- **Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.**

- **Design irrigation to control runoff and to remove water to non-vegetated surfaces.**

10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.

b) The project involves the construction of 34,994 square foot indoor recreation facility and 3 outdoor basketball courts with a 20,536 square foot overhead shade structure, which is consistent with the General Plan.

No other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission apply to the project. The 2010 General Plan Update includes adopted policies and Standard Conditions that respond to the Attorney General and the California Air Pollution Control Officers Association (CAPCOA). The General Plan policies and Standard Conditions guide infill and sustainable development reliant on pedestrian connections, re-use and rehabilitation of existing structures, link transportation opportunities, promote development that is sensitive to natural resources and incentivizes denser mixed use projects that maximizes diverse opportunities. The proposed project includes water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks and therefore is consistent with the sustainability and climate change policies of the General Plan. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of GHG's and determined that GHG emissions would be cumulatively considerable, which would be a significant, unavoidable adverse cumulative impact. A Statement of Overriding Considerations was ultimately adopted by the City Council. Based on the Greenhouse Gas Analysis (MIG; March, 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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND WASTE MATERIALS. *Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) Development within the City may utilize or generate hazardous materials or wastes. This is usually associated with individual households, small business operations, and maintenance activities like paints, cleaning solvents, fertilizers, and motor oil or through construction activities that would use paints, solvents, acids, curing compounds, grease, and oils. These materials would be stored and used at individual sites. The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive that any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less-than-significant. No adverse impacts are expected.

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

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 project site is located within 1.5 miles of the nearest existing or proposed school, Sacred Heart Parish School. No impacts are anticipated.

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

e) The site is located within an airport land use plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1, though is not within 2 miles of a public airport. The project site is located approximately 4 miles northerly of the Ontario Airport and is offset north of the flight path. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. No impact is anticipated.

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

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, 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
9. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	( )	( )	( )	(✓)
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	( )	(✓)
f) Otherwise substantially degrade water quality?	( )	(✓)	( )	( )
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	( )	( )	( )	(✓)
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

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

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

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or significant redevelopment. Prior to commencement of construction of a project, a discharger must submit a Notice of Intent (NOI) to obtain coverage under the General Permit. The General Permit requires all dischargers to comply with the following during construction activities, including site clearance and grading:

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

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare an SWPPP. To comply with the NPDES, the project's construction contractor will be required to prepare an SWPPP during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant has submitted a WQMP exhibit, prepared by MCE (June 10, 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**

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

program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3) **During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.**

4) **During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.**

5) **Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.**

Post-Construction Operational:

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

7) **Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.**

b) According to CVWD, approximately 35 percent of the City's water is currently provided from water supplies coming from the underlying Chino and Cucamonga Groundwater Basins. CVWD complies with its prescriptive water rights as managed by the Chino Basin Watermaster and will not deplete the local groundwater resource. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground according to General Plan Figure RC-3. Development of the site will require the grading and excavation, but would not affect the existing aquifer, estimated to be about 300 to 470 feet below the ground surface. As noted in the General Plan FPEIR (Section 4.9), continued development citywide will increase water needs but will not be a significant impact. CVWD has plans to meet this increased need to the year 2030. No impacts are anticipated.

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

c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.

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

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

f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is for new development 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 MCE (June 10, 2016), to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

g) No housing units are proposed with this project. No adverse impacts are expected.

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

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

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

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

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

Comments:

a) The site is located on the east side of Rochester Avenue and is characterized by office/light industrial development to the north and south, by a City owned sports park to the west and by a utility corridor to the east. This project will be of similar design and size to surrounding office/light industrial development to the north and south. The project will become a part of the larger community. No adverse impacts are anticipated.

b) The project site land use designation is Industrial Park (IP). The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection, or SCAG's Regional Comprehensive Plan. As such, no impacts are anticipated.

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

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

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

Comments:

a) The site is not designated as a State Aggregate Resources Area according to the City General Plan, Figure RC-2 and Table RC-1; therefore, there is no impact.

b) The site is not designated by the General Plan, Figure RC-2 and Table RC-1, as a valuable mineral resource recovery site; therefore, there is no impact.

12. NOISE. *Would the project result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	(✓)	( )	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	(✓)	( )	( )
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

a) The project site is not within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. The following mitigation measures will reduce construction and operational noise level on adjacent parcels to less than significant:

Exterior:

1) **Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.**

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

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

b) The normal operation of the proposed sports facility is not expected to induce ground borne vibrations. Construction related vibration may create short term noise and vibration impacts, but will be short term and should not negatively impact the adjacent office/light industrial uses. As such, no impacts are anticipated.

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:

3) **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.**

4) **Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. Developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.66.050. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.**

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

5) **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) Located approximately 4 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. No impacts are anticipated.

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

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

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

Comments:

a) The project is located in a predominantly developed area and will not induce population growth. Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will likely be hired from within the City or surrounding communities. No significant impacts are anticipated.

b) The project site is commercial and therefore contains no existing housing units. No adverse impact expected.

c) The project site is commercial and is currently used as an overflow parking lot. No impacts are anticipated.

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

Comments:

a) The site, located on the east side of Rochester Avenue and south of Foothill Boulevard would be served by a Rancho Cucamonga Fire Station 174 located approximately 1.5 miles from the project site. The project will not require the construction of any new

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

facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project to lessen the future demand and impacts to fire services. No impacts are anticipated.

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

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

d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Mountain View Park, is located 1.5 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

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

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

Comments:

a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Mountain View Park, is located 1.5 miles from the project site. This project is not proposing any new housing or large employment generator that would cause an increase in the use of parks or other recreational facilities. A standard condition of

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

approval will require the developer to pay Park Development Fees. No impacts are anticipated.

b) See a) response above.

16. TRANSPORTATION/TRAFFIC. *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	( )	(✓)	( )	( )
b) Conflict with an applicable congestion management program, including, but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	( )	( )	( )	(✓)
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 1,878 daily vehicle trips. The proposed project includes the development of a 34,994 square foot indoor recreation facility with 3 basketball courts and a 20,536 square foot overhead shade structure covering 3 outdoor basketball courts. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, estimates that a Recreational Community Center generates 33.82 daily trips for each 1,000 square feet of floor area. A Traffic Impact Analysis (Rancho Cucamonga Traffic Division, April, 2016) was submitted for the project site, which determined that with mitigation measures, the Level of Service (LOS) at the closest intersections would be at pre-project levels.

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

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

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. With the following mitigation measures, project related traffic impacts will be less than significant:

1) **The following improvements shall be completed at the Foothill Boulevard/Rochester Avenue intersection: Signing and striping revisions to improve the northbound approach from 2 left turn lanes, 1 through lane, and 1 through/right turn lane to have 1 left turn lane, 2 through lanes, and 1 right turn lane.**

2) **The following improvements shall be completed at the Rochester Avenue/Arrow Route intersection: Signing and striping revisions to add a second eastbound left turn lane.**

b) The Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, estimates each 1,000 square feet of floor area will generate 2.05 two-way peak hour trips daily. In November 2004, San Bernardino County voters passed the Measure I extension which requires local jurisdictions to impose appropriate fees on development for their fair share toward regional transportation improvement projects. On May 18, 2005, the City of Rancho Cucamonga adopted a Comprehensive Transportation Fee Schedule updating these development impact fees. As a result, the San Bernardino County Congestion Management Agency waived the Congestion Management Plan (CMP) Traffic Impact Analysis reporting requirement. This project will be required, as a condition of approval, to pay the adopted transportation development fee prior to issuance of building permit. The project is in an area that is mostly developed with all street improvements existing. The project will not negatively impact the level of service standards on adjacent arterials. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. No impacts are anticipated.

c) Located approximately 4 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. No impacts are anticipated.

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

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

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

f) The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities and will conditioned to provide bicycle facilities. No impacts are anticipated.

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

Comments:

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

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

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.

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

Comments:

a) The site is not located in an area of sensitive biological resources as identified on the City of Rancho Cucamonga General Plan Figure RC-4. The project site is paved and currently used for roller hockey and overflow parking and 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. The Initial Study also identifies traffic impacts that with the proposed mitigation will be reduced these impacts to less-than-significant.

EARLIER ANALYSES

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

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

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

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

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

(T) Air Quality and Climate Change Assessment (MIG; March 2016).

(T) Traffic Impact Analysis for the Rancho Cucamonga Sports Center (Rancho Cucamonga Traffic Division; April 2016)

APPLICANT CERTIFICATION

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

Applicant's Signature: Christen Mitchell Date: 09/27/16

Print Name and Title: Christen Mitchell

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Design Review DRC2016-00170 **Applicant:** City of Rancho Cucamonga

Initial Study Prepared by: Tabe van der Zwaag, Associate Planner **Date:** September 12, 2016

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 3 – Air Quality						
Short Term (Construction) Emissions						
1) 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 investigated and found to be infeasible for the	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
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
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 over to adjacent public thoroughfares or	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
occurs as a result of hauling. Timing may vary depending upon the time of year of construction.						
• Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.	BO	C	During Construction	A		4
• Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.	BO	C	During Construction	A		4
11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM_{10}) emissions, in accordance with SCAQMD Rule 403.	BO	C	During Construction	A		4
12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.	BO	C	During Construction	A		4
Long Term Emissions and Impacts						
13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.	BO	C	During Construction	A		4
14) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	During Construction	A		4
15) Schedule truck deliveries and pickups during off-peak hours.	BO	C	During Construction	A		4
16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	During Construction		A	4
17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	During Construction		A	4
18) Provide lighter color roofing and road	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
materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.						
19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.	BO	C	During Construction		A	4
20) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).	BO	C	Review of Plans	A		4
21) All industrial and commercial facilities shall designate preferential parking for vanpools.	PD	C	Review of Plans	A/C		2/3
22) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.	PD	C	Review of Plans	D		2/3
23) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.	PD	C	Review of Plans	D		2/3
24) All 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
25) 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
26) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of $PM_{2.5}$ and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or	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
after March 9, 2009.						
Section 5 – Cultural Resources						
1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:						
• Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.	PD/BO	C	Review of Report	A/D		3/4
• Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.	PD/BO	C	Review of Report	A/D		3/4
• Pursue educating the public about the archaeological heritage of the area.	PD/BO	C	Review of Report	A/D		3/4
• Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.	PD	B/C	Review of report and plans during construction	A/D		2/4
• Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological	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
Information Center for permanent archiving.						
2) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:	PD	B	Review of Report	A/D		4
• Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.	PD	B	Review of Report	A/D		4
• Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.	BO	B/C	Review of Report	A/D		4
• Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).	PD	D	Review of Report	D		3
• Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.	PD	D	Review of Report	D		3
Section 6 – Geology and Soils						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.	BO	C	During Construction	A		4
2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.	BO	C	During Construction	A		4
3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.	BO	C	During Construction	A		4
4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.	BO	C	During Construction	A		4
Section 7 – Greenhouse Gas Emissions						
Short Term (Construction) GHG Emissions						
1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.	BO	C	During Construction	A		4
2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.	BO	C	During Construction	A		4
3) Trucks shall not idle continuously for more than 5 minutes.	BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.	BO	C	During Construction	A		4
5) Construction should be timed so as not to interfere with peak-hour traffic.	BO	C	During Construction	A		4
6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.	BO	C	During Construction	A		4
Long Term (Operational) GHG Emissions						
7) Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.	BO	A	During Construction	C		2
8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of: • Increased insulation. • Limit air leakage through the structure. • Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances. • Landscape and develop site utilizing shade, prevailing winds and landscaping. • Install efficient lighting and lighting control systems . • Install light colored "cool" roofs and cool pavements. • Install solar or light emitting diodes (LED's) for outdoor lighting.	BO	C	During Construction	A		4
9) Prepare a comprehensive water conservation strategy appropriate for the project and	BO	A	During Construction	C		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
include the following: • Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance. • Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD). • Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters. • Design irrigation to control runoff and to remove water to non-vegetated surfaces.						
10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.	CE	A	Review of Plans	C		2
Section 9 – Hydrology and Water Quality						
Construction Activities						
1) Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of Plans	A/C		2/4
2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific	BO	B/C/D/	Review of Plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.						
3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.	BO	B/C/D	Review of Plans	A/C		2/4
4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.	BO	B/C/D	Review of Plans	A/C		2/4
5) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.	BO	B/C/D	Review of Plans	A/C		2/4
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	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
Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.						
7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.	BO	B/C/D	Review of Plans	A/C		2/4
Grading Activities						
8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by MCE (June 10, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of Plans	A/C		2/4
Section 12 – Noise						
Exterior						
1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.	PD/BO	B	Review of Plans	C/A		4
2) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. until 7:00 a.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates,	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
containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 a.m. in a manner which would cause a noise disturbance to residential areas.						
3) 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
4) 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
5) 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
Section 16 – Transportation/Traffic						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
1) The following improvements shall be completed at the Foothill Boulevard/Rochester Avenue intersection: Signing and striping revisions to improve the northbound approach from 2 left turn lanes, 1 through lane, and 1 through/right turn lane to have 1 left turn lane, 2 through lanes, and 1 right turn lane.	CE	D	During Construction	C		4
2) The following improvements shall be completed at the Rochester Avenue/Arrow Route intersection: Signing and striping revisions to add a second eastbound left turn lane.	CE	D	During Construction	C		4

Key to Checklist Abbreviations

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

City of Rancho Cucamonga

MITIGATED NEGATIVE DECLARATION

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

Project File No.: Design Review DRC2016-00170

Public Review Period Closes: November 9, 2016

Project Name: Gym and Basketball Courts

Project Applicant: City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Project Location (also see attached map): Located on the east side of Rochester Avenue in the Industrial Park (IP) and General Industrial (GI) Districts – APN: 0229-109-41

Project Description: Site Plan and architectural review of a 34,944 square foot gymnasium with a 20,536 square feet of outdoor covered basketball courts of 4.63 acres of land (total parcel area is 9.5 acres)

FINDING

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

The Initial Study identified potentially significant effects but:

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

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

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

NOTICE

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

November 9, 2016
Date of Determination

Adopted By

RESOLUTION NO. 16-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2016-00170, A REQUEST FOR SITE PLAN AND ARCHITECTURAL REVIEW OF A 34,944 SQUARE FOOT GYMNASIUM ALONG WITH 20,536 SQUARE FEET OF OUTDOOR COVERED BASKETBALL COURTS ON 4.63 ACRES OF LAND (TOTAL SITE IS 9.5 ACRES) LOCATED ON THE EAST SIDE OF ROCHESTER AVENUE IN THE INDUSTRIAL PARK (IP) AND GENERAL INDUSTRIAL (GI) DISTRICTS; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0229-109-41.

A. Recitals.

1. The City of Rancho Cucamonga filed an application for the approval of Design Review DRC2016-00170, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 9th day of November 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 hearings of November 9, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The 4.63 acre project site is located on the east side of Rochester Avenue at Stadium Way; and

b. The site is presently used as an overflow parking lot for the Quakes Stadium on the west side Rochester Avenue; and

c. The project site is within the Industrial Park (IP) and the General Industrial (GI) Districts. To the north is an office complex within the Industrial Park (IP) District. To the south is a light industrial complex within the General Industrial (GI) District. To the west (across Rochester Avenue) is the Rancho Cucamonga Adult Sports Park (Quakes Stadium) within the General Industrial (GI) District. To the east is a utility corridor within the Open Space (OS) District; and

d. The Development Code permits public sports facilities within the Industrial Park (IP) and General Industrial (GI) Districts under the Community Centers/Civic Uses category; and

e. The proposed Rancho Cucamonga Sports Center includes a single-story 34,994 square foot recreation facility with 3 indoor, high school regulation basketball courts. The facility also includes 3

outdoor basketball courts with a 20,536 square foot overhead open shade structure that is designed so that it can be enclosed in the future; and

f. The project conforms to all related criteria of the Development Code for the Industrial Park (IP) District; and

g. Required parking for fitness related uses is 1 parking space per 200 square feet of gross floor area. The project requires 278 parking spaces (55,480 square feet of gross floor area divided by 200 square feet). The project site includes 44 parking spaces in addition to the existing 431 parking spaces in the Quakes overflow parking lot, for a total of 475 parking spaces.

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

a. The proposed project is consistent with the General Plan. The General Plan land use designation for the project site is Park (P). The General Plan states that parklands include traditional neighborhood-level and community-level parks, as well as multi-purpose recreational oriented lands such as the Epicenter and Central Park. The proposed facility is an extension of the adult sports park on the west side of Rochester Avenue and fulfills the General Plan's intent for the Park (P) land use designation; and

b. The proposed use is in accord with the objective of the Development Code and the purposes of the district in which the site is located. The project site is within the Industrial Park (IP) and the General Industrial (GI) Districts. The Development Code permits public sports facilities within the Industrial Park (IP) and General Industrial (GI) Districts under the Community Centers/Civic Uses category; and

c. The proposed use is in compliance with each of the applicable provisions of the Development Code. The project conforms to all related criteria of the Development Code for the Industrial Park (IP) District; and

d. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The Initial Study Part II outlines potential environmental impacts related to the project and identifies project specific mitigation measures that reduce these impacts to less-than-significant.

4. Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that no subsequent or supplemental environmental document is required pursuant to the California Environmental Quality Act (CEQA) in connection with the review and approval of this application based upon the following findings and determinations:

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

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

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

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

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

Planning Department

1) Approval is for Design Review DRC2016-00170, the site plan and architecture of a 34,944 square foot gymnasium along with 20,536 square feet of outdoor covered basketball courts on 4.63 acres of land (total site is 9.5 acres) located on the east side of Rochester Avenue in the Industrial Park (IP) and General Industrial (GI) Districts; APN: 0229-109-41

Environmental Mitigation

Air Quality

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 City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.

6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.

10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:

- Reestablish ground cover on the construction site through seeding and watering.
- Pave or apply gravel to any on-site haul roads.
- Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
- Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
- Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
- Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
- Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.

- Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.

12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.

14) Provide preferential parking to high occupancy vehicles and shuttle services.

15) Schedule truck deliveries and pickups during off-peak hours.

16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

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

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

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

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

24) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

25) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

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

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 a in-kind mitigation fee.
- Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.

2) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.

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

Geology and Soils

1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.

2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.

3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

Greenhouse Gasses

1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAWMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.

2) The construction contactor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures specification.

3) Trucks shall not idle continuously for more than 5 minutes.

4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.

5) Construction should be timed so as not to interfere with peak-hour traffic.

6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.

7) 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 light colored "cool" roofs and cool pavement.
   - 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.

Hydrology and Water Quality

1) Prior to issuance of Grading Permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.

2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.

5) Prior to issuance of 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.

6) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a

minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.

8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by MCE (June 10, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.

2) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. until 7:00 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 p.m. in a manner which would cause a noise disturbance to residential areas.

3) 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.

4) 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 during all project site excavation and grading on the site. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

5) 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.

Traffic

1) The following improvements shall be completed at the Foothill Boulevard/Rochester Avenue intersection: Signing and striping revisions to improve the northbound approach from 2 left turn lanes, 1 through lane, and 1 through/right turn lane to have 1 left turn lane, 2 through lanes, and 1 right turn lane.

2) The following improvements shall be completed at the Rochester Avenue/Arrow Route intersection: Signing and striping revisions to add a second eastbound left turn lane.

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

APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 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 9th day of November 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

Community Development Department

Project #:	DRC2016-00170 DRC2016-00653
Project Name:	Rancho Cucamonga Sports Center
Location:	8273 ROCHESTER AVE - 022902141-0000
Project Type:	Design Review Sign Permit Notice of Filing

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. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
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.

Engineering Services Department

Please be advised of the following Special Conditions

1. Prior to issuance of a building permit, the following impact fees shall be collected:

   1. Police: $549.00 per 1,000 sf

   Note: fees subject to change annually
2. A Lot Line Adjustment shall be submitted to the Planning department for approval.

Building and Safety Services Department

Please be advised of the following Special Conditions

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Building and Safety Services Department

Please be advised of the following Special Conditions

1. Submit the code modification request for approval before plan check submittal (CBC 104.10/104.11).
   When the Entitlement Review is approved submit complete construction drawings including structural calculations energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes as well as local Ordinances and Standards. The new structures are required to be equipped with automatic fire sprinklers as required by the CBC and Current RCFPD Ordinance. Disabled access for the site and building must be made to the in accordance to the State of CA and ADA regulations.

Grading Section

Standard Conditions of Approval

1. 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.
2. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report. The project specific soils report shall specifically address the proposed structural storm water treatment basins (i.e. bio-retention area without underdrain) adjacent to the building footings and the effect of the standing water in relation to the soil recommendations for footing.
3. A geologic report shall be prepared by a qualified Engineer or Engineering Geologist and submitted at the time of application for Grading and Drainage Plan review.
4. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.
5. A separate Grading and Drainage Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer prior to the issuance of a grading or building permit.
6. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit. All dust control sign(s) shall be located outside of the public right of way.
7. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, that plan shall be a separate plan/permit from Precise Grading and Drainage Plan/Permit.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

8. A drainage study showing a 100-year, AMC 3 design storm event for on-site drainage shall be prepared and submitted to the Building and Safety Official for review and approval for on-site storm water drainage prior to issuance of a grading permit. 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. In addition, the project specific drainage study shall provide inlet calculations showing the proper sizing of the water quality management plan storm water flows into the proposed structural storm water treatment devices.
9. 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.
10. Prior to issuance of a grading permit the Final Grading and Drainage Plan shall show the accessibility path from the public right of way and the accessibility parking stalls to the building doors in conformance with the current adopted California Building Code. All accessibility ramps shall show sufficient detail including gradients, elevations, and dimensions and comply with the current adopted California Building Code.
11. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
12. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
13. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Private storm drain improvements shall be shown on the grading and drainage plan.
14. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
15. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.
16. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
17. This project shall comply with the accessibility requirements of the current adopted California Building Code.
18. 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".

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

19. 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.
20. 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).
21. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
22. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
23. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
24. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
25. 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.
26. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

27. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans. The infiltration study shall include the Soil Engineer's recommendations for Appendix D, Table VII.3: Suitability Assessment Related Considerations for Infiltration Facility Safety Factors".
28. 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". The infiltration study shall include the recommended infiltration rates for the compacted soil adjacent to the building footings.
29. Prior to issuance of a grading or building permit, the permitted grading plan (or architectural site 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.
30. Prior to approval of the project-specific storm water quality management plan, the applicant shall submit to the Building Official, or his designee, a precise grading plan showing the location and elevations of existing topographical features, and showing the location and proposed elevations of proposed structures and drainage of the site.
31. Prior to the issuance of a certificate of occupancy by the Building Official, or his designee, the civil engineer of record shall file a Water Quality Management Plan (WQMP) Post Construction Storm Water Treatment Devices As-Built Certificate with the Environmental Programs Coordinator, City of Rancho Cucamonga Engineering Services Department.
32. The applicant shall provide a copy of a completed EPA Form 7520-16 (Inventory of Injection Wells) for each underground infiltration device, with the Facility ID Number assigned, to the Building and Safety Services Department Official prior to issuance of the Grading Permit and/or approval of the project-specific Water Quality Management Plan. A copy of EPA Form 7520-16 shall be scanned and pasted onto the permitted grading plan set, and a copy of said form shall be included in the project-specific Water Quality Management Plan.
33. The land owner shall provide an inspection report by a qualified person/company on a biennial basis for the Class V Injection Wells/underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis all best management practices (BMP"s) as described in the Storm Water Quality Management Plan (WQMP) prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

34. The land owner shall provide an inspection report on a biennial basis for the structural storm water treatment devices, commonly referred to as BMPs, to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
35. A final project-specific Storm Water Quality Management Plan (WQMP) shall be approved by the Building and Safety Director, or his designee, and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a grading permit or any building permit.
36. The final project-specific water quality management plan (WQMP) shall include executed maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's). In the event the applicant cannot get the proprietary device maintenance agreements executed prior to issuance of a grading permit, the applicant is required to submit a letter to be included within the WQMP document, and scanned and pasted onto the Site and Drainage Plan which states that prior to issuance of a certificate of occupancy with applicant shall enter into a contract for the maintenance of the proprietary storm water treatment device. If the proprietary storm water treatment device is part of a residential subdivision, prior to the sale of the residential lot, the developer shall include maintenance agreement(s) as part of the sale of the residential lot to the buyer. A copy of the maintenance agreements to be included in the sale of the property shall be included within the WQMP document.
37. Prior to the issuance of a certificate of occupancy by the Building Official, or his designee, the civil engineer of record shall file a Water Quality Management Plan (WQMP) Post Construction Storm Water Treatment Devices As-Built Certificate with the Environmental Programs Coordinator, City of Rancho Cucamonga Engineering Services Department.
38. As the use of drywells are proposed for the structural storm water treatment device, to meet the infiltration requirements of the current Municipal Separate Storm Sewers Systems (MS4) Permit, adequate source control and pollution prevention control BMPs shall be implemented to protect groundwater quality. The need for pre-treatment BMPs such as sedimentation or filtration shall be evaluated prior to infiltration and discussed in the final project-specific Water Quality Management Plan document.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

Date: November 9, 2016

To: Chairman and Members of the Planning Commission

From: Candyce Burnett, City Planner

By: Tom Grahn, Associate Planner

Subject: DESIGN REVIEW MODIFICATION DRC2016-00345 - BIANE FAMILY PROPERTIES - A request to revise the conditions of approval for DRC2007-00951 (Planning Commission Resolution No.14-08) for the Biane Winery, a complex comprised of fifteen (15) buildings/structures and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres in the General Industrial (GI) District located on the south side of 8th Street, between Hermosa and Archibald Avenues; APN: 0209-201-19 and 20. On January 22, 2014, the Planning Commission adopted a Mitigated Negative Declaration of environmental impacts for DRC2007-00951. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

RECOMMENDATION

Staff recommends that the Planning Commission approve Design Review Modification DRC2016-00345 through adoption of the attached Resolution of Approval.

ANALYSIS

A. Site Characteristics: The project site is a winery complex comprised of 15 buildings/structures, associated equipment, and 3 single-family residences located on 2 parcels with a combined area of 10.41 acres (Exhibit B). The 15 buildings and structures consist of the winery building, bottling plant/warehouse, grape crushing building and grape pits, distillery and shops, bonded warehouse, sherry room, dry wine bottling, winemaker's residence, caretaker residence, a restroom, cooperage shop, foreman's residence, chemical room, and a lunch shelter.

The project site is a rectangular configuration consisting of two separate parcels. The north to south dimensions are approximately 568 feet and 856 feet east to west. Most of the northern portion of the site is occupied by winery buildings. To the south, east, and west are existing commercial/industrial buildings. To the north is the Santa Fe Railway and residential development north of the tracks. A rail line runs north to south just west of the project site. There is also a spur line that runs along the northern side of the winery.

B. Background: On January 22, 2014, the Planning Commission approved DRC2007-00951 (Exhibit D). That application proposed a partial-build option that would result in the demolition of several buildings on the western 6.51 acre parcel, including the Bottling Plant/Warehouse, Dry Wine Bottling Room, cooperage shop, restroom, lunch shelter, and foreman's residence buildings to allow room for the construction of a 122,304 square foot industrial warehouse building; the eastern 3.9 acre parcel was not a part of the project. The cultural resources Impacts Assessment identified that the cooperage shop, foreman's residence, restroom, and lunch shelter were determined to be non-contributors to the site and could be demolished

(Exhibit B). Two residential buildings, the wine maker's residence and the caretaker residence, were determined to be Contributors and were conditioned to be relocated off-site with a plaque affixed to each residence identifying its original location and significance to the Biane Winery (Exhibit E).

C. Proposed Revision: Following Planning Commission approval of DRC2007-00951, the applicant researched the feasibility of relocating the wine maker's residence and the caretaker residence and determined that it was difficult to find appropriate lots for the relocation and that the structural condition of the houses would make moving them difficult. As a result, the applicant has requested deleting the applicable Conditions from Planning Commission Resolution No. 14-08 (Exhibit E), the conditions state:

- Planning Department Condition No. 7: The costs to relocate the two contributing residences shall be borne by the owner. The owner shall notify the City in writing once the relocation plan has been finalized.

- Planning Department Condition No. 8: Prepare and affix identifying plaques to the relocated residences. This would consist of at a minimum an 8-inch by 10-inch durable plaque for both of the relocated residences to identify their original locations and historical association with the Biane Winery. The plaques would be affixed to the residences in a publicly viewable location.

To support the proposed modification to the Conditions of approval the applicant contacted LSA Associates who prepared the Cultural Resources Assessment in 2008 and the Impacts Assessment in 2009 for DRC2007-00951. A memorandum prepared by LSA Associates (Exhibit C) provides further review of the Biane Winery Impacts Assessment in consideration of a modification to Conditions of Approval applicable to the wine maker's residence and the caretaker residence. The memo concludes that the two residences derive their significance solely from their association with the winery. They are not individually significant and are typical examples of small, wood-framed houses and if they are relocated off-site, they would be out of context and their significance as contributing resources would be lost. Without the wine maker's residence and the caretaker residence, the Winery would retain its National Register eligibility, and therefore the demolition of these structures would not be a significant impact to the historic property.

The LSA memorandum recommends that prior to removal of any contributing buildings or features the Biane Winery should be documented in a manner similar to Historic American Building Survey (HABS) Level III. Planning Commission Resolution No. 14-08, Planning Department Condition No. 5 currently requires HABS Level III documentation prior to the demolition or relocation of any contributing features of the Biane Winery, so no modification of this condition is necessary.

D. Environmental Assessment: Pursuant to the California Environmental Quality Act (CEQA) and the City's local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on January 22, 2014, in connection with the City's approval of Development Review DRC2007-00951. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. No substantial changes are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the

circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Mitigated Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Mitigated Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

CORRESPONDENCE

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site.

Respectfully submitted,

Candyce Burnett
City Planner

CB:TG/ls

Attachments:
- Exhibit A - Letter from Applicant, May 2, 2016
- Exhibit B - Impacts Assessment – Aerial Showing Contributors and Non-contributors
- Exhibit C - LSA Associates Memorandum – Review of Biane Winery Impacts Assessment, February 12, 2016
- Exhibit D - DRC2007-00951 Planning Commission Staff Report, January 22, 2014
- Exhibit E - Planning Commission Resolution No. 14-08
- Draft Resolution of Approval for Design Review Modification DRC2016-00345

May 2, 2016

Mr. Thomas Grahn
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91729

RE: Biane Family Properties, Revision to Planning Commission Resolution No. 14-08

Dear Mr. Grahn:

On January 22, 2014 Biane Family Properties received Planning Commission approval of the Environmental Assessment and Development Review DRC-2007-00951 with Resolution 14-08 and Tree Removal Permit DRC2013-00475 with Resolution No. 14-09 for the Biane Business Park. Planning Department Conditions of Approval 7 and 8 within Resolution No. 14-08 requires the relocation of two residences and plaques indentifying the relocated residences.

Since that time, Biane Family Properties has researched the feasibility of relocating the residences. They have determined that it is difficult to find appropriate lots for the relocation and the structural condition of the houses would make moving the houses very difficult. In an effort to find an acceptable solution, I reached out to LSA Associates, Inc., who prepared the Cultural Resources Assessment in 2008 and the Impacts Assessment in 2009 for the City of Rancho Cucamonga. Casey Tibbet, Senior Cultural Resources Manager, and LSA's HABS photographer came out to the site. They determined that the two residences derived their significance solely from their association with the winery. The are not individually significant and are typical examples of small, wood frame houses dating to the early part of the 20th century. Furthermore, they have undergone remodeling and "updating" over the years, so almost all of the historic features on the interior of the residences have been removed. If they are located off site, they will be out of context and their significance as contributing resources will be lost. Without the residences, the Winery would retain its National Register eligibility; therefore, demolition of the residences would not be a significant impact to the historic property. At LSA's recommendation, Baine Family Properties agrees to complete HABS Level III documentation prior to demolition.

Thank you for your consideration of this request. Please let me know if you have any questions or need any additional information.

Sincerely yours,

Jary Cockroft
Project Manager

EXHIBIT A

EXHIBIT B

LSA

- PROJECT BOUNDARY
- CONTRIBUTOR
- NON-CONTRIBUTOR
- TO BE RELOCATED OFF-SITE
- TO BE DEMOLISHED

1 WINERY BUILDING
2 BOTTLING PLANT AND WAREHOUSE
3 GRAPE CRUSHING BUILDING AND GRAPE PITS
4 DISTILLERY AND SHOPS
5 BONDED WAREHOUSE
6 SHERRY ROOM
7 DRY WINE BOTTLING
8 WINE MAKER'S RESIDENCE
9 OFFICE / CARETAKER RESIDENCE
10 RESTROOM
11 COOPERAGE SHOP
12 FOREMAN'S RESIDENCE
13 CHEMICAL ROOM
14 LUNCH SHELTER

SOURCE: AirPhotoUSA, 2007; City of Rancho Cucamonga

I:\CRG0901\Reports\Cultural\Impacts\fig2_Contributors.mxd (05/26/09)

FIGURE 2

Biane Winery
Impacts Assessment

Aerial Showing Contributors and Non-contributors

LSA | LSA ASSOCIATES, INC.
1500 IOWA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92507
951.781.9310 TEL
951.781.4277 FAX
BERKELEY
CARLSBAD
FRESNO
IRVINE
PALM SPRINGS
PT. RICHMOND
ROCKLIN
SAN LUIS OBISPO

MEMORANDUM

DATE: February 12, 2016

TO: Michael Biane
Biane Family Properties, LLC

FROM: Casey Tibbet, M.A
LSA Associates, Inc.

SUBJECT: Review of Biane Winery Impacts Assessment (LSA Project No. BIW1601)

LSA Associates, Inc. (LSA) is under contract to Biane Family Properties, LLC to review the cultural resources assessment and subsequent impacts assessment prepared for the Biane Winery by LSA in 2008 and 2009, respectively. The purpose of this review is to provide a preliminary recommendation regarding the potential impacts to the significance of the winery based on recent changes to the proposed project. More specifically, the current project proposes demolition, rather than off-site relocation, of two residences in the project area. The two houses, which are known as the winemaker's residence and the office/caretaker residence, have been identified as buildings that contribute the significance of the winery.

In order to understand the significance of the winery and manner in which the residences contribute to that significance, LSA carefully reviewed the previous reports and the recommendations associated with the two houses. The results of this review are discussed below.

SUMMARY OF PREVIOUS REPORTS

2008 Cultural Resources Assessment

According to the 2008 report prepared by LSA, in 2001 the Biane Winery was evaluated as eligible for listing in the National Register of Historic Places (National Register) under criterion A for its significant associations with the history of viticulture in Rancho Cucamonga and under criterion C as a good example of the Mission Revival architectural style as applied to a winery. LSA reevaluated the property in 2008 in conjunction with a proposal to demolish all buildings and features to facilitate construction of a 239,270-square foot office and warehouse. LSA concurred with the 2001 evaluation and also found the winery eligible for designation as a Landmark under the local ordinance. In addition, the report clearly identified contributing and non-contributing elements and provided project recommendations.

Of the 15 buildings and features in the project area, 10 were identified as contributors to the significance of the winery. These included the winery building, bottling plant and warehouse, grape crushing building and grape pits, distillery and shops, bonded warehouse, sherry room, dry wine bottling, winemaker's residence, office/caretaker residence, and other miscellaneous elements. Non-contributing elements included the restroom, cooperage shop, foreman's residence, chemical room, and lunch shelter.

Project recommendations included continued adaptive reuse of the winery or a partial-build alternative that would only require relocation of the winemaker's residence. The report indicated that if the winemaker's residence was relocated off site or demolished, the west wall of the bottling plant and/or the cooperage shop exterior should be restored pursuant to the *Secretary of the Interior's Standards for the Treatment of Historic Properties for Restoration* (SOIS). Finally, if full demolition was approved, the report recommended documentation of the property pursuant to the Historic American Building Survey (HABS) Level 1 requirements and noted that this would not mitigate the project to a less than significant level.

2009 Impacts Assessment for Revised Project

In 2009, LSA prepared an impacts assessment for a revised project that included the demolition and relocation of some of the contributing buildings in order to facilitate construction of a distribution center. More specifically, the bottling plant and warehouse and the dry wine bottling room would be demolished and the winemaker's residence and office/caretaker residence would be relocated off site. Other non-contributing buildings and features would also be demolished.

During the preparation of this report, LSA had to access to some of the Biane family's private historic photographs from the 1930s through the 1950s. These photographs revealed that many of the winemaking activities, including bottling activities, were originally carried out in the main winery building. In addition, it was clear that the bottling plant and warehouse was originally constructed for use as a cannery sometime after 1930 and has since sustained numerous alterations, retaining a lower degree of integrity than the rest of the winery. The 2009 impacts assessment took this new information into consideration and resulted in the following summarized conclusions/ recommendations regarding the contributors:

- **Demolition of the bottling plant and warehouse and/or the dry wine bottling room:** Removal of either or both of these contributors would not reduce Biane Winery's historical associations (criterion A) to the extent that the property would no longer be historically significant. Although each of these contributors represents a functioning part of a winery, removal of either or both would not diminish the significance of the winery as a property type (criterion C).
- **Off-site relocation of the residences:** The two contributing residences do not represent functional aspects of the winery as a property type. Therefore, their off-site relocation would not diminish the winery's significance under criterion C. However, the residences have significant historical ties to the winery (criterion A) and loss of those ties would be a significant impact.
- **Cumulative Impacts.** The removal of four contributing buildings could potentially result in an impact to the setting of the winery. However, the core complex of contributors would remain intact and would retain integrity of location, design, feeling, association, materials, and workmanship. Therefore, the significance of the winery would not be significantly diminished by the loss of these contributors.
- **Recommendations:** The 2009 report indicates that the following are not mitigation measures:
    - **Affix identifying plaques to the relocated residences:** The plaques would identify their original locations and historical associations with Biane Winery. This would preserve a historical tie between the residences and the winery, reducing the loss of their on-site historical association.

- **Complete Historic American Buildings Survey (HABS III) prior to demolition or relocation:** This documentation consists of written data discussing the history and development of the property; a site plan; large-format photographs; and, if available, copies of measured drawings, historic photographs, and newspaper articles. Copies of the HABS III report should be submitted to the City and various other archives.

The 2009 report also considered the potential impact of the proposed new construction on the significance of the winery. The report concluded that the proposed new construction would not destroy any historic materials that characterize the property and that it would be differentiated from, but compatible with the massing, size, scale, and architectural features of the older construction, thereby protecting the historic integrity of the winery and its environment. It was specifically noted that the architecture would be subordinate in detail and that the building would be set back approximately 15 feet from the main winery building, preserving the existing view of the winery from 8th Street.

CONCLUSION AND RECOMMENDATIONS

As previously stated, LSA was asked to review the previous reports for Biane Winery in order to determine whether the demolition of two contributing residences would result in changes to the historic significance of the property.

Based on the information and analysis provided in the 2008 and 2009 reports, the two residences derive their significance solely from their association with the winery. They are not individually significant and are typical examples of small, wood-framed houses dating to the early part of the 20th century. If they are relocated off site, they will be out of context and their significance as contributing resources will be lost. This is true even if plaques are installed in an effort to convey their former association with the winery. Without the residences, the winery would retain its National Register eligibility. It would still be clearly identifiable as a winery and would retain a number of contributing buildings and features. Therefore, demolition of the contributing residences would not be a significant impact to the historic property (winery). With this in mind, LSA recommends the following:

- **Complete HABS-like documentation:** Prior to removal of any contributing buildings or features, the Biane Winery should be documented in a manner similar to HABS Level III by a qualified professional. This documentation should consist of the following:
  - A site plan depicting all extant features on the winery property. The site plan may use a current aerial photograph as a base and must include a scale, north arrow, and legend identifying the various buildings and features (similar to Figure 2 of the 2009 report).
  - Large-format, archival quality, black-and-white photographs of exterior elevations, interior views, character-defining features, and context views.
  - If available, copies of historic site plans, elevation drawings, floor plans, measured drawings, historic photographs, and newspaper articles.
  - Written documentation discussing the history and development of the property. (The report prepared by LSA in 2008 will satisfy the requirements for the written data.)
  - The HABS-like documentation should be submitted to the City of Rancho Cucamonga, Biane Family Properties, LLC, and the Paul A. Biane branch of the Rancho Cucamonga Public

Library. Copies of the photographic negatives should be included in the documentation for the City and Biane Family Properties, LLC.

The HABS-like documentation will capture the winery at a specific moment in time before any of the existing contributing buildings and features are removed. The interior and exterior photographs of the buildings proposed to be removed will preserve a record of their appearances, functions, and unique features and the related maps and other data will place them in context. Having this documentation available at various repositories will ensure that it will remain part of the historic record and available to future scholars.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

Date: January 22, 2014

To: Chairman and Members of the Planning Commission

From: Candyce Burnett, Planning Manager

By: Mayuko Nakajima, Assistant Planner

Subject: ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT REVIEW DRC2007-00951 - BIANE BUSINESS PARK - A request to modify the Biane Winery, a complex comprised of fifteen (15) buildings/structures and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres by demolishing the existing Bottling Plant/Warehouse and Dry Wine Bottling Room and constructing an industrial warehouse building of 122,304 square foot within the General Industrial (GI) District, located on the south side of Eighth Street, between Hermosa and Archibald Avenues - APN: 0209-201-19 and 20. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. Related file: Tree Removal Permit DRC2013-00475

TREE REMOVAL PERMIT DRC2013-00475 - BIANE BUSINESS PARK - A request to remove 24 trees related to Development Review DRC2007-00951 for a 6.51 gross acres site within the General Industrial Development District, located on the south side of Eighth Street, between Hermosa and Archibald Avenues - APN: 0209-201-19 and 20.

RECOMMENDATION: Staff recommends that the Planning Commission approve Development Review DRC2007-00951 and Tree Removal Permit DRC2013-00475 by adoption of the attached Resolutions of Approval with Conditions and issuance of a Mitigated Negative Declaration of environmental impacts.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:
North - Residential – Low Medium (LM) and the Santa Fe Railway
South - Industrial/Commercial Buildings - General Industrial (GI)
East - Industrial/Commercial Buildings - General Industrial (GI)
West - Industrial/Commercial Buildings - General Industrial (GI)

B. General Plan Designations:
Project Site - General Industrial (GI)
North - Low Medium (LM)
South - General Industrial (GI)
East - General Industrial (GI)
West - General Industrial (GI)

C. Site Characteristics: The site is a winery complex comprised of fifteen (15) buildings/structures (two of which are on separate parcels outside of the project area),

EXHIBIT D

associated equipment, and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres. The site, known as the Biane Winery, is located on the south side of Eighth Street between Hermosa and Archibald Avenues in the City of Rancho Cucamonga, San Bernardino County, California. The winery was formerly known as the Padre Winery (State Primary Number 36-016423). The winery was previously determined eligible for the National Register of Historic Places (National Register) in 2001 by a consensus through the National Historic Preservation Act (NHPA) Section 106 process (California Historical Resource Status Code 2S2). The fifteen (15) buildings and structures consist of the winery building, bottling plant/warehouse, grape crushing building and grape pits, distillery and shops, bonded warehouse, sherry room, dry wine bottling, winemaker's residence, office/caretaker residence, a restroom, cooperage shop, foreman's residence, chemical room, and a lunch shelter.

The site is a rectangular configuration consisting of two separate parcels. Dimensions north to south run approximately 568 feet and 856 feet running east to west. Most of the northern portion of the site is occupied by winery buildings. Currently, the winery is used as an industrial/commercial complex. To the south, east, and west are existing industrial/commercial buildings. To the north is the Santa Fe Railway and residential development north of the tracks. A rail line runs north to south just west of the project site. There is also an extant railroad spur line that runs along the frontage which will not be substantially removed or paved over as part of this project. This spur line was historically used for shipping the completed products along the Burlington Northern Santa Fe (BNSF) Railway alignment that runs east to west along the north side of Eighth Street.

ANALYSIS:

A. Background: The project was first introduced in 2007. The initial proposal was a complete demolition of all buildings on-site and to construct a 239,370 square foot industrial warehouse building. The Biane Winery is considered a "historical resource" for the purposes of California Environmental Quality Act (CEQA) and thus triggered the requirement for preparation of an Environmental Impact Report (EIR) because of the unavoidable impacts to cultural resources. About halfway through the EIR process, the applicant considered an alternative project description that would result in the demolition of two district contributors (Bottling Plant/Warehouse and Dry Wine Bottling Room) and preservation/continued adaptive reuse of the significant structures identified as contributors. A cultural impacts assessment was performed by LSA Associates, Inc. (LSA) to review the revised project. Although LSA found potential impacts, these impacts were analyzed for significance and mitigated to a level that is less-than-significant.

B. Project Description: The revised project encompasses 6.51 of the 10.41 acres. The project is a partial-build option that would result in demolition of several buildings within the 6.51 acres, including the Bottling Plant/Warehouse, the Dry Wine Bottling Room, cooperage shop, restroom, lunch shelter, and foreman's residence buildings to construct a 122,304 square-foot industrial warehouse building. The eastern portion of the site (3.9 acres) is not part of this project. The cooperage shop, foreman's residence, restroom, and lunch shelter are found to be non-contributors to the historic winery (Exhibit B). The demolition of the two contributors (Bottling Plant/Warehouse and the Dry Wine Bottling Room) will be mitigated to a level that is less-than-significant. The other two winery residences will be relocated to an off-

site location. Potential impacts and mitigations to cultural resources were analyzed in the Initial Study Part II.

C. Site Improvements: As part of this approval, street improvements will be made to bring the site into conformance with the current requirements of the General Industrial Development District. The applicant will be required to install frontage improvements such as curb adjacent sidewalk and street trees and place the existing overhead utilities underground. The existing historic spur line that runs along the north perimeter of the property will be protected in place when installing public improvements within the right-of-way. Engineering special conditions of approval are noted in the Resolution of Approval. The eastern portion of the site is not part of this project and is not subject to improvements at this time. Additionally, there will be a lot line adjustment to reconfigure the existing lots so that the old and new portions of the site are on separate parcels.

D. Parking: The entire development provides 98 parking spaces. The minimum required parking spaces is 79; 19 spaces above the minimum requirement. There are 21 (14 feet by 50 feet) and (12 feet by 53 feet) trailer stalls.

Parking Requirements	Total Square Feet	Required Parking Spaces	Provided Spaces
Office (4 spaces/1,000 sq. ft.)	7,500	30	30
Warehouse / Storage (1st 20,000 sq. ft. @ 1 space/1,000 sq. ft.) (Next 20,000 sq. ft. @ 1 space/2,000 sq. ft.) (Remaining sq. ft. @ 1 space/4,000 sq. ft.)	 20,000 20,000 74,804	 20 10 19	 20 48 0
Total Required Parking Spaces		79	
Total Provided Parking Spaces			98

E. Tree Removal Permit: Included with the project is a request to remove 24 trees (DRC2013-00475). The tree removals are necessary in order to construct the industrial building and related parking. There are also non-heritage trees on-site, such as citrus trees, smaller trees less than 20 inches in diameter and vines. Non-heritage trees are exempt from a Tree Removal Permit and the City does not have mitigations for removing vines. However, staff is recommending that the applicant offer the vines to any interested members of the public for the opportunity to replant them to an off-site location. The 24 heritage trees proposed for removal are required to be replanted on a one-to-one basis. A greater number of trees will be replanted in the parking lot area and around the perimeter of the project.

F. Rail Spur Easement: Section 17.36.040 (D)(6) of the Development Code requires all properties which adjoin existing or proposed lead or spur lines to provide rail service access. The applicant has provided an area for the proposed rail spur easement. However, it does not meet the City's Development Code minimum standard of 32 feet. The applicant has provided a letter outlining their discussion with a Railroad Engineer Consultant and how the 20 feet more than meets railway design standards. This item was brought up at the April 30, 2013, Design Review Committee (DRC) meeting; the DRC was favorable to accepting the letter as adequate.

G. Cultural Impacts Assessment & Landmark Designation: When a structure is designated as a local historic landmark, the City has authority for discretionary review of future exterior improvements. To ensure that the winery will not yield to piecemeal improvements in the

future, potentially affecting the eligibility of the winery for the National Register of Historic Places, staff is requesting that a landmark designation be required as part of the Condition of Approval for this project.

H. Land Use Compatibility: The project site is located within the General Industrial Development District which permits warehouse and office use. The surrounding properties include typical industrial-related uses such as an upholstery business, food processing, warehousing/storage, and residential development just north of the railroad tracks. The proposed project is consistent with its land use designation.

I. Design Review Committee: The project was reviewed by the Committee (Fletcher, Oaxaca, Granger) on April 30, 2013. The main topics of discussion were in regards to the mural detailing on the north elevation, the rail spur easement along the west side of the building, and providing more articulation along the east elevation (Exhibit C). The DRC directed the applicant to work with staff on making the necessary revisions and recommended approval to be forwarded to the Planning Commission for review and action. The applicant has worked with staff and has made all of the requested changes.

J. Grading and Technical Review Committees: The project was reviewed by the Committees on April 30, 2013. The Committees recommended approval of the project without changes.

K. Environmental Assessment: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, green house gas emissions, hydrology and water quality, noise, land use and planning, and population and housing, 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.

The City received one comment from the California Department of Transportation in regards to the Transportation section of the Initial Study on July 15, 2013. There was concern that the Traffic Impact Analysis (TIA) referenced in the Initial Study was from 2008 and Caltrans could not review the TIA until a new TIA was submitted. However, the 2008 TIA was based off of the first proposal which proposed a much larger building (239,370 square feet). The current proposal is now 122,304 square feet and about half in size. Because the project has been reduced in size, there will be less trips generated due to the smaller-scaled project and therefore reduced impacts to traffic. Staff advised the applicant to contact Caltrans to review the revised Trip Generation memorandum. On December 20, 2013, staff received a letter from Caltrans stating that they have reviewed the revised Trip Generation memorandum and there are no other pending issues (Exhibit E).

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.

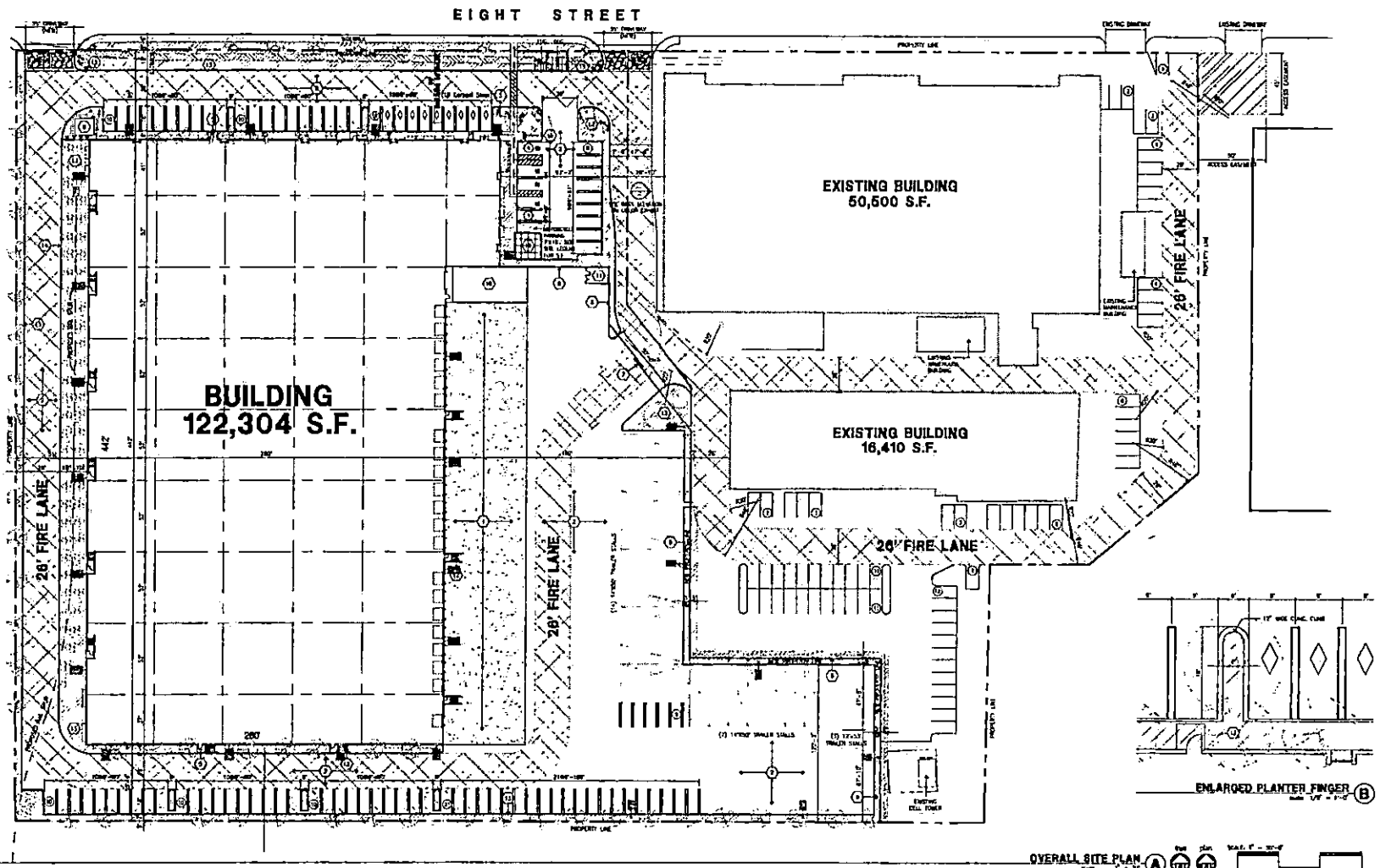
Respectfully submitted,

Candyce Burnett
Planning Manager

CB:MN/ls

Attachments: Exhibit A - Complete Set of Plans
Exhibit B - Map showing Contributing/Non-Contributing Buildings
Exhibit C - Design Review Action Comments, dated April 30, 2013
Exhibit D - Initial Study Parts I, II, and III
Exhibit E - Letter from Caltrans dated December 20, 2013
Draft Resolution of Approval for Development Review DRC2007-00951
Draft Resolution of Approval for Tree Removal Permit DRC2013-00475

EXHIBIT A



SITE PLAN KEYNOTES

1. 6" THICK MINIMUM REINFORCED CONCRETE TRUCK YARD, W/ #3 @ 18" O.C.E.W. 2500 PSI @ CONSTRUCTION AND/OR EXPANSION JOINTS A MAXIMUM OF 18'-0" O.C. EXPANSION JOINTS TO BE A MIN. OF 1-1/2" DEEP AND A MINIMUM ULTIMATE WIDTH OF 1/4". VERIFY WITH SOILS ENGINEER. PROVIDE HEAVY BROOM FINISH. ALL JOINTS TO BE CLEANED AND FILLED W/ ASPHALTIC EMULSION.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER CITY STANDARD. SEE CIVIL DRAWINGS. PROVIDE STAMPED CONCRETE W/ LIGHT BROOM FIN. AT ALL DRIVE LOCATIONS. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS A MAXIMUM OF 15' O.C. SPACING.
5. 6"-8"x8"-8"x4" THICK CONCRETE EXTENDED LANDING PAD (VIF. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR.
6. 6TH CONCRETE TILT-UP SCREEN WALL.
7. 6'H WROUGHT IRON MANUALLY TO/FROM OPERATED GATES W/ KNOX-BOX PER NFPA 80 LONG, EXPENSIVE "C". CONTRACTOR TO DESIGN & DETAIL GATES. FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED WITH PUBLIC/PRIVATE VALVE FOR 1153 MPH.
8. APPROXIMATE LOCATION OF TRANSFORMER
9. 8' SCREEN WALL (WITH VINES - FACING NORTH)
10. CONCRETE RAMP
11. TRASH ENCLOSURE.
12. EXTERIOR CONCRETE STAIR
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY HATCH PATTERN
14. RETAINING WALL.
15. BIKE RACK
16. AWNING PATIO 20' X 20' WITH OVERHEAD STRUCTURE. SEE ELEVATION C/A42

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL 9'-0" x 18'
- HANDICAP PARKING STALL 9' X 18' W/ 2' O.H.
- CARPOOL PARKING STALL 9'-0" X 18'
- MOTORCYCLE PARKING 7'-0" X 18' = 126 S.F.
- ADA PATH OF TRAVEL
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- CATCH BASIN, APPROX. LOCATION SEE CIVIL DRWGS.
- WATER LINE SEE CIVIL DRWGS.
- GAS LINE SEE CIVIL DRWGS.
- SEWER LATERAL SEE CIVIL DRWGS.
- WALL PACKS, AT 20 FT.
- LIGHT POLES, 25 FT. MAX HEIGHT
- DOUBLE REVERSE CHECK
- FIRE DETECTOR CHECK

CODE ANALYSIS

BUILDING OCCUPANCY	S-1/B
CONSTRUCTION TYPE	II-B
FIRE SPRINKLERS	YES (N.F.P.A.)
ACTUAL PARAPET HEIGHT	35'-0" & 47'-0"
ALLOWABLE PARAPET HEIGHT	65'-0"
ACTUAL STORIES	1 STORIES
ALLOWABLE STORIES	2 STORES

APPLICABLE CODES

2010 CALIFORNIA BUILDING & FIRE CODES

PROJECT INFORMATION

Owner / Applicant
BIANE WINER
9931 8th STREET
RANCHO CUCAMONGA, CA 91729
CONTACT: BIANE WINER
PHONE: (909) 982-0076

APN.
A.P.N. 0208-210-19
A.P.N. 0208-210-20

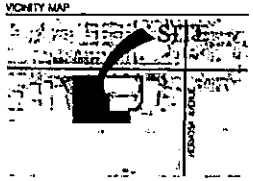
Applicant's Representative
HPA, INC.
10931 BARDEN AVE.
BANNING, CA 92313
CONTACT: JOE CRUZ
PHONE: (951) 863-1170
FAX: (951) 863-0851

Project Zoning
GENERAL INDUSTRIAL

Legal Description
CURRENTLY IN ENTITLEMENT PROCESS

Project Address
9931 8th STREET
RANCHO CUCAMONGA, CA 91729

VICINITY MAP



NOTE:
BUILDING AREA OF 122,304 S.F. IS ALLOWED PER 2010 CBC SECTION 507.9 REDUCED OPEN SPACE.
PROVIDED SIDE YARDS ARE NOT LESS THAN 60 FT. AND IN ADDITION
1. REDUCED SIDE YARDS (OF LESS THAN 60 FT.) DO NOT EXCEED 75% OF BUILDING PERIMETER.
2. EXTERIOR BUILDING WALLS FACING REDUCED SIDE YARDS ARE MINIMUM 3-HOUR FIRE RATED.
3. ALL OPENINGS IN EXTERIOR BUILDING WALLS FACING REDUCED SIDE YARDS WILL HAVE OPENINGS PROTECTED WITH MINIMUM 3-HOUR FIRE RATING.

TABULATION

	Proposed New Building		Existing Building 1	Existing Building 2	Existing Sub-Totals	TOTAL
Building Area						
footprint	118,564	office	2,620	500	3,120	
mezzanine	3,740	warehouse	47,880	15,910	63,790	
Total	122,304	Total	50,500	16,410	66,910	189,214
Site Area						
Gross	383,423				148,862	453,117
Coverage	43.1%				41.8%	41.8%
Parking Required						
office @ 1/250	30	office @ 1/250	11	3	13	
warehouse		warehouse				
1/1,000 first 20K	40	1/1,000 first 20K	20	18	38	
1/2,000 over 20K	48	1/2,000 over 20K	14		14	
Total	98	Total	45	18	63	
Parking Provided						
standard	85	existing			26	
carpool (10%)	12					
ada	4	new			41	
Total auto parking	100	Total			68	
bicycle stalls (14,000)	28					
bicycle stalls (12,000)	3					
Landscape Required	7.0%					
sf req'd	16,604 s.f.					
Landscape Provided	10.1%					
sf s.f.	24,644 s.f.					

HPA
hpa, inc.
10931 barden avenue - ste. #100
banning ca
92313
tel: 951-863-1170
fax: 951-863-0851
email: hpa@hpaonline.com

Owner:
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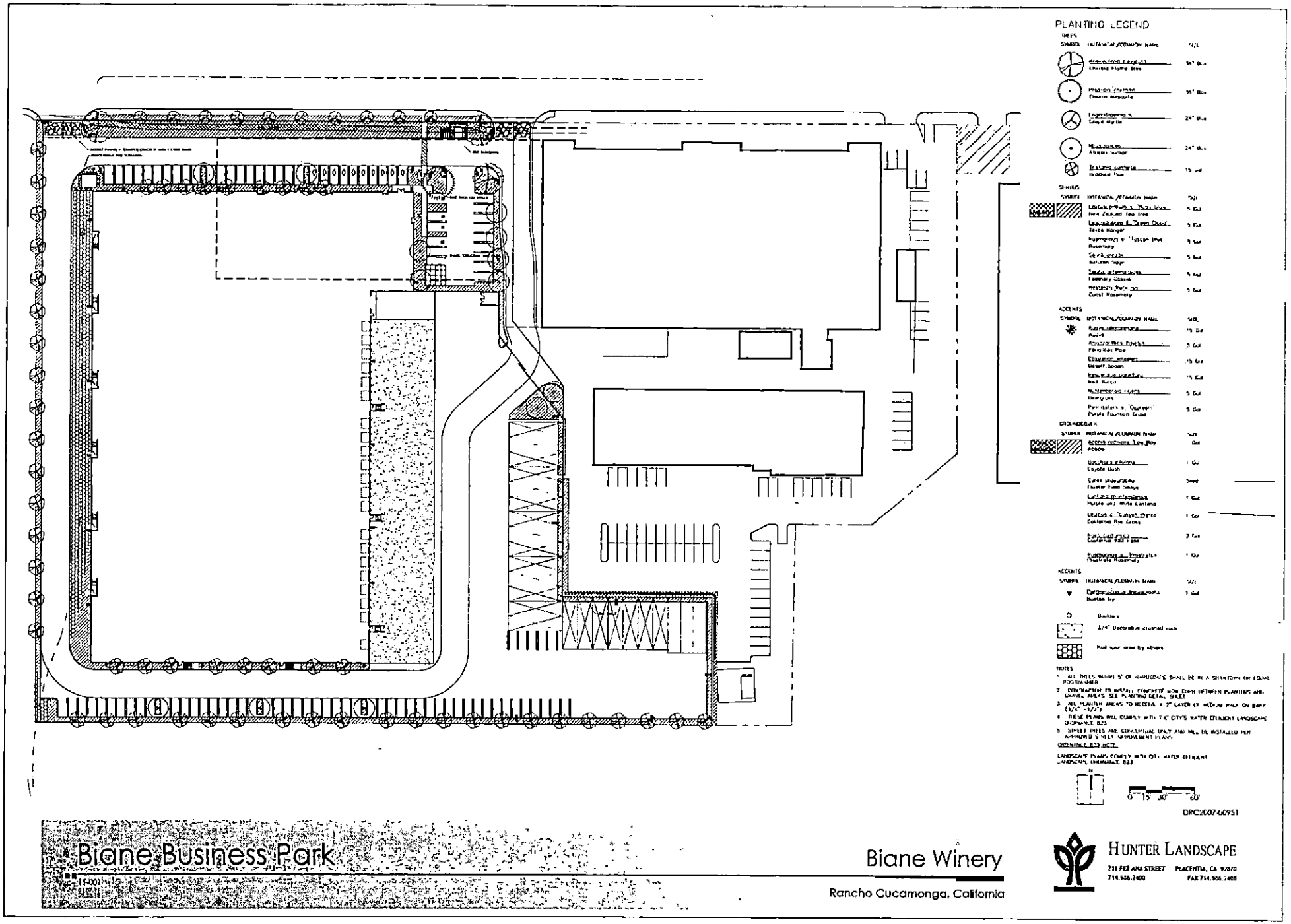
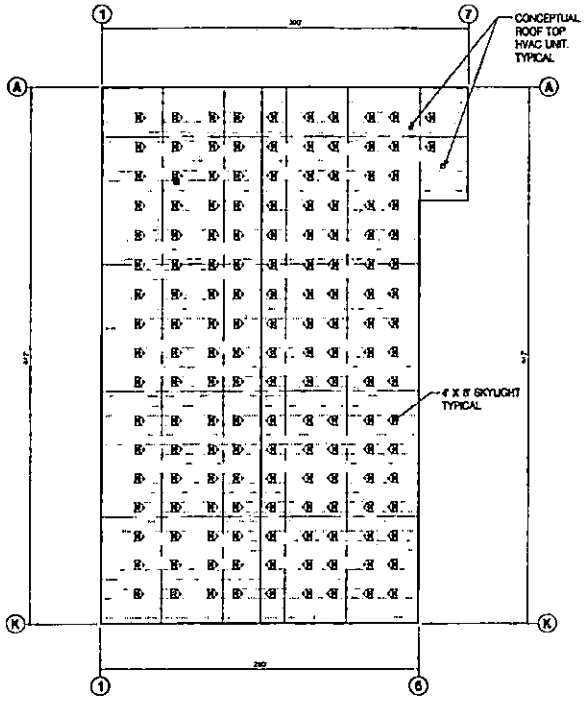
tel. (909) 982-0076

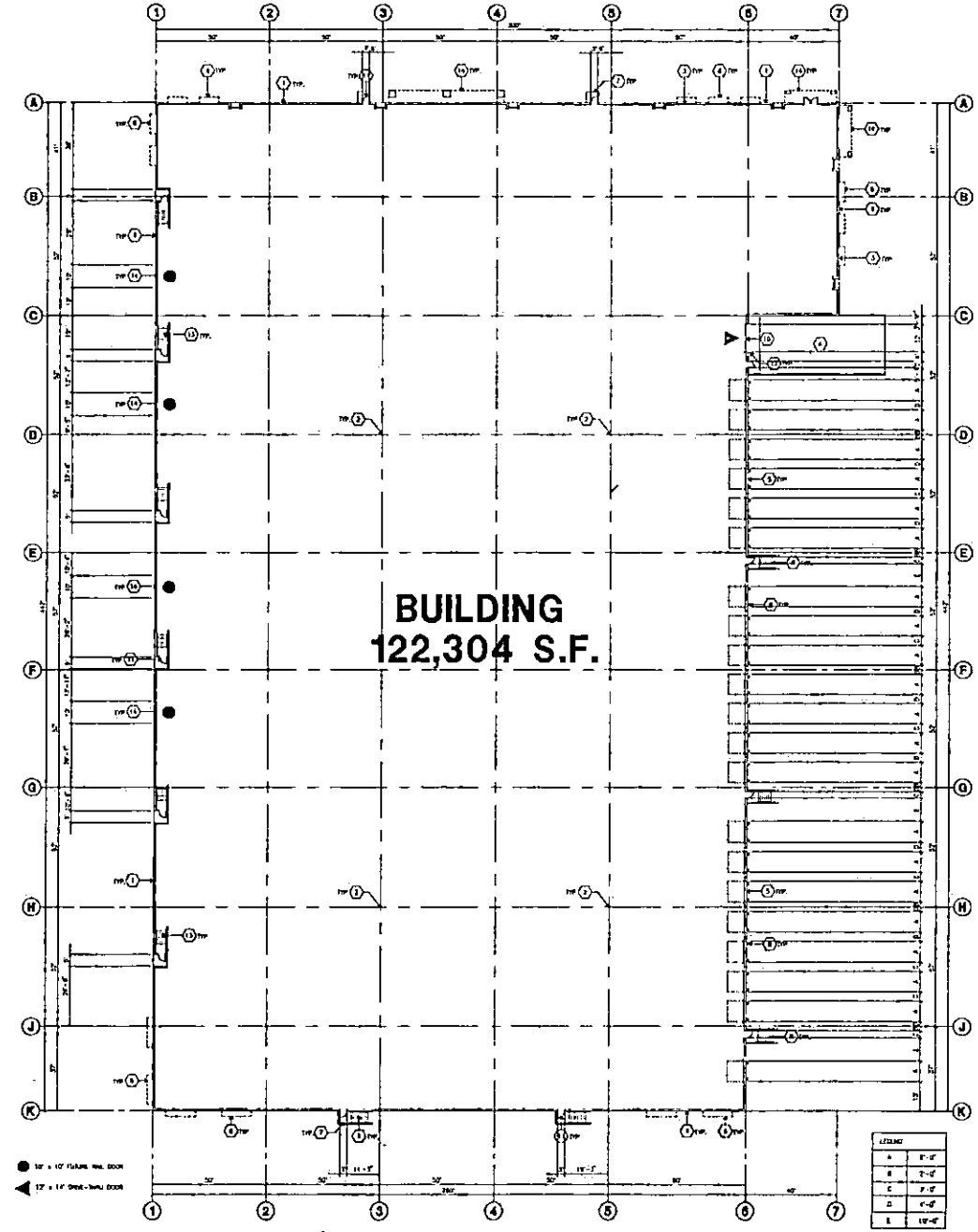
Project:
BIANE BUSINESS PARK
City of Rancho Cucamonga, CA
9931 8th Street
Rancho Cucamonga, CA
91729

Consultants:


PLANTING LEGEND
TREES
SYMBOL BOTANICAL/COMMON NAME SIZE
Chinese Flame Tree
Eleven Mesquite
Crape Myrtle
African Sumac
Brisbane Box
SHRUBS
SYMBOL BOTANICAL/COMMON NAME SIZE
New Zealand Tea Tree
Texas Ranger
Rosemary
Autumn Sage
Feathery Cassia
Coast Rosemary
ACCENTS
SYMBOL BOTANICAL/COMMON NAME SIZE
Agave
Kangaroo Paw
Desert Spoon
Red Yucca
Deergrass
Purple Fountain Grass
GROUNDCOVER
SYMBOL BOTANICAL/COMMON NAME SIZE
Acacia
Coyote Bush
Cluster Fuso Sedge
Purple and White Lantana
California Rye Grass
Coastal Rosemary
ACCENTS
SYMBOL BOTANICAL/COMMON NAME SIZE
Button Ivy
Boulders
3/4" Decorative crushed rock
Red spur area by others
NOTES
1. ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAWTOWN OR EQUAL ROOTBARRIER
2. CONTRACTOR TO INSTALL CONCRETE BOW EDGE BETWEEN PLANTERS AND GRAVEL AREAS. SEE PLANTING DETAIL SHEET
3. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK (3/4" - 1/2")
4. THESE PLANS WILL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE 823
5. STREET TREES ARE CONCEPTUAL ONLY AND WILL BE INSTALLED PER APPROVED STREET IMPROVEMENT PLANS
ORDINANCE 823 NOTE
LANDSCAPE PLANS COMPLY WITH CITY WATER EFFICIENT LANDSCAPE ORDINANCE 823
N
0 15' 30' 60'
DRC2007-60951
Biane Business Park
Biane Winery
Rancho Cucamonga, California
HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.966.2400 FAX 714.966.2408



OVERALL ROOF PLAN



OVERALL FLOOR PLAN

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. FIRING SUPPRESSION SYSTEM WITH SIGNAGE. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
4. CONCRETE RAMP w/ 3'-6" H. CONCRETE TILT-UP WALLS
5. 8' X 10' SECTIONAL DOOR, SECTIONAL STANDARD GRADE SEALS, 20 GAUGE SIDE SEALS, SEE ELEVATIONS.
6. CANOPY
7. 6'-0" X 6'-0" OVER CONCRETE EXTERIOR LANDING AND RAMPS AT EXTERIOR DOOR. COATED TO CONFORM WITH BUILDING. PROVIDE WALK TO HARD SURFACE BLDG. EXIT W/ SIGNS & SIGNS.
8. DOOR BUMPER.
9. EXTERIOR CONCRETE STAIR, LANDING & GUARDRAIL W/ METAL PIPE HANDRAIL.
10. 12' X 14' OPENING THROUGH TRUCK DOOR, SECTIONAL, STANDARD GRADE, DESIGNED TO RESIST 80 MPH WIND, EXPOSURE "C".
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. 6" DIA CONCRETE FILLED STEEL GUARD POST.
13. INTERIOR CONCRETE STAIR
14. 10' X 10' KNOCK-OUT PANEL FOR FUTURE MAN DOOR.

GENERAL NOTES - FLOOR PLAN

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM. A SCHEDULE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.

B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

C. SAW BUILDING FLOOR SLAB SLOPES 1/2%. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

D. FLOOR SLAB SHALL BE SEALED WITH AQUA-CURE OR APPROVED EQUAL.

E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE, ALL STRUCTURAL STEEL NO ARCHITECTURAL PAINT, ONLY ALL GYP. BUL WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE, CO COVER.

F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.

G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL ENCLOSURE, OR FACE OF STUD LINES.

H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.

I. FOR DOOR SIZES AND SWING, SEE DOOR SCHEDULE. NOTE: ALL DOORS PER DOOR SCHEDULE AND FINISH DRAWINGS.

J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE SHAMPOO INCLUDING CARS AND TRUCKS.

● 10' x 10' FUTURE MAN DOOR

◀ 12' x 14' SHAU-SHAU DOOR

LEGEND	
A	8'-0"
B	2'-0"
C	7'-0"
D	4'-0"
E	10'-0"

HPA

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tel. (909) 982-0076

Project:

BIANE BUSINESS PARK
City of Rancho Cucamonga, CA

9531 8th Street
Rancho Cucamonga, CA
91729

Consultants:

KCT

HUNT

Title: floor plan
Project number: 7212
Drawn by: J.E.C.
Date: 02/05/13
Revisions:

DRC2007-00951

Sheet:

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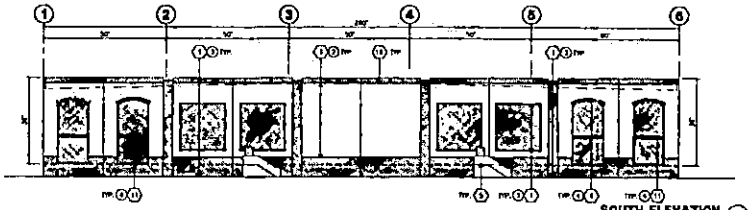
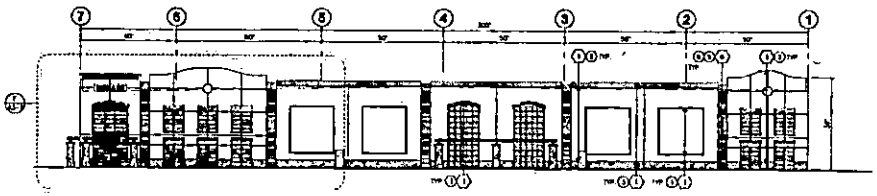
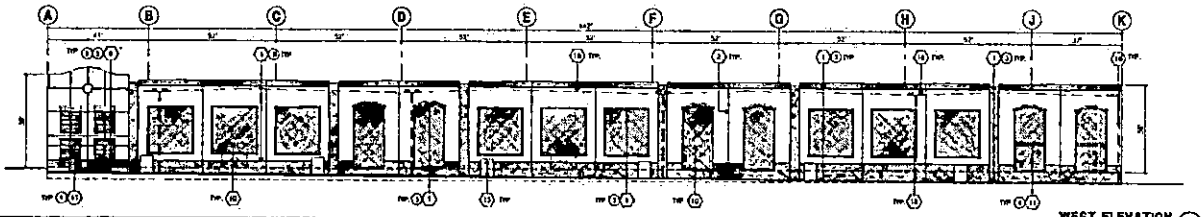


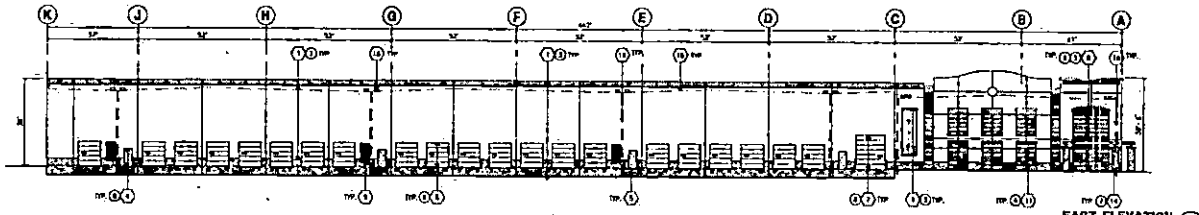
SOUTH ELEVATION (B)



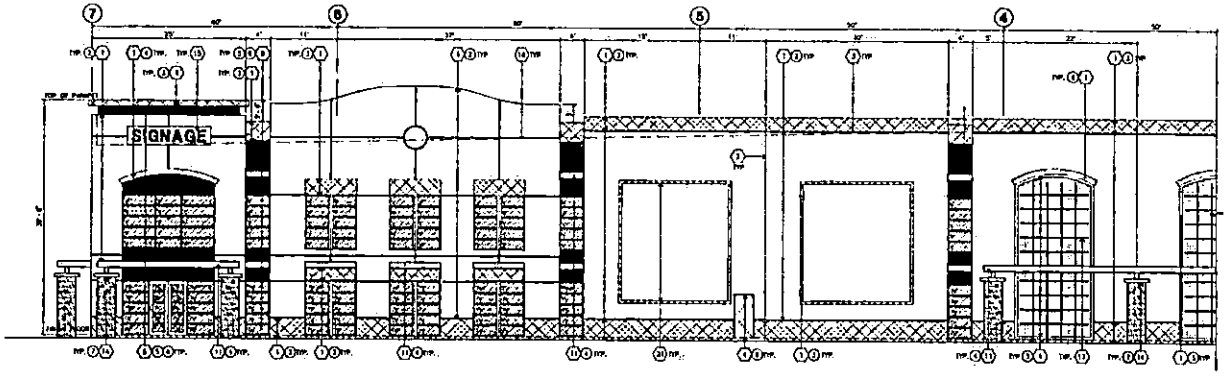
NORTH ELEVATION (A)



WEST ELEVATION (C)



EAST ELEVATION (D)



ENLARGED NORTH ELEVATION (E)

KEYNOTES - ELEVATION

1. CONCRETE IN 1-HR PANEL (PANELIZED, SEE "E" DRAWINGS, FINISH GRADE VARIES, SEE "C" DRAWINGS, BUT MINIMUM ALL BALLS SHALL GRADE IN HEIGHT AND EXPOSED TO THE BUILDING ONE SIDE. WATERPROOFING TO BE PROVIDED BUILDING PROBLEMS BEHIND AND A MIN. OF 6" OF GRAVEL. PROVIDE DRAINS AT BOTTOM AND CATCHING TO CURB OR BACK TO STORM DRAIN, NOT REQUIRED AT DOCK HIGH EXPANSION OR AT RAMP WALLS.
2. PANEL JOINT
3. PANEL REVEAL
4. HOLLOW EXTERIOR METAL DOORS.
5. CONCRETE STAIR, LANDING AND CURBING W/ METAL PIPE HANDRAIL, PAINTED. SLIP RESISTANT TREAD TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 2" WIDE WARNING STRIPE PARALLEL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
6. ALUMINUM STOREFRONT FRAMING WITH REMOVABLE GLAZING AT ALL DOORS. SHOULDER ADJACENT TO DOORS AND GLAZING WITH BOTTOMS NOT MORE THAN 18" ABOVE FINISH FLOOR ELEVATION, DESIGN TO WITHSTAND 125 MPH WIND EXPOSURE "C".
7. 12' x 14' CANOPY TRUCK DOOR
8. 8' x 10' DOCK DOOR
9. 4' x 8' EXTERIOR LOUVER
10. 10' x 10' KNOCK-OUT PANEL FOR FUTURE TRUCK DOOR
11. WOOD CANOPY
12. OVERHEAD WOOD STRUCTURE
13. 3'-0" OPENING WITH NO DOOR
14. STEEL PLASTER
15. BRACKET
16. ROOF LINE
17. METAL TRELLIS
18. OVERHEAD DOOR
19. EXTERIOR ROOF DRAIN
20. NOT USED
21. WALL ART DISPLAY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. F.F.R. EL. = TOP OF PARAPET ELEVATION.
F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LANELS SHALL BE DESIGNED TO RESIST 30 MPH LIMIT LOAD. "E" SHEET. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FURNISH ONE CONCRETE PANEL W/ SELECTED COLOR. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING RUNNER OF BUILDING.

G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH CONTRACTOR PANEL.

H. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.

I. THE FIRST COAT OF PAINT TO BE BRUSHED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

GENERAL NOTES - GLAZING

NOTE: EACH LEAF OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY PERMANENT LABEL THAT SPECIFIES THE LABELLER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

A. GLAZING IN DOORS AND EXPRESS DOORS EXCEPT JALOUSIES.

B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN FRAME DOORS OTHER THAN SUNROOM DOORS.

C. GLAZING IN STORM DOORS.

D. GLAZING IN ALL UNFRAMED SWINGING DOORS.

E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR SHALLOWS NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

G. GLAZING IN AN ENCLOSING FIXED OR OPERABLE PANEL ADJACENT TO A DOOR DESCRIBED IN ITEMS E AND F, THAT MEET ALL OF THE FOLLOWING ARC PROVISIONS:
1. EXPOSED ARC OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2. 2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

3. 3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GLAZING IN ENCLOSURES OR WALLS FOR STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF THE WALKING SURFACE, EXCLUDING SUPPORTING STRUCTURAL MEMBERS.

I. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WITHIN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE POOL SIDE OF THE GLAZING.
2. THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. GLAZING IN WALLS ENCLOSING SUNROOM LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.

K. GLAZING IS RECESSED 8" AT FUTURE OFFICE LOCATION.

COLOR SCHEDULES - ELEVATIONS

1	CONCRETE PANEL	PAINT BRAND	PAINTED GRAY WHITE
2	CONCRETE PANEL	PAINT BRAND	PAINTED GL. MEDIUM LIMESTONE
3	CONCRETE PANEL	PAINT BRAND	PAINTED GL. DARK BROWN
4	CONCRETE PANEL	PAINT BRAND	STAINED GL. DARK BROWN PAINTED PANELS
5	MULLIONS	ALUMINUM	DARK BRONZE
6	GLAZING	COLOR	BLUE REFLECTIVE
7	STONE VENEER	COLOR	COMPANION CAROLINA RUBBLE IN SANDSTONE
8	DOOR	PAINT BRAND	MATCH BUILDING COLOR

GLAZING LEGEND

- WHITE GLASS
- SPANDREL GLASS
- COMPANION WHITE GLASS

COLOR LEGEND

201 WHITE	CL 2633M ALMOND	CL 2844M BROWNSTONE	CL 2674D PAVILIO	COMPANION CAROLINA RUBBLE IN SANDSTONE
1	2	3	4	5

HPA

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tel. (909) 982-0076

Project:

BIANE BUSINESS PARK

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91730

Consultants:

Date: 09-06-06
Project number: 7212
Drawn by: J.E.C.
Date: 06/18/13
Revisions:

DRC2012-00251

Sheet:

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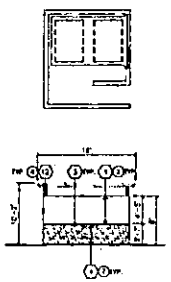
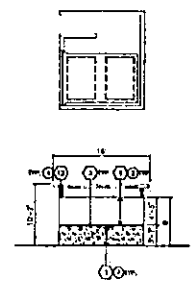
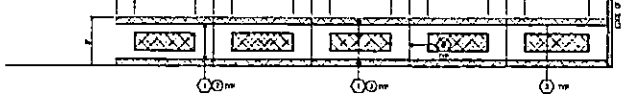


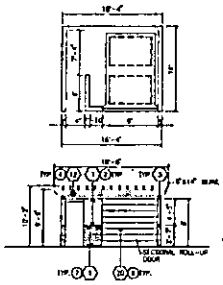
TRASH ENCLOSURE SOUTH ELEVATION (E)



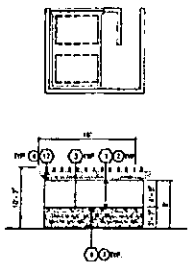
TRASH ENCLOSURE WEST ELEVATION (D)



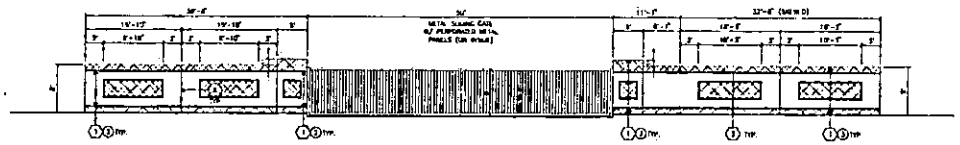
NORTH SCREEN WALL ELEVATION (A)



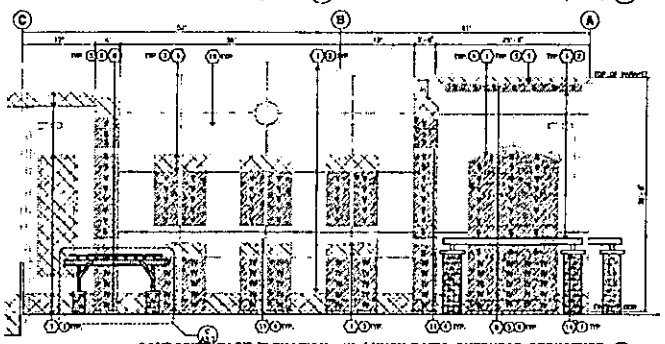
TRASH ENCLOSURE EAST ELEVATION (G)



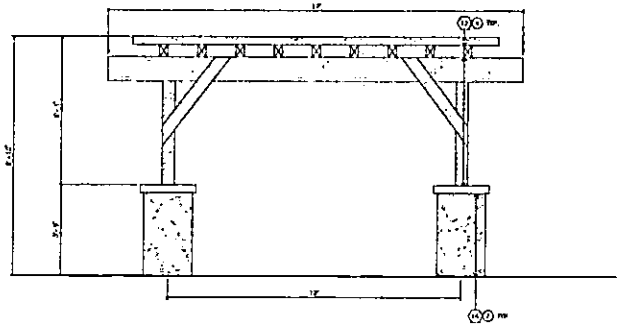
TRASH ENCLOSURE NORTH ELEVATION (F)



EAST SCREEN WALL ELEVATION (B)



COMPOSITE EAST ELEVATION with LUNCH PATIO OVERHEAD STRUCTURE (H)



LUNCH PATIO OVERHEAD STRUCTURE (C)

KEYNOTES - ELEVATION

1. CONCRETE INTIMP FINISH(TYPICAL) SEE "C" DRAWINGS. FINISH GRADE SHALL SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER SIDE SIDE. WATERPROOF NO TO BE PROVIDED WITH PROTECTION BOARD AND A MIN. OF 6" OF DRAIN. PROVIDE BREAKS DRAIN AT BOTTOM AND SHALLOW RO CURB OR WALL AS SHOWN DRAIN. NOT REQUIRED AT BLOCK WALL CONNECTION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL
4. HOLLOW EXTERIOR METAL DOORS.
5. CONCRETE STAIR. LANDING AND CLADDING W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE LOW RISING DOUBLE 2" HIGH WARNING STRIPS BETWEEN TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
6. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING BELOW BEARING LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. GLAZING TO MEET 100 MPH WIND EXPOSURE "C".
7. 12' x 14' DRIVE THRU DOOR.
8. 8' x 10' COOL DOOR
9. 4' x 8' EXTERIOR LOUVER
10. 12' x 10' ANCHOR-CUT PANEL FOR FUTURE RAIL DOOR
11. WOOD CANOPY
12. OVERHEAD WOOD STRUCTURE
13. 3'-0" OPENING BRIN BO DOOR
14. STONE PILASTER
15. SIGNAGE
16. ROOF LINE
17. METAL TRELLIS
18. OVERFLOW SCUPPER
19. INTERIOR ROOF DRAIN
20. NOT USED
21. WALL ART DISPLAY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. FLOOR ELEV. = TOP OF PARAPET ELEVATION.
F.F. = FINISH FLOOR ELEVATION.

C. STOREFRONT CONSTRUCTION CLASS METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO BE NOT TO EXCEEDING 1/2" BENDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

D. CONTRACTOR SHALL FULLY PAINT THE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

E. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED BRIN ELASTOMERIC PAINT.

F. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.

G. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL PLANKS.

H. THE FIRST COAT OF PAINT TO BE PRIMER-ON AND THE SECOND COAT TO BE SPRAYED-ON

GENERAL NOTES - GLAZING

NOTE: EACH UNIT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

A. GLAZING IN DOORS AND SURROUNDING PANELS OF SWING DOOR ASSEMBLIES AND PANELS IN SWING DOORS DRIVE THRU BARGAGE DOORS

B. GLAZING IN SWING DOORS.

C. GLAZING IN ALL UNFRAMED SWINGING DOORS.

D. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS

E. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF OTHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

F. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF OTHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

G. GLAZING IN AN ADJACENT PANEL OF OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS 1 AND 7, THAT MEET ALL OF THE FOLLOWING ARE PROVIDED:
1. EXPOSED ARC OF AN ADJACENT PANE GREATER THAN 9 SQUARE FEET
2. 2' EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3. 3' EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING

H. GLAZING IN ENCLOSED RECEPTACLES OF WEIGHT BEARING & WALKING SURFACE, INCLUDING ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

I. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE POOL SIDE OF THE GLAZING.
2. THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WALL'S EDGE.

A. GLAZING IN WALLS ENCLOSING SLEEPING LANDINGS OR WITHIN 5 FEET TO THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.

K. GLAZING IS RECESSED BY 8" AT FUTURE DOOR LOCATION.

COLOR SCHEDULES - ELEVATIONS

1	CONCRETE PANEL	PAINT BRAND	PRIMER: SHERWIN WILLIAMS
2	CONCRETE PANEL	PAINT BRAND	SHERWIN WILLIAMS
3	CONCRETE PANEL	PAINT BRAND	PRIMER: SHERWIN WILLIAMS
4	CONCRETE PANEL	PAINT BRAND	SHERWIN WILLIAMS
5	WALKWAY	ALUMINUM	COLOR: SPECIFIED
6	GLAZING	COLOR	BLUE, BLACK TINTED
7	STONE VENEER	COLOR	SCHOONER, SCHOONER, SCHOONER, SCHOONER
8	DOOR	PAINT BRAND	BRIDGE BUILDING COLOR

GLAZING LEGEND

- VISION GLASS
- SPANDREL GLASS
- SUNFORD VISION GLASS

COLOR LEGEND

1	2	3	4	5
60% BRONZE	01 29136 JERNIGAN	CL 38444 SUNNYVALE	CL 38780 HAZEL HUES 1	CLEARLAKE CANYON HUBBLE W SANDSTONE

HPA

Owner:

BIANE WINER

9331 6th Street
Rancho Cucamonga, CA
91729
tel. (909) 982-0076

Project:

BIANE BUSINESS PARK
City of Rancho Cucamonga, CA

9331 6th Street
Rancho Cucamonga, CA
91729

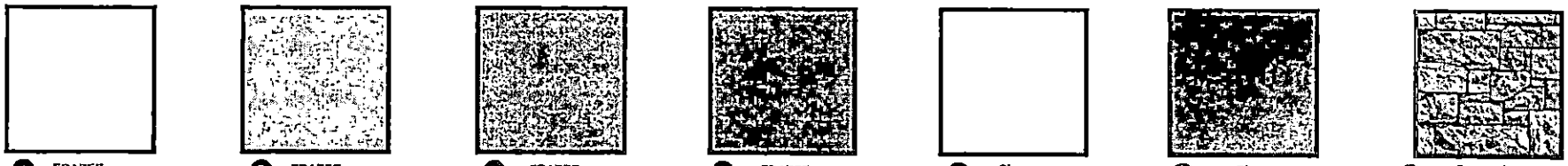
Consultants:

Title: elevation
Project Number: 7212
Drawn by: J.F.C.
Date: 06/18/13
Revisions:

DRC2007-00051

Sheet:

A3.2



1 FRAZEE 001 White

2 FRAZEE CL 2833M Johnston

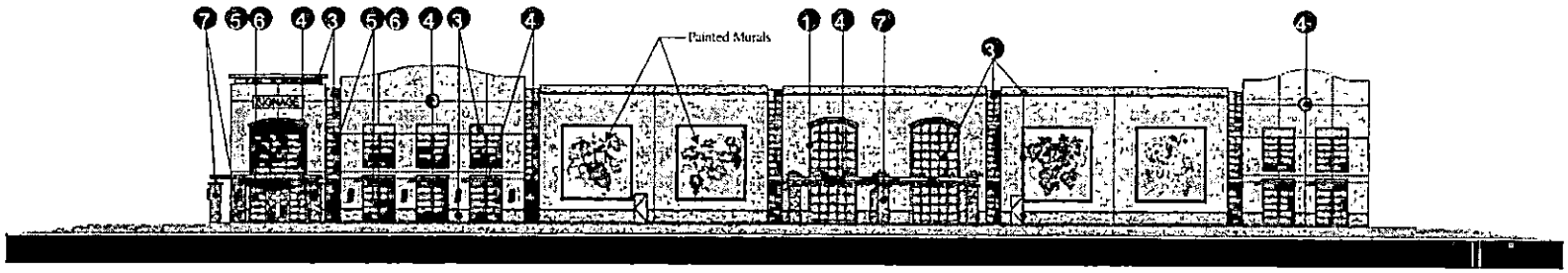
3 FRAZEE CL 2864M Bonaparte

4 FRAZEE CL 2874D Hazel Hurdle

5 Clear Anodized MULLION

6 Blue Reflective GLAZING

7 Coronado Carolina Rubble in Sandstone



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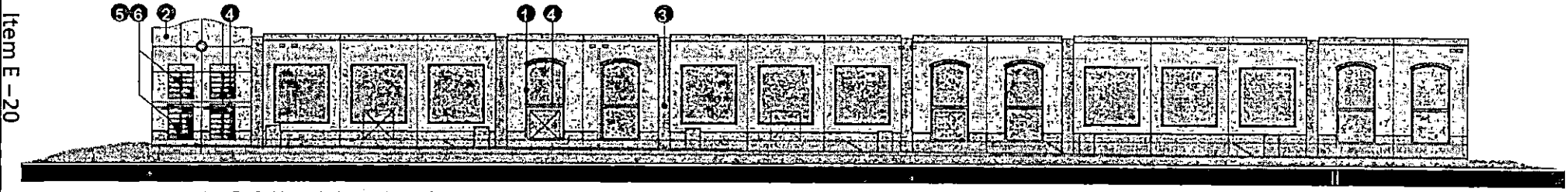

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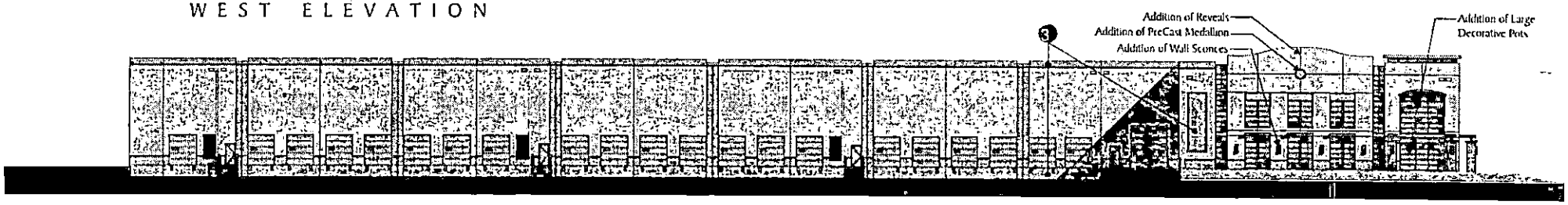


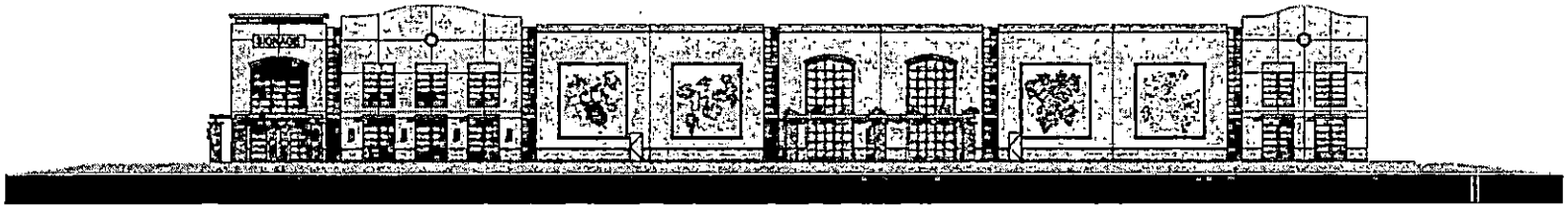
EAST ELEVATION

HPA architecture

BIANE BUSINESS PARK

RANCHO CUCAMONGA, CA

Job No 7212.00 | COLORED ELEVATIONS & MATERIAL BOARD | 06.18.2013



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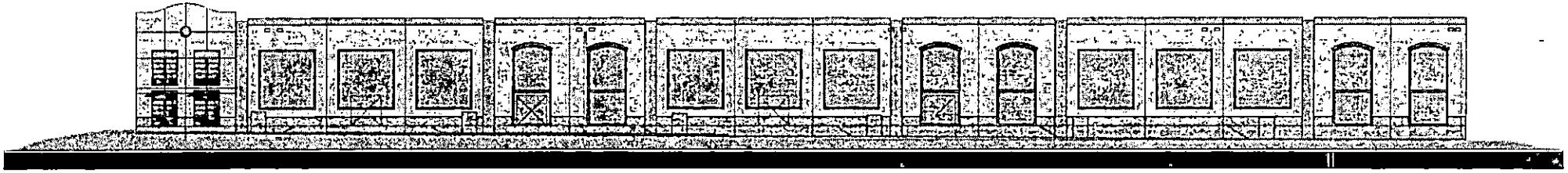

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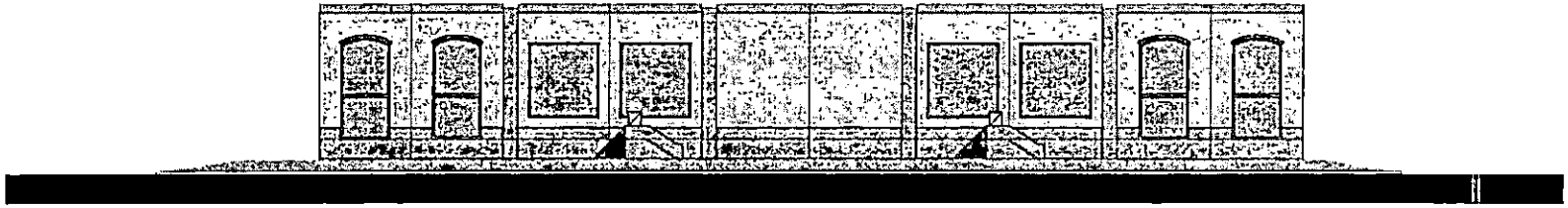
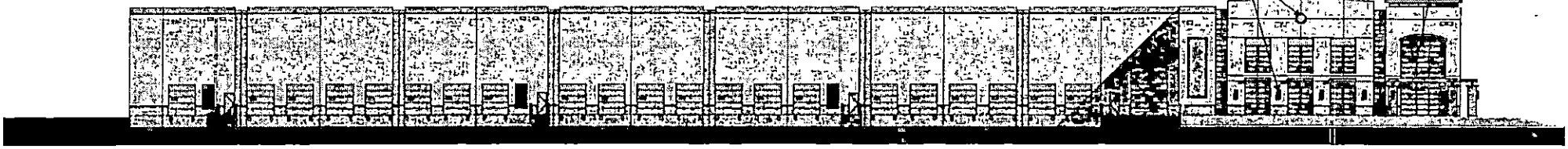


SOUTH ELEVATION



EAST ELEVATION

HPA architecture

BIANE BUSINESS PARK

RANCHO CUCAMONGA, CA

Job No 7212.00

COLORED ELEVATIONS

06.18.2013

Item E-22

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE CITY OF RANCHO CUCAMONGA STANDARDS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – CURRENT EDITION, INCLUDING ITS ANNUAL SUPPLEMENTS OF AMENDMENTS. CONTRACTOR SHALL BE FAMILIAR WITH AND SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE STANDARDS AND SPECIFICATIONS.
2. ALL PIPELINES OR SUBSTRUCTURES OF ANY KIND, TELEPHONE OR POWER POLES, WATER METERS, VALVES, FIRE HYDRANTS, ETC., SHOWN OR NOT SHOWN ON THESE PLANS WITHIN THE RIGHT-OF-WAY LIMITS OR IN ADJACENT AREAS WHERE IMPROVEMENT WORK IS TO BE DONE SHALL BE REMOVED, REPLACED, RELOCATED OR PROTECTED IN PLACE AS REQUIRED AT NO COST TO THE CITY OF RANCHO CUCAMONGA.
3. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
4. A PERMIT SHALL BE OBTAINED FROM THE CITY OF RANCHO CUCAMONGA PUBLIC WORKS, ENGINEERING DEPARTMENT PRIOR TO ANY ENCROACHMENT OR CONSTRUCTION WITHIN ANY CITY OF RANCHO CUCAMONGA EASEMENT OR RIGHT-OF-WAY.
5. ALL GRADE STAKES SHALL BE SET BY THE CONTRACTOR OR ENGINEER. PAVING STAKES SHALL BE SET AT ALL GRADE POINTS, EDGE OF PAVEMENT POINTS WITHIN [illegible] FOOT OF SUB-GRADE ELEVATION AND AT NOT MORE THAN 50 FOOT INTERVALS. ADDITIONAL PAVING STAKES MAY BE REQUIRED BY THE CITY ENGINEER AS NEEDED AT WARPED OR VERTICAL CURVE AREAS.
6. ALL SEWER, WATER, ELECTRIC, GAS, PHONE OR OTHER UTILITY LATERALS, MAINS, OR CROSSINGS SHALL BE CONSTRUCTED PRIOR TO PAVING.
7. COMPACTION TESTS OF EMBANKMENT CONSTRUCTION, TRENCH BACKFILL, COMPACTING ORIGINAL GROUND AND ALL SUB-GRADES SHALL BE PERFORMED AT NO COST TO THE CITY OF RANCHO CUCAMONGA. A WRITTEN REPORT WITH THESE COMPACTION TESTS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF BASE MATERIALS AND/OR SURFACING.
8. AT THE COMPLETION OF PAVING, A MATERIALS REPORT SHALL BE SUBMITTED TO THE CITY ENGINEER LISTING ALL TESTS OR DETERMINATIONS COMPLETED TO VERIFY STABILITY, OIL CONTENT AND GRADATION OF ASPHALT PAVING.
9. PRIOR TO INSTALLATION OF ANY PAVING, A MATERIALS REPORT SHALL BE SUBMITTED TO THE CITY ENGINEER, USING ALL TESTS OR DETERMINATIONS COMPLETED TO VERIFY R-VALUE, SIEVE ANALYSIS AND SAND EQUIVALENT OF AGGREGATE BASE.
10. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH R-VALUE AND PAVEMENT TESTS TAKEN TO DETERMINE STRUCTURAL SECTIONS.
11. WHEN IMPROVEMENTS ARE TO BE PLACED ON NATIVE SOIL, WHICH CONSISTS OF ROCKY MATERIAL, THE SUB-GRADE SHALL BE PREPARED BY REMOVING ALL ROCKS WHICH PROTRUDE ABOVE THE SUB-GRADE AND ALL VOIDS OR DEPRESSIONS SHALL BE FILLED WITH A FINE GRAIN MATERIAL OF A QUALITY BETTER THAN THE NATIVE MATERIAL.
12. IF THE ASPHALT CONCRETE IS TO BE PLACED ON SUB-GRADE, A SOILS STERILANT REGISTERED BY THE E.P.A. FOR USE UNDER A.C. AND P.C.C. SHALL BE UNIFORMLY APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE FULL PAVEMENT WIDTH PRIOR TO PAVING.
13. ESTIMATE OF QUANTITIES IS PROVIDED BY THE ENGINEER ONLY FOR THE CONVENIENCE OF THE DEVELOPER. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATIONS OF CONSTRUCTION QUANTITIES BEFORE SUBMITTING A BID. ANY ITEM OF WORK REQUIRED BY THESE PLANS, WHICH IS NOT SPECIFICALLY LISTED IN THE ESTIMATE OF QUANTITIES, SHALL BE CONSIDERED AS INCLUDED IN THE OTHER ITEMS OF WORK.
14. STREET SIGNS PER CITY OF RANCHO CUCAMONGA STANDARD NUMBER 401 SHALL BE CONSTRUCTED AT EACH INTERSECTION.
15. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
16. WORK SITE AND EXTERIOR STREETS SHALL BE IN A NEAT, CLEAN, HAZARD FREE, ORDERLY STATE, THROUGHOUT CONSTRUCTION. SITE SHALL BE CLEANED UPON REQUEST OF THE INSPECTOR.
17. CONTACT ALL UTILITY COMPANIES AS REQUIRED, 48 HOURS PRIOR TO EXCAVATION.

DEMOLITION NOTES:

1. CONTRACTOR TO PERFORM DEMOLITION, REMOVAL AND ALTERATION WORK AS SHOWN WITH DUE CARE, INCLUDING SHORING, BRACING, ETC., SHALL TAKE CARE TO PROTECT ALL ITEMS SPECIFICALLY MENTIONED OR NOTED AS TO REMAIN OR TO BE RELOCATED, SHALL EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC, WHO MAY BE IMPACTED, AND TO OTHER OCCUPANTS OF ADJACENT TENANT SHELLS OR BUILDINGS.
2. CONTRACTOR TO PERFORM DEMOLITION AND ALTERATIONS TO EXISTING TENANT IMPROVEMENTS IN ACCORDANCE WITH THESE DESIGN DOCUMENTS, CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK AND REMOVAL, AND OBTAIN REQUIRED PERMITS FROM THE APPROPRIATE GOVERNING AGENCIES. CONTRACTOR TO COORDINATE THE REMOVAL AND DISPOSAL, SALVAGE OR RECYCLE OF ALL EXISTING BUILDING MATERIALS SCHEDULED TO BE REMOVED WITH OWNER. CONTRACTOR TO PATCH, REPAIR OR REPLACE ANY SURFACE OR MATERIAL NOT DESIGNATED FOR DEMOLITION BUT IS DAMAGED DURING CONSTRUCTION. OWNER AND CONTRACTOR WILL DETERMINE THE EXTENT OF REPAIR REQUIRED TO RETURN AFFECTED AREA(S) TO ORIGINAL CONDITION OR BETTER.
3. EVERY EFFORT MUST BE MADE TO MINIMIZE DAMAGE OR ABUSE DURING DEMOLITION OF ADJACENT OR CONNECTED MATERIALS, FINISHES OR ASSEMBLIES THAT ARE TO REMAIN.
4. CONTRACTOR TO KEEP AREA OF WORK FREE OF WASTE AND DEBRIS AS WORK PROGRESSES AND MAINTAIN PREMISES IN NEAT AN CLEAN CONDITION.
5. THE CONTRACTOR SHALL PROVIDE AND PAY FOR REQUIRED DUMPSTER(S) AS MAY BE REQUIRED FOR THEIR OR/AND THEIR SUBCONTRACTORS' USE.

SPECIAL NOTES:

1. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES AND COMPLIANCE WITH ALL SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD) RULES AND REGULATIONS. PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM AQMD. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR HIGHER) STAGE SMOG ALERTS BY AQMD.
2. WATER SHALL BE APPLIED TO THE SITE TWICE DAILY DURING GRADING OPERATIONS OR AS OTHERWISE DIRECTED BY THE COUNTY INSPECTOR IN COMPLIANCE WITH SOUTH COAST AQMD RULE 403 (FUGITIVE DUST EMISSIONS) A GRADING OPERATIONS PLAN MAY BE REQUIRED INCLUDING WATERING PROCEDURES TO MINIMIZE VEHICLE EMISSIONS FROM GRADING EQUIPMENT.

BUILDING & SAFETY - GRADING SPECIAL CONDITIONS OF APPROVAL:

1. PRIOR TO ISSUANCE OF A GRADING PERMIT THE APPLICANT SHALL INCLUDE A COPY OF THE DRAINAGE STUDY FOR THE SOUTHERLY PROPERTY SHOWING THE MAXIMUM DESIGN STORM WATER FLOW WHICH CAN BE ACCEPTED BY THE DOWNSTREAM PROPERTY. IF THE PROPOSED STORM WATER FLOW EXCEEDS THE DESIGN FLOW OF THE SOUTHERLY PROPERTY A STORM WATER DETENTION SYSTEM SHALL BE ENGINEERED OF THE PRECISE GRADING AND DRAINAGE PLAN PRIOR TO ISSUANCE OF A GRADING PERMIT.
2. PRIOR TO THE ISSUANCE OF A GRADING PERMIT THE CITY OF RANCHO CUCAMONGA'S "MEMORANDUM OF AGREEMENT OF STORM WATER QUALITY MANAGEMENT PLAN" SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BUILDING OFFICIAL AND RECORDED WITH THE COUNTY RECORDER'S OFFICE.
3. PRIOR TO ISSUANCE OF A GRADING PERMIT THE APPLICANT SHALL OBTAIN A WASTE DISCHARGE IDENTIFICATION NUMBER (WDID).
4. A GRADING BOND WILL BE REQUIRED TO BE SUBMITTED TO THE BUILDING AND SAFETY OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A GRADING PERMIT.
5. THE APPLICANT SHALL PROVIDE A COPY OF EPA FORM 7520-16 (INVENTORY OF INJECTION WELLS) WITH THE FACILITY ID NUMBER ASSIGNED TO THE BUILDING AND SAFETY OFFICIAL PRIOR TO ISSUANCE OF THE GRADING PERMIT.
6. PRIOR TO ISSUANCE OF A GRADING PERMIT THE PRECISE GRADING AND DRAINAGE PLAN SHALL INCLUDE A SITE DEMOLITION PLAN.

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK [illegible] 1327, 3" BRASS DISK WITH ELEVATION 1108.43 FEET, NAVD 88. LOCATED 87 FEET NORTH OF THE NORTH CURB OF 8TH STREET AND 32 FEET EAST OF THE EAST CURB OF ARCHIBALD AVE IN RANCHO CUCAMONGA, CA.

LEGAL DESCRIPTION

[illegible]

APN

[illegible]-201-018
[illegible]-201-020

SHEET INDEX

C1	TITLE SHEET
C2–C5	CONCEPTUAL GRADING PLAN
C6	DETAILS & SECTIONS
C7–C8	STORM DRAIN
C9	CONCEPTUAL GRADING & STORM DRAIN

SITE AREA

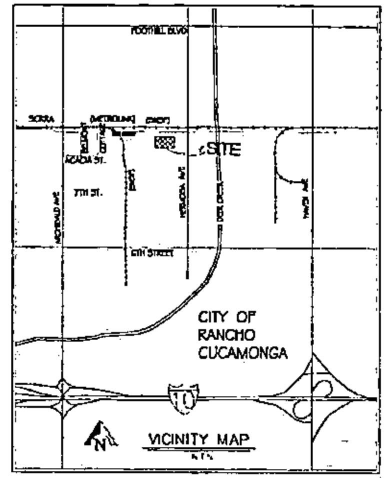
GROSS ACRES/S.F.	10.40 AC	453,153 S.F.
LOT "A"	6.72 AC	292,778 S.F.
LOT "B"	3.68 AC	160,338 S.F.
DISTURBED AREA	7.36 AC	320,631 S.F.
LOT "A"	6.72 AC	292,788 S.F.
LOT "B"	0.64 AC	27,863 S.F.

EARTHWORK

CUT	5,713 CUBIC YARDS
FILL	11,016 CUBIC YARDS
SHRINKAGE	14%
NET	5,304 CUBIC YARDS

WDID NUMBER

NUMBER TO BE COMPLETED WHEN AVAILABLE



VICINITY MAP
N.T.S.

OWNER / APPLICANT

BIANE WINERY
[illegible] 8TH STREET
RANCHO CUCAMONGA, CA 91730
CONTACT: PAUL BIANE
PHONE: 909-[illegible]-0076

ARCHITECT

HPA, INC.
18831 BARDEEN AVE
IRVINE, CA 92612
CONTACT: BRIDGET HERESIAN
PHONE: 949-863-2110

CIVIL ENGINEER

KCT CONSULTANTS, INC.
4344 LATHAM ST. STE 200
RIVERSIDE, CA 92501
CONTACT: BERRY [illegible]
PHONE: 951-341-8940

SOIL ENGINEER

NAME
ADDRESS
CITY, STATE ZIP
CONTACT: NAME
PHONE: NUMBER

ELECTRICITY

SOUTHERN CALIFORNIA EDISON
PHONE: 800-655-4555

GAS

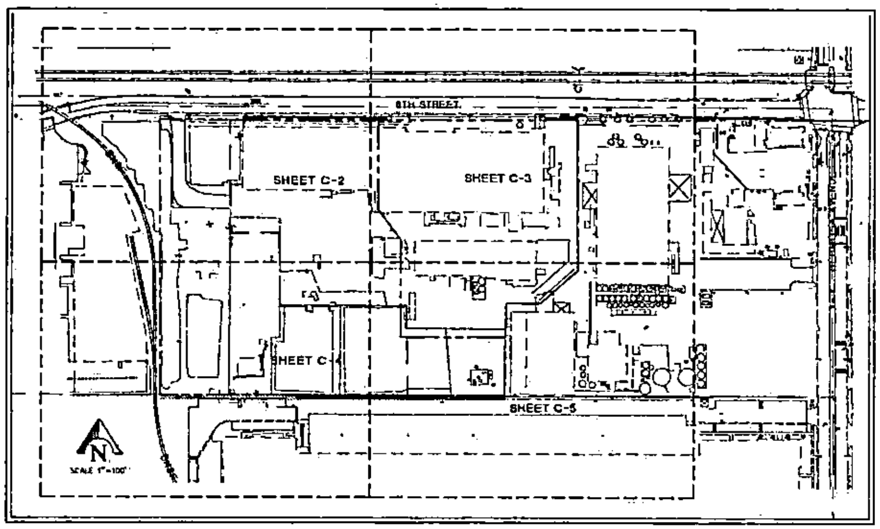
SOUTHERN CALIFORNIA GAS
PHONE: 800-427-2200

WATER

CUCAMONGA VALLEY WATER DISTRICT
PHONE: 800-[illegible]-4550

TELEPHONE

VERIZON
PHONE: 800-837-4066



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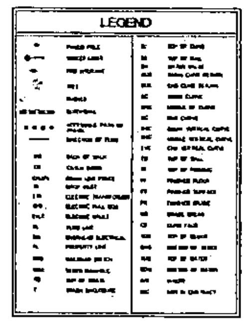

HATCH LEGEND

ASPHALT PAVING
AUTO PARKING / CIRCULATION

CONCRETE PAVING

LANDSCAPING

8TH STREET TREES NOTE:

STREETS TREES WILL BE INSTALLED ON 8TH STREET RIGHT-OF-WAY PER THE PUBLIC IMPROVEMENT PLANS.

DRC2007-00951

HPA

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:

BIANE WINERY
8891 8TH STREET
Rancho Cucamonga, [illegible]
ph: 909-[illegible]

Project:

BIANE BUSINESS PARK
8891 8TH STREET
Rancho Cucamonga, CA 91730

Civil Consultant:

KCT CONSULTANTS, INC.

Title

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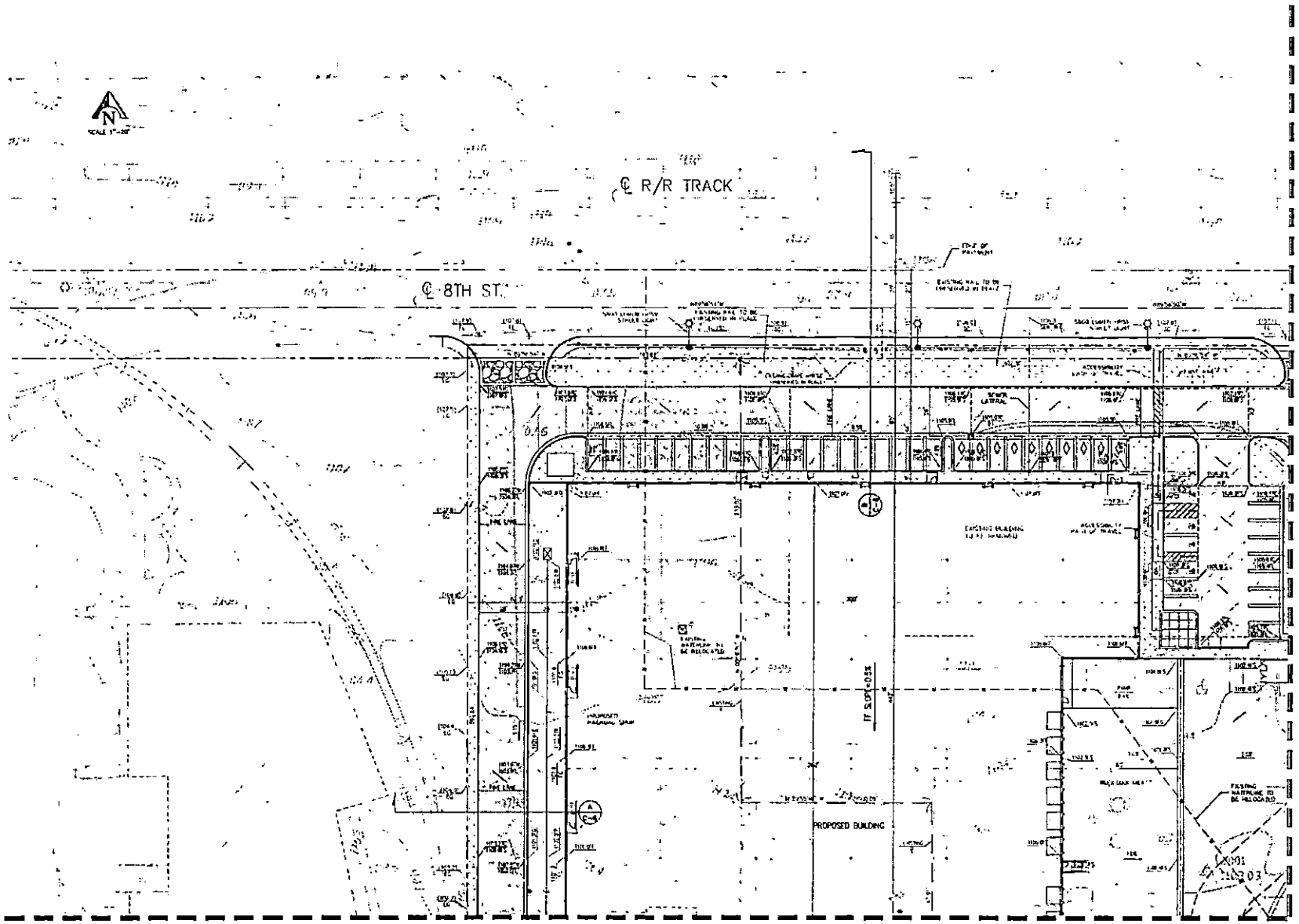
Drawn by	DD
Date	SEP. 2012
Revision	

Sheet

C-1



LEGEND

HATCH LEGEND

EARTHWORK

6TH STREET TREES NOTE:

DRC2007-00951

HPA

Owner:

BIANE WINERY

Project:

BIANE BUSINESS PARK

Civil Consultant:

ECT CONSULTANTS, INC.

Title

CONCEPTUAL GRADING

Project Number 7213

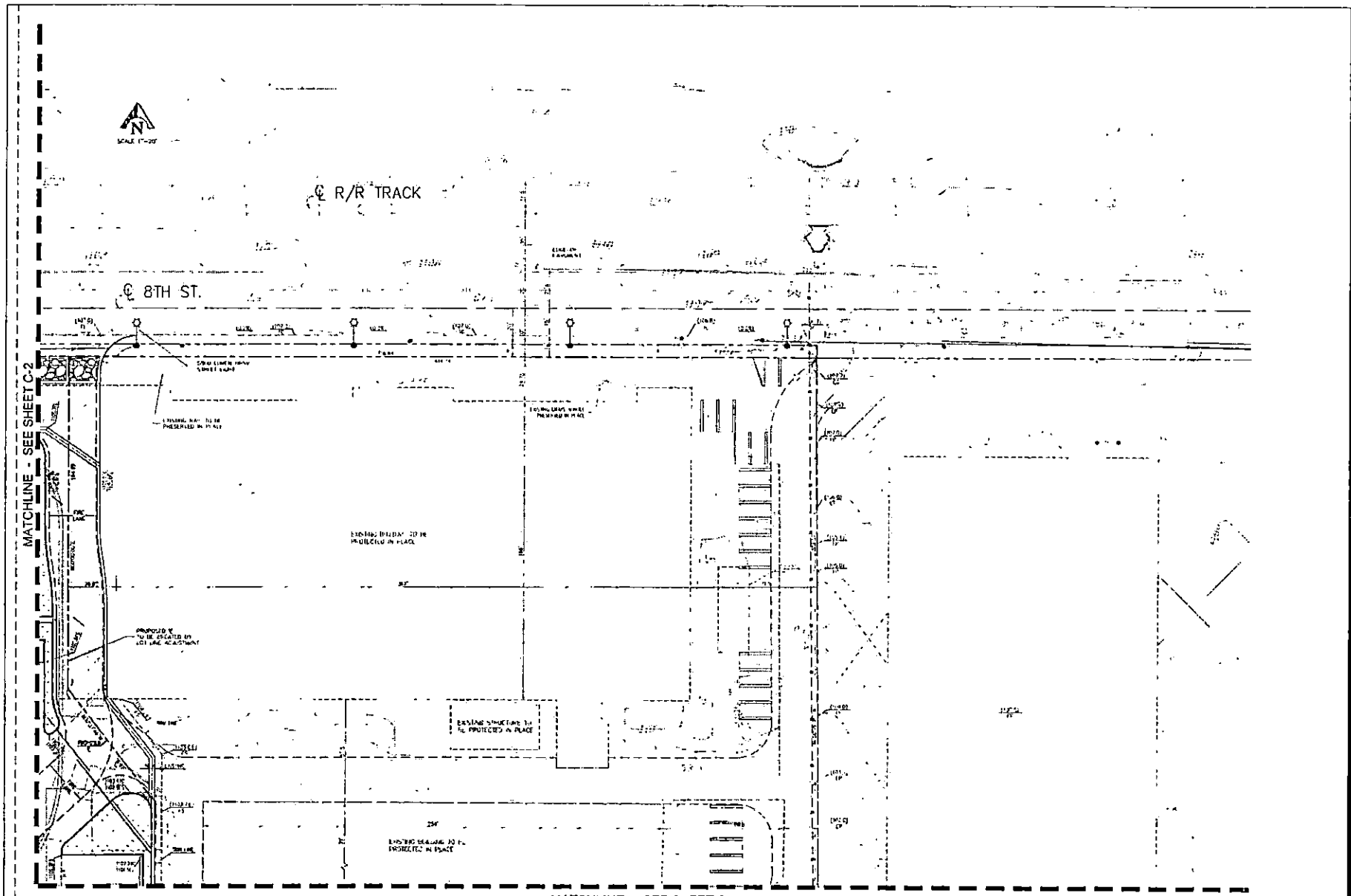
Drawn by DE

Date NOV. 2010

Revised

Sheet

C-2



LEGEND

HATCH LEGEND

EARTHWORK

8TH STREET TREES NOTE:

DRC2007-00951

HPA

Owner

BIANE WINERY
8601 6TH STREET
Rancho Cucamonga, CA

Project

BIANE BUSINESS PARK
8601 6TH STREET
Rancho Cucamonga, CA 91730

Civil Consultant

KCT CONSULTANTS, INC.

Title

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Drawn by DE
Date NOV. 2010
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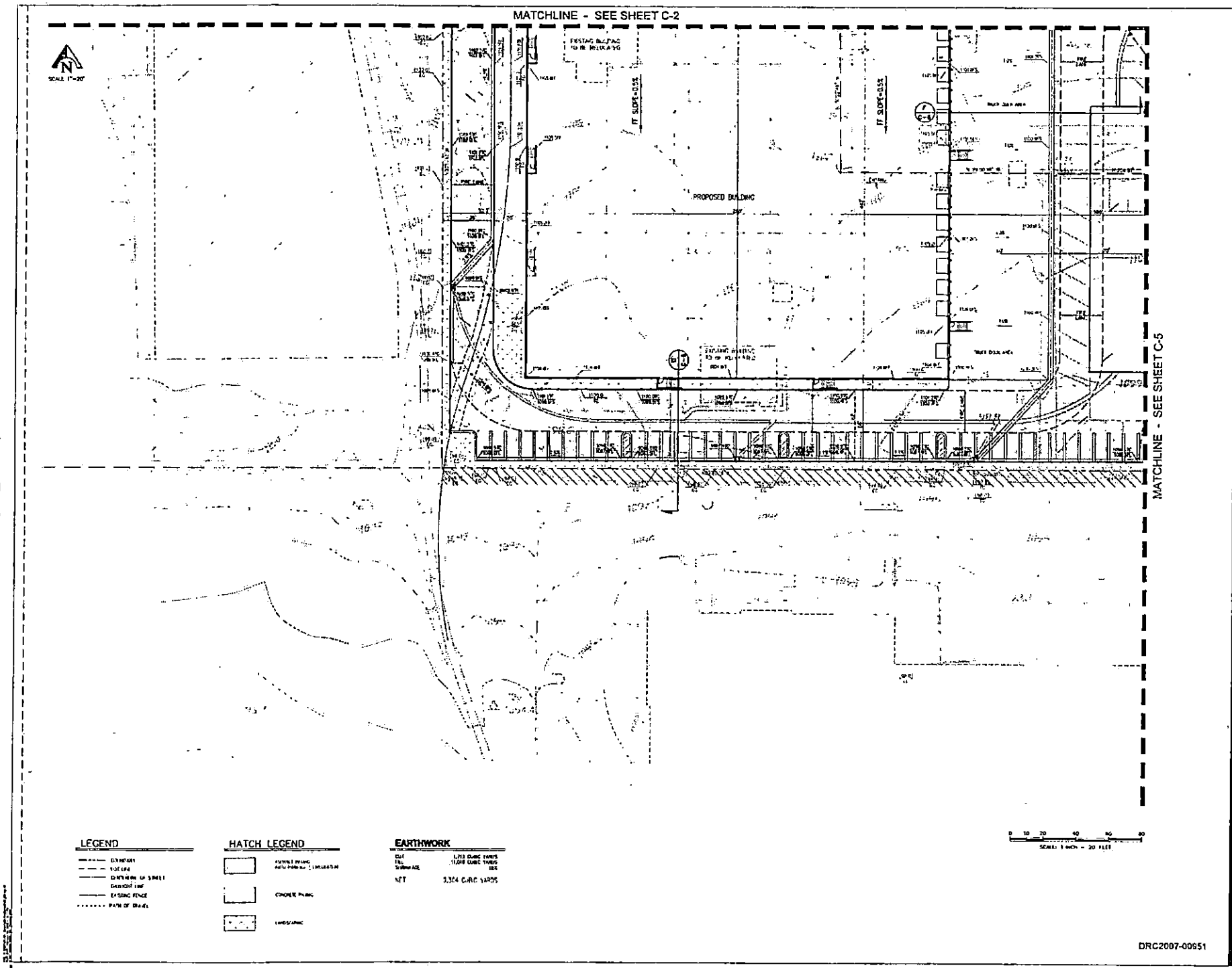
C-3



HPA

Owner:

BIANE WINERY
8931 6TH STREET
Rancho Cucamonga, CA 91730

Project:

BIANE BUSINESS PARK
8931 6TH STREET
Rancho Cucamonga, CA 91730

Civil Consultant:

KCT CONSULTANTS, INC.

Title

CONCEPTUAL GRADING

Project Number 7212
Drawn by DE
Date NOV. 2010
Revision

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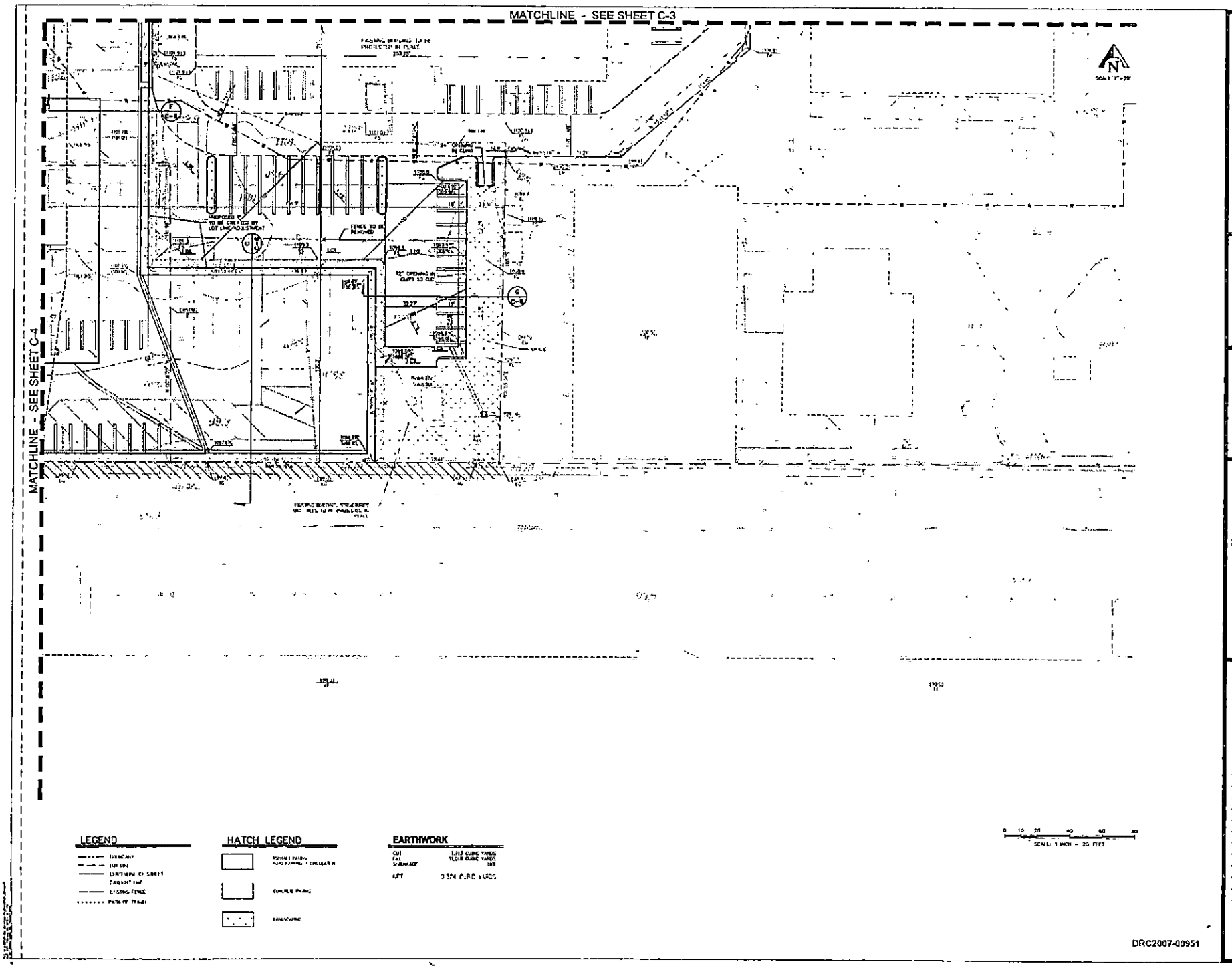
C-4



HPA

hpa, inc.

Owner:

BIANE WINERY

Project:

BIANE BUSINESS PARK

Civil Consultant:

KCT CONSULTANTS, INC.

Title

CONCEPTUAL GRADING

Project Number 7212

Drawn by DE

Date NOV. 2010

Revision

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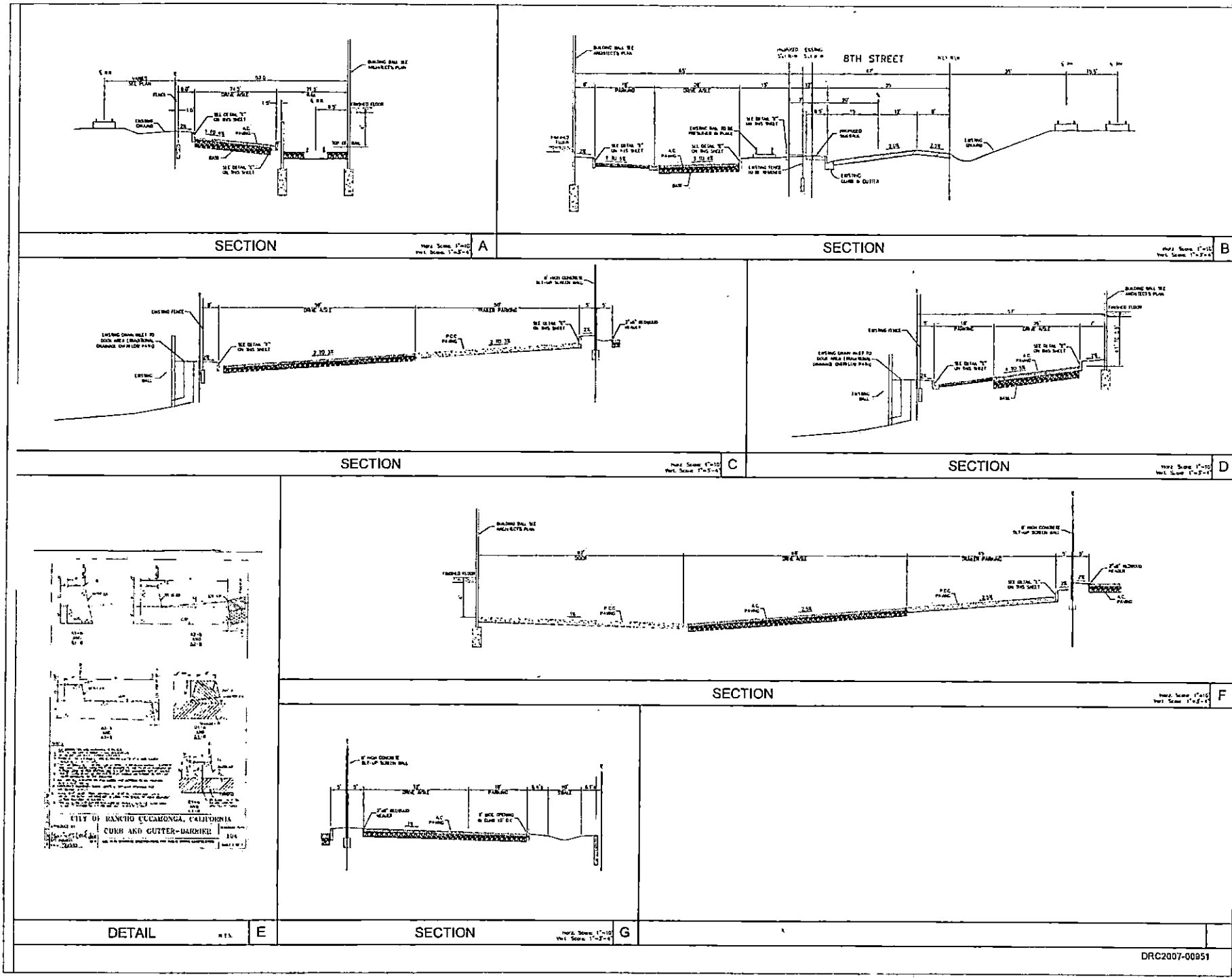
C-5



HPA

Owner:

BIANE WINERY
9801 8TH STREET
Rancho Cucamonga, CA 91730

Project:

BIANE BUSINESS PARK
9801 8TH STREET
Rancho Cucamonga, CA 91730

Civil Consultant:

KCT CONSULTANTS, INC.

Title

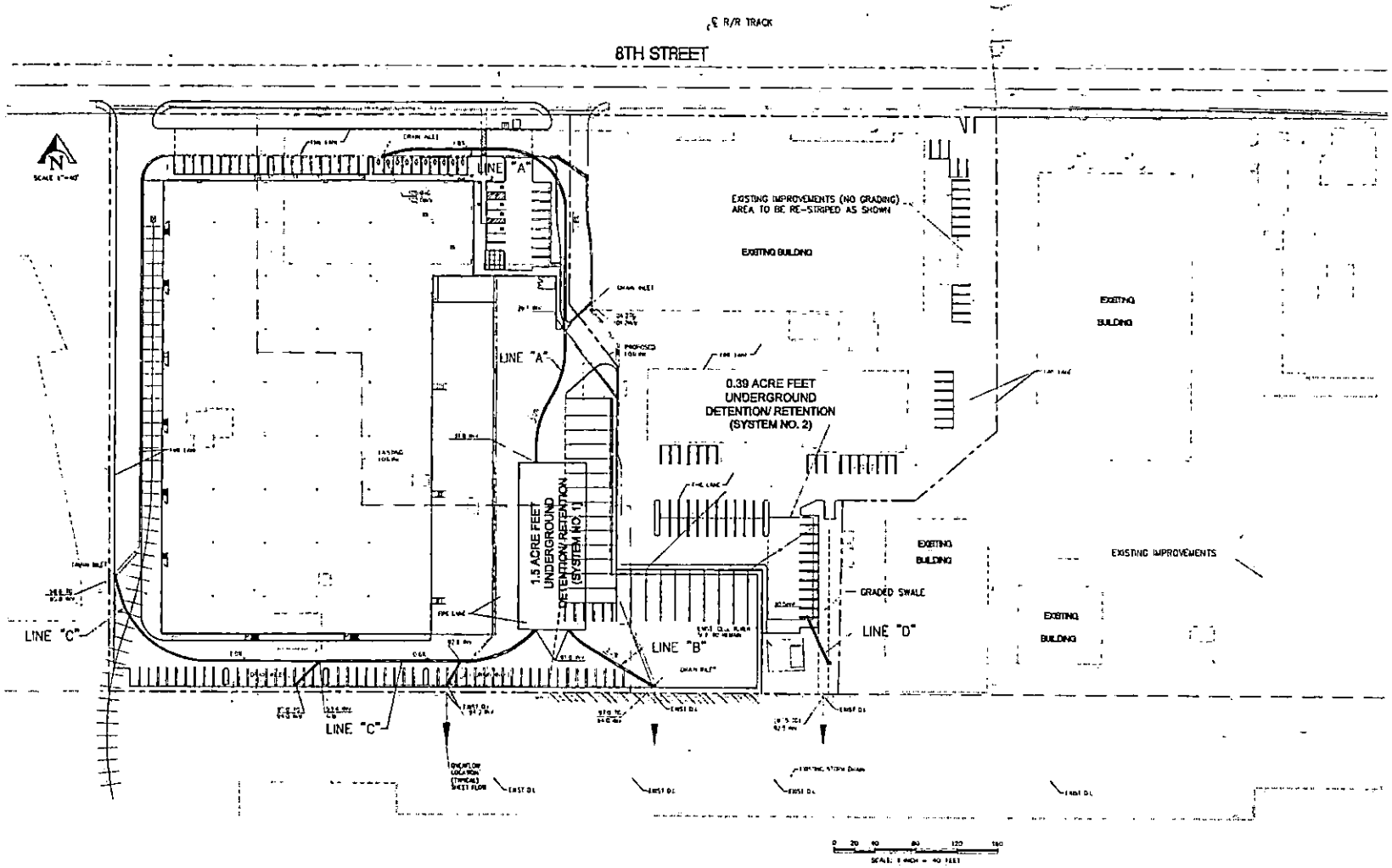
DETAILS AND SECTIONS

Project Number 7212
Drawn by DE
Date NOV. 2010
Revision

Sheet

C-6

Item E -27



HPA

Owner:

BIANE WINERY
8831 8TH STREET
Rancho Cucamonga, CA

Project:

BIANE BUSINESS PARK
8831 8TH STREET
Rancho Cucamonga, CA 91730

Civil Consultant:

KCT CONSULTANTS, INC.

Title

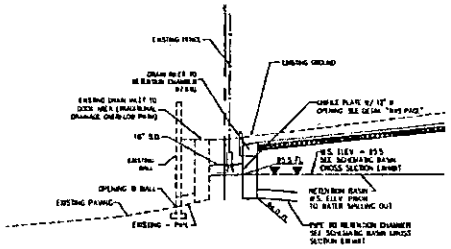
STORM DRAIN PLAN

Project Number 1387-01
Drawn by DD
Date DEC. 2013
Revision

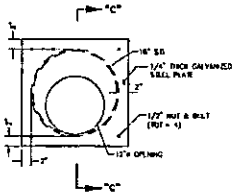
Sheet

C-7

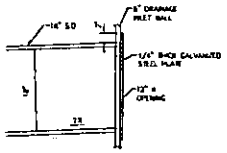
DRC2007-00951



SECTION "A"-"A"



ORIFICE PLATE DETAIL



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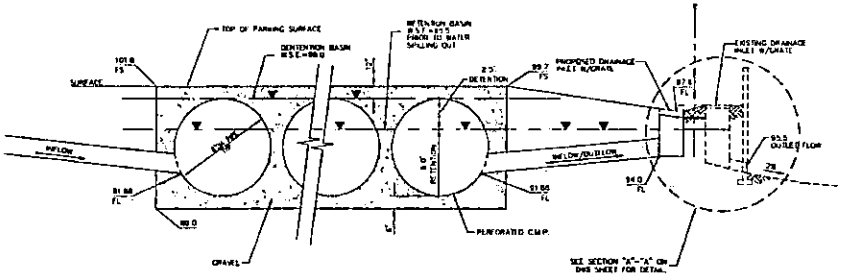


SCHEMATIC BASIN CROSS SECTION EXHIBIT

DRC2007-00951

HPA

Owner:

BIANE WINERY

Project:

BIANE BUSINESS PARK

Civil Consultant:

KCT CONSULTANTS, INC.

Title:

STORM DRAIN DETAILS

Project Number: 7212

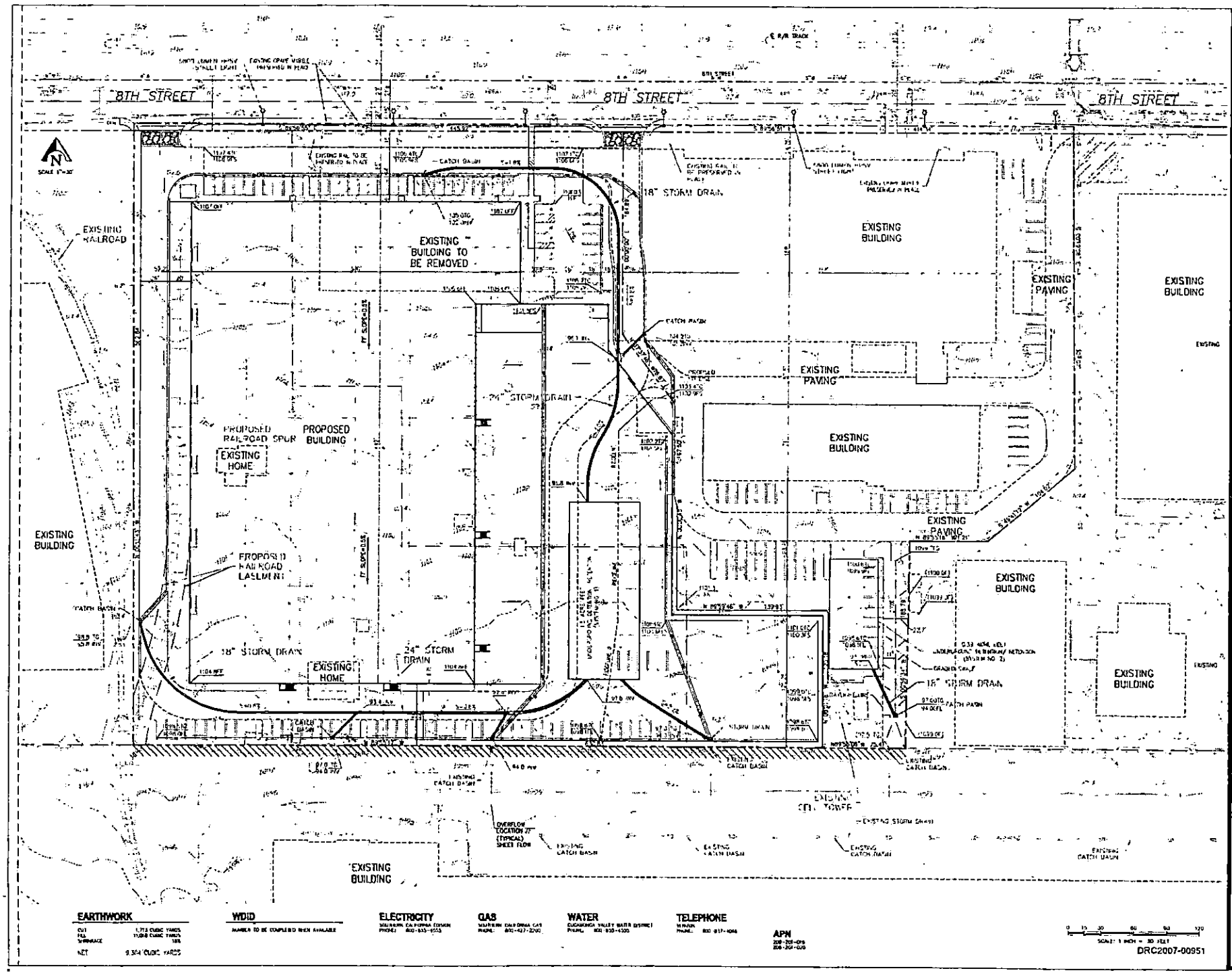
Drawn by: DO

Date: SEP. 2012

Revision:

Sheet:

C-8



HPA

Owner:

BIANE WINERY
8231 8TH STREET
Rancho Cucamonga, Ca

Project:

BIANE BUSINESS PARK
8231 8TH STREET
Rancho Cucamonga, CA 91730

Civil Consultant:

KCT CONSULTANTS, INC.

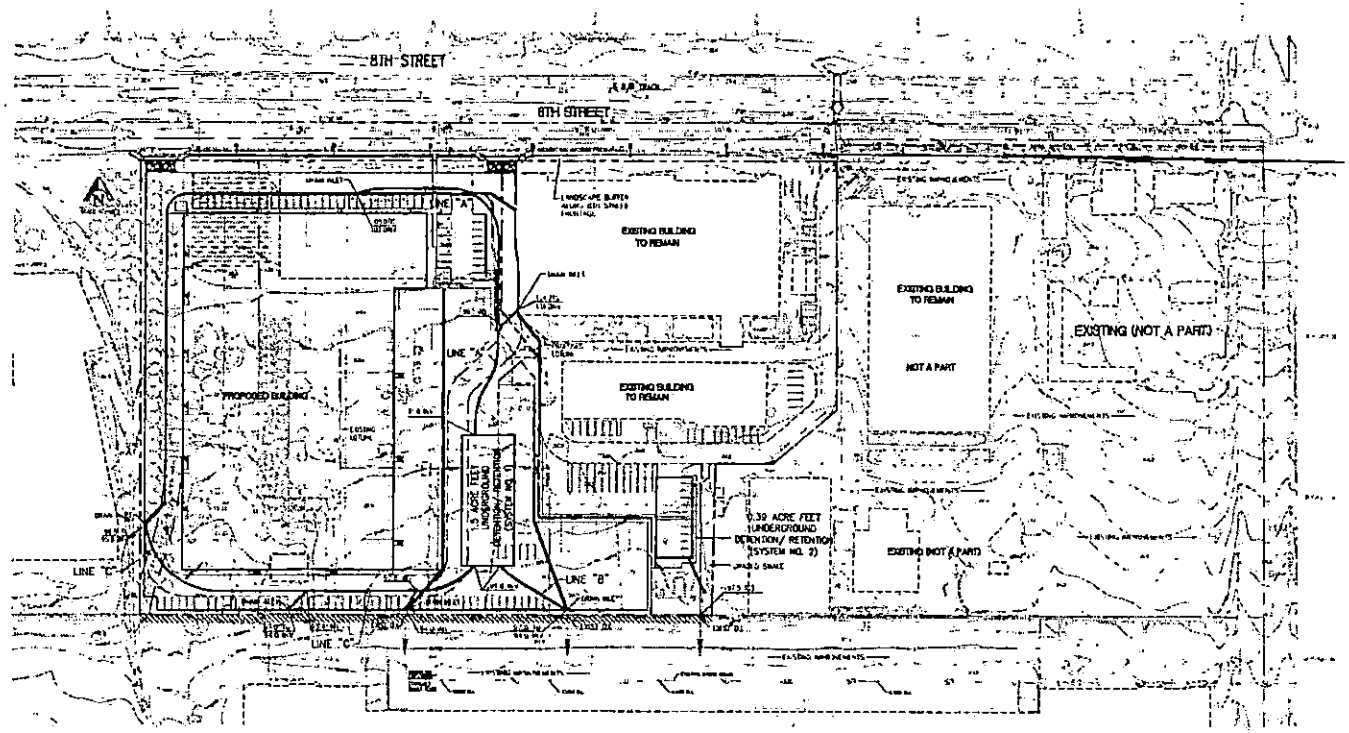
Title

CONCEPTUAL GRADING & DRAINAGE PLAN

Project Number 1387-01
Drawn by DD
Date FEB 2013
Revisions

Sheet

C-9



WQMP SYSTEM PLAN VIEW

SCALE 1"=60'

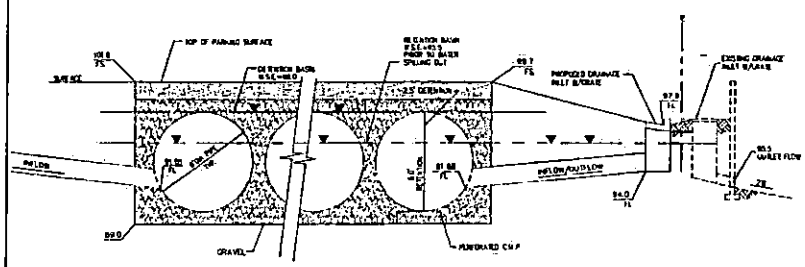
SCALE: 1 INCH = 60 FEET

BMP MAINTENANCE REQUIREMENTS:

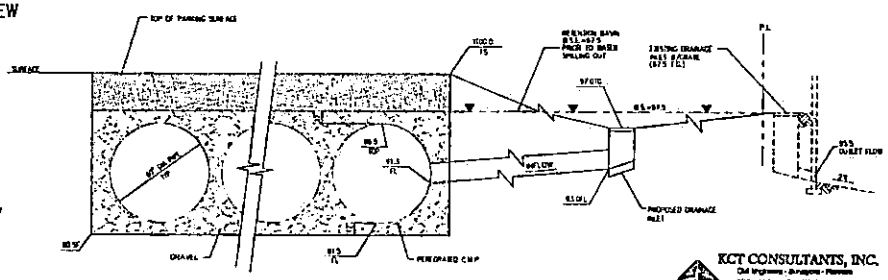
MAINTENANCE:

INSPECTION:

CLEANING:



TYPICAL BMP CROSS SECTION
SYSTEM NO. 1



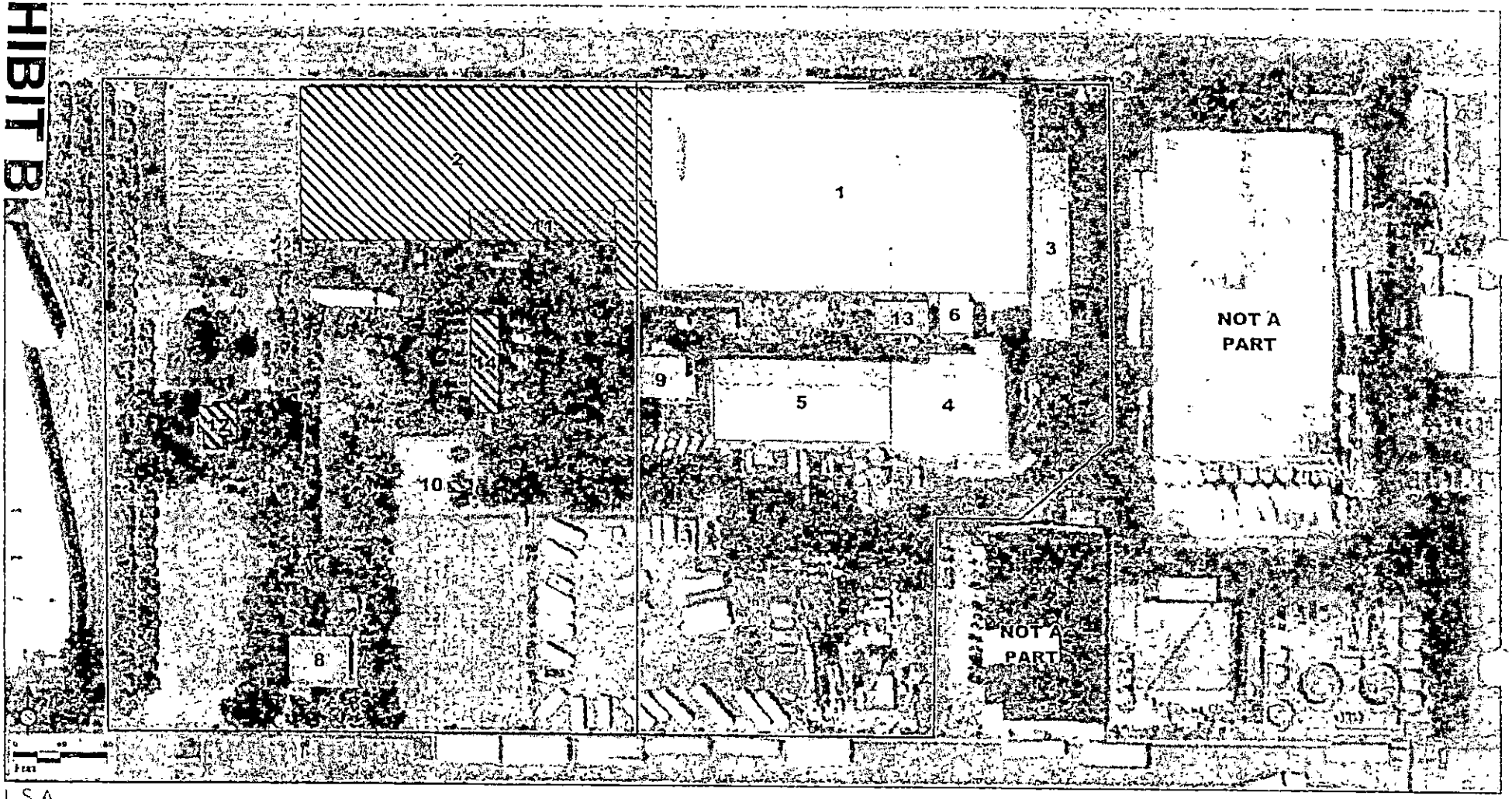
TYPICAL BMP CROSS SECTION
SYSTEM NO. 2

KCT CONSULTANTS, INC.

WQMP BMP EXHIBIT PLAN

SCALE: AS SHOWN

EXHIBIT B



LSA

- PROJECT BOUNDARY
- CONTRIBUTOR
- NON-CONTRIBUTOR
- TO BE RELOCATED OFF-SITE
- TO BE DEMOLISHED

1 WINERY BUILDING
2 BOTTLING PLANT AND WAREHOUSE
3 GRAPE CRUSHING BUILDING AND GRAPE PITS
4 DISTILLERY AND SHOPS
5 BONDED WAREHOUSE
6 SHERRY ROOM
7 DRY WINE BOTTLING
8 WINE MAKER'S RESIDENCE
9 OFFICE CABLEAKER RESIDENCE
10 RESTROOM
11 COOPERAGE SHOP
12 FOREMAN'S RESIDENCE
13 CHEMICAL ROOM
14 ENCLOSURE

Aerial Showing Contributors and Non-Contributors

DESIGN REVIEW COMMENTS

7:00 p.m. Mayuko Nakajima April 30, 2013

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT REVIEW DRC2007-00951 – BIANE BUSINESS PARK - A request to demolish a portion of the Biane Winery (40,300 square feet of the Bottling Plant/Warehouse and Dry Wine Bottling Room) and to construct a 122,304 square foot industrial warehouse building on 6.51 acres at the existing Biane Winery site within the General Industrial District, located on the south side of Eighth Street, between Hermosa and Archibald Avenues - APN: 0209-201-19 and 20. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Design Parameters: The site is a 10.41-acre winery complex, also known as the Biane Winery, located on the south side of Eighth Street between Hermosa and Archibald Avenues. The site is within the General Industrial (GI) Development District. The winery (formerly Padre Winery, State Primary Number 36-016423) is composed of 15 buildings/structures (two are on separate parcels outside the project area), associated equipment, and three, single-family residences. The winery was previously determined eligible for the National Register of Historic Places (National Register) in 2001 by a consensus through the National Historic Preservation Act (NHPA) Section 106 process (California Historical Resource Status Code 2S2).

The applicant is proposing a Lot Line Adjustment, the demolition of the Bottling Plant/Warehouse and Dry Wine Bottling Room buildings, and to construct a 122,304 square-foot industrial warehouse building on 6.51 acres. The eastern portion of the site is not a part of this project. The project is a partial-build option that would result in the demolition of the two buildings and relocation of two winery residences to an off-site location.

Project Description and Architectural Design: The proposed building will be located along the western portion of the site as a stand alone building adjacent to the Biane Winery. Since its initial submittal in 2007, the project has been revised numerous times. After a cultural resource assessment was conducted, the applicant decided to revise the project to minimize the impacts as much as possible. The project will retain and preserve a majority of the contributing features that comprise the Biane Winery. Potential impacts to remove the contributing features will be mitigated to a level that is less-than-significant for the purposes of CEQA.

Since its re-design, the applicant has been working with staff to incorporate as many elements to the project to enhance the historic winery theme through the Design Review process. The historic winery theme has been honored through the incorporation of materials to the industrial building that compliment the Biane Winery building. Trellis enhancements, recesses, and use of high-quality materials were incorporated to soften the appearance of blank wall planes. Most embellishments and detailing are prominent along the north elevation and the main entrance. The new building will be set back approximately 15 feet from the main Biane Winery building, which will help to preserve existing views of the property from 8th Street. Staff also worked with the Engineering Services Department to retain the existing historic spur line that runs along the north perimeter of the property. The spur line will be protected in place when undergrounding utilities within the right-of-way.

With the proposed demolition of the Bottling Plant/Warehouse and Dry Wine Bottling Room buildings, the west end of the Biane Winery building will be newly exposed. This wall has not been exposed in approximately 100 years. A condition will be placed on the project to preserve the west elevation of this building as historically accurate as possible. Any new materials or additions to this structure will require separate review.

EXHIBIT C

Staff Comments: The following comments are intended to provide an outline for Committee discussion.

Major/Secondary Issues: The following broad design issues will be the focus of Committee discussion regarding this project.

1. None.

Secondary Issues: Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues.

1. Mural detailing on the walls has been removed per the applicant's request. The applicant has indicated that the building design adequately addresses the level of design necessary for an industrial building. Staff recommends that the mural detailing be added back along the north elevation.

2. Provide articulation along the east elevation with paint color or the utilization of notches in the parapets.

Technical Issue: Section 17.36.040 (D)(6) of the City's Development Code requires all properties that adjoin existing or proposed lead or spur lines to provide rail service access. The applicant has provided an area for the proposed rail spur easement. However, it does not meet the City's Development Code minimum standard of 32 feet. The applicant has provided a letter outlining their discussion with a Railroad Engineer Consultant and how the 20 feet more than meets the railway design standards.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion.

1. All groundmounted equipment and utility boxes, including transformers, back-flow devices, etc., shall be screened by a minimum of two rows of shrubs spaced at a minimum of 18 inches on center. This equipment shall be painted forest green.

2. If a Double-Detector Check (DDC) and a Fire Department Connection (FDC) are required for this project, then the equipment shall be screened with a 4-foot high decorative block wall, subject to the review and approval by the Planning Department and Fire Construction Services.

3. All signs are subject to Chapter 17.74 (Sign Regulations for Private Property) of the Development Code.

Staff Recommendation: With the Secondary issues addressed to the satisfaction of the Committee, staff recommends that the Committee recommend approval and forward the project to the Planning Commission for review and action.

Design Review Committee Action:

The Committee was in favor of adding the mural detailing along the north elevation; they directed the applicant to work with staff on the details. The Committee felt that the mural added character to the industrial building which helped enhance the adjacent historic winery. The use

of mosaic was not necessary because the adjacent winery building currently has painted murals that have held up well.

The Committee was favorable to the 20-foot proposed rail spur easement.

The Committee directed the applicant to work with staff to provide additional articulation along the east elevation with the use of paint or recesses to help alleviate blank wall planes.

With these secondary issues addressed, the Committee recommended approval to be forwarded to the Planning Commission for review and action.

Members Present: Fletcher, Oaxaca, Granger

Staff Planner: Mayuko Nakajima

City of Rancho Cucamonga
Planning Department
(909) 477-2750

REVISED
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: DRC 2007-00951

Project Title: Biane Business Park

Name & Address of project owner(s): Paul Biane, Biane Family ~~Prperties~~ PROPERTIES LLC
10013 East 8th Street, Unit Z
Rancho Cucamonga, CA 91730

Name & Address of developer or project sponsor: Paul Biane, Biane Family Prperties LLC
10013 East 8th Street, Unit Z
Rancho Cucamonga, CA 91730

Contact Person & Address: ~~Pamela Steele, Partner~~ JARY COCKROFT

EXHIBIT D

~~1500 Iowa Avenue, Suite 110~~ 14235 FARRALON CT.

~~Riverside, CA 92507~~ FONTANA, CA 92336

Name & Address of person preparing this form (if different from above): ~~Analicia Gomez/Hogle-Ireland, Inc.~~

JARY COCKROFT ~~1500 Iowa Avenue, Suite 110~~

14235 FARRALON CT. ~~Riverside, CA 92507~~

FONTANA, CA

Telephone Number: ~~951-787-9222~~ (909) 202-0276

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): ~~10013~~ 9931 8th Street, Rancho Cucamonga, CA ~~91730~~ 91730

4) Assessor's Parcel Numbers (attach additional sheet if necessary): 0209-201-19 and 0209-201-20

**5) Gross Site Area (ac/sq. ft.):* ~~10.41 acres/ 453,466 sq.ft.~~ 6.51 ACRES/283,625 SF

**6) Net Site Area (total site size minus area of public streets & proposed dedications).* SAME

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

N/A

8) Include a description of all permits which will be necessary from the City of Rancho Cucamonga and other governmental

agencies in order to fully implement the project:

Development Review Application

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

(See Attached Environmental Setting Description)
FROM PREVIOUS INITIAL STUDY

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

The site has ~~an~~ A PORTION OF AN existing winery FACILITY that is no longer in operation ~~nor does it manufacture grapes to make wine.~~ The site was established in the early 1900's. Further cultural analysis ~~is currently being~~ HAS BEEN completed by a city initiated Cultural Consultant, LSA

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

The site is currently impacted by noise from automobile, truck and train traffic along 8th Street. Properties to the east and south have warehouse facilitiies and dock noise attributed to trucks. However, the noise does not impact the proposed site. All warehouse facilities and dock noise will be within industrial levels and comply with the City's noise regulations.

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*

(See Attached Project Description)

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.):*

(See Attached Project Description)

FROM PREVIOUS INITIAL STUDY

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

No.the proposed project will not change the pattern, scale, or character surrounding the general area of the project~~, as the existing access from 8th Street shall remain the same.~~ Surrounding use is primarily industrial therefore keeping with the surrounding scale and character.

REVISED ENVIRONMENT INFORMATION FORM
PART 1 – Initial Study

12) The proposed project consists of a facility with 122,300 square feet for manufacturing and warehousing. A dock area, 100 parking stalls, 24 trailer stalls, potential rail access as well as drives/fire lanes, concrete garden walls between the project and the adjacent existing facilities east of the project and landscaping that meet the city's current design requirements are included in the design. A new-shared drive off of 8th Street between the project and the existing facilities to the east is also being proposed.

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?*

Temporary noise will be generated from the grading and construction process. Long term noise generated from warehouse facilities and dock noise will be within industrial levels and comply with the City's noise regulations. ~~Soundproofing measures include screen walls.~~

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

SEE TREE REMOVAL PERMIT APPLICATION

17) *Indicate any bodies of water (including domestic water supplies) into which the site drains:* The site has an existing lateral water line coming off 8th street.

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

a. *Residential (gal/day)* _____ *Peak use (gal/Day)* _____

b. *Commercial/Ind. (gal/day/ac)* ~~3726~~ 2020 *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 987-2591.

a. *Residential (gal/day)* _____

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: _____

Attached (indicate whether units are rental or for sale units): _____

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

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

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

22) *Specify number of bedrooms by unit type:* _____

23) *Indicate anticipated household size by unit type:* _____

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

a. *Elementary:* _____

b. *Junior High:* _____

c. *Senior High* _____

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

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

Light Industrial- Warehouse facility

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

122,304 ~~224,067~~ sq. ft. of industrial warehouse

± 7,500 ~~9,000~~ sq. ft. of office space (APPROXIMATE, INCLUDED IN TOTAL FL. AREA)

27) *Indicate hours of operation:* TBD

28) *Number of employees:*

Total: TBD

Maximum Shift: TBD

Time of Maximum Shift: TBD

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

TBD

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

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

SEE AIR QUALITY & GREENHOUSE GAS STUDY

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.*

~~Not at this time~~ YES, WILL BE ABLE TO PROVIDE SERVICES

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.*

There are no known hazardous or toxic materials.

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

No

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

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

Date: 06/10/2013 *Signature:* J. Crockett

Title: PROJECT MANAGER

ATTACHMENT "A"

CITY OF RANCHO CUCAMONGA

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

Water Usage

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

Sewer Flows

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

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

ATTACHMENT B

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

Elementary School Districts

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

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

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

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

High School

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

City of Rancho Cucamonga
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY PART II

BACKGROUND

1. **Project File:** DEVELOPMENT REVIEW DRC2007-00951 - BIANE BUSINESS PARK - A request to modify the Biane Winery, a complex comprised of fifteen (15) buildings/structures and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres by demolishing the existing Bottling Plant/Warehouse and Dry Wine Bottling Room and constructing an industrial warehouse building of 122,304 square foot within the General Industrial (GI) District located on the south side of Eighth Street, between Hermosa and Archibald Avenues - APN: 0209-201-19 and 20.

2. **Related Files:** Tree Removal Permit DRC2013-00475

3. **Description of Project:** The site is a winery complex comprised of fifteen (15) buildings/structures (two of which are on separate parcels outside of the project area), associated equipment, and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres. The site, known as the Biane Winery, is located on the south side of Eighth Street between Hermosa and Archibald Avenues in the City of Rancho Cucamonga, San Bernardino County, California. The winery was formerly known as the Padre Winery (State Primary Number 36-016423). The winery was previously determined eligible for the National Register of Historic Places (National Register) in 2001 by a consensus through the National Historic Preservation Act (NHPA) Section 106 process (California Historical Resource Status Code 2S2). The 15 buildings and structures consist of the winery building, bottling plant and warehouse, grape crushing building and grape pits, distillery and shops, bonded warehouse, sherry room, dry wine bottling, winemaker's residence, office/caretaker residence, a restroom, cooperage shop, foreman's residence, chemical room, and a lunch shelter. The applicant proposes to demolish the Bottling Plant/Warehouse and Dry Wine Bottling Room buildings and construct a 122,304 square-foot industrial warehouse building on 6.51 acres of the site. The eastern 3.9 acres of the site are not a part of this project. In addition to the demolition of the two buildings, two (2) of the winery residences will be moved to an off-site location.

4. **Project Sponsor's Name and Address:**
   Jary Cockroft
   14235 Farralon Court
   Fontana, CA 92336

5. **General Plan Designation:** General Industrial (GI) District

6. **Zoning:** General Industrial (GI) District

7. **Surrounding Land Uses and Setting:** The project will encompass 6.51 of the 10.41 acres. The site is a rectangular configuration consisting of two separate parcels. Dimensions north to south run approximately 568 feet and 856 feet running east to west. To the east, south, and west are existing industrial/commercial buildings. To the north, on the opposite side of Eighth Street, is a railway alignment consisting of two (2) tracks. Residential development exists on the opposite side of the rail tracks. A rail line runs north to south just west of the project site, and there is also an extant railroad siding that runs along the front of the property that will not be substantially removed or paved over as part of this project. This siding was historically used to for shipping the completed products along the BNSF railroad alignment, which runs east to west along the north side of Eighth Street.

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:**
Mayuko Nakajima
Assistant Planner
(909) 477-2750, ext. 4307

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

GLOSSARY – The following abbreviations are used in this report:

CVWD – Cucamonga Valley Water District
EIR – Environmental Impact Report
FEIR – Final Environmental Impact Report
FPEIR - Final Program Environmental Impact Report
NPDES – National Pollutant Discharge Elimination System
NOx – Nitrogen Oxides
ROG – Reactive Organic Gases
PM_{10} – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District
SWPPP – Storm Water Pollution Prevention Plan
URBEMIS7G – Urban Emissions Model 7G

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

( ) Aesthetics	( ) Agricultural Resources	(x) Air Quality
(x) Biological Resources	(x) Cultural Resources	(x) Geology & Soils
(x) Greenhouse Gas Emissions	( ) Hazards & Waste Materials	(x) Hydrology & Water Quality
( ) Land Use & Planning	( ) Mineral Resources	(x) Noise
( ) Population & Housing	( ) Public Services	( ) Recreation
( ) Transportation/Traffic	( ) Utilities & Service Systems	( ) Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

(X) 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.

Prepared By: May Nakajima Date: 7/3/13

Reviewed By: MIKE SMITH Date: 7/2/13

Rev 2-26-13

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Comments:

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

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

c) The site is located on the south side of Eighth Street, between Hermosa and Archibald Avenues and is characterized by industrial/commercial development to the east, south, and west. To the north, on the opposite side of Eighth Street, is a railway alignment consisting of two (2) tracks. The visual quality of the area will not degrade as a result of this project as the site is in an area designated for general industrial uses. Design review is required prior to approval. The applicant will install street improvements and landscaping along the public right-of-way. 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 street lights 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.

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

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Conflict with existing zoning for, or cause re-zoning of, forest land (as defined in Public Resources Code section 12220 (g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?	( )	( )	( )	(✓)
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	( )	( )	( )	(✓)
e)	Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

Comments:

a) The site is not designated as Prime Farmlands, Unique Farmland, or Farmland of Statewide Importance. The site is located on the south side of Eighth Street, between Hermosa and Archibald Avenues and is characterized by industrial/commercial development to the east, south, 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 on the south side of Eighth Street, between Hermosa and Archibald Avenues and is characterized by industrial/commercial development to the east, south, and west. To the north, on the opposite side of Eighth Street, is a railway alignment consisting of two (2) tracks. The nearest agricultural use is more than

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

0.76 miles north from the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.

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

Comments:

a) As noted in the General Plan FPEIR (Section 4.3), the proposed project 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 and is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated.

b) Both the State of California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM_{10} and $PM_{2.5}$) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

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

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

regulates stationary sources of pollution within in jurisdictional area. Direct emissions from motor vehicles are regulated by the Air Resources Board (ARB).

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

Pursuant to the Federal Clean Air Act (FCAA) of 1970, the EPA established national ambient air quality standards (NAAQS) for six major pollutants, termed criteria pollutants: ozone (O_3), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead.

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

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD's CEQA Air Quality Handbook. The criteria include daily emissions thresholds, compliance with State and national air quality standards, and consistency with the current AQMP. As prescribed by SCAQMD, an air impact study was prepared by FirstCarbon Solutions/Michael Brandman Associates on May 30, 2013, that utilizes the California Emissions Estimator Model Version 2011.1.1 (CalEEMod) methodology 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 Green House Gas Emissions.

Short Term (Construction) Impacts

Source	2014 Unmitigated Emissions (pounds per day)					
	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Grading	11.34	90.77	52.19	0.10	10.84	7.51
Demolition	9.27	75.28	46.32	0.08	12.4	3.66
Building Construction	5.28	35.36	28.20	0.06	3.12	2.18
Paving	5.29	32.18	21.72	0.03	2.98	2.76
Architectural Coating	28.83	2.83	2.60	0.00	0.40	0.25
Maximum Daily Emissions	28.82	90.77	52.19	0.10	12.40	7.51

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

Significance Threshold	75	100	550	150	150	55
Significant Impact	**No**	**No**	**No**	**No**	**No**	**No**

ROG = reactive organic gases; NOx = oxides of nitrogen; CO = carbon monoxide; SOx = sulfur oxides; PM10 and PM2.5 = particulate matter

Source: Air Quality and Greenhouse Gas Analysis - Appendix A (CalEEMod Output) FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013

Source	2014 Mitigated Emissions (pounds per day)					
	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Grading	11.34	90.77	52.19	0.10	6.97	5.49
Demolition	9.27	75.28	46.32	0.08	9.9	3.66
Building Construction	5.28	35.36	28.20	0.06	3.12	2.18
Paving	5.29	32.18	21.72	0.03	2.98	2.76
Architectural Coating	28.83	2.83	2.60	0.00	0.40	0.25
Maximum Daily Emissions	28.82	90.77	52.19	0.10	9.90	5.49
Significance Threshold	75	100	550	150	150	55
Significant Impact	**No**	**No**	**No**	**No**	**No**	**No**

ROG = reactive organic gases; NOx = oxides of nitrogen; CO = carbon monoxide; SOx = sulfur oxides; PM10 and PM2.5 = particulate matter

Source: Air Quality and Greenhouse Gas Analysis - Appendix A (CalEEMod Output) FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013

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.

Fugitive Dust

Fugitive dust emissions are generally emissions are generally 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.

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

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O_3 precursors. There will be an industrial building proposed for the project. Based on the proposed project, it is estimated that the proposed buildings will result in approximately 28.83 lbs of VOC per day during the coating phase. The emissions would occur after grading activities, near the end of the construction period. Therefore, this VOC emission is the principal air emission and is less than the SCAQMD VOC threshold of 75 lbs/day.

Emissions associated with architectural coatings could be reduced by using pre-coated/natural-colored building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. For example, a high-volume, low-pressure (HVLP) spray method is a coating application system operated at air pressure between 0.1 and 10 pounds per square inch gauge (psig), with 65 percent transfer efficiency. Manual applications such as paintbrush, and roller trowel, spatula, dauber, rag, or sponge have 100 percent transfer efficiency.

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. The Air Quality Analysis prepared by FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013, completed for the project states that land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. 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 asbestors (NOA) during project construction is small and less-than-significant.

2010 General Plan FPEIR Air Quality Analysis and Mitigation Measures (short term)

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

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

be assessed by the South Coast Air Quality Management District (SCAQMD) on a project-specific basis and in conformance with the General Plan FPEIR. Therefore, the following mitigation measures as identified in the FPEIR shall be implemented to reduce impacts to less-than-significant levels:

1) **All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction-site for City verification.**

2) **Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.**

3) **All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.**

4) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**

5) **All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:**

   - **Reestablish ground cover on the construction-site through seeding and watering.**
   - **Pave or apply gravel to any on-site haul roads.**
   - **Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.**
   - **Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.**
   - **Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.**
   - **Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.**
   - **Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.**
   - **Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.**

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

6) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.**

7) **Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.**

8) **The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.**

9) **The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.**

The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. Based upon on the Urban Emissions Model (URBEMIS7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO_2), Ozone (O_3), and Particulate Matter ($PM_{2.5}$ and PM_{10}) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant.

Long Term (Operational) Impacts

Long Term Project Operational Emissions

Long term air pollutant emission impacts 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 number of industrial uses in the project 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. Based on the Air Quality and Greenhouse Gas Analysis Report prepared by FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013, the long term operation emissions associated with the proposed project, calculated with the California Emissions Estimator Model (CALEEMOD) shows that the increase of all criteria pollutants as a result of the proposed project would be less than the corresponding SCAQMD daily emission thresholds. Therefore, project-related, long term air quality impacts would not be significant. Mitigation measures would not be required.

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

Table 11: Operational Emissions

Source	Winter Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Mobile	5.19	15.22	47.47	0.08	10.10	0.91
Energy	0.12	1.09	0.92	0.01	0.08	0.08
Area	3.20	0.00	0.00	0.00	0.00	0.00
Total	**8.51**	**16.31**	**48.39**	**0.09**	**10.18**	**0.99**
Significance Threshold	55	55	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes:
Area sources include painting, consumer products, hearth, and landscaping
VOC = volatile organic compounds NOx = nitrogen oxides CO = carbon monoxide
SO_x = sulfur oxides PM_{10} and $PM_{2.5}$ = particulate matter
Source: Appendix A: CalEEMod Output.

Source	Summer Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Mobile	5.27	14.40	51.49	0.09	10.10	0.90
Energy	0.12	1.09	0.92	0.01	0.08	0.08
Area	3.20	0.00	0.00	0.00	0.00	0.00
Total	8.59	15.49	52.41	0.10	10.18	0.98
Significance Threshold	55	55	550	150	150	55
Significant Impact	**No**	**No**	**No**	**No**	**No**	**No**

Notes:
Area sources include painting, consumer products, hearth, and landscaping
VOC = volatile organic compounds; NOx = oxides of nitrogen; CO = carbon monoxide; SOx = sulfur oxides; PM10 and PM2.5 = particulate matter

Source: Air Quality and Greenhouse Gas Analysis - Appendix A (CalEEMod Output) FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013

2010 General Plan FPEIR Air Quality Analysis and Mitigation Measures (long term)

Long Term (Operational) Emissions - The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. In the long-term, development consistent with the General Plan 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, would all be cumulatively significant if they cannot be mitigated on a project basis to a level less-than-significant. The following mitigation measures as identified in the FPEIR shall be implemented:

1) **Provide preferential parking to high occupancy vehicles and shuttle services.**

2) **Schedule truck deliveries and pickups during off-peak hours.**

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

3) **Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.**

4) **Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.**

5) **Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.**

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

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

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

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

After implementation of the preceding mitigation measures, the General Plan FPEIR identified the citywide increase in operational emissions as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the General Plan FPEIR (Section 4.3).

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

d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within 0.02 mile of a sensitive receptor, which is residential development just north of the project site on the opposite side of the rail tracks. Potential impacts to air quality are consistent with the Public Health and Safety Super-Element within the Rancho Cucamonga General Plan. During construction, there is the possibility of fugitive dust to be generated from grading the site. The mitigation measures listed under b) above and the following mitigation measure will reduce impact to less-than-significant levels.

10) **All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of $PM_{2.5}$**

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

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. Operation Odors (Long-term) are typically associated with the type of use. Industrial uses could create objectionable odors and, therefore, are located away from residential uses and sensitive receptors. The site is located 50 meters from a residential development. According to the Air Quality and Greenhouse Gas Analysis Report prepared by FirstCarbon Solutions/Michael Brandman Associates on May 30, 2013, land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. No adverse impacts are anticipated.

4. BIOLOGICAL RESOURCES. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
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 industrial/commercial uses. The site has been previously disrupted during construction of the winery, miscellaneous buildings,

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

surrounding developments on adjacent properties, and infrastructure. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

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.

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

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 to 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 heritage trees on the project site; therefore, the proposed project is in conflict with the Tree Preservation ordinance. A Tree Removal Permit has been submitted for removal of on-site trees. Replacement trees shall be planted on a one-to-one basis.

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

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

Comments:

a) The project site is eligible as a "Historic Resource" per the standards of Rancho Cucamonga Municipal Code Section 2.24 (Historic Preservation), and previously determined eligible for the National Register of Historic Places under Criterion A for its significant associations with the history of viticulture in Rancho Cucamonga and under Criterion C as a good example of the Mission Revival architectural style as applied to a winery. A cultural impacts assessment was completed by LSA in July 2009. The project does not meet Standards 2, 9, and 10 of the *Secretary's Standards for Rehabilitation*. Two of the standards (2 and 9) relate to the removal or destruction of features that characterize a property, while one of the standards (10) relates to the alteration of an

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

environment and essential form of the property. However, these potential impacts can be mitigated to a level that is less-than-significant for the purposes of CEQA, as explained below.

Removal of Contributing Features

Biane Winery is eligible for the National and California Registers under Criterion A/1 for its historical association with Viticulture in the Cucamonga Valley and under Criterion C/3 as one of few (if any) intact examples in Rancho Cucamonga of a Winery as a property type.

Although the Dry Wine Bottling Room (Figure 2, Building 7) contributes to the historical associations of the property under Criterion A/1, its removal does not reduce Biane Winery's historical associations to the extent that the property would no longer be eligible for the National or California Registers under that criterion. Likewise, under Criterion C/3, the Dry Wine Bottling room represents a functioning part of a winery property, but its removal would not diminish the significance of Biane Winery under Criterion C as a property type.

Although the Bottling Plant and Warehouse (Figure 2, Building 2) contributes to the historical associations of the property under Criterion A/1 and functional character of the property type under Criterion C/3, its removal does not reduce the historical associations of Biane Winery to the extent that the property would no longer be eligible for the National or California Registers under those criteria. This building was originally constructed for use as a cannery and became historically associated with the winery sometime after the 1930s. It has sustained numerous alterations and retains a lower degree of integrity relative to the rest of the winery.

Furthermore, the demolition of both buildings will not reduce the significant historical associations of the Biane Winery or integrity as a significant property type under criteria A/1 and C/3. The winery functions that were historically carried out in these buildings (specifically the bottling of wine) were also performed in the main winery building; therefore, they do not uniquely represent any important functions of the winery.

Compared to other winery properties in the Cucamonga Valley, the Biane Winery has retained several buildings representing most or all of the critical steps in the process of making wine and brandy, including grape crushing equipment, a distillery, a bonded warehouse, bottling plant, and even the means to transport the finished products (railroad siding). Even if both the Dry Wine Bottling Room and the Bottling Room and Warehouse are demolished, this important aspect of the significance of the winery will not change significantly. The removal of both bottling buildings will not result in a significant impact per CEQA.

Relocation of Contributing Features

The relocation of two contributing residences would not affect the eligibility of the winery under the National or California Registers under Criterion C/3 because they do not represent a functional aspect of the winery as a property type. The buildings would be preserved on another site and would not be destroyed.

The contributing residences have significant historical ties to the Biane Winery under Criterion A/1. They are both residences that historically housed winery staff, and their historic context is linked to their proximity and visual connection with the Biane Winery. If they are relocated off-site, the residences would lose the connection to their historical

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

context. However, without the residences, Biane Winery would remain eligible for the National and California Registers under Criterion A/1, and neither residence appears individually eligible for the National or California Registers or for local designation. Therefore, the relocation of the residences is a less-than-significant impact for the purposes of CEQA. Though not mitigation, LSA recommends the following to further reduce this impact.

1) **Prepare and affix identifying plaques to the relocated residences. This would consist of at minimum an 8-inch × 10-inch durable plaque for both of the relocated residences to identify their original locations and historical association with the Biane Winery. The plaques would be affixed to the residences in a publicly viewable location. This would preserve a historical tie between the residences and the winery, mitigating the loss of their on-site historical association.**

Combined Project Impacts to the Setting of the Winery

The removal of four contributing resources from the Biane Winery complex would potentially impact the setting of the winery. However, the contributors that are proposed for removal are located on the periphery of the winery complex, and their removal would still leave intact the core of contributing resources. The remaining winery complex would retain the same location, design, feeling, association, materials, and workmanship. Furthermore, the remaining winery would retain sufficient integrity of setting to preserve its eligibility for the National and California Registers under both Criterion A/1 and C/3. This potential impact is less-than-significant for the purposes of CEQA.

Although it is not mitigated, LSA recommends the following measure to further reduce this potential impact:

2) **Complete Historic American Buildings Survey (HABS III). Prior to demolition or relocation of any contributing feature, the Biane Winery should be documented to Level III of HABS by a qualified professional. This documentation consists of the following:**

   - **A sketch plan depicting all extant features on the winery property;**
   - **Large format (4-inch × 5-inch negatives at minimum) archival quality black-and-white photographs of exterior elevations, interior views, character-defining features, and context views;**
   - **If available, copies of elevation drawings, floor plans, measured drawings, historic photographs, and newspaper articles; and**
   - **Written data discussing the history and development of the property. (The report prepared by LSA in 2008 will satisfy the requirements for the written data.)**

3) **Copies of the HABS documentation should be submitted to the City of Rancho Cucamonga Planning Department, the Paul A. Biane branch of the Rancho Cucamonga Public Library, the Norman F. Feldheym Library, and submitted to the State Office of Historic Preservation for approval before being submitted to the State archive or other appropriate repository.**

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

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

4) 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 a in-kind mitigation fee.**
- **Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.**

c) The General Plan FPEIR (Section 4.6) indicates that the Rancho Cucamonga area is on an alluvial fan. According to the research performed at the Natural History Museum of Los Angeles County and the San Bernardino County database, no paleontological sites or resources have been recorded within the City of Rancho Cucamonga or the Sphere-of-Influence, including the project site; however, the area has a high sensitivity rating for paleontological resources. The older alluvium, which would have been deposited during the wetter climate that prevailed 10,000 to100,000 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:

5) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to

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

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 industrial/commercial development. 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.

6. GEOLOGY AND SOILS. *Would the project:* a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	( )	(✓)
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 approximately 1.5 mile north of the site, and the Cucamonga Fault Zone lies approximately 5 miles north These faults are both capable of producing M_w 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to M_w 7.5 earthquakes is approximately 10 miles northeasterly of the site and the San Andreas, capable of up to M_w 8.2 earthquakes, is approximately 15 miles northeasterly of the site. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code and Standard Conditions will ensure that geologic impacts are less-than-significant.

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

1) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.**

2) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.**

3) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.**

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

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

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

e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed.

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

Comments:

a) Regulations and Significance - The Federal Government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California's Green House Gas ("GHG") emissions reduction target in Executive Order (EO) S-3-05. The EO created goals to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009, the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines six key GHGs (carbon dioxide [CO_2], methane [CH_4], nitrous oxide [N_2O], hydrofluorocarbons [HFCs], perfluorocarbons [PFCs], and sulfur hexafluoride [SF_6]. The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

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

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

Assembly Bill (AB) 32 requires that the California Air Resources Board (ARB), the lead agency for implementing AB 32, determine what the statewide GHG emission level was in 1990 and approve a statewide GHG emissions limit (427 million metric tons of CO_2 equivalent) to be achieved by 2020 and prepare a Scoping Plan to outline the main strategies for meeting the 2020 deadline. Significant progress can be made toward the 2020 goal through existing technologies and improving the efficiency of energy use. Other solutions would include improving the State's infrastructure and transitioning to cleaner and more efficient sources of energy.

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

It is not anticipated that any single development project would have a substantial effect on global climate change but that GHG emissions from the project would combine with emissions across California, the United States, and the world to cumulatively contribute to global climate change. Therefore, consistent with the ARB's Climate Change Scoping Plan, the proposed project was evaluated for consistency with the Early Action Measures (Scoping Plan is a recommendation until adopted through normal rulemaking). The proposed project is assessed by determining its consistency with the 37 Recommended Actions identified by ARB. In compliance with Senate Bill (SB) 97 and CEQA, the project has been analyzed based on a qualitative based standard" (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 pollutant except PM_{10}, $PM_{2.5}$, and SO_2 which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO_2, and SO_2 are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM_{10}, and $PM_{2.5}$ levels all exceed State and Federal standards regularly.

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

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

Project-related GHG's would include emissions from direct and indirect sources. Based on the Air Quality Analysis prepared by FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013, the project would result in the following emissions of carbon dioxide [CO_2], methane [CH_4], nitrous oxide [N_2O], and would not result in the other GHG's. As seen in the tables below, the proposed project would result in a total of 360.69 $MTCO_2eq/yr$ from construction activities and 7,747.64 $MTCO_2eq/yr$ for operational sources (including mobile sources). Total project related emissions would result in 8,108.33 $MTCO_2eq/yr$ (construction, operational, and mobile combined).

Short Term (Construction) GHG Emissions - The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO_2). The highest levels of construction related GHG's occur during site preparation including demolition, grading, and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on-site. The combustion of fossil-based fuels creates GHG's such as CO_2, Ch_4, and N_2O. CH_4 is emitted during the fueling of heavy equipment. Construction greenhouse gas emissions are:

Table 12: Construction Greenhouse Gas Emissions

Phase	Annual Emissions ($MTCO_2e$)		
	Onsite	Offsite	Total
Demolition	34.13	7.81	41.94
Grading	147.98	3.00	150.98
Construction	110.18	30.20	140.38
Paving	22.57	1.27	23.84
Painting	2.56	1.00	3.56
		Total	360.69

Notes:
$MTCO_2e$ = metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, and/or nitrous oxide)
Source: CalEEMod output (Appendix A).

Although the emissions are less than the de facto SCAQMD threshold of 3,000 MT/year, the following mitigation measures shall be implemented to further reduce impacts to less-than-significant levels:

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**

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

the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.

3) **Trucks shall not idle continuously for more than 5 minutes.**

4) **Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.**

5) **Construction should be timed so as not to interfere with peak-hour traffic.**

6) **Ridesharing and transit incentives shall be supported and encouraged for the construction crew.**

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, but the de facto screening threshold is 3,000 MT/year. Operational greenhouse gas emissions are:

Table 13: Operational Greenhouse Gas Emissions

Source	Emissions ($MTCO_2e$ per year)
Mobile	1,058.79
Energy	614.85
Water	2,825.14
Waste	3,236.84
Subtotal – Operation	7,735.62
Subtotal – Construction (averaged over 30 years)	12.02
Total	7,747.64
SCAQMD Draft Threshold	10,000
Potentially significant impact?	No

Notes:
$MTCO_2e$ = metric tons of carbon dioxide equivalents
Source of emissions: CalEEMod (Appendix A)

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

The project involves the construction of a 122,304 square-foot industrial warehouse building and therefore would result in an increase in the net increases of both stationary and mobile source emissions. The majority of energy consumption typically occurs during project operation (more than 80 percent and less than 20 percent during construction activities). The proposed project will incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emission including improvements related to sustainable development such as water efficient landscaping, carpool parking, and bike racks.

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 project has improvements related to sustainable development including water efficient landscaping, carpool parking, and bike racks. 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.

The long term operation emissions of the project will contribute to area pollutants but will not exceed any of the SCAQMD's thresholds. To further reduce the emissions, the following mitigation measures shall be implemented:

1) **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.**

2) **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.**

3) **Prepare a comprehensive water conservation strategy appropriate for the project and include the following:**

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

- **Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.**
- **Use reclaimed water for landscaping within the project if available 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.**

4) **Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.**

b) The project proposes the construction of a 122,304 square-foot industrial warehouse building. No other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission apply to the project. The 2010 General Plan Update included 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 bike racks, carpool parking, water efficient landscaping, and the reuse of two existing residences by relocating them off-site, and, therefore, is consistent with the 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. The proposed project would not hinder the State's GHG reduction goals established by Assembly (AB) 32 and therefore would be less than a significant impact.

8. HAZARDS AND WASTE MATERIALS. *Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive that any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less-than-significant. The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine if the tenant's operations will include the routine transport, use, or disposal of hazardous materials and volatile fuels and if there are any potential impacts to the surrounding residential uses and elementary schools. No adverse impacts are expected.

b) The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive than any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less-than-significant. The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine if the tenant's operations will include the use of hazardous materials or volatile fuels and if there are any potential impacts to the surrounding residential uses and elementary schools. No adverse impacts are anticipated.

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

c) There is a school located within 0.25 mile of the project site. The project site is located within 0.15 mile of Rancho Cucamonga Middle School at 10022 Feron Boulevard. The project will be required to comply with existing State and Federal standards on the use and transport of hazardous materials. The proposed buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools. No impacts are anticipated.

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

e) The site is located within an airport Land Use Plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1 but is not within 2 miles of a public airport. The project site is located approximately 2.07 miles northerly of the Ontario Airport and is off-set north of the flight path. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. No impact is anticipated.

f) There are no private airstrips within the City. The nearest private airstrip, Cable Airport, is located approximately 2.5 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.

9. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	( )	( )	( )	(✓)
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	( )	(✓)
f)	Otherwise substantially degrade water quality?	( )	( )	( )	(✓)
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	( )	( )	( )	(✓)
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j)	Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

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

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

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

- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.

- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare an SWPPP. To comply with the NPDES, the project construction contractor will be required to prepare an SWPPP during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant has submitted a WQMP, prepared by KCT Consultants, Inc. on February 19, 2013, 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

5) **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) to reduce pollutants after construction entering the storm drain system to the maximum extent practical. 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.**

Post- Construction Operational:

6) **The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by KCT Consultants, Inc. on February 19, 2013 to reduce pollutants after construction entering the storm drain system to the maximum extent practical.**

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 the CVWD, approximately 35 percent of the City's water is currently provided from water supplies coming from the underlying Chino and Cucamonga Groundwater Basins. The CVWD complies with its prescriptive water rights as managed by the Chino Basin Watermaster and will not deplete the local groundwater resource. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground according to General Plan Figure RC-3. Development of the site will require the grading and excavation, but would not affect the existing aquifer, estimated to be about 300 to 470 feet below the ground surface. As noted in the General Plan FPEIR (Section 4.9), continued development citywide will increase water needs but will not be a significant impact. CVWD has plans to meet this increased need to the year 2030. No impacts are anticipated.

c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.

d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official

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

and City Engineer prior to the 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 project is the construction of a 122,304 square foot industrial building, therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. The following mitigation measures shall be implemented:

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) **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.**

g) No housing units are proposed with this project – this is not a residential project. No adverse impacts are expected.

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

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

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

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

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

Comments:

a) The site is located on the south side of Eighth Street, between Hermosa and Archibald Avenues and is characterized by industrial/commercial development to the east, south, and west. To the north, on the opposite side of Eighth Street, is a railway alignment consisting of two (2) tracks. This project will be of similar design and size to surrounding industrial development to the 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 General Industrial. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection, SCAG's Compass Blueprint, or SCAG's Regional Comprehensive Plan. The project is to construct a 122,304 square-foot industrial warehouse building on 6.51 acres. The proposed project is consistent with the land use designations as described in the Development Code and the General Plan. The building setbacks, lot coverage/floor area ratio, plotting of the building relative to the existing buildings on-site, vehicle and pedestrian access, and landscaping are consistent with the Development Code and the General Plan. As such, no impacts are anticipated.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

Comments:

a) The site is not designated as a State Aggregate Resources Area according to the City General Plan, Figure RC-2 and Table RC-1; therefore, there is no impact.

b) The site is not designated by the General Plan, Figure RC-2 and Table RC-1, as a valuable mineral resource recovery site; therefore, there is no impact.

12. NOISE. *Would the project result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	(✓)	( )	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	(✓)	( )	( )
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

a) The project site is not within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. The proposed project is a 122,304 square-foot industrial warehouse building. The proposed industrial building is to be constructed as speculative with no definitive users at this time. The City's Development Code requires that all industrial uses be conducted within an enclosed building; hence, no adverse operational impact to nearby uses is expected. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools.

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

Construction related activities such as the use of earthmoving and construction equipment, arrival/departure of contractor's vehicles and material delivery vehicles, and the construction of the building itself may create noise impacts. However, these impacts will be short term and less-than-significant when the activities are conducted in compliance with the mitigation measures listed below and the Development Code. 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.

Exterior:

1) **Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.**

2) **Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. to 7:00 a.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 a.m. in a manner which would cause a noise disturbance to residential areas.**

b) The proposed project is a 122,304 square-foot industrial warehouse building that will be similar in size to the surrounding buildings. The proposed industrial building is to be constructed as speculative with no definitive users at this time. The normal operations associated with this type of project normally do not induce ground borne vibrations. Construction-related activities such as the use of earthmoving and construction equipment, arrival/departure of contractors' vehicles and material delivery vehicles, and the construction of the building itself may create vibration impacts. However, these impacts will be short term and less-than-significant when the activities are conducted in compliance with the mitigation measures listed below and the Development Code.

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.

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:

1) **Construction or grading shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday.**

2) **Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. The developer shall hire a consultant to perform weekly noise level**

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

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 located within an Airport Land Use Plan but is 2.07 miles from a public airport. The Project is located approximately 2.07 miles northerly of the Ontario Airport and is offset north of the flight path. The nearest private airstrip, Cable Airport, is located approximately 2.5 miles to the west of the City's westerly limits. No impact is anticipated.

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

Comments:

a) The project is located in a predominantly developed area and will not induce population growth. Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will likely be hired from within the City or surrounding communities. No significant impacts are anticipated.

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

b) The project site is industrial with three (3) existing non-conforming residences on-site. There will be displacement of households or residences during construction. However, two residences (found to be historic contributors) are planned to be relocated to a different site. The third house (a non-contributor to historic significance) will be demolished. A displacement of one unit is not considered substantial; therefore, no significant impact is expected.

c) The project site is industrial with three (3) non-conforming residences on-site. There will be displacement of households or residences during construction. However, the two residences are planned to be relocated to a different site. No significant impact is expected.

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

Comments:

a) The site is located on the south side of Eighth Street, between Hermosa and Archibald Avenues and is characterized by industrial/commercial development to the east, south, and west. To the north, on the opposite side of Eighth Street, is a railway alignment consisting of two (2) tracks. It would be served by Fire Station #2 located at 9612 San Bernardino Road located approximately 1.27 mile to the north of the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project to lessen the future demand and impacts to fire services. No impacts are anticipated.

b) Additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled.

c) The site is in a developed area currently served by the Cucamonga School District and the Chaffey Joint Union High School District. The project will be required to pay School Fees as prescribed by State law prior to the issuance of Building Permits. No impacts are anticipated.

d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Old Town Park on 10033 Feron Boulevard, is located 0.03 mile to the north

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

of the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

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

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

Comments:

a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Old Town Park on 10033 Feron Boulevard, is located 0.03 miles to the north of the project site. This project is not proposing any new housing or large employment generator that would cause an increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

b) See a) response above.

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

Comments:

a) The proposed project includes the development of an industrial building. The traffic study prepared by RBF Consulting (August 26, 2008) estimates that the proposed project will generate 2,625 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 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 traffic study prepared by RBF Consulting (August 26, 2008) estimates that the proposed project will generate 235 A.M. Peak Hour Trips and 247 P.M. Peak Hour Trips daily. In November 2004, San Bernardino County voters passed the Measure I extension which requires local jurisdictions to impose appropriate fees on development for their fair

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

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 2.07 miles northerly of the Ontario Airport, the site is off-set north of the flight path and will not change air traffic patterns. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations.

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 includes features supporting transportation and vehicle trip reduction (e.g., bicycle racks, carpool parking, etc.). No impacts are anticipated.

17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
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 build-out 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 the 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
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	( )	(✓)
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	( )	(✓)

Comments:

a) The site is not located in an area of sensitive biological resources as identified on the City of Rancho Cucamonga General Plan Figure RC-4. Additionally, the area surrounding the site is developed. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the project 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; the loss of biological resources; loss of cultural resources and increased greenhouse gases. Mitigation measures contained in this Initial Study will ensure impacts are at less-than-significant levels.

EARLIER ANALYSES

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

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

(T) Air Quality and Greenhouse Gas Analysis Report
(FirstCarbon Solutions/Michael Brandman Associates, May 30, 2013)

(T) Traffic Impact Analysis
(RBF Consulting, August 26, 2008)

(T) Cultural Impacts Assessment
(LSA Associates, Inc., July 2009)

APPLICANT CERTIFICATION

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

Applicant's Signature: J. Cockroft Date: 7/11/13

Print Name and Title: JAROLD COCKROFT
PROJECT MANAGER

City of Rancho Cucamonga

MITIGATION MONITORING PROGRAM

Project File No.: DRC2007-00951

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 Manager, shall coordinate enforcement of the MMP. The project planner oversees the MMP and reviews the Reporting Forms to ensure they are filled out correctly and proper action is taken on each mitigation. Each City department shall ensure compliance of the conditions (mitigation) that relate to that department.

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: DRC2007-00951 **Applicant:** Jary Cockroft

Initial Study Prepared by: Mayuko Nakajima, Assistant Planner **Date:** July 24, 2013

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 3 – Air Quality						
Short Term (Construction) Emissions						
1) All 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
2) Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low-emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff.	PD/BO	C	Review of plans	C		2
3) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.	PD	C	Review of plans	A/C		2/4
4) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B	Review of plans	A/C		2
5) 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

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
• Reestablish ground cover on the construction site through seeding and watering.	BO	C	Review of plans	A/C		2/4
• Pave or apply gravel to any on-site haul roads.	BO	C	Review of plans	A/C		2/4
• Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.	BO	C	Review of plans	A/C		2/4
• Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.	BO	C	Review of plans	A/C		2/4
• Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.	BO	C	Review of plans	A		4
• Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.	BO	C	During construction	A		4
• Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.	BO	C	During construction	A		4
• Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.	BO	C	During Construction	A		4
6) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM_{10}) emissions, in accordance with SCAQMD Rule 403.	BO	C	During construction	A		4
7) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.	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
8) The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible.	BO	C	Review of plans	A/C		4
9) 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
Long Term Emissions						
1) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	Review of plans	A/C		2/4
2) Schedule truck deliveries and pickups during off-peak hours.	BO	E	Review of plans	A		7
3) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	Review of plans	A/C		2/4
4) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	Review of plans	A/C		2/4
5) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.	BO	C	Review of plans	A/C		2/4
6) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).	BO	C	Review of plans	A		4
7) All industrial and commercial facilities shall designate preferential parking for vanpools.	PD	C	Review of plans	A/C		2/3
8) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.	PD	C	Review of plans	D		2/3
9) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent	PD	C	Review of plans	D		2/3

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
reasonably feasible.						
10) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.	BO	C/D	Review of plans	C		2/4
Section 5 – Cultural Resources						
1) Prepare and affix identifying plaques to the relocated residences. This would consist of at minimum an 8-inch × 10-inch durable plaque for both of the relocated residences to identify their original locations and historical association with the Biane Winery. The plaques would be affixed to the residences in a publicly viewable location. This would preserve a historical tie between the residences and the winery, mitigating the loss of their on-site historical association.	PD	D	Review of Plans/Report During Construction	A/C		3
2) Complete Historic American Buildings Survey (HABS III). Prior to demolition or relocation of any contributing feature, the Biane Winery should be documented to Level III of HABS by a qualified professional. This documentation consists of the following:	PD	B	Review of report	D		2/4
• A sketch plan depicting all extant features on the winery property	PD	B	Review of report	D		2/4
• Large format (4-inch × 5-inch negatives at minimum) archival quality black-and-white photographs of exterior elevations, interior views, character-defining features, and context views	PD	B	Review of report	D		2/4
• If available, copies of elevation drawings, floor plans, measured drawings, historic photographs, and	PD	B	Review of report	D		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
newspaper articles						
• Written data discussing the history and development of the property. (The report prepared by LSA in 2008 will satisfy the requirements for the written data)	PD	B	Review of report	D		2/4
3) Copies of the HABS documentation should be submitted to the City of Rancho Cucamonga Planning Department, the Paul A. Biane branch of the Rancho Cucamonga Public Library, the Norman F. Feldheym Library, and submitted to the State Office of Historic Preservation for approval before being submitted to the State archive or other appropriate repository.	PD	B	Review of report	D		2/4
4) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:						
• Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.	PD/BO	C	Review of report	A/D		3/4
• Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.	PD/BO	C	Review of report	A/D		3/4
• Pursue educating the public about the archaeological heritage of the area.	PD/BO	C	Review of report	A/D		3/4
• Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources,	P/D	B/C	Review of Plans/Report During Construction	A/D		

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.						
• Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.	PD	C	Review of report	A/D		3/4
5) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:	PD	B	Review of report	A/D		4
• Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.	PD	B	Review of report	A/D		4
• Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.	BO	B/C	Review of report	A/D		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
• Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).	PD	D	Review of report	D		3
• Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.	PD	D	Review of report	D		3
Section 6 – Geology and Soils						
1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.	BO	C	During construction	A		4
2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.	BO	C	During construction	A		4
3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.	BO	C	During construction	A		4
4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.	BO	C	During construction	A		4
Section 7 – Greenhouse Gas Emissions						
Short Term (Construction) GHG Emissions						
1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAWMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing	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
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.	BO	C	During construction	A		4
3) Trucks shall not idle continuously for more than 5 minutes.	BO	C	During construction	A		4
4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.	BO	C	During construction	A		4
5) Construction should be timed so as not to interfere with peak-hour traffic.	BO	C	During construction	A		4
6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.	BO	C	During construction	A		4
Long Term (Operational) GHG Emissions						
1) 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
2) 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	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
• Landscape and developed site utilizing shade, prevailing winds and landscaping • Install efficient lighting and lighting control systems • Install light colored "cool" roofs and cool pavements • Install solar or light emitting diodes (LED's) for outdoor lighting.						
3) 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.	PD/BO					
4) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educated employees about reducing waste and about recycling.	CE	A	Review of plans		C	2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 9 – Hydrology and Water Quality						
Construction Activities						
1) Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of plans	A/C		2/4
2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are 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 Building Permits, the applicant shall submit to the City Building	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
Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) to reduce pollutants after construction entering the storm drain system to the maximum extent practical. The WQMP shall identify the structural and non structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.						
6) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by **KCT Consultants, Inc. / February 19, 2013,** to reduce pollutants after construction entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of plans	A/C		2/4
7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.	BO	B/C/D	Review of plans	A/C		2/4
Grading Activities						
1) Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in	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
June 2004.						
2) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.	BO	B/C/D	Review of plans	A/C		2/4
Section 12 – Noise						
Exterior						
1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.	BO	C	During construction	A/C		4
2) Business operations shall maintain a noise level at 60dB or less during the hours of 10 PM until 7 AM. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10 PM and 7 AM in a manner which would cause a noise disturbance to residential areas.	BO	C	During construction	A		4
Interior						
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
2) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as	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
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.	PD	C	During construction	A		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

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

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300

Flex your power!
Be energy efficient!

December 20, 2013

Mayuko Nakajima
Assistant Planner, Planning Department
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91729

Biane Business Park, 08-SBD-10 P.M.7.519

Dear Mayuko Nakajima

The California Department of Transportation reviewed the revised Trip Generation memorandum for the Biane Business Park Project in the City of Rancho Cucamonga and there are no other pending issues with this project. You can proceed with this project.

Thank you for providing us the opportunity to offer our comments to this project. If you have any questions regarding this letter, please contact me at (909)-383-4557 or Harish Rastogi at (909) 383-6908 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review

A Baker Company

MEMORANDUM

To: Daniel Kapulsky, Office Chief of Community Planning/Local Development Review, Caltrans District 8

From: Bob Matson, RBF Consulting

Date: October 15, 2013

Subject: Biane Business Park Trip Generation Memorandum

As you requested, this memorandum has been prepared to document the forecast trip generation of the currently proposed 122,304 square foot Biane Business Park project in the City of Rancho Cucamonga in comparison to the previously proposed larger 240,740 square foot Biane Business Park project, which was found not to have a significant traffic impact at the nearby State Highway intersections in the vicinity of the project site.

The proposed Biane Business Park is located at the former Biane Winery generally located south of 8th Street, west of Hermosa Avenue, and east of Archibald Avenue. Existing active tenant operations include storage, distribution, wholesaling banquet facility/food service, offices, machine shop, auto garage, computer repair, and residential use of three dwelling units.

Currently Proposed Use

The currently proposed Biane Business Park project consists of a 122,304 square foot light industrial warehouse building, which will displace 40,000 square foot of currently utilized warehouse space and three currently occupied single-family dwelling units on the project site to accommodate the new warehouse building.

Previously Proposed Use

The previously proposed Biane Business Park consisted of a 240,740 square foot light industrial warehouse that displaced the entire former Biane Winery land use. RBF Consulting prepared a traffic impact analysis for the proposed 240,740 square foot project site in August 2008. Based

on thresholds of significance established by Caltrans, the August 2008 traffic impact analysis resulted in a finding of no significant traffic impact at the study area State Highway intersections; the referenced traffic impact is contained in Attachment A of this memorandum.

Project Trip Generation

Currently Proposed Project Trip Generation

To calculate trips forecast to be generated by the proposed project land use, *Institute of Transportation Engineers* (*ITE*) trip generation rates were utilized.

Table 1 summarizes the applicable *ITE* trip generation rates used to calculate the number of trips forecast to be generated by the currently proposed project.

Table 1
***ITE* Trip Rates for Currently Proposed Project Site Use**

Land Use (*ITE* Code)	Units	AM Peak Hour			PM Peak Hour			Daily Trip Rate
		In	Out	Total	In	Out	Total	
Light Industrial (110)	Thousand square feet	0.81	0.11	0.92	0.12	0.85	0.97	6.97

Source: *ITE Trip Generation Manual*, 9th Edition, 2012.

Consistent with the SANBAG analysis methodology used in the August 2008 traffic impact analysis, industrial warehousing land use trip generation are converted to passenger car equivalents (PCE) due to the high percentage of truck trips typically associated with these land uses, hence, the following PCE factors were applied:

- 2-axle truck = 1.5 PCE;
- 3-axle truck = 2 PCE; and
- 4-axle or more truck = 3 PCE.

Table 2 summarizes vehicle-type split for light industrial land uses contained in *Congestion Management Program for San Bernardino County (SANBAG, 2003)* and utilized to convert forecast light industrial trip generation in vehicles to trip generation in PCE.

Table 2
SANBAG Light Industrial Vehicle Splits

Passenger Vehicle	Trucks		
	2-axle	3-axle	4+ axle
74.4%	8.4%	4.6%	12.6%

Source: *Congestion Management Program for San Bernardino County (SANBAG, 2003)*

Table 3 summarizes the trips forecast to be generated by the currently proposed 122,304

square foot light industrial warehouse project utilizing the trip generation data shown in Table 1 and Table 2 and the PCE factors described above.

Table 3
Forecast Trip Generation of Currently Proposed Project

Land Use	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
122.304-tsf Light Industrial							
- Passenger Vehicles	74	10	84	11	77	88	634
- Non-PCE-Adjusted 2-Axle Trucks	8	1	9	1	9	10	72
- Non-PCE-Adjusted 3-Axle Trucks	5	1	6	1	5	6	39
- Non-PCE-Adjusted 4-Axle Trucks	12	2	14	2	13	15	107
Total Non-PCE-Adjusted Trip Generation	**99**	**14**	**113**	**15**	**104**	**119**	**852**
122.304-tsf Light Industrial							
- Passenger Vehicles	74	10	84	11	77	88	634
- PCE-Adjusted 2-Axle Trucks	12	2	14	2	14	16	108
- PCE-Adjusted 3-Axle Trucks	10	2	12	2	10	12	78
- PCE-Adjusted 4-Axle Trucks	36	6	42	6	39	45	321
Total PCE-Adjusted Trip Generation	**132**	**20**	**152**	**21**	**140**	**161**	**1,141**

Notes: tsf = thousand square feet; PCE = passenger car equivalent.

As shown in Table 3, the currently proposed 122,304 square foot project is forecast to generate approximately 1,141 daily PCE-adjusted trips, which include approximately 152 a.m. peak hour PCE-adjusted trips and approximately 161 p.m. peak hour PCE-adjusted trips.

To determine the actual number of net new trips generated by the currently proposed project, existing trips associated with the displaced land uses should be subtracted from the forecast trip generation of the currently proposed project. Therefore, the forecast trip generation shown in Table 3 for the currently proposed 122,304 square foot project is conservative because it does not subtract trips generated by existing occupied land uses on the project site that will be displaced be the proposed project.

Previously Proposed Project Trip Generation

Consistent with the August 2008 traffic impact analysis, Table 4 summarizes the net forecast trip generation of the previously proposed 240,740 square foot project when accounting for trips associated with the displaced land uses.

Table 4
Forecast PCE-Adjusted Net Trip Generation of Previously Proposed Project

Land Use	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
Proposed Project Site Land Uses	262	35	297	39	278	317	2,249
Existing Project Site Land Uses Displaced	-4	-7	-11	-12	-6	-18	-180
Total Net Project Trip Generation	**258**	**28**	**286**	**27**	**272**	**299**	**2,069**

Source: *Biane Business Park Project Traffic Impact Analysis*, RBF Consulting, August 2008.

As shown in Table 4, when accounting for the displaced land uses, the previously proposed 240,740 square foot project was forecast to generate approximately 2,069 net new daily PCE-adjusted trips, which include approximately 286 net new a.m. peak hour PCE-adjusted trips and approximately 296 net new p.m. peak hour PCE-adjusted trips.

Trip Generation Comparison

Table 5 shows a trip generation comparison between the currently proposed 122,304 square foot project and the previously proposed 240,740 square foot project.

Table 5
Trip Generation Comparison Between
Currently and Previously Proposed Project Site Uses

Description	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
Currently Proposed Project Site Uses (PCE)	132	20	152	21	140	161	1,141
Previously Proposed Project Site Uses (PCE)	-258	-28	-286	-27	-272	-299	-2,069
Net Difference	**-126**	**-8**	**-134**	**-6**	**-132**	**-138**	**-928**

Note: PCE = passenger car equivalent.

As shown in Table 5, the currently proposed 122,304 square foot project when compared to the previously proposed 240,740 square foot project, is forecast to result in a net difference of approximately 928 less daily PCE-adjusted trips, which include approximately 134 less a.m. peak hour PCE-adjusted trips and approximately 138 less p.m. peak hour PCE-adjusted trips.

Conclusions

The currently proposed 122,304 square foot light industrial warehouse project is forecast to generate around half of the number of trips forecast to be generated by the previously proposed larger 240,740 square foot light industrial warehouse project.

Since the currently proposed 122,304 square foot project is forecast to generate substantially less trips than the previously proposed 240,740 square foot project, which had no significant traffic impacts at the study area State Highway intersections based on Caltrans' thresholds of

significance, it can be concluded that the currently proposed less-trip generating 122,304 square foot project would also have no significant traffic impact at the State Highway intersections in the vicinity of the project site.

Please contact me with any questions at 949.855.5736 – Bob.

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RESOLUTION NO. 14-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT REVIEW DRC2007-00951 - A REQUEST TO MODIFY THE BIANE WINERY BY DEMOLISHING THE BOTTLING PLANT/WAREHOUSE AND DRY WINE BOTTLING ROOM TO CONSTRUCT A 122,304 SQUARE-FOOT INDUSTRIAL WAREHOUSE BUILDING, ON 6.51 ACRES AT THE EXISTING BIANE WINERY SITE WITHIN THE GENERAL INDUSTRIAL DISTRICT LOCATED ON THE SOUTH SIDE OF EIGHTH STREET, BETWEEN HERMOSA AND ARCHIBALD AVENUES; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0209-201-19 and 20.

A. Recitals.

1. Jary Cockroft, for Biane Family Properties, filed an application for Development Review DRC2007-00951, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Development Review request is referred to as "the application."

2. On January 22, 2014, the Planning Commission of the City of Rancho Cucamonga conducted a duly 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. The Planning 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 the Planning Commission during the above-referenced public hearing on January 22, 2014, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:

a. The application applies to a request to demolish the existing Bottling Plant/Warehouse and Dry Wine Bottling Room of the Biane Winery and construct an industrial warehouse building of 122,304 square feet; and

b. The subject property is zoned General Industrial; and

c. The property to the north is zoned Low Medium and is developed with the Santa Fe Railway and residential development north of the tracks; and, the properties to the south, east, and west are zoned General Industrial and are developed with industrial/commercial buildings; and

d. The subject site and street improvements are required as part of the approval process for Development Review DRC2007-00951.

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

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

EXHIBIT E

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

c. The application, which contemplates operation of the proposed use, complies with each of the applicable provisions of the Development Code.

4. Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that no subsequent or supplemental environmental document is required pursuant to the California Environmental Quality Act (CEQA) in connection with the review and approval of this application based upon the following findings and determinations:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, 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.

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

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

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

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

Planning Department:

1) Approval is for the demolition of the bottling plant/warehouse and dry wine bottling room and for the construction of an industrial warehouse building on the south side of Eighth Street, between Hermosa and Archibald Avenues - APN: 0209-201-19 and 20.

2) Install frontage improvements per the Engineering Services Department conditions. The historic spur line along the north side of the project shall be protected in place when undergrounding utilities within the right-of-way.

3) Apply for a historic landmark application for the remaining contributing features of the Biane Winery prior to a Building Permit issuance.

4) Prior to grading, offer the vines to any interested members of the public for the opportunity to replant them to an off-site location.

5) Prior to demolition or relocation of any contributing features of the Biane Winery, document to Level III of HABS by a qualified professional, as recommended in the Impacts Assessment by LSA. Contributing features include: Bottling Plant and Warehouse, Dry Wine Bottling Room, Wine Maker's Residence, and Office/Caretaker's Residence. The Cooperage Shop, Foreman's Residence, and the Lunch Shelter are non-contributors (LSA - July 2009).

6) Upon demolition of the Bottling Plant and Warehouse, the west wall of the main winery building will be newly exposed. This west elevation shall be preserved as historically accurate as possible. Any new materials or additions to this structure will require separate review.

7) The costs to relocate the two contributing residences shall be borne by the owner. The owner shall notify the City in writing once the relocation plan has been finalized.

8) Prepare and affix identifying plaques to the relocated residences. This would consist of at a minimum an 8-inch by 10-inch durable plaque for both of the relocated residences to identify their original locations and historical association with the Biane Winery. The plaques would be affixed to the residences in a publicly viewable location.

9) All future Double-Detector Check (DDC) and Fire Department Connection (FDC) shall be screened per Section 17.48.050 (A)(4) of the Development Code.

10) The lighting shall be designed to provide security in parking areas, loading, shipping, pathways, and working areas. Note: The height of the light fixtures shall not exceed the height of the shortest on-site building or 25 feet, whichever is less, be architecturally compatible with buildings, and be designed with confined illumination within the project site. Provide a minimum of 1-foot candle of lighting for parking areas, building entries, and other places where safety may be a concern.

11) Signs shall be designed to be architecturally compatible with the building design and integrated in the building. Signs are conceptual and require separate review.

12) The project shall comply with the Industrial Performance Standards in Section 17.66.110 Class B.

13) The landscape architect will need to verify compliance with the City's Water Efficient Landscape Ordinance (Ordinance 823) on the Final Landscape Plans. The evaporation rate required in the calculations can be found on the CIMIS web site:

(http://wwwcimis.water.ca.gov/cimis/infoEtoOverview.jsp).

The nearest measurement station is the Los Angeles Basin – Pomona - #78).

14) Expansion of office use through a tenant improvement will not be permitted because of the parking spaces provided.

15) Print a copy of this Resolution of Approval on the plans when they are submitted for Plan Check.

16) The facility shall be maintained at all times, including making necessary repairs as needed and keeping the site free from trash and debris. In no event shall trash and debris remain for more than 24 hours.

17) The applicant shall obtain all the necessary permits from the Building and Safety Services Department.

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

Engineering Services Department:

1) Process a Lot Line Adjustment prior to the issuance of Building Permits.

2) If additional right-of-way is needed on Eighth Street to provide 7 feet behind the curb face, it shall be dedicated by a separate document prior to or concurrent with the lot line adjustment. If the sidewalk easements are necessary at driveways, they can be dedicated at the same time.

3) Eighth Street frontage of the parcel being developed shall be in accordance with City "Local Industrial Street" standards as follows, except the existing curb and gutter may remain in its current location:

a) Install a 6-foot curb adjacent sidewalk, and preserve the existing Crape Myrtle street trees. Install additional street trees as needed. Grade the parkway to slope at 2 percent toward the street. If necessary, to preserve the historic railroad tracks, install a curb or low retaining wall at the right-of-way line. The existing fencing shall be removed from the public right-of-way prior to City acceptance.

b) Both of the driveways shall have commercial drive approaches (Standard Drawing 101 Type C) with sidewalks that cross at the 0" curb face. Provide sidewalk easements if necessary. The maximum curb return radius is 20 feet.

c) Provide 5800 Lumen HPSV street lights.

d) Install, replace, or protect in place the existing R26 "No Parking" signs and all traffic signing and striping as needed.

4) The Eighth Street plans shall show all new and existing street improvements, including street tree locations/species and the correct location and type of sidewalk. If possible, the existing City Drawing No. 849 may be revised.

5) A City project to repave Eighth Street is planned in 2013. During the first two years after a City repaving project, more intensive trench repair than our minimum, per Standard Drawing 120, and/or overlays may be required.

6) The driveway accent paving shall be located outside of the public right-of-way.

7) For pads below streets, the first 6 feet of the driveway should slope away from the right-of-way (back of sidewalk) elevation at no more than 6 percent.

8) The existing overhead utilities (telecommunications and electrical, except for the 66 kV electrical) on the project side of Eighth Street shall be undergrounded along the entire project frontage, extending to the first pole off-site (east and west), prior to public improvement acceptance or occupancy, whichever occurs first. All services crossing Eighth Street shall be undergrounded at the same time. The developer may request a reimbursement agreement to recover one-half the City adopted cost for undergrounding from future development (redevelopment) as it occurs on the opposite side of the street. If the developer fails to submit for said reimbursement agreement within 6 months of the public improvements being accepted by the City, all rights of the developer to reimbursement shall terminate.

Building and Safety Services Department (Fire):

1) A Reciprocal Access Agreement is required for Fire Department access and/or water (fire) supply. The Reciprocal Access Agreement shall be recorded prior to Building Permit issuance.

Mitigation Measures

Air Quality (Short Term)

1) All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.

2) Prior to the issuance of any Grading Permits, the developer shall submit construction plans to the City denoting the proposed schedule and the projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.

3) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.

4) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

5) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:

- Reestablish ground cover on the construction site through seeding and watering.
- Pave or apply gravel to any on-site haul roads.
- Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
- Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
- Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
- Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.

- Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
- Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

6) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.

7) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

8) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

9) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

Air Quality (Long Term)

1) Provide preferential parking to high occupancy vehicles and shuttle services.

2) Schedule truck deliveries and pickups during off-peak hours.

3) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

4) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

5) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

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

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

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

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

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

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

Cultural Resources

1) Prepare and affix identifying plaques to the relocated residences. This would consist of at minimum an 8-inch by 10-inch durable plaque for both of the relocated residences to identify their original locations and historical association with the Biane Winery. The plaques would be affixed to the residences in a publicly viewable location. This would preserve a historical tie between the residences and the winery, mitigating the loss of their on-site historical association.

2) Complete Historic American Buildings Survey (HABS III). Prior to demolition or relocation of any contributing feature, the Biane Winery should be documented to Level III of HABS by a qualified professional. This documentation consists of the following:

   - A sketch plan depicting all extant features on the winery property;
   - Large format (4-inch by 5-inch negatives at minimum) archival quality black and white photographs of exterior elevations, interior views, character-defining features, and context views;
   - If available, copies of elevation drawings, floor plans, measured drawings, historic photographs, and newspaper articles; and
   - Written data discussing the history and development of the property. (The report prepared by LSA in 2008 will satisfy the requirements for the written data.)

3) Copies of the HABS documentation should be submitted to the City of Rancho Cucamonga Planning Department, the Paul A. Biane branch of the Rancho Cucamonga Public Library, the Norman F. Feldheym Library, and submitted to the State Office of Historic Preservation for approval before being submitted to the State archive or other appropriate repository.

4) 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.

5) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

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

Geology and Soils

1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.

2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.

3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

Greenhouse Gas Emissions (Short Term)

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 the construction crew.

Greenhouse Gas Emissions (Long Term)

1) 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.

2) 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.

3) 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.

4) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.

Hydrology and Water Quality

Construction Activities:

1) Prior to issuance of Grading Permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.

2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.

5) Prior to issuance of 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) to reduce pollutants after construction entering the storm drain system to the maximum extent practical. 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.

Post- Construction Operational:

6) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by KCT Consultants, Inc. on February 19, 2013, to reduce pollutants after construction entering the storm drain system to the maximum extent practical.

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.

Grading

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) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

Noise (Exterior)

1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.

2) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. to 7:00 a.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours

of 10:00 p.m. and 7:00 a.m. in a manner which would cause a noise disturbance to residential areas.

Noise (Short Term)

1) Construction or grading shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday.

2) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. The developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.66.050. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.

3) The perimeter 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 and include appropriate noise mitigation measures. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

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

APPROVED AND ADOPTED THIS 22ND DAY OF JANUARY 2014.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Frances Howdyshell, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission for the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 22nd day of January 2014, by the following vote-to-wit:

AYES: COMMISSIONERS: FLETCHER, HOWDYSHELL, OAXACA, WIMBERLY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: MUNOZ

ABSTAIN: COMMISSIONERS: NONE

COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

PROJECT #: DRC2007-00951

SUBJECT: DEVELOPMENT REVIEW

APPLICANT: JARY COCKROFT FOR BIANE FAMILY PROPERTIES

LOCATION: S/S OF EIGHTH STREET BETWEEN HERMOSA AND ARCHIBALD AVENUES
APN: 0209-201-19 AND 20

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DEPARTMENT, (909) 477-2750, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. General Requirements

Completion Date

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 No 14-08 or Approval Letter, Standard Conditions, 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 any applicable Fish and Game fees as shown below. 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 Secretary prior to the Planning Commission or Planning Manager hearing. ___/___/___

   a) Mitigated Negative Declaration - $2,231.25

4. Crime Free Multi-Family Housing Program - The owner shall cause the manager and any resident manager to complete the training for and enroll the project in the San Bernardino County Crime Free Multi-Family Housing Program. ___/___/___

Completion Date

B. Time Limits

1. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted. ___/___/___

C. Site Development

1. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and the Development Code regulations. ___/___/___

2. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager. ___/___/___

3. Occupancy of the facilities shall not commence until such time as all California Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Services Department to show compliance. The buildings shall be inspected for compliance and final acceptance granted prior to occupancy. ___/___/___

4. Revised Site Plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Manager review and approval prior to the issuance of Building Permits. ___/___/___

5. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first. ___/___/___

6. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance. ___/___/___

7. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Manager and Police Department (477-2800) prior to the issuance of Building Permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. ___/___/___

8. If no centralized trash receptacles are provided, all trash pick-up shall be for individual units with all receptacles shielded from public view. ___/___/___

9. Trash receptacle(s) are required and shall meet City standards. The final design, locations, and the number of trash receptacles shall be subject to Planning Manager review and approval prior to the issuance of Building Permits. ___/___/___

10. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Manager. For single-family residential developments, transformers shall be placed in underground vaults. ___/___/___

11. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination and in conformance with Building and Safety Services Department standards, the Municipal Code and the Rancho Cucamonga Fire Department (RCFD) Standards. ___/___/___

D. Building Design

Completion Date

1. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Planning Manager. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans. ___/___/___

2. For commercial and industrial projects, paint roll-up doors and service doors to match main building colors. ___/___/___

E. Parking and Vehicular Access (indicate details on building plans)

1. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop). ___/___/___

2. All parking lot landscape islands shall have a minimum outside dimension of 6 feet. ___/___/___

3. Textured pedestrian pathways and textured pavement across circulation aisles shall be provided throughout the development to connect dwellings/units/buildings with open spaces/plazas/ recreational uses. ___/___/___

4. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards. ___/___/___

5. Plans for any security gates shall be submitted for the Planning Manager, City Engineer, and Rancho Cucamonga Fire Protection District review and approval prior to issuance of Building Permits. For residential development, private gated entrances shall provide adequate turn-around space in front of the gate and a separate visitor lane with call box to avoid cars stacking into the public right-of-way. ___/___/___

F. Trip Reduction

1. Bicycle storage spaces shall be provided at a rate equivalent to 5 percent of all required motorized vehicle parking, with a minimum of one rack with a capacity for two bicycles. ___/___/___

2. Category 5 telephone cable or fiber optic cable shall be provided for office buildings and other non-residential development. ___/___/___

G. Landscaping

1. A detailed landscape and irrigation plan, including slope planting and model home landscaping in the case of residential development, shall be prepared by a licensed landscape architect and submitted for Planning Manager review and approval prior to the issuance of Building Permits for the development or prior final map approval in the case of a custom lot subdivision. For development occurring in the Very High Fire Hazard Severity Zone, the landscape plans will also be reviewed by Fire Construction Services. ___/___/___

Completion Date

2. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Development Code Section 17.80.050, and so noted on the grading plans. The location of those trees to be preserved in place and new locations for transplanted trees shall be shown on the detailed landscape plans. The applicant shall follow all of the arborist's recommendations regarding preservation, transplanting, and trimming methods. ___/___/___

3. A minimum of 20 percent of trees planted within industrial projects, and a minimum of 30 percent within commercial and office projects, shall be specimen size trees - 24-inch box or larger. ___/___/___

4. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls. ___/___/___

5. Trees shall be planted in areas of public view adjacent to and along structures at a rate of one tree per 30 linear feet of building. ___/___/___

6. All private slopes of 5 feet or more in vertical height and of 5:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy. ___/___/___

7. All private slopes in excess of 5 feet, but less than 8 feet in vertical height and of 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover. In addition, slope banks in excess of 8 feet in vertical height and 2:1 or greater slope shall also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy. ___/___/___

8. For multi-family residential and non-residential development, property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris and maintained in healthy and thriving condition, and shall receive regular pruning, fertilizing, mowing, and trimming. Any damaged, dead, diseased, or decaying plant material shall be replaced within 30 days from the date of damage. ___/___/___

9. The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Planning Manager review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Engineering Services Department. ___/___/___

10. Landscaping and irrigation systems required to be installed within the public right-of-way on the perimeter of this project area shall be continuously maintained by the developer. ___/___/___

11. Tree maintenance criteria shall be developed and submitted for Planning Manager review and approval prior to issuance of Building Permits. These criteria shall encourage the natural growth characteristics of the selected tree species. ___/___/___

12. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82. ___/___/___

H. Signs

1. The signs indicated on the submitted plans are conceptual only and not a part of this approval. Any signs proposed for this development shall comply with the Sign Ordinance ___/___/___

and shall require separate application and approval by the Planning Department prior to installation of any signs.

I. Environmental

1. Mitigation measures are required for the project. The applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit, or other forms of guarantee acceptable to the Planning Manager in the amount of $ 581 prior to the issuance of Building Permits, guaranteeing satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the approved environmental documents shall be considered grounds for forfeit. ___/___/___

2. In those instances requiring long term monitoring (i.e. beyond final certificate of occupancy), the applicant shall provide a written monitoring and reporting program to the Planning Manager prior to issuance of Building Permits. Said program shall identify the reporter as an individual qualified to know whether the particular mitigation measure has been implemented. ___/___/___

J. Other Agencies

1. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Manager review and approval prior to the issuance of Building Permits. ___/___/___

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY SERVICES DEPARTMENT, (909) 477-2710, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

NOTE: ANY REVISIONS MAY VOID THESE REQUIREMENTS AND NECESSITATE ADDITIONAL REVIEW(S).

K. Building and Safety Industrial and Commercial Standard Conditions ___/___/___

1. Submit five complete sets of plans including the following: ___/___/___

   a. Site/Plot Plan;

   b. Foundation Plan;

   c. Floor Plan;

   d. Ceiling and Roof Framing Plan;

   e. Electrical Plans (2 sets, detached) including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;

   f. Plumbing and Sewer Plans, including isometrics, underground diagrams, water and waste diagram, sewer or septic system location, fixture units, gas piping, and heating and air conditioning; and

   g. Planning Department Project Number (i.e., SUBTT, SUBTPM, MDR, CUP, DRC, etc.) clearly identified on the outside of all plans

2. Submit two sets of structural calculations, two sets of energy conservation calculations, and a soils report. Architect's/Engineer's stamp and "wet" signature are required prior to plan check submittal. ___/___/___

Completion Date

3. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance. ___/___/___

4. Separate permits are required for fencing and/or walls. ___/___/___

5. Business shall not open for operation prior to posting the Certificate of Occupancy issued by the Building and Safety Services Department. ___/___/___

6. Developers wishing to participate in the Community Energy Efficiency Program (CEEP) can contact the Building and Safety Services Department staff for information and submittal requirements. ___/___/___

Site Development

1. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number (i.e., DRC2001-00001). The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application. Contact the Building and Safety Services Department for availability of the Code Adoption Ordinance and applicable handouts. ___/___/___

2. Prior to issuance of Building Permits for a new residential project or major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to: Permit and Plan Check Fees, Construction and Demolition Diversion Program deposit and fees and School Fees. The applicant shall provide a copy of the School Fees receipt to the Building and Safety Services Department prior to permit issuance. ___/___/___

3. Prior to issuance of permit issuance for a new residential project or major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to: City Beautification Fee, Park Fee, Drainage Fee, and Transportation Development Fee. ___/___/___

4. Prior to issuance of Building Permits for a new commercial or industrial development project or major addition, the applicant shall pay development fees at the established rate. Such fees may include but are not limited to: City Beautification Fee, Park Fee, Drainage Fee, Transportation Development Fee, Permit and Plan Check Fees, Construction and Demolition Diversion Program deposit and fees and School Fees. The applicant shall provide a copy of the school fees receipt to the Building and Safety Services Department prior to permits issuance. ___/___/___

5. Street addresses shall be provided by the Building and Safety Official after tract/parcel map recordation and prior to issuance of Building Permits. ___/___/___

6. For projects using septic tank facilities, shall be submitted to the Building and Safety Official for review and approval prior to the issuance of Septic Tank Permits, and prior to the issuance of Building Permits. ___/___/___

7. Construction activity shall not occur between the hours of 8:00 p.m. and 6:30 a.m. Monday through Saturday, with no construction on Sunday or holidays. ___/___/___

8. Construct trash enclosure(s) per City Standard (available at the Planning Department public counter). ___/___/___

9. All commercial/public/multi-family development swimming pool plans shall be submitted to the County of San Bernardino's Environmental Health Services Department for review and approval prior to approval from the City of Rancho Cucamonga. ___/___/___

Completion Date

10. The following is required for side yard use for increase in allowable area: ___/___/___

    a. Provide a reduced Site Plan (8 1/2-inches by 11 inches), which indicates the non-buildable easement.

    b. Recorded "Covenant and Agreement for the Maintenance of a Non-Buildable Easement," which is signed by the appropriate property owner(s).

New Structures

1. Provide compliance with the California Building Code (CBC) for property line clearances considering use, area, and fire-resistiveness. ___/___/___
2. Provide compliance with the California Building Code for required occupancy separations. ___/___/___
3. Roofing material shall be installed per the manufacturer's "high wind" instructions. ___/___/___
4. Plans for food preparation areas shall be approved by County of San Bernardino Environmental Health Services prior to issuance of Building Permits. ___/___/___
5. Provide draft stops in attic areas in accordance with CBC Section 1505. ___/___/___
6. Roofing materials shall be Class "A." ___/___/___
7. Exterior walls shall be constructed of the required fire rating in accordance with CBC . ___/___/___
8. Openings in exterior walls shall be protected in accordance with CBC. ___/___/___
9. Walls and floors separating dwelling units in the same building shall be in accordance with the CBC. ___/___/___
10. Provide smoke and heat venting in accordance with CBC. ___/___/___
11. Upon plan check submittal, additional requirements may be needed. ___/___/___

L. Grading

1. Grading of the subject property shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The grading and drainage plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan. ___/___/___
2. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report. ___/___/___
3. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review. ___/___/___
4. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits. ___/___/___

Completion Date

5. A separate Grading and Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer. ___/___/___

6. If human remains are discovered on-site before or during grading, 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 and California Health and Safety Code Section 7050.5. ___/___/___

7. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a Grading Permit. ___/___/___

8. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, that plan shall be a separate plan/permit from the Precise Grading and Drainage Plan/Permit. ___/___/___

9. A drainage study showing a 100-year, AMC 3 design storm event for on-site drainage shall be prepared and submitted to the Building and Safety Official for review and approval for on-site storm water drainage prior to issuance of a Grading Permit. All reports shall be wet signed and sealed by the Engineer of Record. ___/___/___

10. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a Grading Permit. ___/___/___

11. It shall be the responsibility of the applicant to acquire any required off-site drainage acceptance letter(s) from adjacent downstream property owner(s) or discharge flows in a natural condition (concentrated flows are not accepted) and shall provide the Building and Safety Official a drainage study showing the proposed flows do not exceed the existing flows prior to the issuance of a Grading Permit. ___/___/___

12. It shall be the responsibility of the applicant to obtain written permission from the adjacent property owners to construct walls on property lines or provide a detail(s) showing the perimeter wall(s) to be constructed off-set from the property line. ___/___/___

13. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and provide details for all work not covered by City Standard Drawings. ___/___/___

14. All slopes shall be a minimum 2-foot off-set from the public right-of-way or adjacent private property. ___/___/___

15. Private sewer, water, and storm drain improvements will be designed per the latest adopted California Plumbing Code. ___/___/___

16. The maximum parking stall gradient is 5 percent. Accessibility parking stall grades shall be constructed per the current adopted California Building Code. ___/___/___

17. The final Grading and Drainage Plan shall show existing topography a minimum of 100 feet beyond the project boundary. ___/___/___

18. The applicant shall provide a grading agreement and grading bond for all cut and fill combined exceeding 5,000 cubic yards prior to issuance of a Grading Permit. The grading agreement and bond shall be approved by the Building and Safety Official. ___/___/___

19. Provide documentation for CVWD sewer off-set program to the Building and Safety Official for review prior to issuance of a Grading Permit. ___/___/___

Completion Date

20. This project shall comply with the accessibility requirements of the current adopted California Building Code. ___/___/___

21. The precise Grading and Drainage Plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit." ___/___/___

22. 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 Services Department at least 1 working day in advance to request the following inspections prior to continuing grading operations:

        i. The bottom of the over-excavation;

        ii. Completion of rough grading - The grading contractor or owner shall submit to the Permit Technicians (Building and Safety Services Department 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.

23. Prior to the issuance of the Certificate of Occupancy the engineer of record shall certify the functionality of the storm water quality management plan (WQMP) best management practices (BMP) devices. ___/___/___

24. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a Grading Permit. ___/___/___

M. Water Quality Management Plan

1. A Storm Water Quality Management Plan shall be approved by the Building and Safety Official and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a Grading Permit ___/___/___

2. The Water Quality Management Plan shall include a copy of the project Conditions of Approval. ___/___/___

THE APPLICANT SHALL CONTACT THE ENGINEERING SERVICES DEPARTMENT, (909) 477-2740, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

N. Dedication and Vehicular Access

1. Easements for public sidewalks placed outside the public right-of-way shall be dedicated to the City. ___/___/___

O. Street Improvements

1. 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.

2. Construct the following perimeter street improvements including, but not limited to: ___/___/___

Street Name	Curb & Gutter	A.C. Pvmt	Side-walk	Drive Appr.	Street Lights	Street Trees	Comm Trail	Median Island	Bike Trail	Other
8th Street			(e)	X	X	X				

Notes: (a) Median island includes landscaping and irrigation on meter. (b) Pavement reconstruction and overlays will be determined during plan check. (c) If so marked, sidewalk shall be curvilinear per Standard 114. (d) If so marked, an in-lieu of construction fee shall be provided for this item. __(e) curb adjacent.

3. 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. ___/___/___

4. 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. ___/___/___

5. 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. ___/___/___

Street Name	Botanical Name	Common Name	Min. Grow Space	Spacing	Size	Qty.
8th Street	Lagerstroemia, hybrid "Biloxi"	Pink Crape Myrtle Hybrid	2'	20' O.C.	15 Gal	Fill In

Construction Notes for Street Trees:

1) All street trees are to be planted in accordance with City standard plans.
2) Prior to the commencement of any planting, an agronomic soils report shall be furnished to the City inspector. Any unusual toxicities or nutrient deficiencies may require backfill soil amendments, as determined by the City inspector.
3) All street trees are subject to inspection and acceptance by the Engineering Services Department.

Street trees are to be planted per public improvement plans only.

6. Add the following note to any private landscape plans that show street trees: "All improvements within the public right-of-way, including street trees, shall be installed per the public improvement plans." If there is a discrepancy between the public and private plans, the street improvement plans will govern. ___/___/___

7. Intersection line of sight designs shall be reviewed by the City Engineer for conformance with adopted policy. On collector or larger streets, lines of sight shall be plotted for all project intersections, including driveways. Local residential street intersections and commercial or industrial driveways may have lines of sight plotted as required. ___/___/___

P. Public Maintenance Areas

1. 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. ___/___/___

Q. Utilities

1. 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. ___/___/___

2. The developer shall be responsible for the relocation of existing utilities as necessary. ___/___/___

3. 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.

4. 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. ___/___/___

R. General Requirements and Approvals

1. 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. ___/___/___

2. Prior to the issuance of Building Permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50 percent of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Form CD-1 shall be submitted to the Engineering Services Department when the first Building Permit application is submitted to the Building and Safety Services Department. Form CD-2 shall be submitted to the Engineering Services Department within 60 days following the completion of the construction and/or demolition project. ___/___/___

APPLICANT SHALL CONTACT THE POLICE DEPARTMENT, (909) 477-2800, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

S. Security Lighting

1. All parking, common, and storage areas shall have minimum maintained 1-foot candle power. These areas should be lighted from sunset to sunrise and on photo sensored cell. ___/___/___

2. All buildings shall have minimal security lighting to eliminate dark areas around the buildings, with direct lighting to be provided by all entryways. The lighting shall be consistent around the entire development. ___/___/___

3. The lighting in exterior areas shall be in vandal-resistant fixtures. ___/___/___

T. Security Hardware

1. A secondary locking device shall be installed on all sliding glass doors. ___/___/___

2. One-inch single cylinder dead bolts shall be installed on all entrance doors. If windows are within 40 inches of any locking device, tempered glass or a double cylinder dead bolt shall be used. ___/___/___

3. All garage or rolling doors shall have slide bolts or some type of secondary locking devices. ___/___/___

4. All roof openings giving access to the building shall be secured with either iron bars, metal gates, or alarmed. ___/___/___

U. Security Fencing

1. All businesses or residential communities with security fencing and gates will provide the police with a keypad access and a unique code. The initial code is to be submitted to the Police Crime Prevention Unit along with plans. If this code is changed because of a change in personnel or for any other reason, the new code must be supplied to the Police via the ___/___/___

24-hour dispatch center at (909) 941-1488 or by contacting the Crime Prevention Unit at (909) 477-2800 extension 2474 or extension 2475.

V. Windows

1. All sliding glass windows shall have secondary locking devices and should not be able to be lifted from frame or track in any manner. ___/___/___

2. Storefront windows shall be visible to passing pedestrians and traffic. ___/___/___

3. Security glazing is recommended on storefront windows to resist window smashes and impede entry to burglars. ___/___/___

4. Security/burglar bars are not recommended, particularly in residences, due to the delay or prevention of a speedy evacuation in case of fire. ___/___/___

W. Building Numbering

1. Numbers and the backgrounds shall be of contrasting color and shall be reflective for nighttime visibility. ___/___/___

2. Developer shall paint roof top numbers on one or more roofs of this development. They shall be a minimum of three feet in length and two feet in width and of contrasting color to background. The stencils for this purpose are on loan at the Rancho Cucamonga Police Department. ___/___/___

3. All developments shall submit an 8 ½" x 11" sheet with the numbering pattern of all multi-tenant developments to the Police Department as approved by the Building and Safety Services Department. ___/___/___

X. Alarm Systems

1. Install a burglar alarm system and a panic alarm if needed. Instructing management and employees on the operation of the alarm system will reduce the amount of false alarms and in turn save dollars and lives. ___/___/___

2. Alarm companies shall be provided with the 24-hour Sheriff's dispatch number: (909) 941-1488. ___/___/___

APPLICANT SHALL CONTACT THE FIRE SAFETY DEPARTMENT, FIRE CONSTRUCTION SERVICES AT, (909) 477-2770, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS: The project must comply in design and constructed in accordance with the 2010 California Building and Fire Codes, the RCFPD Ordinance FD50 and the RCFPD Standards. The RCFPD ordinance, procedures & standards which are referenced in this document can be access on the web at www.cityofrc.us.

Y. Industrial Fire Standard Conditions

FSC -1 Public and Private Water Supply

Design Guidelines for Fire Hydrants: Reference the RCFPD Standard 5-10. ___/___/___

FSC -2 Fire Flow

1. The required fire flow for this project is calculated gallons per minute at a minimum residual pressure of 20 pounds per square inch. This requirement is made in accordance with California Fire Code Appendix, as adopted by the Fire District Ordinances. The required minimum fire flow for this project may be reduced by 50 percent when automatic fire sprinklers are installed. ___/___/___

2. Public fire hydrants located within the immediate vicinity of the proposed project may be used to provide the required fire flow subject to Fire District review and approval. Private fire hydrants on adjacent property shall not be used to provide required fire flow. ___/___/___

3. Fire protection water supply plans are required for all projects that must extend the existing water supply to or onto the site. **Building Permits will not be issued until the fire protection water supply plans are approved.** ___/___/___

4. On all Site Plans to be submitted for review, show all fire hydrants located within 600 feet of the proposed project site. ___/___/___

FSC-3 Pre-requisite for submittal of Overhead Automatic Fire Sprinkler Systems

Prior to submitting plans for an overhead automatic fire sprinkler system, the applicant shall submit plans, specifications and calculations for the fire sprinkler system underground supply piping. Approval of the underground supply piping system must be obtained prior to submitting the overhead fire sprinkler system plans. ___/___/___

FSC-4 Requirements for Automatic Fire Sprinkler Systems

Automatic fire sprinklers shall be installed in buildings as required by the current editions of the California Fire Code, the Rancho Cucamonga Fire Protection District Ordinance and/or any other applicable standards that require an approved automatic fire sprinkler system to be installed. ___/___/___

FSC-5 Fire Alarm System & Sprinkler Monitoring

1. The current edition of California Building/Fire Codes, the RCFPD Ordinance and Fire Alarm Standard 9-3 require most fire sprinkler systems to be monitored by a Central Station sprinkler monitoring system. A manual and or automatic fire alarm system may also be required based on the use and occupancy of the building. Plan check approval and a Building Permit are required prior to the installation of a fire alarm or a sprinkler monitoring system. Plans and specifications shall be submitted to Fire Construction Services in accordance with RCFPD Fire Alarm Standards. Refer to the specified documents for the system requirements. ___/___/___

FSC-6 Fire District Site Access: Fire District access roadways include public roads, streets and highways, as well as private roads, drive aisles and/or designated fire lanes. Please reference the RCFPD Fire Department Access Roadways Standard 5-1.

1. Location of Access: All portions of the structures 1st story exterior wall shall be located within 150-feet of Fire District vehicle access, measured on an approved route around the exterior of the building. Landscaped areas, unpaved changes in elevation, gates and fences are deemed obstructions. ___/___/___

2. Specifications for private Fire District access roadways per the RCFPD Standards are: ___/___/___
   a. The minimum unobstructed width is 26 feet.
   b. The maximum inside turn radius shall be 24 feet.
   c. The minimum outside turn radius shall be 50 feet.

d. The minimum radius for cul-de-sacs is 45 feet.

e. The minimum vertical clearance is 14 feet, 6 inches.

f. At any private entry median, the minimum width of traffic lanes shall be 20 feet on each side.

g. The angle of departure and approach shall not exceed 9 degrees or 20 percent.

h. The maximum grade of the driving surface shall not exceed 12 percent.

i. Support a minimum load of 80,000 pounds gross vehicle weight (GVW).

j. Trees and shrubs planted adjacent to the fire lane shall be kept trimmed to a minimum of 14 feet, 6 inches from the ground up. Vegetation shall not be allowed to obstruct Fire Department apparatus.

3. Access Doorways: "Approved doorways, accessible without the use of a ladder, shall be provided as follows: ___/___/___

a. In buildings without high-piled storage, access shall be provided in accordance with the current edition of California Building/Fire Codes and/or any other applicable standards.

b. In buildings with high-piled storage access doors shall be provided in each 100 lineal feet or major fraction thereof, of the exterior wall that faces the required access roadways. When railways are installed provisions shall be made to maintain Fire District access to all required openings.

4. Access Walkways: Hardscaped access walkways shall be provided from the fire apparatus access road to all required building exterior openings. ___/___/___

5. Building Access: Knox boxes for site and building access are required in accordance with RCFPD Standard 5-9. ___/___/___

6. Commercial/Industrial Gates: Any gate installed across a Fire Department access road shall be in accordance with Fire District Standards. The following design requirements apply: ___/___/___

a. Prior to the fabrication and installation of the gates, plans are required to be submitted to Fire Construction Services (FCS) for approval. Upon the completion of the installation and before placing the gates in service, inspection and final acceptance must be requested from FCS.

b. Gates must slide open horizontally or swing inward.

c. Gates may be motorized or manual.

d. When fully open, the minimum clearance dimension of drive access shall be 20 feet.

e. Manual gates must be equipped with a RCFPD lock. The lock must be purchased at the Fire Administration Office.

f. Motorized gates must open at the rate of one-foot per second.

g. The motorized gate actuation mechanism must be equipped with a manual override device and a fail-safe or battery backup feature to open the gate or release the locking Mechanism in case of power failure or mechanical malfunction.

h. Motorized gates shall be equipped with a Knox override key switch. The switch must be installed outside the gate in a visible and unobstructed location.

i. For motorized gates, a traffic loop device must be installed to allow exiting from the complex.

j. If traffic pre-emption devices (TPD) are to be installed, the device, location and operation must be approved by the Fire Chief prior to installation. Bi-directional or multiple sensors may be required due to complexity of the various entry configurations.

7. Fire Lane Identification: Red curbing and/or signage shall identify the fire lanes. A Site Plan illustrating the proposed delineation that meets the minimum Fire District standards shall be included in the architectural plans submitted to the Building and Safety Services Department for approval. ___/___/___

8. Approved Fire Department Access: Any approved mitigation measures must be clearly noted on the Site Plan. A copy of the approved Alternative Method application, if applicable, must be reproduced on the architectural plans submitted to the Building and Safety Services Department for plan review. ___/___/___

9. Roof Access: must be in accordance with the RCFPD Roof Access Standard. There shall be a means of fire department access from the exterior walls of the buildings on to the roofs of all commercial, industrial and multi-family residential structures more than 10,000 square feet or with roof more than 15 feet in height and less than 75 feet above the level of the fire access road. ___/___/___

   a. This access must be reachable by the Fire Department aerial ladder.

   b. A minimum of one ladder point with a fixed ladder shall be provided in buildings with construction features, or high parapets that inhibit roof access.

   c. The number of ladder points may be required to be increased, depending on the building size and configuration.

   d. Regardless of the parapet height or construction features the approved ladder point shall be identified in accordance to the roof access standard.

   e. Where the entire roof access is restricted by high parapet walls or other obstructions, a permanently mounted access ladder is required.

   f. Multiple access ladders may be required for larger buildings.

   g. Ladder construction must be in accordance with the RCFPD Roof Access Standard Appendix.

   h. A Site Plan showing the locations of the roof ladder shall be submitted during plan check.

   i. Ladder points shall face a fire access roadway(s).

FSC-10 Occupancy and Hazard Control Permits ___/___/___

Listed are those Fire Code permits commonly associated with the business operations and/or building construction. Plan check submittal is required with the permit application for approval of the permit; field inspection is required prior to permit issuance. General Use Permit shall be required for any activity or operation not specifically described below, which in the judgment of the Fire Chief is likely to produce conditions that may be hazardous to life or property.

- Aerosol Products
- Magnesium Working
- Application of Flammable Finishes
- Motor Vehicle Fuel-Dispensing Operation
- Automobile Wrecking Yards
- Open Burning

- Battery Systems
- Organic Coating
- Candles and open flames in public assemblies
- Ovens
- Cellulose Nitrate
- Powder Coating
- Compressed Gases
- Public Assembly
- Cryogenics
- Pyrotechnical Special Effects
- Dry Cleaning Plants
- Radioactive Materials
- Dust-Producing Processes and Operations
- Refrigeration Systems
- Explosive or Blasting Agents
- Repair Garages
- Flammable and Combustible Liquids
- Rubbish Handling Operations
- Fruit Ripening Plants
- Spraying or Dipping Operations
- Hazardous Materials
- Tents, Canopies and/or Air Supported Structures
- High-Pile Combustible Storage (HPS)
- Tire Storage
- Liquefied Petroleum Gases
- Welding and Cutting Operations
- LPG or Gas Fuel Vehicles in Assembly Buildings
- Wood Products/Lumber Yards

FSC-11 Hazardous Materials – Submittal to the County of San Bernardino ___/___/___

The San Bernardino County Fire Department shall review your Business Emergency/Contingency Plan for compliance with minimum standards. Contact the San Bernardino County Fire, Hazardous Materials Division at (909) 387-4631 for forms and assistance. The County Fire Department is the Cal/EPA Certified Unified Program Agency (CUPA) for the City of Rancho Cucamonga.

1. If the facility is a NEW business, a Certificate of Occupancy issued by the Building and Safety Services Department will not be finalized until the San Bernardino County Fire Department reviews your Business Emergency/Contingency Plan. California Government Code, Section 65850.2 prohibits the City from issuing a final Certificate of Occupancy unless the applicant has met or is meeting specific hazardous materials disclosure requirements. A Risk Management Program (RMP) may also be required if regulation substances are to be used or stored at the new facility. ___/___/___

2. Any business that operates on rented or leased property which is required to submit a plan is also required to submit a notice to the owner of the property in writing stating that the business is subject to the Business Emergency/Contingency Plan mandates and has ___/___/___

complied with the provisions. The tenant must provide a copy of the Plan to the property owner within five (5) working days, if requested by the owner.

FSC-12 Hazardous Materials - Submittal to Fire Construction Services ___/___/___

1. Plans shall be submitted and approved prior to construction of buildings and/or the installation of equipment designed to store, use or dispense hazardous materials in accordance with the current editions of the California Building, Fire, Mechanical, Plumbing, Electrical Codes, RCFPD Ordinances and other implemented and/or adopted standards.

FSC-13 Alternate Method Application - Fire Construction Services staff and the Fire Marshal will review all requests for alternate method, when submitted. The request must be submitted on the Fire District "Application for Alternate Method" form along with supporting documents and payment of the review fee. ___/___/___

FCS-14 Map Recordation ___/___/___

1. Reciprocal Agreements for Fire Department Emergency Access and Water Supply are required on this project. The project appears to be located on a property that is being subdivided. The reciprocal agreement is required to be recorded between property owners and the Fire District. The recorded agreement shall include a copy of the Site Plan. The Fire Construction Services shall approve the agreement, prior to recordation. The agreement shall be recorded with the County of San Bernardino, Recorder's Office.

2. Reciprocal Access Agreement – Please provide a permanent access agreement between the owners granting irrevocable and a non-exclusive easement, favoring the Fire District to gain access to the subject property. The agreement shall include a statement that no obstruction, gate, fence, building or other structure shall be placed within the dedicated access, without Fire Department approval. The agreement shall have provisions for emergency situations and the assessing of cost recovery to the property by the Fire District. ___/___/___

3. Reciprocal Water Covenant – Please provide a permanent maintenance and service covenant between the owners granting an irrevocable and non-exclusive easement, favoring the Fire District for the purpose of accessing and maintaining the private water mains, valves and fire hydrants (fire protection systems facilities in general). The covenant shall have provisions for emergency situations and the assessing of cost recovery to the property by the Fire District. ___/___/___

FCS-15 Annexation of the Parcel Map: Annexation of the parcel map into the Community Facilities District #85-1 or #88-1 is required prior to the issuance of Grading or Building Permits. ___/___/___

Chronological Summary of RCFPD Standard Conditions

PRIOR TO ISSUANCE OF BUILDING PERMITS – Please complete the following prior to the issuance of any Building Permits:

1. Private Water Supply (Fire) Systems: The applicant shall submit construction plans, specifications, flow test data and calculations for the private water main system for review and approval by the Fire District. Plans and installation shall comply with Fire District Standards. Approval of the on-site (private) fire underground and water plans is required prior to any Building Permit issuance for any structure on the site. Private on-site combination domestic and fire supply system must be designed in accordance with RCFPD Standards. The Building and Safety Services Department and Fire Construction Services will perform plan checks and inspections. ___/___/___

All private on-site fire hydrants shall be installed, flushed and operable prior to delivering any combustible framing materials to the site. Fire construction Services will inspect the installation, witness hydrant flushing and grant a clearance before lumber is dropped.

2. Public Water Supply (Domestic/Fire) Systems: The applicant shall submit a plan showing the locations of all new public fire hydrants for the review and approval by the Fire District and CVWD. On the plan, show all existing fire hydrants within a 600-foot radius of the project. Please reference the RCFPD Water Plan Submittal Procedure Standard. ___/___/___

   All required public fire hydrants shall be installed, flushed and operable prior to delivering any combustible framing materials to the site. CVWD personnel shall inspect the installation and witness the hydrant flushing. Fire Construction Services shall inspect the site after acceptance of the public water system by CVWD. Fire Construction Services must grant a clearance before lumber is dropped.

3. Construction Access: The access roads must be paved in accordance with all the requirements of the RCFPD Fire Lane Standard. All temporary utilities over access roads must be installed at least 14 feet, 6 inches above the finished surface of the road. ___/___/___

4. Fire Flow: A current fire flow letter from CVWD must be received. The applicant is responsible for obtaining the fire flow information from CVWD and submitting the letter to Fire Construction Services. ___/___/___

5. Easements and Reciprocal Agreements: All easements and agreements must be recorded with the County of San Bernardino. ___/___/___

PRIOR TO THE RELEASE OF TEMPORARY POWER

The building construction must be substantially completed in accordance with Fire Construction Services' "Temporary Power Release Checklist and Procedures."

PRIOR TO OCCUPANCY OR FINAL INSPECTION - Please complete the following:

1. Hydrant Markers: All fire hydrants shall have a blue reflective pavement marker indicating the fire hydrant location on the street or driveway in accordance with the City of Rancho Cucamonga Engineering Standard Plan 134, "Installation of Reflective Hydrant Markers". On private property, the markers shall be installed at the centerline of the fire access road, at each hydrant location. ___/___/___

2. Private Fire Hydrants: For the purpose of final acceptance, a licensed sprinkler contractor, in the presence of Fire Construction Services, shall conduct a test of the most hydraulically remote on-site fire hydrants. The underground fire line contractor, developer and/or owner are responsible for hiring the company to perform the test. A final test report shall be submitted to Fire Construction Services verifying the fire flow available. The fire flow available must meet or exceed the required fire flow in accordance with the California Fire Code. ___/___/___

3. Fire Sprinkler System: Prior to the issuance of a Certificate of Occupancy, the fire sprinkler system(s) shall be tested and accepted by Fire Construction Services. ___/___/___

4. Fire Sprinkler Monitoring: Prior to the issuance of a Certificate of Occupancy, the fire sprinkler monitoring system must be tested and accepted by Fire Construction Services. The fire sprinkler monitoring system shall be installed, tested and operational immediately following the completion of the fire sprinkler system (subject to the release of power). ___/___/___

Completion Date

5. Fire Suppression Systems and/or other special hazard protection systems shall be inspected, tested and accepted by Fire Construction Services before occupancy is granted and/or equipment is placed in service. ___/___/___

6. Fire Alarm System: Prior to the issuance of a Certificate of Occupancy, the fire alarm system shall be installed, inspected, tested and accepted by Fire Construction Services. ___/___/___

7. Access Control Gates: Prior to the issuance of a Certificate of Occupancy, vehicular gates must be inspected, tested and accepted in accordance with RCFPD Standards by Fire Construction Services. ___/___/___

8. Fire Access Roadways: Prior to the issuance of any Certificate of Occupancy, the fire access roadways must be installed in accordance with the approved plans and acceptable to Fire Construction Services. ___/___/___

   The CC&R's, the reciprocal agreement and/or other approved documents shall be recorded and contain an approved fire access roadway map with provisions that prohibit parking, specify the method of enforcement and identifies who is responsible for the required annual inspections and the maintenance of all required fire access roadways.

9. Address: Must be in accordance with the RCFPD Standard 5-7, 5-8 and/or 5-5. Prior to the issuance of a Certificate of Occupancy, commercial/industrial and multi-family buildings shall post the address in accordance to the appropriate RCFPD addressing Standard. ___/___/___

10. Hazardous Materials: The applicant must obtain inspection and acceptance by Fire Construction Services. ___/___/___

11. Confidential Business Occupancy Information: The applicant shall complete the Rancho Cucamonga Fire District "Confidential Business Occupancy Information" form. This form provides contact information for Fire District use in the event of an emergency at the subject building or property. This form must be presented to the Fire Construction Services Inspector. ___/___/___

12. Mapping Site Plan: Must be in accordance with the RCFPD Standard 5-11. Prior to the issuance of a Certificate of Occupancy, a 8 ½" x 11" or 11" x 17" Site Plan of the site in accordance with RCFPD Standard shall be revised by the applicant to reflect the actual location of all devices and building features as required in the standard. The Site Plan must be reviewed and accepted by the Fire Inspector. ___/___/___

City of Rancho Cucamonga

MITIGATED NEGATIVE DECLARATION

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

Project File No.: Development Review DRC2007-00951; Tree Removal Permit DRC2013-00476

Public Review Period Closes: July 24, 2013

Project Name: Biane Business Park **Project Applicant:** Jary Cockroft

Project Location (also see attached map): Located within the General Industrial District on the south side of Eighth Street, between Hermosa and Archibald Avenues - APN: 0209-201-19 and 20.

Project Description: A request to modify the Biane Winery, a complex comprised of fifteen (15) buildings/structures and three (3) single-family residences located on two (2) parcels with a combined area of 10.41 acres by demolishing the existing Bottling Plant/Warehouse and Dry Wine Bottling Room and constructing an industrial warehouse building of 122,304 square foot within the General Industrial (GI) District, located on the south side of Eighth Street, between Hermosa and Archibald Avenues. The application includes a Tree Removal request of 24 trees on the site. - APN: 0209-201-19 and 20. The Initial Study and Mitigated Negative Declaration were circulated for a 30-day period beginning on July 3, 2013 and closing on July 24, 2013.

FINDING

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

The Initial Study identified potentially significant effects but:

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

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

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

NOTICE

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

July 24, 2013
Date of Determination

Adopted By

RESOLUTION NO. 16-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT REVIEW MODIFICATION DRC2016-00345 - A REQUEST TO REVISE THE CONDITIONS OF APPROVAL FOR DRC2007-00951 (PLANNING COMMISSION RESOLUTION NO.14-08) FOR THE BIANE WINERY, A COMPLEX COMPRISED OF FIFTEEN (15) BUILDINGS/STRUCTURES AND THREE (3) SINGLE-FAMILY RESIDENCES LOCATED ON TWO (2) PARCELS WITH A COMBINED AREA OF 10.41 ACRES IN THE GENERAL INDUSTRIAL (GI) DISTRICT LOCATED ON THE SOUTH SIDE OF 8TH STREET, BETWEEN HERMOSA AND ARCHIBALD AVENUES; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0209-201-19 AND 20.

A. Recitals.

1. Jary Cockroft, for Biane Family Properties, filed an application for Design Review DRC2016-00345, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 22nd of January, 2014, the Planning Commission of the City of Rancho Cucamonga approved DRC2007-00951.

3. On the 9th of November, 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.

4. 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. The Planning 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 the Planning Commission during the above-referenced public hearing on November 9, 2016, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:

a. The application applies to a request to modify the conditions of approval for DRC2007-00951 to allow for the demolition of the wine maker's residence and caretaker residence located at the Biane Winery; and

b. The subject property is located in the General Industrial (GI) District; and

c. The property to the north is in the Low Medium (LM) Residential District and is developed with the Santa Fe Railway and residential development north of the tracks; and, the properties to the south, east, and west are in the General Industrial (GI) Residential District and are developed with industrial and commercial buildings; and

d. A memorandum prepared by LSA Associates providing for further review of the Biane Winery Impacts Assessment (February 12, 2016) concludes that the wine maker's

residence and the caretaker residence derive their significance solely from their association with the winery. They residences are not individually significant and are typical examples of small, wood-framed houses and if they are relocated off-site, they would be out of context and their significance as contributing resources would be lost; and

e. Demolition of the wine maker's residence and the caretaker residence would not affect the National Register eligibility of the Biane Winery, and the demolition of these structures would not be a significant impact to the historic property.

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

a. The proposed use is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located. General Plan Policy LU-16.1 incorporates historic preservation principles into the City's project review process with the goal of minimizing potential impacts to historic resources when developing and enforcing land use; and

b. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or the improvements in the vicinity. The two residences are interior to the project site and their demolition will not impact the public health or properties or improvements in the vicinity; and

c. The application, which contemplates operation of the proposed use, complies with each of the applicable provisions of the Development Code. The demolition of the two residential structures and the ultimate development of the project site will comply with all applicable development standards of the Development Code.

4. Pursuant to the California Environmental Quality Act (CEQA) and the City's Local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on January 22, 2014, in connection with the City's approval of Development Review DRC2007-00951. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. No substantial changes are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Mitigated Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Mitigated Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

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

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

APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 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 for the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 9th day of November 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2016-00345
Project Name:	Design Review - Commercial Industrial - Modification
Location:	10013 8TH ST - 020920119-0000
Project Type:	Design Review Modification

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. All applicable conditions of approval contained in Planning Commission Resolution No. 14-08 for DRC2007-00951, shall apply.
2. Planning Department Conditions of Approval Nos. 7 and 8, contained in Planning Commission Resolution No. 14-08, are deleted in their entirety.
3. Following appropriate HABS Level III documentation, the Wine Maker's Residence and the Caretaker Residence may be demolished along with other previously determined non-contributing structures on the project site.
4. The cement sidewalk extending north from the Biane Winery at the Vermouth Cellar door, across the historic spur line and up to the Eighth Street right-of-way shall be removed. Extreme care shall be exercised to protect the historic spur line from the careless or willful damage or destruction to the rail line during the cement removal process.

Standard Conditions of Approval

5. 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.
6. Copies of the signed Planning Commission Resolution of Approval, Conditions of Approval, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
7. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of $50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing or within 5 days of the date of project approval.
8. 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.
9. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and Development Code regulations.

Project #:	DRC2016-00345
Project Name:	Design Review - Commercial Industrial - Modification
Location:	10013 8TH ST - 020920119-0000
Project Type:	Design Review Modification

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

Engineering Services Department

Please be advised of the following Special Conditions

1. An access ramp to the street in front of the building has been constructed without a permit. Remove the access ramp and replace curb and gutter back to their original configuration prior to Engineering approval of building permit required per DRC2007-00951. A permit from the engineering department shall be obtained prior to commencement of construction within the right-of-way.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: November 9, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, City Planner

BY: Tom Grahn, Associate Planner

SUBJECT: TIME EXTENSION DRC2016-00519 - TIM HARRISON - A request to allow for a one (1) year time extension of a previously approved 2-lot Tentative Parcel Map (SUBTPM17663) on 0.396 acres in the Low (L) Residential District, on the west side of Archibald Avenue, south of Tryon Street, located at 7912 Archibald Avenue; APN: 0208-131-84. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 15 (CEQA Guidelines Section 15315) exemption, which covers minor land divisions of four or fewer parcels.

RECOMMENDATION

Staff recommends approval of Time Extension DRC2016-00519 through adoption of the attached Resolution of Approval.

PROJECT AND SITE DESCRIPTION

A. Project Density: 4 dwelling units per acre.

B. Surrounding Land Use and Zoning:
North - Single-Family Residential; Low (L) Residential District
South - Single-Family Residential; Low (L) Residential District
East - Central Elementary School; Low (L) Residential District
West - Single-Family Residential; Low (L) Residential District

C. General Plan Designations:
Project Site - Low Residential
North - Low Residential
South - Low Residential
East - School and Low Residential
West - Low Residential

D. Site Characteristics: The project site is located on the north side of the Effen Street cul-de-sac east Klusman Avenue. The site contains an existing single-family residence on a 17,252 square foot (0.39 acre) parcel that is surrounded by existing single-family homes. The proposed subdivision will create 2 parcels, Parcel 1 is a 9,457 square foot flag lot with access off of Effen Street and is currently vacant, Parcel 2 is 7,795 square foot lot and contains an existing single-family residence with driveway access off of Effen Street. There are several mature trees located around the existing residence and along the Archibald Avenue street frontage.

ANALYSIS

A. Background: On July 26, 2006, the Planning Commission approved Tentative Parcel Map SUBTPM17663 for the subdivision of one 0.39 acre parcel into two parcels. Prior to Planning Commission approval, the Grading, Technical, and Design Review Committees reviewed and recommended approval of the project on June 6, 2006.

B. Prior Approvals and Automatic Extensions: This time extension application involves a request to extend the approval period of Tentative Parcel Map SUBTPM17663 for one (1) additional year. Upon the initial approval of SUBTPM17663 on July 26, 2006, the approval period was for a duration of 3 years and was set to expire on July 26, 2009. However, since the tract was approved, the State Legislature passed a series of Assembly/Senate Bills automatically extending the approval period of various active tentative maps throughout the State. Based on these legislative actions, SB 1185 extended the approval period 1-year to July 26, 2010, AB 333 extended the approval period 2-years to July 26, 2012, AB 208 extended the approval period 2-years to July 26, 2014, and AB 116 extended the approval period 2-years to July 26, 2016. Without the extension, SUBTPM17663 was set to expire on July 26, 2016.

C. General: The Rancho Cucamonga Municipal Code regulates the subdivision of land through Title 16, the City's Subdivision Ordinance. Section 16.20 is applicable specifically to Tentative Parcel Maps – Four or Less Parcels -- and provides for time extension requests through Section 16.20.100 Extensions. Section 16.20.100.A. states "*The subdivider or his representative may request an extension of the expiration date of the approved or conditionally approved tentative map by written application to the community development director. The application shall be filed not less than 60 days prior to the expiration date and shall state the reasons for requesting the extension.*" The application to extend SUBTPM17663 was submitted on June 21, 2016 and includes a letter stating the reasons for requesting the extension (Exhibit B). Although the Time Extension request was not submitted 60 days prior to the expiration of SUBTPM17663 on July 26, 2016, staff accepted the application because none of the characteristics of the project site or the development standards applicable to the Low (L) Residential District had changed since the original approval. Once the application has been submitted and accepted, the clock stops on the expiration of the map to allow Staff time to process the extension request.

Tentative Parcel Map SUBTPM17663 was designed to meet or exceed all development standards applicable to subdivisions in the Low (L) Residential District. Development standards for the Low (L) Residential District require a minimum lot width of 65 feet, a minimum lot depth of 100 feet, a minimum lot size of 7,200 square feet, and an average lot size of 8,000 square feet; both Parcels 1 and 2 will exceed all applicable standards (Exhibit C). The existing residence will remain on Parcel 2 and the applicant has already begun addressing conditions of approval for SUBTPM17663, including demolition of the carport on Parcel 1, construction of a garage on Parcel 2 with driveway access off of Effen Street, construction of a wall on the future property line separating the two parcels and across the Archibald Avenue street frontage, and removal of the Archibald Avenue drive approach on Parcel 2.

D. Environmental Assessment: The Planning Department previously determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 – Minor Land Divisions - as the project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels, is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. There is no substantial evidence that the project may have a significant effect on the environment.

CORRESPONDENCE

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site.

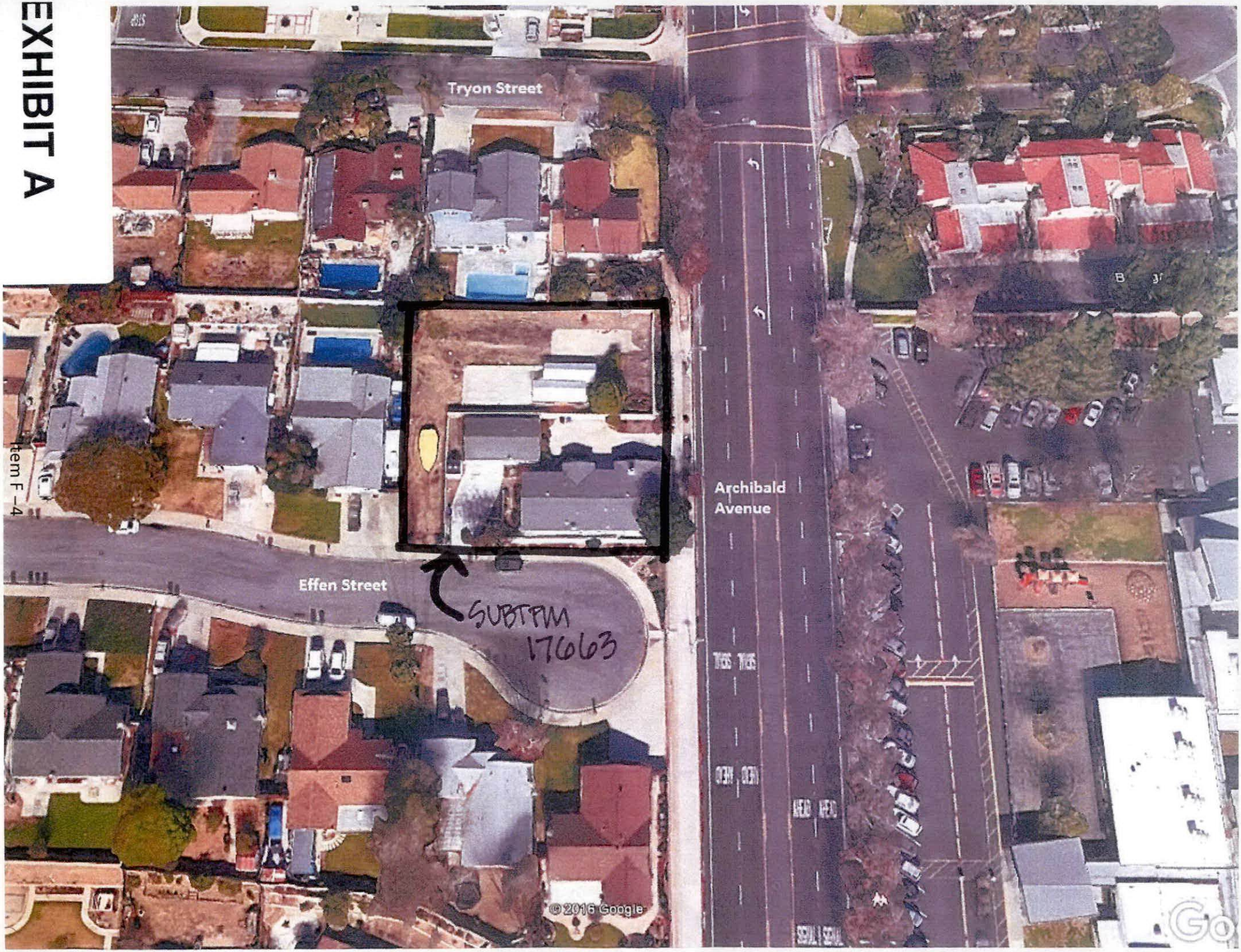
Respectfully submitted,

Candyce Burnett
City Planner

CB:TG/ls

Attachments: Exhibit A - Aerial Photo
Exhibit B - Applicant Letter dated October 6, 2016
Exhibit C - Tentative Parcel Map SUBTPM17663 Planning Commission Staff Report dated July 26, 2006
Exhibit D - Planning Commission Resolution of Approval No. 06-72 for SUBTPM17663
Draft Resolution of Approval for Time Extension DRC2016-00519

EXHIBIT A


Tryon Street
Effen Street
Archibald Avenue
SUBTPM 17663
© 2016 Google

10/6/16

To whom it may Concern,

The reason for the requested extension is two-fold. I initially started this project with a partner who was handling everything. I was being told that the project was moving forward, only to find out that he was not doing what needed to be done. The bad economy at the time did not help matters. This partnership has now ended and I have become solely responsible for the project in which I fully intend on finishing up as soon as possible. As far as the status of the project is concerned, I am waiting to get the subdivision prior to building anything or moving forward much more.

Sincerely,

Tim Harrison

Tim Harrison

EXHIBIT B

THE CITY OF
RANCHO CUCAMONGA

Staff Report

DATE: July 26, 2006

TO: Chairman and Members of the Planning Commission

FROM: James R. Troyer, AICP, Planning Director

BY: Emily Cameron, Associate Planner

SUBJECT: TENTATIVE PARCEL MAP SUBTPM17663 - SERGIO MARTINEZ - A request to subdivide one .396-acre residential lot into 2 lots in the Low Residential District, located at 7912 Archibald Avenue. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the to State CEQA guidelines Section 15315 Minor Land Divisions - APN: 0208-131-84.

PROJECT AND SITE DESCRIPTION:

A. Project Density: 4 dwelling units per acre

B. Surrounding Land Use and Zoning:
North - Single-Family Residential; Low Density (2-4 dwelling units per acre)
South - Single-Family Residential; Low Density (2-4 dwelling units per acre)
East - Archibald Avenue
West - Single-Family Residential; Low Density (2-4 dwelling units per acre)

C. General Plan Designations:
Project Site - Residential; Low Density
North - Residential; Low Density
South - Residential; Low Density
East - Archibald Avenue
West - Residential; Low Density

D. Site Characteristics: The subject site is a 17,252 square foot parcel that is surrounded by developed single-family homes. The subject property is proposed to be subdivided into 2 parcels, 7,795 square feet and 9,457 square feet respectively, with the necessary street dedications to complete Archibald Avenue improvements. The parcels are similar in size to the surrounding single-family lots.

ANALYSIS:

A. General: The applicant is proposing to sell off the additional parcel to a buyer who would develop the property. The existing property will maintain the single-family home, and

EXHIBIT C

remove or relocate the existing garage which currently encroaches on the proposed property line. If the garage is removed from the site, a new garage must be built to city requirements.

B. Design Review Committee: The Design Review Committee (Stewart, McPhail, Coleman) reviewed the project on June 6, 2006, and recommended approval as presented.

C. Technical Review Committee: The Committee reviewed the project and recommended approval.

D. Environmental Assessment: The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under a Class 15 exemption under State CEQA Guidelines Section 15315, Minor Land Divisions, because the Tentative Parcel Map is a subdivision of fewer than 5 parcels and there is no substantial evidence that the project may have a significant effect on the environment.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 300-foot radius of the project site.

RECOMMENDATION: Staff recommends that the Planning Commission approve SUBTPM17663 through the adoption of the attached Resolution of Approval with conditions.

Respectfully submitted,

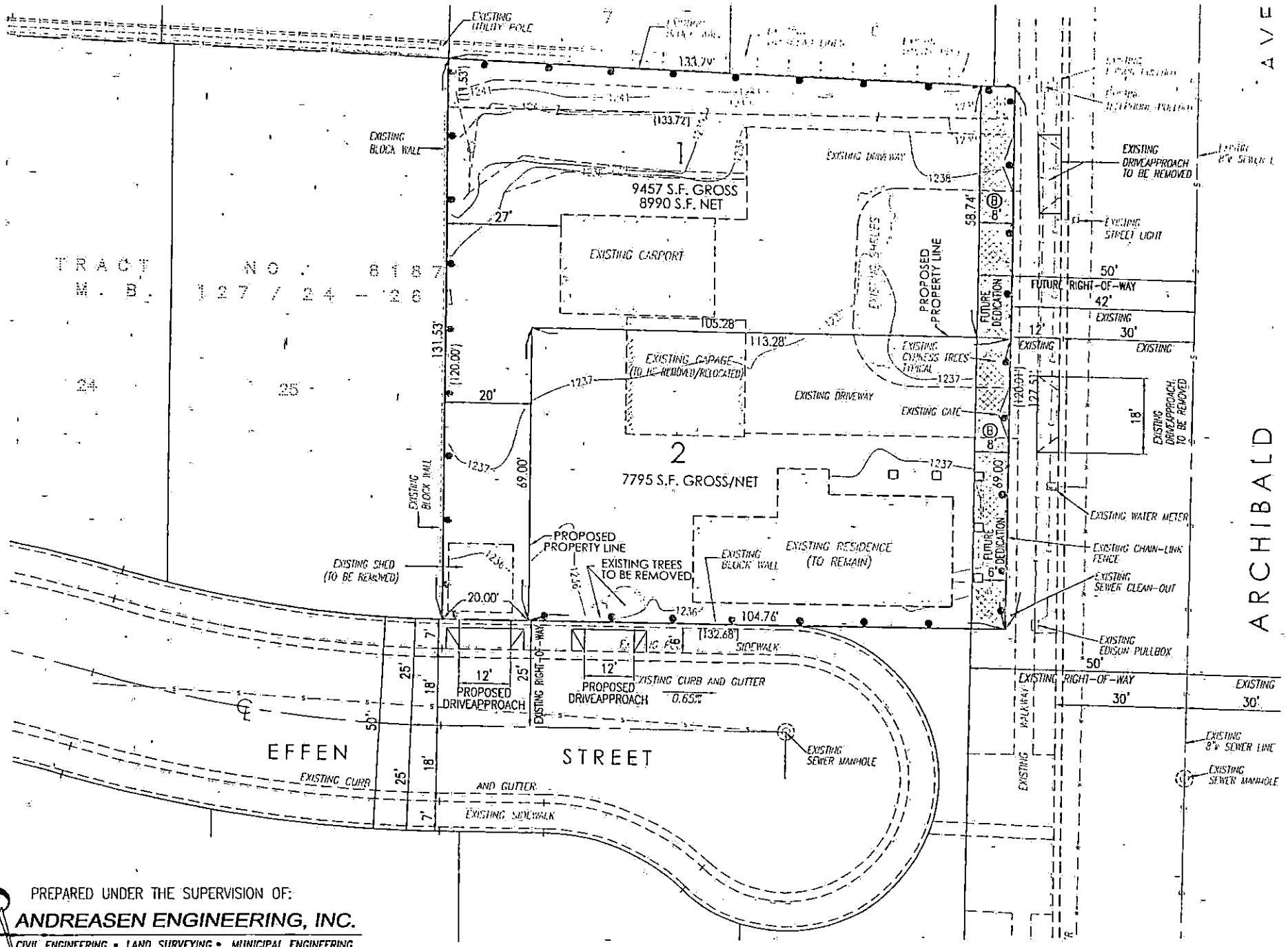
James R. Troyer

James R. Troyer, AICP
Planning Director

DC:EC/ge

Attachments: Exhibit A - Site Plan
Exhibit B - Grading Plan
Exhibit C - Design Review Committee Minutes
Draft Resolution of Approval for Tentative Parcel Map SUBTPM17663

Exhibit A

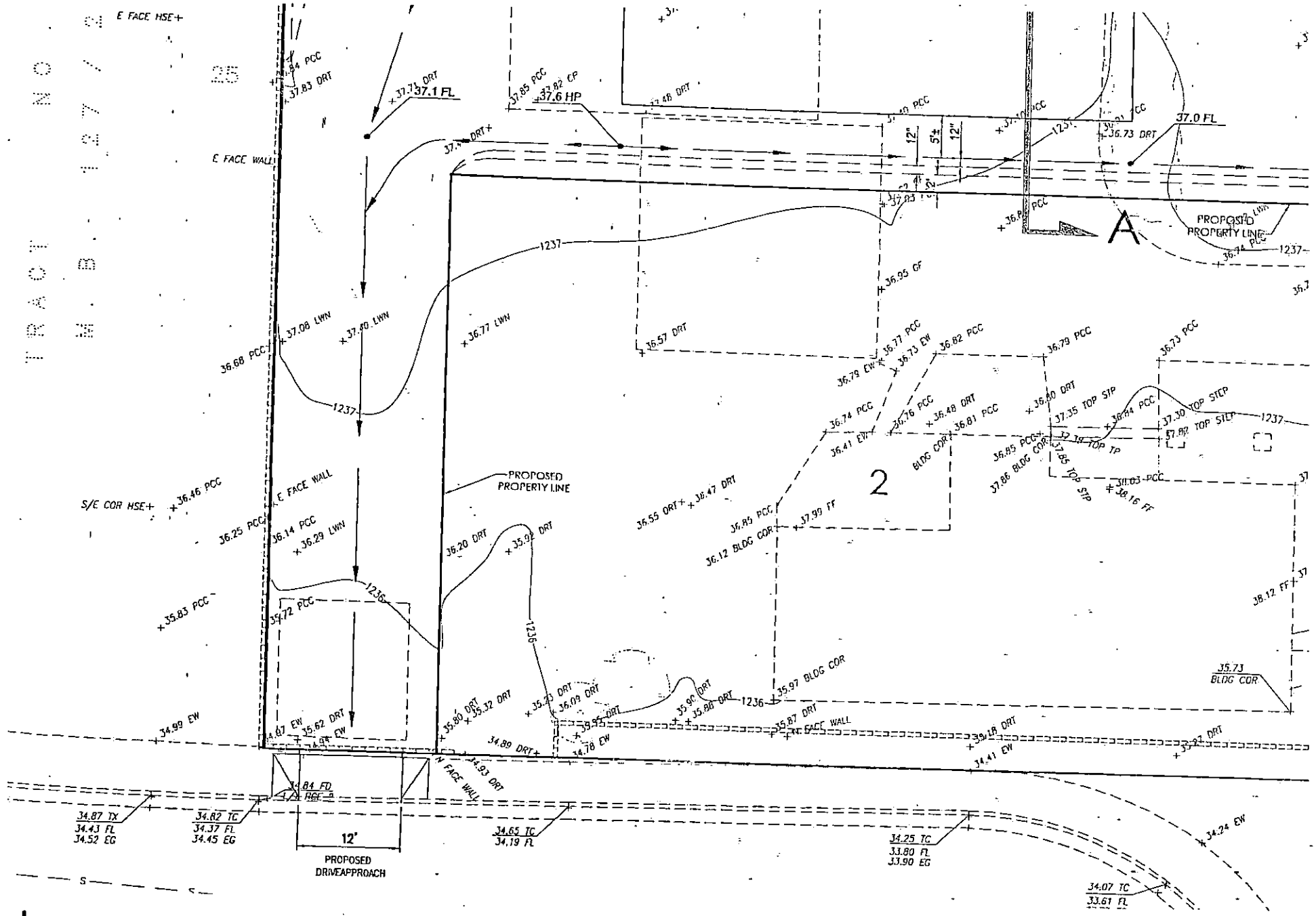


PREPARED UNDER THE SUPERVISION OF:

ANDREASEN ENGINEERING, INC.

CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016

Exhibit B



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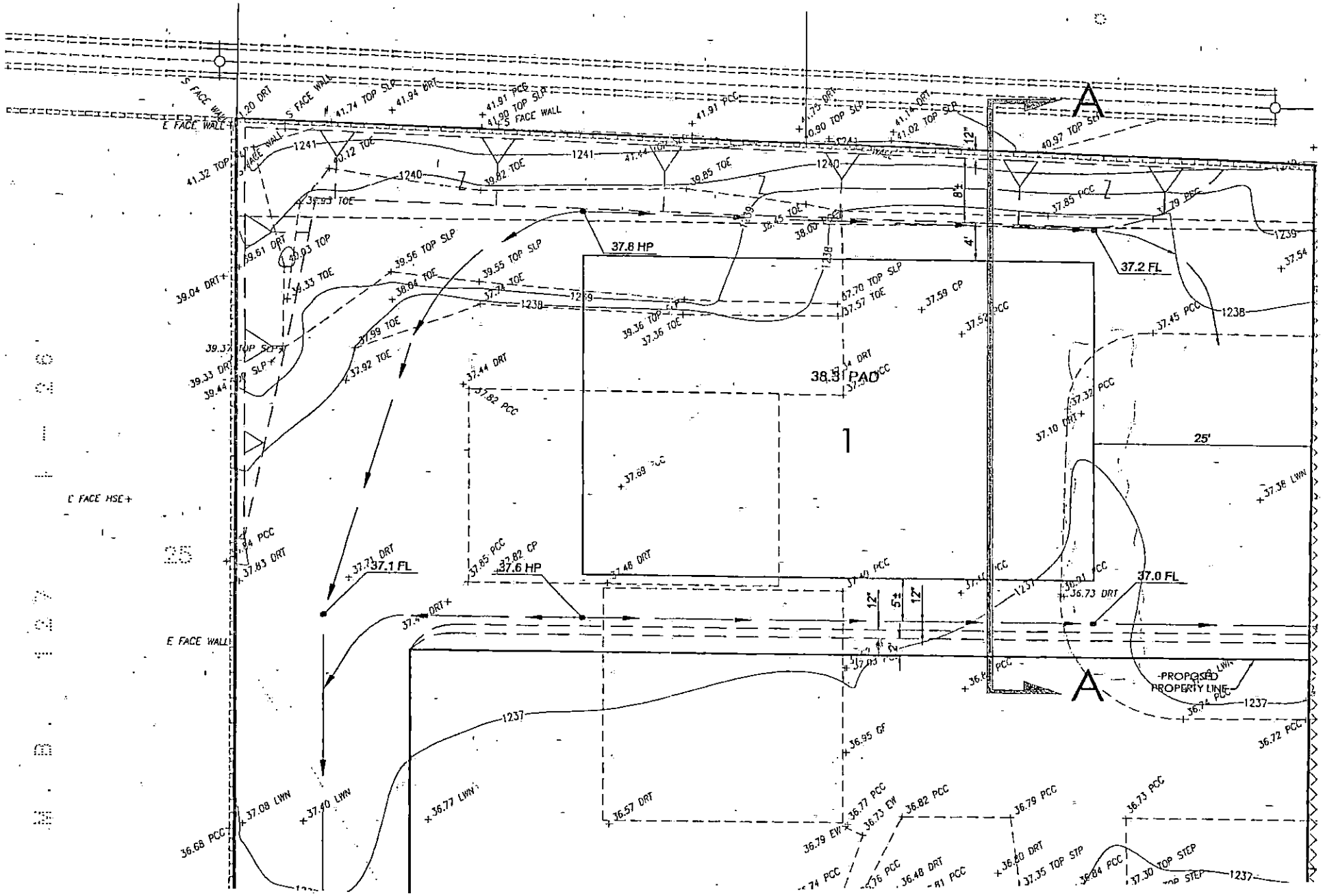

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CONSENT CALENDAR

DESIGN REVIEW COMMENTS

7:10 p.m. Emily Cameron June 6, 2006

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM17663 - Sergio Martinez - A request to subdivide one .396-acre residential lot into 2 lots in the Low Residential District, located at 7912 Archibald Avenue – APN: 0208-131-84. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the State CEQA guidelines Section 15301.

Design Parameters: The property is located on the west side of Archibald Avenue, at the terminus of Effen Street. The dimensions of the existing parcel are approximately 120 feet by 134 feet square in configuration. Lot 1 will be a flag lot and take access off of Effen Street. Lot 2 is proposed as a rectangular lot, which currently has access off of Effen Street. Currently, one residence exists, which will remain on the property. The existing carport and garage are proposed to be relocated if possible. If this is not feasible, the developer will demo the structure and replace it.

The drive apron on Lot 1 and Lot 2 will be removed. Lot 1 will have a driveway access from the flag portion of the lot out onto Effen Street. Lot 2 will be relocating a drive approach off of Effen Street as well. A 6-foot high block wall will be constructed on Lot 2 abutting Archibald Avenue. All walls shall be decorative in material and be similar to the tan slumpstone wall on the west property line.

Staff Comments: The following comments are intended to provide an outline for Committee discussion.

Major Issues: The following broad design issues will be the focus of Committee discussion regarding this project.

There are no major outstanding issues. The applicant has worked diligently with staff to resolve any issues.

Secondary Issues: Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues.

1. A decorative wall shall be provided at the ultimate Archibald Avenue right-of-way line on the east side of both lots. The wall should include materials that match the surrounding area (i.e., slumpstone) with a trim cap. The area between the existing sidewalk and the required perimeter wall shall be landscaped per the City's Beautification Plan. The landscape easement shall be dedicated to the City for landscape purposes.

2. If the garage on Lot 2 must be demolished, the developer shall construct a new two–car garage within 6 months of the demolition.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion.

EXHIBIT C

1. If constructed, all exterior materials of the garage shall be consistent with the existing home on Lot 2.

Staff Recommendation: Staff recommends the Committee approve the request for the subdivision of one lot into two residential lots.

Design Review Committee Action:

Members Present: McPhail, Stewart, Coleman

Staff Planner: Emily Cameron

The Committee recommended approval of the project as presented.

RESOLUTION NO.06-72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP SUBTPM17663, A SUBDIVISION OF .396 ACRE OF LAND INTO TWO PARCELS IN THE LOW RESIDENTIAL DISTRICT, LOCATED AT 7912 ARCHIBALD AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0208-131-84.

A. Recitals.

1. Sergio Martinez filed an application for the approval of Tentative Parcel Map SUBTPM17663, 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 26th day of July 2006, the Planning Commission of the City of Rancho Cucamonga conducted a duly 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 July 26, 2006, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to the property located at 7912 Archibald Avenue with a street frontage of approximately 127.5 feet and lot depth of approximately 133.79 feet and is presently improved with a single-family home and detached garage; and

b. The property to the north of the subject site is Single-Family Residential; the property to the south consists of Single-Family Residential; the property to the east is Archibald Avenue; and the property to the west is Single-Family Residential; and

c. This Tentative Parcel Map includes lots that are similar in size to the surrounding developments; and

d. The application contemplates the removal or relocation of the existing garage to provide the 2-car parking garage required by the Development Code; and

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

a. That the Tentative Parcel Map is consistent with the General Plan, Development Code, and any applicable specific plans; and

EXHIBIT D

b. The design or improvements of the Tentative Parcel Map is consistent with the General Plan, Development Code, and any applicable specific plans; and

c. The site is physically suitable for the type of development proposed; and

d. The design of the subdivision is not likely to cause substantial environmental damage and avoidable injury to humans and wildlife or their habitat; and

e. The Tentative Parcel Map is not likely to cause serious public health problems; and

f. The design of the Tentative Parcel Map will not conflict with any easement acquired by the public at large, now of record, for access through or use of the property within the proposed subdivision.

4. The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under as a Class 15 exemption under State CEQA Guidelines Section 15315, Minor Land Divisions, because the Tentative Parcel Map is a subdivision of fewer than 5 parcels, and there is no substantial evidence that the project may have a significant effect on the environment.

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

Planning Department

1) The applicant shall construct a useable 2-car garage for the existing home that complies with the Development Code standards including, but not limited to, minimum setbacks. Prior to final map recordation, the applicant shall submit construction plans and obtain Building Permits and a Demolition Permit.

2) The applicant shall construct a decorative 5 to 6-foot high decorative block wall abutting Archibald Avenue in accordance with the Engineering requirements. Prior to final map recordation, the applicant shall submit Construction Plans and obtain Building Permits.

3) The applicant shall install landscaping along Archibald Avenue frontage consistent with the Archibald Avenue Beautification Master Plan. Prior to final map recordation, the applicant shall submit construction plans.

Engineering Department

1) Archibald Avenue frontage improvements to be in accordance with "Major Arterial" standards as required and including:

   a) Provide street trees and protect the existing curb, gutter and sidewalk or provide missing public improvements as required.

b) Remove the existing drive approach on Parcel 2 at Archibald Avenue and provide driveway from Effen Street frontage.

c) Protect the existing street light along Archibald Avenue frontage as required.

d) Protect or replace the existing R26(s) "No Stopping" signs along Archibald Avenue frontage.

e) Protect and/or provide additional traffic signing and signage along Archibald Avenue as required.

2) Effen Street frontage improvements to be in accordance with City "Local Street" standards as required and including:

a) Protect the existing curb, gutter and sidewalk, or provide improvements as required.

b) Provide drive approaches for both Parcels 1 and 2 per City Standard 101 Type R-1, with a minimum width of 12 feet.

c) Modify the existing block wall along Effen Street to provide adequate visibility when exiting the driveways to Effen Street.

d) Protect the existing street light along Effen Street frontage as required.

e) Protect and/or provide additional traffic signing and signage along Effen Street as required.

3) The required street dedication on Archibald Avenue shall be 50 feet as measured from the street centerline. The additional street dedication shall be an irrevocable offer of dedication.

a) The area between the existing sidewalk and the required perimeter wall shall be landscaped per the City's Beautification Master Plan, to the satisfaction of the City Engineer. A landscape easement shall be dedicated to the City for landscape purposes.

4) The Water Quality Management Plan (WQMP) submitted with the Tentative Parcel Map application has been reviewed and found to be substantially complete. Include Best Management Practices (BMPs) identified in the plan on Grading Plans when submitted for technical plan check.

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

APPROVED AND ADOPTED THIS 26TH DAY OF JULY 2006.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Pam Stewart, Chairman

ATTEST: _____
James R. Troyer, AICP, Secretary

I, James R. Troyer, AICP, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 26th day of July 2006, by the following vote-to-wit:

AYES: COMMISSIONERS: FLETCHER, McPHAIL, MUNOZ, STEWART

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: MACIAS

COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

PROJECT #: SUBTPM17663

SUBJECT: TENTATIVE PARCEL MAP

APPLICANT: SERGIO MARTINEZ

LOCATION: 7912 ARCHIBALD AVENUE – APN: 0208-131-84

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DEPARTMENT, (909) 477-2750, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

Completion Date

A. General Requirements

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. ___/___/___

B. Time Limits

1. This tentative tract map or tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the City Engineer within 3 years from the date of the approval. ___/___/___

C. Site Development

1. The site shall be developed and maintained in accordance with the approved plans which include site plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and Development Code regulations. ___/___/___

2. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director. ___/___/___

Completion Date

3. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first. ___/___/___

4. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community or Specific Plans in effect at the time of building permit issuance. ___/___/___

5. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Director. For single-family residential developments, transformers shall be placed in underground vaults. ___/___/___

6. Any Covenants, Conditions, and Restrictions (CC&Rs) and Articles of Incorporation of the Homeowners' Association are subject to the approval of the Planning and Engineering Departments and the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the City Engineer. The Homeowners' Association shall submit to the Planning Department a list of the name and address of their officers on or before January 1 of each and every year and whenever said information changes. ___/___/___

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DEPARTMENT, (909) 477-2710, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

NOTE: ANY REVISIONS MAY VOID THESE REQUIREMENTS AND NECESSITATE ADDITIONAL REVIEW(S)

SEE ATTACHED.

APPLICANT SHALL CONTACT THE ENGINEERING DEPARTMENT, (909) 477-2740, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

D. Dedication and Vehicular Access

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

   50 total feet on Archibald Avenue ___/___/___

2. Private drainage easements for cross-lot drainage shall be provided and shall be delineated or noted on the final map. ___/___/___

3. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map. ___/___/___

4. Easements for public sidewalks and/or street trees placed outside the public right-of-way shall be dedicated to the City. ___/___/___

E. Street Improvements

1. Pursuant to City Council Resolution No. 88-557, no person shall make connections from a source of energy, fuel or power to any building service equipment 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 or unit, the development may have energy connections made to a percentage of those buildings, or units proportionate to the completion of improvements as required by conditions of approval of development. In no case shall more than 95 percent of the buildings or units be connected to energy prior to completion and acceptance of all improvements required by these conditions of approval of development. ___/___/___

2. Construct the following perimeter street improvements including, but not limited to: ___/___/___

Street Name	Curb & Gutter	A.C. Pvmt	Side-walk	Drive Appr.	Street Lights	Street Trees	Comm Trail	Median Island	Bike Trail	Other
Archibald Avenue	X	X	X			X				
Effen Street				X						

Notes: (a) Median island includes landscaping and irrigation on meter. (b) Pavement reconstruction and overlays will be determined during plan check. (c) If so marked, sidewalk shall be curvilinear per Standard 114. (d) If so marked, an in-lieu of construction fee shall be provided for this item.

3. 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 City Engineer's Office 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. Handicapped access ramps 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 Director prior to submittal for first plan check. ___/___/___

4. 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. ___/___/___

5. 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. ___/___/___

The City Engineer reserves the right to adjust tree species based upon field conditions and other variables. For additional information, contact the Project Engineer.

Street Name	Botanical Name	Common Name	Min. Grow Space	Spacing	Size	Qty.
Archibald Avenue Foreground Tree P.A. 8' or Greater	Platanus acerifolia	London Plane Tree	8'	30' O.C.	15 Gal	Fill In
P.A. Less Than 8'	Pyrus calleryana 'Aristocrat'	NCN	3'	20' O.C.	15 Gal	
Background Tree - with Platanus	Magnolia grandiflora 'St. Mary'	NCN	3'	25' O.C.	15 Gal	
- with Pyrus	Plananus acerifolia	London Plane Tree	8'	30' O.C.	15 Gal	

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 Department.
4) Street trees are to be planted per public improvement plans only.

F. Public Maintenance Areas

1. A separate set of landscape and irrigation plans per Engineering Public Works Standards shall be submitted to the City Engineer for review and approval prior to final map approval or issuance of building permits, whichever occurs first. The following landscaped parkways, easements, shall be annexed into the Landscape Maintenance District: Archibald Avenue. ___/___/___

2. Public landscape areas are required to incorporate substantial areas (40%) of mortared cobble or other acceptable non-irrigated surfaces. ___/___/___

3. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the City Engineer prior to final map approval or issuance of building permits whichever occurs first. Formation costs shall be borne by the developer. ___/___/___

4. All required public landscaping and irrigation systems shall be continuously maintained by the developer until accepted by the City. ___/___/___

G. Drainage and Flood Control

1. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas. ___/___/___

H. Improvement Completion

1. If the required public improvements are not completed prior to approval of the final parcel map, an improvement security accompanied by an agreement executed by the Developer and the City will be required for: Archibald Avenue and Effen Street. ___/___/___

I. Utilities

1. 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. ___/___/___

2. The developer shall be responsible for the relocation of existing utilities as necessary. ___/___/___

3. 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. ___/___/___

4. 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. ___/___/___

J. General Requirements and Approvals

1. 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. ___/___/___

2. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Form CD-1 shall be submitted to the Engineering Department when the first building permit application is submitted to Building and Safety. Form CD-2 shall be submitted to the Engineering Department within 60 days following the completion of the construction and/or demolition project. ___/___/___

APPLICANT SHALL CONTACT THE FIRE SAFETY DEPARTMENT, FIRE PROTECTION PLANNING SERVICES AT, (909) 477-2770, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

SEE ATTACHED.

Rancho Cucamonga Community Development

Building & Safety

SFR TRACT STANDARD CONDITIONS

March 14, 2006
Sergio Martinez
7912 Archibald
SUBTPM17663

NOTE: Any revisions may void these requirements and necessitate additional review.

A. New Structures

1. Provide compliance with the California Building Code (CBC) for property line clearances considering use, area, and fire-resistive construction.

2. Provide compliance with the California Building Code for required occupancy separations.

3. Roofing material shall be installed per the manufacturer's "high wind" instructions.

B. General Requirements

1. Submit five conceptual sets of plans including the following:

   a. Site/Plot Plan

   b. Floor Plan

   c. Foundation Plan and reverse Foundation Plan (when applicable).

   d. Ceiling, Roof, and Floor Framing Plan and reverse Ceiling, Roof, and Floor Framing Plan (when applicable).

   e. Electrical Plans (2 sets, detached) including the size of main switch, number and size of service entrance conductors, panel schedules, and single line diagrams.

   f. Plumbing and Sewer Plans, including isometrics, underground diagrams, water and waste diagram, sewer or septic system location, fixture units, gas piping, and heating and air conditioning.

   g. Planning Division Tracking Number (i.e., SUBTPM17663, etc.) must be clearly noted on the Title Sheet of the plans.

   h. Separate permits are required for fencing and/or walls.

2. Submit two sets of structural calculations, energy conservation calculations, and a soils report. Architect's/Engineer's stamp and "wet" signature are required prior to plan check submittal.

3. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.

4. Developers wishing to participate in the Community Energy Efficiency Program (CEEP) can contact the Building and Safety Division staff for information and submittal requirements.

C. Site Development

1. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number (i.e., SUBTPM17663). The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application. Contact the Building and Safety Division for availability of the Code Adoption Ordinance and applicable handouts.

2. Prior to issuance of building permits for a new commercial or industrial development project or major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to: City Beautification Fee, Park Fee, Drainage Fee, Transportation Development Fee, Permit and Plan Check Fees, and School Fees. Applicant shall provide a copy of the School Fees receipt to the Building and Safety Division prior to permit issuance.

3. The Building and Safety Official shall provide the street addresses after tract/parcel map recordation and prior to issuance of building permits.

4. Construction activity shall not occur between the hours of 8:00 p.m. and 6:30 a.m. Monday through Saturday, with no construction on Sunday or holidays.

D. Grading

1. Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. The final Grading Plan shall be in substantial conformance with the approved Grading Plan.

2. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work.

3. A geological report shall be prepared by a qualified Engineer or Geologist and submitted at the time of application for grading plan check.

4. The final Grading Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.

5. A separate grading 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 Plan shall be prepared, stamped, and signed by a California registered Civil Engineer.

Note on title sheet that plans must be submitted for plan check and be approved prior to construction. The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application. Contact the Building and Safety Division if you have any questions about the procedure at 909-477-2710.

Rancho Cucamonga Fire Protection District

Fire Construction Services

STANDARD CONDITIONS

March 14, 2006
Sergio Martinez
7912 Archibald
SUBTPM17663

THE FOLLOWING STANDARD CONDITIONS APPLY TO THIS PROJECT.

FSC-1 A New Public Fire Hydrant is required

1. Design guidelines for Fire Hydrants: The following provides design guidelines for the spacing and location of fire hydrants:

   a. The maximum distance between fire hydrants in single-family residential projects is 500-feet. No portion of the exterior wall facing the addressed street shall be more than 250-feet from an approved fire hydrant. For cul-de-sacs, the distance shall not exceed 200-feet.

   b. Fire hydrants are to be located. The preferred locations for fire hydrants are:

      i. On the right side of the street, near the end of the cul-de-sac.

FSC-2 Fire Flow

1. The required fire flow for this project is 1,500 gallons per minute at a minimum residual pressure of 20-pounds per square inch. This requirement is made in accordance with Fire Code Appendix III-A, as adopted by the Fire District Ordinances.

2. Public fire hydrants located within a 500-foot radius of the proposed project may be used to provide the required fire flow subject to Fire District review and approval. Private fire hydrants on adjacent property shall not be used to provide required fire flow.

3. Firewater plans are required for all projects that must extend the existing water supply to or onto the site. **Building permits will not be issued until fire protection water plans are approved (new fire hydrant).**

4. On all site plans to be submitted for review, show all fire hydrants located within 600-feet of the proposed project site.

FSC-13 Alternate Method Application

Fire Construction Services staff and the Fire Marshal will review all requests for alternate method, when submitted. The request must be submitted on the Fire District "Application for Alternate Method" form along with supporting documents and payment of the $92 review fee.

Chronological Summary of RCFPD Standard Conditions

PRIOR TO ISSUANCE OF BUILDING PERMITS – Please complete the following prior to the issuance of any building permits:

1. **Public Water Supply (Domestic/Fire) Systems:** The applicant shall submit a plan showing the locations of all new public fire hydrants for the review and approval by the Fire District and CCWD. On the plan, show all existing fire hydrants within a 600-foot radius of the project. Please reference the RCFPD Water Plan Submittal Procedure Standard #9-8.

   All required public fire hydrants shall be installed, flushed and operable prior to delivering any combustible framing materials to the site. CCWD personnel shall inspect the installation and witness the hydrant flushing. Fire Construction Services shall inspect the site after acceptance of the public water system by CCWD. Fire Construction Services must grant a clearance before lumber is dropped.

2. **Fire Flow:** A current fire flow letter from CCWD must be received. The applicant is responsible for obtaining the fire flow information from CCWD and submitting the letter to Fire Construction Services.

PRIOR TO OCCUPANCY OR FINAL INSPECTION – Please complete the following:

1. **Hydrant Markers:** All fire hydrants shall have a blue reflective pavement marker indicating the fire hydrant location on the street or driveway in accordance with the City of Rancho Cucamonga Engineering Standard Plan 134, "Installation of Reflective Hydrant Markers". On private property, the markers shall be installed at the centerline of the fire access road, at each hydrant location.

2. **Public Roadways:** Prior to the issuance of any Certificate of Occupancy, the fire access roadways must be installed in accordance with the approved plans and acceptable to Fire Construction Services.

3. **Address:** Prior to the granting of occupancy, single-family dwellings shall post the address with **minimum** 4-inch numbers on a contrasting background. The numbers shall be internally or externally illuminated during periods of darkness. The numbers shall be visible from the street. When building setback from the public roadway exceeds 100-feet, additional 4-inch numbers shall be displayed at the property entry.

RESOLUTION NO. 16-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TIME EXTENSION DRC2016-00519 – A REQUEST TO ALLOW FOR A ONE (1) YEAR TIME EXTENSION OF A PREVIOUSLY APPROVED 2-LOT TENTATIVE PARCEL MAP (SUBTPM17663) ON 0.396 ACRES IN THE LOW (L) RESIDENTIAL DISTRICT, ON THE WEST SIDE OF ARCHIBALD AVENUE, SOUTH OF TRYON STREET, LOCATED AT 7912 ARCHIBALD AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: APN: 0208-131-84.

A. Recitals.

1. Tim Harrison filed an application for the extension of the approval of Tentative Parcel Map No. 17663, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tentative Tract Map Time Extension request is referred to as "the application."

2. On July 26, 2006, this Commission adopted Resolution No. 06-72, thereby approving the application subject to specific conditions and time limits.

3. A State allowed extension (per SB 1185) extended the approval period 1-year to July 26, 2010.

4. A State allowed extension (per AB 333) extended the approval period 2-years to July 26, 2012.

5. A State allowed extension (per AB 208) extended the approval period 2-years to July 26, 2014.

6. A State allowed extension (per AB 116) extended the approval period 2-years to July 26, 2016;

7. On November 9, 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.

8. 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 substantial evidence presented to this Commission during the above-referenced public hearing on November 9, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The project site contains approximately 0.39 acres of a generally rectangular

shape on the west side of Archibald Avenue, south of Tryon Street, and is presently improved with a single-family residence; and

b. The properties to the north, west, and south contain existing single-family residences, the property to the east contains an elementary school. All surrounding properties are located within the Low (L) Residential District (2-4 dwelling units per acre); and

c. The application contemplates the subdivision of the subject parcel into 2 single-family residential parcels. One parcel will contain the existing single-family residence. The applicant does not intend to construct a home on the second lot at this time; and

d. The subdivision of the project site conforms to all applicable development standards applicable to property in the Low (L) Residential District; and

e. This application is a request to extend the approval period of Tentative Parcel Map SUBTPM17663 for one (1) additional year. Upon the initial approval of SUBTPM17663 on July 26, 2006, the approval period was for a duration of 3 years and was set to expire on July 26, 2009. Since SUBTPM17663 was approved, the State Legislature passed a series of Assembly/Senate Bills automatically extending the approval period of various active tentative maps throughout the State. Based on these legislative actions, SB 1185 extended the approval period 1-year to July 26, 2010, AB 333 extended the approval period 2-years to July 26, 2012, AB 208 extended the approval period 2-years to July 26, 2014, and AB 116 extended the approval period 2-years to July 26, 2016; and

f. Both parcels will have access to a public right-of-way. Access to the project site will be via Effen Street Boulevard, east of Klusman Avenue; all right-of-way improvements on Effen Street are existing.

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 previously approved Tentative Parcel Map is consistent with the City's current General Plan, specific plans, ordinances, plans, codes, and policies. The proposed project is to subdivide the property into 2 parcels and is consistent with the development district of the project site; and

b. The site is physically suitable for the type and density of the proposed subdivision. The surrounding properties to the north, west, and south, are developed with single-family residential homes, the property to the east contains an elementary school; and

c. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed project is to subdivide 1 existing single-family residential lot into 2 parcels, which will allow for the retention of the existing house on one lot and the future construction of a new house on the second lot; and

d. The proposed subdivision complies with each of the applicable provisions of the Development Code. The proposed subdivision meets all standards outlined in the Development

Code and the design and development standards and policies of the Planning Commission and the City; and

e. The extension is within the time limits established by State law and local ordinance. State law allows for one (1) year time extensions.

4. The Planning Department staff determined that the project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 – Minor Land Divisions - as the proposal is to subdivide the property into four parcels or less. Development of the site by the applicant is not proposed. The project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels, is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Finally, there is no substantial evidence that the project may have a significant effect on the environment.In addition, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Department determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3 and 4 above, this Commission hereby grants a time extension for:

Tentative Parcel Map	Applicant	Expiration
SUBTPM17663	Tim Harrison	July 26, 2017

6. All applicable Conditions of Approval in Resolution No. 06-72 and incorporated Standard Conditions in Resolution 06-72 for SUBTPM17663 shall apply to Time Extension DRC2016-00519.

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

APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 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 9th day of November 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: November 9, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, City Planner

BY: Dominick Perez, Associate Planner

SUBJECT: TRAIL EASEMENT VACATION DRC2016-00780 – DANNY MOREL – A request to vacate a portion of an existing equestrian easement located along the southern edge of the property within the Estate Residential (ER) District of the Etiwanda Specific Plan and within the Equestrian Overlay District at 5820 Rolling Pastures – APN: 0225-122-96. Related File: DRC2013-00964. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5 Exemption – Minor Alterations in Land Use Limitations). This item will be forwarded to the City Council for final action.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution recommending the City Council approve Trail Easement Vacation DRC2016-00780.

PROJECT AND SITE DESCRIPTION

A. Surrounding Land Use and Zoning:
- North - Single-Family Residences – Very Low Residential (VL) District, Etiwanda Specific Plan
- South - Vacant Land – Estate Residential (ER) District, Etiwanda Specific Plan
- East - Single-Family Residences/Rancho Cucamonga Fire Station #176 – Estate Residential (ER) District, Etiwanda Specific Plan
- West - Vacant Land – Estate Residential (ER) District, Etiwanda Specific Plan

B. General Plan Designations:
- Project Site - Very Low Residential
- North - Very Low Residential
- South - Very Low Residential
- East - Very Low Residential
- West - Very Low Residential

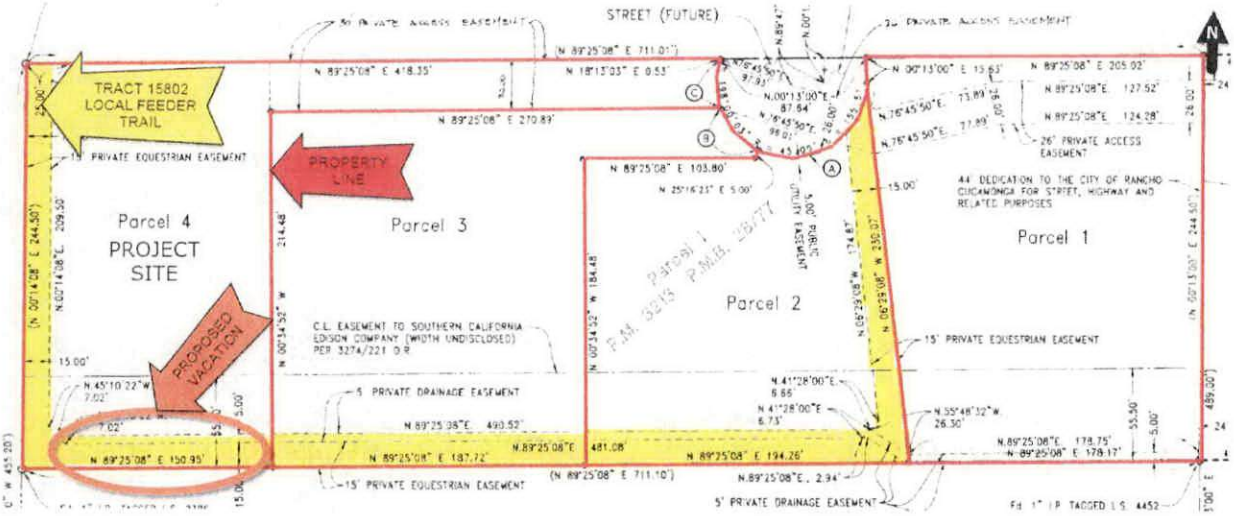
C. Site Characteristics and Background: On April 24, 2002, the Planning Commission approved Tentative Parcel Map 15802 (Exhibit B) for a proposal to subdivide a parcel of 4.24 acres into four (4) lots. The four lots are located west of, and adjacent to, East Avenue, approximately 1,500 feet north of Banyan Street. Since then, Rancho Cucamonga Fire Station #176 was constructed on Lot 1 and two (2) single-family residences were constructed on Lots 2 and 3. The subject property at Lot 4 (addressed as 5820 Rolling Pastures) remained undeveloped. Since the subdivision is located within the Equestrian Overlay District, a 15-foot wide local feeder trail easement was recorded on the map to provide access for equestrian purposes to

the rear of each residential lot. Lot 4 is the subject of this request to "vacate", i.e. delete, a portion of the trail easement (Exhibit A).

On November 24, 2014, the Planning Director approved a Minor Design Review (DRC2013-00964) which allowed for the development of a 4,943 square foot single-family home at 5820 Rolling Pastures Place. The site plan for the approved development (Exhibit C) shows the 15-foot easement parallel to the westerly and southerly boundaries of the lot. The house is currently under construction and is nearing completion, of which the remaining improvements include the installation of the perimeter walls and equestrian improvements.

ANALYSIS

A. General: The applicant/property owner, Danny Morel, is requesting to vacate the equestrian trail easement along the south boundary of the subject property in order to utilize the southernmost portion of it. Currently a 15-foot wide equestrian trail is required to be constructed within the equestrian easement as shown below. This request involves a vacation of a segment of the easement that is 157.45-feet in length.



In 2006, the previous owner of the adjacent property to the east at 5822 Rolling Pastures Place(Lot 3) obtained a building permit to construct a block wall along the side (east and west) and rear (south) property lines of his property. The approved site plan for the construction of the block wall indicated that it would not encroach, i.e. cross, into the equestrian easement located at the rear of the property. However, without the City's approval, the wall was actually constructed across the easement. This was not noticed during the final inspection of the wall and has remained in place since then. Because of this, trail access through Lot 3 from the properties to the west and east (Lots 4 and 2, respectively) is currently blocked.

Per Section 17.122.010 (K)(1)(e) of the Development Code, an internal looped trail system of local feeder trails is required to be provided within subdivisions (within the Equestrian Overlay). Furthermore, Section 3.4 of the Trails Implementation Plan encourages providing "a logical riding loop within the subdivision." The primary purpose for these requirements is to facilitate a continuous network of equestrian trails. The proposed vacation will result in the elimination of the loop throughout the subject subdivision. Due to the existing block wall around the side and rear yard area of Lot 3, a continuous loop is not possible, as this would result in a dead end. However, Staff anticipates that the proposal will not significantly affect overall connectivity in the area with the local feeder trail. The vacation of this segment of the trail does not alter the connectivity of the trails within the residential tract to the north nor does it prevent future local feeder trail connectivity within any potential subdivision on the vacant properties to the south and west (Exhibit E).

Per Chapter 5 of the General Plan (Community Services) and Section 17.70.040 of the Development Code, local feeder trail easements for equestrian purposes are to provide access to the rear of all lots. Access to the rear of the subject property will continue to be provided, as shown on the proposed trail easement vacation plan (Exhibit D). Furthermore, the request would not interfere with potential equestrian trail access for Lot 3 as this proposal does not involve the removal of the equestrian trail easement on any other lot within Tract 15802.

The original design of the vacation resulted in a "squared off" dead end at the southern end of the remaining segment of the trail. As this may create access issues to future lots that develop to the south and/or west of the subject subdivision, staff recommended revising the vacation exhibit to incorporate a corner cut out that is consistent with City standards to allow for a 10-foot by 10-foot triangular area be added to the southeasterly end of the trail. The applicant's engineer has since revised the trail easement vacation plan (Exhibit D) to be consistent with this standard.

According to Section 7.9 of the Trails Implementation Plan, the request to vacate an equestrian trail easement requires consent from the property owners of all lots within the

affected subdivision. The applicant has obtained written consent signed by all of the other property owners within Parcel Map 15082 (Exhibit H). Two of the 3 consent letters were notarized; as a condition of approval the applicant will be required to obtain notarized written consent from the remaining property owner within Parcel Map 15802 prior to the City Council hearing.

B. Trails Advisory Committee: On October 12, 2016, this project was presented to the Trails Advisory Committee (Oaxaca, Fletcher, Tisler, Douglass, and Jones) for review and recommendation (Exhibit F). The Committee asked Staff several questions and provided comments which are outlined in the Trails Advisory Committee meeting minutes (Exhibit G). The public comment portion immediately followed, which included comments provided by Larry Henderson, representing the Alta Loma Riding Club, which are also listed in the Trails Advisory Committee meeting minutes. Following comments from the public, the Committee concluded their discussion of the project and unanimously voted to recommend approval to the Planning Commission/City Council of the proposal to vacate the easement.

C. Environmental Assessment: The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under as a Class 5 exemption under State CEQA Guidelines Section 15305 *(Minor Alterations in Land Use Limitations)* because this project meets all the criteria described in the section and there is no substantial evidence that the project may have a significant effect on the environment.

CORRESPONDENCE

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the subject subdivision. Notification was also sent to Larry Henderson (representing the Alta Loma Riding Club) as requested at the Trails Advisory Committee meeting. No correspondence was received in response to these notices.

Respectfully submitted,

Candyce Burnett
City Planner

CB: DP/ls

Attachments:
- Exhibit A - Aerial Photo
- Exhibit B - Parcel Map 15802
- Exhibit C - Site Plan for Minor Design Review DRC2013-00964
- Exhibit D - Trail Easement Vacation Plan
- Exhibit E - Trails Connectivity Map
- Exhibit F - Trails Advisory Committee Comments dated October 12, 2016
- Exhibit G - Trails Advisory Committee Minutes dated October 12, 2016
- Exhibit H - Signed Consent Letters
- Draft Resolution Recommending Approval to the City Council for Trail Easement Vacation DRC2016-00780

TRAIL EASEMENT VACATION

DRC2016-00780

EXHIBIT A

4 PARCELS
GROSS ACRES: 4.238
NET ACRES: 3.887

SHEET 1 OF 2

PARCEL MAP No. 15802

IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1, PARCEL MAP No. 3213 PER PLAT RECORDED IN BOOK 28 OF PARCEL MAPS, PAGE 77, RECORDS OF THE COUNTY RECORDER OF THE THE COUNTY OF SAN BERNARDINO IN THE STATE OF CALIFORNIA.

DAN GUERRA & ASSOCIATES

MAY, 2002

Owner's Certificate

We hereby certify that we are all and the only parties having any record title interest in the land subdivided as shown upon the attached map and we hereby consent to the preparation and recordation of this final map, and we hereby dedicate to the City of Rancho Cucamonga for street, highway and related purposes the widening of East Avenue and irrevocable offer to dedicate to the City of Rancho Cucamonga Street (future) for street, highway and related purposes and the 5 ft. public utility easement as shown on said map. Furthermore, we hereby reserve unto ourselves, our heirs, the private equestrian and drainage easements as shown on said map.

We also hereby reserve unto ourselves, our heirs and assigns, the private access easement as shown for the use and benefit of the present and future owners of Parcel 3. Said easement will automatically terminate upon acceptance of the revocable offer of dedication of Street (future) by the City of Rancho Cucamonga.

JOSEPH W. BONNEVILLE, an unmarried man

By: Joseph W. Bonneville

JULIE A. BONNEVILLE

D.W.I.D. CORPORATIONS, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 1, 2002 AS INSTRUMENT No. 02-518031 OFFICIAL RECORDS.

By: _____ Its: _____

Notary Acknowledgment

State of California
County of San Bernardino } ss

On this 27th 16th day of June October, 2002, before me, Valerie R. Zuniga, Notary Public, personally appeared Joseph W. Bonneville & Julie A. Bonneville, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand. In San Bernardino County.

Signature: Valerie R. Zuniga
Notary Public in and for said state

My principal place of business is: City of Rancho Cucamonga

Valerie R. Zuniga
Name (typed or printed)

My Commission expires: Sept. 30, 2005

Notary Acknowledgment

State of California
County of San Bernardino } ss

On this 8th day of October, 2002, before me, Judith A Acosta, Notary Public, personally appeared Dan Watkins, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand. In San Bernardino County.

Signature: Judith A Acosta
Notary Public in and for said state

My principal place of business is: City of Rancho Cucamonga

Judith A Acosta
Name (typed or printed)

My Commission expires: April 30, 2003

Signature Omissions

The signatures of the following have been omitted under the provisions of Section 66436 (c)(3)(A) of the Government Code:

1. An easement for water pipes, conduits, and incidental purposes recorded June 9, 1882 in Book "C", Page 258 of Agreements in favor of the Chaffey Brother and Etiwanda Water Company, exact location and extent of said easement are not known.
2. An easement for pipelines and incidental purposes recorded October 20, 1905 in Book 360, Page 393 of Deeds in favor of the the Etiwanda Water Company, exact location and extent of said easements are not known.
3. An easement for public utilities and incidental purposes recorded November 10, 1953 in Book 3274, Page 221 of Official Records, in favor of the Southern California Edison Company.

Improvement Certificate

Pursuant to the provisions of the Subdivision Map Act, notice is hereby given that the following improvements are required to be constructed at the time of development of either Parcel 2 or Parcel 4:

a) Acquisition of off-site right-of-way and/or a request for condemnation.

b) Construction of a full width local residential street (curb and gutter, pavement, and street lights) from said cul-de-sac bulb to East Avenue. Provide drive approaches, sidewalk and street trees for Parcels 2, 3 and 4.

c) Construct East Avenue from 23rd Street to the aforementioned local residential street as follows: 36-foot pavement width to Secondary Arterial standards with asphalt berm as needed to control drainage. Transportation Development Fee credit and reimbursement will be given for the full 36 feet. Final signing and striping to be determined by the City Traffic Engineer.

d) Construct Area 5 Master Plan Storm Drain facilities in East Avenue, from their existing terminus north of Highland Avenue to Banyan Street (formerly Summit Avenue), to the satisfaction of the City Engineer. Standard drainage fees for the site shall be credited to the cost of permanent master plan facilities, in accordance with City policy. The developer may request a reimbursement agreement to recover oversizing costs in excess of fees from future development within the same tributary area. If the developer fails to submit for said reimbursement agreement within 6 months of the public improvements being accepted by the City all rights of the developer to reimbursement shall terminate.

e) Install local storm drains to convey all development drainage to the Master Plan Storm Drain. The cost of local storm drains shall be borne by development. Extend the local drain system as far as needed to contain Q25 within tops of curbs and Q100 within rights-of-way and provide a 10-foot dry zone in Q10.

f) It shall be the developer's responsibility to have the current Flood Insurance Rate Map (FIRM) Zone "D" designation removed from the project area. A Conditional Letter of Map Revision (CLOMR) shall be obtained from the Federal Emergency Management Agency (FEMA) prior to the issuance of building permits for Parcel 2 or 4. A Letter of Map Revision (LOMR) shall be issued by FEMA prior to occupancy of Parcel 2 or 4.

g) Since Parcel 3 is already developed, private trail and cross-lot drainage facilities along the south boundary of Parcels 2, 3 and 4 shall be installed with the grading of either Parcel 2 or Parcel 4, whichever occurs first.

Engineer's Certificate

I, Dane E. Guerra, hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 2 sheets is a true and complete representation of a survey made under my direction in November, 2001 and that all monuments shown hereon are of the character and occupy the positions indicated, or will be set in such positions on or before one year after recordation of final map, in compliance with Sections 66495 and 66498 of the Subdivision Map Act and are or will be sufficient to enable the survey to be retraced.

Registered Civil Engineer No. 29774
Registration Expires 03-31-03

Dated: 10/7/02

REGISTERED PROFESSIONAL ENGINEER DANE E. GUERRA No. 29774 Exp. 3/31/03 CIVIL STATE OF CALIFORNIA

City Engineer's Certificate

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, and that all provisions of the Subdivision Map Act and the City of Rancho Cucamonga Municipal Code have been complied with and I am satisfied that this map is technically correct.

12-31-05

William J. O'Neil, R.C.E. 24933 Expires 12/31/2005
City Engineer of the City of Rancho Cucamonga

Dated: 11/12/2002

Rancho Cucamonga Planning Commission Certificate

I hereby certify that the subdivision shown on the annexed map is in substantial conformance with the tentative map approved at a meeting of the Planning Commission of the City of Rancho Cucamonga, County of San Bernardino, State of California, held on the 24th day of April, 2002.

Brad Buller
Secretary of the City of Rancho Cucamonga Planning Commission

Dated: 10/9/02

Rancho Cucamonga City Council Certificate

I hereby certify that the City Council of the City of Rancho Cucamonga by a motion duly seconded and passed, approved the attached map on the 17th day of July, 2002 and accepted on behalf of the public the dedications for the widening of East Avenue as shown on said map for street, highway, and related purposes, subject to their improvements and acceptance by the City Council of the City of Rancho Cucamonga, but rejected the irrevocable offer of dedication of Street (future), and the 5 ft public utility easement as shown on said map.

Dora L. Adams
City Clerk of the City of Rancho Cucamonga

Dated: 10/9/02

Board of Supervisor's Certificate

I hereby certify that a bond in the sum of $ -0- has been executed and filed with the Board of Supervisors of the County of San Bernardino, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments, collected as taxes, which at the time of the filing of the annexed map with the County Recorder are a lien against said property, but not yet payable and that the subdivider has filed with me a certificate by the proper officer giving his estimate of the amount of said taxes and assessments, and said bond is hereby accepted.

Dated: 10/17/02

J. Renee Bastian
Clerk of the Board of Supervisors of the County of San Bernardino

By: Donna S. Cates, Deputy

Auditor's Certificate

I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown upon the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes except taxes or special assessments not yet payable estimated to be:

$ -0-

Dated: 10/17/02

Larry Walker
County Auditor, County of San Bernardino

By: Donna S. Cates, Deputy

Notary Acknowledgment

State of California
County of } ss

On this ____ day of _____, 20__, before me, _____, personally appeared _____, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand. In _____ County.

Signature _____
Notary Public in and for said state

Name (typed or printed)

My principal place of business is _____

My commission expires _____

THIS COPY HAS NOT BEEN COMPARED WITH THE ORIGINAL MAP
SAN BERNARDINO COUNTY RECORDER

2002-0555790
FILED REQUEST OF
Orange Coast Title
ON Oct. 18, 2002
AT 9:09 a.m. IN
BOOK 197 PAGES 20/21
OF Parcel Maps
SAN BERNARDINO COUNTY RECORDER
FEE $69.00

PM 15802 1/2

EXHIBIT B

PM 15802 2/2

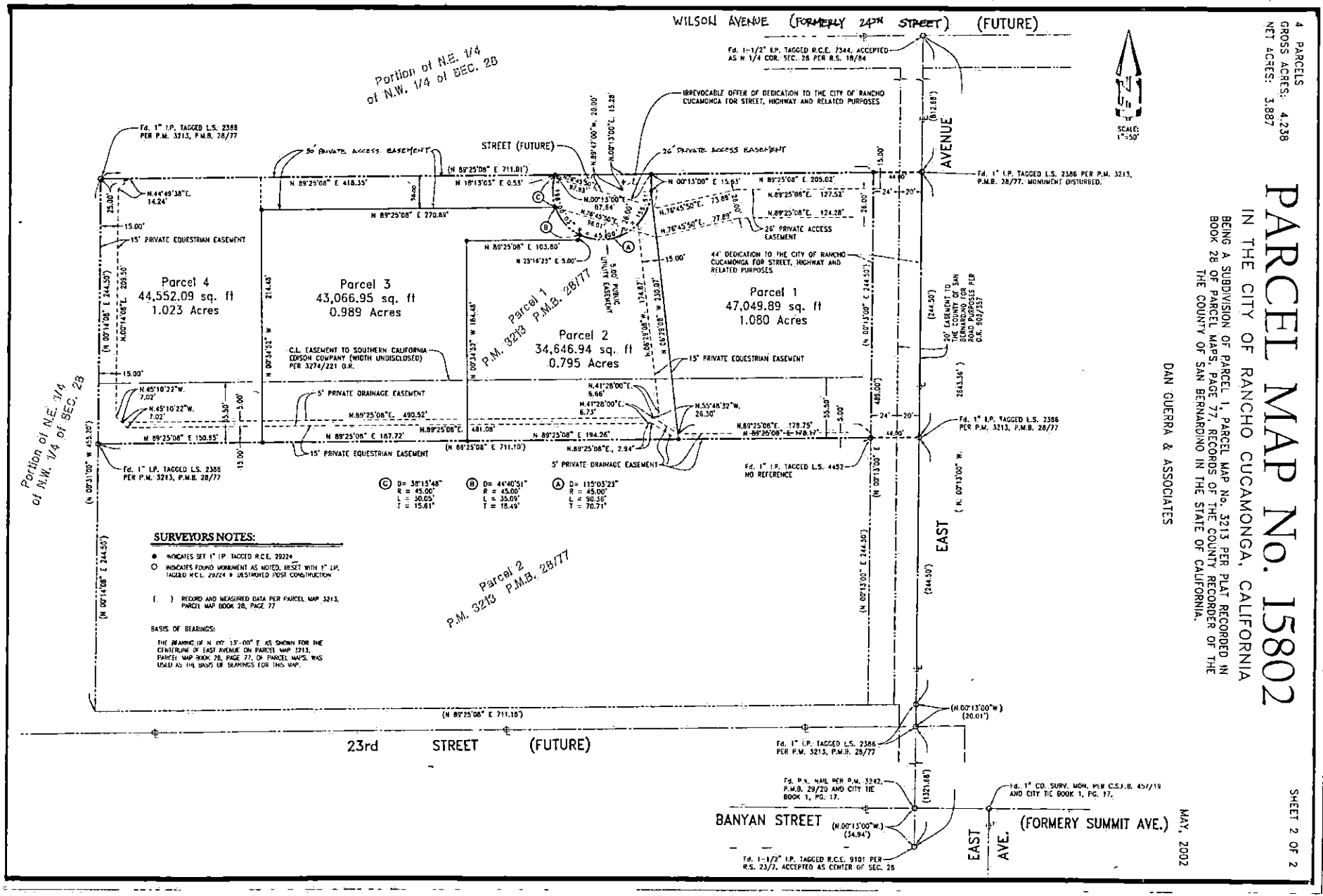
PARCEL MAP No. 15802

IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1, PARCEL MAP No. 3213 PER PLAT RECORDED IN BOOK 28 OF PARCEL MAPS, PAGE 77, RECORDS OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO IN THE STATE OF CALIFORNIA.

4 PARCELS
GROSS ACRES: 4.238
NET ACRES: 3.887

SCALE: 1"=50'



DAN GUERRA & ASSOCIATES

MAY, 2002

SHEET 2 OF 2

EXHIBIT C

Item G – 8

Abbreviations

AND	&	HOLLOW CORE	H.C.
AT	@	HEADER	HDR.
AVENUE	AVE	HORIZONTAL	HORIZ.
AVERAGE	AVG.	INCHES	(") IN
BATHROOM	BA.	INSULATION	INS.
BEAM	BM	INTERIOR	INT.
BEARING	BRG.	JOIST	JST.
BED ROOM	BD RM	KITCHEN	KIT.
BLOCK	BLK.	LENGTH	L
BLOCKING	BLKG.	LUMBER	LBR.
British thermal units	Btu	MASTER BATHROOM	M. BA.
BUILDING	BLDG.	MASTER BEDROOM	M.B.R.
CAULKING	CLKG.	MAXIMUM	MAX.
CONTINUOUS	CONT.	METAL	MTL.
CONCRETE	CONC.	MINIMUM	MIN.
CENTER	CTR.	MISCELLANEOUS	MISC.
CEILING	CLG.	NOT TO SCALE	NTS
CENTER LINE	CL	NUMBER	NO.
CLEAR	CLR.	ON CENTER	O.C.
DEEP	D	OVER	O/
DEGREE	(°) DEG.	PANEL	PNL.
DETAIL	DTL.	PLATE	PL.
DIMENSION	DIM.	SOLID CORE	S.C.
DOUBLE	DBL.	SLIDING	SLDG.
DOOR	DR.	SQUARE FEET	SQ.FT.
EXISTING	(E) EXIST.	TONGUE AND GROOVE	T&G
ELECTRIC	ELEC.	TYPICAL	TYP.
FINISH	FIN.	VERTICAL	VERT.
FEET	(') FT.	VINYL	VY
FLOOR	FLR.	VENTILATE	VENT.
FOOTING	FTG.	WIDE	W
GALVANIZED	GALV.	WIRE WELDED MESH	W.W.M.
GYPSUM	GYP.	WITH	W/
GRADE LINE	GL	WITHOUT	W/O
HOSE BIB	H.B.		

Plumbing

1. USE CAST IRON WASTE OUTSIDE BUILDING PERIMETER.
2. 3" MIN WASTE FROM ALL TOILETS.
3. PLUMBING SHALL BE INSTALLED SUCH THAT NO STRUCTURAL MEMBER IS NOTCHED EXCEPT IN ACCORDANCE WITH CODE.
4. PIPING SHALL BE MIN 18" BELOW FINISH GRADE.
5. VENT PLUMBING TO THE REAR OF THE BUILDING.
6. PLACE VENTS OUT OF VIEW WHENEVER POSSIBLE.
7. ALL HOSE BIBB SHALL HAVE ANTI SIPHON VALVES.
8. HOSE BIBS SHALL BE 14" OR HIGHER ABOVE FINISH GRADE.
9. INSULATE ALL HOT WATER PIPING IN UNHEATED SPACE MIN R-3.
10. ALL PLUMBING INSTALLATIONS SHALL CONFORM TO THE MOST RECENT CBC AND LOCAL CODE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO ALL REQUIRMENTS.
11. FIXTURES AMERICAN STANDARD OR AS SPECIFIED BY OWNER.
12. PROVIDE SOLID COPPER WATER LINES INCLUDING SERVICE.
13. PROVIDE APPROVED LATERAL SUPPORTS FOR WATER HEATER (STRAPS).
14. USE LOW FLUSH TOILETS.
15. APPROVED VALVES & SHOWER HEADS WITH FLOW RESTRICTORS SHALL BE USED.
16. USE DILECTRIC CONNECTIONS FOR DISSIMILAR MATERIALS.
17. PROVIDE CLEANOUTS AS REQUIRED.
18. VIBRATION DAMPERS SHALL BE INSTALLED.
19. MANUFACTURERS LINES SHALL BE INSTALLED IN TUB DURING CONSTRUCTION FOR PROTECTION.
20. PLUMBING CONTRACTOR SHALL PROVIDE ALL PARTS REQUIRED FOR THE COMPLETE INSTALLATION OF FIXTURES, VALVES, AND TOILETS, AND ALL OTHER RELATED ITEMS.
21. PROVIDE TUB ACCESS 12" x 12" min.
22. ALL FIXTURES SHALL HAVE A SEPARATE SHUT OFF VALVE.
23. IAPMO APPROVAL REQUIRED FOR 1 PIECE LAV.
24. SHOWER HEADS, LAVATORY FAUCETS, AND SINKS SHALL MEET THE FLOW REQUIREMENTS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS SECTION 2-5314.
25. ALL WATER LINES WILL BE OVERHEAD. USE APPROVED PEX PIPING OR HARD COPPER.

Emergency Escape

1. BASEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SQUARE FEET IN FLOOR AREA). HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1).
2. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES (R310.1, R310.1.2 AND R310.1.3).

Deferred Submittals:

1 - FIRE SPRINKLER PLANS.

Notes Required on the Plans

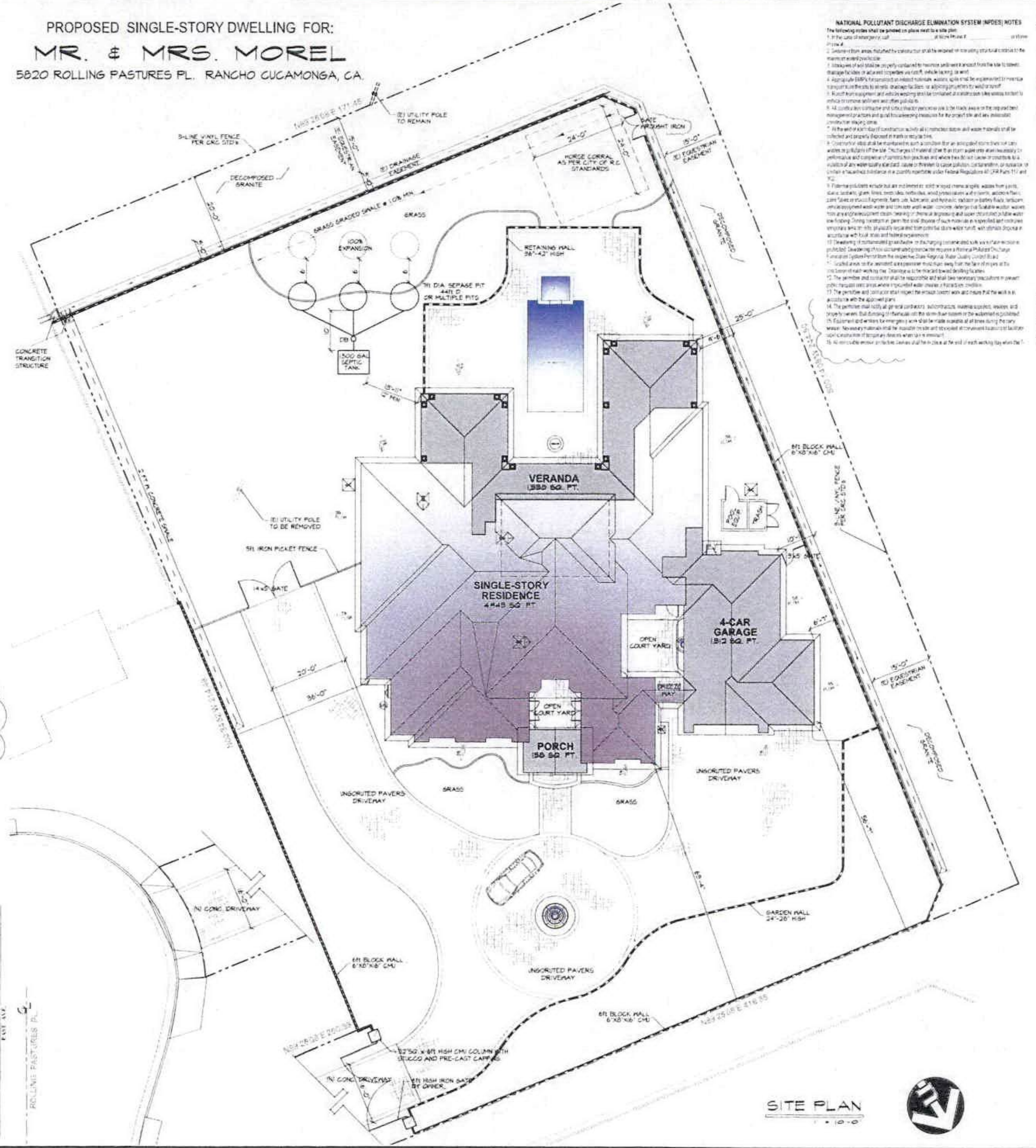
a. Applications for which no permit is issued within 180 days following the date of application shall automatically expire. (R105.3.2 CRC)
b. Every permit issued shall become invalid unless work authorized is commenced within 180 days after its issuance or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and granted by the Building Official. (R105.5 CRC)
c. Fire sprinkler plans shall receive approval from City Fire Construction Services prior to issuance of a building permit.
d. Water closets shall have an average water consumption of not more than 1.6 gallons of water per flush, 1.28 gallons per flush. (403.2 CPC)
e. Shower heads shall have a water flow not to exceed 2.0 gallons per minute. (408.2 CPC)
f. Faucets at kitchens shall have a water flow not to exceed 1.8 gallons per minute and may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute and must default to a maximum flow rate of 1.8 gallons per minute. (403.6 CPC)
g. The maximum flow rate of lavatory faucets shall not exceed 1.5 gallons per minute. (403.7)

h. Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC. Installation Standards of Appendix I of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec. 604.1.1 of the CPC prior to permit issuance.
- All construction shall comply with the 2013 Editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code and 2008 California Energy Code.

PROPOSED SINGLE-STORY DWELLING FOR:

MR. & MRS. MOREL

5820 ROLLING PASTURES PL. RANCHO CUCAMONGA, CA.



SITE PLAN
1" = 10'-0"

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

The following notes shall be printed on plans next to a site plan:

1. In the case of emergency, call ______ at Work Phone # ______ or Home Phone #.
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. [illegible]
15. [illegible]
16. [illegible]

VICINITY MAP N.T.S.

17. [illegible]
18. [illegible]

△ 02/09/15

SHEET INDEX

TITLE	SHEET #
COVER SHEET & SITE PLAN	C-1
CONDITIONS OF APPROVAL	C-2
FIELD VERIFICATION & DIAGNOSE FORMS	CF-4R & CF6R
FLOOR PLAN	A-1
ROOF PLAN	A-2
EXTERIOR ELEVATIONS	A-3
CROSS SECTIONS	A-4
MAIN HOUSE FOUNDATION PLAN	S-1
MAIN HOUSE FRAMING PLAN	S-2
FOUNDATION DETAILS	D-1
FRAMING DETAILS	D-2
FRAMING DETAILS	D-3
STRUCTURAL NOTES	SN-1
HFX-SERIES PANELS FOUNDATION	HFX1
HFX-SERIES PANELS FRAMING	HFX2
ENERGY CALCULATIONS	MF-1R, CF-1R
MECHANICAL PLAN	M1-M5
ELECTRICAL PLAN	E1-E4
PLUMBING PLAN	P1-P6
PLANTING PLAN	L1
IRRIGATION PLAN	L2
SMART IRRIGATION CONTROLLER SPEC. SHEET	L3
GRADING PLAN	G1-G3
DRAINAGE PLAN	G4
EROSION CONTROL	G6
STREET IMPROVEMENTS PLAN	S1

BUILDING ANALYSIS:

SINGLE FAMILY WOOD FRAMED RESID.

ZONING	R
OCCUPANCY	R-3 (SINGLE FAMILY)
TYPE OF CONSTR.	V-B
FIRE SPRINKLERS	YES
NUMBER OF STORIES	ONE

BUILDING CODES:

2013 CALIFORNIA ADMINISTRATIVE CODE,
2013 CALIFORNIA BUILDING CODE,
2013 CALIFORNIA ELECTRICAL CODE,
2013 CALIFORNIA MECHANICAL CODE,
2013 CALIFORNIA PLUMBING CODE,
2013 CALIFORNIA ENERGY CODE,
2013 CALIFORNIA FIRE CODE,
2013 CALIFORNIA RESIDENTIAL CODE,
2013 CALIFORNIA GREEN BUILDING STD'S CODE,
WITH CITY AMENDMENTS.

BUILDING SUMMARY:

LOT SIZE=	1.128 AC (49163.45 SQ. FT.)
4-CAR GARAGE=	1312 SQ. FT.
PORCH=	158 SQ. FT.
VERANDA=	1355 SQ. FT.
LIVING AREA=	4945 SQ. FT.
TOTAL FOOTPRINT=	7,770 SQ. FT.
LOT COVERAGE=	15.7%

FRONT YARD AREA= 8,187 SQ. FT.
FRONT YARD LANDSCAPED AREA= 4502 SQ. FT.
LANDSCAPED PERCENTAGE= 55%

LEGAL DESCRIPTION:

TRACT#	
LOT#	56
APN#	0225-122-46
CITY	RANCHO CUCAMONGA
COUNTY	SAN BERNARDINO
STATE	CALIFORNIA

SITE ADDRESS:

5820 ROLLING PASTURES PL.
RANCHO CUCAMONGA, CA.
PHONE: (909) 477-7640

PROJECT: MOREL RESIDENCE

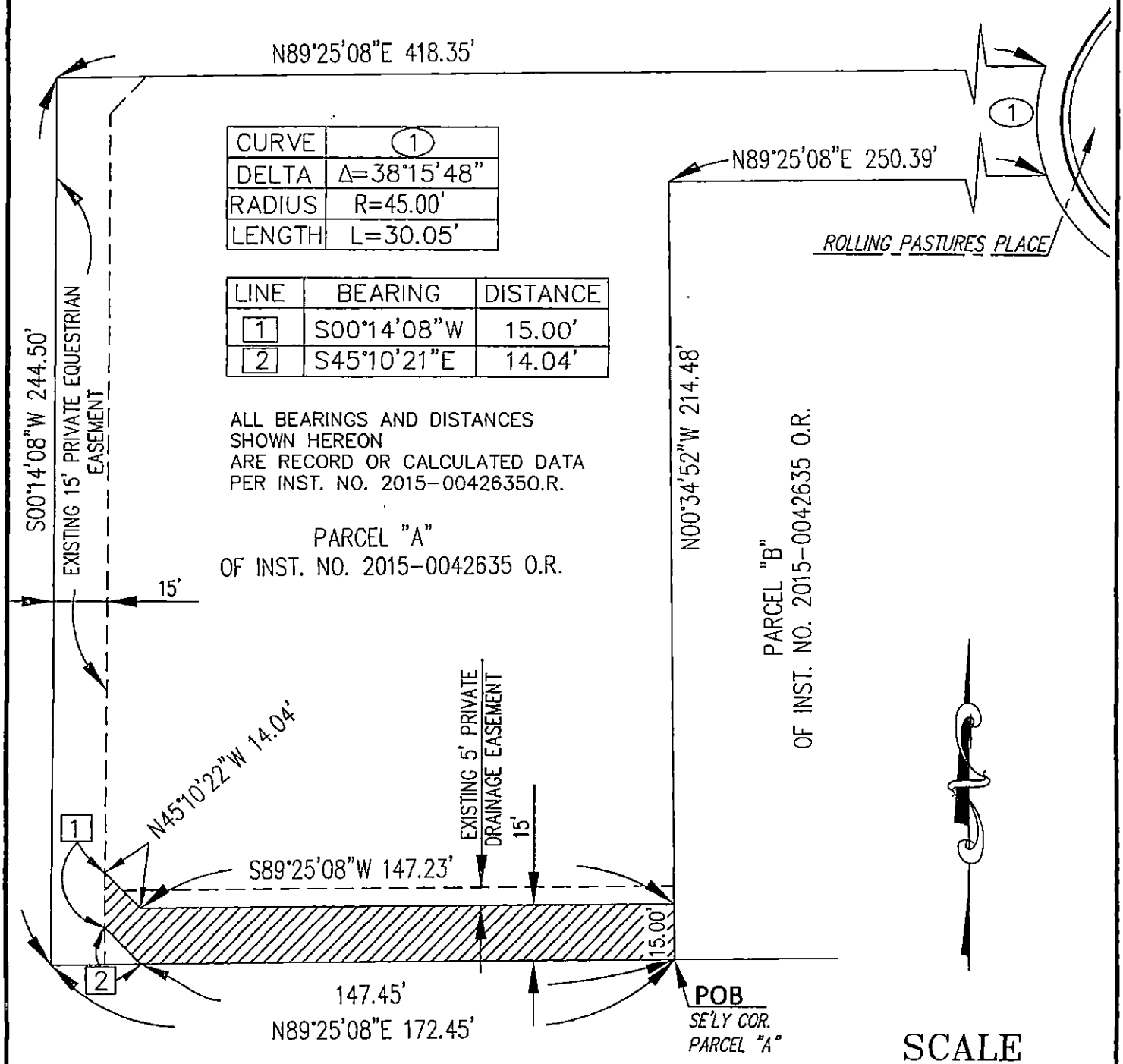
OWNER: MR. & MRS. MOREL
5820 ROLLING PASTURES PL.
RANCHO CUCAMONGA, CA
PH: (909) 477-7640

MBGA DRAFTING INC.

NOTICE:

DRAWN	M.B.
DATE	08/13/13
SCALE	1"=10'-0"
JOB	1308-MOR
TITLE	SITE PLAN
SHEET	C-1

EXHIBIT B



CURVE	1
DELTA	Δ=38°15'48"
RADIUS	R=45.00'
LENGTH	L=30.05'

LINE	BEARING	DISTANCE
1	S00°14'08"W	15.00'
2	S45°10'21"E	14.04'

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD OR CALCULATED DATA PER INST. NO. 2015-0042635O.R.

SCALE
1"= 40'

PAGE 2 OF 2

EXHIBIT D

EXHIBIT E

TRAILS CONNECTIVITY MAP

DRC2016-00780

TRAILS ADVISORY COMMITTEE COMMENTS
OCTOBER 12, 2016

6:00 p.m. Dominick Perez October 12, 2016

TRAIL EASEMENT VACATION DRC2016-00780 – DANNY MOREL – A request to vacate a portion of an existing equestrian easement located along the southern edge of the property within the Estate Residential (ER) District of the Etiwanda Specific Plan and within the Equestrian Overlay District at 5820 Rolling Pastures – APN: 0225-122-96. Related File: DRC2013-00964.

Site Characteristics and Background: On April 24, 2002, the Planning Commission approved Tentative Parcel Map 15802 (SUBTPM15802) for a proposal to subdivide a parcel of 4.24 acres into four (4) lots. The four lots are located west of, and adjacent to, East Avenue, approximately 1,500 feet north of Banyan Street. Since then, Rancho Cucamonga Fire Station #176 was constructed on Lot 1 and two (2) single-family residences were constructed on Lots 2 and 3. The subject property at Lot 4 (addressed as 5820 Rolling Pastures) remained undeveloped. Since the subdivision is located within the Equestrian Overlay District, a 15-foot wide local feeder trail easement was recorded on the map to provide access for equestrian purposes to the rear of each residential lot. Lot 4 is the subject of this request to "vacate", i.e. delete, the trail easement.

On November 24, 2014, the Planning Director approved a Minor Design Review (DRC2013-00964) which allowed for the development of a 4,943 square foot single-family home at 5820 Rolling Pastures Place (Exhibit B). The site plan for the approved development (Exhibit C) shows the 15-foot easement parallel to the westerly and southerly boundaries of the lot. The house is currently under construction and is nearing completion, which includes the installation of the perimeter walls and equestrian improvements.

Staff Comments: The applicant/property owner, Danny Morel, is requesting to vacate the equestrian trail easement along the south boundary of the subject property in order to utilize the southernmost portion of it. Currently a 15-foot wide equestrian trail is required to beconstructed within the equestrian easement as described above. This request involves a vacation of a segment of the easement that is 157.45-foot in length. Access to the rear of the subject property will continue to be provided, as shown on the proposed trail easement vacation plan (Exhibit D). Furthermore, the request would not interfere with potential equestrian trail access for Lot 3 as this proposal does not involve the removal of the equestrian trail easement on any other lot within Tract 15802.

The proposed vacation would result in a "squared off" dead end at the southern end of the remaining segment of the trail. As this may create access issues to future lots that develop to the south and/or west of the subject subdivision, staff recommends, as a condition of approval, revising the easement and the design of the corresponding trail to incorporate a corner cut out that is consistent with City standards. This would require a 10-foot by 10-foot triangular area be added to the southeasterly end of the trail, similar to the north end of this segment of the trail.

Lastly, the request to vacate the the equestrian trail easement along the south boundary of the subject property will require consent from the property owners of all lots within Parcel Map 15802. Mr. Morel has initiated communication with the adjacent property owners to obtain the necessary approvals and is currently in the process of preparing and submitting signed consent forms. Staff has already reached out to the Fire District and has obtained approval for the request. Staff recommends a condition that requires the applicant to submit, prior to the Planning Commission hearing, written consent from all adjacent property owners within Parcel Map 15802.

EXHIBIT F

Staff Recommendation: Staff recommends the Trails Advisory Committee recommend approval to the Planning Commission for the vacation of the southern 157.45-foot long portion of the trail located at the south end of the subject property, subject to the recommended conditions.

Staff Planner: Dominick Perez, Associate Planner

Attachments: Exhibit A - Aerial Photo
Exhibit B - Parcel Map 15802
Exhibit C - Site Plan
Exhibit D - Trail Easement Vacation Plan

Trails Advisory Committee Notes October 12, 2016/Rains Room/City Hall

Start time: 6:00pm
Staff: Dominick Perez, Associate Planner
Staff Coordinator: Mike Smith, Senior Planner
Trails Committee Members Present: Francisco Oaxaca, Rich Fletcher, Victoria Jones, Carol Douglass, Tom Tisler

Item A:

1. **Staff provided an oral report**
2. **Applicant, Ben Anderson for BCA Development Inc. provided background and general statements about the project**
3. **The Committee asked Staff and the Applicant questions about the project and provided comments as follows:**

Jones – What is the difference between VL and L designation (i.e. Very Low Residential vs. Low Residential). Also, what are the minimum width of the lots – the proposed lots do not meet the minimum width described in the Staff Report.
Perez – The Difference is the number of dwelling units per acre and minimum lot size that is permitted. The proposed subdivision, at Low Residential, will have a higher density at 2-4 du/acre compared to Very Low Residential which is 1-2 du/acre while the lots will be about 10,000 square feet in area compared to 20,000 square feet in area for Low Residential and Very Low Residential, respectively. The minimum lot width identified in the Staff Report was an error. The lots meet the minimum lot width requirement.

Douglass and Fletcher – What is the justification for the zone change?
Perez –The proposed zoning amendment will make the project consistent with the zoning of the subdivisions to the west.

Oaxaca – Were other alternatives for the trail design with connections to each lot considered, i.e. a network local feeder trails within the subdivision instead of a single Community Trail along its edge?
Applicant – No alternatives were considered; the lot sizes and lack of horse-keeping amenities is in response to current market conditions.

Douglass – What will be in the open space area (at the north end of the subdivision)?
Perez – The area is over a fault and can't be built upon. A park will be constructed there instead.

Tisler – What is the slope of the trail at the entrance (at Wilson Avenue)?
Perez – Twenty (20) percent for the first 50 feet. The actual slope will need to be verified.

Fletcher – How does the proposed trail connect to the existing trail network?
Perez – The proposed trail will connect to the proposed trails within the subdivisions to the west and the future trail along the south side of Wilson Avenue (none of these have been built as the surrounding properties are mostly vacant)

Douglass – Commented that fencing should be provided at the trail entrance on Wilson and asked who would be required to install the trail on the south side of Wilson Avenue and why is there not a midblock crossing.

EXHIBIT G

Perez – The trail on the south side of Wilson Avenue will be constructed by the future developer of that property. The Engineering Department will need to be consulted regarding the midblock crossing due to traffic safety and circulation considerations. Equestrian users will cross at the roundabout/intersection at East Avenue and Wilson Avenue.

Jones – Is there a median/island on Wilson Avenue?
Applicant – A median will be constructed with the project.

Jones – Why is a zone change proposed? Is the density compatible?
Perez – The proposed zoning amendment will make the project consistent with the zoning of the subdivisions to the west.

Fletcher – Why is the project being reviewed by the Trails Advisory Committee (TAC) before the Design Review Committee (DRC)?
Perez and Smith – As the TAC only meets once a month and DRC meets twice a month, the timing of the reviews is the result of when the project was deemed ready for review and the available dates on the schedule (typically the next available date).

Tisler – What are the design requirements for bike paths?
Perez – The design requirements are described in the Etiwanda North Specific Plan (the design detail from this document was shown to the Committee).

Douglass – Will water bars be provided in the trails?
Perez – They will be conditioned to be provided in areas that have a slope exceeding 8%.

Oaxaca – Context and compatibility are important when doing a zone change. Requested that the minutes from this meeting be provided at the Design Review Committee meeting for this project (on October 18th).

Douglass – Opposed the proposed downgrade to Low (Residential) density. More information needed regarding the midblock crossing (reasoning for its absence) and whether or not there will be water bars in the trail.

General comment #1 from all – More information needs to be provided to show the Committee that Wilson Avenue will be a "complete" street with all required amenities for equestrian, pedestrian, and bicycling purposes.

General comment #2 from all – The Committee needs to see how the proposed trail connects with the overall system. A map identifying the location of existing and proposed trails in the vicinity of the project site needs to be provided.

General comment #3 – Staff should provide each of the Committee members a copy of the design/technical standards for the trails and the associated features and amenities.

4. Public Comment:

Larry Henderson (representing the Alta Loma Riding Club):

How does the proposed trail connect to the trails system?
Add the block crossing with traffic signals.
The Alta Loma Riding Club opposes the project from a land use standpoint (zone change).

The Applicant did not want to participate in the Development Agreement when the City annexed the properties to the west of the project site. (Applicant responded that that was incorrect)

The context of the project and its relationship to surrounding properties is not provided.

The City has not fulfilled its obligation to complete the required equestrian facility at this general location – it will not be built if this project is approved.

Why was there no workshop?

5. Decision:

The Committee unanimously voted to continue the item to November 9th in order for Staff and/or the Applicant to provide information relating to the location of the existing trail network in the vicinity of the project site and information showing how the trails proposed for this project would result in a 'complete' street. A copy of the design/technical standards for the trails and the associates features and amenities will be provided for all future Trails Advisory Committee meetings.

Staff: Dominick Perez, Associate Planner
Staff Coordinator: Mike Smith, Senior Planner
Trails Committee Members Present: Francisco Oaxaca, Rich Fletcher, Victoria Jones, Carol Douglass, Tom Tisler

Item B:

1. **Staff provided an oral report**
2. **Applicant, Danny Morel provided background and general statements about the project**
3. **The Committee asked Staff and the Applicant questions about the project and provided comments as follows:**

Tisler – Is there connectivity between the project site and future residential development to the south?

Perez – Yes, when development on the property to the south is proposed, the developer will be required to construct an independent internal network of local feeder trails. The applicant's proposal only eliminates part of the local feeder trail at the rear of his property – other segments will remain in place to ensure connectivity.

Jones – A better exhibit is needed. More information is needed.

Oaxaca – Ok with this request.

Douglass – As a condition of approval, a double-wide gate shall be required to allow access from the subject property and the remaining segment of the trail.

Fletcher – Staff and the City should accommodate the property owner (due to the circumstances occurring next door that 'cut-off' the trail to the east). However, Staff and the City should be protecting trails that are in place.

Douglass – Staff needs to do better to ensure that trails are not removed.

4. Public Comment:

Larry Henderson (representing the Alta Loma Riding Club):

The Committee should have a copy of the Development Code for reference.

Commented on how the trail network functions efficiently when it is a "loop".

The City has the authority to make the neighboring property remove the walls he constructed across the trail (which led to the applicant's request to remove his segment as it led nowhere).

The Applicant did not want to participate in the Development Agreement when the City annexed the properties to the west of the project site.

The Alta Loma Riding Club opposes the project as it eliminates an existing segment from the trail system.

Notify the Alta Loma Riding Club of the Planning Commission and City Council public hearings for this project.

5. Decision:

The Committee unanimously voted to recommend approval to the Planning Commission/City Council of the proposal to vacate the easement.

End time: 7:41pm

RE: Easement Vacation - 5820 Rolling Pasture Place

Danny Morel & Claudia Morel – Life by Design LLC
5820 Rolling Pasture Pl
Rancho Cucamonga, CA 91739-8948

Dear Neighbor,

The City of Rancho Cucamonga (Planning Department) has asked us to obtain a written confirmation from our neighbors by Rolling Pasture Place, for the abandonment of your rights to existing equestrian trails. These trails are within the parcel 0225-122-96. By signing below you agree with the abandonment of these trails.

Parcel # 0225-122-94-0-000 Address 5830 Rolling Pasture Pl Rancho Cucamonga 91739

Brian Berzins
Name

Signature

Kristin Berzins

10/10/2016
Date

EXHIBIT H

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On October 10, 2016 before me, Brenda Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Brian Berzins and Kristin Berzins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRENDA RAMIREZ
COMM. #2013770
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. MAR. 22, 2017

Signature B. R (Seal)

RE: Easement Vacation - 5820 Rolling Pasture Place

Danny Morel & Claudia Morel – Life by Design LLC
5820 Rolling Pasture Pl
Rancho Cucamonga, CA 91739-8948

Dear Neighbor,

The City of Rancho Cucamonga (Planning Department) has asked us to obtain a written confirmation from our neighbors by Rolling Pasture Place, for the abandonment of your rights to existing equestrian trails. These trails are within the parcel 0225-122-96. By signing below you agree with the abandonment of these trails.

Parcel #_____ Address 5822 Rolling Pastures Pl Rancho Cucamonga 91739

_____
Name

Signature

10/10/2016
Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On October 10, 2016 before me, Brenda Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Nora Santucci,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRENDA RAMIREZ
COMM. #2013770
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. MAR. 22, 2017

Signature B. R (Seal)

RE: Easement Vacation - 5820 Rolling Pasture Place

Danny Morel & Claudia Morel – Life by Design LLC
5820 Rolling Pasture Pl
Rancho Cucamonga, CA 91739-8948

Dear Neighbor,

The City of Rancho Cucamonga (Planning Department) has asked us to obtain a written confirmation from our neighbors by Rolling Pasture Place, for the abandonment of your rights to existing equestrian trails. These trails are within the parcel 0225-122-96. By signing below you agree with the abandonment of these trails.

Parcel # 22512293 Address 5840 EAST AVENUE

ROBERT BALL
Name

Rob Ball
Signature

OCT 24. 2016
Date

RESOLUTION NO. 16-59

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF TRAIL EASEMENT VACATION DRC2016-00780, FOR A REQUEST TO VACATE A PORTION OF AN EXISTING EQUESTRIAN EASEMENT LOCATED ALONG THE SOUTHERN EDGE OF THE PROPERTY WITHIN THE ESTATE RESIDENTIAL (ER) DISTRICT OF THE ETIWANDA SPECIFIC PLAN AND WITHIN THE EQUESTRIAN OVERLAY DISTRICT AT 5820 ROLLING PASTURES; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0225-122-96.

A. Recitals.

1. Danny Morel filed an application for the approval of Trail Easement Vacation DRC2016-00780, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Trail Easement Vacation request is referred to as "the application."

2. On the 12th day of October 2016, the Trails Advisory Committee conducted a meeting on the application and gave a recommendation of approval to the Planning Commission.

3. On the 9th day of November 2016, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.

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

B. Resolution.

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

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

2. Based upon the substantial evidence presented to this Commission during the above-referenced meeting on November 9, 2016, including written and oral staff reports, this Commission hereby specifically finds as follows:

a. The application applies to property located at 5820 Rolling Pastures – APN: 0225-122-96; and

b. The property to the north and east of the subject site contains single-family residences and Rancho Cucamonga Fire Station #176; the property to the south and west of the subject site is currently vacant, undeveloped land. The zoning of the property to the north is Low Residential (L) District, whereas the zoning of the subject property and the property located east, south and west are Estate Residential (ER) District, both of which are within the Etiwanda Specific Plan; and

c. On April 24, 2002, the Planning Commission approved Tentative Parcel Map 15802 for a proposal to subdivide a parcel of 4.24 acres into four (4) lots. The four lots are located west of,

and adjacent to, East Avenue, approximately 1,500 feet north of Banyan Street. Since the subdivision is located within the Equestrian Overlay District, a 15-foot wide local feeder trail easement was recorded on the map to provide access for equestrian purposes to the rear of each residential lot. Lot 4 is the subject of this request to "vacate", i.e. delete, a portion of the trail easement; and

d. On November 24, 2014, the Planning Director approved a Minor Design Review (DRC2013-00964) for the development of a 4,943 square foot single-family home on the project site. The house is currently under construction and is nearing completion, of which the remaining improvements include the installation of the perimeter walls and equestrian improvements; and

e. The applicant/property owner, Danny Morel, is requesting to vacate the equestrian trail easement along the south boundary of the subject property in order to utilize the southernmost portion of it. Currently a 15-foot wide equestrian trail is required to be constructed within the equestrian easement. This request involves a vacation of a segment of the easement that is 157.45-feet in length; and

f. The previous owner of the adjacent property to the east (Lot 3 – Parcel Map 15802) obtained a building permit in 2006 to install a block wall along the side yard and rear yard property lines. Although the approved site plan for the block wall indicated the wall was to be built outside of the local feeder trail equestrian easement at the rear of the site, the wall was constructed around the trail and was unintentionally issued a final inspection approval. Because of this, trail access through Lot 3 from the properties to the west and east was ultimately blocked; and

g. Although the proposal is not consistent with Section 17.122.010 (K)(1)(e) of the Development Code that sets a standard for providing an internal loop trail system of local feeder trails within subdivisions, the proposal would maintain connectivity with the local feeder trail throughout the residential tract to the north and would allow for future local feeder trail connectivity through the properties to the south and west if and when they are proposed to be developed; and

h. Per Chapter 5 of the General Plan (Community Services) and section 17.70.040 of the Development Code, local feeder trail easements for equestrian purposes are to provide access to the rear of all lots. Access to the rear of the subject property will continue to be provided. Furthermore, the request would not interfere with potential equestrian trail access for Lot 3 as this proposal does not involve the removal of the equestrian trail easement on any other lot within Tract 15802; and

i. The applicant has obtained signatures from all other property owners within Parcel Map 15082; and

j. On October 12, 2016, this project was brought before the Trails Advisory Committee (Oaxaca, Fletcher, Tisler, Douglass, and Jones) for review and recommendation. Following comments from the public (Larry Henderson representing the Alta Loma Riding Club) voiced opposition to the project. The Committee concluded their discussion of the project and unanimously voted to recommend approval to the Planning Commission/City Council of the proposal to vacate the easement; and

k. This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, Larry Henderson (representing the Alta Loma Riding Club)

was notified, and notices were mailed to all property owners within a 660-foot radius of the project site.

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

a. The proposed project is consistent with the objectives of the General Plan, which states that the intent of local feeder trails is to provide access from the rear of every lot, wherever feasible, to a community or regional multi-purpose trail. The project will allow access to be maintained to various surrounding community trails through the existing adjacent trail system; and

b. The proposed trail easement vacation is in accord with the objectives of the Development Code and the purposes of the district in which the site is located. Although the proposal is inconsistent with Section 17.122.010 (K)(1)(e) of the Development Code that sets a standard for providing an internal loop trail system of local feeder trails within subdivisions, the proposal would maintain connectivity with the local feeder trail throughout the residential tract to the north and would allow for future local feeder trail connectivity through the properties to the south and west if and when they are proposed to be developed; and

c. The proposed use is in compliance with each of the applicable provisions of the Development Code. The property permits for equestrian purposes and the remaining portion of the trail that is not vacated will provide access to the rear of the subject property; and

d. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The future residential uses on the subject property are consistent with existing residential uses within the vicinity and are not expected to create any negative impacts.

4. The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the Class 5 exemption under State CEQA Guidelines Section 15305 (*Minor Alterations in Land Use Limitations*) because this project meets all the criteria described in the section and there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

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

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

APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 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 9th day of November 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2016-00780
Project Name:	Morel Residence
Location:	5820 ROLLING PASTURES PLACE - 22512296
Project Type:	Trail Easement Vacation

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. Approval is for the vacation of a 157.45 foot section of an existing trail easement upon completion of all conditions. The section is located entirely on the property at 5820 Rolling Pastures Place.
2. The property owner shall be responsible for working with a Title Officer to process the paperwork necessary for the County Recorder to remove the easement from their property title.
3. A recorded copy of the easement vacation shall be submitted to the Engineering Services Department.
4. The trail along the westerly side yard of the properties shall be graded and maintained in accordance with the approved plans for Minor Design Review DRC2013-00964 and shall be in usable condition per the Trails Implementation Plan design standards for local trails. The grading shall occur prior to the recordation of the vacation.
5. All documents shall be reviewed by the Planning and Engineering Services Departments prior to submittal to the Title Company or County Recorder's Office.

Standard Conditions of Approval

6. 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.
7. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Determination fee in the amount of $50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing.
8. 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.
9. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Department, the conditions contained herein, the Development Code regulations, and the Etiwanda Specific Plan.
10. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director.
11. Per Minor Design Review DRC2013-00964, a gate providing access to the local feeder trail from the rear yard shall be installed.

Project #:	DRC2016-00780
Project Name:	Morel Residence
Location:	5820 ROLLING PASTURES PLACE - 22512296
Project Type:	Trail Easement Vacation

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department