

MONTCLAIR PLANNING COMMISSION MEETING – APRIL 26, 2021

NOTICE

**THIS MEETING WILL BE CONDUCTED VIA WEBINAR/TELECONFERENCE.
THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC.**

Pursuant to Sec. 3 of Executive Order N–29–20 issued by Governor Newsom on March 17, 2020, this meeting will be conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID–19 virus, there will be no in-person meeting location at which the public may appear.

**ALL PARTICIPANTS WILL BE MUTED AUTOMATICALLY UPON ENTERING THE MEETING.
THE COMMISSION SECRETARY WILL UNMUTE THOSE WHO WISH TO SPEAK AT THE
APPROPRIATE TIME. PLEASE KEEP YOURSELF ON MUTE WHEN NOT SPEAKING.**

LISTEN TO THE MEETING LIVE VIA ZOOM

Members of the public may participate in this meeting by joining the ZOOM conference via PC, Mac, iPad, iPhone, or Android device using the URL: [https://zoom.us/j/985 8110 8089](https://zoom.us/j/98581108089)

If you do not wish for your name to appear on the screen, you may "rename" yourself to be anonymous.

VERBAL PARTICIPATION USING ZOOM

Please use the "Raise Hand" button to request to speak.

If you want to speak and are using a computer or laptop without a microphone or speakers, you will also need to call in for audio using the information below, dialing your Participant ID when prompted.

LISTEN TO THE MEETING LIVE VIA TELEPHONE

The public may participate via phone by dialing the below numbers:

Teleconference Number: 1–669–900–6833

Meeting ID: 985 8110 8089

PLEASE DO NOT PUT YOUR PHONE ON "SPEAKER MODE" DURING THE MEETING

If you are not going to be requesting to speak and do not want your phone number to appear on the screen, dial *67 before the Teleconference Number.

VERBAL PARTICIPATION OVER THE PHONE

Please dial *6 to mute and unmute yourself, and *9 to "raise your hand" to request to speak.

Raised hands will only be acknowledged during the Public Hearing and Public Comment sections of the agenda, and when the Meeting's Chair requests comments from the public.

VIRTUAL SPEAKER CARDS

To provide verbal comments during the meeting, please visit www.cityofmontclair.org/pc-comment to fill out a Virtual Speaker Card to request to speak in advance. Members of the public on the call who did not fill out the Virtual Speaker Card will be given an opportunity to speak after those who requested to speak in advance. Please do not call into the meeting anonymously (renaming yourself in ZOOM or using *67) if you submitted a Virtual Speaker Card so the Planning Commission Secretary can identify you on the call and unmute you at the appropriate time.

You may also call the Office of the Planning Commission Secretary at (909) 625–9435 to fill out the Virtual Speaker Card over the phone or e–mail your name, phone number if calling in during the meeting, and subject of comment or agenda item to pcclerk@cityofmontclair.org with the subject line "[Meeting Date] Virtual Speaker Card".

Written comments may be submitted using the Virtual Speaker Card or via e–mail or mail, and will be read aloud during the meeting by the Planning Commission Secretary at the appropriate time (250 word limit). Please submit all Virtual Speaker Cards or written comments at least one hour prior to the meeting's start time.

CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
REGULAR ADJOURNED MEETING
APRIL 26, 2021
7:00 p.m.

*As a courtesy, please place yourself on mute while the meeting is in session, unless speaking (Dial *6 on the phone to toggle mute).*

*Persons wishing to make a public comment or speak on an agenda item, including public hearing and closed session items, are requested to complete a Virtual Speaker Card (VSC) at pcclerk@cityofmontclair.org. The Chair will recognize those who have submitted a VSC at the time of the item's consideration and invite those individuals to provide comments on the item at that time. Those who did not fill out a VSC will have an opportunity to speak after those who did by using the "raise hand" function on the ZOOM meeting platform or over the phone by dialing *9.*

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Barry Rowley, Vice Chair Manny Martinez, Commissioner Sergio Sahagun, Commissioner Ginger Eaton, and Commissioner Jaso Sanchez

4. APPROVAL OF MINUTES

The minutes from the March 8, 2021 Planning Commission Meeting are presented for consideration.

5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a Virtual Speaker Card as described above.

6. AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2019-07 "A"
(continued from March 8, 2021 meeting)
Project Address: 9631, 9635 & 9655 Monte Vista Avenue
Project Applicant: Chendu Holding, LLC
Project Planner: Michael Diaz, Community Development Director
Request: Conditional Use Permit Amendment

- b. PUBLIC HEARING – CASE NUMBER 2019-26
Project Address: 10330 and 10338 Central Avenue
Project Applicant: Ismail Emilie Living Trust
Project Planner: Yvonne Nemeth, Associate Planner
Request: Time Extension for Conditional Use Permit, Precise Plan of Design and Variance

- c. PUBLIC HEARING – CASE NUMBER 2020-25
Project Address: 10680 Silicon Avenue
Project Applicant: Baldwin Park Homes, LLC
Project Planner: Yvonne Nemeth, Associate Planner
Request: Conditional Use Permit, Tentative Tract Map No. 20384 and Precise Plan of Design

7. INFORMATION ITEMS

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

8. PUBLIC INSPECTION OF MATERIALS

Reports, backup materials, and additional materials related to this project item can be viewed on our website www.cityofmontclair.org by clicking on the agenda for April 26, 2021.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of May 10, 2021 at 7:00 p.m. pursuant to Executive Order N-29-20 members of the public will not be permitted to be physically present during this meeting.

CERTIFICATION OF AGENDA POSTING

I, Laura Embree, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda has been posted on the bulletin board adjacent to the south door of Montclair City Hall on April 22, 2021.

Report on Item Number 6.a

CASE NUMBER 2019-07 "A"

APPLICATION TYPE	Conditional Use Permit Amendment
NAME OF APPLICANT	Chendu Holdings, LLC
LOCATION OF PROPERTY	9631, 9635, & 9655 Monte Vista Avenue
GENERAL PLAN DESIGNATION	Office Professional
ZONING DESIGNATION	Administrative Professional (AP)
EXISTING LAND USE	Medical Office Buildings
ENVIRONMENTAL DETERMINATION	Mitigated Negative Declaration (MND)
PROJECT PLANNER	Michael Diaz, Community Development Director

Project Proposal

The applicant has filed a request to amend Conditions 1.m and 1.n of Planning Commission Resolution No. 19-1932 that approved construction of a two-phased 84,023 sq. ft. assisted senior living and memory care facility on a four-parcel 3.9-acre site. The proposed Conditional Use Permit (CUP) amendment requests the ability to retain two reconfigured parcels for the site rather than merge the entire site into a single parcel as required by the Conditions of Approval for Case No. 2019-07.

This item was originally scheduled to be reviewed by the Planning Commission on March 8, 2021, and then continued to April 12, 2021. On April 12, 2021, the matter was continued to the regularly scheduled meeting date on April 26, 2021. Staff is requesting the item be continued to the May 10, 2021 meeting to provide staff time to evaluate an alternative proposal submitted by the applicant that would achieve their object and satisfy the intent of the above-referenced condition of approval for Case No. 2019-07.

Planning Division Recommendation

Staff recommends the following action:

1. Move to approve the request to continue the review of Case No. 2019-07 "A" to the Planning Commission's regularly scheduled meeting on May 10, 2021.



Michael Diaz
Director of Community Development

c: Chengdu Holding, LLC, 701 S. San Gabriel Blvd., Ste. D, San Gabriel, CA 91766
Robert Chiang, Clover Estate, Inc., 2361 Fullercreek Road, Chino Hills, CA 91709

Report on Item Number 6.b

PUBLIC HEARING – CASE NUMBER 2019-26

APPLICATION TYPE(S)	Time Extension Request for Conditional Use Permit, Precise Plan of Design, Variance
NAME OF APPLICANT	Ismail Emilie Living Trust
LOCATION OF PROPERTY	10330 – 10338 Central Avenue
GENERAL PLAN DESIGNATION	General Commercial
ZONING DESIGNATION	"C-2" (Restricted)
EXISTING LAND USE	Multi-tenant Commercial Center
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Section 15301, Class 1)
PROJECT PLANNER	Yvonne Nemeth

Project Description

Emilie Ismail, the property owner and applicant, is requesting a time extension for the above entitlements approved for the exterior remodel, master sign program, and associated site improvements of an existing multi-tenant commercial building.

On October 26, 2020, the Planning Commission approved the PPD, CUP, and VAR associated with the proposal. However, due to financial constraints and recent Coronavirus 2019 (COVID-19) that caused unavoidable delays, the applicant had to postpone the project. To that end, the applicant has submitted an official time extension request to October 26, 2021.

Planning Division Comments

Given the circumstances surrounding this project, staff believes the time extension request to be valid and reasonable. Staff continues to support the project and believes that the project layout and design continues to be in compliance with the Municipal Code and the General Plan. The 80 conditions identified in Resolution No. 20-1944 would continue to be valid and in effect for the project.

Planning Division Recommendation

Staff recommends approval of the requested time extension by taking the following action:

1. Move to approve a time extension for the Precise Plan of Design, Conditional Use Permit, and Variance approved under Case No. 2019-26, to October 26, 2021, subject to the original 80 conditions of approval in Resolution No. 20-1944.

A handwritten signature in black ink, appearing to read "Michael Diaz". The signature is fluid and cursive, with a large loop at the end of the last name.

Michael Diaz
Director of Community Development

c: Emilie Ismail, 9361 Shadowood Drive, Unit A, Montclair, CA 91763

Atch: Time Extension Request Letter

Yvonne Nemeth

From: Emilie Ismail (TNW BUSINESS BROKERS <xeiz@aol.com>
Sent: Thursday, April 22, 2021 10:44 AM
To: Yvonne Nemeth
Subject: Re: Time Extension, Need a Letter ASAP -10330 - 10338 Central Avenue (Hanin & Omar Shopping Center)

Hi Ivonne, heres my extension letter..

To : PLANNING DEPARTMENT
CITY OF MONTCLAIR,CA

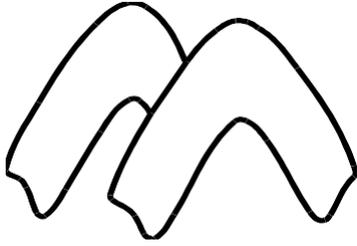
APRIL 22.2021
RE: 10330-38 CENTRAL AVE
MONTCLAIR,CA 91763
CASE # 2019-26
REQUESTING FOR C.U.P EXTENSION

I, EMILIE ISMAIL -COSINDAD Property owner of the above address requesting your good office for an extension till October 2021 .Due to the Covid 19 Pandemic and

unfortunately the Engineer i hired is very incompetent.

Hoping for your kind consideration.

Respectfully Yours ,
EMILIE ISMAIL-COSINDAD



CITY OF MONTCLAIR PLANNING COMMISSION

MEETING DATE: 4/26/2021

AGENDA ITEM 6.c

Case No.: 2020-25

Application: A request for a Conditional Use Permit, Tentative Tract Map No. 20384, and Precise Plan of Design to develop a 20-unit industrial condominium project on a 3.18-acre site. The proposed site development includes a 58,836 square foot tilt-up building (including a second floor mezzanine per unit), master sign program, surface parking, and other full site improvements including landscaping.

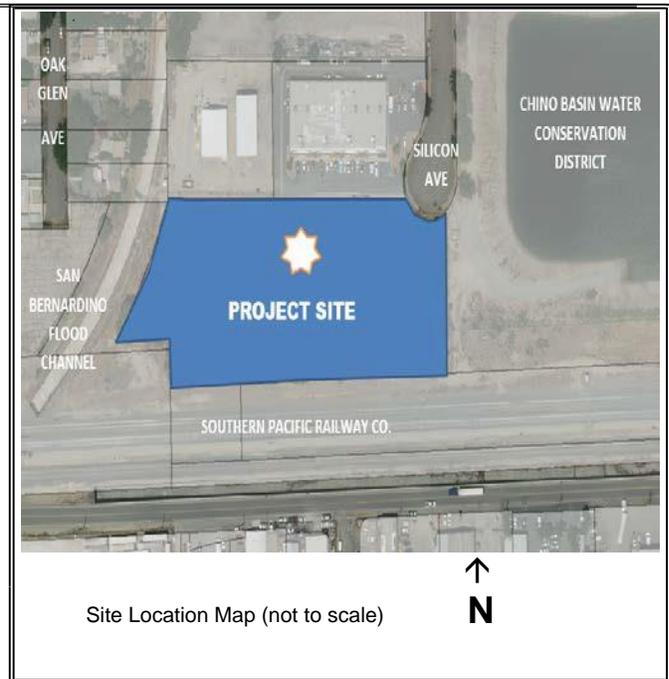
Project Address: 10680 Silicon Avenue

Property Owner: Baldwin Park Homes, LLC

General Plan: Business Park

Zoning: "M-1" (Limited Manufacturing)

Assessor Parcel No.: 1012-031-09-0000 and 1012-031-10-0000



ADJACENT LAND USE DESIGNATIONS AND USES

	General Plan	Zoning	Actual Use of Property
Site	Business Park	M-1 (Limited Manufacturing)	Two vacant lots
North	Business Park	M-1 (Limited Manufacturing)	Industrial Uses: All Enterprises Inc. & Tujunga Ranch Equity Fund PS Multi-tenant Industrial Building
East	Conservation Basins	M-2 (General Manufacturing)	Brooks Basin (Percolation) Chino Basin Water Conservation District (owner)
South	Limited Manufacturing	M-2 (General Manufacturing)	Southern Pacific Railroad
West	Business Park	M-1 (Limited Manufacturing)	San Antonio Creek Channel

Report on Item Number 6.c

PUBLIC HEARING – CASE NUMBER 2020-25

APPLICATION TYPE(S)	Tentative Tract Map, Conditional Use Permit, and Precise Plan of Design
NAME OF APPLICANT(S)	Baldwin Park Homes, LLC
LOCATION OF PROPERTY	10680 Silicon Avenue
GENERAL PLAN DESIGNATION	Business Park
ZONING DESIGNATION	M-1 Zone
EXISTING LAND USE	Vacant Lots
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Section 15332)
PROJECT PLANNER	Yvonne Nemeth

Project Description

The property owner Baldwin Park Homes, LLC submitted an application requesting approval of plans to develop a vacant 3.18-acre site (currently two separate adjacent parcels) with a new 20-unit industrial condominium project. New development would consist of a new “tilt-up” multi-tenant industrial building, with on-site parking, landscaping, and a master sign program. To develop the project, the following entitlements are required:

1. A Tentative Tract Map (TTM No. 20384) that combines the two existing lots into a single developable parcel of 3.18-acres in size, and then to allow 20 industrial condominium units within a new 58,836 square-foot building.
2. A Conditional Use Permit (CUP) to allow the industrial condominium project pursuant to Chapter 11.88 for “Office and Industrial Condominium Developments,” of the Montclair Municipal Code. The name of the proposed project is “Orange Grove Business Park.”
3. The Precise Plan of Design (PPD) for on-site and building improvements, including the architectural design of the new tilt-up industrial building, proposed sign program, landscaping and other associated site improvements.

Tentative Tract Map No. 20384

The proposed TTM would allow for the consolidation of the two existing parcels (Lots 3 and 4 of Parcel Map 5991) into a single new unified parcel of 3.18-acres in size.

Tentative Tract Map No. 20238		
Existing – Two Parcels		Proposed – Single Parcel
Parcel Map No. 5991		Tentative Tract Map No. 20384
Lot 3 - 72,310 SF	Lot 4 - 66,200 SF	138,510 SF approx. (3.18-acres)

The second element of the proposed TTM provides the necessary means to create 20 individually owned industrial condominium units located within the multi-unit building proposed by the applicant.

Conditional Use Permit

Pursuant to Chapter 11.88 of the Montclair Municipal Code, approval of a CUP is required to establish an industrial condominium project to ensure that it is orderly and well planned. If approved, the proposed project would result in the complete development and use of the site which is currently undeveloped.

Proposed condominium units would vary in size to accommodate a range of small businesses and light industrial uses. Each unit is required to have separate water, sewage, utility connections and respective meters. The following table summarizes the proposed industrial condominiums for the project:

Orange Grove Business Park			
Proposed Unit Sizes (with 2nd floor Mezzanine)			
Unit Number	Total Floor Area¹	Unit Number	Total Floor Area¹
1	3,758 Sq. Ft	11	2,404 Sq. Ft
2	3,741 Sq. Ft	12	2,397 Sq. Ft
3	2,395 Sq. Ft	13	2,331 Sq. Ft
4	2,397 Sq. Ft	14	2,331 Sq. Ft
5	2,331 Sq. Ft	15	2,264 Sq. Ft
6	2,332 Sq. Ft	16	2,264 Sq. Ft
7	2,263 Sq. Ft	17	4,102 Sq. Ft
8	2,263 Sq. Ft	18	4,103 Sq. Ft
9	3,758 Sq. Ft	19	3,966 Sq. Ft
10	3,741 Sq. Ft	20	3,695 Sq. Ft
Grand Total:			58,836 Sq. Ft*
* Calculation includes the 335 sq. ft. second floor mezzanine for each unit.			
¹ Each unit is designed to accommodate an office, ADA restrooms, and a second floor mezzanine for storage only.			

Each condominium owner would receive fee simple title to the “airspace” in their respective unit along with a recordable deed. An association consisting of all the condominium owners would own the land, the building itself, and other common areas of the property. Ownership rights and responsibilities for the common areas are spelled out in the project's Declaration of Covenants, Conditions and Restrictions (CC&R's). The applicant has prepared and submitted CC&R documents for the project.

Precise Plan of Design

The main feature of the project is a new 58,836 square-foot (including second floor mezzanine areas), tilt-up industrial building to be constructed roughly near the center of the site and clear of an existing 28-foot wide easement that crosses the property (east to west) belonging to the Inland Empire Utility Agency (IEUA). Access to the site will be from a new drive approach off the Silicon Avenue cul-de-sac. Internal access and circulation will be provided from a 26 to 27-foot wide continuous driveway around the new building. Drive aisle width and turning radii are designed to accommodate Fire Department, Public Works, and Burrtec trash truck access. A total of 108 parking spaces (including five accessible disabled parking spaces) are distributed around the development, including bike racks near the site entryway.

Vehicular entry into the site from Silicon Avenue will be regulated by means of a four-foot high ornamental electric gate tied into fence and block wall improvement on the boundaries of the site. As proposed, the four-foot high gate would gradually step up to a six-foot to the north, east, and west property lines and an eight-foot graffiti-resistant high masonry block wall with cap along the south property line to secure the site.

Other on site improvements included three on-site covered trash enclosures (for trash, and recyclables), exterior site lighting, and landscaping.

Building Design

The building would be constructed of concrete masonry tilt-up panels with storefront windows evenly distributed along all elevations for each unit. A metal sectional rolled-up door is provided for each unit. To identify and differentiation each unit, variations in color such as neutral beige in *Drift of Mist* with metal awnings in cool *Walnut* or *Sage Green* and the accents in natural *Sage Green*, *Acacia Haze*, or *Griffin* are proposed. Each unit is horizontally recessed three-inches with varying building heights from 31 feet up to 35 feet with decorative crown molding. Building heights will fully screen any roof top equipment or future installation of solar panels. To add more visual interest scored panels are added with ½ inch wide x ½ inch deep score lines in the tilt-up panels with 4 inch wide x 1 ½ inch thick foam trim band above each window and door openings are included; this element would also extend eight inches past the window and door openings to add definition. Projecting seam metal roofs are also proposed above each entry doors to add vertical articulation.

Landscape Plan

A conceptual landscape plan prepared by a licensed landscape architect for the site is included. Landscaping is proposed throughout the site's frontage, along the boundaries of the property and within the parking lot landscaped planters. The plan features a variety of trees selected to help mitigate air pollution and excess heat islands, in addition to providing texture, shade, and greenery throughout the entire property. The plan indicates drought tolerant plant materials such as Cajeput Trees, California Sycamores, Fern Pine, Brazilian Peppers, and Brisbane Box Trees. Creeping fig vines are proposed that would

naturally climb up the walls of the three proposed trash enclosures to deter graffiti. Mexican Bird of Paradise, Compact Natal Plum, Fortnight Lilies, Wax Leaf Privets, Breeze Mat Rush, Clara Indian Hawthorn, and Mother-In-Law's Tongue are proposed for shrubbery. In addition, the proposed irrigation system would be designed to conserve water in compliance with the City's Water Conservation Ordinance.

Plans for the proposed project are included in the Commission's packets for reference.

Background

- The two separate vacant parcels that comprise the subject site are zoned M-1 District. Chapter 11.88 of the Montclair Municipal Code allows the development of industrial condominiums within the M-1 Zone, subject to the approval of Conditional Use Permit.
- The project site is impacted by an existing 28-foot wide easement belonging to the Inland Empire Utility Agency (IEUA). The easement is for an underground storm drain pipe that connects the Brooks Basin (percolation) with the San Antonio Creek Channel and an above-ground control structure (shipping container) housing IEUA's actuator and gate, electrical, communications, and a vault for underground access to their valves and associated equipment.
- In 1981 a Precise Plan of Design entitlement under Case No. 81-56 was approved for a multi-tenant industrial center to be built in three phases. Only the 18,688 square foot building of Phase One was completed. According to City records, no business license were ever filed.
- In 1986 a Precise Plan of Design under Case No. 86-6 for Containerized Chemical Disposal, Inc. was approved to allow a 1.66 acre fenced truck storage area on Parcel 3 of Parcel Map 5991 and a 25-foot wide roadway across the westerly Parcel 4 connecting to Silicon Way. The sites were used for truck storage and a maintenance facility only. According to Business License historical records, the company was in operation from 1987 to 2004.
- The property switched ownership several times over the years and eventually the 18,688 square foot building was demolished. Since demolition, the site has remained vacant. On January 30, 2020, the property was acquired by Baldwin Park Homes, LLC.

Planning Division Comments

Overall staff finds the proposed development for the subject site to be well done and appropriate. Due to market conditions, and on-site challenges, development of the property has not moved much further than a conceptual idea. With considerable effort, staff and the applicant have been able to work on a plan that will make the best use of the entire site with a project that is well done. Moreover, the project will help to transform

the appearance of the area by eliminating a vacant property that has been subject to illegal dumping, trash accumulation, graffiti, and unauthorized uses requiring constant code enforcement actions by the City.

Tentative Tract Map

The tentative map seeks only to provide legal documentation of merging the two lots into one, and then subdividing the tenant units within the newly proposed tilt-up industrial building into smaller privately owned or leased individual 20-unit industrial condominiums. Additionally, the proposed map will eliminate any conflicts with property lines posed by the existing parcels and will create a new single parcel appropriate in size and shape to support the formation of the proposed industrial condominium subdivision on the property.

Staff finds the proposed tentative map to be consistent with the applicable minimum development standards regarding minimum property size and dimensions for new parcels within the M-1 zoning district in which the site is located. Below is the summary of the proposed lot configuration that demonstrates all development standards are met once the two lots are merged and will be maintained with the approval of this action:

TTM 20384 – Zoning Compliance with M-1 Development Standards			
<i>Development Standard</i>	<i>Minimum Lot Size</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>
Required	10,000 square feet	75 feet	100 feet
Provided	138,510 square feet approx.	210.31 feet*	512.05 feet*
*Since the lots are irregularly shaped, measurements were based on the average of the two lot widths (209.49-ft + 211.14-ft / 2) and depths (472.93-ft + 551.1ft / 2) from the surveyor’s map.			

Staff further notes the map is consistent with the City of Montclair’s General Plan and Zoning Ordinance requirements for parcels in the M-1 zone. The plans have been reviewed and conditionally approved by the City’s Public Works Department, the Building Division, the Fire Department, the County of San Bernardino’s Environmental Division and Flood Control on behalf of the U.S. Army Corps of Engineer, IEUA, and Burrtec for onsite circulation, ingress, egress, easement access, parking lot configurations, drainage, and all life safety needs for the public’s general welfare have been addressed.

The new map would also allow the industrial condominium units to be sold and ensure each owner has control and sense of ownership over the physical facility on the ground and in the airspace related to their unit and business.

Conditional Use Permit

MMC’s Chapter 11.88 gives the flexibility to employ more innovative and imaginative land use planning concepts subject to a Conditional Use Permit approval. Staff recognizes that industrial condominium developments are different in so many respects from other types and land ownership as it provides variety in the physical development pattern as well as diverse industrial activities that stimulate innovation. To recognize and encourage

innovation, Chapter 11.88.100.C.2.b of the Montclair Municipal Code (MMC) provides regulations in terms of unit size, storage, and uses in which the project would meet:

Unit Size:

The units are sized in compliance with the minimum size specifications per code. Specifically, each industrial condominium unit would meet the minimum code requirements for all the structures, parking, open space, private unit space, and other appurtenant facilities that are reserved for the exclusive use of each unit as well as a proportionate share of all common space and facilities. Each unit would also have separate water, sewage, and utility connections as required by the MMC. Each utility would be separately billed and have access to its own meters, heaters, air-conditioners with its own electrical panels. Additionally, the owners of all the individual units would have equal use of on-site assigned parking, landscaped and walkway areas, shared driveways, outdoor picnic area, and shared expenses related to common area maintenance.

Outdoor Storage:

Outdoor storage may be permitted in industrial condominium developments as a part of the required conditional use permit when the Planning Commission determines that such storage is adequately screened from public view and will not be aesthetically or materially detrimental to surrounding properties. However, the project was not designed to allow for outdoor storage and has no capacity to allow for it. The applicant has indicated that CC&R's for the project would contain provisions to disclose that outdoor storage is not a permitted use and that all unit owners/lessees would be required to store everything entirely inside each respective unit.

Allowed Uses:

The types of industrial condominium uses allowed in the project are those allowed per the requirements of Chapter 11.32 M-1 Limited Manufacturing zone, unless a particular use is specifically limited by the owner of the property. Some of the potential small businesses that could be attracted to the project are light industrial uses (i.e., glass blowers, small artisan-related industries, etc.) which do not typically need large volumes of space for storage, or are reliant on constant large commercial truck traffic.

Finally, the uses would be governed by a Covenant, Conditions, and Restrictions (CC&Rs), and the site will be regulated by an on-site property management company that will ensure daily maintenance, proper assignment of parking spaces, guest management, proper uses of the units, and security of the site.

Precise Plan of Design

Despite the major challenges of working around a wide easement running across the length of the site, the applicant has managed to develop a well-planned and orderly site plan. The applicant has placed the new building structure in a manner that is clear of the

easement, and has met with IEUA representatives to resolve any concerns they had with the project. Since IEUA is an independent public agency, the applicant has the responsibility to work with IEUA to respond and resolve any issues regarding the easement during on-site construction and thereafter. Overall, the new project and associated site improvements would be a significant improvement throughout the neighborhood.

On-site circulation is efficient and turning radii of appropriate dimensions is provided to facilitate turning movements for fire trucks, trash trucks and delivery vehicles. On-site parking for the project meets minimum parking requirements and is well distributed around the site. The project is also compliant with all City setbacks and building height requirements.

The proposed building is well designed and appropriate for an industrial area. The varying heights of tilt-up wall panels provides visual interest and is of sufficient height to fully screen any roof top equipment or the future installation of solar panels. Colors and exterior details add further dimensional qualities to the project. Moreover, the proposed master sign program creates standard design guidelines for each tenant that would regulate the number of signs, height, location, sign area and illumination styles to provide a consistent and professional visual theme for the project.

Exterior lighting for the site is evenly distributed around the site, and will be instrumental in highlighting the site and in providing a sense of security. All new exterior lights will be required to be shielded and directed downward so that light is contained within the boundaries of the parcel and adjoining properties, especially the Southern Pacific Railroad, are not adversely affected.

Other site improvements such as parking, new solid-roofed trash enclosures, drought tolerant landscaping, and approved Water Quality Management Plan (WQMP) also exhibit good design details that will contribute to the success of the proposed project. The proposed perimeter anti-graffiti coated block wall with cap ranging between four-feet to eight-feet with a four-foot security gate in front would help protect the property from unauthorized vehicles, shield the site from unwanted visitors, vandalism, and other criminal activities.

In conclusion, the proposed site improvements will make a positive impact to the neighborhood by eliminating the current conditions of blight that currently characterize the appearance and use of the site.

Findings

Tentative Tract Map Findings

Pursuant to California Government Code Section 66410, *et seq.*, the following findings for recommending approval to the City Council of Tentative Tract Map No. 20384 can be made:

- A. The proposed subdivision and the provisions for its design and improvements are consistent with the adopted General Plan and the Montclair Municipal Code. The Tentative Tract Map proposal meets minimum lot size and dimension standards of the "M-1" zoning district and provides for ample area on which to develop the proposed industrial condominium project and to accommodate future land uses compatible with the underlying zoning district. Moreover, the Tentative Tract Map is consistent with the overall goal of the General Plan to promote good planning practices and orderly development within the City.
- B. The subject sites are physically suitable for the types and densities of the development proposed given the overall size of the properties. The sites combined total of 3.18 acres in area (138,510-square feet approximately) is of a configuration that has sufficient width and depth to allow for orderly development as proposed with the project. The project sites are also located adjacent to a fully improved street that connects to an arterial roadway at Holt Boulevard will provide direct and safe access to the project site. In addition, the site is designed to allow for appropriate internal pedestrian and vehicular circulation around the proposed improvements.
- C. The subdivision design and improvements proposed are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat. The site is surrounded by industrial urban development and streets; does not contain any bodies of water; and is not linked to any wildlife corridors. The vacant site is mostly paved over, does not have any trees, and does not contain any evidence of known habitats of significance including rare or endangered species of plant, animal, or insect life.
- D. The subdivision design and type of improvements proposed in the Tentative Tract Map are not likely to cause serious public health problems because all development and public improvements will be constructed per the requirements of all applicable standards and codes including the zoning and building codes.
- E. The subdivision design and type of improvements proposed in the Tentative Tract Map will not conflict with any onsite public or private easements for access or use. The project was designed around an existing underground storm drain pipe easement owned by the Inland Empire Utilities Agency (IEUA) and the applicant has worked with IEUA to respond and resolve any issues regarding the easement during on-site construction and thereafter. Moreover, the project has been designed to ensure that existing sewer manholes are not impacted and that the City's access is preserved.
- F. The discharge of wastewater into the existing sanitary sewer system from the development proposed in the Tentative Tract Map will not cause a violation of existing requirements prescribed by the Regional Water Quality Control Board. The entire project will be required to connect to the City's sanitary sewer system pursuant to California Plumbing Code and Municipal Code requirements. Sewer

mains exist in Silicon Avenue and within the project site, all of which are immediately adjacent to the subject site.

Conditional Use Permit Findings

The Planning Commission finds as follows with respect to approval of a Conditional Use Permit:

- A. The proposed industrial condominium development is essential and desirable to the public convenience and public welfare. The new development will provide the City with a different development model not currently available nearby and that encourages smaller size non-retail commercial businesses with the City.
- B. The project is well designed and promotes orderly development that will enhance the area or the community as a whole. The proposed industrial condominium project is consistent with the development standards set forth in Chapter 11.88 of the Montclair Municipal Code for the industrial condominium development, including associated site improvements. Architectural details, materials, and sign program are of a high quality and appropriate to the proposed architectural styles of the site that yields an aesthetically pleasing project. Proposed landscaping is well distributed around the site and designed to conserve water.
- C. Granting the CUP for the 20-unit tilt-up industrial condominium use will not be materially detrimental to the public welfare and to other properties in the vicinity. The proposed development is well designed and appropriately located in an area where there would be little to no impacts. The project site has easy and safe access from developed streets, meets all applicable development standards, and when completed, will have a positive impact to the area and surrounding streetscape. Conditions of approval and CC&Rs will ensure proper uses and operations of each unit, including the requirement to install and operate security cameras that will help to minimize potential adverse impacts to the area.
- D. The proposed industrial condominium project for the subject site is not contrary to the objectives of any part of the General Plan, in that the adopted General Plan encourages orderly development with respect to adopted land use plans, and the continual improvement of the City as a place for attractive industrial uses while eliminating or minimizing potential detrimental impacts on surrounding properties and uses.

Precise Plan of Design Findings

The Planning Commission finds as follows with respect to approval of a Precise Plan of Design Permit:

- A. The proposed project will not have an adverse impact on or substantially depreciate property values in the vicinity, unreasonably interfere with use and enjoyment of property in the vicinity, or endanger the public peace, health, safety, or general

welfare. The proposed 20-unit industrial condominium development is well designed and will substantially improve conditions on and around the site.

- B. That such use in such location conforms to good zoning practices, in that the proposed 20-unit industrial condominium project is consistent with the applicable development standards of the Montclair Municipal Code and types of future uses permitted in the project will be consistent with those allowed in the M-1 (Limited Manufacturing) zone.

Public Notice and Comments from the Public

This item was published as a public hearing in the Inland Valley Daily Bulletin newspaper on April 16, 2021, as prescribed by law for the discretionary land use entitlements. Public hearing notices were mailed to all property owners within 300 feet from the boundaries of the subject property. As of this writing, inquiries from the following individuals were received and responded to by staff and the applicant:

- April 12, 2021 -, Arnold Gerber, County of San Bernardino Environmental Planner contacted City staff to inquire about the project's impacts. Staff informed that an email correspondence was received by Stacy Serrano, County of San Bernardino, Engineering Technician IV, informing that the applicant has no encroachment, access, or drainage would occur on the District Right-of-Way; therefore, no District (or U.S. Army Corps of Engineers) permit would be required at this time.
- April 12, 2021 - Dick and Debbie Held, property owners of Tujunga Ranch Equity Fund directly abutting the subject property (northeast) at 10660 Silicon Avenue. Mr. Held expressed concerns of access to his site, drainage, and placement of the new six-foot high block wall. The applicant and said property owners met onsite April 14, 2021 to address any concerns of which have been resolved.

Environmental Assessment

The project is deemed to be exempt from the California Environmental Quality Act, pursuant to Section 15332 of State CEQA Guidelines, in that Class 32 covers infill projects in significantly developed areas. The proposed industrial condominium project on the existing vacant site is consistent with the applicable policies of the General Plan, the M-1 (Limited Manufacturing) zone, is on a parcel less than five acres in area, has utilities present in the area to serve the development, and would not result in any significant effects related to traffic, noise, air quality, or water quality.

Recommendation

Staff recommends that the Planning Commission take the following action(s):

- A. Move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the

project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332.

- B. Move to recommend City Council approval of Tentative Tract Map No. 20384 to allow the design and improvement of land subdivision in compliance with the Subdivision Map Act of the State, including the conditions of approval in attached Resolution 21-1946.
- C. Move to approve the Conditional Use Permit and Precise Plan of Design per the submitted plans and as described in the staff report for the 20-unit industrial condominium project and associated site improvements located at 10680 Silicon Avenue, under Case No. 2020-25, subject to the conditions of approval in attached Resolution 21-1946.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Diaz". The signature is fluid and cursive, with a large loop at the end of the last name.

Michael Diaz
Community Development Director

Attachment: Draft Resolution No. 21-1946

- c: Baldwin Park Homes, LLC, 1773 San Bernardino Road, B-42, West Covina, CA 91790
Al Saito, 20803 Valley Blvd, #105, Walnut, CA 91789
Glen A. Gwatney, Anacal Engineering Company, 1211 N. Tustin Ave., Anaheim, CA 92807

Z:\COMMDEV\YVONNE NEMETH\CASES\2020-25\STAFF REPORT

RESOLUTION NO. 21-1946

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 20384, AND APPROVAL OF A CONDITIONAL USE PERMIT AND PRECISE PLAN OF DESIGN UNDER CASE NUMBER 2020-25 FOR THE SITE PLAN, FLOOR PLAN, ELEVATIONS, CONCEPTUAL COLORS AND MATERIALS, CONCEPTUAL LANDSCAPE PLAN, AND MASTER SIGN PROGRAM FOR A PROPOSED 20-UNIT INDUSTRIAL CONDOMINIUM DEVELOPMENT AT 10680 SILICON WAY (APN 1012-031-09-0000 & 1012-031-10-0000).

A. Recitals.

WHEREAS, on October 7, 2020, Baldwin Park Homes, LLC, property owner, filed an application for Tentative Tract Map (TTM) No. 20384, Conditional Use Permit (CUP), and Precise Plan of Design (PPD), under Case No. 2020-25, to construct a 20-unit industrial condominium development, including associated site improvements and master sign program on the subject site; and

WHEREAS, the subject application applies to two existing lots, Parcels 3 and 4 of Parcel Map No. 5991, with a combined total of 138,510-square feet in area (3.18-acres located on the southwest end of a cul-de-sac on Silicon Avenue; and

WHEREAS, the subject site is zoned "M-1" (Limited Manufacturing) and is currently vacant; and

WHEREAS, on the site is a 28-foot wide easement for pipeline and incidental purposes owned by the Inland Empire Utilities Agency (IEUA) recorded April 19, 2004 per Instrument No. 20040267776 of official records; and

WHEREAS, proposed Tentative Tract Map No. 20384 would legally merge Parcels 3 and 4 of Parcel Map No. 5991, into a single 3.18-acre parcel and allow for the creation of a 20-unit industrial condominium within a 58,836 square foot industrial tilt-up building (including the second floor mezzanine per unit). The subdivision would divide the new floor space into 20-individual air-space units to sell or lease in the marketplace in compliance with the subdivision regulations of the City of Montclair and the California Subdivision Map Act; and

WHEREAS, the Conditional Use Permit is required by the Montclair Municipal Code to create an industrial condominium project pursuant to the development standards contained in Chapters 11.32 and 11.88 as it pertains to the allowable uses and required unit sizes, and other development requirements; and

WHEREAS, the Precise Plan of Design pertains to the overall site plan, floor plan, elevations, conceptual colors and materials, conceptual landscape/irrigation plan, and master sign program associated with the 20-unit tilt up industrial condominium development; and

WHEREAS, staff has found that the proposed 20-unit tilt up industrial condominium development complies with the guidelines and development standards set forth in Chapter 11.88 of the Montclair Municipal Code and the California Subdivision Map Act as it relates to industrial condominium uses, with conditions of approval; and

WHEREAS, the Planning Division has determined the project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of State CEQA Guidelines, in that Class 32 covers infill projects in significantly developed areas. The proposed development of a 20-unit industrial condominium is consistent with the applicable policies of the General Plan, M-1 (Limited Manufacturing) zone, is less than five acres in area, has utilities present in the area to serve the development, and would not result in any significant effects related to traffic, noise, air quality, or water quality; and

WHEREAS, the Planning Commission has reviewed the Planning Division's determination that the proposed development is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA Guidelines and based on its own independent judgment, concurs with staff's determination of said exemption and finding of no significant effect on the environment; and

WHEREAS, this item was advertised as public hearing in the Inland Valley Daily Bulletin newspaper on April 16, 2021. Public hearing notices were also mailed to property owners within the 300-foot radius of the exterior boundaries of the project site in accordance with State law for consideration of this discretionary zoning entitlement; and

WHEREAS, a notice of public hearing was duly given and posted in the manner and for the time frame prescribed by law; and

WHEREAS, in compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, a non-person remote meeting was conducted at 7:00 p.m. on April 26, 2021, at which time all persons wishing to testify in connection with said application were heard, and said application was fully considered.

B. Resolution.

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

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

2. Based on substantial evidence presented to this Commission during the above-referenced public hearing on April 26, 2021, including written and oral staff reports, together with public testimony, this Commission hereby finds with respect to the Tentative Tract Map No. 20384, Conditional Use Permit and Precise Plan of Design under Case No. 2020-25, request as follows:

Tentative Tract Map Findings

Pursuant to California Government Code Section 66410, *et seq.*, the following findings for recommending approval to the City Council of Tentative Tract Map No. 20384 can be made:

- A. The proposed subdivision and the provisions for its design and improvements are consistent with the adopted General Plan and the Montclair Municipal Code. The Tentative Tract Map proposal meets minimum lot size and dimension standards of the “M-1” zoning district and provides for ample area on which to develop the proposed industrial condominium project and to accommodate future land uses compatible with the underlying zoning district. Moreover, the Tentative Tract Map is consistent with the overall goal of the General Plan to promote good planning practices and orderly development within the City.
- B. The subject sites are physically suitable for the types and densities of the development proposed given the overall size of the properties. The sites combined total of 3.18 acres in area (138,510-square feet approximately) is of a configuration that has sufficient width and depth to allow for orderly development as proposed with the project. The project sites are also located adjacent to a fully improved street that connects to an arterial roadway at Holt Boulevard will provide direct and safe access to the project site. In addition, the site is designed to allow for appropriate internal pedestrian and vehicular circulation around the proposed improvements.
- C. The subdivision design and improvements proposed are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat. The site is surrounded by industrial urban development and streets; does not contain any bodies of water; and is not linked to any wildlife corridors. The vacant site is mostly paved over, does not have any trees, and does not contain any evidence of known habitats of significance including rare or endangered species of plant, animal, or insect life.
- D. The subdivision design and type of improvements proposed in the Tentative Tract Map are not likely to cause serious public health problems because all development and public improvements will be constructed per the requirements of all applicable standards and codes including the zoning and building codes.
- E. The subdivision design and type of improvements proposed in the Tentative Tract Map will not conflict with any onsite public or private easements for access or use. The project was designed around an existing underground storm drain pipe easement owned by the Inland Empire Utilities Agency (IEUA) and the applicant has worked

with IEUA to respond and resolve any issues regarding the easement during on-site construction and thereafter. Moreover, the project has been designed to ensure that existing sewer manholes are not impacted and that City access is preserved.

- F. The discharge of wastewater into the existing sanitary sewer system from the development proposed in the Tentative Tract Map will not cause a violation of existing requirements prescribed by the Regional Water Quality Control Board. The entire project will be required to connect to the City's sanitary sewer system pursuant to California Plumbing Code and Municipal Code requirements. Sewer mains exist in Silicon Avenue and within the project site, all of which are immediately adjacent to the subject site.

Conditional Use Permit Findings

The Planning Commission finds as follows with respect to approval of a Conditional Use Permit:

- A. The proposed industrial condominium development is essential and desirable to the public convenience and public welfare. The new development will provide the City with a different development model not currently available nearby and that encourages smaller size non-retail commercial businesses with the City.
- B. The project is well designed and promotes orderly development that will enhance the area or the community as a whole. The proposed industrial condominium project is consistent with the development standards set forth in Chapter 11.88 of the Montclair Municipal Code for the industrial condominium development, including associated site improvements. Architectural details, materials, and sign program are of a high quality and appropriate to the proposed architectural styles of the site that yields an aesthetically pleasing project. Proposed landscaping is well distributed around the site and designed to conserve water.
- C. Granting the CUP for the 20-unit tilt-up industrial condominium use will not be materially detrimental to the public welfare and to other properties in the vicinity. The proposed development is well designed and appropriately located in an area where there would be little to no impacts. The project site has easy and safe access from developed streets, meets all applicable development standards, and when completed, will have a positive impact to the area and surrounding streetscape. Conditions of approval and CC&Rs will ensure proper uses and operations of each unit, including the requirement to install and operate security cameras that will help to minimize potential adverse impacts to the area.
- D. The proposed industrial condominium project for the subject site is not contrary to the objectives of any part of the General Plan, in that the adopted General Plan encourages orderly development with respect to adopted land use plans, and the continual improvement of the City as a place for attractive industrial uses while eliminating or minimizing potential detrimental impacts on surrounding properties and uses.

Precise Plan of Design Findings

The Planning Commission finds as follows with respect to approval of a Precise Plan of Design Permit:

- A. The proposed project will not have an adverse impact on or substantially depreciate property values in the vicinity, unreasonably interfere with use and enjoyment of property in the vicinity, or endanger the public peace, health, safety, or general welfare. The proposed 20-unit industrial condominium development is well designed and will substantially improve conditions on and around the site.
- B. That such use in such location conforms to good zoning practices, in that the proposed 20-unit industrial condominium project is consistent with the applicable development standards of the Montclair Municipal Code and types of future uses permitted in the project will be consistent with those allowed in the M-1 (Limited Manufacturing) zone.

Conditions of Approval

Based upon the findings and conclusions set forth in the paragraphs above, this Commission hereby approves the application subject to each and every condition set forth below:

Planning Division

1. This approval is hereby granted to allow the following entitlements at 10680 Silicon Avenue (Assessor Parcel Nos. 1012-031-09-0000 and 1012-031-10-0000):
 - a. Tentative Tract Map No. 20384, to merge Parcels 3 and 4 of Parcel Map No. 5991 (Assessor Parcel Nos. 1012-031-09-0000 and 1012-031-10-0000) into a single lot with a combined area of 138,510 square feet (3.18-acre), and to allow the creation of 20 industrial condominiums units within a new 58,836 square-foot building and associated on-site improvements; and
 - b. A Conditional Use Permit (CUP) to create a 20-unit industrial condominium project pursuant to the development standards contained in Chapters 11.32 and 11.88 as it pertains to the allowable uses and required unit sizes, and other development requirements; and
 - c. A Precise Plan of Design (PPD) for the site plan, floor plans, elevations, conceptual colors and materials, conceptual landscape plan, and master sign program associated with the construction of the 20-unit industrial condominium as described in the staff report and depicted on approved plans on file with the Planning Division.
2. Notice to Applicant/Subdivider: The conditions of approval for this project include certain fees, dedication requirements (if applicable), reservation requirements,

and/or other exactions more specifically described in the conditions of approval herein. The subdivider/applicant is hereby notified that the 90-day protest period to challenge such items has begun as of the date of the project approval. For purposes of this notice, "project approval" shall mean the date that the Planning Commission approves the Conditional Use Permit and Precise Plan of Design for the project and recommends City Council approval of the Tentative Tract Map. All impact fees shall be due and payable at the time stated in the adopted ordinance, resolution or policy adopting and imposing such fees. If the applicant fails to file a protest regarding any of the fees, dedications, reservations or other exaction requirements as specified in Government Code Section 66020, the subdivider/applicant shall be legally barred from later challenges.

3. The subdivider/applicant shall reimburse the City for the legal costs associated with the preparation/review of any agreements and covenants required by these conditions.
4. This decision or any aspect of this decision may be appealed to the City Council within 15 days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
5. Within five (5) days of approval by the Planning Commission, the applicant shall submit the following payments to the Planning Division:
 - a. A check in the amount of \$50.00, payable to "Clerk of the Board of Supervisors," to cover the fee for filing a Notice of Exemption for the project as required by the California Environmental Quality Act (CEQA).
 - b. A check in the amount of \$724.45, made payable to "City of Montclair," to cover the actual cost of publishing a Notice of Public Hearing in a newspaper of general circulation (Inland Valley Daily Bulletin) as required by state law.
 - c. A check in the amount of \$759.00, made payable to "City of Montclair," reference Case No. 2020-25, 10680 Silicon Avenue. Attention to Merry Westerlin, Building Official/Code Enforcement Manager to cover the actual cost for fire review fees.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 15 days of receipt of the Planning Commission Resolution.
7. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Montclair, Planning Division.
8. Any modification, intensification, or expansion of the use beyond that which is specifically approved by the above-noted entitlements and that is not reflected in the map, plans, and drawings approved with this action shall require review and approval by staff, the Planning Commission, or the City Council as appropriate.

9. In the event that exhibits and written conditions are inconsistent, the written conditions shall prevail.
10. This approval shall supersede all previously approved land use entitlements for projects on the subject property.
11. This CUP approval shall be valid for a period of six months (180 calendar days) from the date of Planning Commission approval and shall automatically expire on the sixth month anniversary date of Planning Commission action, unless the applicant is diligently pursuing building plan check toward eventual construction or implementation of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's CUP expiration date.
12. In establishing and conducting the subject use, the applicant shall at all times comply with any and all laws, ordinances, and regulations of the City of Montclair, the County of San Bernardino, and the State of California. Approval of this TTM, CUP, and PPD shall not waive compliance with any such requirements.
13. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project. Any discontinuation or substantial changes to the building and associated site improvements without City approval shall be a violation of this CUP and may be cause for revocation. Upon transfer, sale or re-assignment of the property to another individual or entity, the applicant shall make full disclosure of the CUP requirements and restrictions to future buyers, transferees or assignees.
14. The developer shall submit for the necessary permits from the Building Department and pay all applicable City of Montclair development fees prior to issuance of any permits and commencement of grading and/or construction activities.
15. In the event conditions of approval by the Planning Commission (as the case may be) require the revision of plans as submitted, the applicant shall submit three (3) copies of the approved plan (revised to incorporate conditions of approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
16. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans unless the modifications are approved by the Community Development Director as appropriate.
17. Prior to the commencement of business activities at the site, each business owner, shall apply for and obtain a City of Montclair Business License, and shall maintain a valid City business license at all times. Should such licensing be denied, expire

or lapse at any time in the future, this permit shall become considered a violation of this condition and the use shall be subject to code enforcement action.

18. Tentative map approval shall expire three years from the date of City Council approval unless extended under Government Code Section 66452.6. The final map shall be filed with the Public Works Director/City Engineer and shall comply with the Subdivision Map Act of the State of California and all applicable Ordinances, requirements, and Resolutions of the City of Montclair.
19. Prior to the issuance of grading permits and/or building permits for the project, Tentative Tract Map No. 20384 shall be recorded in accordance with California Government Code Section 66456.1.
20. Each Condominium Unit shall have its own separate utility service (e.g., water, electricity, sewer, gas, etc.), panels, and metering, so that the unit can be separately billed for each utility. Each unit shall have access to each meter for the unit without entry through another unit.
21. The Community Development Director shall approve all CC&Rs for recordation before any Condominium Unit shall be sold.
22. The developer and/or owner shall form and incorporate an Owners Association that complies with the Commercial CID Act and is approved by the Community Development Director prior to assumption of Project management by the Owners Association.
 - a. An Owners Association shall be established for commercial Condominium Units by recordation of the following: (1) Articles of Incorporation of the Association; (2) Declarations of Codes Covenants and Restrictions (CC&Rs); (3) Bylaws of the Owners Association.
 - b. CC&Rs shall be prepared at the developer/owner expense and submitted to the city, in a form and content satisfactory to the Director of Community Development and City Attorney, for review and approval. The CC&Rs shall contain but not be limited to the following provisions:
 - i. The Condominium Project shall be managed by a professional manager or management firm.
 - ii. Except where maintained by a public utility, all on-site property (building and site) improvements, including common areas, trash enclosures, gates, fences, walls, vehicular access ways, sewers, storm drains, exterior light fixtures, fire prevention water systems, and/or landscaping and irrigation systems, security cameras, shall be maintained as a common expense by the Association.
 - iii. Formation of a fund account in the name of the Owners Association

to be used to repair, maintain and/or replace common areas or common equipment. In the event maintenance responsibilities of the Association are not fulfilled, the city shall have the power but not the obligation to compel such maintenance. Any costs incurred by the city shall be billed to and paid by the Association. The city may also seek recovery by any means allowed by law, including but not limited to placing a lien on the property.

- iv. No individual owner may avoid liability for his or her prorated share of the expenses for common area by renouncing his or her rights in the common area.
- v. Provisions to govern the use of designated parking spaces for each Condominium Unit.
- vi. Provisions to prohibit outdoor storage of any kind on the premises.
- vii. Additional conditions as required by the Community and Economic Development Director.
- viii. Amendment or modification to the CC&Rs shall require the advance review and approval of the city.

Precise Plan

- 23. Precise Plan of Design (PPD) approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval, unless the applicant is diligently pursuing building plan check toward eventual construction of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
- 24. Approval of this PPD shall not waive compliance with any applicable regulations as set forth by the California Building Code and/or City Ordinances, the San Bernardino County Health Department, or the State of California.
- 25. Prior to the issuance of building permits, the applicant shall submit the following plans for plan check by the Building and Planning Divisions:
 - a. Fence and/or Wall plan for the entire site that shows the elevation and specifications. The design of the block wall with cap shall be complementary to the overall appearance of the new building and constructed of durable, graffiti-resistant, and easily maintained materials as follows:
 - i. Proposed wall and security gate along the 30-foot front yard setback, facing Silicon Avenue shall be a maximum of 4'-0" in height for the first

30 feet (front yard setback) as measured from back of public sidewalk on Silicon Avenue, then gradually step up/slope up in equal segments to 6'-0" on the north and east property lines and 8'-0" in height on the south and west property lines to ensure a smooth transition in overall height. All block walls must provide a wall cap and graffiti-resistant. The use of chain-link fencing and security deterrents such as barbed or concertina wires are expressly prohibited on any portion of the property. At no point shall the maximum height of the wall with cap exceed the eight feet (8'-0") in height, adjusted for existing grade conditions, without the satisfaction and approval of the Community Development Director.

- ii. Roll-up gates shall be made accessible to emergency personnel (IEUA, Public Works, Police and Fire) during times when said gates are in a closed position. Contact the Montclair Fire Department for further information and requirements.
 - iii. Double wall or fence/wall conditions shall not be permitted. The applicant shall be responsible for receiving required permits and coordinating with all adjacent property owners regarding the replacement of property line walls. Wall, fence, and gate heights, materials, and finishes shall be to the satisfaction and approval of the Community Development Director.
- b. Submit an exterior lighting and photometric plan for the entire site. The plans shall indicate the location of all exterior light fixtures (area, building, parking lot, etc.) and the overall illumination levels across the site. All proposed exterior lighting shall comply with the following standards:
- i. Provide a minimum maintained illumination level of one (1) foot-candle across the site.
 - ii. All lighting fixtures shall be vandal-resistant and of a design that complements the architecture of the building.
 - iii. All parking lot and other freestanding light fixtures shall incorporate 90-degree cut-off style luminaires and flat lenses so as to direct illumination downward to the surface to be illuminated and away from the public rights-of-way and properties adjacent to the subject site. Cut-off or "house-back" shields may be required to ensure illumination does not adversely impact adjacent properties to the greatest extent possible, particularly the Southern Pacific Railway Company to the south.
 - iv. Freestanding light fixtures and poles shall not exceed a maximum height of 20'-0" as measured from adjacent grade to top of luminaires.

- v. Above-grade concrete support pedestals for all proposed freestanding light poles throughout the project site shall be clad in a color coordinated stucco finish to complement the main building.
 - vi. Wall-mounted fixtures shall be shielded. The use of unshielded wall packs, barn lighters, other similar unshielded luminaires, and/or decorative lighting installed solely for the purpose of illuminating the roof shall be prohibited.
 - vii. “Wall-washers” or decorative landscape lighting shall be subject to review and approval by the Planning Division.
26. The proposed locations for the mailboxes for the project shall comply with locational requirements set forth in Section 11.60.070.D of the Montclair Municipal Code with respect to a weather-protected location subject to City review and approval prior to installation. The applicant shall also ascertain any requirements for such mailboxes from the United States Postal Service (USPS). The City acknowledges that proposed location for the building’s mailboxes shall be to the satisfaction of the USPS.
27. The trash enclosure(s) shall have a solid roof cover and be designed to complement the overall architecture of the main building. Contact Burrtec Waste Industries to determine the number of required bins to support the most likely end user(s) of the building.
28. All automobile parking spaces shall be clearly delineated with double-line (e.g. “hairpin”) striping.
29. Prior to the installation of any signs, a licensed sign contractor or property owner shall submit a Sign Permit Application in compliance with the adopted master sign program and set of scaled plans to the Planning Division for review and approval. The set of plans shall be drawn to scale, and include all proposed building mounted signs, directional signs, wall mounted, freestanding monument and pylon signs. All permanent signs shall be installed by a licensed and insured sign contractor only. Building permits for installation of all signs shall be required. The plans shall also comply with the following standards:
- a. All wall signs shall utilize individual routed channel letters with dimensional logos.
 - b. Building mounted signs shall be limited to the name/nature of the business only and numerical address.
 - c. Exposed raceways shall be prohibited for all building-mounted and freestanding signs.
 - d. All signs shall be maintained at all times in a safe and secure manner.

Exposed surfaces shall be cleaned and painted as necessary. Broken and defective parts shall be repaired or replaced immediately.

30. Temporary promotional signs shall comply with Chapter 11.72 of the Montclair Municipal Code, including, but not limited to the following:
 - a. Temporary banners for the purpose of announcing the grand opening or advertising promotions shall require a banner permit from the Planning Division prior to installation.
 - b. Promotional window signs shall not occupy more than 25 percent of the aggregate window area.
 - c. At no time shall pennants, inflatable signs, "human" signs, or other similar advertising devices be utilized on the property or off-site.
31. No exterior surface-mounted exposed ducts, conduit or electrical lines shall be allowed on walls, awnings, or other exterior faces of the building. In addition, all electrical switchgear, meters, etc., shall be screened or housed in an enclosure to the extent allowed by the utilities.
32. All roof-mounted mechanical equipment (e.g., air conditioning, heating ventilation ducts and exhaust vents, meters, pumps, and filters, transformers and generators, conduit, satellite dishes and similar equipment, but excluding solar collectors shall be screened from direct view from adjacent public right(s)-of-way in any direction (360 degrees) and adjacent properties, subject to the approval of the Community Development Director. In addition, screening of the top of roof-mounted mechanical equipment may be required by the Director, if necessary, to protect views from a higher elevation. Screening of roof-mounted equipment shall be accomplished by means of one or both of the following methods:
33. Raised parapet(s) or solid screen walls of sufficient height to completely block visibility of equipment as installed. Such screens shall be designed to be compatible with the architectural design of the building. Wooden lattice, painted metal panels, or fence-like screens/covers, or similar are not appropriate screening materials and shall not be allowed.
34. Access to the roof of the building shall be from within the structure and not by means of roof access ladders mounted to the exterior of the building.
35. All ground-mounted mechanical equipment, including, but not limited to, utility meters, air conditioners, condenser units, and repair equipment shall be located within the building or on the exterior of the building only when necessary and screened in a manner that is compatible with the architectural design of the building subject to the satisfaction of the Community Development Director.
36. Freestanding electrical transformers and double check detector assembly (DCDA)

equipment shall be painted and screened with a powder-coated green backflow armor and backflow enclosure to prevent vandalism.

37. No outdoor storage and/or display areas for merchandise, vehicles, trucks, furniture, machinery, pallets, boxes, etc. are allowed at any time.
38. No temporary or permanent residential living quarters shall be established on the premises within any building or motorhome/recreational vehicle. Indications that a property is being used as temporary or permanent residential living quarters include actions such as spending significant time at the location on more than one day, sleeping at the location, within the unit, and performing other life activities at the location repeatedly.
39. All satellite dish antennas, microwave receivers and transmitters, and other forms of communication equipment shall be located in a manner in accordance with the provisions of Chapter 11.46 of the Montclair Municipal Code.
40. At no time shall any storage occur in the area outside the exterior of the building, including shelving, boxes, supplies, etc.
41. The property owner shall be responsible for maintaining all building, yards, structures, signs, parking areas and other improvements in such a manner that does not detract from the appearance of the surrounding area. Parking lots shall be maintained in an attractive and suitable fashion with any potholes, significantly cracked or uneven paving, and any other significant damage repaired in a timely fashion throughout the life of the project.
42. Graffiti or etching of glass/window areas on any portion of the building or site improvements shall be removed and/or replaced immediately by the applicant/property owner with or without notification by the City. Paint utilized in covering such graffiti shall be of a color that matches the color of the adjacent surfaces, and extends outward to cover the entire surface.
43. Portions of the Project may be adjacent to the San Bernardino County Flood Control District (SBCFCD) right-of-way and facility. Any encroachments on the District's right-of-way or facilities, including but not limited to access, fencing and grading, utility crossings, landscaping, new and/or alteration to drainage connections will require a permit from the SBCFCD prior to start of construction. The necessity for permits, and any impacts associated with them, should be addressed in the prior adoption of CEQA determination. If you have any questions regarding this process, please contact the FCD Permit Section at (909) 387-1863.
44. The applicant shall be fully responsible for recognizing and complying with all easement rights held by the Inland Empire Utilities Agency (IEUA) pursuant to that document recorded April 19, 2004 as instrument No. 20040267776 of official records. The easement affects subject property, and as plotted on the Tentative Tract Map No. 20384.

45. Prior to issuance of a Certificate of Occupancy, and as approved by the City, applicant shall comply with all requirements and conditions of approval of the IEUA related to the above easement as set forth in IEUA's Letter dated March 22, 2021, including Condition Nos. 1 through 10 (See Exhibit A) and any other conditions imposed by the IEUA after final review and approval of a building permit for encroachment upon the easement.
46. Prior to issuance of a Certificate of Occupancy, the applicant shall install all approved landscaping materials on the site, subject to the satisfaction of the Community Development Director. The following standards shall apply:
 - a. All shrubs shall be minimum five-gallon container size.
 - b. All trees shall be a minimum 36-inch box size and double-staked.
 - c. A minimum of 3 inches of bark mulch (shredded or chips) shall be provided in all planted areas.
 - d. All landscape planting areas shall have 100 percent irrigation coverage by an automatic irrigation system.
 - e. Within the public right-of-way, any tree plantings shall be setback a minimum of five feet behind (back of) sidewalk to prevent tree root damage to the public sidewalk in the future.
47. All landscaping and irrigation systems shall be maintained in accordance with the approved site and/or landscape plan to ensure water use efficiency.
48. All plant materials that does not survive or is removed or destroyed shall be replaced upon its demise or removal with plant materials of a like type and size as that originally approved and installed.
49. Plant materials shall not be severely pruned such that it stunts or deforms its natural growth pattern or characteristic feature(s). Trees shall be pruned to ISA (International Society of Arboriculture) standards and only as necessary to promote healthy growth and for aesthetic purposes (i.e., to enhance the natural form of the tree). Improperly or severely pruned trees, including topping as defined by the Water Conservation Ordinance, that results in the removal of the normal canopy and/or disfigurement of the tree shall be replaced with a tree of similar size and maturity as that which was removed or, as required by the Community Development Director.
50. A copy of the TTM, CUP, and PPD approval letter and resolution with all conditions of approval related to the application shall be conspicuously posted alongside the establishment's Business License and Certificate of Occupancy and shall be made available to law enforcement officers, Code Enforcement officers, and/or fire and building inspectors in the course of conducting inspections of said premises.

51. To ensure compliance with the conditions of the approval, a final inspection is required from the Building and Planning Divisions upon completion of construction and all improvements. The applicant shall contact the City to schedule an appointment for such inspections.
52. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void or annul, the any action of, or permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities, thereof (including actions approved by the voters of City), for or concerning the project, whether such actions, are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any action brought and City shall cooperate with the applicant in the defense of the Action.

Building

53. Prior to issuance of building permits, the applicant shall complete the following Building Division requirements:

Submit four complete sets of plans including the following:

- a. Site/Plot Plan;
 - b. Floor Plan;
 - c. Reflected Ceiling Plan
 - d. Electrical Plans including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;
 - e. Plumbing plans, including isometrics, underground diagrams, water and waste diagram, fixture units, gas piping, and heating and air conditioning.
 - f. Waste recycling plan, recycling 65% of all construction debris
 - g. Commissioning Report per Green Building Standards (upon final)
54. The applicant shall comply with the latest adopted California Building Code, and other applicable codes, ordinances and regulations in effect at the time of permit application. These applicable codes shall be indicated on the first page of submitted

plans.

55. A building, structure, sewage system, utility line, eave or projection of a structure, or similar shall not cross over a property line so as to encroach on another property. All property, if separated by property line or easements shall be merged into a singular property by way of lot merger before the beginning of improvements to the site, or alternately, ensure all easements maintain clear descriptions of access and usability.
56. Submit two sets of structural calculations, if required and two sets energy conservation calculations.
57. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
58. Submit detailed plans for all walls and fencing associated with the project.
59. Clearly indicate on submitted plans disabled-accessible path(s) of travel to the public right-of-way from the affected area of new construction or renovation. All required disabled-accessible parking lot signs, sidewalks, paths-of-travel, and curb cuts shall comply with the requirements of the California Building Code, Title 24. The maximum cross-slope on a sidewalk or path-of-travel shall not exceed two percent (2%).
60. Pay all required school fees directly to the Ontario-Montclair School District and the Chaffey Joint Union High School District.
61. Exposed raceways shall be prohibited on all building-mounted and freestanding signs.
62. All construction work carried out under the review of the Building Division shall be of good quality. The Building Official shall have the authority to enforce the installation of work that is straight, level, plumb, square, etc., as the situation requires. All work shall be well fit and of a durable nature. Paint and stucco in all cases shall not be below standard for the use applied.
63. Decorative foam trim shall not be used in areas subject to damage such as entry doors, garage doors, etc. Use of decorative foam shall not be allowed to be used below the second story.
64. Each industrial condominium unit shall have individual and independent one-hour separation walls enveloping each assigned airspace or unit and independent utility meters, sewer and water connections and fire protection systems, subject to the review and approval of the Public Works, Community Development and Fire Departments.
65. Security gates to the rear of the building shall be equipped with Medeco locks or

other acceptable devices to allow access by emergency personnel and utility providers at all times.

66. All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, vents, transformers, or similar equipment, whether located on the ground or on the roof of the structure, shall be concealed on all sides from public view in a manner that is compatible with the architectural design of the building and to the satisfaction of the Planning Division. All roof mounted mechanical units shall be sufficiently screened by parapet or other screening methods so units are not visible for the highest street view.
67. An address for the new building will be determined and issued by the Building Official after the Tract Map has been approved and recorded.
68. All roof-mounted equipment, satellite dish antennas, and other similar apparatus shall be screened from public view in a manner incorporated into the architectural design of the building to the satisfaction of the Planning Division.
69. Fire sprinkler risers and roof access ladders shall be located entirely within the enclosed buildings. Double-detector check facility shall be adequately screened by landscaping or an architectural screen wall.
70. All trash enclosures shall be constructed of a material consistent with the primary type and color of that used on the building. The construction of such trash enclosure(s) shall conform to City standards and shall have a solid roof complementary to the main building. Black-colored concrete shall be used for the trash enclosure floor and its apron.
71. Construction drawings submitted to the Building Division for plan check review shall comply with Montclair Security Ordinance No. 357, including, but not limited to, adherence to the following standards:
 - a. The numerical address of the building shall be displayed in a maximum of two locations on the building. Each Unit may be addressed at the main entrance to the Unit:
 - i. Numerals shall be in a font acceptable to the Planning Division, minimum 10 inches in height, minimum 1½ inches in depth, and in a color that adequately contrasts with the background to which they are attached.
72. The facility shall be provided with a minimum maintained illumination level of one (1) foot-candle from dusk until termination of business every business day. During all other hours of darkness, a minimum of one-quarter (.25) foot-candles of illumination shall be maintained at grade.
73. All gates and units shall have Fire Prevention Bureau approved Knox locking

devices to provide emergency access.

74. No soil shall be imported or exported to or from the project site from an adjacent building site or from other sources for construction purposes without first obtaining approval from the City Engineer. A plan satisfactory to the City Engineer shall be prepared showing the proposed haul route within the City. Subject plan shall include provisions for street sweeping and cleanup. Applicant/contractor shall comply with all NPDES requirements.
75. Underground Service Alert shall be notified 48 hours prior to any excavation at (800) 422-4133.
76. All off-site and on-site trenching and excavation shall conform to CAL-OSHA standards. Excavations that exceed five feet in depth require a CAL-OSHA permit.
77. The applicant/developer shall install approved emergency lighting to provide adequate illumination automatically in the event of any interruption of electrical service.
78. A Certificate of Occupancy is required prior to occupancy of the subject building. Issuance of a Certificate of Occupancy by the Building Official shall be contingent upon Fire Department inspection and approval of all conditions.
79. Prior to issuance of a Certificate of Occupancy, the person or corporation responsible for the preparation of the Water Quality Management Plan shall certify, in writing, to the Building Official that all conditions and requirements of the Water Quality Management Plan have been implemented or complied with. For projects, developments, or properties intended to be leased or sold, developer shall also submit evidence to the Building Official that lessee or purchaser has been advised in writing of lessee's or purchaser's on-going maintenance responsibilities with respect to the requirements of the Water Quality Management Plan.
80. Prior to the issuance of the Certificate of Occupancy a Final Grade Certificate shall be provided to the Building Official issued from the Registered Civil Engineer of Record that all on-site improvements have been constructed in accordance with all City Standards, Specifications, Conditions of Approval and approved plans.
81. Temporary construction and storage trailers placed on the property shall first obtain approval from the Planning and Building Divisions. If any trailers will include uses for public access, handicap accessibility requirements shall apply. Before any trailer is set in its location, obtain all permits from the building division. Plans and structural calculations will be required for the tie-down devices. Trailers used for public use (and not used for construction only) are required to be handicapped accessible. The trailer will requires access to the facility by way of ramps which comply with the California Building Code (CBC) 2019 edition, Chapter 11B, in addition to access to each feature of the trailer.

82. Prior to a Final inspection by the Building Division, a clearance shall be provided from all City Divisions involved with the project. As the project draws near to completion, the following divisions are requested to provide a clearance for final: Fire, Planning, Public Works, Environmental, Monte Vista Water District, NPDES and Business License. When all Divisions provide a clearance, the Building Division can then preform a Final Inspection. When approved, a Certificate of Occupancy will be issued.

Fire

83. The project shall comply with all applicable requirements set forth in the 2019 California Fire Code (CFC) and the NFPA Standards.
84. Prior to the issuance of a grading permits a fire department access plan shall be submitted to the City of Montclair for review and approval. The fire department access plan shall comply with the requirements specified by the City of Montclair Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
85. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
86. The fire department access road shall be inspected by Montclair Fire Prevention Bureau prior to building construction.
87. The fire department access road shall remain unobstructed at all times.
88. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
89. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
90. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
91. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
92. Montclair Fire Prevention Bureau approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
93. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Montclair prior to installation.

94. A fire department connection (FDC) shall be provided and located within 50 feet of a public fire hydrant. The use of a private hydrant may be used with the use of an aboveground check valve to prevent the flow from the FDC back to the fire hydrant, and with the approval of Montclair Fire Prevention Bureau.
95. The location of FDC and the support fire hydrant shall be located in a manner that does not create an obstruction to the fire department access road.
96. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
97. Prior to the building final the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be inspected by a third-party Emergency Radio Communication Specialist license by FCC, who shall certify the system prior to Montclair Fire Prevention Bureau inspection. The third-party inspector shall provide a written report which outlines the inspection protocol used in determining the building meets the emergency communications requirements. The requirement can be waived by the Montclair Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

Environmental

98. Trash enclosures must be designed in accordance with the provisions of AB 341 Mandatory Commercial Recycling and AB 1826 Mandatory Commercial Organics Recycling as established by California Department of Resources Recycling and Recovery (CalRecycle). Contact Steve Stanton, Engineering Division Manager at (909) 625-9444 for more information.
99. Documentation from Burrtec Waste Industries, Inc. (Burrtec) indicating that a service agreement has been set up with Burrtec that meets all Mandatory Commercial Recycling Requirements (AB 341) and Mandatory Organics Recycling Requirements (AB 1826) for waste hauling as established by the State of California and that the appropriate number of refuse/recycling dumpsters has been established is required. Submit documentation to Steve Stanton, Engineering Division Manager at (909) 625-9444 ssanton@cityofmontclair.org for more information.
100. The future tenant/occupant of the building must complete and submit the City of Montclair's Wastewater Discharge Survey to Environmental Compliance Coordinator Steve Stanton (ssanton@cityofmontclair.org) for review to determine

pretreatment/wastewater discharge requirements. Steve Stanton, Engineering Division Manager at (909) 625-9444 for more information.

101. Discharge of wastewater into the City of Montclair sanitary sewer system shall conform to Chapter 9.20 of the Montclair Municipal Code.
102. Regional Sewerage Supplemental Capital Outlay fees are required in accordance with Section 9.20.440 of the Montclair Municipal Code and the Inland Empire Utilities Agency (IEUA).
103. Connection to the City of Montclair Sanitary Sewer System is required. Additional comments may follow pending submittal of plans for plan check review.

NPDES

104. The property owner shall be responsible to contract with a qualified firm to inspect and maintain any stormwater treatment devices specified by the approved WQMP, following all WQMP recommendations. It shall also be the responsibility of the property owner to maintain inspection reports and have them readily available for review by City staff upon request. In the event that any stormwater treatment device fails due to lack of, or insufficient maintenance and/or inspection, or some other unforeseen circumstance, it shall be the responsibility of the property owner to correct the deficiency and restore the stormwater treatment device(s) to its original working condition.
105. Owner understands that if the stormwater treatment device is infeasible at proposed location, and an alternative treatment device is proposed that may affect site design project owner may have to revisit with the Planning Department for any revised site changes.
106. Owner understands no permits are issued prior to the approval of the WQMP.
107. Prepare and submit plans for erosion and sediment control. Plans shall include all phases of the construction project, including rough grading, utility and road installation, and vertical construction to the satisfaction of the City Engineer. Contact Steve Stanton, Engineering Division Manager, at (909) 625-9444.
108. At the time of Grading permit issuance; Post-Construction BMP inspection permit fees associated with the approved WQMP shall be paid. Contact Steve Stanton, Engineering Division Manager, at (909) 625-9444 for further information regarding permit and fees.
109. Prior to issuance of a rough grading and/or precise grading permit, the applicant must:
 - a. Must have a City approved WQMP.

- b. Submit to the Engineering Division an electronic copy of the approved WQMP in PDF format.
 - c. Obtain a State Construction General Permit and proof must be shown (WDID Number) on both rough grading plan and precise grading plan.
 - d. Qualified SWPPP Developer and Practitioner contact information must be included on the title page of grading plans.
110. Prior to issuance of Certificate of Occupancy, the applicant shall:
- a. Submit to the Engineering Division as built drawings as it relates to the WQMP and, provide adequate plan notes identifying grades, elevations for all inlets, outlets, flow lines and basins. .
 - b. Record the WQMP Maintenance Agreement with the County of San Bernardino and provide evidence of said recording to the Engineering Division.
111. Prior to release of the certificate of occupancy for the building, the person or corporation responsible for the preparation of the WQMP shall certify in writing to the Engineering Division Manager that all conditions and requirements of the WQMP have been implemented or complied with. For projects, developments, or properties intended to be leased or sold, developer shall also submit evidence to the NPDES Coordinator that lessee or purchaser has been advised in writing of lessee's or purchaser's on-going maintenance responsibilities with respect to the requirements of the WQMP.
112. The applicant shall ensure that all requirements of the approved WQMP for the project are incorporated and consistent with the approved landscape and irrigation plans for the project. All required Best Management Practices (BMPs) shall be duly noted and shown on the landscape plans per the approved WQMP, if applicable.
113. Prior to release of the certificate of occupancy for the building, the person or corporation responsible for the preparation of the WQMP shall submit to the Engineering Division a complete PDF copy of the final WQMP document including the recorded Maintenance Agreement, Certification of Landscape Completion form and, the Final WQMP Certification form signed and stamped by Engineer of record. The PDF shall be provided on a USB flash drive that includes the complete WQMP document and, all record drawings for the project.

Public Works

114. Developer shall comply with all requirements of the Subdivision Map Act and the Montclair Municipal Code. The applicant shall process any right-of-way dedications, easements or grant deeds required for the development.

115. Payment of transportation-related development impact fees. Fees shall be assessed at the rate in effect at the time the fees are paid.
116. All streets public and private shall have sidewalks conforming to Americans with Disabilities Act. Public and private streets shall have sidewalks on each side.
117. Streetlights shall be provided on all public and private streets. The minimum lighting level for all streets shall be to the satisfaction of the City Engineer. Plans shall include point by point foot-candle values arranged in a grid verifying a minimum lighting level of 2 foot-candles throughout every intersection and driveway approach.
118. Monument signs shall not be permitted in the line of sight triangles next to driveway locations (see City STD 110).
119. All pavement damaged by excavation will be replaced with permanent pavement per the City Standard for paving and trench repair STD No. 301.
120. Replace all existing lifted or cracked curb gutter, damaged utility pull box lids, and sidewalk adjacent to the property. Additionally remove sidewalk that show signs of ponding or is pitting, scaling or spalling. Curb Ramps not in compliance with ADA guidelines will be removed and replaced. Existing driveway approach will need to be removed and replaced with ADA compliant driveway approach. Row dedication will be needed to allow for an ADA compliant driveway approach. Record lot line adjustments for right-of-way dedications required for the development's ADA accessibility around drive approaches (sidewalk behind the approach needs to be dedicated to the City).
121. The developer shall make payment of Regional Sewerage Capital Outlay fees as specified in the Montclair Municipal Code and by Inland Empire Utilities Agency
122. Discharge of wastewater into the sewer collection system shall conform to all requirements of the Montclair Municipal Code.
123. Access to existing sewer manholes shall be provided at all times, every day, including holidays. Applicant must replace all onsite sewer manhole frames and covers as per the City of Montclair's Standard Plan No. 407.
124. Provide a key code to the Public Works Maintenance Division at (909) 721-1775.
125. There shall be no storage of any form within 20 feet of the manholes; this includes but not limited to vehicles, hazardous waste, portable structures, etc.
126. Approval of the WQMP is required prior to the preparation of grading and/or other improvement plans. Requirements for the WQMP may be obtained from Steve Stanton, Engineering Division Manager at 909-625-9444. Requirements of the WQMP may require significant modifications to the approved tentative map. If significant modifications are required, a resubmittal to the Planning Commission and

City Council may be required.

127. A grading plan shall be prepared subject to the approval of the City Engineer. An erosion control plan is to be included and considered an integral part of the grading plan. Grading plans shall be designed in accordance with City standards and guidelines, and shall be on 24" by 36" sheets.
128. No soil may be imported or exported to or from the project site from any adjacent building site or from other sources for construction purposes without first obtaining approval from the City Engineer. A plan acceptable to the City Engineer shall be prepared showing proposed haul routes within the City. The plan shall include provisions for street sweeping and cleanup. Contractor(s) shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.
129. All drainage facilities shall comply with requirements of the approved WQMP.

Police

130. In conjunction with the ongoing operation of the business, the premises shall comply with all applicable local, State, and Federal requirements placed upon them by any regulatory or governing entity.
131. The activity level of the business shall be monitored by the Police Department to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services then this Conditional Use Permit shall be reviewed for consideration of further conditions, modifications or revocation.
132. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the Community Development Director and the Police Chief or their designee.
133. If applicable, the parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
134. The premises shall install and maintain a closed circuit video surveillance (CCVS) system. The system shall at minimum be capable of monitoring all entrances/exits to the premises and be positioned as to allow for identification of patron facial features and physical characteristics. A minimum of one camera shall be placed in a position to monitor the parking lot of the premises, positioned in a manner which allows for the widest view from the entrance, without significant lens distortion, and one camera per entrance/exit door. Typical acceptable camera angles range from 50-130 degrees. Cameras shall be capable of no less a resolution than 1920x1080 pixels, otherwise known as 1080p. Cameras shall be capable of no less a resolution than 1920x1080 pixels, otherwise known as 1080p. All cameras shall have IR or

low light capability.

135. Audio recording is desirable, but not a requirement. Camera footage shall be retained for a period no less than 90 days. To conserve storage space, cameras may reduce frame-rate when no motion is detected, however must record at no less than 30 frames per second when motion is detected. Motion sensors shall be configured to activate properly in all areas covered including the parking area, if applicable. Motion sensors may be configured to prevent incidental activation from hanging or moving displays. Depending on the nature of the premises, additional cameras may be required.
136. Alarm systems are encouraged to compliment the C CVS system. Current responsible party information shall be on file with the Police Department for appropriate response and notifications.

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

APPROVED AND ADOPTED THIS 26TH DAY OF APRIL, 2021.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: _____
Barry Rowley, Chair

ATTEST: _____
Michael Diaz, Secretary

I, Michael Diaz, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 26th day of April, 2021, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\YVONNE NEMETH\2020\2020-25 PC TTM, CUP, PPD RESO 21-1946

EXHIBIT A



6075 Kimball Avenue • Chino, CA 91708
P.O. Box 9020 • Chino Hills, CA 91709
TEL (909) 993-1600 • FAX (909) 993-1985
www.ieua.org

March 22, 2021

City of Montclair/ Office of Community Development
Yvonne Nemeth
Associate Planner
5111 Benito St.
Montclair, CA
91763

RE: Brooks Basin Diversion Pipeline Located at 10680 Silicon Avenue, Montclair

Ms. Nemeth:

Thank you for the opportunity to review the proposed development at the Brooks Basin Diversion Pipeline located at 10680 Silicon Avenue in the City of Montclair. The project under review proposes a 20-unit industrial building, concrete walkways, paved parking lot with landscaping, raised planter boxes, and a storm drain while adhering to water quality Best Management Practice's (BMPs).

Inland Empire Utilities Agency's (IEUA) performed a cursory review, see below Attachment A, of the proposed development layout in relation to the current easement located on the same property. Currently, IEUA owns and operates a 48" storm drain and appurtenances (above and below ground) within the existing easement for the purpose of percolating water for groundwater recharge. Based on these findings, there are concerns of potential impacts to the facility; therefore, a more in-depth review of the project is required.

IEUA currently has a Development Fee to perform an in-depth review of projects impacting their facilities. The initial fee to be paid for this review is outlined below in Attachment A. IEUA is also available to meet with the developer with any questions they may have.

Please contact me with any questions you may have.

Respectfully,

Matthew A. Poeske, P.E.
mpoeske@ieua.org
(909) 573-6188

Water Smart - Thinking in Terms of Tomorrow

Jasmin A. Hall
President

Michael E. Camacho
Vice President

Steven J. Elie
Secretary/Treasurer

Paul Hofer
Director

Marco Tule
Director

Shivaji Deshmukh
General Manager

ATTACHMENT A

EASEMENTS

Per the recorded easement, recorded in the County of San Bernardino on April 2004, the overall easement is 28 feet wide (14 feet on each side of pipeline centerline) and includes a 272 sq-ft portion measuring 16 feet wide that abuts against the west perimeter of parcel 3 near the northwest corner of the overall parcel. The pipeline easement language reads "... strips of land over and across portions of..." Additionally, Exhibit A states that the easement includes "...all pertinent works, including ingress and egress thereto, **over, under and across** subject property". IEUA has easement rights above and below ground within the easement limits. If at any time IEUA needs to perform work on the storm drain the proposed flat work improvements will be removed, and it will be the responsibility of the developer to replace them.

ACCESS

Above Ground Appurtenances

There is an above-ground control structure that consists of a shipping container with an outer concrete curb surrounding the unit to keep surface drainage from entering the asset area. This structure houses a gate and Alma Actuator to divert San Antonio Channel flows to Brooks Basin for groundwater percolation, via a 48" RCP pipe, that utilizes the noted easement. The assets covered in the unit include an actuator and gate, electrical and communications, and a vault for underground access to valves and appurtenances.

IEUA will need to retain drive-up access to this structure with the ability to have a space to maneuver a crane and work truck with the space and capabilities to lift off the storage container, swing the unit around, and set it aside within the easement in order to allow work on the above and below ground assets. IEUA requires that this portion of the easement containing the above-ground control structure to be unobstructed. The proposed grading plan shows that a portion of the proposed AC parking area, concrete curb, and ribbon gutter encroaches on the existing above-ground unit footprint. Therefore, these proposed site features and any other hardened appurtenances proposed by this project will need to be moved outside of the concrete curb area. Additionally, a rolled curb and secondary open space may be required to allow access for a crane for removal of the actuator and gate. Alternatively, the Developer may want to upgrade the existing structure to fit into the development plan aesthetics, with a more permanent secure enclosure with large secure hatch in the roof to eliminate the need for container removal in order to perform asset maintenance. The existing concrete curbing must remain in place, as it protects surface runoff from entering the structure.

In addition, IEUA will require an access gate along the westerly property line from the control structure to the San Antonio Channel for truck traffic by IEUA personnel.

At this time, there are no manholes identified on the as-built plan #8011-005, dated 12/2002; however, if field identification reveals the presence of existing manholes within the easement, these manholes will need to be added to the grading plans, be protected, secured against stormwater and other infiltration for entry to the 48" RCP.

Underground Appurtenances

In addition to the existing 48" RCP pipe, there are also existing buried power and communication lines that run within the easement to the control structure. Please show all underground power and communication lines on the drawing. These lines must be identified on the grading plans and protected in place. It is important to note that these lines will require periodic replacement. Therefore, the contractor may want to consider installing these existing lines in conduit to avoid having to rip out any proposed concrete, asphalt, or landscaping.

It should also be noted that, should realignment of the existing pipeline benefit the developer's development plan, IEUA is willing to discuss the option with the requirement that functionality of the facility is at or above operating conditions and standards. Pipeline and easement realignment will require Chino Basin Water Conservation District (CBWCD) notification and input since water from this pipeline discharges to Brooks Basin (owned by the CBWCD).

BUILDING SURCHARGE AND PIPE LOADING CALCULATIONS

The Developer must provide calculations, stamped by a Registered Civil Engineer, for surcharge loading from the proposed building on the existing 48" storm drain, clearly demonstrating there is no negative effect on our pipe; otherwise, the footprint will need to be reduced. A preliminary evaluation of the building layout shows that in multiple locations, the building abuts the edge of the southern easement boundary limit. Currently, the depth of the proposed building footing is unknown. Plans/calculations will be required once the fees have been paid showing proposed footing depth as well as calculations showing minimum required offset between the proposed building to the edge of an assumed 15 ft wide pipe trench (7.5 ft on each side of existing pipe centerline). The design of the footing should be such that surcharge weight does not affect the pipe or trench, which will allow a standard shore to be placed without impacts related to the adjacent building.

IEUA requires, at a minimum, three construction equipment vehicles inhabit the easement in parallel form at any given time (backhoe, loader, dump truck). With a minimum 15 ft wide pipe trench, 10.5 ft remains in the easement on each side of the trench for construction vehicles. The existing 28 ft easement width is acceptable for maintenance, and no additional easement width will be required by IEUA.

CONNECTION

The existing 48" storm drain receives water for groundwater recharge uses and discharges the water to Brooks Basin located adjacent to the site to the east. This pipeline, at various times, operates under pressure, depending on the level of water in the basin and channel. The permitted use of this infrastructure does not allow connections from non-IEUA sources. Therefore, the Developer will be required to secure an alternate connection to a City approved storm drain facility in order to discharge stormwater from the site. This will require either connection to the Corps of Engineers facility or discussion of a connection to a City of Montclair storm drain connection.

In addition, the existing 48" RCP must be protected from infiltration of site stormwater discharges. This will require elevating any existing manholes above-grade or installation of sealed manhole covers. IEUA will provide its standard Manhole and cover detail for use by the Contractor.

DEVELOPER REQUIREMENTS:

1. Prior to commencement of the plan check, please have the developer reach out and schedule a kick-off meeting with IEUA to discuss initial comments, requirements, and proposed design plan. Chino Basin Conservation District should be invited to this meeting along with the City of Montclair.
2. The Developer shall submit a check for \$2,215 for the plan check and permit issuance along with an invoice to be provided by IEUA, upon a written request. The Developer shall e-mail a copy of the check and invoice to mposeske@ieua.org, prior to submitting to IEUA. The check and invoice shall be submitted together to IEUA.
3. IEUA will then provide its Standard General Conditions and Details for incorporation into the Developer's plan set.
4. The Developer shall provide the loading calculations related to the building footing and trench/pipe impacts, stamped by a Registered Civil Engineer for review.
5. The Developer shall provide calculations for horizontal offset relative to the trench and pipeline. IEUA will not allow solid sheet shoring for pipeline maintenance.
6. The Developer shall provide proposed building footing plans to verify the required building offset to trench.
7. Due to existing permitted uses of the 48" RCP, IEUA cannot allow non-IEUA connections to the storm drain. The Developer will be required to find another City/US Corps owned drainage facility for connection.
8. The Developer will be required to protect the existing pipeline and appurtenances from infiltration into the system.
9. Any existing manholes will need to be adjusted above-grade to avoid infiltration of stormwater flows and/or install sealed manhole lids.
10. The Developer shall submit updated plans for IEUA review and approval to mposeske@ieua.org. Upon approval and approval of site Developers' contractor's insurance, IEUA will issue a building permit.

I. CONSTRUCTION NOTES

- 1 NOT USED.
- 2 CONSTRUCT 48" DIA. (10-2600) PER PLAN AND PROFILE ON SHEETS 4 AND 5.
- 3 PROTECT IN PLACE EXISTING CHANNEL.
- 4 PROTECT IN PLACE EXISTING SEWER.
- 5 CONSTRUCT ENERGY DISSIPATOR - IMPACT BASIN WITH VERTICAL BAFFLE WALL WITH 12" BASIN WIDTH PER APWA STD. 364-1.
- 6 CONSTRUCT CONCRETE COLLAR PER APWA STD. PLAN 380-2 WITH D= 48", L=48", AND T=40".
- 7 INSTALL MONITORING WELL WITH DEPTH OF 10'-4" PER LOCATION SHOWN ON SHEETS 6 AND 7.
- 8 PLACE 80# CLASS 1 METHOD B PLACEMENT, NO INNER LAYER, NO BACKING, RSP FABRIC TYPE A PER CALTRANS STD., SPEC. SECT. 72.
- 9 CONSTRUCT DROP INLET PER PLAN AND PROFILE ON SHEET 4 AND DETAIL ON SHEET 9.
- 10 CONSTRUCT SLUICE GATE STRUCTURE PER PLAN AND PROFILE ON SHEET 4 AND DETAIL ON SHEET 9.
- 11 EXISTING INLET RAMP.
- 12 INSTALL MONITORING WELL WITH DEPTH OF 18'-0" PER LOCATION SHOWN ON SHEETS 6 AND 7 AND DETAIL ON SHEET 10.
- 13 EXCAVATE BASIN TO LIMITS SHOWN ON PLAN.
- 14 SALVAGE EXISTING STAFF GAUGES AND REPLACE WITH NEW 18" DIA. STAFF GAUGES TO BE INSTALLED PER PLAN AND PROFILE.
- 15 REMOVE INTERFERING PORTIONS OF EXISTING 4" PVC CONDUIT AND METER BOX.
- 16 REMOVE EXISTING 4"x4" CONCRETE VAULT.
- 17 PROTECT IN PLACE EXISTING WATER MAIN.
- 18 CONSTRUCT TURN AROUND AND RAMP EXTENSION PER PLAN.

II. ABBREVIATIONS

△	ANGLE	MAX	MAXIMUM
AB	AGGREGATE BASE	MI-	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
ACT	AMERICAN CONCRETE INSTITUTE	N	MODULAR RATIO
ACI	AMERICAN PUBLIC WORKS ASSOCIATION	N-T.S.	NOT TO SCALE
APWA	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NOM	NOMINAL
ASTM	AMERICAN WELDING SOCIETY	OC-	ON CENTER
AW-	BASE	OD-	OUTER DIAMETER
B-	BEGINNING OF CURVE	Q/S-	OUTSIDE
BC	BOTH FACES	P1-	POINT OF INTERSECTION
BF	BOTH WAYS	PCC-	PORTLAND CEMENT CONCRETE
DN	CENTER TO CENTER	PdF-	POUNDS PER CUBIC FOOT
CC	CUBIC FEET PER SECOND	PJP-	PROTECT IN PLACE
CHNL-	CHANNEL	POC-	POINT OF CURVATURE
CJ	CENTER LINE	PR-	POINT OF REVERSE CURVATURE
CL-	CLEARANCE	PsF-	POUNDS PER SQUARE FOOT
CLR-	CORPS OF ENGINEERS	PT-	POINT
CONG-	CONCRETE	PVC-	POINT OF VERTICAL CURVE
CONN-	CONNECT	PVI-	POINT OF VERTICAL INTERSECTION
CONST-	CONSTANT	PVT-	POINT OF VERTICAL CURVE TANGENT
CV	CUBIC YARD	Q-	FLOW RATE
DB-	DOUBLE	RC-	REINFORCED CONCRETE
DIA-	DIAMETER	R/-	RIGHT OF WAY
DWG-	DRAWING	R-	RADIUS
EG-	EXISTING GROUND	RCB-	REINFORCED CONCRETE BOX
EW	EACH WAY	RCP-	REINFORCED CONCRETE PIPE
EA	EACH	RECT-	RECTANGULAR
EC	END OF CURVE	REQD-	REQUIRED
EFP	EFFECTIVE FLUID PRESSURE	RS-	ROCK SLOPE PROTECTION
EGA	EFFECTIVE GRADING ACCELERATION	S-	SLOPE
EL	ELEVATION	SCADA-	SUPERVISORY CONTROL AND DATA ACQUISITION
ELEV	ELEVATION	SEC-	SOUTHERN CALIFORNIA EDISON
EMER	EMERGENCY	SEC-	SECTION
EMER	EMERGENCY	SF-	SQUARE FOOT
EX	EXISTING	SPEC-	SPECIFICATION
F/C-	COMPRESSIVE STRENGTH OF CONCRETE	STA-	STATION
Fa	SEISMIC FORCE	STD-	STANDARD
Fg	FINISHED GRADE	SYMM-	SYMMETRICAL
Ft	FEET	TS-	STRUCTURAL TUBING
Fy	YIELD STRENGTH	TP-	TYPICAL
GA	GAUGE	WSEL-	WATER SURFACE ELEVATION
GALV-	GALVANIZE	WM-	WELDED WIRE MESH
GB	GRADE BREAK		
H-	HEIGHT		
HGT	HEIGHT		
HORIZ-	HORIZONTAL		
ID-	INNER DIAMETER		
I/S-	INSIDE		
IN	INCH		
INV	INVERT		
L	LENGTH		
Lbs-	POUNDS		
LF	LINEAR FOOT		
LGL	LAYOUT LINE		
LONGIT-	LONGITUDINAL		
LS-	LUMP SUM		

II. ABBREVIATIONS (CONT.)

DESCRIPTION	QIT (CY)	FILL (CY)
VOLUMES (MASS GRADING)	110	1120
NET ##		1010
**INCLUDES SOIL QUANTITY NEEDED TO COMPENSATE FOR SOIL SHRINKAGE.		

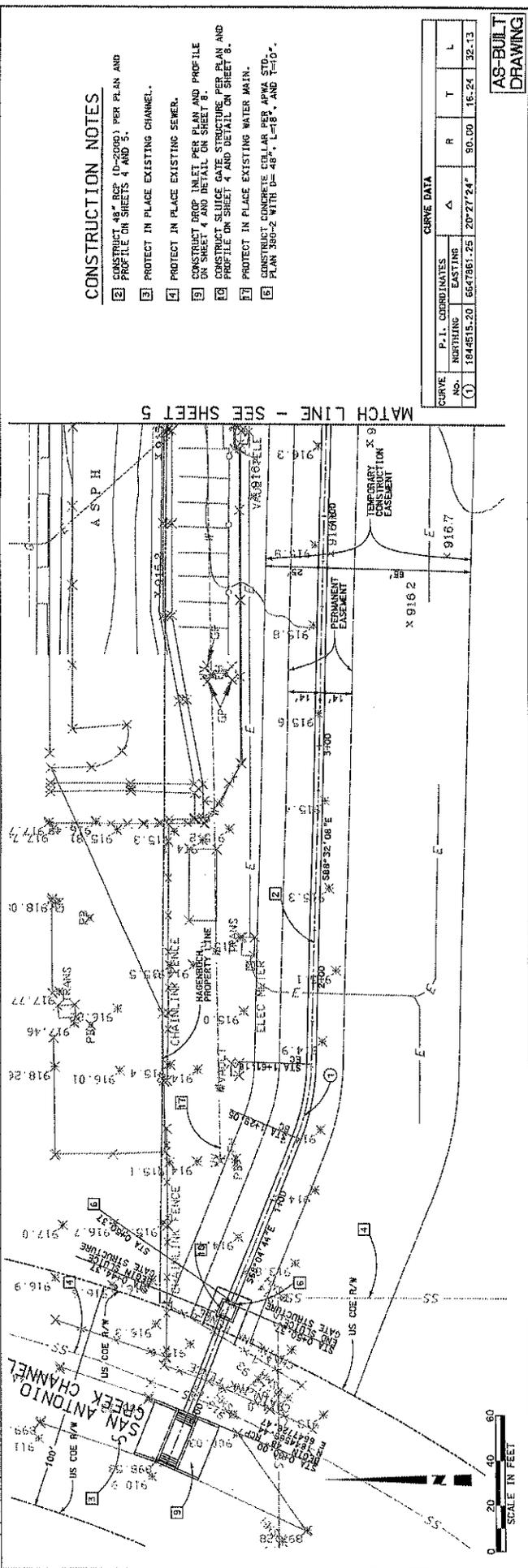
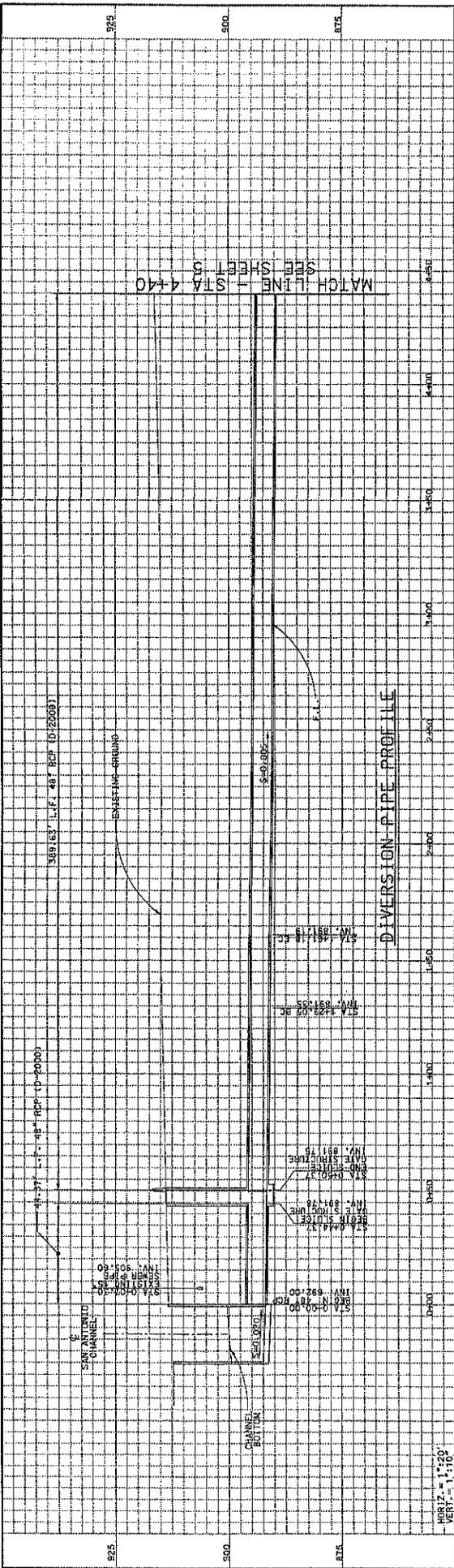
EARTHWORK VOLUMES

LEGEND

⊕ - MONITORING WELL

AS-BUILT DRAWING

	PREPARED BY Kevin Brant License No. 148-497 State of California		SCALE AS SHOWN 1" = 10'-0"		INLAND EMPIRE UTILITIES AGENCY A Municipal Water District 1500 Orange Avenue, Suite 100 Fullerton, California 92741 Telephone: (714) 311-4311		CHINO BASIN FACILITIES IMPROVEMENT PROJECT BRIDGE AND INVERTS CONSTRUCTION NOTES ABBREVIATIONS AND QUANTITIES	SHEET 3 of 12 DATE 10/20/10
---	--	---	----------------------------------	---	---	---	---	--------------------------------------



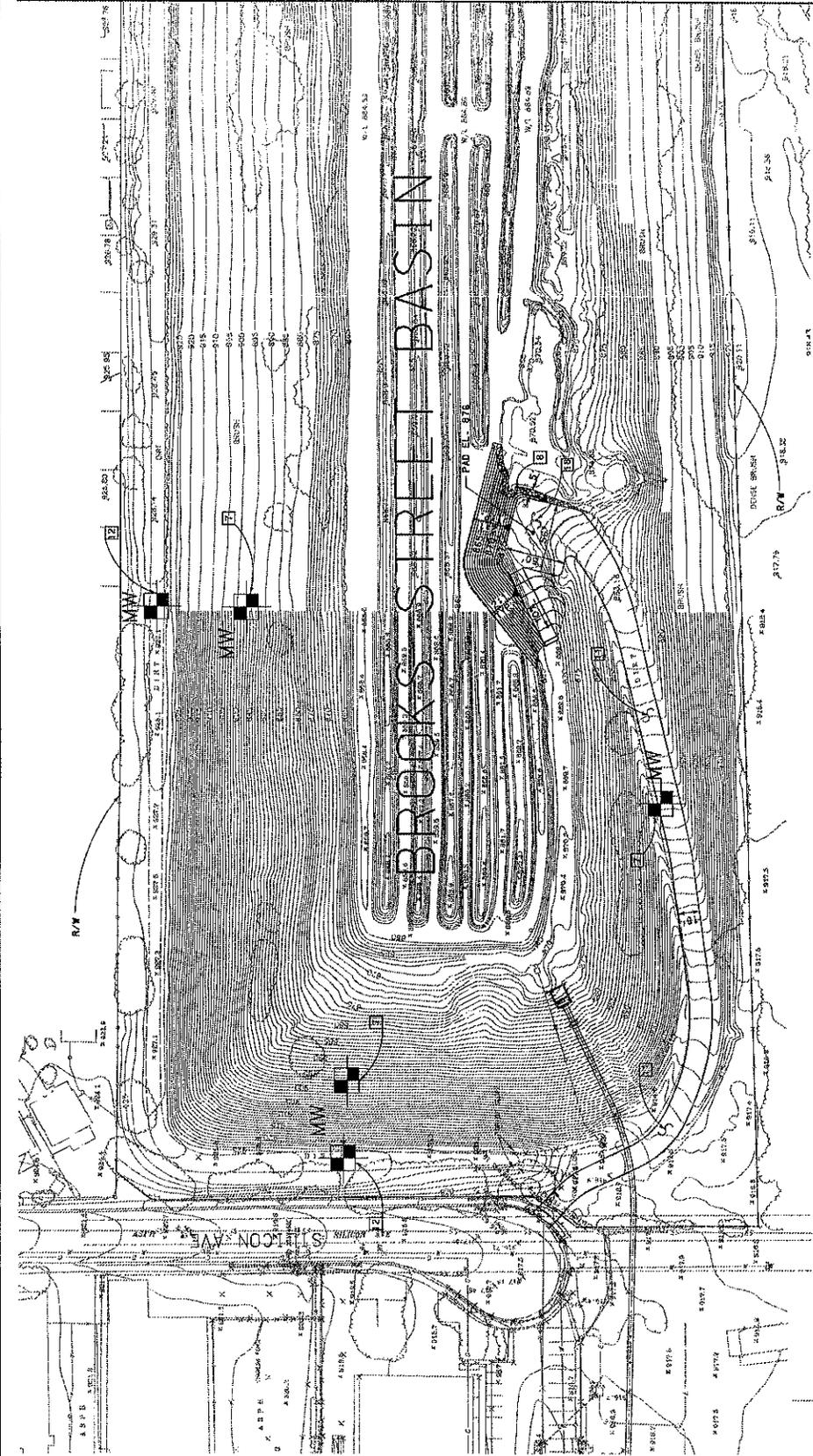
- ### CONSTRUCTION NOTES
2. CONSTRUCT 48" RCP (D=2009) PER PLAN AND PROFILE ON SHEETS 4 AND 5.
 3. PROTECT IN PLACE EXISTING CHANNEL.
 4. PROTECT IN PLACE EXISTING SEWER.
 5. CONSTRUCT DROP INLET PER PLAN AND PROFILE ON SHEET 4 AND DETAIL ON SHEET 6.
 6. CONSTRUCT SLUICE GATE STRUCTURE PER PLAN AND PROFILE ON SHEET 4 AND DETAIL ON SHEET 6.
 7. PROTECT IN PLACE EXISTING WATER MAIN.
 8. CONSTRUCT CONCRETE COLLAR PER APWA STD. PLAN 380-2 WITH D= 48", L=18", AND T=10".

CURVE DATA			
CURVE NO.	P. I. COORDINATES	NORTHING	EASTING
1	(1)	1844515.20	6647861.25
		20°27'24"	90.00
		16.24	32.13

AS-BUILT DRAWING

<p>DESIGNED: ERETT CHU 12/02</p> <p>DRAWN: PERCY CHU 12/02</p> <p>CHECKED: KEVIN BRANDT 12/02</p>	<p>PREPARED BY: T. G. Associates, Inc. 12111 N. 19th Ave., Suite 100, Phoenix, AZ 85021</p>	<p>SCALE: AS SHOWN</p> <p>NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ORIGINAL DRAWING</p>	<p>INLAND EMPIRE UTILITIES AGENCY A Municipal Water District 1500 W. McDowell Ave., Suite 100 Phoenix, AZ 85021</p>	<p>CHAND BASIN FACILITIES IMPROVEMENT PROJECT BROOKS STREET BRIDGE SAN ANTONIO CHANNEL DIVERSION PIPE PLAN AND PROFILE (1)</p>	<p>SHEET 4 of 12 DATE: 12/02/02 DRAWN: PERCY CHU</p>
---	--	--	---	--	--

MATCH LINE - SEE SHEET 7



CONSTRUCTION NOTES

- 1. INSTALL MONITORING WELL WITH DEPTH OF 10'-11" PER LOCATION SHOWN ON SHEETS 6 AND 7 AND DETAIL ON SHEET 10.
- 2. PLACE 6" CLASS AGGREGATE BASE (AB) UNDER MONITORING WELL. PLACE 6" THICK AGGREGATE TYPE A PER CAL TRANS' STD. SPEC. SECT. 12.
- 3. PLACE 6" THICK AGGREGATE BASE (AB) OVER EXISTING ACCESS RAMP.
- 4. INSTALL MONITORING WELL WITH DETAIL OF SHEET 10.
- 5. CONSTRUCT TURN AROUND AND RAMP EXTENSION PER PLAN.



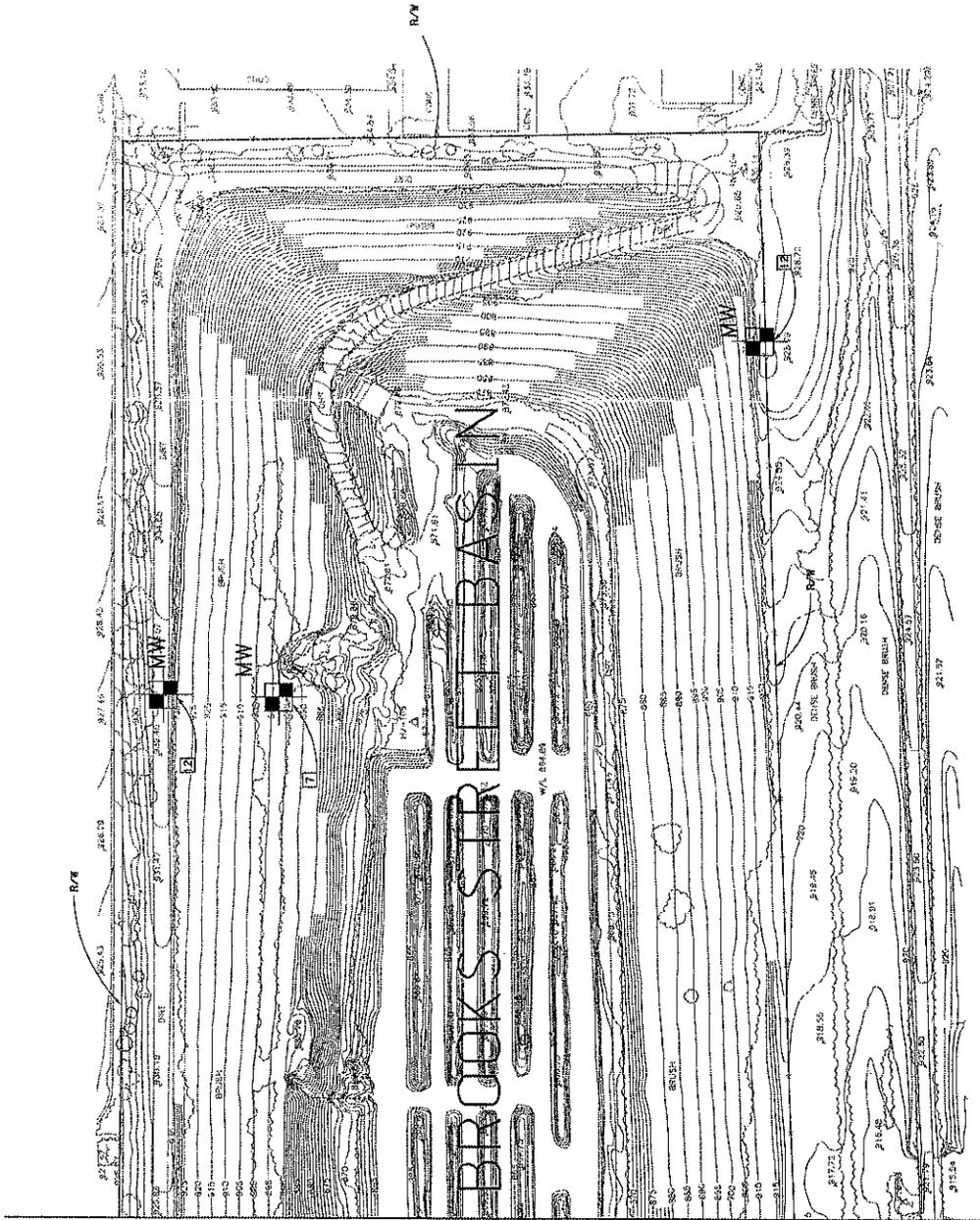
AS-BUILT DRAWING

CHRO. BASIN FACILITIES IMPROVEMENT PROJECT BROOKS STREET CREEK DIVERSION IMPROVEMENTS MONITORING WELL LOCATIONS (1)		SHEET 6 of 12 DATE: 12/02/06	
INLAND EMPIRE UTILITIES AGENCY A Municipal Water District LOCATION: 1400 West 13th Street, Suite 100, Fort Worth, Texas 76102 PHONE: (817) 339-3333		SCALE: AS SHOWN 1" = 40'	
PREPARED BY: Thompson S. Associates, Inc. 1400 West 13th Street, Suite 100 Fort Worth, Texas 76102 Tel: (817) 494-4777		PROJECT NO.: 06-001	
DEVELOPED BY: FERRY CHU		DATE: 12/02/06	
DRAWN BY: KEVIN BRADY		DATE: 12/02/06	
CHECKED BY: KEVIN BRADY		DATE: 12/02/06	
AS BUILT DESCRIPTION MONITORING WELL LOCATIONS		DRAWING NO.: 06-001-01	

CONSTRUCTION NOTES

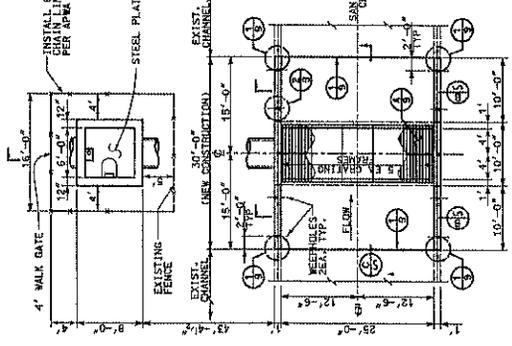
- 1. INSTALL MONITORING WELL WITH DEPTH OF 10-FT PER LOCATION SHOWN ON SHEETS 6 AND 7 AND DETAIL ON SHEET 10.
- 2. INSTALL MONITORING WELL WITH DEPTH OF 40-FT PER LOCATION SHOWN ON SHEETS 6 AND 7 AND DETAIL ON SHEET 10.

MATCH LINE - SEE SHEET 6

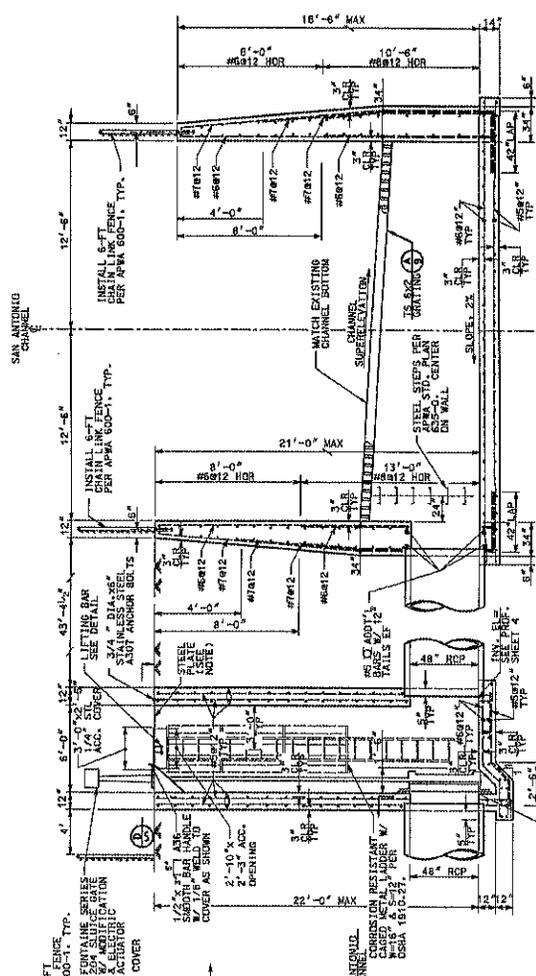


AS-BUILT DRAWING

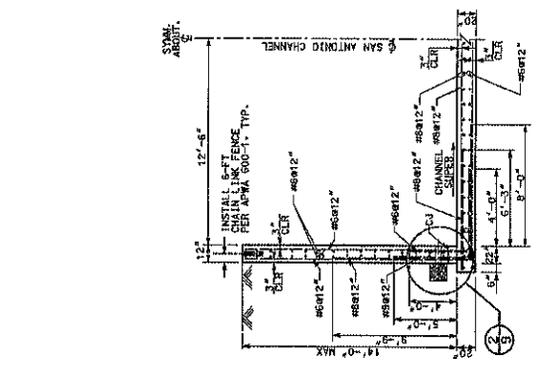
DESIGNED BY PEET CHU	12/02		PREPARED BY Environmental Associates, Inc. 1000 WEST 10TH AVENUE SUITE 200 DENVER, COLORADO 80202 PHONE: 303.733.8800 FAX: 303.733.8801 WWW: WWW.EA-INC.COM	SCALE AS SHOWN THIS DRAWING IS TO BE USED FOR CONSTRUCTION OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ENVIRONMENTAL ASSOCIATES, INC.	INLAND EMPIRE UTILITIES AGENCY A Municipal Water District 1500 WEST AVENUE, BUILDING 1 DENVER, COLORADO 80202 TELEPHONE: 303.733.8800	CHINA BASIN FACILITIES IMPROVEMENT PROJECT BROOKS STATION GREEN INFUSION IMPROVEMENTS MONITORING WELL LOCATIONS (2)	SHEET 7 OF 12
DRAWN BY PEET CHU CHECKED BY KEVIN BRANDT	DATE 12/04 BY ASBUILT						



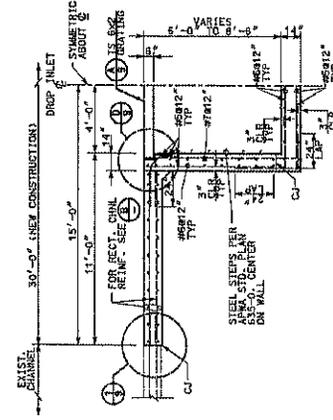
PLAN - DROP INLET & SLUICE GATE BOX
N.T.S.



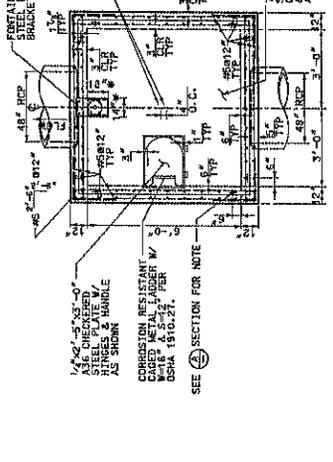
SECTION A-A
N.T.S.



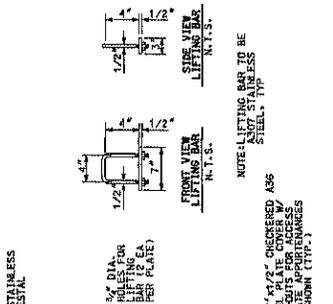
SECTION B-B
N.T.S.



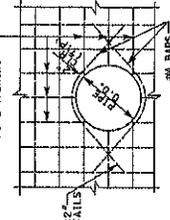
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



DETAIL PIPE OPENING
N.T.S.



NOTE: INVERT & TOP OF WALL ELEV. TO MATCH EXISTING.
 1. ALL CHECKED AND APPROVED FOR CONSTRUCTION BY THE ENGINEER.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO CENTER OF GRAVITY UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO CENTER OF MASS UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO CENTER OF BUOYANCY UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO CENTER OF PRESSURE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO CENTER OF GRAVITY AND BUOYANCY UNLESS OTHERWISE NOTED.

NOTE: ALL CHECKED STEEL PLATE SHALL BE GALVANIZED AFTER FABRICATION.

REV.	DATE	BY	DESCRIPTION
1	12/04	BS	AS-BUILT



PREPARED BY: **CH2M HILL**
 1415 G STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 TEL: (916) 441-1100
 FAX: (916) 441-1101
 WWW.CH2MHILL.COM

SCALE: AS SHOWN
 ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO CENTER OF GRAVITY UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO CENTER OF MASS UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO CENTER OF BUOYANCY UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO CENTER OF PRESSURE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO CENTER OF GRAVITY AND BUOYANCY UNLESS OTHERWISE NOTED.

INLAND EMPIRE UTILITIES AGENCY
 A Municipal Water District
 1415 G STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 TEL: (916) 441-1100
 FAX: (916) 441-1101
 WWW.CH2MHILL.COM

CH2M HILL FACILITIES IMPROVEMENT PROJECT
 BRIDGE & DIVERSION IMPROVEMENTS
 DROP INLET
 STRUCTURAL DETAILS

AS-BUILT DRAWING
 SHEET 8 OF 12
 DATE: 12/04
 DRAWN BY: BS
 CHECKED BY: BS

