# NOTICE OF EXEMPTION

**TO:** Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead, 2nd Floor
San Bernardino, CA 92415

**FROM:** City of Rancho Cucamonga
P. O. Box 807
Rancho Cucamonga, CA 91729

**Project Title**: Tentative Parcel Map – SUBTPM20939

**Project Location Specific**: Southeaster Corner of Wilson Avenue and Haven Avenue (APN:1021-23-318).

**Project Location - County**: San Bernardino

**Description of Nature, Purpose, and Beneficiaries of Project**: Consideration of a request to subdivide an existing lot totaling approximately 62,220 square feet into three new lots at the southeast corner of Haven and Wilson Avenue, designated Semi-Rural Neighborhood (N) within the Very Low (VL) Residential Zone and Equestrian Overlay Zone.

**Name of Public Agency Approving Project**: City of Rancho Cucamonga

**Name of Person or Agency Carrying Out Project**: Angel Ceasar (Applicant)

**Exempt Status:**

__ Ministerial (Sec. 21080(b)(1); 15268);
__ Declared Emergency (Sec. 21080(b)(3); 15269(a));
__ Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
X State CEQA Guidelines **Section 15315, Class 15 (Minor Land Divisions)**
___Statutory Exemptions

**Reasons Why Project is Exempt**:
The Planning Department determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA guidelines. The project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 - Minor Land Divisions. The project scope is for the subdivision of residentially zoned parcels into four separate lots in conformance to the Semi-Rural Neighborhood (N) land use and Very Low (VL) residential zone. No variances or exceptions are required. All services and access to the proposed lots meet local standards, including fire, public safety, and utility services. The existing parcel was not involved in the division of a larger parcel within the previous two years, is relatively flat and does not have an average slope greater than 20%. There is no substantial evidence that the project may have significant effect on the environment.

**Lead Agency Contact Person:** Daniella Bonilla, Contract Senior Planner

**Area Code/Telephone/Extension:** (805) 842– 6087

**Signature**: _____ Date: 10/14/2026
Title: Daniella P. Bonilla, Contract Senior Planner

RESOLUTION NO. 2026-037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 20939 TO SUBDIVIDE AN EXISTING 62,220 SQUARE FOOT PARCEL INTO THREE NUMBERED LOTS AND ONE LETTERED LOT, AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15315 (MINOR LAND DIVISIONS) OF THE CEQA GUIDELINES

## A. RECITALS

**WHEREAS,** Angel Cesar ("Applicant") filed an application for the approval of Tentative Parcel Map 20939, to allow for the subdivision of one existing 62,220 square foot parcel into three numbered lots and one lettered lot as described in the title of this Resolution. Hereinafter in this Resolution, the Tentative Parcel Map is collectively referred to as "the application";

**WHEREAS,** on October 14, 2026, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded the hearing on that date; and

**WHEREAS,** all legal prerequisites prior to the adoption of this Resolution have occurred.

## B. RESOLUTION

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, HEREBY RESOLVES:

1. Procedural Findings. The Planning Commission hereby finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Project Findings. Based upon the substantial evidence presented to the Planning Commission during the public hearing on October 14, 2026, including written and oral staff reports, together with public testimony, the Planning Commission hereby finds as follows:
    a. The project site consists of a single 62,220 square foot parcel.
    b. The site measures approximately 197 feet in width along Wilson Avenue, and 316 feet in length along Haven Avenue.
    c. The application includes the subdivision of a parcel totaling 62,220 into three numbered lots (herein referenced as Lots 1, 2, and 3), and one lettered lot (Lot A), which is a 1,574 square foot area that will be dedicated as public right-of-way.
    d. The project site and surrounding parcels are zoned Very Low (VL) Residential and have the same land use designation of Semi-Rural Neighborhood (N). The adjacent properties are either complimentary to or residential in nature.
    e. The application submitted includes no development of the site.

3. Findings for Approval of Tentative Parcel Map. Based upon the substantial evidence presented to the Planning Commission during the public hearing, and upon the specific findings of facts set forth in Paragraphs 1 and 2 above stated, the Planning Commission hereby finds and determines the following with respect to the Tentative Parcel Map pursuant to Rancho Cucamonga Municipal Code (RCMC) Section 16.20:

    a. *The proposed subdivision is consistent with the General Plan.* The proposed subdivision is in compliance with the General Plan, which requires low density residential development within the Semi-Rural Neighborhood (N) land use designation. The Semi-Rural

Neighborhood (N) designation encourages single-family housing that strengthens the semi-rural character of existing neighborhoods. The proposed project is compliant with the following general plan policies:

i. *LC-1.2 Quality of Place.* Ensure that new infill development is compatible with the existing, historic, and envisioned future character and scale of each neighborhood.
ii. *LC-1.4 Connectivity and Mobility.* Work to complete a network of pedestrian- and bike-friendly streets and trails, designed in concert with adjacent land uses, using the public realm to provide more access options.
iii. *LC-1.11 Compatible Development.* Allow flexibility in density and intensity to address specific site conditions and ensure compatibility of new development with adjacent context.
iv. *LC-2.3 Streetscape.* Enhance the pedestrian experience through streetscape improvements such as enhanced street lighting, street trees, and easement dedications to increase the widths of the sidewalks, provide side access parking lanes, and other pedestrian and access amenities
v. *LC-4.1 Neighborhood Preservation.* Preserve and enhance the character of existing residential neighborhoods.
vi. *LC-4.3 Connected Neighborhoods.* Require that each new increment of residential development make all possible street, trail, and open space connections to existing adjoining residential or commercial development and provide for future connections into any adjoining parcels.
vii. *LC-4.10 Minimize Curb Cuts.* Require new commercial development, and residential to the extent possible, to have common driveways and/ or service lanes and alleys serving multiple units, to minimize the number of curb cuts along any given block to improve pedestrian safety.
viii. *LC-5.8 Equestrian Uses.* Continue to protect equestrian uses and to implement the Equestrian Overlay Zone.

b. *The proposed subdivision is consistent with the Development Code.* The proposed subdivision complies with each of the applicable standards for lot dimensions within the Very Low Residential (VL) Zone.
   i. Pursuant to Development Code Section 17.62.070.B, the non-conforming lot depth and net average lot area will have no impact on the approval of the proposed subdivision, since the lot was legally created in 2004 and conforms overall to the Development Code.

c. The proposed subdivision will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposal is for the subdivision only and does not include any development of the site at this time.

4. California Environmental Quality Act Findings. Planning Department staff determined that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions because the project scope is for the subdivision of residentially zoned parcels into four separate lots in conformance with the Semi-Rural Neighborhood (N) land use and Very Low (VL) residential zone. No variances or exceptions are required for the approval of the proposed subdivision. All services and access to the proposed lots meet local standards, including fire, public safety, and utility services. The existing parcel was not involved in the division of a larger parcel within the previous two years, is relatively flat and does not have an average slope greater than 20%. There is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the administrative record concerning the proposed project and Planning Department staff's determination of exemption, and based on its own independent judgement, concurs in the staff

determination of exemption.

5. Approval of Application with Conditions. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the Planning Commission hereby approves the Tentative Parcel Map, subject to the recommended conditions of approval attached hereto as Exhibit A and incorporated herein by this reference.

6. Effective Date of Planning Commission's Action. Pursuant to RCMC Section 17.14.080, the Planning Commission's approval of the application shall be effective on the 11th day after the date of adoption of this Resolution.

7. Approved Permit Time Limits. Pursuant to RCMC Section 17.14.090, unless a condition of approval (as set forth in Exhibit A) or other provision of RCMC Title 17 establishes a different time limit, any permit approved under Section 5 of this Resolution that is not exercised within two years from the date of adoption of this Resolution shall expire and become void, except where an extension of time is approved pursuant to RCMC Section 17.14.090.

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

**APPROVED AND ADOPTED THIS 14 DAY OF October 2026.**

**PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA**

BY: _____
Alvin C. Boling Chairman

ATTEST: _____
Jennifer Nakamura, Secretary

I, Jennifer Nakamura, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on this 14th day of October 2026, by the following vote, to-wit:

AYES: COMMISSIONERS: BOLING, DOPP, MORALES, DIAZ, COOKE

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

# Conditions of Approval

RANCHO CUCAMONGA

**Community Development Department**

Project #: SUBTPM20939

Project Name: SWC Haven & Wilson

Location: SWC Haven & Wilson (0201-23-318)

Project Type: Tentative Parcel Map

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

## Planning Department

**Standard Conditions of Approval**

1. The applicant shall sign the Statement of Agreement and Acceptance of Conditions of Approval provided by the Planning Department. The signed Statement of Agreement and Acceptance of Conditions of Approval shall be returned to the Planning Department prior to the submittal of grading/construction plans for plan check, request for a business license, and/or commencement of the approved activity.
2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, those City agents serving as independent contractors in the role of City officials and instrumentalities thereof (collectively "Indemnitees"), from any and all claims, demands, lawsuits, 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 action of, or any 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 the City), for or concerning the project, whether such actions are brought under the California Environmental Quality Act (CEQA), State Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a competent jurisdiction. This indemnification provision expressly includes losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, the Planning Director's actions, the Planning Commission's actions, and/or the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. 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 the 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 applicant in the defense of the Action. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.
3. Approval of Tentative Tract No. _____is granted subject to the approval of _____.

| | |
|---|---|
| Project #: | SUBTPM20939 |
| Project Name: | SWC Haven & Wilson |
| Location: | SWC Haven & Wilson (0201-23-318) |
| Project Type: | Tentative Parcel Map |

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

## Planning Department

**Standard Conditions of Approval**

4. Copies of the signed Planning Commission Resolution of Approval or Approval Letter, Conditions of Approval, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction /grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of $50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing or within 5 days of the date of project approval.
6. This tentative tract map or tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the Engineering Services Department within 3 years from the date of the approval.

## Engineering Services Department

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

1. Prior to grading permit: Retaining wall heights shall conform to the requirements of the City of Rancho Cucamonga Municipal Code and shall be subject to Planning review and approval. Retaining walls are not approved as part of this subdivision entitlement and will require separate review under future development entitlement and/or building permit application.
2. Prior to grading permit: The maximum finished pad elevation difference between adjacent lots shall not exceed three feet, unless otherwise approved by the City Engineer. Final pad elevations are not established as part of this subdivision approval and shall be reviewed and determined during future development entitlement or building permit review. The applicant shall consider this requirement in the preparation of future grading and site development plans.
   A 2-foot bench behind Wilson Avenue and Haven Avenue right -of-ways shall be provided, bench shall be provided at the right-of-way interface.
3. Applicant shall provide for appropriate reciprocal access, maintenance, and drainage easements through the final map and development specific Covenants, Conditions, Restrictions, and Reservations (CC&Rs) document. The proposed private access road, including all associated drainage improvements, shall be privately owned and privately maintained by the property owner and /or homeowners' association as applicable.
4. Final Parcel Map: After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and a Final Parcel Map thereof shall be prepared in accordance to the California Subdivision Map Act, City Engineer's requirements, conditions of tentative map approval, and in accordance with the provisions of the City of Rancho Cucamonga Municipal Code.
5. Improvement & Bond Agreement: Prior to Final Tract Map approval, Applicant shall prepare a fully executed Improvement & Bond Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements. Provide a monument bond (i.e. cash deposit) in an amount determined by the City and approved by the City Engineer.

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

## Engineering Services Department

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

6. Prior to Final Parcel Map Approval: It is assumed that any easements shown on the referenced exhibit are shown correctly and include all the easements that encumber the subject property. The Applicant shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated , quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Applicant may be required to amend or revise the permit
7. Prior to Final Parcel Map Recordation: The applicant shall submit Covenants, Conditions and Restrictions (CC&Rs) specific to the subdivision and required infrastructure and water quality improvements. The CC&Rs shall contain provisions for all privately owned structural (Structural BMPs) and non-structural (Non-structural BMPs) water quality features and facilities' maintenance and responsibilities; maintenance and responsibilities of shared driveway; and maintenance and responsibilities associated with the subdivision's drainage infrastructure.

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

## Engineering Services Department

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

8. Prior to Final Parcel Map: The Applicant shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to:
   1. Wilson Avenue (Secondary Arterial with Class II Bike Lane):
   a. Additional right-of-way dedication will be required to accommodate a half-width of 52-ft measured from the street centerline to the property line.
   b. Repairs to existing curb & gutter as directed by the City Engineer.
   c. Parkway to include curb & gutter, streetlights, landscaping, and multi-purpose trail.
   d. Smooth design transitions shall be provided from existing to proposed improvements.
   e. Fiber optics conduits connecting to the Wilson Avenue/Haven Avenue signal.

   2. Haven Avenue (Major Divided Arterial with Class II Bike Lane):
   a. Existing half-width of 67-ft measured from the street centerline to the property line is adequate. No additional right-of-way dedication will be required unless necessary to accommodate any conditioned improvements.
   b. Repairs to the existing curb & gutter as directed by the City Engineer.
   c. 20-ft parkway to include 6-ft sidewalk adjacent to curb, curb & gutter, streetlights, landscaping, and multi-purpose trail. Sidewalk along Wilson Avenue is not required.
   d. Smooth design transitions shall be provided from existing to proposed improvements.
   e. Fiber optics conduits connecting to the Wilson Avenue/Haven Avenue signal.

   3. Private Driveway: Minimum 26-foot road/driveway connection, streetlights, and drainage improvements.

   4. Existing curb ramps at the intersection of Wilson Avenue and Haven Avenue shall be upgraded, if necessary, to meet current ADA regulations.

   Applicant shall check with the City for street moratorium on public streets prior to submitting plans for review of the City. Haven Avenue is under Street Moratorium until December 2027. Any required improvements within the public right-of-way for the project shall comply with City requirements for Street Moratoriums.
9. Utilities Undergrounding: Applicant is required to underground utilities along Wilson Avenue. A fee in lieu of undergrounding may be applicable per section 16.36.090 of the City's Municipal Code for additional requirements.
10. Overflow Curb Drains: The final design shall revise the alignment of proposed curb drains and overflow drainage infrastructure to ensure such improvements are located entirely within the project boundaries or within the extension of property lines onto the right -of-way. Final design shall be reviewed and approved by the City Engineer.

**Standard Conditions of Approval**

11. Applicant shall dedicate corner property line cutoffs per City Standards.

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

## Engineering Services Department

**Standard Conditions of Approval**

12. Final Parcel Map shall include right-of-way dedication to provide the following measured from street centerline:

    52-feet on Wilson Avenue.
    67-feet on Haven Avenue.

13. Prior to approval of the final map, a deposit shall be posted with the City covering the estimated cost of apportioning the assessments under Assessment District among the newly created parcels.

14. A non-refundable deposit shall be paid to the City, covering the estimated operating costs for all new streetlights for the first six months of operation, prior to final map approval or prior to Building Permit issuance if no map is involved.

15. If the required public improvements are not completed prior to approval of the final parcel map, an improvement certificate shall be placed upon the final parcel map, stating that they will be completed upon development.

16. Improvement Plans and Construction:
    a. Street improvement plans, including roadway, street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans (if applicable) shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the City Engineer. Prior to Final Parcel Map approval, security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements.
    b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from the Engineering Services Department in addition to any other permits required.
    c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit (if applicable) shall be installed to the satisfaction of the City Engineer.
    d. Signal conduit with pull boxes shall be installed with any new construction or reconstruction project along major or secondary streets and at intersections for future traffic signals and interconnect wiring. Pull boxes shall be placed on both sides of the street at 3 feet outside of BCR, ECR, or any other locations approved by the City Engineer.
    e. Access ramps for the disabled shall be installed on all corners of intersections per latest ADA standards or as directed by the City Engineer.
    f. Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of the City Engineer.
    g. Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards, except for single-family residential lots.
    h. Street names shall be approved by the Planning Manager prior to submittal for first plan check.

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

## Engineering Services Department

**Standard Conditions of Approval**

17. If the required public improvements are not completed prior to approval of the final parcel map, an improvement security accompanied by an agreement executed by the Developer and the City will be required for all required improvements for:
    1. Wilson Avenue
    2. Haven Avenue
    3. Private Roadway
18. Install street trees per City street tree design guidelines and standards as follows. The completed legend (box below) and construction notes shall appear on the title page of the street improvement plans. Street improvement plans shall include a line item within the construction legend stating: "Street trees shall be installed per the notes and legend on Sheet ____ (typically Sheet 1)." Where public landscape plans are required, tree installation in those areas shall be per the public landscape improvement plans.

    Street Name
    Botanical Name
    Common Name
    Min. Grow Space
    Spacing
    Size
    Qty.

    Construction Notes for Street Trees:
    1) All street trees are to be planted in accordance with City standard plans.
    2) Prior to the commencement of any planting, an agronomic soils report shall be furnished to the City inspector. Any unusual toxicities or nutrient deficiencies may require backfill soil amendments, as determined by the City inspector.
    3) All street trees are subject to inspection and acceptance by the Engineering Services Department.
    Street trees are to be planted per public improvement plans only.
19. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
20. A signed consent and waiver form to join and/or form the Law Enforcement Community Facilities District shall be filed with the Engineering Services Department prior to final map approval or the issuance of Building Permits, whichever occurs first. Formation costs shall be borne by the Developer.
21. Prior to work within the public right-of-way, the Applicant shall obtain an encroachment permit from the Public Works Department.
22. Street improvement plans per City Standards for all private streets shall be provided for review and approval by the City Engineer. Prior to any work being performed on the private streets, fees shall be paid and construction permits shall be obtained from the Engineering Services Department in addition to any other permits required.

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

## Engineering Services Department

**Standard Conditions of Approval**

23. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
24. The developer shall be responsible for the relocation of existing utilities as necessary.
25. Street trees, a minimum of 15-gallon size or larger, shall be installed per City Standards in accordance with the City's street tree program.
26. Prior to finalization of any development phase, sufficient improvement plans shall be completed beyond the phase boundaries to assure secondary access and drainage protection to the satisfaction of the City Engineer. Phase boundaries shall correspond to lot lines shown on the approved tentative map.
27. Trees are prohibited within 5 feet of the outside diameter of any public storm drain pipe measured from the outer edge of a mature tree trunk.

## Grading Section

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

1. Prior to issuance of a wall permit, a copy of the Grading Special Conditions of Approval shall be included within the engineered wall plans and calculations.

**Standard Conditions of Approval**

2. Grading of the subject property shall be in accordance with current adopted California Building Code and/or the California Residential Code, City Grading Standards, and accepted grading practices. The Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual Grading and Drainage Plan.
3. A geologic report shall be prepared by a qualified Engineer or Engineering Geologist and submitted at the time of application for Grading and Drainage Plan review.
4. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the City Engineer prior to the issuance of building permits.
5. A separate Grading and Drainage Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer prior to the issuance of a grading or building permit.
6. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit. All dust control sign (s) shall be located outside of the public right of way.
7. If a Rough Grading and Drainage Plan/Permit are submitted for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
8. Prior to the issuance of a grading permit the applicant shall obtain written permission from the adjacent property owner(s) to construct wall(s) on property line(s) or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.

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

## Grading Section

**Standard Conditions of Approval**

9. Prior to issuance of a grading permit the Final Grading and Drainage Plan shall show the accessibility path from the public right of way and the accessibility parking stalls to the building doors in conformance with the current adopted California Building Code. All accessibility ramps shall show sufficient detail including gradients, elevations, and dimensions and comply with the current adopted California Building Code.
10. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
11. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
12. The applicant shall provide a grading agreement and grading bond for all cut and fill combined exceeding 5,000 cubic yards prior to issuance of a grading permit. The grading agreement and bond shall be approved by the City Engineer.
13. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
14. This project shall comply with the accessibility requirements of the current adopted California Building Code.
15. Grading Inspections:
    a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the City Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector;
    b) The grading contractor shall call into the City of Rancho Cucamonga at least 1 working day in advance to request the following grading inspections prior to continuing grading operations:
    i) The bottom of the over-excavation;
    ii) Completion of Rough Grading, prior to issuance of the building permit;
    iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Engineering Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record;
    iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.
16. All roof drainage flowing to the public right of way (Haven Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department. This shall be shown on both the grading and drainage plan and Engineering Services Department required plans.
17. Prior to issuance of a wall permit, on engineered combination garden /retaining walls along the property boundary the structural calculations for the wall shall assume a level toe /heel at the adjacent off-site property (i.e. a manufactured slope is not present). This shall be shown in the typical sections of the grading and drainage plan.

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

## Grading Section

**Standard Conditions of Approval**

18. Prior to issuance of a grading or building permit, the permitted grading plan (or architectural site plan) set shall show in each of the typical sections and the plan view show how the separations between the building exterior and exterior ground surface meet the requirements of Sections CBC 1804.3/CRC R401.3, CBC2304.11.2.2/CRC R317.1(2) and CBC2512.1.2/CRC R703.6.2.1 of the current adopted California Building Code/Residential Code.
19. Prior to issuance of a grading permit, the applicant shall obtain a signed and notarized letter from the adjacent property owner(s) for ALL work proposed on the adjacent property. The letter shall be scanned and pasted onto the permitted grading plan set. The letter shall show on either the title sheet or a detail sheet of the grading and drainage plan set.
20. The conceptual grading and drainage plan is showing driveway slopes exceeding 10%. Therefore, prior to issuance of a grading permit, the permitted grading plan set shall show driveway profiles for the circular driveway from the street curb line to the garage door(s).
21. Prior to issuance of a grading permit, the grading and drainage plan shall show the following information in the equestrian trails: – Provide PVC fencing per city standards, provide a 4" thick decomposed granite (DG) surface, provide a drainage V ditch parallel to the trail, provide a bridge over the V ditch where necessary for access to corals, and gates to corrals. The equestrian bridges shall be capable of carrying vehicle loads where necessary. Where the longitudinal slope (s) is S< 5% the cross fall shall be 2%, if S>5% the cross fall may be 4% maximum. Where water bars required, the spacing for the water bars is: 50' maximum for longitudinal slopes of 4% to 6%, 40' maximum for longitudinal slopes of 6.1% to 9%, 30' maximum for longitudinal slopes of 9.1% to 12%, 20' maximum for longitudinal slopes greater than 12%. In the equestrian trails water bars shall also be placed at the top and bottom of the trail where the gradient of the trail changes, i.e. a steep downhill slope which will cause additional erosion to the trail.
22. A drainage study showing a 100-year, AMC 3 design storm event for on-site drainage shall be prepared and submitted to the City Engineer for review and approval for on -site storm water drainage prior to issuance of a grading permit. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record. In addition, the project specific drainage study shall provide inlet calculations showing the proper sizing of the water quality management plan storm water flows into the proposed structural storm water treatment devices.
23. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
24. Roof water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.
25. The site shall be rough graded to eliminate all cross-lot drainage, (except in approved facilities adjacent to private trails). All slopes and retaining walls necessary to accomplish this shall be installed prior to final map approval.

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

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26. Flow lines steeper than 6 percent could be erosive. The applicant shall provide hard lined gutters and swales where concentrated flows exceed 3fps, and anywhere that flow lines exceed 10 percent. This shall be shown on the grading and drainage plan prior to issuance of a grading permit.
27. A review of the conceptual grading and drainage plan and the preliminary water quality management plan shows that it is the intent of the engineer of record to drain the surface storm water flows to a retention basin. The basins shall be designed to accept multiple storm events (100-year storm event and Antecedent Moisture Condition 3) using the methodology outlined in the current adopted San Bernardino County Hydrology Manual.
28. Prior to issuance of a grading permit the applicant shall demonstrate that the storm water run-off will not adversely affect the downstream properties and that the water may legally discharge to the downstream properties. The engineer of record shall show on the final permitted grading and drainage plan one (1) or more of the following items are met: a) There is sufficient downstream capacity to accept the proposed storm water flows and that the downstream property owner have provided permission to accept the upstream storm water flows; b) a legal document/entity exists allowing developed storm water flows to be discharged to the property lower in elevation; c) a storm drain system to safely convey the storm water flows to a public storm drain system without causing flooding to adjacent property(ies).
29. Private sewer, water, and storm drain improvements will be designed per the latest adopted California Plumbing Code. Private storm drain improvements shall be shown on the grading and drainage plan.
30. Prior to the issuance of the Certificate of Occupancy or final sign off by the City Inspector the engineer of record shall certify the functionality of the storm water quality management plan (WQMP) storm water treatment devices and best management practices (BMP).
31. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
32. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
33. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
34. The applicant shall provide a copy of a completed EPA Form 7520-16 (Inventory of Injection Wells) for each underground infiltration device, with the Facility ID Number assigned, to the City Engineer to issuance of the Grading Permit and/or approval of the project-specific Water Quality Management Plan. A copy of EPA Form 7520-16 shall be scanned and pasted onto the permitted grading plan set, and a copy of said form shall be included in the project-specific Water Quality Management Plan.

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

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35. The land owner shall provide an inspection report by a qualified person /company on a biennial basis for the Class V Injection Wells/underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis all best management practices (BMP"s) as described in the Storm Water Quality Management Plan (WQMP) prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
36. The applicant shall prepare or amend existing CC&R's as needed to clarify how maintenance responsibilities will be shared between the newly created parcels of Parcel Map 20939 prior to issuance of a grading permit. The grading and drainage plan and the CC &Rs shall address shared access to Wilson Avenue, private storm drains, storm water treatment devices, surface drainage and maintenance of common areas, including landscaping within public rights -of-way and Best Management Practices identified in the WQMP.
37. If during construction more than 5,000 square feet of combined asphalt concrete and PCC parking and driveway surface (impervious) area are proposed and/or removed and replaced, a priority final project-specific Water Quality Management Plan (WQMP) will be required for this project. If less than 5,000 square feet of impervious area is proposed a non -priority Water Quality Management Plan shall be required. Contact the Land Development division for additional direction/information.
38. The land owner shall provide an inspection report on a biennial basis for the structural storm water treatment devices, commonly referred to as BMPs, to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
39. The land/property owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
40. A final project-specific Storm Water Quality Management Plan (WQMP) shall be approved by the Building and Safety Director, or his designee, and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a grading permit or any building permit.
41. The Site and Drainage Plan in the final project-specific Water Quality Management Plan shall show the locations of all roof downspout drains. if required for storm water quality purposes, the downspouts shall include filters.

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42. This application for storm water quality management plan purposes may be considered a non -priority project. Therefore, prior to issuance of any building permit or Engineering Services Department issued right of way permit the land owner with the applicant shall file a Non -Priority Water Quality Management Plan (WQMP) with the Building and Safety Department. The applicant may contact Matthew Addington , Associate Engineer, at (909) 477-2710, extension 4202.

    This project is required to prepare a non-priority WQMP project as the following requirement has been met:

    i) For areas less than 2,000 square feet of impervious area, the development will be considered a non-priority project and a WQMP document is not required, unless the project is for the outdoor storage of hazardous materials or other materials which may require a pre -treatment of the storm water runoff which will require that a non-priority WQMP document is prepared, including but not limited to, vehicle fueling operations;

    ii) For significant re-development projects proposing impervious areas of 2,000 square feet to 4,999 square feet and new development projects proposing impervious areas of 2,000 square feet to 9,999 square feet the following criteria will require a non-priority WQMP document to be prepared:

    a. For all new and significant redevelopment projects;

    b. If the project is part of a common area of development, a non -priority WQMP document shall be prepared;

    c. If the proposed development is a commercial project the City will determine if activities may impact the water quality, and if impacts are determined to affect the water quality a non -priority WQMP document will be prepared;

    d. All industrial projects will require a non-priority WQMP document to be prepared.

43. Prior to the issuance of a building permit or Engineering Services Department issued right of way permit, the applicant shall submit to the Building Official, or his designee, a final project specific water quality management plan for review and approval, and shall have said document recorded with the San Bernardino County Recorder's Office.

44. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.

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45. The final project-specific water quality management plan (WQMP) shall include executed maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's). In the event the applicant cannot get the proprietary device maintenance agreements executed prior to issuance of a grading permit, the applicant is required to submit a letter to be included within the WQMP document, and scanned and pasted onto the Site and Drainage Plan which states that prior to issuance of a certificate of occupancy with applicant shall enter into a contract for the maintenance of the proprietary storm water treatment device. If the proprietary storm water treatment device is part of a residential subdivision, prior to the sale of the residential lot, the developer shall include maintenance agreement(s) as part of the sale of the residential lot to the buyer. A copy of the maintenance agreements to be included in the sale of the property shall be included within the WQMP document.
46. Prior to issuance of a grading permit and approval of the project specific water quality management plan all private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
47. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans. The infiltration study shall include the Soil Engineer's recommendations for Appendix D, Table VII.3: Suitability Assessment Related Considerations for Infiltration Facility Safety Factors".
48. Prior to approval of the final project-specific water quality management plan the applicant shall have a soils engineer prepare a project-specific infiltration study for the project for the purposes of storm water quality treatment. The infiltration study and recommendations shall follow the guidelines in the current adopted "San Bernardino County Technical Guidance Document for Water Quality Management Plans".
49. The final project-specific Water Quality Management Plan (WQMP) shall be prepared as a Phased WQMP and shall include all phases of the project. Construction of the storm water treatment structural devices may be constructed as construction progresses.
50. Prior to the issuance of a certificate of occupancy by the Building Official, or his designee, the civil engineer of record shall file a Water Quality Management Plan (WQMP) Post Construction Storm Water Treatment Devices As-Built Certificate with the Environmental Programs Coordinator, City of Rancho Cucamonga Engineering Services Department.

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51. The direction of storm water flow flowing across the permeable paver storm water treatment device is a small area compared to the total area of each of the permeable paver locations. Prior to issuance of the grading permit and approval of the final project-specific water quality management plan (WQMP) the engineer of record shall provide a design which will allow the storm water to evenly flow into the permeable paver gravel base (such as a catch basin with a perforated pipe running under the length of the permeable paver area, or a similar design), and shall show the design on the grading plan and shall provide a detail on the WQMP site and drainage plan showing how the storm water is evenly distributed into the permeable paver gravel base.

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

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52. GROUND WATER PROTECTION:

Prior to approval of the final project specific water quality management plan (WQMP), the WQMP document shall meet the requirements of the State Water Resources Control Board Order No. R8-2010-0036 (NPDES No. CAS 618036), the San Bernardino County Municipal Separate Storm Sewers Separation (MS4) Permit reads:

Section XI.D(Water Quality Management Plan Requirements).8(Groundwater Protection):

Treatment Control BMPs utilizing infiltration [exclusive of incidental infiltration and BMPs not designed to primarily function as infiltration devices (such as grassy swales, detention basins, vegetated buffer strips, constructed wetlands, etc.)] must comply with the following minimum requirements to protect groundwater:

a. Use of structural infiltration treatment BMPs shall not cause or contribute to an exceedance of ground water quality objectives.

b. Source control and pollution prevention control BMPs shall be implemented to protect groundwater quality. The need for pre-treatment BMPs such as sedimentation or filtration should be evaluated prior to infiltration.

c. Adequate pretreatment of runoff prior to infiltration shall be required in gas stations and large commercial parking lots. (NOTE: The State Water Quality Control Board defines a large commercial parking lot as '100,000 sq. ft. or more of commercial development to include parking lot (with 100 or more vehicle traffics), OR, by means of 5,000sqft or more of allowable space designated for parking purposes').

d. Unless adequate pre-treatment of runoff is provided prior to infiltration structural infiltration treatment BMPs must not be used for areas of industrial or light industrial activity {77}, areas subject to high vehicular traffic (25,000 or more daily traffic); car washes; fleet storage areas; nurseries; or any other high threat to water quality land uses or activities.

e. Class V injection wells or dry wells must not be placed in areas subject to vehicular {78} repair or maintenance activities{79}, such as an auto body repair shop, automotive repair shop, new and used car dealership, specialty repair shop (e.g., transmission and muffler repair shop) or any facility that does any vehicular repair work.

f. Structural infiltration BMP treatment shall not be used at sites that are known to have soil and groundwater contamination.

g. Structural infiltration treatment BMPs shall be located at least 100 feet horizontally from any water supply wells.

h. The vertical distance from the bottom of any infiltration structural treatment BMP to the historic high groundwater mark shall be at least 10-feet. Where the groundwater basins do not support beneficial uses, this vertical distance criteria may be reduced, provided groundwater quality is maintained.

i. Structural infiltration treatment BMPs shall not cause a nuisance or pollution as defined in Water Code Section 13050.

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

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53. RESIDENTIAL MANDATORY MEASURES – CALIFORNIA GREEN BUILDING STANDARDS CODE – Prior to the issuance of any building permit the applicant shall comply with Section 4.106.2 (Storm water drainage and retention during construction) of the current adopted California Green Building Standards Code:

    Projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

    1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
    2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency (City of Rancho Cucamonga).
    3. Compliance with a lawfully enacted storm water management ordinance.

54. RESIDENTIAL MANDATORY MEASURES – CALIFORNIA GREEN BUILDING STANDARDS CODE – Prior to the issuance of any building permit the applicant shall comply with Section 4.106.3 (Grading and Paving) of the current adopted California Green Building Standards Code:

    Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering building. Examples of methods to manage surface water include, but are not limited to, the following:

    1. Swales.
    2. Water collection and disposal systems.
    3. French drains.
    4. Water retention gardens.
    5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

    Exception: Additions and alterations not altering the drainage path.

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

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55. NONRESIDENTIAL MANDATORY MEASURES – CALIFORNIA GREEN BUILDING STANDARDS CODE – Prior to the issuance of any building permit the applicant shall comply with Section 5.106.1 (Storm water pollution prevention) of the current adopted California Green Building Standards Code:
Newly construction projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures:
5.106.1.1 Local Ordinance – Comply with a lawfully enacted stormwater management and /or erosion control ordinance.
5.106.1.2 Best Management Practices (BMP) – Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP.
1. Soil loss BMP that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
a. Scheduling construction activity.
b. Preservation of natural features, vegetation and soil.
c. Drainage swales or lined ditches to control stormwater flow.
d. Mulching or hydroseeding to stabilize disturbed soils.
e. Erosion control to protect slopes.
f. Protection of storm drain inlets (gravel bags or catch basin inserts).
g. Perimeter sediment control (perimeter silt fence, fiber rolls).
h. Sediment trap or sediment basin to retain sediment on site.
i. Stabilized construction exits.
j. Wind erosion control.
k. Other soil loss BMP acceptable to the enforcing agency.
2. Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
a. Material handling and waste management.
b. Building materials stockpile management.
c. Management of washout areas (concrete, paints, stucco, etc.).
d. Control of vehicle/equipment fueling to contractors staging area.
e. Vehicle and equipment cleaning performed off site.
f. Spill prevention and control.
g. Other housekeeping BMP acceptable to the enforcing agency (City of Rancho Cucamonga).

56. Prior to approval of the project-specific storm water quality management plan, the applicant shall submit to the City Engineer, or his designee, a precise grading plan showing the location and elevations of existing topographical features, and showing the location and proposed elevations of proposed structures and drainage of the site.