



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

March 18, 2019

Ontario City Council Chambers, 2 PM
303 East "B" Street, Ontario

All documents for public review are on file with the Planning Department located at
City Hall, 303 East "B" Street, Ontario, CA 91764

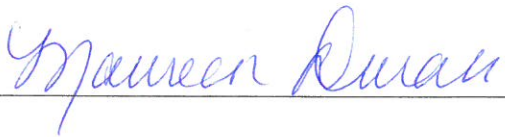
PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-042:** A Conditional Use Permit (PCUP18-042) to establish interim supportive agricultural services of a nursery facility (Sierra Vista), mulching and grinding facility, farm and ancillary composting facility (Huerta) on an 8.437-acre parcel of land, located at 13545 Walker Avenue, within the SP/AG (Agricultural) Overlay Zoning District. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report, State Clearinghouse No. 2008101140, certified by the City Council on January 27, 2010, in conjunction with File No. PGP06-001. This project introduces no new significant environmental impacts. The project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP):(APN: 0216-213-04) **submitted by Sierra Vista Nursery & Huerta Del Valle.** This item was continued from the 3/4/19 Zoning Administrator Hearing.
- B. **ENVIRONMENTAL ASSESSMENT AND Conditional Use Permit REVIEW FOR FILE NO. PCUP18-035:** A modification request for a Conditional Use Permit (File No. PCUP01-034) to relocate an existing stand-alone wireless telecommunications facility to an existing SCE tower on 8.7 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-771-63) **submitted by Verizon Wireless.**

If you wish to appeal a decision of the Zoning Administrator, you must do so within ten (10) days of the Zoning Administrator action. Please contact the Planning Department for information regarding the appeal process.

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **March 14, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.





CITY OF ONTARIO

MEMORANDUM

TO: Cathy Wahlstrom, Zoning Administrator

FROM: Karen Thompson *KH*

DATE: March 18, 2019

SUBJECT: PCUP18-042

The above project is requested to be continued to the next regular Zoning Administrator meeting on April 1, 2019.



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

March 18, 2019

DECISION NO.: [insert #]

FILE NO.: PCUP18-035

DESCRIPTION: A modification request for a Conditional Use Permit (File No. PCUP01-034) to relocate an existing stand-alone non-stealth wireless telecommunications facility to an existing SCE tower on 8.7 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63); **submitted by Verizon Wireless.**

PART I: BACKGROUND & ANALYSIS

VERIZON WIRELESS, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP18-035, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 8.74 acres of land located at 3791 South Archibald Avenue, and is depicted in **Exhibit A: Aerial Photograph**, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	SCE Utility Corridor	OS-NR (Open Space-Non Recreation)	UC (Utilities Corridor)	N/A
<i>North</i>	Single Family Residential	LDR (Low Density Residential)	LDR-5 (Low Density Residential)	N/A
<i>South</i>	Single Family Residential	LDR (Low Density Residential)	The Avenue Specific Plan	Low Density Residential
<i>East</i>	SCE Utility Corridor	OS-NR (Open Space-Non Recreation)	West Haven Specific Plan	SCE Easement
<i>West</i>	SCE Utility Corridor	OS-NR (Open Space-Non Recreation)	Countryside Specific Plan	SCE Easement

(2) Project Analysis:

(a) Background — On October 21, 2001 the Zoning Administrator approved a Conditional Use Permit to locate a non-stealth telecommunication facility onto

Prepared: LM/3/4/19	Reviewed: CM/3/7/19	Decision: [enter initial/date]
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an existing 159 foot high SCE Transmission Tower. However, between 2010 and 2015, SCE began utility corridor improvements that included relocating and building new transmission towers. The 159 foot high SCE Transmission Tower was removed during the SCE corridor improvements and a 185 foot high SCE Transmission Tower was constructed further east of the 159 foot facility. On March 25, 2010, a Temporary Use Permit (PTUP10-022) was approved to allow Verizon Wireless to construct a 55 foot high temporary monopole wireless facility to facilitate the SCE improvements.

On October 4, 2018, Verizon Wireless submitted a Conditional Use Permit application to remove the temporary wireless facility and relocate the wireless facility onto the new 185 foot high SCE Transmission Tower.

On November 28, 2018, public notices were sent to the surrounding property owners to inform them of the proposed project and answer any questions or concerns. The City received one inquiry from SCE on January 3, 2019, requesting additional information and stated concerns with the proposed project. Verizon Wireless worked with SCE to remedy the concerns and the Applicant was granted permission to proceed. A letter to proceed was forwarded to the City from SCE on January 21, 2019.

(b) Proposed Use — Verizon Wireless is requesting to remove an existing temporary stand-alone wireless telecommunications facility and relocate the facility onto an existing SCE Transmission Tower located approximately 75 feet from Schaefer Avenue, which is presently under construction (see **Exhibit B: Wireless Facility Relocation Plan**, attached). The wireless facility includes an existing 595 square foot lease area for equipment. The 35-foot by 17-foot lease area is secured by a chain-link fence and includes an existing 250 square foot equipment shelter. The applicant is proposing to add a generator within the lease area that will be located within a new 6.25-foot high enclosure (see **Exhibit C: Existing Lease Area Site Photo** and **Exhibit D: Proposed Lease Area Site Plan**, attached). The proposed non-stealth wireless equipment attached to the SCE Transmission Tower includes radio units located at the 41 foot height level and wireless antennas/radio units located at the 51 foot height level (see **Exhibit E: Proposed Elevation and Photo Simulation**, attached).

(c) Site Access/Parking — The wireless telecommunications facility is presently accessed from Archibald Avenue via an existing dirt access road currently used by SCE for transmission tower access, which will remain in place. The Development Code requires one parking space on site and the project is being conditioned to provide a parking space adjacent to the to the existing equipment enclosure. Wireless facilities are typically accessed one to two times per month for facility maintenance.

(d) Architecture — The existing equipment enclosure, which is setback approximately 1,000 feet from Archibald Avenue, was developed when the only view of the facility was from Archibald Avenue and Schaefer Avenue did not exist. The facility is now located approximately 75 feet from Schaefer Avenue and visible from public right-of-way. Although, the facility is existing, staff has conditioned the project applicant to replace

the existing chain-link fence with a decorative concrete block wall and ornamental view-obscuring gates, which is consistent with the City's Development Code.

(3) Airport Land Use Compatibility Plan: This project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

(4) Departmental Review: Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

(5) Public Notification: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

(6) Correspondence: As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

PART II: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part I, above; and

WHEREAS, Ontario Development Code Table 2.01-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on March 18, 2019, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Lorena Mejia, Senior Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval. Following staff's presentation, the Zoning Administrator opened the public hearing.

(2) [insert speaker's name], the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(3) [insert additional speaker info]

(4) [insert additional speaker info]

(5) There being no one else to offer testimony regarding the application, the Zoning Administrator closed the public hearing.

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, it is hereby found, determined and resolved by the Zoning Administrator of the City of Ontario as follows:

(1) All facts set forth in this Zoning Administrator Report and Decision are true and correct.

(2) Based upon the evidence presented to the Zoning Administrator during the above-referenced public hearing, the Zoning Administrator hereby finds as follows:

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed non-stealth wireless telecommunications facility will be located at 3791 South Archibald Avenue, which is within the Utilities Corridor zoning district. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the UC (Utilities Corridor) zoning district.

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed non-stealth wireless telecommunications facility will be located at 3791 South Archibald Avenue, which the Policy Plan Master Land Use Plan designates for OS-NR (Open Space-Non Recreation) land use. The proposed land use is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which promotes the establishment and intensification of utility related land uses in the area of the project site.

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The Project has been designed consistent with the requirements of the City of Ontario Development Code and the UC (Utilities Corridor) zoning district, including standards relative to the particular land use proposed (non-stealth wireless telecommunications facility).

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The ONT ALUCP Consistency Determination states that the proposed project is consistent with the ONT ALUCP and the project site is located outside the ONT Safety and Noise Impact zones and the allowable building/structure heights are over 200 feet high.

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The Zoning Administrator has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, and City Council Priorities and Policy Plan components of The Ontario Plan.

(f) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301(Class 1, Existing Facilities) of the State CEQA Guidelines. Class 1 consists of the minor alteration of existing private and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services provided that there is no negligible expansion of an existing use.

(g) The Zoning Administrator hereby finds and determines that the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

(h) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP18-035, subject to the conditions of approval attached hereto and incorporated herein by this reference.

- - - - -

APPROVED AND ADOPTED this 18th day of March 2019.

Cathy Wahlstrom
Zoning Administrator

Exhibit A: Aerial Photograph



Exhibit B: Wireless Facility Relocation Plan



Exhibit C: Existing Lease Area Photo

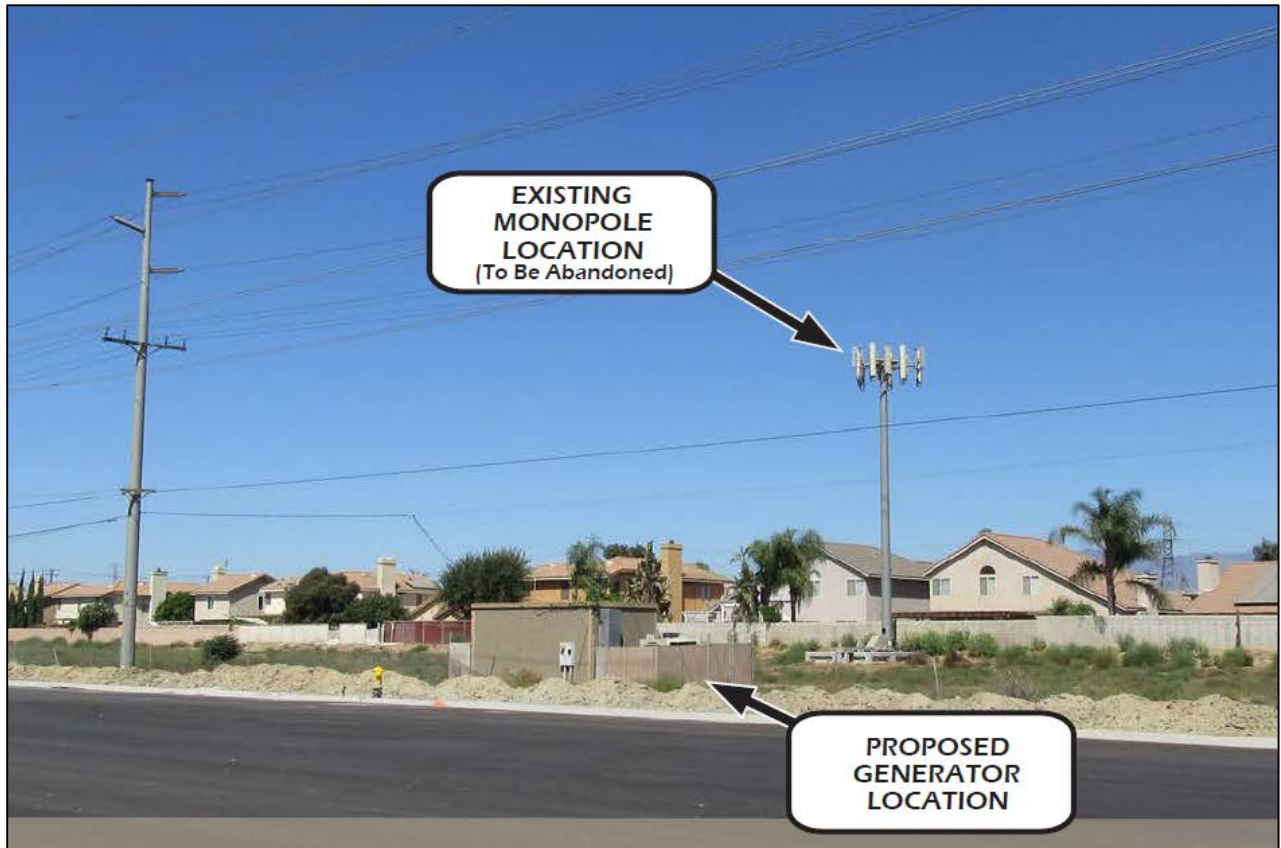


Exhibit D: Lease Area Site Plan

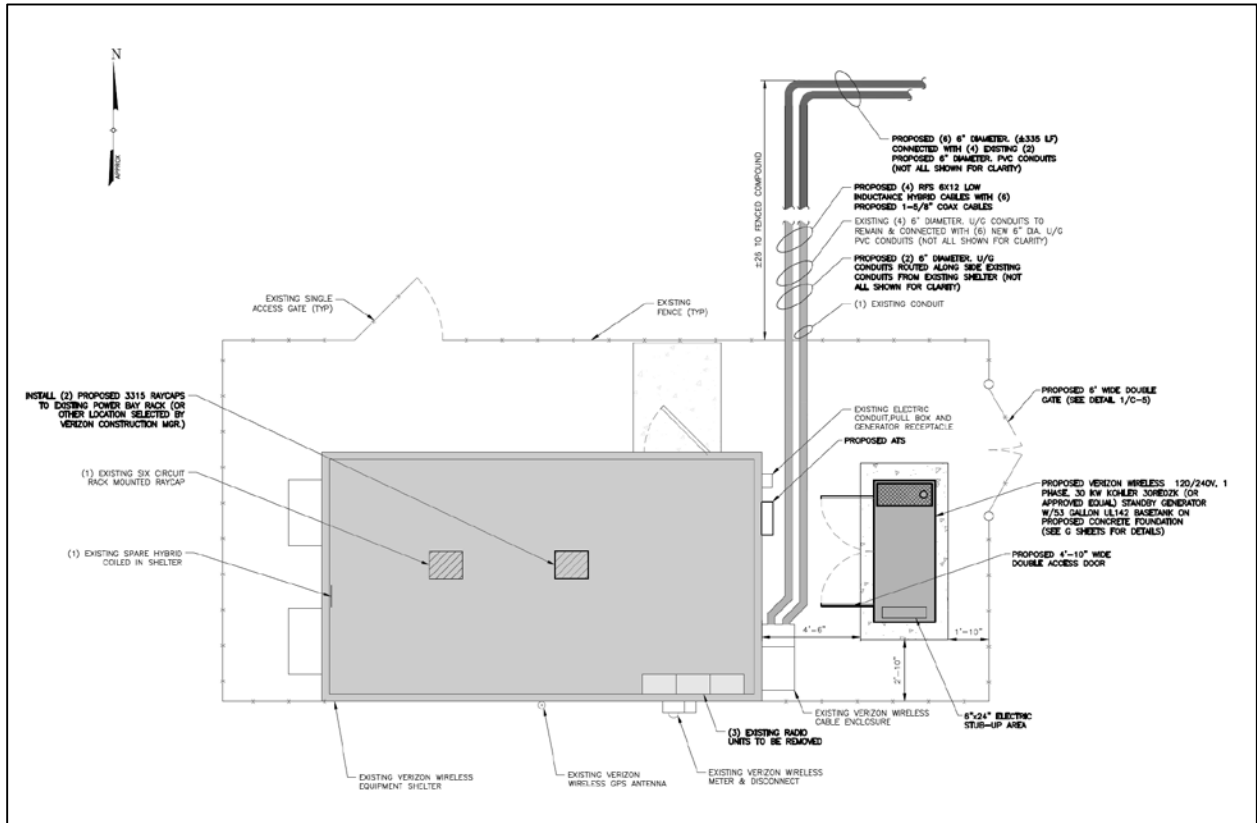
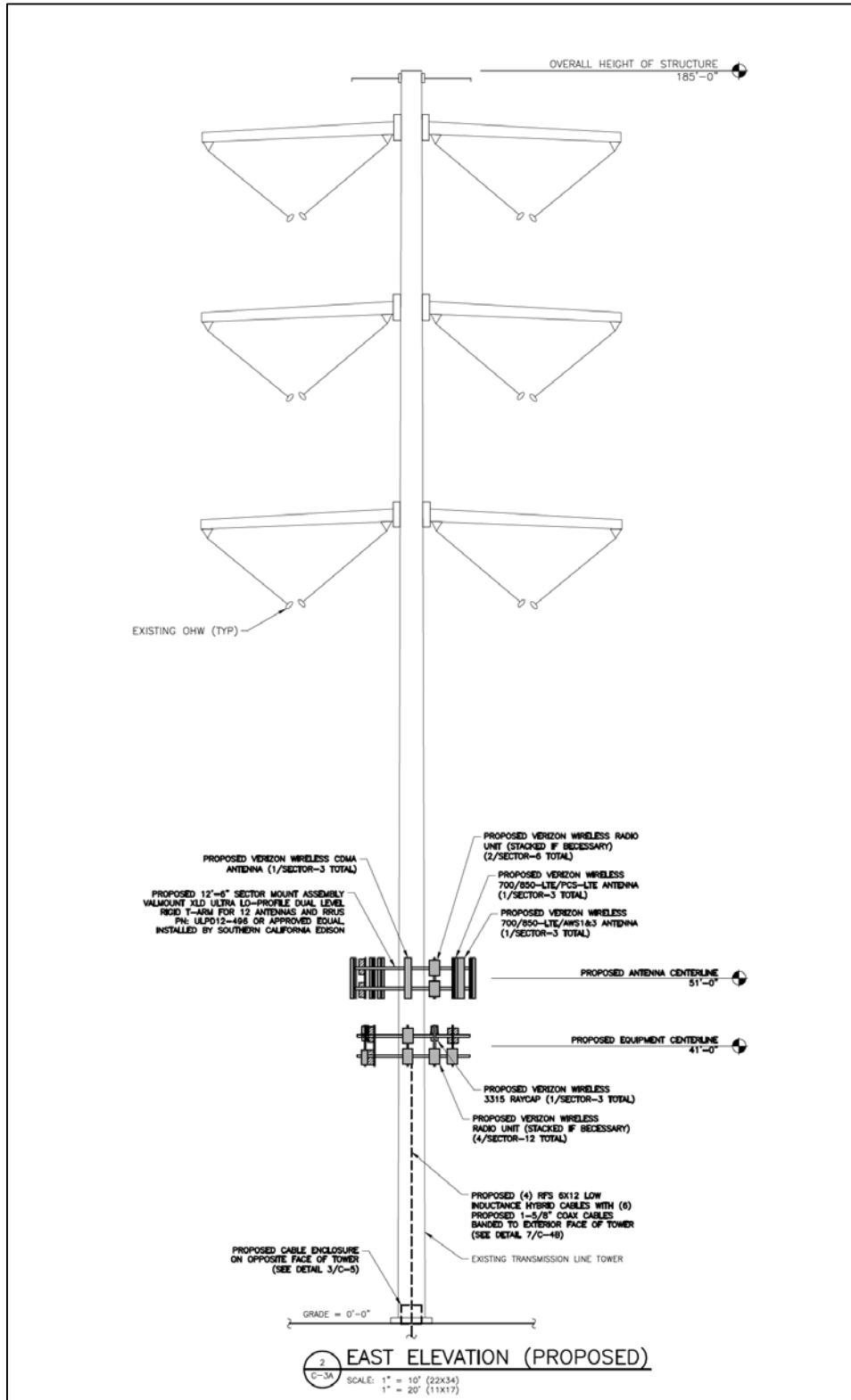
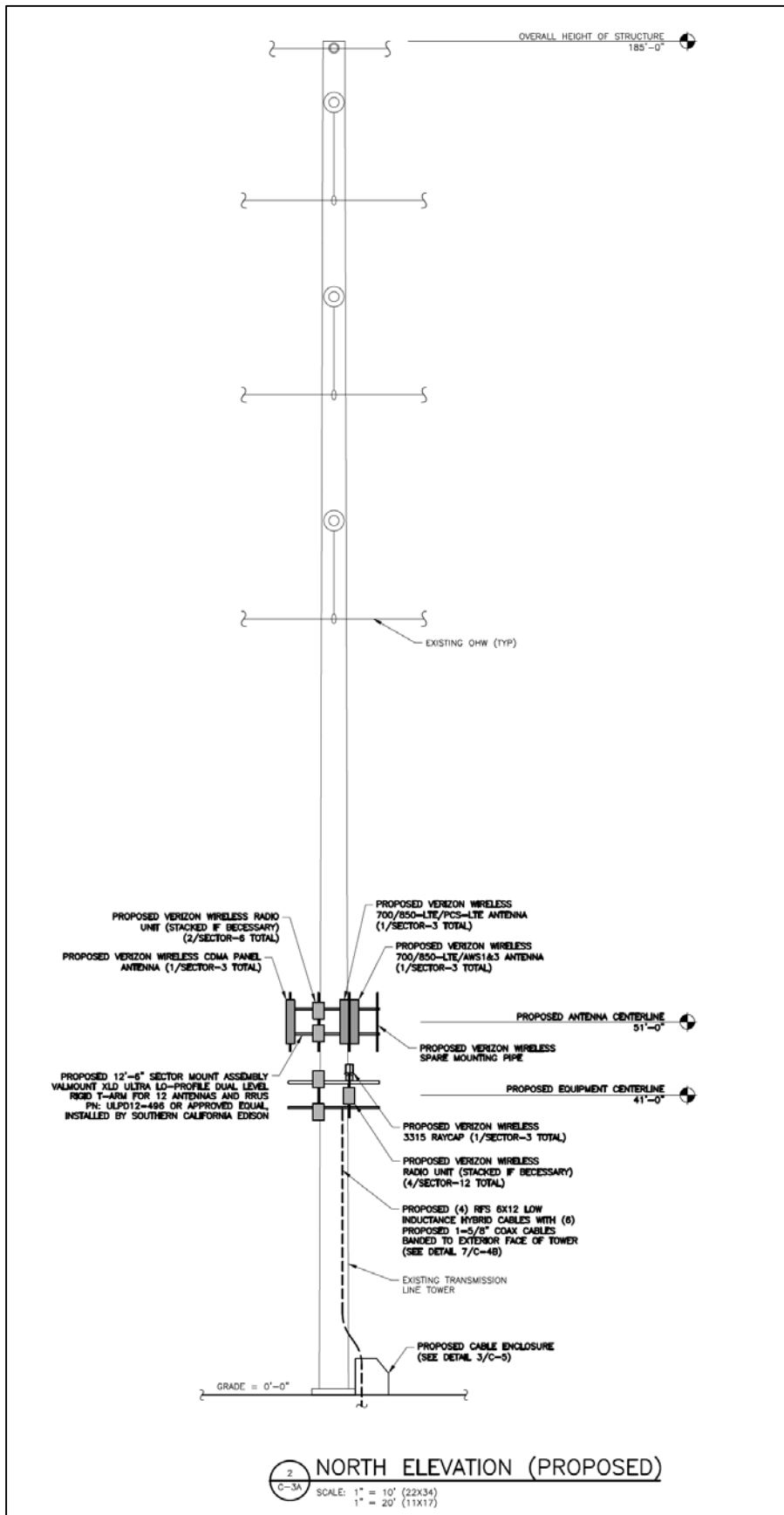
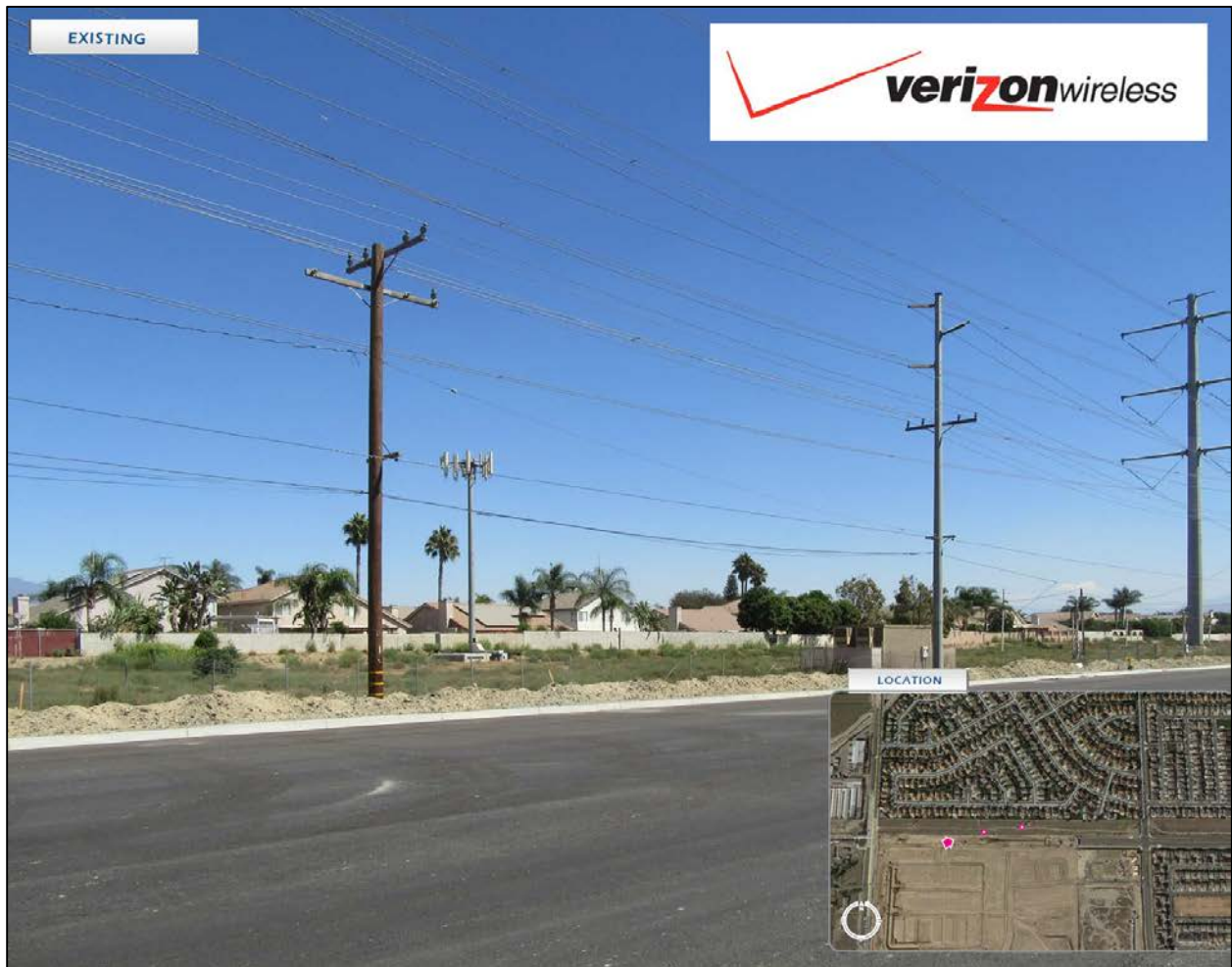


Exhibit E: Proposed Elevation and Photo Simulation









City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

Planning Department Land Development Division Conditions of Approval

Meeting Date: March 18, 2019

File No: PCUP18-035

Related Files: PCUP01-034

Project Description: A modification request for a Conditional Use Permit (File No. PCUP01-034) to relocate an existing stand-alone non-stealth wireless telecommunications facility to an existing SCE tower on 8.7 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63; **submitted by Verizon Wireless**)

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

2.0 Special Conditions of Approval. In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Time Limits.

(a) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

2.2 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

2.3 Walls and Fences. The existing chain-link lease area perimeter fence for the existing equipment area shall be replaced with a decorative concrete block wall and cap treated with a graffiti-proof coating. Access gates shall be ornamental and sight-obscuring.

2.4 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading) and provide one parking space adjacent to or near the existing equipment enclosure area.

2.5 Environmental Review.

(a) The Project is categorically exempt from environmental review pursuant to **Section 15301 (Class 1, Existing Facilities)** of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (less than 10,000 square feet) or no expansion, and is consistent with the following conditions:

(i) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

(ii) The area in which the project is located is not environmentally sensitive.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

2.6 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.7 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP18-035

Address: 3791 South Archibald Ave

APN: 0218-771-63

Existing Land Use: SCE Edison easement and towers

Proposed Land Use: wireless telecommunications facility

Site Acreage: 8.7 Proposed Structure Height: Existing Structure

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 12/7/18

CD No.: 2018-076

PALU No.: n/a

The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 FT +</u>	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6

Allowable Height: _____

CONSISTENCY DETERMINATION

This proposed Project is: Exempt from the ALUCP Consistent Consistent with Conditions Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

The project applicant is required to file a FAA Form 7460-1 due to potential electronic interference to aircraft in flight and receive a determination of "No Hazard" from FAA prior to building permit issuance.

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

FROM: Michelle Starkey, Deputy Fire Marshal
Bureau of Fire Prevention

DATE: October 25, 2018

SUBJECT: PCUP18-035 A Conditional Use Permit modification to operate an unmanned wireless telecommunications facility and locate antennas on an existing SCE tower on 8.746 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63). Related File(s): File No. PCUP01-034).

-
- The plan does adequately address the departmental concerns at this time.
- No comments
 - Report below.



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director
 Diane Ayala, Advanced Planning Division
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
 Ahmed Aly, Municipal Utility Company
 Doug Sorel, Police Department
 Paul Ehrman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Steve Wilson, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

FROM: Lorena Mejia, Senior Planner

DATE: October 05, 2018

SUBJECT: FILE #: PCUP18-035 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, October 19, 2018**.

- Note:
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Conditional Use Permit modification to operate an unmanned wireless telecommunications facility and locate antennas on an existing SCE tower on 8.746 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63). Related File(s): File No. PCUP01-034).

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Department: Landscape Planning
 Signature: Carolyn Bell
 Title: Sr. Landscape Architect
 Date: 11/2/18

Lorenzo Alvarez

From: Peter Tuan M. Tran
Sent: Thursday, October 25, 2018 4:31 PM
To: Antonio Alejos
Cc: Ahmed Aly; Danielle D. Guevara
Subject: PCUP18-035 DPR#1(#5662)

A Conditional Use Permit modification to operate an unmanned wireless telecommunications facility and locate antennas on an existing SCE tower on 8.746 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63). Related File(s): File No. PCUP01-034).

Antonio,

OMUC has no subject comment. Thank you.

Sincerely,

Peter Tran
Associate Engineer/Project Manager
Ontario Municipal Utilities Company
Utilities Engineering and Operation Department



1425 South Bon View Avenue
Ontario, CA 91761
Ph: 909-395-2677
Fx: 909-395-2608

 Find us on Facebook [environment before printing this e-mail.](#)



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director
 Diane Ayala, Advanced Planning Division
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
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 Lorena Mejia, Airport Planning
 Steve Wilson, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

Antonio

FROM: Lorena Mejia, Senior Planner

DATE: October 05, 2018

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Finance Acct#:

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- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Engineering (land)

Department

Signature

Assistant Engineer

Title

11/02/18

Date



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director
Diane Ayala, Advanced Planning Division
✓ Charity Hernandez, Economic Development
✓ Kevin Shear, Building Official
✓ Khoi Do, Assistant City Engineer
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(Antonio)

FROM: Lorena Mejia, Senior Planner

DATE: October 05, 2018

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 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Conditional Use Permit modification to operate an unmanned wireless telecommunications facility and locate antennas on an existing SCE tower on 8.746 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63). Related File(s): File No. PCUP01-034).

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Eng/Env Department *[Signature]* Signature Asst. Engineer Title 10/19/18 Date

CITY OF ONTARIO MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 11, 2018
SUBJECT: PCUP18-035

-
- The plan **does** adequately address the departmental concerns at this time.
 No comments
 Report below.

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director
Diane Ayala, Advanced Planning Division
Charity Hernandez, Economic Development
✓ Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
✓ Doug Sorel, Police Department
✓ Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Steve Wilson, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Lorena Mejia, Senior Planner

DATE: October 05, 2018

SUBJECT: FILE #: PCUP18-035

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, October 19, 2018**.

- Note:
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Conditional Use Permit modification to operate an unmanned wireless telecommunications facility and locate antennas on an existing SCE tower on 8.746 acres of land located at 3791 South Archibald Avenue, within the UC (Utilities Corridor) zoning district (APN: 0218-771-63). Related File(s): File No. PCUP01-034).

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

POLICE
Department

DOUGLAS SOREL
Signature

MANAGEMENT
ANALYST
Title

Date