

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**May 1, 2023**

**BOARD MEMBERS PRESENT**

Rudy Zeledon, Chairman, Planning Department  
James Caro, Building Department  
Charity Hernandez, Economic Development Agency  
Khoi Do, Engineering Department  
Michelle Starkey, Fire Department  
Christy Stevens, Municipal Utilities Company  
Heather Lugo, Police Department

**BOARD MEMBERS ABSENT**

Elda Zavala, Community Improvement

**STAFF MEMBERS PRESENT**

Gwen Berendsen, Planning Department  
Kim Ruddins, Planning Department  
Edmelynne Hutter, Planning Department  
Jocelyn Torres, Planning Department  
Raymond Lee, Engineering Department  
Michael Bhatanawin, Engineering Department

**PUBLIC COMMENTS**

No person from the public wished to speak.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the April 17, 2023 meeting of the Development Advisory Board was made by Mr. Do; seconded by Ms. Stevens; and approved unanimously by those present (6-0). Mr. Caro recused himself as he was not at this meeting.

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-005 AND PDEV22-008:** A public hearing to consider Parcel Map No. 20517 (File No. PMTT22-005) to subdivide 80 acres of land into six parcels to facilitate a Development Plan (File No. PDEV22-008) to construct six industrial buildings totaling 1,559,204 square feet. The Project site is bordered by Eucalyptus, Avenue on the north, Campus Avenue on the east, Merrill Avenue on the south, and Sultana Avenue on the west, and is located within the BP (Business Park) and IG (Industrial General) land use

districts of the Ontario Ranch Business Park Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Ranch Business Park Specific Plan Amendment (File No. PSPA21-002), for which a Final Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018) was certified by the City Council on October 18, 2022. This application introduces no new significant environmental impacts. 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. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, 1054-291-02) **submitted by Euclid Land Ventures, LLC. Planning Commission action is required for File No. PMTT22-005.**

Mr. Zeledon opened the public hearing.

Jeff Johnston, was present and thanked staff, and stated he agreed to all the Conditions of Approval.

As there was no one else wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval of **File No. PMTT22-002**, was made by Mr. Do; seconded by Mr. Caro; and approved unanimously by those present (7-0).

Motion to approve **File No. PDEV22-007**, was made by Mr. Do; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

**C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-021:** A public hearing to consider Tentative Tract Map No. 20536, subdividing 23.2 acres of land for condominium purposes, into 141 numbered lots and 27 lettered lots to facilitate the development of 265 dwellings, located approximately 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within the Planning Area 1 Neighborhood 2 of the Countryside Specific Plan. An Addendum to the Countryside Specific Plan Environmental Impact Report (State Clearinghouse No. 2004071001), which was certified by the City Council on April 18, 2006, was prepared to be consistent with The Ontario Plan 2050 and associated Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022. This application introduces no new significant environmental impacts. 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; (APNs: 0218-111-60, 0218-111-61) **submitted by RB Ontario LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Jeff Ragland, was present and thanked staff.

Mr. Zeledon asked if he had reviewed the updated Engineering and OMUC Conditions of Approval.

Mr. Ragland stated he agreed with all the revised COA's.

As there was no one else wishing to speak on this item, Mr. Zeledon closed the public hearing.

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Motion to recommend approval of **File No. PMTT22-021**, was made by Mr. Do; seconded by Ms. Starkey; and approved unanimously by those present (7-0).

**D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-022**: A public hearing to consider a Development Plan to construct a monopine wireless telecommunications facility (AT&T) and a 660 square foot ground-mounted equipment enclosure on 4.46 acres of land, located at 648 West D Street (James R. Bryant Park), within the OS-R (Open Space-Recreation) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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; (APNs: 1048-331-13 and 1048-331-14) **submitted by New Cingular Wireless PCS, LLC dba AT&T Mobility. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Eli Acevedo, representing AT&T Mobility, was present.

Mr. Zeledon asked if he had reviewed the Conditions of Approval.

Mr. Acevedo stated his team had reviewed them and had no questions regarding the COA's.

As there was no one else wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval of **File No. PDEV22-022**, was made by Ms. Lugo; seconded by Mr. Caro; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on May 15, 2023.

Respectfully submitted,



Gwen Berendsen  
Recording Secretary