



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

March 4, 2024

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764 and on the city’s website at ontarioca.gov/Agendas/DAB**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager
Scott Murphy, Executive Director, Community Development Agency
Jennifer McLain Hiramoto, Executive Director, Economic Development
James Caro, Building Official
Henry Noh, Planning Director
Khoi Do, City Engineer
Chief Michael Lorenz, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Angela Magana, Community Improvement Manager

PUBLIC COMMENTS

Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. The chairperson will open the public hearing. At that time the applicant will be allowed three (3) minutes to make a presentation on the case. Members of the public will then be allowed three (3) minutes each to speak. The Development Advisory Board may ask the speakers

questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of February 21, 2024, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV23-016: A public hearing to construct a non-stealth wireless telecommunication facility (Dish Wireless, LLC) on an existing Southern California Edison transmission tower and a 150 square foot ground-mounted equipment enclosure on a 3.77-acre utility corridor easement located approximately 380 feet east of Archibald Avenue, 1,000 feet south of Chino Avenue and 1,000 feet west of Old Archibald Ranch Road, within the Utilities Corridor zoning designation. 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; (APN: 0218-141-34) **submitted by Dish Wireless, LLC.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15303

1. File No. PDEV23-016 (Development Plan)

Motion to Approve / Deny

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

If you challenge any action of the **Development Advisory Board** 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 in written correspondence delivered to the **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **March 18, 2024**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **February 29, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



Administrative Assistant

CITY OF ONTARIO

Development Advisory Board

Minutes

February 21, 2024

BOARD MEMBERS PRESENT

Henry Noh, Chairman, Planning Department
Miguel Jimenez, Community Improvement
Charity Hernandez, Economic Development Agency
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

James Caro, Building Department
Khoi Do, Engineering Department

STAFF MEMBERS PRESENT

Gwen Berendsen, Planning Department
Robert Morales, Planning Department
Luis Batres, Planning Department
Diane Ayala, Planning Department
Karen Khukoyan, Economic Development

David Eoff IV, Planning Department
Jeff Tang, Engineering Department
Brenda Fregoso, Engineering Department
Fred Addison, Engineering Department
Dennis Mejia, Municipals Utilities

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the February 5, 2024 meeting of the Development Advisory Board was made by Mr. Ehrman; seconded by Ms. Stevens; and approved unanimously by those present (6-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-040:** A public hearing to consider a Development Plan (File No. PDEV22-040) to construct a 61,867 square foot industrial building on 4.20-acres, on property located at 2042 S. Grove Avenue within the Business Park land use designation of the Grove Avenue Specific Plan. An Addendum to The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was prepared. 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; (APN: 105-049-111) **submitted by First Industrial Realty Trust.**

Mr. Noh opened the public hearing.

Paul Loubet, the applicant, was present and agreed with the Conditions of Approval.

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

Motion to approve the **Addendum and File No. PDEV22-040**, subject to conditions, was made by Mr. Ehrman; seconded by Ms. Lugo; and approved unanimously by those present (6-0).

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-017**: A public hearing to consider a Development Plan to construct 69 multiple-family dwellings on approximately 1.19 acres of land located at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) 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: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, and 1048-556-14); **submitted by Euclid Investment Group, LLC. Planning Commission action is required.**

Mr. Noh opened the public hearing.

Justin Ma, the project manager, was present and agreed with the Conditions of Approval, but would like to add that the applicant will continue to work with staff regarding the Architectural treatments, before Planning Commission.

Mr. Noh stated this was acceptable.

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

Motion to recommend approval of **File No. PDEV23-017**, subject to conditions, was made by Ms. Stevens; seconded by Mr. Jimenez; and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on March 4, 2024.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

March 4, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DECISION NO.: [insert #]

FILE NO.: PDEV23-016

DESCRIPTION: A public hearing to construct a non-stealth wireless telecommunication facility (Dish Wireless, LLC) on an existing Southern California Edison transmission tower and a 150 square-foot ground-mounted equipment enclosure on a 3.77-acre utility corridor easement located approximately 380 feet east of Archibald Avenue, 1,000 feet south of Chino Avenue and 1,000 feet west of Old Archibald Ranch Road, within the Utilities Corridor zoning designation (APN: 0218-141-34); **submitted by Dish Wireless, LLC.**

PART 1: BACKGROUND & ANALYSIS

DISH WIRELESS, LLC, (herein after referred to as "Applicant") has filed an application requesting approval of a Development Plan, File No. PDEV23-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The Project site is comprised of 3.77 acres of land on which the transmission tower is located approximately 380 feet east of Archibald Avenue, 1,000 feet south of Chino Avenue and 1,000 feet west of Old Archibald Ranch Road, which is depicted in Exhibit A: Project Location Map, attached. The Project site is in a Southern California Edison (SCE) utility corridor easement and utilizes an existing SCE tower to mount the telecommunication antennas. The project site is surrounded by a park and residential subdivision to the north, an SCE easement to the east, another residential subdivision to the south, and the San Bernardino County Flood Control channel to the west. Existing land uses, Policy Plan (general plan) and zoning designations, and specific plan land designations on and surrounding the project site are as follows:

	Existing Land Use	Policy Plan Land Use Designation	Zoning Designation	Specific Plan Land Use Designation
Site:	SCE Easement	Open Space – Non-Recreation (OS-NR)	UC (Utility Corridor)	N/A
North:	Residential subdivision & Park	Low Density Residential (LDR): 2.1 to 5.0 DU/AC & Open Space – Parkland (OS-R)	LDR-5 (Low Density Residential) & OS-R (Open Space – Recreation)	N/A
South:	Residential subdivision	Low Density Residential (LDR): 2.1 to 5.0 DU/AC	LDR-5 (Low Density Residential)	N/A

	Existing Land Use	Policy Plan Land Use Designation	Zoning Designation	Specific Plan Land Use Designation
East:	SCE Easement	Open Space – Non-Recreation (OS-NR) & Low Density Residential (LDR): 2.1 to 5.0 DU/AC	UC (Utility Corridor) & LDR-5 (Low Density Residential)	N/A
West:	Flood Control channel	Open Space – Non-Recreation (OS-NR)	UC (Utilities Corridor)	N/A

(1) Background — On June 6, 2023, the Applicant submitted a Development Plan application (File No. PDEV23-016) requesting approval to construct a non-stealth wireless telecommunication facility on an existing SCE transmission tower with a 150 square-foot ground mounted equipment enclosure in a utility corridor easement.

The Development Code establishes a 3-tier review process for all wireless telecommunication facilities. The proposed Project is a non-stealth wireless telecommunication facility located less than 500 feet from existing residential properties and is therefore subject to the Tier 3 Review category. Pursuant to Development Code Table 2.02-1, wireless telecommunication facilities under Tier 3 require Development Advisory Board review and approval.

(2) Site Design/Layout — The Project site contains two transmission towers within this section of the SCE easement, with a northern tower standing 79 feet tall and a southern tower standing 143 feet tall. The proposed non-stealth wireless telecommunication facility would be installed on the southern transmission tower, which is located along the southwest portion of the Project site, approximately 380 feet east of Archibald Avenue, 1,000 feet south of Chino Avenue and 1,000 feet west of Old Archibald Ranch Road (see Exhibit B: Site Plan, attached). The proposed 150 square-foot equipment enclosure will be located underneath the southwest riser-leg of the transmission tower. No landscaping is proposed around the equipment enclosure as irrigation at the location is not feasible. Additionally, the proposed equipment enclosure will not be readily visible from the public right-of-way since the enclosure is located approximately 1,000 feet west of Old Archibald Ranch Road and 380 feet east of Archibald Avenue.

(3) Site Access/Parking — Access to the proposed telecommunication facility will be provided from Old Archibald Ranch Road via an existing driveway that leads to a 12-FT wide non-exclusive vehicular path of access and required parking space for work trucks (see Exhibit C: Enlarged Site Plan, attached). The vehicular path of access consists of an existing dirt road used for SCE operations. A 5-FT wide path of travel is proposed to provide access from the parking space to the proposed equipment enclosure. The Development Code requires one parking space for wireless facilities and the Project provides one parking space, which will be located on the north side of the transmission tower.

(4) Wireless Facility Design — The Applicant proposes to mount 3 antenna arrays to an existing 143-foot tall SCE transmission tower, with each array comprising of 1 panel antenna and 2 remote radio units. The antenna arrays will be located on the northwest,

southeast, and southwest tower legs at a proposed height of 61 feet measured to the top of the array (see Exhibit D: Proposed Elevations, attached). The associated meter pedestal and transformer will be located along Old Archibald Ranch Road. The proposed telecommunication facility will enhance the existing coverage, as shown on the attached Propagation Maps (see Exhibit F: Propagation Maps). The proposed equipment enclosure will be designed with an 8-foot-tall split face block wall with a decorative cap and a chain link security lid. The proposed telecommunication facility has been designed to meet the guidelines set forth within the Ontario Development Code.

(5) **Signage** — All project signage is required to comply with sign regulations provided in Ontario Development Code Division 8.1. Wireless facilities require an informational sign (measuring 2-FT by 2-FT) to be installed outside the facility enclosure with the carrier information and emergency contact number.

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).

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.

DEPARTMENT REVIEWS: 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 included with this Decision.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP

Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (general plan), and City Council Priorities components of The Ontario Plan ("TOP"). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

(2) Policy Plan (General Plan)

Land Use Element:

- Goal LU-2 Compatibility: Compatibility between a wide range of uses and a resultant urban patterns and forms.

➤ LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

Community Economics Element:

➤ CE-1.11 Socioeconomic Trends. We continuously monitor, plan for, and respond to changing socioeconomic trends.

➤ CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Community Design Element:

➤ CD-1.3 Existing Neighborhoods. We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.

➤ CD-2.13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.
 - CD-5.1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.
 - CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: 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 Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report. The proposed project includes the installation of a wireless telecommunication facility on an existing SCE transmission tower, within an existing utility corridor easement. The project does not include the development of housing and is not located within a land use is intended for housing, and therefore does not present any inconsistency or conflict with the Housing Element of the Policy Plan.

PART 2: RECITALS

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and act on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ONT ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on March 4, 2024, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Development Advisory Board of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the DAB has reviewed and considered the information contained in the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

- (1) 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, which consists of the construction and location of limited numbers of new, small facilities or structure; installation of small new structures from one use to another where only minor modifications are made in the exterior of the structure.
- (2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- (3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the DAB finds that based on the facts and

information contained in the Application and supporting documentation, at the time of Project implementation, 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 Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 3: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 and 2, above, the DAB hereby concludes as follows:

Development Plan

(1) *The proposed development at the proposed location 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 Project is located within the Open Space – Non-Recreation (OS-NR) land use district of the Policy Plan Land Use Map, and the Utility Corridor zoning district. The development standards and conditions under which the proposed Project will be constructed 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; and*

(2) *The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Utility Corridor zoning district, including standards relative to the particular land use proposed (non-stealth wireless telecommunication facility), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and*

(3) *The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the Project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project. The Development Advisory Board has required certain safeguards, and impose 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, City Council Priorities and Policy Plan components of The Ontario Plan; and*

(4) *The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or*

planned unit development. The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (non-stealth wireless communication facility). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code.

SECTION 4: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment A of this Decision, and incorporated herein by this reference.

SECTION 5: 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 this approval. 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.

SECTION 6: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 4th day of March 2024.

Development Advisory Board Chairman

Exhibit A: PROJECT LOCATION MAP



Exhibit B: SITE PLAN

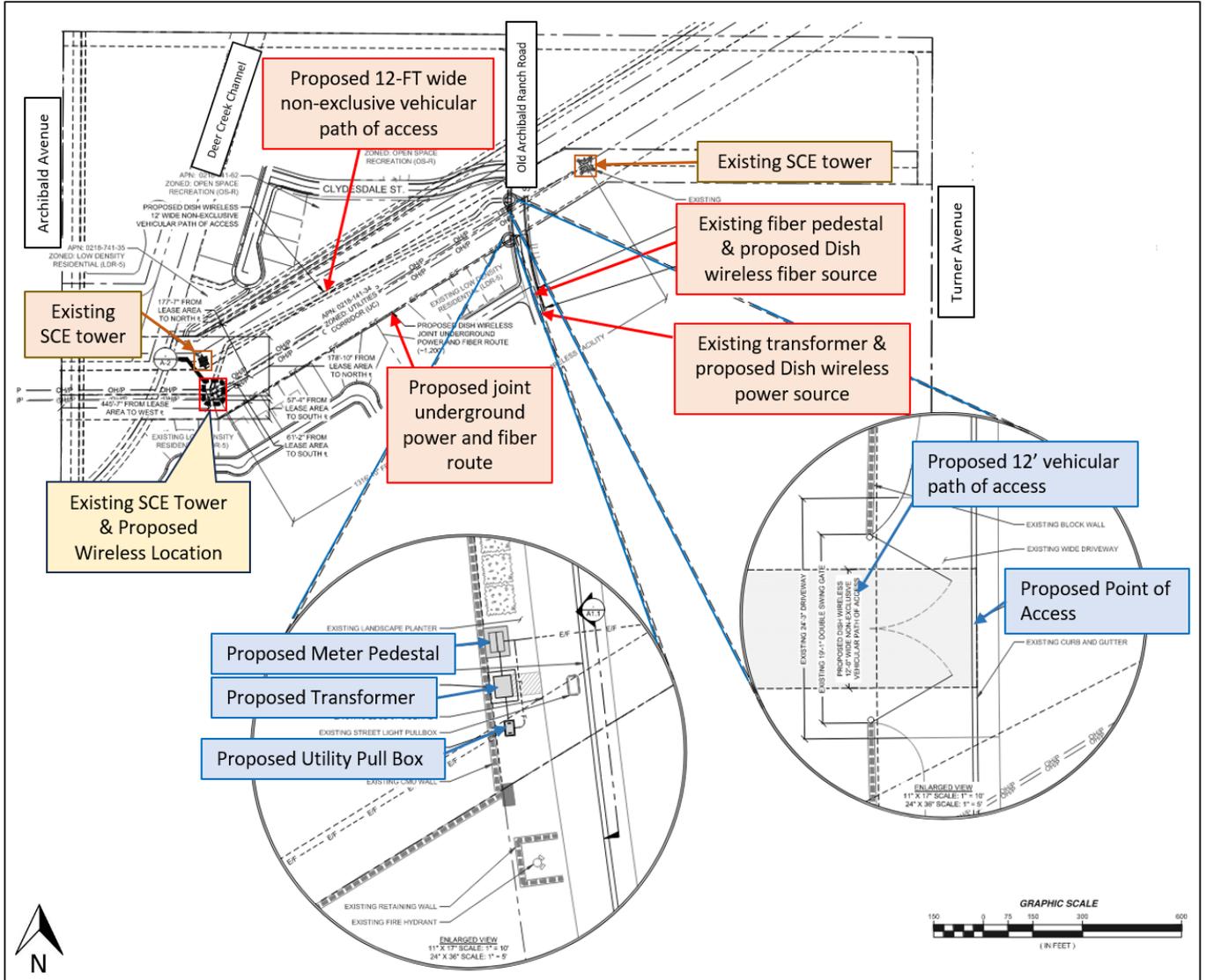


Exhibit C: ENLARGED SITE PLAN

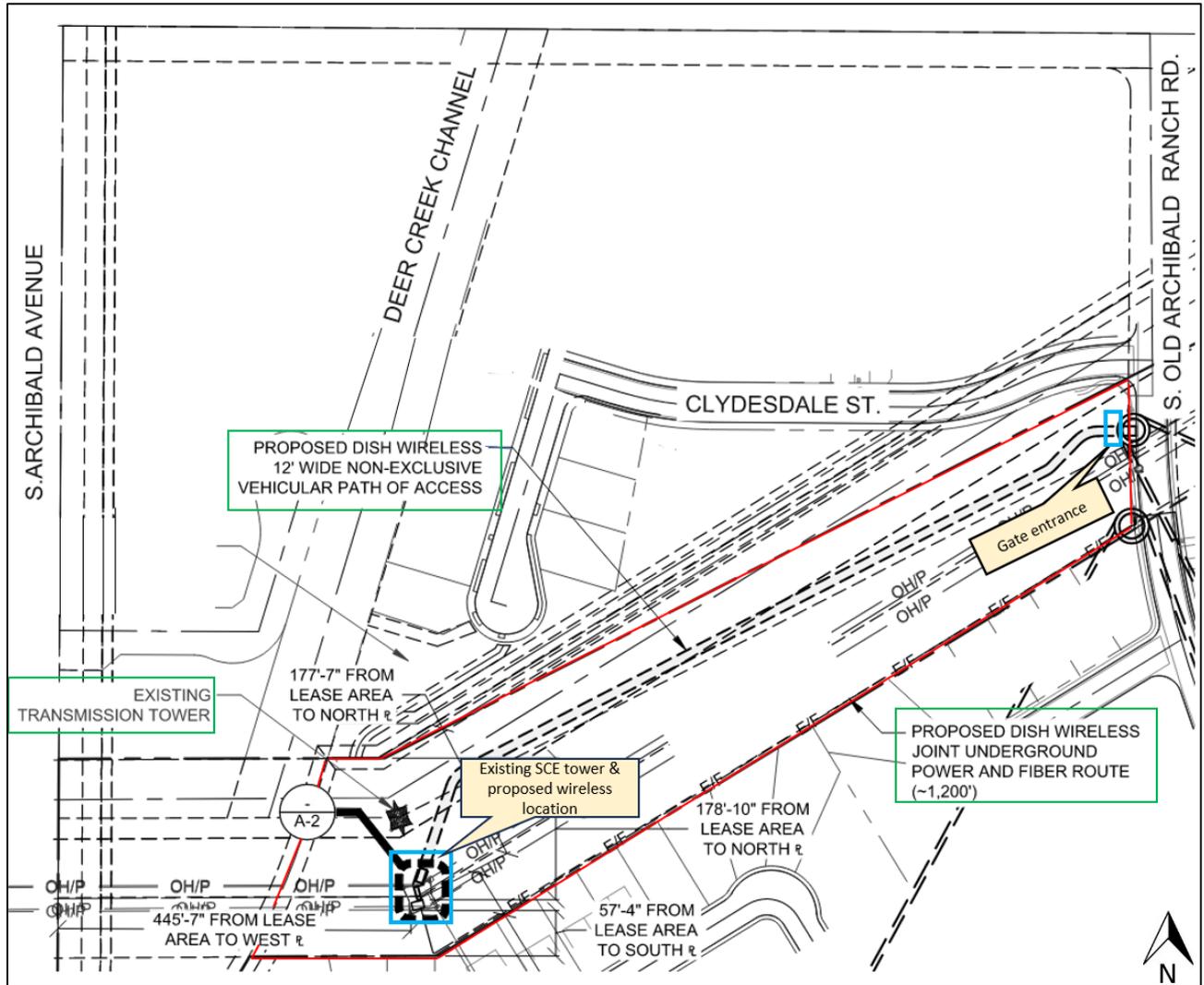


Exhibit C: ENLARGED SITE PLAN

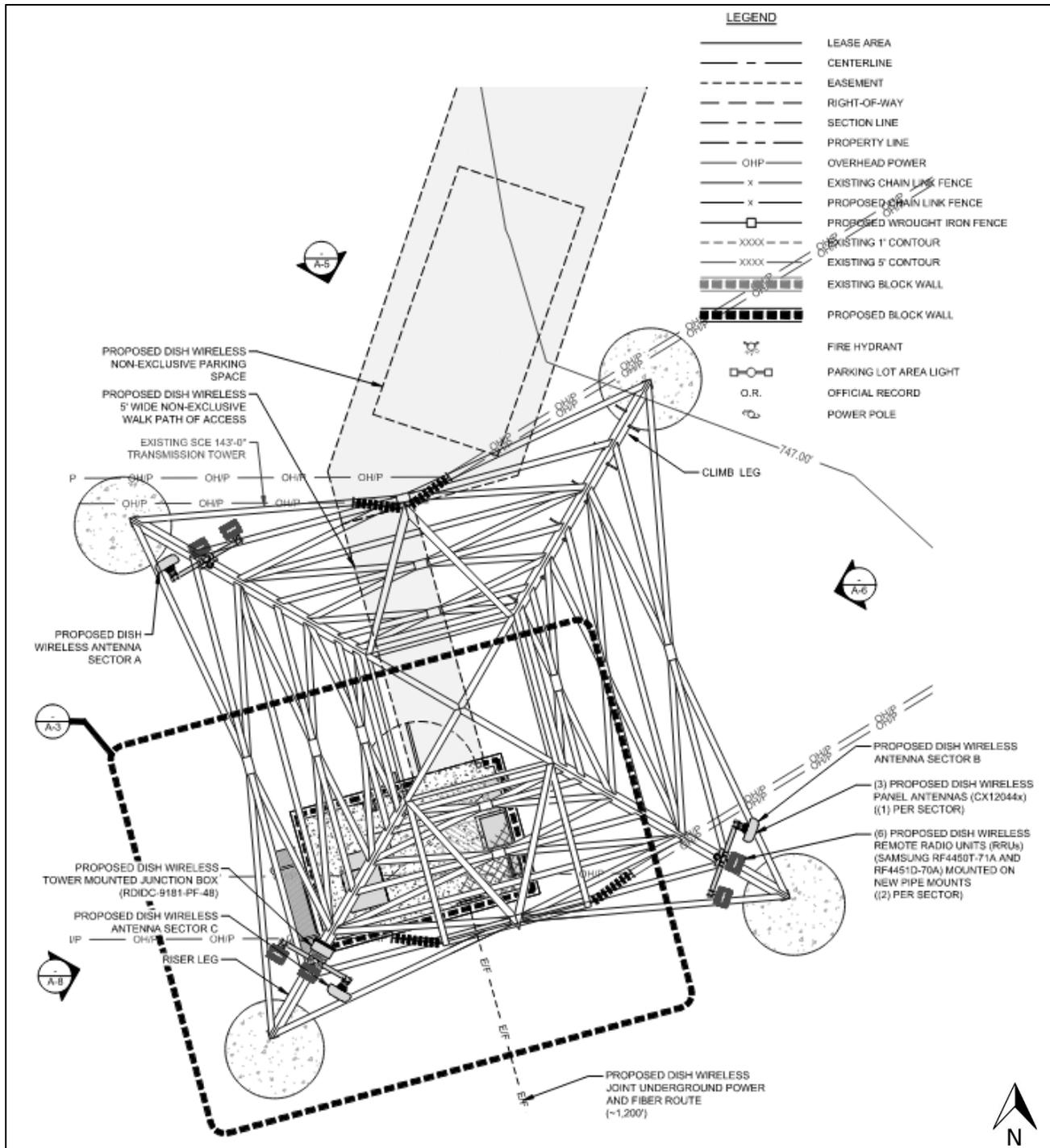


Exhibit C: ENLARGED SITE PLAN

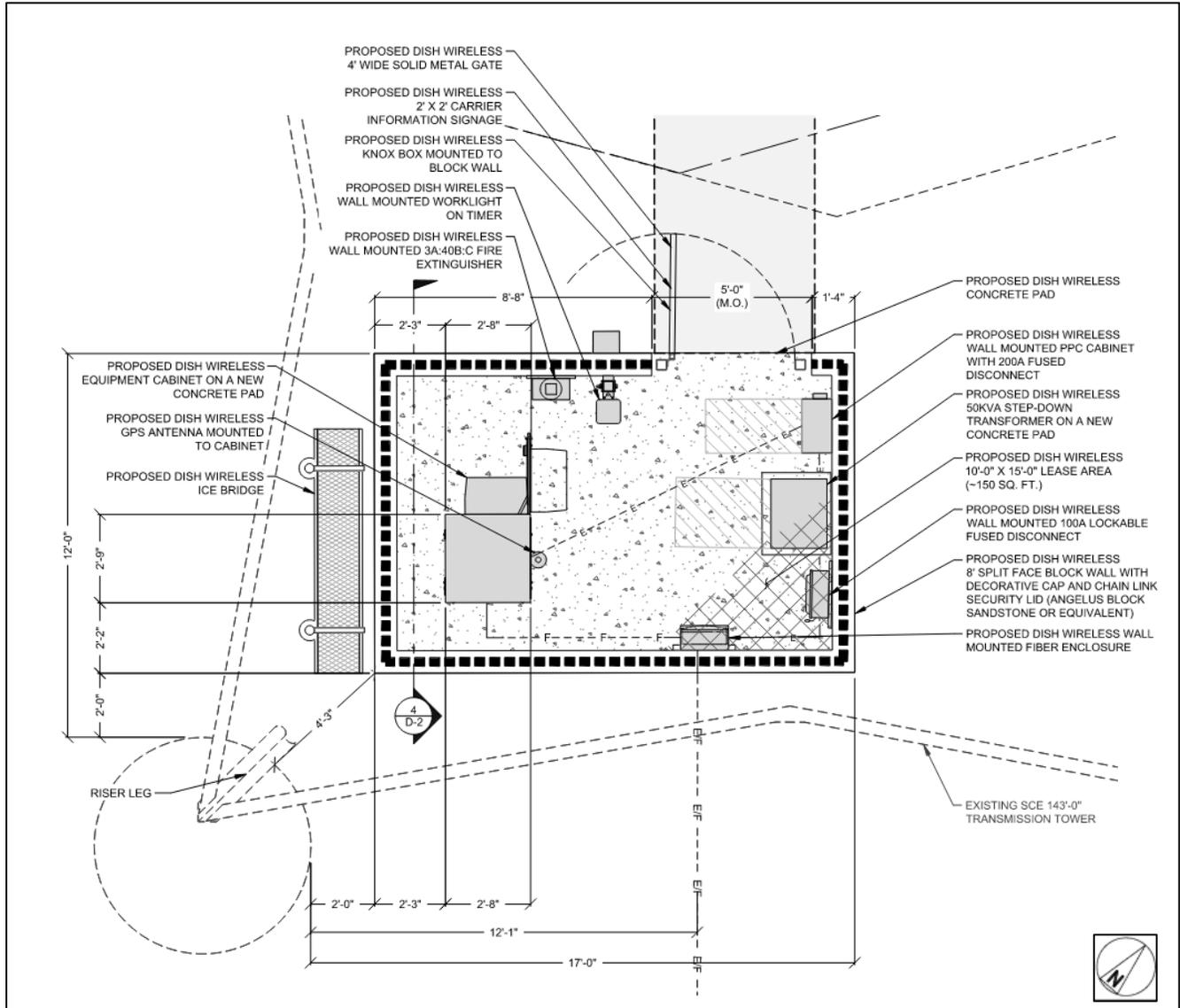
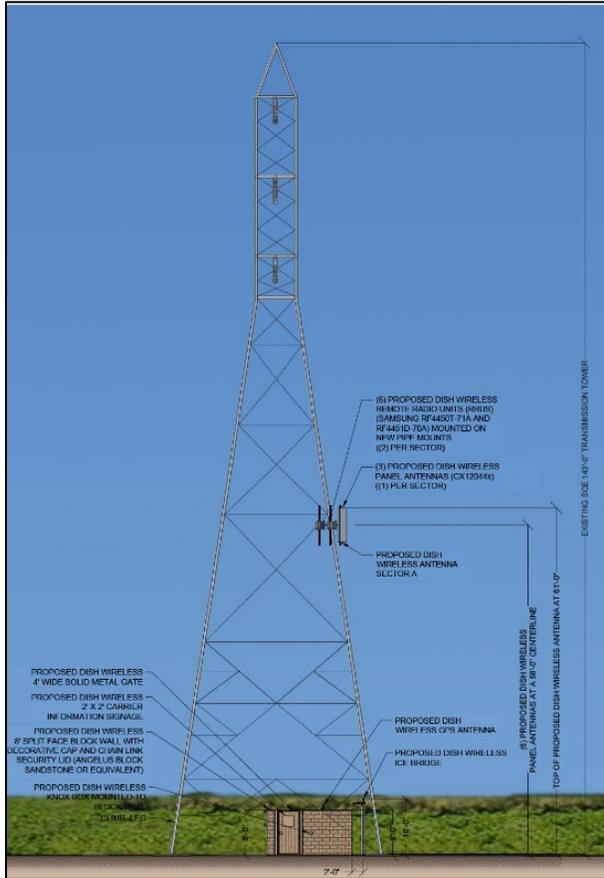
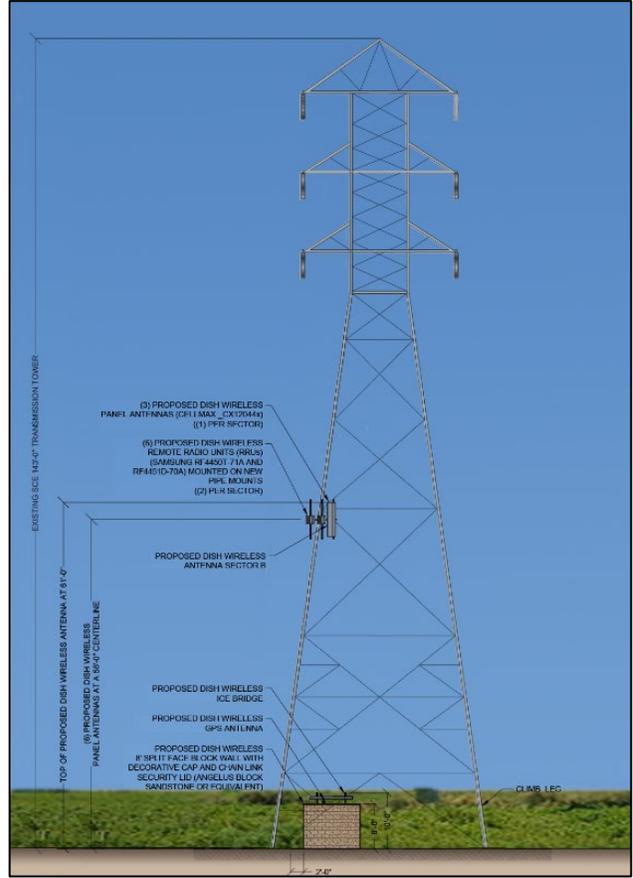


Exhibit D: PROPOSED ELEVATIONS

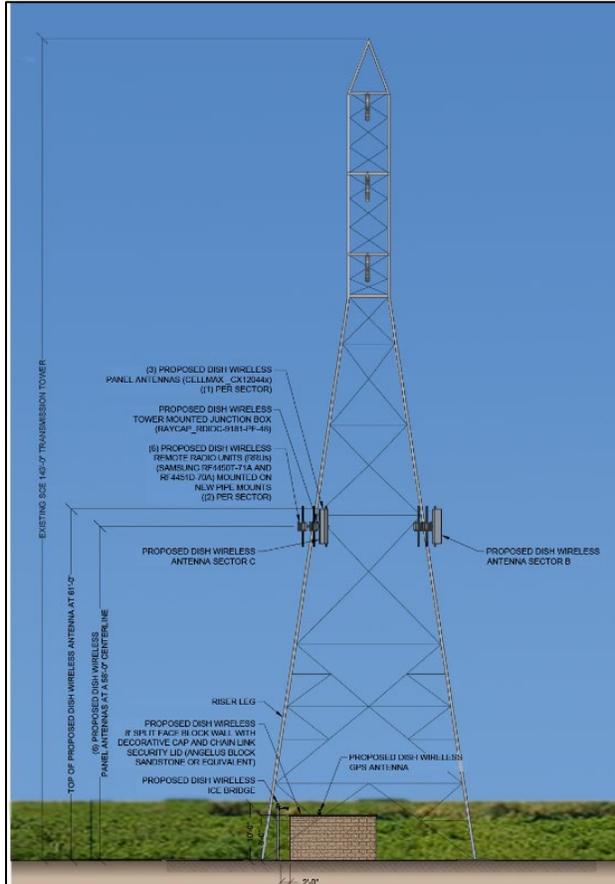


Proposed Northwest Elevations

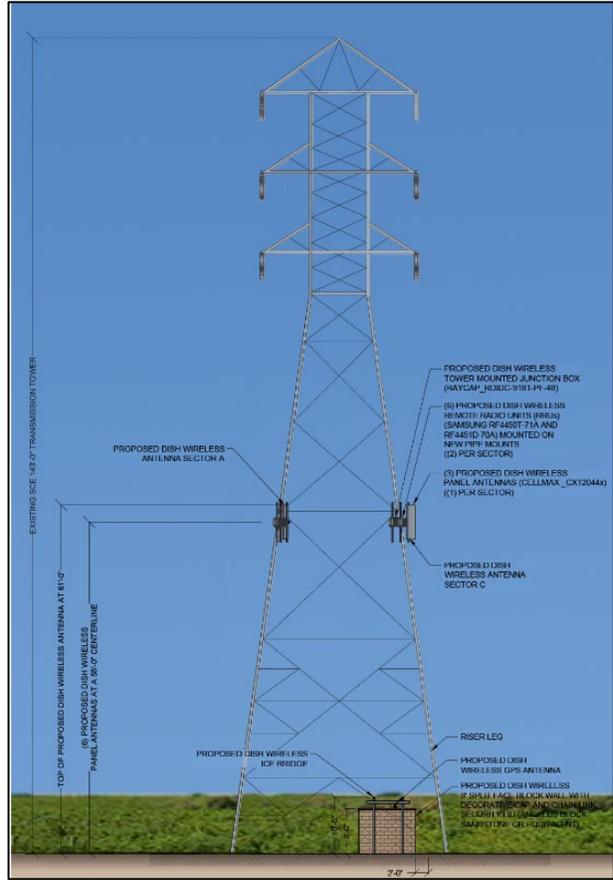


Proposed Northeast Elevations

Exhibit D: PROPOSED ELEVATIONS

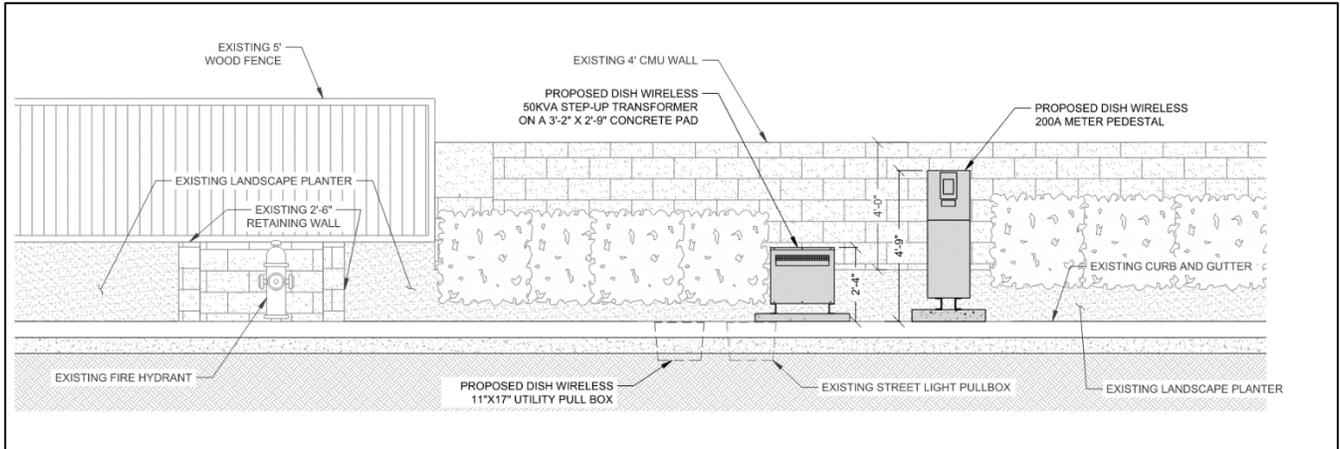


Proposed Southeast Elevations



Proposed Southwest Elevations

Exhibit D: PROPOSED ELEVATIONS



Existing / Proposed Right of Way Equipment Elevation

Exhibit F: PROPAGATION MAPS

Individual Contribution



Network Included Without the Site



Network Included With the Site

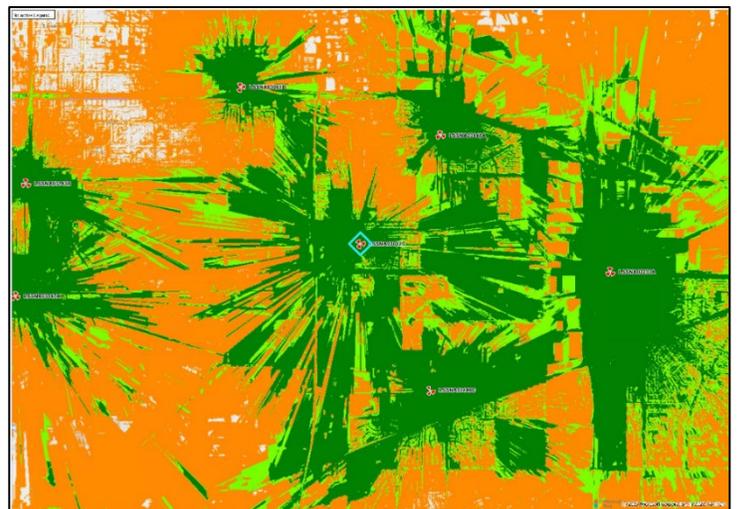
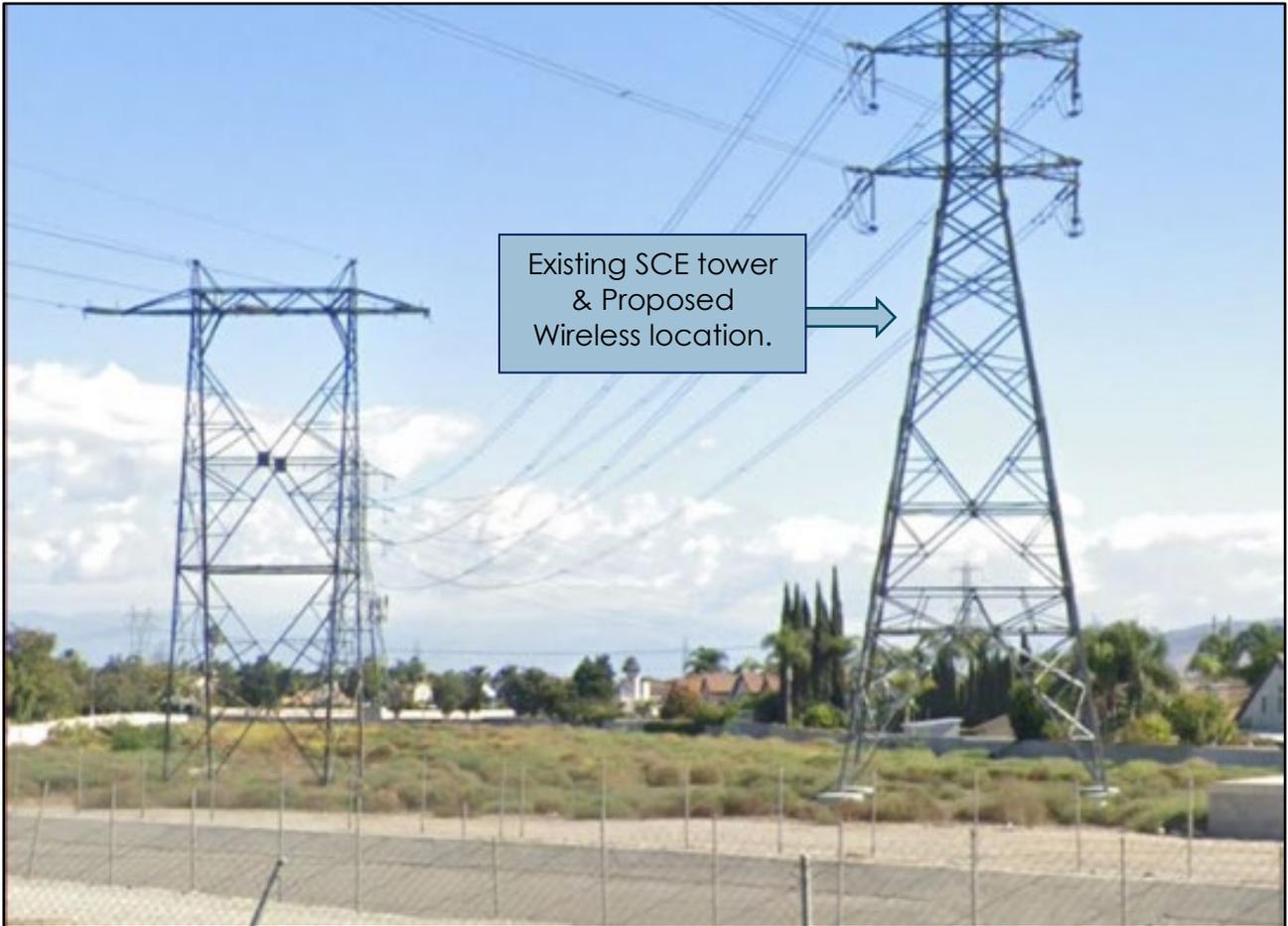


Exhibit E: SITE PHOTO - VIEW FROM OLD ARCHILABLD RANCH ROAD



Exhibit E: SITE PHOTO - VIEW FROM ARCHILABLD AVENUE



Attachment A: Conditions of Approval

(Conditions of Approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

Date Prepared: 2/8/2024

File No: PDEV23-016

Project Description: A request to construct a non-stealth wireless telecommunication facility (Dish Wireless, LLC) on an existing Southern California Edison transmission tower and a 150 square foot ground-mounted equipment enclosure on a 3.77-acre utility corridor easement located approximately 380 feet east of Archibald Avenue, 1,000 feet south of Chino Avenue and 1,000 feet west of Old Archibald Ranch Road, within the Utilities Corridor zoning designation (APN: 0218-141-34); **submitted by Dish Wireless, LLC.**

Prepared By: Jocelyn Torres, Associate Planner
Phone: 909.395.2424 (direct)
Email: jocelyntorres@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) Development Plan approval shall become null and void 2 years 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. 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 Landscaping.

(a) The Project shall comply with the conditions of approval of the Planning Department; Landscape Planning Division.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

2.5 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).

(b) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

2.7 Mechanical and Rooftop Equipment. All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened within the equipment enclosure.

2.8 Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

2.9 Signs.

(a) All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

2.10 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

2.11 Environmental Requirements.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of construction and location of limited numbers of new, small facilities or structures as well as the installation of small new equipment and facilities in small structures.

(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.

2.12 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.

2.13 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption ("NOE") 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"). The filing of a NOE is voluntary; however, failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(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.

2.14 Additional Requirements.

(a) The telecommunication facility antennas color shall be compatible with the existing SCE transmission tower.

(b) All cables, wires, and connectors shall be located out of public view or shall be shrouded by covers painted to match the SCE transmission tower.

(c) Additional equipment shall not be installed to either the antenna arrays or the equipment enclosure without prior approval from the Planning Department.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Jeff Tang, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Jocelyn Torres, Associate Planner

DATE: June 21, 2023

SUBJECT: FILE #: PDEV23-016

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

PROJECT DESCRIPTION: A Development Plan to construct a non-stealth wireless telecommunication facility on an existing Southern California Edison tower with approximately 150 square feet of leased space of ancillary ground-mounted equipment, on a 3.77-acre utility corridor easement located at 3402 South Old Archibald Ranch Road, within the Utilities Corridor zoning designation. (APN: 0218-141-34)

The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- 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.

Landscape Planning Division
Department

Signature

Sr. Landscape Architect
Title

07/21/2023
Date



CITY OF ONTARIO

MEMORANDUM

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Rudy Zeledon, Planning Director (Copy of memo only)
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CITY OF ONTARIO

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Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

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DATE: June 21, 2023

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env.eng
Department

Alu Cal
Signature

eng asst.
Title

7.14.23
Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
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Jay Bautista, Traffic/Transportation Manager — DIEGO TAPIA
Lorena Mejia, Airport Planning
Jeff Tang, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Jocelyn Torres, Associate Planner

DATE: June 21, 2023

SUBJECT: FILE #: PDEV23-016

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The plan does adequately address the departmental concerns at this time.

No comments

See previous report for Conditions

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/TRAF
Department

Signature

ENG/ASST
Title

7/11/2023
Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
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Lorena Mejia, Airport Planning
Jeff Tang, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Jocelyn Torres, Associate Planner

DATE: June 21, 2023

SUBJECT: FILE #: PDEV23-016

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The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- 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.

Broadband Operations
Department


Signature

Title

07/05/2023
Date

Item B - 29 of 35

From: [Eric Woosley](#)
To: [Jocelyn Torres](#); [Trevor A. Rivero](#)
Cc: [Christy L. Stevens](#); [Utility Eng Plan Checks](#)
Subject: PDEV23-016 DPR1 S/O CHINO AVE & E/O ARCHIBALD AVE (#9357)
Date: Friday, July 14, 2023 3:07:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Jocelyn & Trevor,

Regarding: PDEV23-016 - DPR1 – S/o Chino Ave & E/o Archibald Ave (SCE Tower) – Utilities Engineering (#9357)

NOTE: The Ontario Municipal Utilities Company (OMUC) – Utilities Engineering has No Comment.

Please let me know if you have any questions. Thanks

Regards,

ERIC WOOSLEY, PE, QSD, QSP

SENIOR ASSOCIATE ENGINEER

CITY OF ONTARIO | UTILITIES ENGINEERING

1425 S. BON VIEW AVENUE | ONTARIO, CA 91761

☐ 909.395.2782 | ☐ EWOOSLEY@ONTARIOCA.GOV



We are what we repeatedly do. Excellence then, is not an act, but a habit. - Aristotle



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner
Planning Department

FROM: Paul Ehrman, Sr. Deputy Fire Chief/Fire Marshal
Fire Department

DATE: June 21, 2023

SUBJECT: PDEV23-016 - A Development Plan to construct a non-stealth wireless telecommunication facility on an existing Southern California Edison tower with approximately 150 square feet of leased space of ancillary ground-mounted equipment, on a 3.77-acre utility corridor easement located at 3402 South Old Archibald Ranch Road, within the Utilities Corridor zoning designation. (APN: 0218-141-34).

-
- The plan **does** adequately address the departmental concerns at this time.
- Report below.

CONDITIONS OF APPROVAL:

8. Hand-portable fire extinguishers are required to be installed **PRIOR** to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department or on the internet at <https://www.ontarioca.gov/Fire/Prevention>, under Fire Extinguishing Systems Standards Files.)
9. "No Parking/Fire Lane" signs and /or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the 24-foot clear width requirement per Ontario Fire Department. Install per Ontario Fire Department Standards #B-001 and #B-004. (Available upon request from the Fire Department or on the internet at <https://www.ontarioca.gov/Fire/Prevention>, under Fire Department Access Standards Files.)
10. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1 6.06 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-003 and #H-002, on the internet at <https://www.ontarioca.gov/Fire/Prevention>, under Development Standards Files.)

21. The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
28. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be included on the construction drawing.

ADDITIONAL COMMENTS:

If the equipment cabinets are to contain any stationary storage battery systems, said systems shall comply with section 608 of the 2019 California Fire Code

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov/Fire/Prevention.



CITY OF ONTARIO

MEMORANDUM

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Blaine Ishii, Integrated Waste

FROM: Jocelyn Torres, Associate Planner

DATE: June 21, 2023

SUBJECT: FILE #: PDEV23-016

Finance Acct#:

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The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- 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 Heather Lugo MA 6-26-2023
Department Signature Title Date
Item B - 33 of 35



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner

FROM: Heather Lugo, MA, Police Department

DATE: June 26, 2026

SUBJECT: FILE #: PDEV23-016: A DEVELOPMENT PLAN TO CONSTRUCT A NON-STEALTH WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON TOWER WITH APPROXIMATELY 150 SQUARE FEET OF LEASED SPACE OF ANCILLARY GROUND-MOUNTED EQUIPMENT, ON A 3.77-ACRE UTILITY CORRIDOR EASEMENT LOCATED AT 3402 SOUTH OLD ARCHIBALD RANCH ROAD, WITHIN THE UTILITIES CORRIDOR ZONING DESIGNATION. (APN: 0218-141-34)

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- The Applicant shall install a permanent cell site screen/grate mounted on the top of the enclosure to reduce theft, vandalism and encampment opportunity for homeless persons.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV23-016

Address: NWC Archibald Avenue & Dolomite Street

APN: 0218-141-34

Existing Land Use: Southern California Edison Easement - 143 FT tall SCE transmission tower and power lines

Proposed Land Use: A non-stealth wireless telecommunication facility (Dish Wireless, LLC) at 61 FT on the SCE transmission tower

Site Acreage: 3.77 Proposed Structure Height: SCE Tower 143 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jocelyn Torres

Date: 2/21/2024

CD No.: 2023-011

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

Airport Planner Signature: _____