



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

March 18, 2024

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 and on the City website at www.ontarioca.gov/agendas/zoning

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-016:** A public hearing to consider a Conditional Use Permit to establish an outdoor vehicle storage use (passenger vehicles – SUVs, sedans, or similar) on 1.08 acres of land located at 958 East Holt Boulevard, within the IP (Industrial Park) 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; (APN: 1049-131-08) **submitted by Atabak Youssefzadeh.**

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, Angie Alvarez Cruz, 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, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

(Office Specialist)



ZONING ADMINISTRATOR DECISION: CONDITIONAL USE PERMIT

March 18, 2024

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

DECISION NO.: [insert #]

FILE NO.: PCUP22-016

DESCRIPTION: A public hearing to consider a Conditional Use Permit to establish an outdoor vehicle storage use (passenger vehicles – SUVs, sedans, or similar) on 1.08 acres of land located at 958 East Holt Boulevard, within the IP (Industrial Park) zoning district (APN: 1049-131-08); **submitted by Atabak Youssefzadeh.**

PART 1: BACKGROUND & ANALYSIS

ATABAK YOUSSEFZADEH, (herein after referred to as "Applicant") has filed an application requesting approval of a Conditional Use Permit, File No. PCUP22-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The Project site is comprised of 1.08 acres of land located at 958 East Holt Boulevard, 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:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site:	Vacant building (former automobile dealer)	Business Park (BP) – 0.60 FAR	IP (Industrial Park)	N/A
North:	Automobile Repairs & Vacant	Mixed Use – Holt Blvd (MU-Holt) – 14.0 to 40.0 du/acre; 2.0 FAR for office use and 1.0 FAR for retail use	MU-6 (East Holt Mixed Use)	N/A
South:	Railroad	Rail (Rail)	RC (Rail Corridor)	N/A
East:	Vacant	Business Park (BP) – 0.60 FAR	IP (Industrial Park)	N/A
West:	Vacant	Business Park (BP) – 0.60 FAR	IP (Industrial Park)	N/A

PROJECT ANALYSIS:

Prepared: JT 2/29/24	Reviewed: DE 3/13/24
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(1) Background — The Project site was developed in the 1950s with a 2,422 square foot commercial building that was initially occupied by a tire shop. Since the 1950s the site has been utilized as a vehicle repair business and was previously utilized as a used automobile dealership.

On July 21, 2022, the Applicant submitted a Conditional Use Permit application to establish an outdoor vehicle storage use to temporarily store passenger vehicles such as SUVs, sedans, vans, trucks, or similar vehicles at the Project site. The Applicant has been operating CA Auto Express for approximately 5 years within the neighboring City of Fontana at 8707 Mulberry Avenue and is proposing to relocate their business to the City of Ontario. CA Auto Express is a vehicle transport business that provides services to individuals seeking to relocate their vehicles out of state and businesses such as auto dealerships and vehicle auctions that require transport services for new and used vehicles.

(2) Site Design/Circulation — The existing 2,422 square foot building is setback approximately 77 feet from the north property line (facing Holt Boulevard), 22 feet from the east and west (interior) property lines and approximately 327 feet from the south (rear) property line. The project will provide parking immediately to the north and south of the building, to serve the office employees. The proposed outdoor vehicle storage use will be located south of the existing building and will be screened from the public right of way by the existing building and an 8-foot-high fence and gate with view obscuring perforated metal screening. The Project will also construct a 6-foot-high steel tubular perimeter fence on the north portion of the site and an 8-foot-high perimeter masonry wall to secure and screen outdoor storage area to the south (see Exhibit B – Site Plan, attached).

Access to the site will be taken from two existing 20-foot-wide one-way driveways along Holt Boulevard located at the northeast and northwest corner of Project Site. Vehicles will enter the Project Site from the western driveway and exit from the eastern driveway. A 24-foot drive-aisle is proposed along the western, southern, and eastern portions of the site, connecting the two points of access, and providing on-site circulation/staging for the double hauler vehicle transporter truck. A total of 40 parking spaces will be dedicated for outdoor vehicle storage and 2 parking spaces for the transport trucks.

(3) Proposed Use — The proposed business will operate as a vehicle transporter for new and used cars. The vehicles will be transported to the Project site via a double hauler transport truck and stored on-site for up to 72 hours. The vehicles are stored, sorted, and delivered to auctions, auto dealerships or delivered to customers that require out-of-state vehicle transport. The Applicant has indicated that two double hauler transport trucks will be parked temporarily at the rear of the subject property while the driver is off duty. The trucks will not be occupied overnight by the driver and the location will not be used as a “rest stop” for the drivers. The subject property will only be for the purpose of loading and unloading passenger vehicles. No vehicles will be sold or bought at the site and no public access will be allowed within the enclosed vehicle storage yard.

The Applicant contracts with brokage companies (e.g., Montway Auto Transport, Road Runner Auto Transport, Sherpa Auto Transport, or similar) that work directly with dealerships to provide the proposed business with clients. Approximately 80 percent of their work comes from brokage companies and 20 percent comes directly from customers who require out-of-state vehicle transport services to and from east coast states (Georgia, Florida, Massachusetts, Connecticut or similar). The proposed business delivers vehicles to their final location; however, direct customers have the option of coming to the subject property to pick up or drop off their vehicles.

A maximum of four employees will be working at the subject property. The existing 2,422 square foot building will be used as an office building for administrative purposes and storage (see Exhibit C – Floor Plan, attached). The proposed office hours of operation will be Monday through Friday from 8:00 AM to 5:00 PM and Saturday from 9:00 AM to 1:00 PM. The proposed vehicle storage will be open 24 hours daily to allow truck transporters to load and unload vehicles.

(4) Parking — The primary use of the subject property will be outdoor vehicle storage with an ancillary office building. The Development Code requires 4 spaces per 1,000 SF of gross floor area for office, and motor vehicle storage requires 0.1 space per 1,000 square feet of gross floor area. The outdoor vehicle storage area is approximately 35,494 square feet and requires a total of 4 parking spaces. The existing building will utilize 1,692 square feet for office and storage uses, which will require a total of 8 parking spaces. The Project is required to provide a total of 12 parking spaces and 52 parking spaces have been provided. Of those 52 parking spaces, 40 spaces are allocated to vehicle storage and the remaining 12 parking spaces are for employee/visitor parking.

(5) Architecture — The Project includes exterior modifications to the existing building. A 680 square foot rear patio cover will be removed, and the building façade will be upgraded with a new light grey smooth stucco finish with black expansion joints. Additional building improvements include the construction of a new parapet wall to screen existing roof mounted equipment and the replacement of windows and doors to incorporate tempered glass with an anodized aluminum frame (see Exhibit D – Elevations, attached). The Project has been conditioned to obtain a separate building permit for the proposed building improvements.

(6) Landscaping — Perimeter landscaping is proposed throughout the Project site, including the outdoor vehicle storage area. A total of 15.2 percent (or 7,157 square feet) of landscaping will be provided and includes a combination of 24-inch and 36-inch box trees, and a variety of shrubs, perennials, and ground cover (see Exhibit E – Landscaping Plan, attached). The proposed trash enclosure will contain climbing vines to enhance the overall appearance and blend with the surrounding landscaping. Also, the 8-foot-high split face CMU block wall with a decorative cap will surround the outdoor vehicle storage area (see Exhibit F – Fence & Wall Elevations).

(7) Land Use Compatibility — A Conditional Use Permit review is required to ensure the compatibility of adjacent land uses by identifying potential nuisance activities

and establishing measures for mitigation accordingly. The Project site is located within the Industrial Park (IP) zoning district and outdoor vehicle storage is listed as a Conditionally Permitted Use. The property to the north is developed with an auto repair business, to the east and west the properties are vacant, and to the south is the railroad. The proposed outdoor vehicle storage use will not have a detrimental effect on the surrounding industrial related development as the use will only provide temporary vehicle storage and will be screened from the public right of way.

(8) Staff Recommendation — Staff believes that the recommended Conditions of Approval will sufficiently mitigate any potential impacts that may be associated with the proposed use. Additionally, the nearby industrial related businesses within and surrounding the Project site will not be exposed to any impacts resulting from the proposed vehicle outdoor storage use.

AIRPORT LAND USE COMPATIBILITY PLAN: This 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 ("ONT ALUCP"). Any special conditions of approval associated with uses in proximity to the airport are attached to this report.

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.

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.

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 2: RECITALS

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

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 2.01-1 (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 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 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 18, 2024, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Jocelyn Torres, Associate 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 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

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

(1) 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, which consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed use is located within an existing building and does not include any major alterations or expansions, as the proposed use will operate entirely within the existing tenant space; and

(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 Zoning Administrator.

SECTION 2: ONT 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 Zoning Administrator 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 Zoning Administrator, 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.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this

Decision, [2] the oral information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes 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 accordance with the objectives and purposes of the City of Ontario Development Code and the Industrial Park (IP) zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed outdoor vehicle storage land use will be established and operated in a manner that is consistent with the objectives and purposes, and development standards and guidelines, of the Development Code; and

(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 outdoor vehicle storage land use will be located within the Industrial Park (IP) land use district of the Policy Plan Land Use Map, and the Industrial Park (IP) zoning district. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan; and

(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 proposed outdoor storage vehicle land use is located within the Business Park (BP) land use district, and the Industrial Park (IP) zoning district, and has been reviewed and conditioned to ensure the establishment, operation, and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code; and

(d) *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 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; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

SECTION 4: Zoning Administrator Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator hereby APPROVES the

Application subject to each and every condition set forth in the Department reports 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 18th day of March 2024.

Henry K. Noh
Zoning Administrator

Exhibit A: PROJECT LOCATION MAP



Exhibit B: SITE PLAN

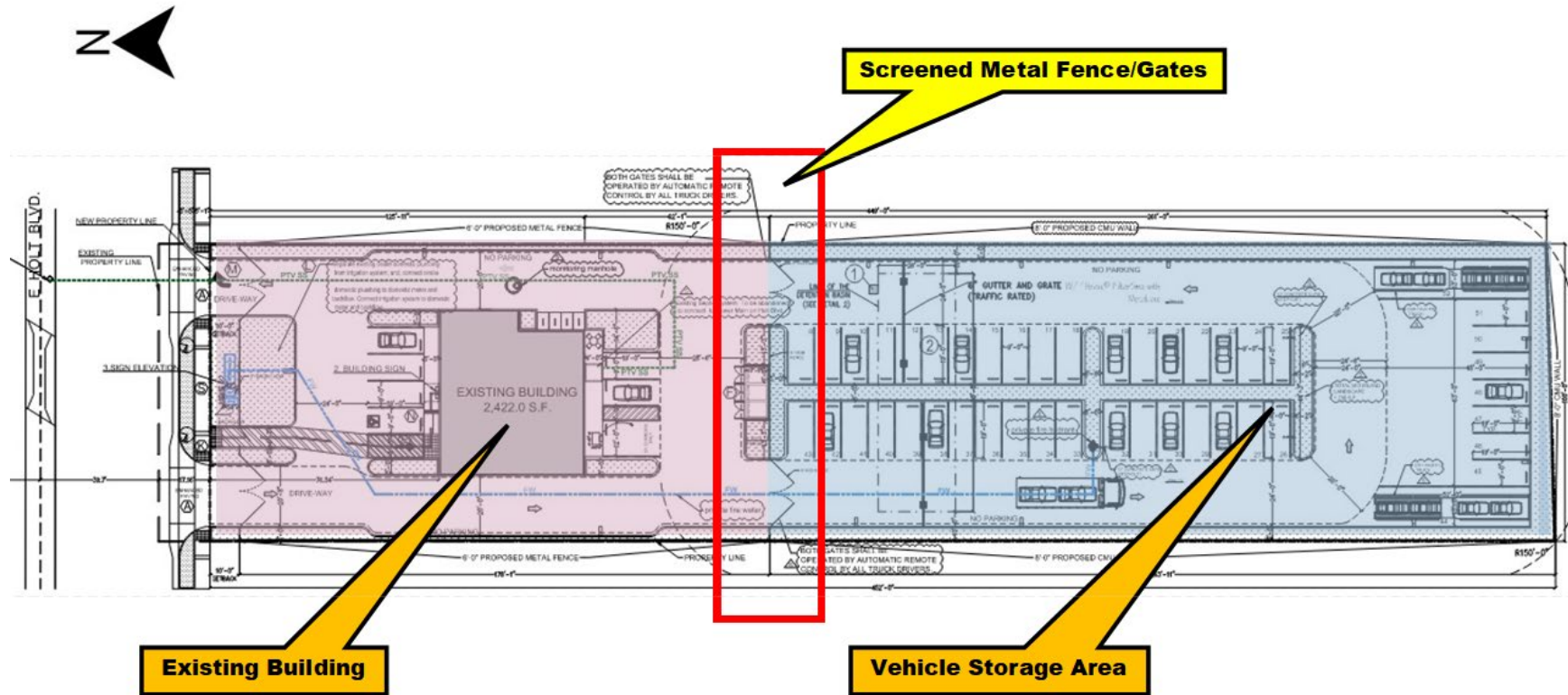


Exhibit C: FLOOR PLAN

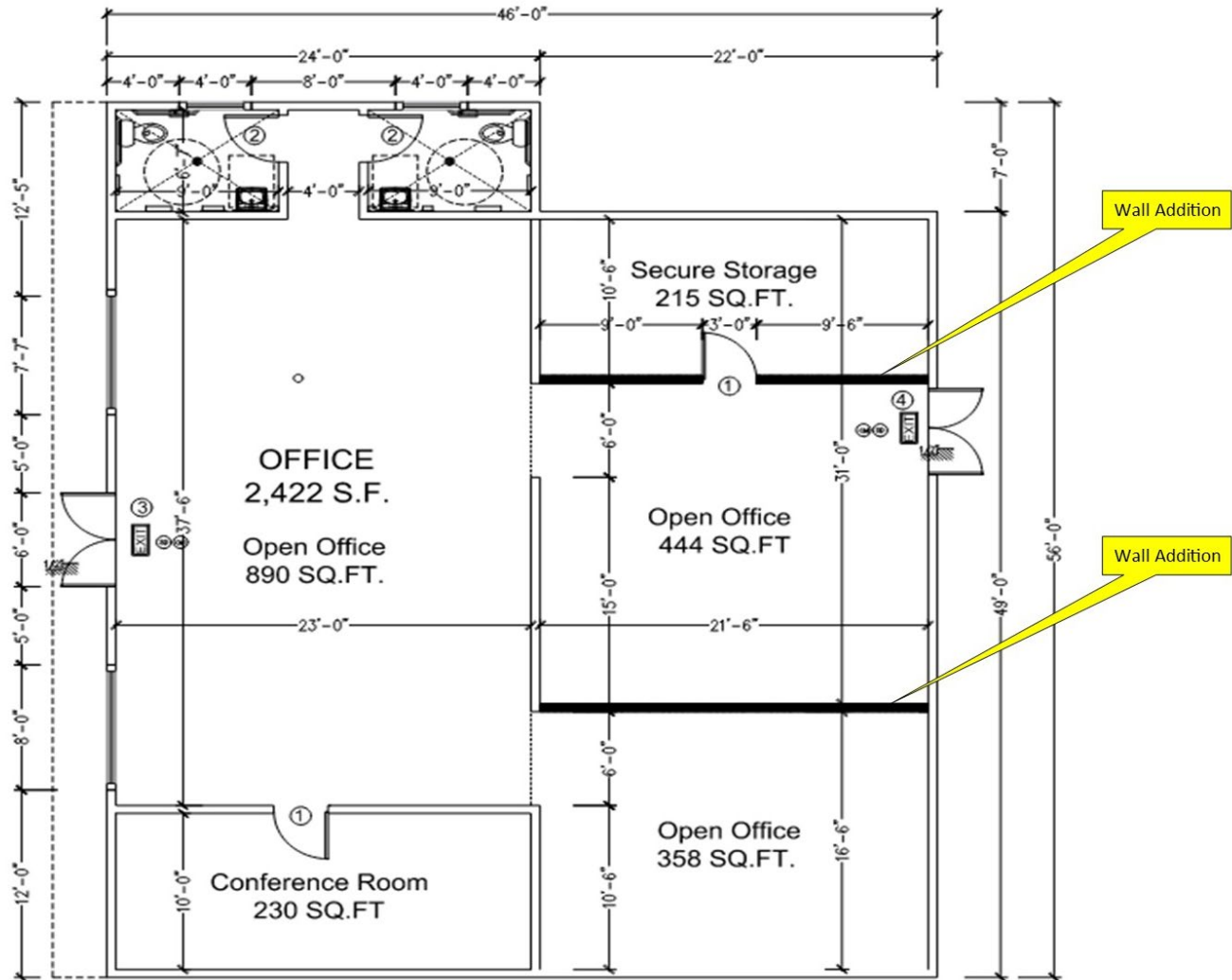
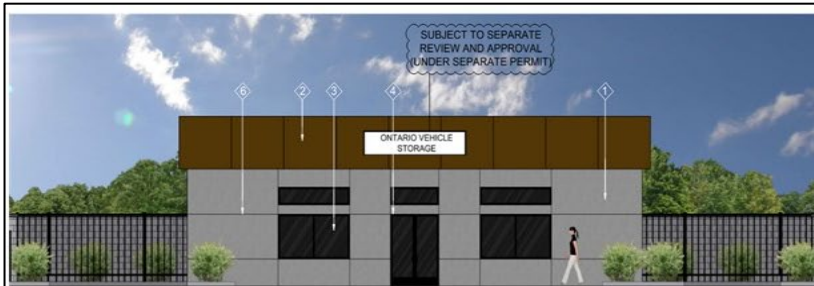


Exhibit D: ELEVATIONS



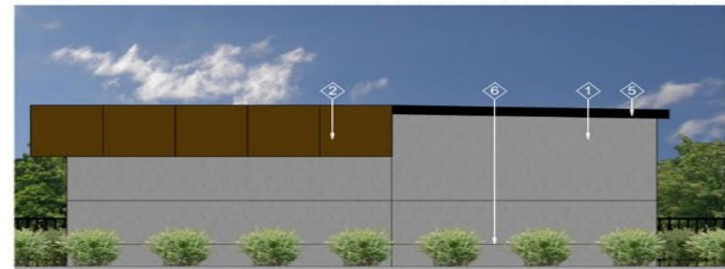
2 PROPOSED NORTH ELEVATION
 SCALE: 3/16"=1'-0"



4 PROPOSED SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



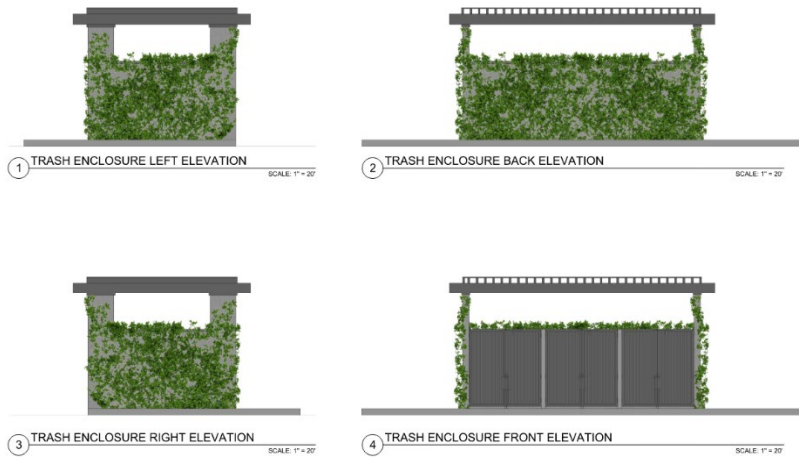
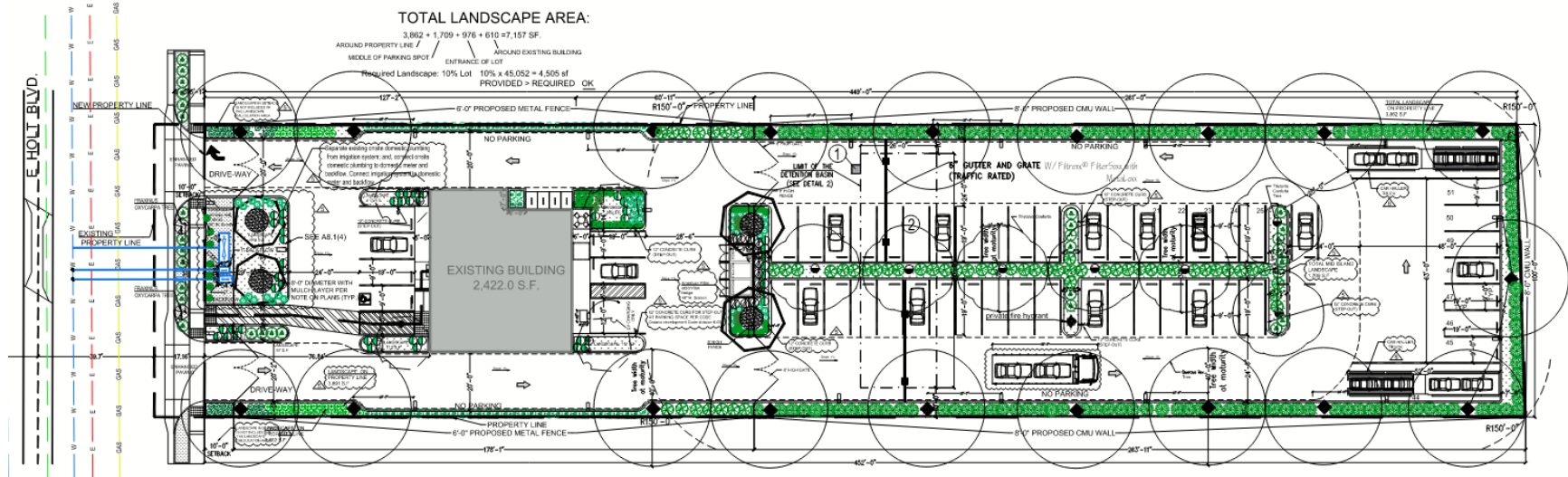
1 PROPOSED EAST ELEVATION
 SCALE: 3/16"=1'-0"



3 PROPOSED WEST ELEVATION
 SCALE: 3/16"=1'-0"

MATERIAL & FINISH DESCRIPTION		
1 LIGHT GRAY Smooth Finish REPOSE GRAY SW 7015	3 1/2 " TEMPERED GLASS (BLACK SHADE)	5 BLACK STUCCO TRICORN BLACK SW 6258
2 DARK BROWNSMOOTH FINISH STUCCO JAVA SW 6090	4 ANODIZED ALUMINUM FRAME	6 1 / 2 " EXPANSION JOINT TRICORN BLACK SW 6258

Exhibit E: LANDSCAPING PLAN



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS PLANT FACTOR	QTY.	REMARKS
TREES						
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" box	M	4	Standard trunk
	<i>Iristania conferta</i>	Lophostemon	24" box	M	7	Standard trunk
	<i>Quercus ilex</i>	Holly Oak	24"		19	
	<i>Fraxinus o. 'Roywood'</i>	Raywood Ash	36" box	M	4	Standard trunk
SHRUBS						
	<i>Agave attenuata</i>	Foxtail Agave	5 gal	Low	30	4' o.c.
	<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	5 gal	Low	60	4' o.c.
	<i>Ligustrum j. 'Texanum'</i>	Texas Privet	5 gal	Low	153	4' o.c.
	<i>Wstringia f. 'Mundi'</i>	Coastal Rosemary	5 gal	Low	74	3' o.c.
	<i>Myrtus c. 'Compacta'</i>	Dwarf Myrtle	5 gal	Low	71	3' o.c.
	<i>Loropetalum</i>	strappy leaf shrub		Low		
PERENNIALS						
	<i>Bulbine f. 'Halmark'</i>	Orange Bulbine	5 gal	Low	60	2' o.c.
	<i>Dianella revoluta</i>	Flax Lily	1 gal	Low	57	2' o.c.
	<i>Kniphofia uvaria</i>	Red Hot Poker	1 gal	Low	101	2' o.c.
GROUNDCOVERS						
	<i>Lantana m. 'White'</i>	White lightning Lantana	1 gal	Low	42	4' o.c.
	<i>Rosmarinus 'prostratus'</i>	Prostrate Rosemary	1 gal	Low	60	36" o.c.

Exhibit F: FENCE & WALL ELEVATIONS

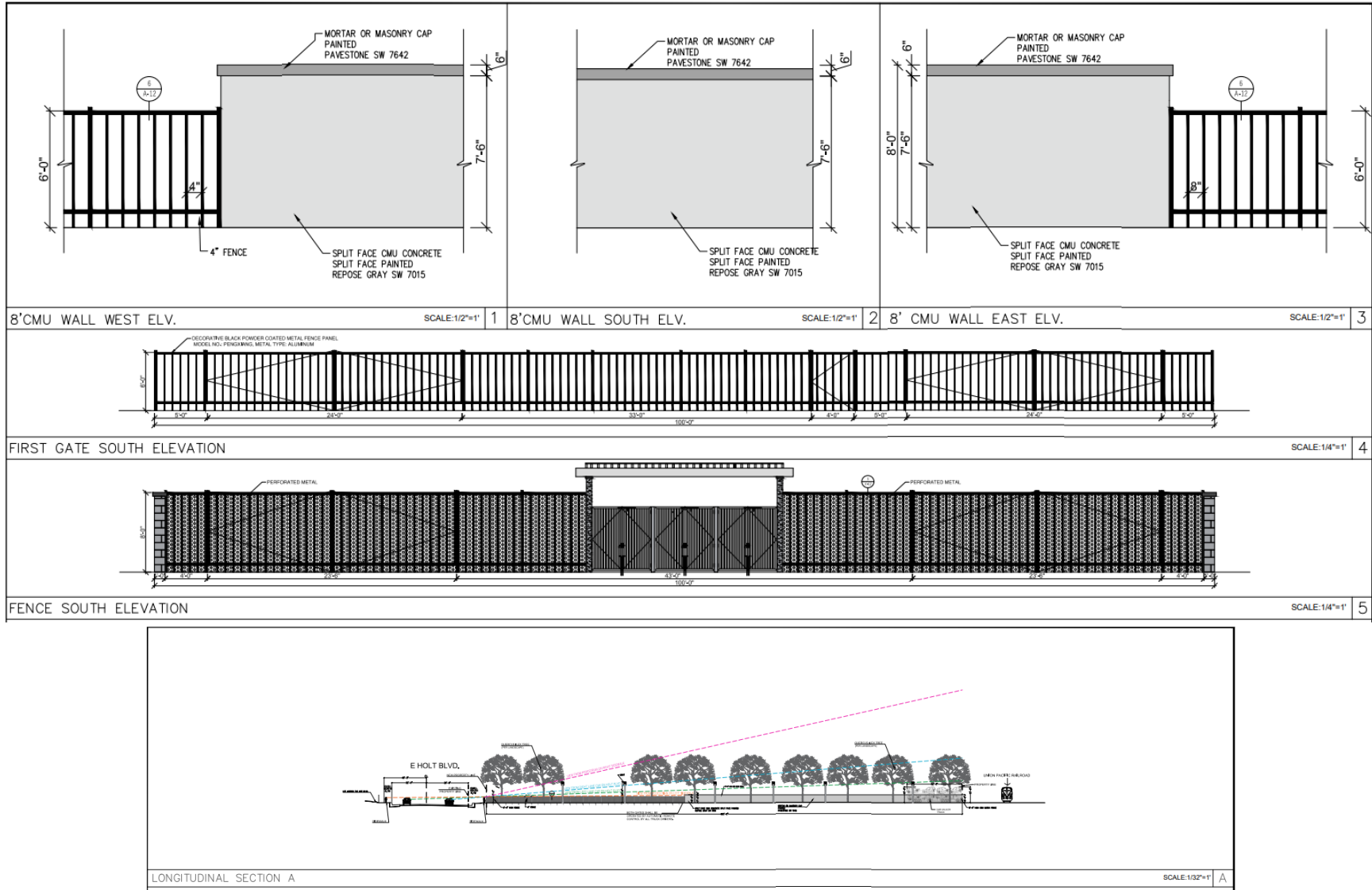


Exhibit G: VEHICLE TRANSPORTER & PORTABLE SEDAN EXAMPLE



Exhibit H: SITE PHOTOS



North Facing Elevation facing Holt Boulevard



Aerial View of the Project Site looking east

Attachment A: Department Reports (Conditions of Approval)

(Department Reports containing conditions of approval follow this page)

Date Prepared: 3/8/2024

File No: PCUP22-016

Project Description: A public hearing to consider a Conditional Use Permit to establish an outdoor vehicle storage use (passenger vehicles – SUVs, sedans, or similar) on 1.08 acres of land located at 958 East Holt Boulevard, within the IP (Industrial Park) zoning district; (APN: 1049-131-08); **submitted by Atabak Youssefzadeh.**

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) 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 Conditional Use Permit 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 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

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.

(c) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(d) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(e) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current

regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

2.6 Outdoor Vehicle Storage Area.

(a) The outdoor vehicle storage facility shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) The outdoor vehicle storage area, including the two double haulers, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 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.

2.8 Mechanical and Rooftop Equipment.

(a) All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

(b) 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 through the use of landscaping and/or decorative low garden walls.

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

2.10 Signs.

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

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

2.12 Environmental Requirements.

(a) 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).

(b) 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.

(c) 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.

2.13 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.

2.14 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.

2.15 Additional Requirements.

(a) The Conditional Use Permit shall only allow the storage of passenger vehicles such as SUVs, sedans, or similar and two (2) double hauler transport trucks to be temporarily stored within the designated outdoor vehicle storage area.

(b) No specialty trailers, RVs, commercial trucks, or inoperable vehicles shall be stored at the subject property.

(c) The outdoor storage area shall not be used for the storage of equipment or materials.

(d) Automatic gates shall be proposed along Holt Boulevard and shall remain open during regular business hours.

(e) No vehicle auctions shall be conducted at the subject property.

(f) All tenant/site improvements shall require building permits and be completed prior to operating the proposed business.

(g) A City Business License must be reviewed and approved by the Ontario Planning Department prior to operation of the facility.

CITY OF ONTARIO
LANDSCAPE PLANNING DIVISION
 303 East "B" Street, Ontario, CA 91764

CONDITIONS OF APPROVAL

Sign Off


 Jamie Richardson, Sr. Landscape Architect
 Date: 01/18/2024

Reviewer's Name: **Jamie Richardson, Sr. Landscape Architect** Phone: **(909) 395-2615**

D.A.B. File No.: PCUP22-016 Case Planner: Jocelyn Torres

Project Name and Location:
 Outdoor Vehicle Storage
 958 E Holt Blvd

Applicant/Representative:
 Atabak Youssefzadir – (310) 503-7123 – atabak80@gmail.com
 1401 Westwood Blvd Suite #320
 Los Angeles, CA 90024

- Preliminary Plans (dated 12/18/2023) meet the Standard Conditions for New Development and have been approved considering that the following conditions below be met upon submittal of the landscape construction documents.
- Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.

Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov

DIGITAL SUBMITTALS MUST BE 10MB OR LESS.

Civil/Site Plans

1. Parkway tree locations shall be shown on plans where utilities are proposed. Parkway trees are 30' apart. Show and note a 10' total space, 5' clearance on each side of the tree from any utility or hardscape, including water, sewer, drain lines, driveways, and 10' clear from street lights. Relocate utilities to minimum clearances to allow parkway trees. Street trees for Holt Blvd are Fraxinus oxycarpa.
2. Show and dimension transformers set back 5' from paving all sides. Coordinate with landscape plans.
3. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.

Landscape Plans

4. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening.
5. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans.
6. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
7. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
8. Street trees for this project are: Fraxinus angustifolia oxycarpa per the Master Street Tree Plan.
9. Show windows and doors.
10. Show 8' diameter of mulch only at new trees. Detail irrigation dripline outside of mulched root zone.
11. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
12. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Land Development Division, Environmental Division, Traffic & Transportation Division, Ontario Municipal Utilities Company, and
Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

PROJECT ENGINEER: Angela Truong, Assistant Engineer (909) 395-2134

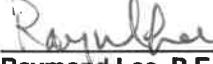
PROJECT PLANNER: Jocelyn Torres, Assistant Planner (909) 395-2424


ZA MEETING DATE: February 21, 2024

PROJECT NAME/DESCRIPTION: PCUP22-016
A Conditional Use Permit to establish an outdoor vehicle storage use on a 1.08-acre site located within the IP (Industrial Park) Zoning District
APN: 1049-131-08)

LOCATION: 958 E Holt Blvd

APPLICANT: Atabak Youssefzadir

REVIEWED BY: 
Raymond Lee, P.E.
Assistant City Engineer 1/30/24
Date

APPROVED BY: 
Khoi Do, P.E.
City Engineer 1-31-24
Date

THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE LISTED BELOW. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT. SEE ATTACHED EXHIBIT 'A' FOR PLAN CHECK SUBMITTAL REQUIREMENTS.

1. The applicant/developer shall replace damaged sidewalk along the property frontage on Holt Boulevard.
2. If, at the time of construction of PCUP22-016, the West Valley Connector Project improvements have not been constructed along Holt Boulevard, the applicant/developer shall be responsible to build interim ADA frontage improvements necessary to accommodate the proposed project.
3. The proposed driveway onto Holt Boulevard shall be restricted to right-in/right-out access only once the West Valley Connector Project raised median is constructed along Holt Boulevard.
4. Existing parking restrictions on Holt Boulevard shall remain in place.
5. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
6. The applicant/developer shall be responsible to design and construct driveways onto Holt Boulevard in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway.

Project File No. PCUP22-016
Project Engineer: Angela Truong
ZA Date: 2/21/2024



7. Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
8. See attached Exhibit B for Conditions of Approval from OMUC.



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PCUP22-016

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. **Three (3) sets of Public Street improvement plan with street cross-sections**
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10. **Four (4) sets of Public Sewer improvement plan**
11. **Five (5) sets of Public Storm Drain improvement plan**
12. **Three (3) sets of Public Street Light improvement plan**
13. **Three (3) sets of Signing and Striping improvement plan**
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.**
16. **Five (5) sets of CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.**
17. **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
18. **Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
19. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
20. **One (1) copy of Hydrology/Drainage study**



21. One (1) copy of Soils/Geology report
22. Payment for Final Map/Parcel Map processing fee
23. Three (3) copies of Final Map/Parcel Map
24. One (1) copy of approved Tentative Map
25. One (1) copy of Preliminary Title Report (current within 30 days)
26. One (1) copy of Traverse Closure Calculations
27. One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
28. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
29. **Other:**
 - a) **Submit a Precise Grading Plan with a Final Utilities Systems Map (USM) to the Building Department. See Exhibit B for City's USM requirements.**



CITY OF ONTARIO MEMORANDUM



DATE: January 25, 2024
TO: Angela Truong, Engineering Department
CC: Jocelyn Torres, Planning Department
FROM: Jeff Krizek, Utilities Engineering Division (QCR: HEY)
SUBJECT: DPR5 (Sub5.1/Rev4.1) & Utilities Engineering Conditions of Approval (COAs) (#9729)
PROJECT NO.: PCUP22-016

BRIEF DESCRIPTION:

PCUP22-016: A Conditional Use Permit to establish an outdoor vehicle storage use on a 1.08-acre site located within the IP (Industrial Park) Zoning District at 958 E Holt Blvd - APN: 1049-131-08.

OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL: *The Ontario Municipal Utilities Company (OMUC) Utilities Engineering Division recommends this application for approval subject to the Conditions of Approval outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards. The Applicant shall be responsible for the compliance with and the completion of all the following applicable Conditions of Approval prior to the following milestones and subject to compliance with City's Design Development Guidelines, Specifications Design Criteria, and City Standards:*

General Conditions:

1. Standard Conditions of Approval: Project shall comply with the requirements set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017, or as amended or superseded by Council Resolution; as well as project-specific conditions/requirements as outlined below.

Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:

General Conditions (Section 2.A, Other conditions): The Applicant shall comply with the following:

2. Inherited Requirements and Conditions of Approval: Not Applicable.
3. Final Utilities Systems Map (USM): Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See Utility Systems Map (USM) Requirements document for details.
4. Public Utilities and Public Right-of-Way including Public Utility Easements (PUE): All City of Ontario Public Utilities shall be installed within a Public Right-of-Way (RoW), or within a Public Utility Easements (PUE), or within a combination of RoW and PUE. In this case, Public Utilities is referring to the mains and connected appurtenances of the following City of Ontario/OMUC Utilities: Public Potable Water; Public Recycled Water; and Public Sanitary Sewer. All Public Utilities shall be subject to the Minimum RoW/PUE Area Requirements and PUE Restrictions:

- a. **Minimum RoW Area Requirements:** Public Utilities shall be installed within in existing RoW/PUE in alignments/locations that meet the following minimum RoW/PUE areas surrounding the Public Utilities, and/or additional RoW/PUE shall be dedicated/granted to the City to provide the following minimum RoW/PUE areas surrounding the Public Utilities:
 - i. For each main, the RoW/PUE Area shall be a minimum of 20 feet wide, centered on the utility main with a minimum of 10 feet of RoW/PUE on each side of the main and this minimum area shall extend a minimum for 10 feet past the end of a main;
 - ii. For each Service/Lateral, the RoW/PUE Area shall be a minimum of 10 feet wide, centered on the service/lateral with a minimum of 5 feet of PRow on each side of each service/lateral;
 - iii. For each water meter box, the RoW/PUE Area shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box;
 - iv. For each water appurtenances (fire hydrants, blowoffs, airvacs, etc), the RoW/PUE Area shall be a minimum of 5 feet on each side surrounding the water appurtenances (fire hydrants, blowoffs, airvacs, etc);
 - v. The RoW/PUE minimum areas for separate Public Utilities may overlap, provide that all minimum separations and PUE Restrictions are met.
 - b. **PUE Restrictions:** The Minimum PUE Area required surrounding Public Utilities shall be subject to the following restrictions:
 - i. The Minimum PUE Area required surrounding Public Utilities shall not contain:
 - A. Any storm water quality improvements (infiltration, detention, retention, bioswale, etc);
 - B. Landscaping with thick or intrusive root structures,
 - C. Any trees;
 - D. Any private utilities, plumbing lines, private fire system, or irrigation lines; or,
 - E. Any permanent structures or overhangs of permanent structures.
 - ii. The PUE surface shall be designed to allow vehicle access over and along the full length of the utility main by any City maintenance vehicle.
 - iii. Minimum Separations: Within a PUE, all Department of Drinking Water (DDW) Water Main Separations per California Code of Regulations (CCR) §64572 shall be met for all Public Potable Water Mains and Services between: all Public City Utilities; Non-City Utilities; and Private Utilities. Additionally, the following Minimum Separations shall be met:
 - A. At minimum there shall be a 4 feet horizontal separation between each utility as measured between the outside walls of the utility pipelines, or in the case of a Joint Utility Trench, between the outside edge of the Joint Utility Trench and the outside wall of the Utility Pipeline.
 1. Public Utility mains shall not be located behind curb or under curb & gutter and shall be located at minimum of 8 feet from curbface. With specific written permission of OMUC Management Staff, in rare circumstances, this 8 feet minimum can be reduced to 5 feet in specific locations where the 8 feet is not feasible, but at all locations the utilities alignments shall be optimized to meet this minimum location, while still maintaining all other minimum separation.
5. **Unused Service Abandonment:** All adjacent water services (along with connected appurtenances) and sewer laterals and main stubs along the frontages of the project site not used to provide service to this Development Project shall be abandoned back to the main in accordance with City Standards and Practices.
 6. **Public Utility Services and Appurtenances Placement:** Holt Blvd is being widened by the West Valley Connector Corridor (WVCC) Project (M-1254) along the frontage of this Project. All public utility services (water service, sewer laterals, etc), connected appurtenances (meters, cleanouts, etc), and private backflows/DCDA shall be designed, placed, and constructed in the location required by the corresponding City Standard relative to the ultimate widened street curb, gutter, and sidewalk from the WVCC Project (not existing curb, gutter, and sidewalk).
 - a. Construction Plans for the public water services, appurtenances, backflows/DCDAs, and sewer lateral shall include showing and labeling screened back and distinctive topo for both existing and ultimate curb, gutter, sidewalk, and right-of-way/PUEs.

Sanitary Sewer Conditions (Section 2.C): The Applicant shall comply with the following:

7. **Sanitary Sewer Main Improvements:**

- a. N/A.

8. Sanitary Sewer Service:

- a. Each building and its onsite private sewer system shall discharge wastewater to the Public Sanitary Sewer System through a Public Sewer Lateral per Standard #2003. The quantity of Public Sewer Laterals for each building shall be limited to the minimum necessary to meet all of the conditions of approved and as limited by the City.
 - i. Due to the depth of the sewer main in Holt Blvd, a manhole is required at the lateral connection on the main, per City Standard #2003. Also, the plan designing and constructing the public sewer lateral shall include a scaled profile of the lateral between the main connection and the cleanout/manhole at ultimate Property Line, in addition to the plan view.
- b. Public Sewer Laterals and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or within 5 feet of any Public Sewer Lateral.

9. Private Onsite Sewer System and Plumbing: The Onsite Sewer System shall be privately maintained by the property owner and shall meet the following requirements:

- a. For wastewater flows for non-residential uses:
 - i. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary domestic wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
 - ii. Each building and each connection from the Onsite Sewer System to the Public Sewer System shall have an onsite monitoring manhole prior to the point of connection with the Public Sewer System.
- b. Private Onsite Sewer and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or within 5 feet of any Private Onsite Sewer pipes.

10. Wastewater Discharge: For Non-Residential Uses: each Occupant of the building, or units, as applicable, shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to include installing a monitoring manhole, clarifier, interceptor, or other wastewater pretreatment equipment.

11. Septic Systems:

- a. The Project shall connect to Public Sewer System.
- b. Abandon any existing septic tank(s) on the property per State, County, and City standards. Onsite Wastewater Treatment Systems (OWTS)/ septic systems are not allowed.

Potable Water Conditions (Section 2.D): The Applicant shall comply with the following:

12. Potable Water Service:

- a. Domestic Service:
 - i. Each building shall have its own potable water service and meter with backflow prevention device connected to the Public Potable Water System.
- b. Irrigation Service: For landscape irrigation uses that are not served by Recycled Water, the landscape irrigation uses shall have a separate irrigation water service and meter with backflow prevention device connected to the Public Potable Water System. The onsite landscape irrigation system shall be separate from the onsite domestic water plumbing system and the onsite fire system.
- c. Backflow Prevention: Each Meter connected to the Public Potable Water System that serves any use that is more than one (1) single family residential unit or any non-residential use requires a backflow prevention device.
- d. Fire Water Service: For onsite private Fire System uses:
 - i. Where the domestic water service and meters connected to the Public Potable Water System that serves any use that is more than one (1) single family detached residential unit, or any non-residential use: if an onsite private fire system is required, then a separate Fire Service

with Double Check Detector Assembly (DCDA) per City Standard #4208 connected to the Public Potable Water System is required, to serve the onsite private fire system. The onsite fire system shall be separate from the onsite domestic water plumbing system and the onsite landscape irrigation system.

e. Fire Hydrants:

- i. Fire Hydrants along Public Potable Water Mains shall be installed to be spaced a maximum of 300 feet apart or per Fire Department Standards/Requirements, whichever is closer.
- ii. Existing Public Fire Hydrants along the Project frontage that do not meet current City Standards shall be abandoned back to main and replaced with new Fire Hydrants that meet current City Standards.

f. Private Onsite Water System and Plumbing: The Onsite Water Systems (Domestic, Fire, Irrigation) shall be privately maintained by the property owner.

g. Relocated Services: For any existing service with appurtenances to be relocated, the service shall be abandoned back to the main connection and the service and appurtenances shall be installed new per related City Standards.



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres

FROM: Heather Lugo, CSO, Police Department

DATE: April 18, 2023

SUBJECT: PCUP22-016: A Conditional Use Permit to establish an outdoor vehicle storage on 1.08 acres of land located at 958 E. Holt Blvd, within the IP (Industrial Park) zoning district

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.

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. LED lighting will be required for all lighting fixtures. Optimal lighting for visibility and video color rendering is approximately 3400 degrees Kelvin. The lighting shall be as close to 3400 degrees Kelvin as possible. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- Sales, service, or repair of any vehicle or trailer is prohibited.
- Location shall only be used for loading and unloading of vehicles. Commercial trucks, trailers or vehicles shall not be occupied overnight or will driver is off duty. Location shall not be used as a “rest-stop”.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry/exits, including the rear access gates for Southern California Edison easement access, and each driveway aisle. Cameras shall be positioned so as to maximize the coverage of patrons and vehicles in these areas. Cameras shall record at least 15 frames per second and at a minimum of 720p resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- Graffiti abatement by the business owner/licensee, or management shall be immediate and ongoing on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted

over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.

- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns.



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner
Planning Department

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

DATE: March 23, 2023

SUBJECT: PCUP22-016 - A Conditional Use Permit to establish an outdoor vehicle storage use on a 1.08-acre site located within the IP (Industrial Park) Zoning District at 958 E Holt Blvd - APN: 1049-131-08 (Rev. 2).

- The plan **does** adequately address Fire Department requirements at this time.
 - See previous report for Conditions.
-

NOTE: Revisions to plan do meet Fire Department standards, with the following condition. Due to the depth of the lot (in excess of 300 ft.), a private fire hydrant shall be required on the southernmost portion of the proposed project.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP22-016

Address: 958 East Holt Blvd

APN: 1049-131-08

Existing Land Use: Vacant Building/paved site

Proposed Land Use: CUP to establish an outdoor vehicle storage

Site Acreage: 0.56 Proposed Structure Height: 20 FT

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Cristal Nava

Date: 1/24/2023

CD No.: 2022-043

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 checked="" 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="checkbox"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input 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="checkbox"/> Zone 4		Allowable Height: <u>70 FT</u>	
<input type="checkbox"/> 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) 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: _____