



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

August 7, 2017

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

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

Al Boling, City Manager
Hassan Haghani, Development Director
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Scott Murphy, Planning Director
Louis Abi-Younes, City Engineer
Chief Brad Kaylor, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Bob Gluck, Housing and Municipal Services Director

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. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) 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 July 17, 2017, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-013:** A Development Plan (File No. PDEV17-013) to construct a wired (fiber optic) telecommunication facility consisting of a 420 square-foot building and an equipment enclosure area (no tower) on 0.75 acres of vacant land located at the northwest corner of Grove Avenue and Eighth Street, within the BP (Business Park) zoning district. Staff has determined that 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1047-143-01); **submitted by Anna Lindseth.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section §15332

2. File No. PDEV17-013 (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 **August 21, 2017**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **August 3, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Maureen Duran

CITY OF ONTARIO

Development Advisory Board

Minutes

July 17, 2017

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Pedro Rico, Building Department
Charity Hernandez, Economic Development Agency
Lora Gearhart, Fire Department
Joe De Sousa, Housing and Municipal Services Agency
Sheldon Yu, Municipal Utilities Company
Rudy Zeledon, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Hassan Haghani, Development Agency
Jeanie Aguilo, Planning Department
Marci Callejo, Planning Department
Maureen Duran, Planning Department
Naiim Khoury, Engineering Department
Henry Noh, Planning Department
Miguel Sotomayor, Engineering Department
Alexis Vaughn, Planning Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the June 19, 2017, meeting of the Development Advisory Board was made by Mr. De Sousa, seconded by Mr. Zeledon; and approved unanimously by those present (8-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-018:** A Development Plan (File No. PDEV17-018) to demolish an existing 951 square-foot oil service facility and an existing 2,400 square-foot fueling station canopy, and construct a new 2,000 square-foot fueling station canopy with 4 new fueling dispensers on 8.7 acres of land, located at 2455 South Vineyard Avenue, within the CC (Community Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2—Replacement or Reconstruction) of the CEQA guidelines. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0113-285-12); **submitted by Oil and Water Ontario, LP.**

Applicant, Lawrence Khourie, of Oil and Water Ontario, LP., was present and was asked if he had a chance to review the conditions of the project. He stated he did not nor did any of his representatives. Mr. Zeledon suggested he review the conditions with Project Planner, Alexis Vaughn, and his item would be moved to the end of the agenda. Mr. Do reiterated and Ms. Vaughn reviewed conditions with Mr. Khourie. Upon their return, Mr. Do asked Mr. Khourie if he had any questions regarding the conditions at which time Mr. Khourie stated he did not and agreed to these conditions. There were no further questions or comments.

Motion to approve **File No. PDEV17-018** subject to conditions was made by Mr. Yu; seconded by Ms. Gearhart and approved unanimously by those present (8-0).

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-001/TT 20076:** A Tentative Tract Map (File No. PMTT17-001/TT 20076) to subdivide 7.65 acres of land into 62 numbered lots and 29 lettered lots within the Low Density Residential (LDR) district of Planning Area 11 of The Avenue Specific Plan, located on the west side of Haven Avenue and approximately 700 feet south of Ontario Ranch Road. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-412-02); **submitted by Brookcal Ontario, LLC. Planning Commission action is required.**

Project Planner, Henry Noh, stated there were no representatives from Brookcal Ontario, LLC. However, he previously went over the conditions with the representative and there were no questions or concerns. Mr. Do stated they felt comfortable in accepting this and taking action.

Motion recommending approval of **File No. PMTT17-001/TT 20076** subject to conditions to the Planning Commission was made by Mr. Rico; seconded by Mr. De Sousa and approved unanimously by those present (8-0).

D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO.

PDEV17-009: A Development Plan (File No. PDEV17-009) approval to construct 330 conventional (104 units) and cluster (226 units) single-family residential dwellings on 48.82 acres of land located within the Low Density Residential district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Turner Avenue. The environmental impacts of this project were previously analyzed in the EIR (SCH#2012061057) prepared for the Grand Park Specific Plan (File No. PSP12-001) and adopted by the City Council on January 21, 2014. All adopted mitigation measures shall be a condition of approval for the project and are incorporated herein by reference. 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. (APNs: 0218-241-37, 0218-241-38 and 0218-241-40); **submitted by Lennar Homes of California, Inc. Planning Commission Action Required.**

Applicant and Project Manager Ryan Woosley of Lennar Homes of California, Inc., was present and stated he reviewed the conditions and had no questions or concerns. He agreed to the conditions of approval.

Motion recommending approval of **File No. PDEV17-009** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Yu and approved unanimously by those present (8-0).

E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO.

PDEV17-024: A Development Plan (File No. PDEV17-024) approval to construct 88 single-family residential dwellings on 14.35 acres of land located within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. (APN: 0218-022-15); **submitted by CalAtlantic Group, Inc. Planning Commission Action Required.**

Applicant and Senior Project Manager, Brian Jacobson of CalAtlantic Group, Inc., was present and stated he has reviewed the conditions and had no questions or concerns. He further stated he accepts the conditions of approval.

Motion recommending approval of **File No. PDEV17-024** subject to conditions to the Planning Commission was made by Mr. Sorel; seconded by Mr. De Sousa and approved unanimously by those present (8-0).

F. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PMTT17-007 (TT17624), PDEV17-022 & PVAR17-007:

A Tentative Tract Map (File No. PMTT17-007/TT 17624) to subdivide 3.47 acres of land into 31 single family lots and common areas, in conjunction with a Development Plan (File No. PDEV17-022) to construct a 31 single family homes (Cluster Product) and a Variance (File No. PVAR17-007) to deviate from the minimum building arterial street setback, along Mission Boulevard, from 30 feet to 5 feet. The project is located on the south side of Mission Boulevard, between San

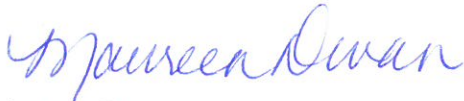
Antonio and Oakland Avenues, within the MDR-11 (Low-Medium Density Residential 5.1 to 11.0 du/ac) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, Minor Alterations in Land Use Limitations) and 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 1049-323-06, 1049-323-07, 1049-323-08, 1049-323-12 & 1049-323-13); **submitted by North by Northwest Capital Inc. Planning Commission action is required.**

There were no representatives from North by Northwest Capital, Inc. Mr. Zeledon stated he had been in contact with the representatives and recommended they move forward to Planning Commission with this item.

Motion recommending approval of **File Nos. PVAR17-007, PMTT17-007 (TT17624), and PDEV17-022** subject to conditions to the Planning Commission was made by Mr. Zeledon; seconded by Mr. De Sousa and approved unanimously by those present (8-0).

There being no further business, the meeting was adjourned. Next meeting scheduled for August 7, 2017.

Respectfully submitted,



Maureen Duran
Recording Secretary



Development Advisory Board Decision

August 7, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV17-013

DESCRIPTION: A Development Plan to construct a wired (fiber optic) telecommunications facility consisting of a 420 square-foot building and an equipment enclosure area (no tower) on 0.75 acres of vacant land located at the northwest corner of Grove Avenue and Eighth Street, within the BP (Business Park) zoning district. APN 1047-143-01; **submitted by Anna Lindseth.**

Part I—BACKGROUND & ANALYSIS

ANNA LINDSETH, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV17-013, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of 0.75 acres of land located at the northwest corner of Grove Avenue and Eighth Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Vacant	BP (Business Park)	BP (Business Park)	N/A
<i>North:</i>	Vacant, Railroad	BP (Business Park), RAIL (Railroad)	BP (Business Park), RC (Railroad)	N/A
<i>South:</i>	Single-Family Residential	LDR (Low-Density Residential – 2.1-5 du/ac)	LDR-5 (Low-Density Residential, 2.1-5 du/ac)	N/A
<i>East:</i>	City of Rancho Cucamonga	N/A	N/A	N/A
<i>West:</i>	Vacant	BP (Business Park)	BP (Business Park)	N/A

(2) **Project Description:**

[1] Background - The Applicant is requesting Development Plan (PDEV17-013) approval to construct a 420 square-foot wired (fiber optic) telecommunication facility on 0.75 acres of vacant land, located at the northwest corner of Grove Avenue and Eighth Street, within the BP (Business Park) zoning district (**see Exhibit B: Site Plan**). The project site is surrounded by SCRRA Railroad to the north, single-family residential to the south, and vacant land to the east and west.

[2] Site Design/Building Layout – The project is located toward the northwest quadrant of the site. The telecommunications equipment enclosure will be secured by a decorative wrought-iron fence with masonry pilasters and surrounded by landscaping to help to minimize visual impacts from the public right-of-way (**see Exhibit C: Elevations**). In addition, the building telecommunications equipment

enclosure is currently sited approximately 40' from the existing public street, and the proposed fence is set back approximately 35'; however, as an 11-foot public right-of-way and street dedication has been required for 8th Street, the ultimate setbacks from the street will be approximately 30' for the equipment enclosure and 22' for the fence.

[3] Site Access/Circulation – Access to the site will be provided by an asphalt drive approach from 8th Street at the southeast area of the site. Beyond the ultimate property line, the site utilizes gravel for the remainder of the driveway and paths of travel. The project is an unmanned facility that will remain locked at all times. Maintenance personnel service the site 1-2 times per month; therefore, traffic and noise impacts will be minimal to the surrounding residents. The site will be alarmed and remotely monitored, with photocell and motion-detecting lights that will be directed away from nearby residences.

[4] Parking – The project is an unmanned facility that requires one parking space for a service vehicle. The project proposes one on-site parking space for maintenance personnel.

[5] Architecture –The telecommunications equipment enclosure is proposed to be a pre-manufactured aggregate concrete structure and will house electrical telecommunications equipment giving fiber optic lines signal regeneration. The equipment enclosure, foundation, and pads are manufactured and assembled off-site and shipped to the location for construction. The project does not include any antennas, towers, or microwave dishes. The enclosure will be secured by a decorative 5'-4" wrought-iron fence with masonry pilasters constructed of tan split-face CMU block with a tapered concrete cap.

[6] Landscaping – The project site will be fully-landscaped along 8th Street to the project's ultimate property line, with additional landscaping provided on the west and east elevations outside the wrought iron fencing of the building enclosure. The remaining vacant portions of the site, including the 11' right-of-way area to the front, are to be cleared of weeds and debris, grubbed, fine-graded, and hydroseeded.

Part II—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 ("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 ("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 August 7, 2017, 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 III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED 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. 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 15332 (Class 32 – In-Fill Development Projects) of the CEQA Guidelines, which consists of projects characterized as in-fill development meeting the conditions described in this section.

(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 Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: Ontario International 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 Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), 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 DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP

Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, 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 ALUCP.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(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 BP (Business Park) land use district of the Policy Plan Land Use Map, and the BP (Business Park) 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.

With approval of the Development Plan, the project would be consistent with the following goals and policies of The Ontario Plan: LU2-6 Infrastructure Compatibility, in that the project is designed to be aesthetically pleasing and in context with the surrounding community in terms of landscaping, fence, and building materials and design; CE2-4 Protection of Investment, and CD2-1 Quality Architecture, in that the new development would protect existing investment by providing appropriate architecture and design of equal or greater quality than the surrounding uses; and CD3-6 Landscaping, in that the proposed project would employ a variety of attractive, drought-resistant trees and plantings around the site; 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 BP (Business Park) zoning district, including standards relative to the particular land use proposed (fiber optic telecommunications 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.

With Development Plan approval, the existing vacant site will be developed to provide fiber optic services to the community from within a 12'-3"-high, aggregate concrete equipment enclosure. Additionally, the enclosure will be surrounded by a perimeter wall and landscaping that will enhance the streetscape along Grove Avenue and Eighth Street. All unused portions of the site, including the existing right-of-way area fronting 8th Street, will be cleared of weeds and debris, grubbed, and hydroseeded. The project as proposed accommodates street dedications with minimal impacts to the community in terms of aesthetics, noise, and vehicular traffic; 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.

With Development Plan approval, the proposed wired (fiber optic) telecommunications facility will provide an improvement on the currently-vacant site and will complement the surrounding residential development,

while providing elements necessary for both site and public safety. In addition to the landscaping and fencing surrounding the telecommunications equipment enclosure, the project will incorporate photocell and motion-detecting lights around the site for safety. The project's gate will remain locked and only accessible by authorized employees; 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 (fiber optic telecommunications 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 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB 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 6: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul 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 7: 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 7th day of August, 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

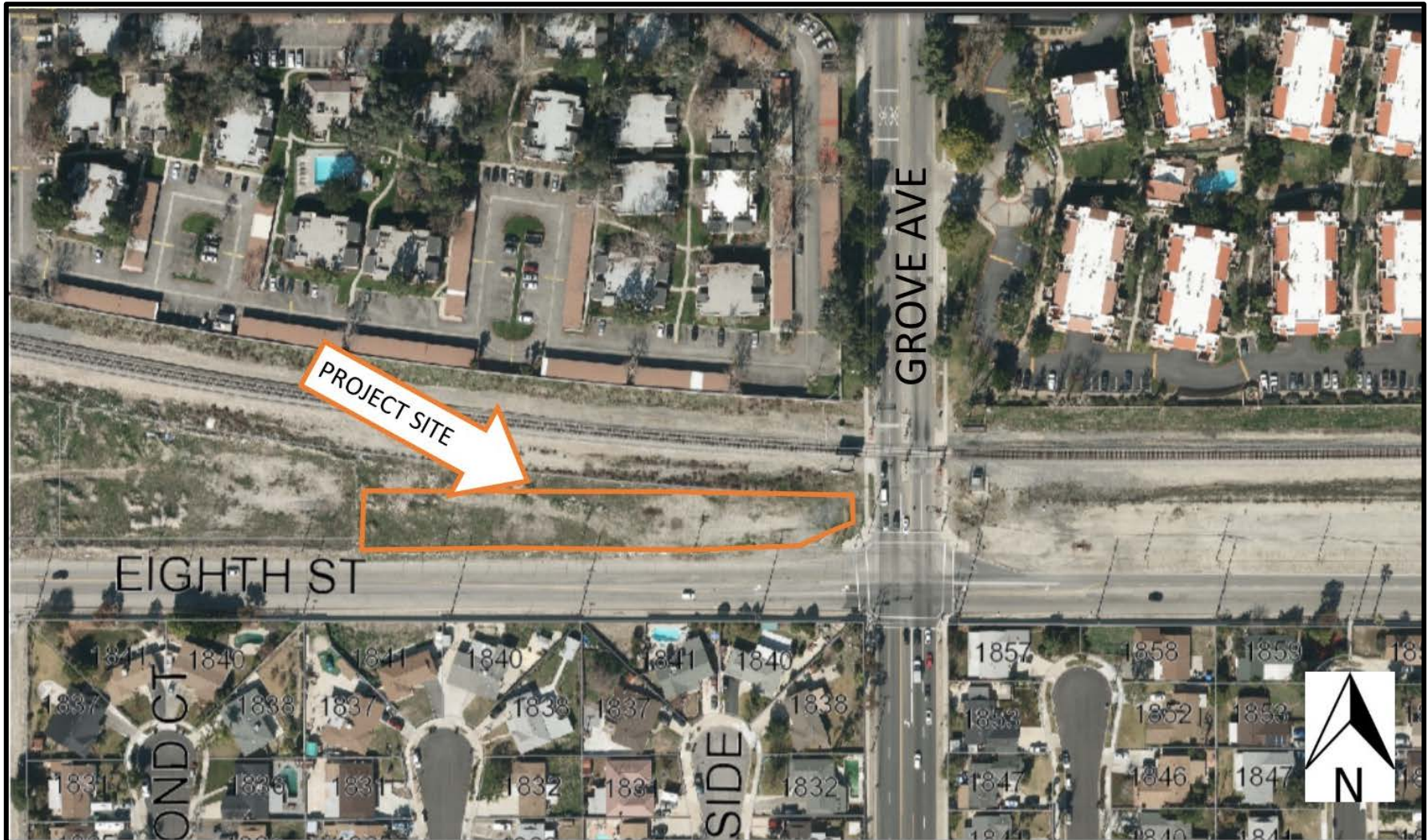


Exhibit B—SITE PLAN AND FLOOR PLAN

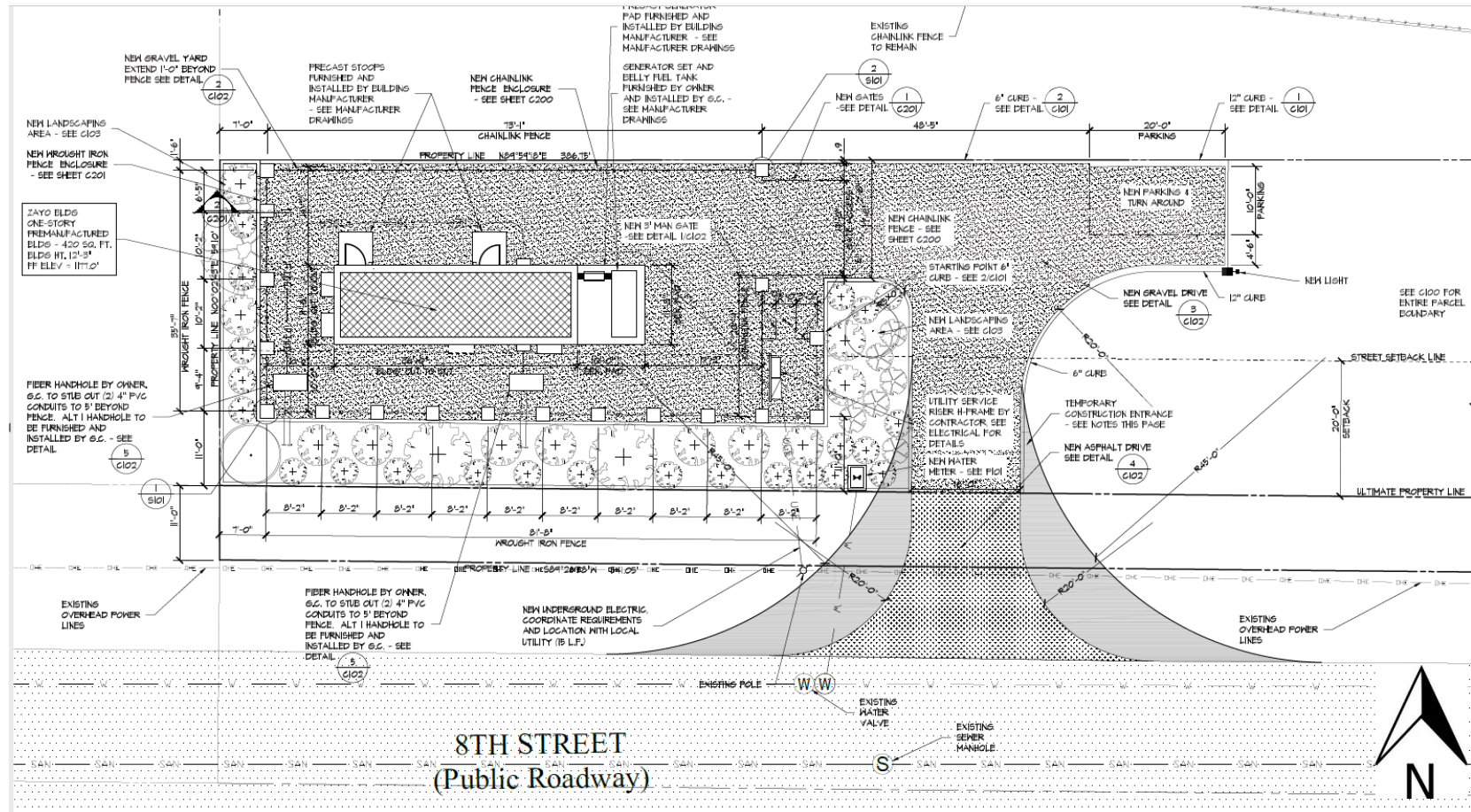
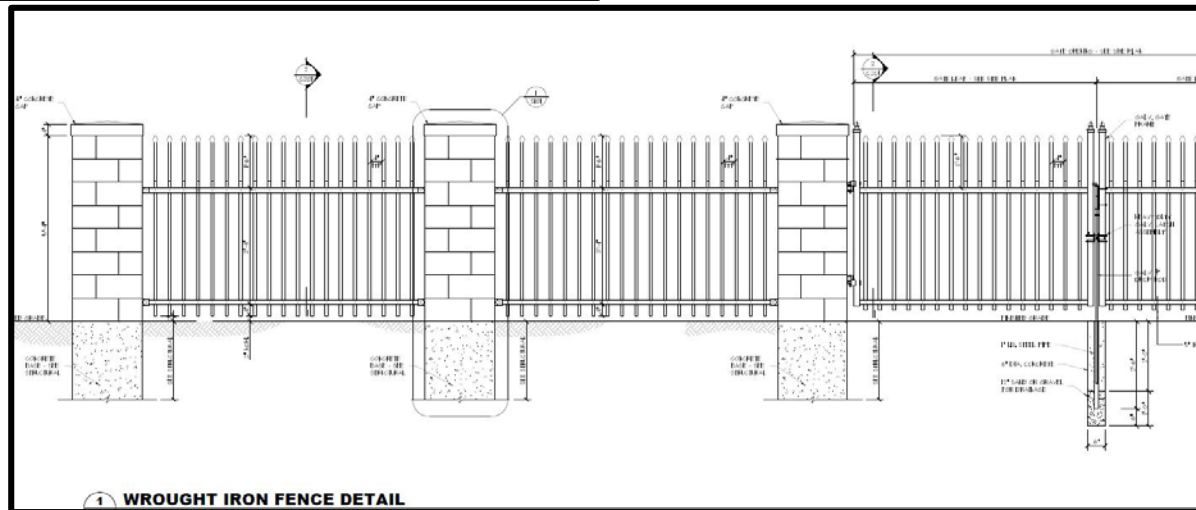
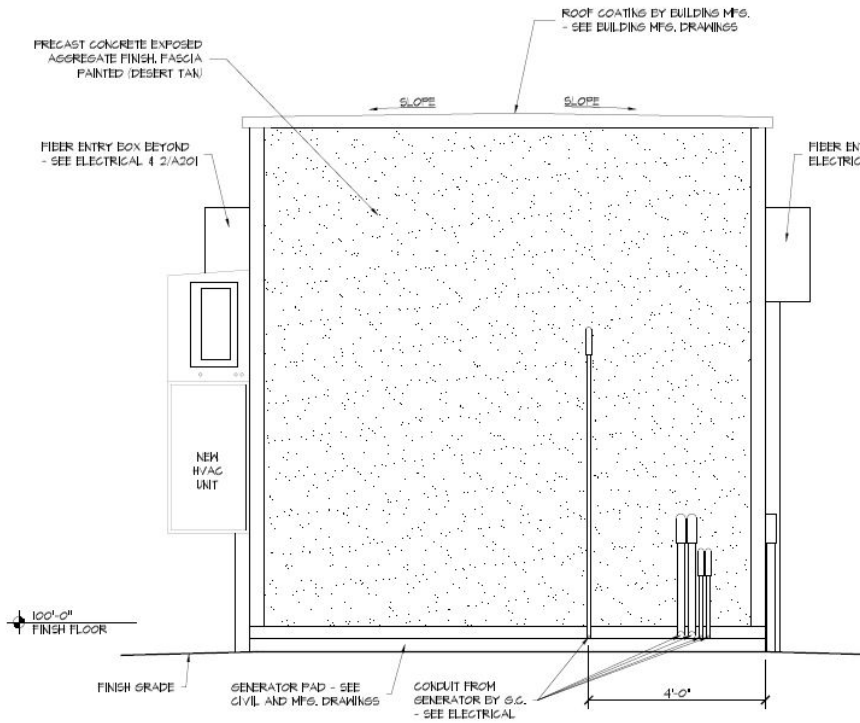


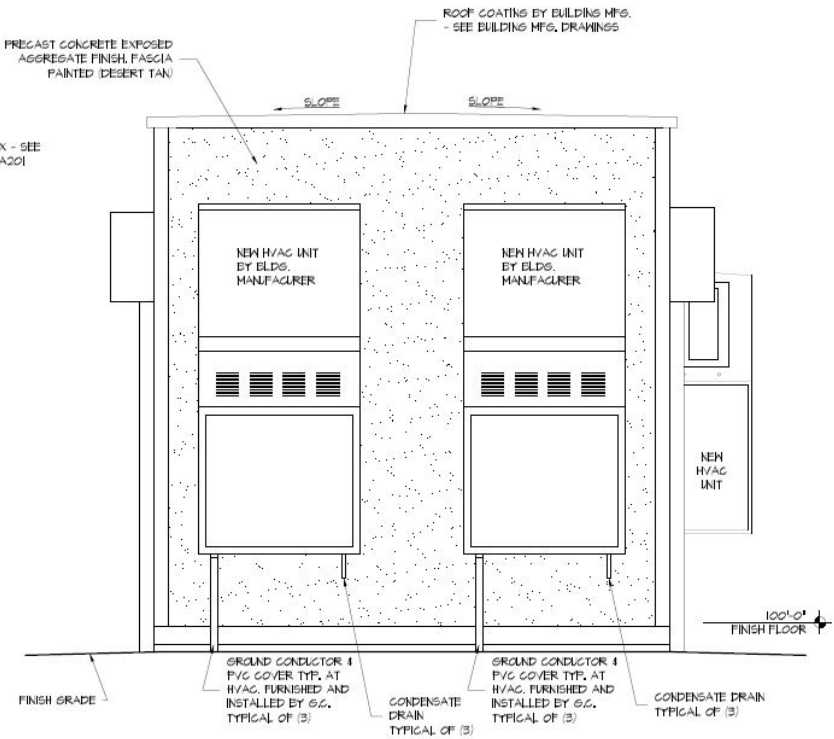
Exhibit C—ELEVATIONS





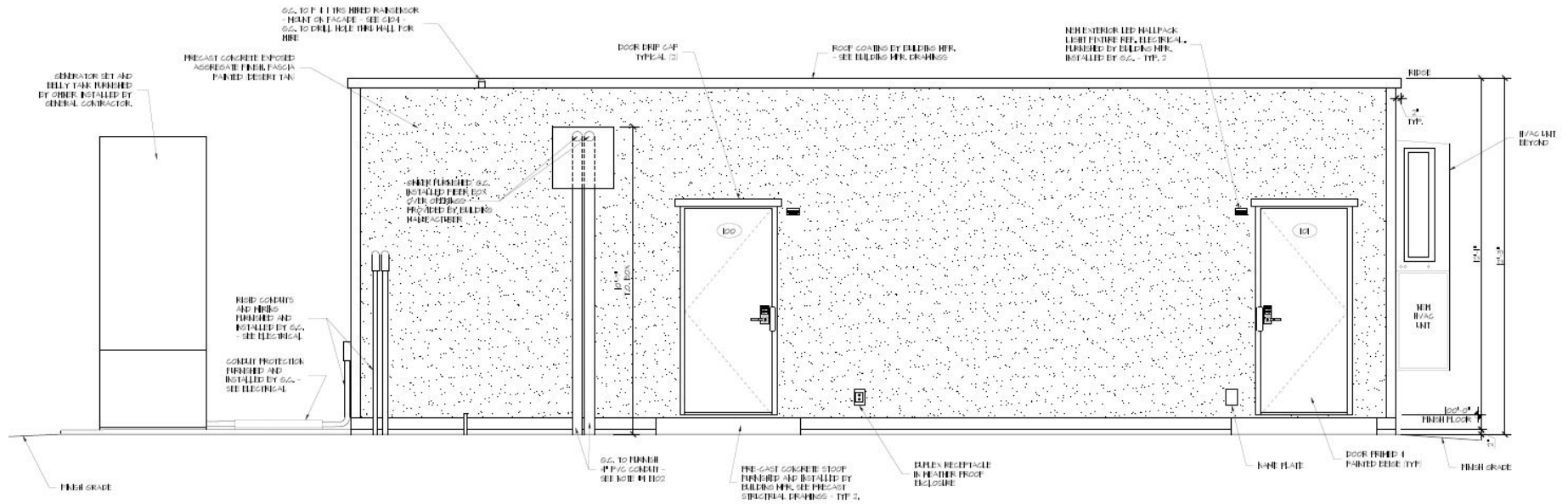
4 EXTERIOR ELEVATION
 EAST ELEVATION

NOTE ALL NEW ITEMS



3 EXTERIOR ELEVATION
 WEST ELEVATION

NOTE ALL NEW ITEMS



1 EXTERIOR ELEVATION

NORTH ELEVATION

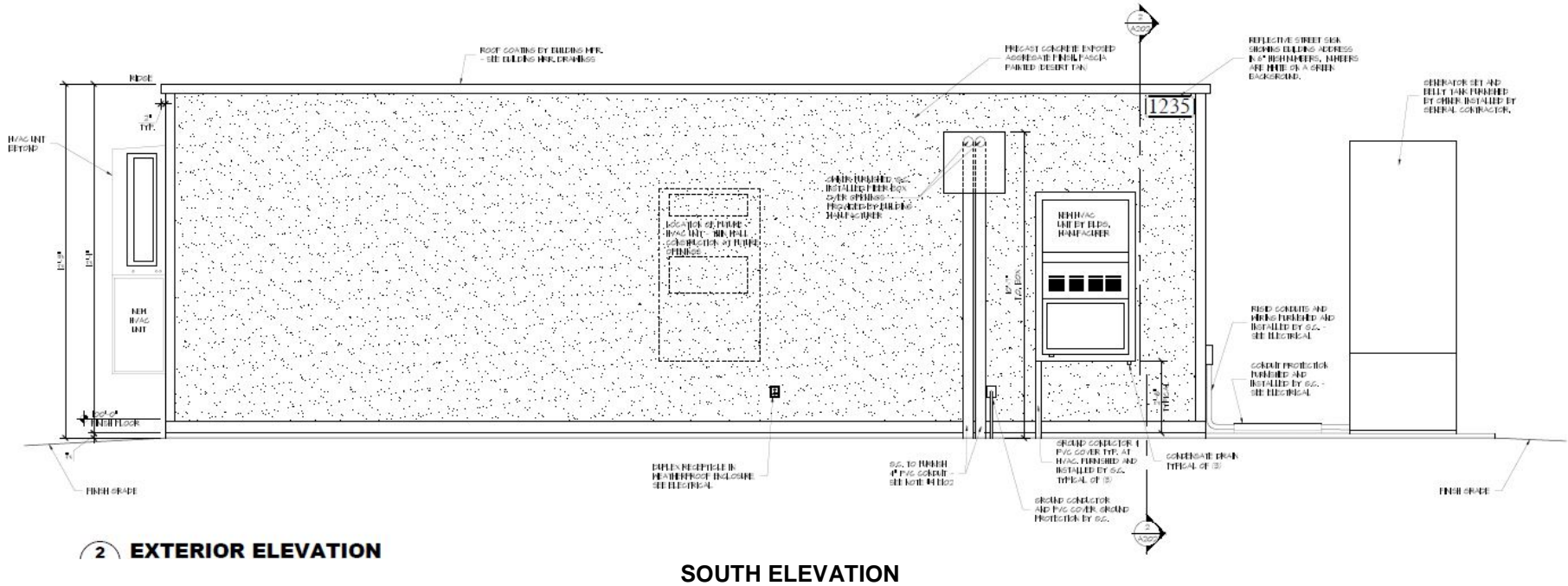
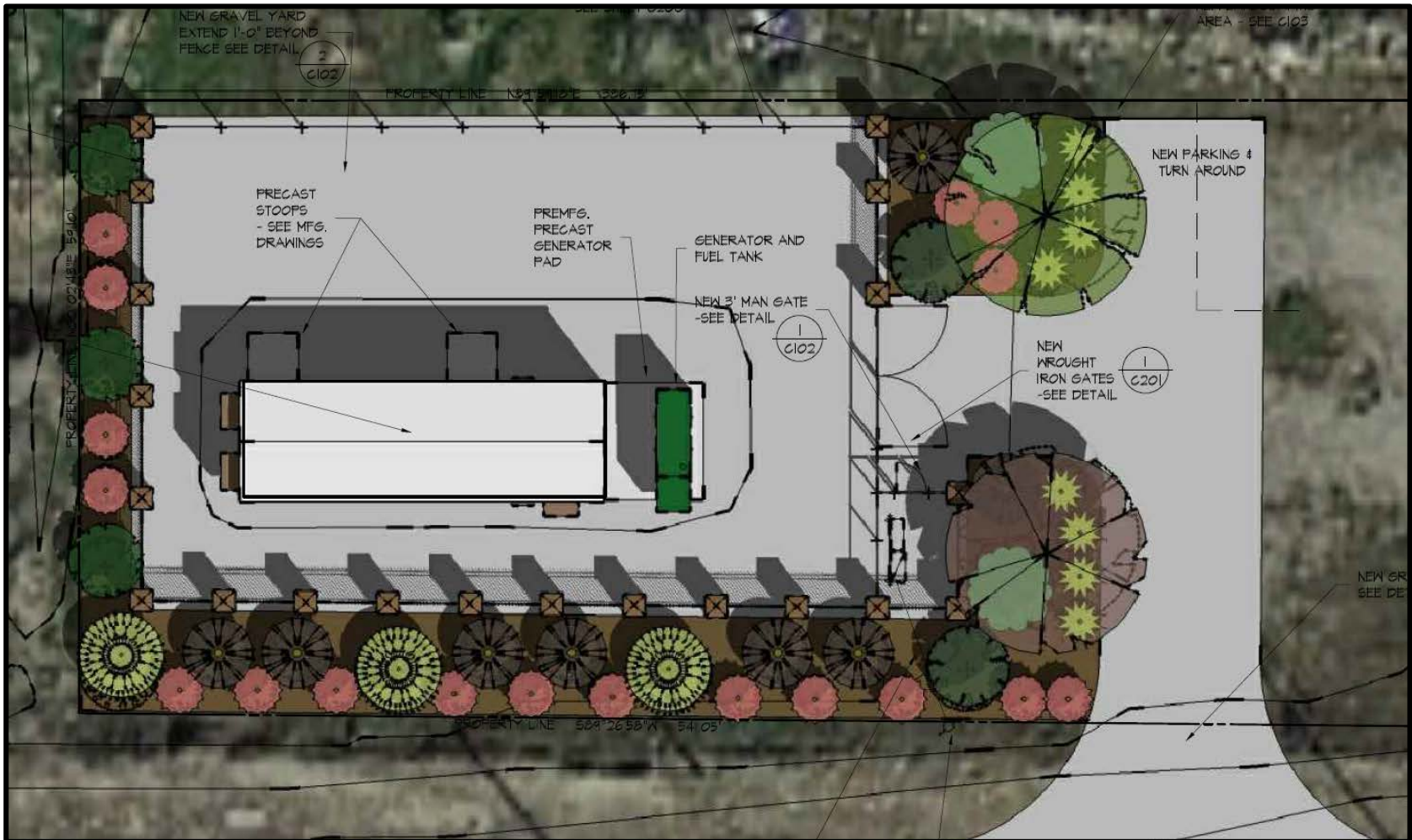


Exhibit D—LANDSCAPE PLAN



Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: August 07, 2017

File No: PDEV17-013

Related Files: N/A

Project Description: A Development Plan (File No. PDEV17-013) to construct a wired (fiber optic) telecommunication facility consisting of a 420 square-foot building and an equipment enclosure area (no tower) on 0.75 acres of vacant land located at the northwest corner of Grove Avenue and Eighth Street, within the BP (Business Park) zoning district. Staff has determined that 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN(s): 1047-143-01); **submitted by Anna Lindseth.**

Prepared By: Alexis Vaughn, Assistant Planner
Phone: 909.395.2416 (direct)
Email: avaughn@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, 2010. 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 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).

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.

(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.

2.8 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 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).

2.10 Environmental Review.

(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 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines.

(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.

2.11 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.

2.12 Additional Fees.

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

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

2.13 Additional Requirements.

(a) All unused portions of the site, including the public right-of-way area to the front of the project, shall be hydroseeded.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental Section, Information Technology & Management Services Department, Ontario Municipal Utilities Company and Traffic & Transportation Division Conditions incorporated)

DATE: 07/13/2017

PROJECT: PDEV17-013, a Development Plan to construct a wired (fiber optic) telecommunication facility consisting of a 420 sq. ft. building and an equipment enclosure area (no tower) on 0.75 acres of vacant land.

APN: 1047-143-01

LOCATION: NWC of 8th Street and Grove Avenue

PROJECT ENGINEER: Antonio Alejos *A.A.*

PROJECT PLANNER: Alexis Vaughn

The following items are the Conditions of Approval for the subject project:

1. Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below.
2. The applicant/developer shall stabilize the entry way and construct an interim asphalt or concrete driveway approach.
3. The applicant/developer shall construct a domestic water service for irrigation purposes only with a meter & backflow device per City Standard Drawing Numbers 1306, 4201 & 4206.
4. The applicant/developer shall process a right-of-way dedication to dedicate 11-ft and 14-ft along the entire project frontage at 8th Street and Grove Avenue, respectfully. In addition, a property line corner 'cut-back' at the NWC of 8th Street and Grove Avenue shall be dedicated under the same right-of-way dedication.
5. The parkway area along the property frontage at 8th Street and Grove Avenue shall be cleared of weeds & debris, grubbed and sprayed with a City approved hydro-seed mix.
6. All landscaping, block walls and other obstructions shall be compatible with the stopping sight distance requirements per City Standard Drawing Number 1309.

7. Pay all Development Impact Fees (DIF) to the Building Department.



Khoi Do, P.E.
Assistant City Engineer

7-13-17

Date



CITY OF ONTARIO MEMORANDUM

TO: "Vacant", Development Director
 Scott Murphy, Planning Director (Copy of Memo only)
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Doug Sorel, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning
 Steve Wilson, Engineering/NPDES
 Bob Gluck, Code Enforcement Director
 Jimmy Chang, IT Department
 David Simpson, Development/IT (Copy of memo only)

FROM: Henry Noh, Senior Planner / Randy Baez

DATE: March 15, 2017

SUBJECT: FILE #: PDEV17-013 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, March 29, 2017**.

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

PROJECT DESCRIPTION: A development plan to construct a wired (fiber optic) telecommunication facility consisting of a 420 sq. ft. building and an equipment enclosure area (no tower) on 0.75 acres of vacant land located at the north west corner of Grove Avenue and 8th Street. (APN:1047-143-01)

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

POLICE
Department

DUGLAS SOREL
Signature

MANAGEMENT
ANALYST
Title

3/21/17
Date



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

FROM: Lora L Gearhart, Plan Checker Fire
Bureau of Fire Prevention

DATE: March 21, 2017

SUBJECT: PDEV17-013 – A Development Plan To Construct A Wired (Fiber Optic) Telecommunication Facility Consisting Of A 420 Sq. Ft. Building And An Equipment Enclosure Area (No Tower) On 0.75 Acres Of Vacant Land Located At The North West Corner Of Grove Avenue And 8th Street. (APN:1047-143-01)

-
- The plan **does** adequately address the departmental concerns at this time.
- No comments
- 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 <http://www.ci.ontario.ca.us/index.cfm/34762>)
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 26-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 <http://www.ci.ontario.ca.us/index.cfm/34762>)
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.)

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 2010 California Fire Code

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ci.ontario.ca.us, click on Fire Department and then on forms.

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

5/10/17
 Date

Reviewer's Name:
Carolyn Bell, Sr. Landscape Planner

Phone:
(909) 395-2237

D.A.B. File No.:
 PDEV17-013 Rev 1

Case Planner:
 Henry Noh

Project Name and Location:
 Telecommunications Facility
 NWC Grove and 8th St

Applicant/Representative:
 Hoch and Assoc – Steve Roy
 531 Virginia Ave Ste 100
 Indianapolis, In 46203

A Preliminary Landscape Plan (dated 5/5/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.

A Preliminary Landscape Plan () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

1. Show a 6" concrete curb along property lines and gravel paving edges to enclose planter areas.
2. Show proposed backflow devices on plan, and dimension a 4' set back from paving.
3. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
4. Dimension all planters to have a minimum 5' wide inside dimension.
5. Move water meter and other utilities shown within construction entrance area.
6. Note for Right-of-Way fronting the property to be cleared of weeds and debris. Weed abatement shall be regularly scheduled per fire department requirements. Boulders may be used instead of concrete debris to limit vehicle access.

Landscape Plans

7. Note for Right-of-Way fronting property to be cleared of weeds and debris, grubbed, fine graded and hydroseeded with stabilizer and native plants that do not require irrigation.
8. Show all utilities (water, electrical etc) on the landscape plans. Keep utilities clear of tree locations.
9. Include MAWA and ETWU calculations.
10. Add 2 small trees in the 8th street planter area such as Cercis occidentalis.
11. Replace short lived, high maintenance or poor performing plants: Replace Lantana – frost damaged, Ceanothus and Arctostaphylos – climate here is too hot and dry. Consider Epilobium cannum, Leymus condensatus, Prunus ilicifolia (along west and north pl). Change 5 gallon Toyon to 24" box. Do not mix groundcover between shrubs. Show groundcover symbols or use shredded bark mulch between plants. Consider Quercus instead of Laurus for no future irrigation.
12. Note for agronomical soil testing and include report on landscape construction plans.
13. Show any proposed sign locations (on buildings and in landscape) to avoid conflicts with trees.
14. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>

See page 2



15. 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. Typical fees are:
- Plan Check—5 or more acres \$2,326.00
 - Plan Check—less than 5 acres\$1,301.00
 - Inspection—Construction (up to 3 inspections) \$278.00
 - Inspection—Field - additional..... \$83.00

Construction plan check sets may be sent in PDF format to: landscapeplancheck@ontarioca.gov

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-013

Address: NWC Grove Ave & 8th Street

APN: 1047-143-01

Existing Land Use: Vacant

Proposed Land Use: Fiber Optic Facility

Site Acreage: 0.75 Proposed Structure Height: 13 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Henry Noh

Date: 5/25/17

CD No.: 2017-030

PALU No.: n/a

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

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh/Randy Baez
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 15, 2017
SUBJECT: PDEV17-013

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

Conditions of Approval

1. The address of the site will be 1235 E 8th St

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of Memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
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Doug Sorel, Police Department
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Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang, IT Department
David Simpson, Development/IT (Copy of memo only)

FROM: Henry Noh, Senior Planner / *Randy Baez*

DATE: March 15, 2017

SUBJECT: FILE #: PDEV17-013 Finance Acct#:

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- 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.

Building
Department

Signature

Title

Date