



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

August 21, 2017

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

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

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP17-012**: A Conditional Use Permit request to establish and operate a pool chemical manufacturing use within an existing 51,933 square foot industrial building, on 3.59 acres of land, located at 5160 East Airport Drive, within the IH (Heavy Industrial) 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 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: 0238-081-86); **submitted by Mr. Jonathon Viner**

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

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

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **August 17, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

August 21, 2017

DECISION NO.: [insert #]

FILE NO.: PCUP17-012

DESCRIPTION: A Conditional Use Permit request to establish and operate a pool chemical manufacturing use within an existing 51,933 square foot industrial building, on 3.59 acres of land, located at 5160 East Airport Drive, within the IH (Heavy Industrial) zoning district. APN: 0238-081-86; **submitted by Mr. Jonathon Viner**

PART I: BACKGROUND & ANALYSIS

MR. JONATHON VINER, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-012, 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 3.59 acres of land located at 5160 East Airport Drive 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>	Industrial Building	Industrial	IH (Heavy Industrial)	N/A
<i>North</i>	Industrial Building	Industrial	IH (Heavy Industrial)	N/A
<i>South</i>	Industrial Building	Industrial	IH (Heavy Industrial)	N/A
<i>East</i>	Industrial Building	Industrial	IH (Heavy Industrial)	N/A
<i>West</i>	Industrial Buildings	Industrial	IH (Heavy Industrial)	N/A

(2) Project Analysis:

(a) Background — The applicant, Biolab, Inc., through its predecessor companies (Chem Lab Products, Inc. and Kik Pool Additives Inc.) has been in business in the City of Ontario since 1979, from its current 72,000 square foot industrial building located at 5180 East Airport Drive (**See Exhibit A: Aerial**). Biolab is an indirect wholly-owned subsidiary of KIK Custom Products Inc. (KIK). KIK is one of North America's largest manufacturer of household and personal care products. Through the KIK Consumer Brands division, the company produces household bleach, cleaning products,

Prepared: DC/ 07-31-2017	Reviewed: RZ/ 08-07-2017	Decision: [enter initial/date]
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pool and spa chemicals, car care products, and is also a leading producer of hotel guest amenity products.

In 2011, Biolab expanded its business and built a new 51,933 square foot warehouse and distribution facility on a parcel west of their existing manufacturing facility, located at 5160 East Airport Drive. The building was built to accommodate the warehousing and storage of pool products manufactured at their 5180 East Airport Drive location. Biolab, Inc. is now proposing to convert the 51,933 square feet existing warehouse building to include the manufacturing of pool treatment tablets and pool shock products.

(b) Proposed Use — The applicant is requesting approval of a Conditional Use Permit to establish and operate a pool chemical manufacturing business at 5160 East Airport Drive. Biolab, Inc. is proposing to convert in an existing 51,933 square foot industrial warehouse building to include 13,043 square feet for the manufacturing of pool treatment tablets and pool shock products, 31,878 square feet of warehousing/storage and 7,012 square feet of office space.

The applicant is proposing to manufacture and warehouse dry pool products in the form of tablets, pool shock tablets and dry granules (**see Exhibit F: Pool Product Samples**). Ninety-five percent of these tablets' ingredients are composed of Trichloro-s-triazinetriene and 5% of other ingredients. The Trichloro-s-triazinetriene is a white, slightly crystalline powder with a mild chlorine-like odor and will not burn under typical fire conditions. It may irritate skin and eyes and it is also an active ingredient in household bleaches. The applicant is also proposing tenant improvements that will facilitate the pool chemical manufacturing process. The tenant improvements will require permits through the Building and Safety Department.

The existing building and project site area are in good condition and the existing landscaping and public parking areas are well maintained. There are a few truck trailers parked within designated vehicle parking spaces, at the southeast corner of the site. These trailers will be required to be removed to allow for additional vehicle parking spaces, once the manufacturing use is established at this location.

Biolab, Inc. expects to employ a maximum of 40 full-time employees and the proposed business hours of operation will be from 6:00 a.m. to 5:00 p.m., Monday to Friday.

The applicant is proposing to reconfigure the existing 51,933 square foot warehouse building into three areas (**see Exhibit C: Floor Plan**), as follows:

- 1) Administrative Offices – The 4,780 square foot office area will be configured into a front reception area, 9 offices, and 2 restrooms.

2) Manufacturing – The 13,043 square foot production and manufacturing area will contain the following:

- Dust Collectors
- Tablet Press Machines
- Feeder Lines
- 8 Production Lines
- Miscellaneous Manufacturing Equipment

The production and manufacturing of pool tablets and powder chemicals involves blending, packaging, and labeling of the proposed tablet/powder chemicals. All of these activities will take place within the 13,043 square foot manufacturing area (**see Exhibit C2: Manufacturing Floor Plan**). The manufacturing process for each product is described below:

Tablet Manufacturing

The mixed and blended ingredients will be delivered and stored on site. Using a feeder system, the blended ingredients are delivered to 4 tablet presses. Each press is equipped with a dust collector. The collected materials are also reused and added back into the tablet stock or feed. The new tablets are then moved to a packaging area for wrapping and placement into a finished goods container. As these containers are filled, they are placed on a pallet, wrapped, and transported to the finished goods distribution warehouses located off-site at either 5400 East Jurupa Street or 820 South Vintage Ave.

Pool Shock

The Pool Shock, in tablet or granule form, is used to raise the chlorine levels and to kill organic material in swimming pools. The manufacturing of pool shock is done through a packing operation. The blended ingredients are delivered and stored on site. Then, using a feeder system, the blends are delivered to the fill & seal machines to manufacture plastic pouches. Each of these machines are equipped with dust collectors and collected materials are reused and added back into the shock feed stock. The final step is to place and store the pool shock pouches into corrugated boxes. As these shock pouch boxes are filled, they are placed on pallets, wrapped, and transported to Biolab's finished goods distribution warehouses located off-site at either 5400 East Jurupa Street or 820 South Vintage Avenue.

The primary pool products manufactured on site are 3" Chlorinating Tablets, Pool Shock (tablets & granules), and Chlorinating Granules. (**See Exhibit F: Pool Product Samples**). These products are also distributed and sold at Home Depot, Lowe's, Kmart, and Walmart.

3) Warehousing & Shipping – The southern portion of the building will be utilized for general warehouse storage and distribution of pool chemicals. The warehousing area will include the following:

- H-3 Warehouse Room for General Storage Dry Pool Products & Chemicals
- H-4 Warehouse Room for Storage of Corrosives & Combustible Materials
- Research & Development Laboratory with Storage Room

Parking— As demonstrated in the parking table below, the project is required to provide a total of 78 parking spaces and 97 spaces have been provided on-site. Therefore, staff does not anticipate any parking issues to arise as a result of the proposed manufacturing use.

Required Parking Table

Proposed Pool Chemical Use 5160 E Airport Dr.	Square Footage	Parking Ratio	Required Parking
Office	7,012	4/1,000 SF	28
General Warehousing & Storage	31,878	1/1,000 SF for first 20,000 SF of GFA + 0.5/1,000 SF for remainder warehouse GFA (Gross Floor Area)	26
Manufacturing	13,043	1.85/1,000 SF	24
Total Parking Required	51,933		78
Total Parking Provided			91
Total Parking Surplus			+13

(d) Land Use Compatibility – A Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and by establishing measures for mitigation. The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and the IH (Heavy Industrial) zoning district. The development standards and conditions under which the proposed Project will be utilized and maintained, is consistent with the goals, policies, plans, and exhibits of the Policy Plan (General Plan), and Development Code regulations and standards for the IH zoning district. The existing industrial building will be utilized for manufacturing & warehousing of dry chemical pool products. The project site is surrounded by industrial development consisting of warehousing and manufacturing uses. The proposed building will be consistent and compatible with other similar existing surrounding industrial related uses and therefore staff does not anticipate any impacts by the proposed use to the surrounding exiting industrial uses (**see Exhibit D: Site Photos**).

Staff believes that the recommended Conditions of Approval will sufficiently mitigate any potential impacts that may be associated with the proposed use.

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

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

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

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

PART II: RECITALS

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

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

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

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

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

WHEREAS, on August 21ST, 2017, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Denny D. Chen, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval, subject to conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

PART III: THE DECISION

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the IH (Heavy Industrial 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 pool chemical manufacturing use will be established and operated consistent with the objectives and purposes, and development standards and guidelines, of the IH (Heavy Industrial) zoning district. The scale and intensity of the proposed pool products/chemical manufacturing use would be consistent with the scale and intensity of land uses intended for the IH (Heavy Industrial) zoning district; 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 pool chemical manufacturing use land use will be located within the Industrial land use district of the Policy Plan Land Use Map, and the IH (Heavy Industrial) 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 pool chemical manufacturing land use is located with the Industrial land use district, and the IH (Heavy Industrial) 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 proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* 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); and

(e) The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The City departmental review of the proposed project 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.

(f) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Class 1 - Existing Facilities) of the State CEQA Guidelines.

(g) The Zoning Administrator hereby finds and determines that the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT)

and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

(h) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP17-012, subject to the conditions of approval attached hereto and incorporated herein by this reference.

APPROVED AND ADOPTED this 21ST day of August 2017.

Scott Murphy
Zoning Administrator

Exhibit A: Aerial Photograph

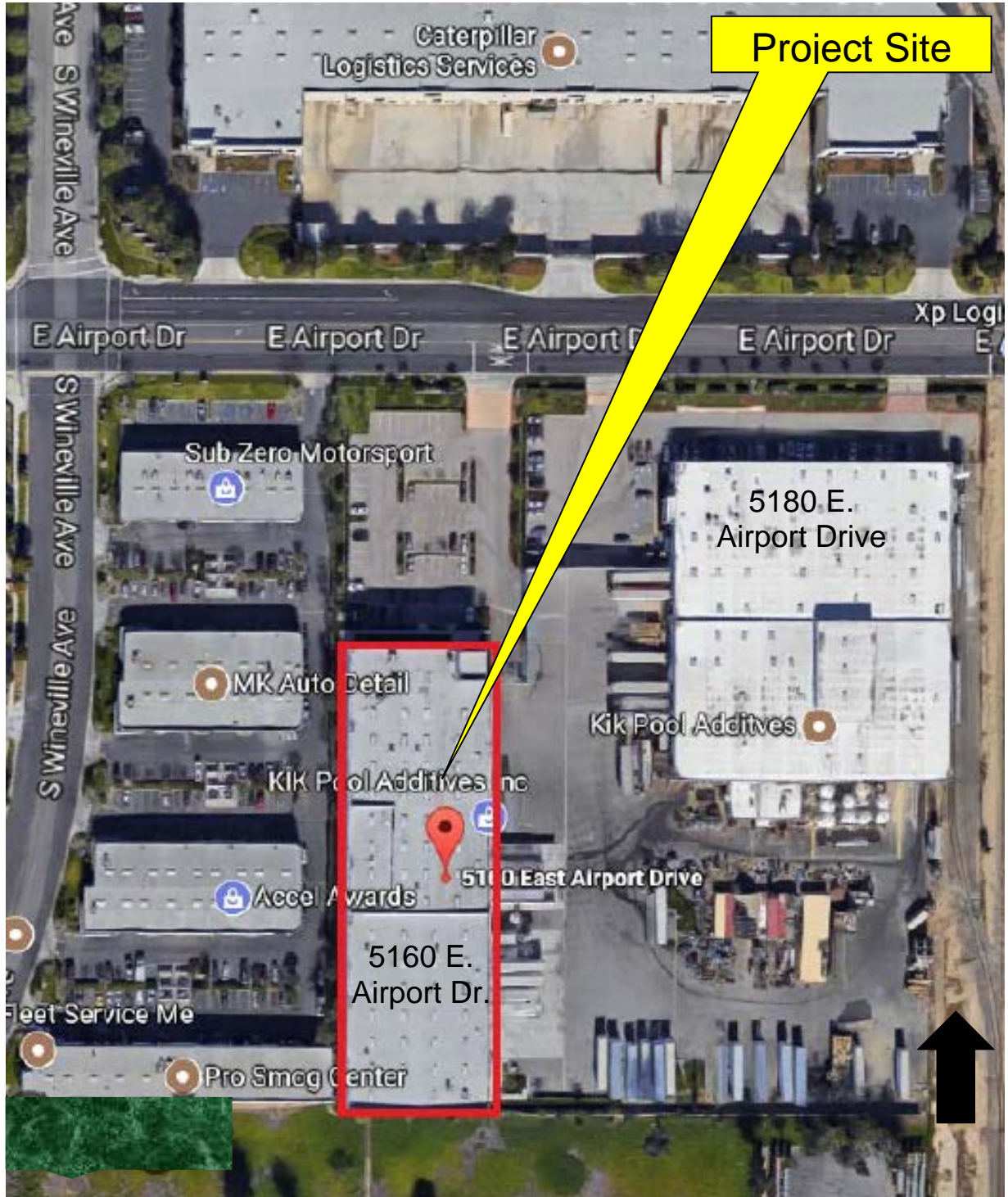


Exhibit B: Site Plan

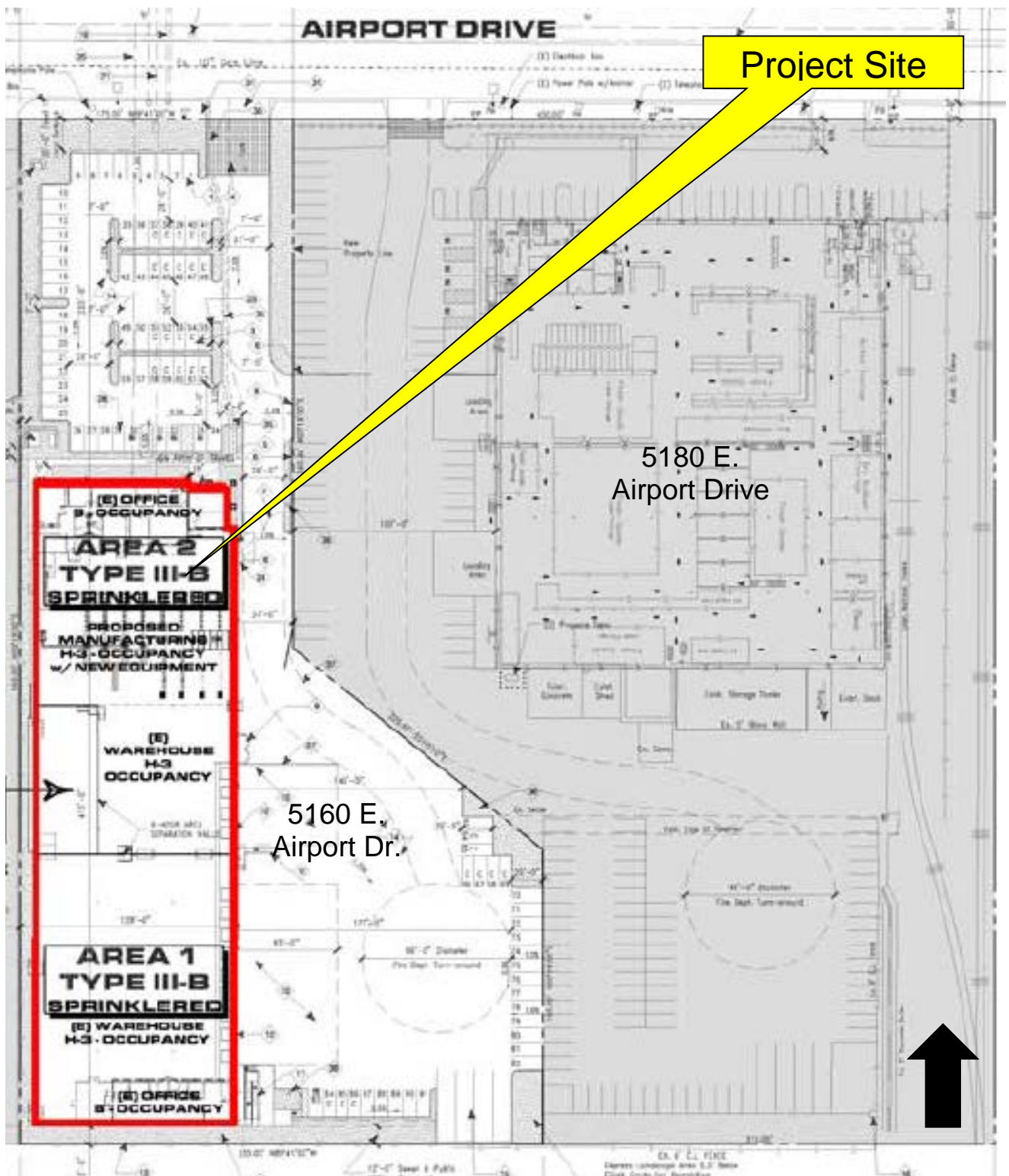


Exhibit C: Floor Plan

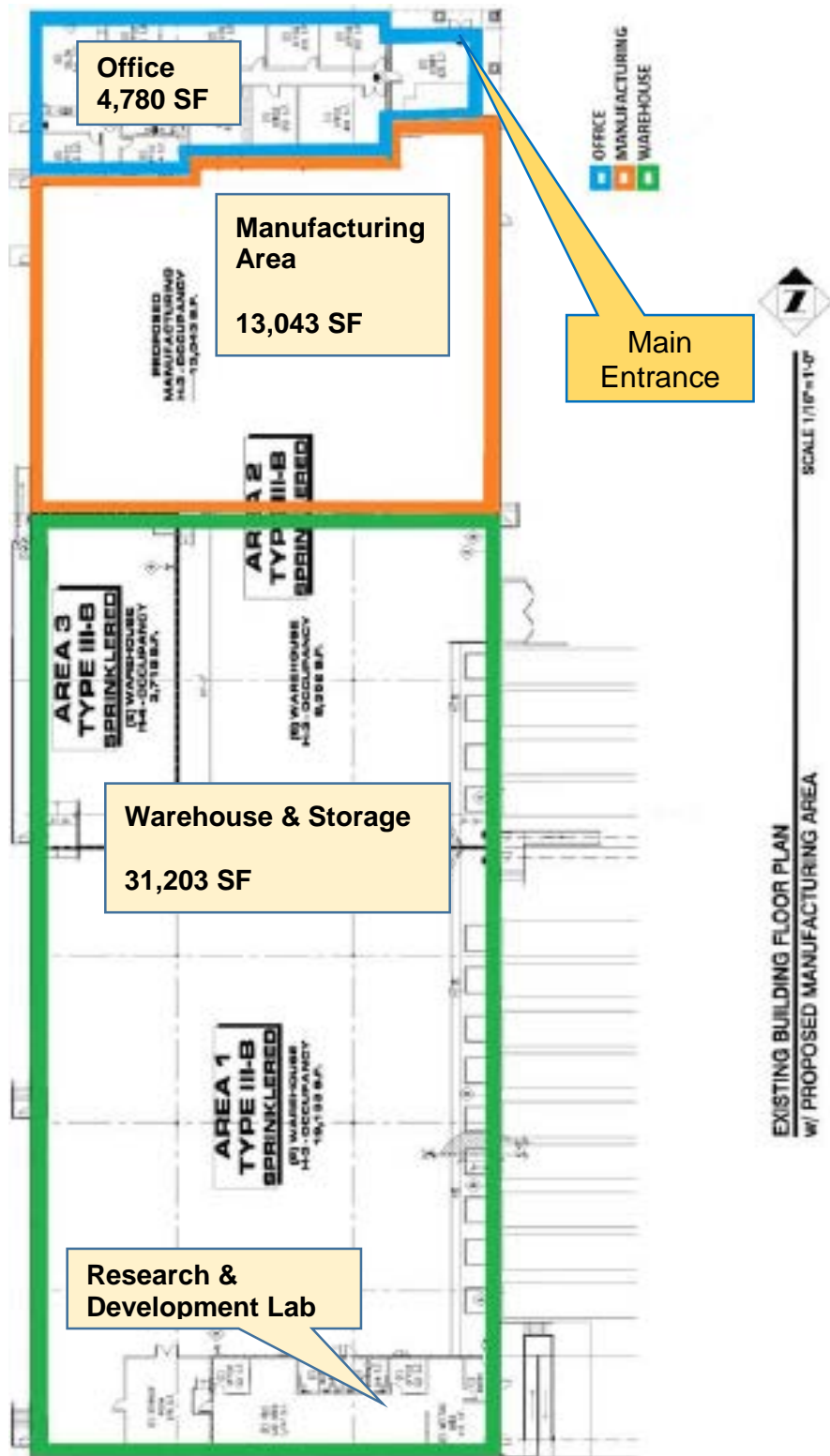


Exhibit C1: Office Floor Plan

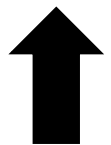
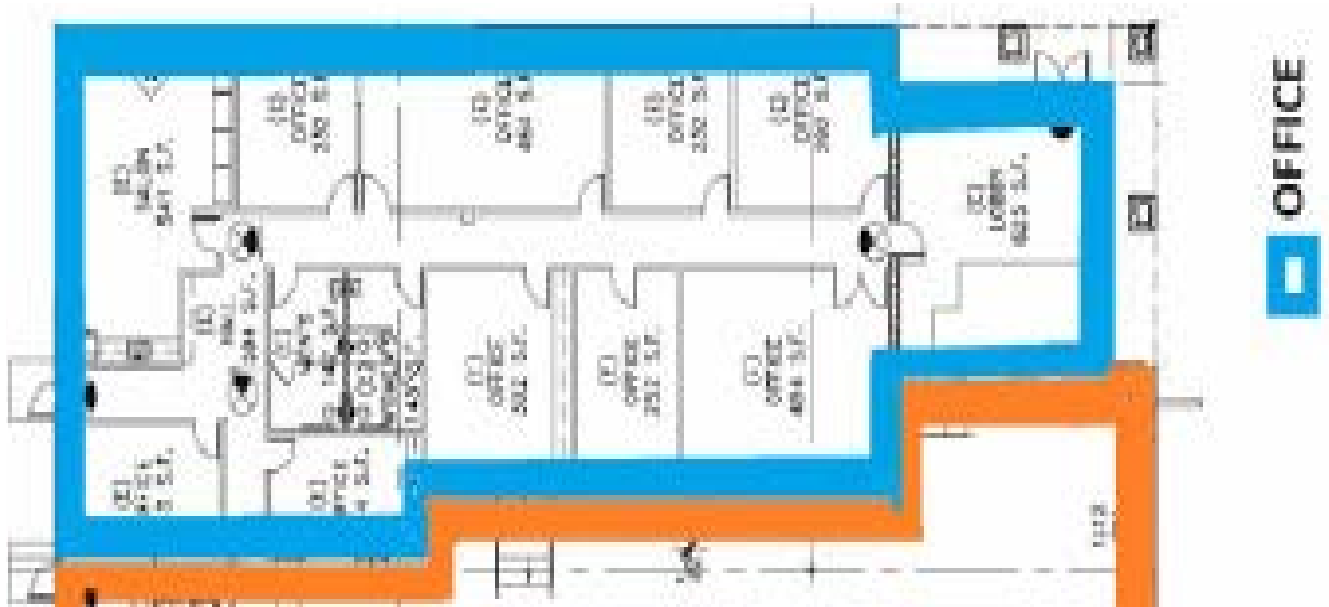


Exhibit C2: Manufacturing Area Floor Plan

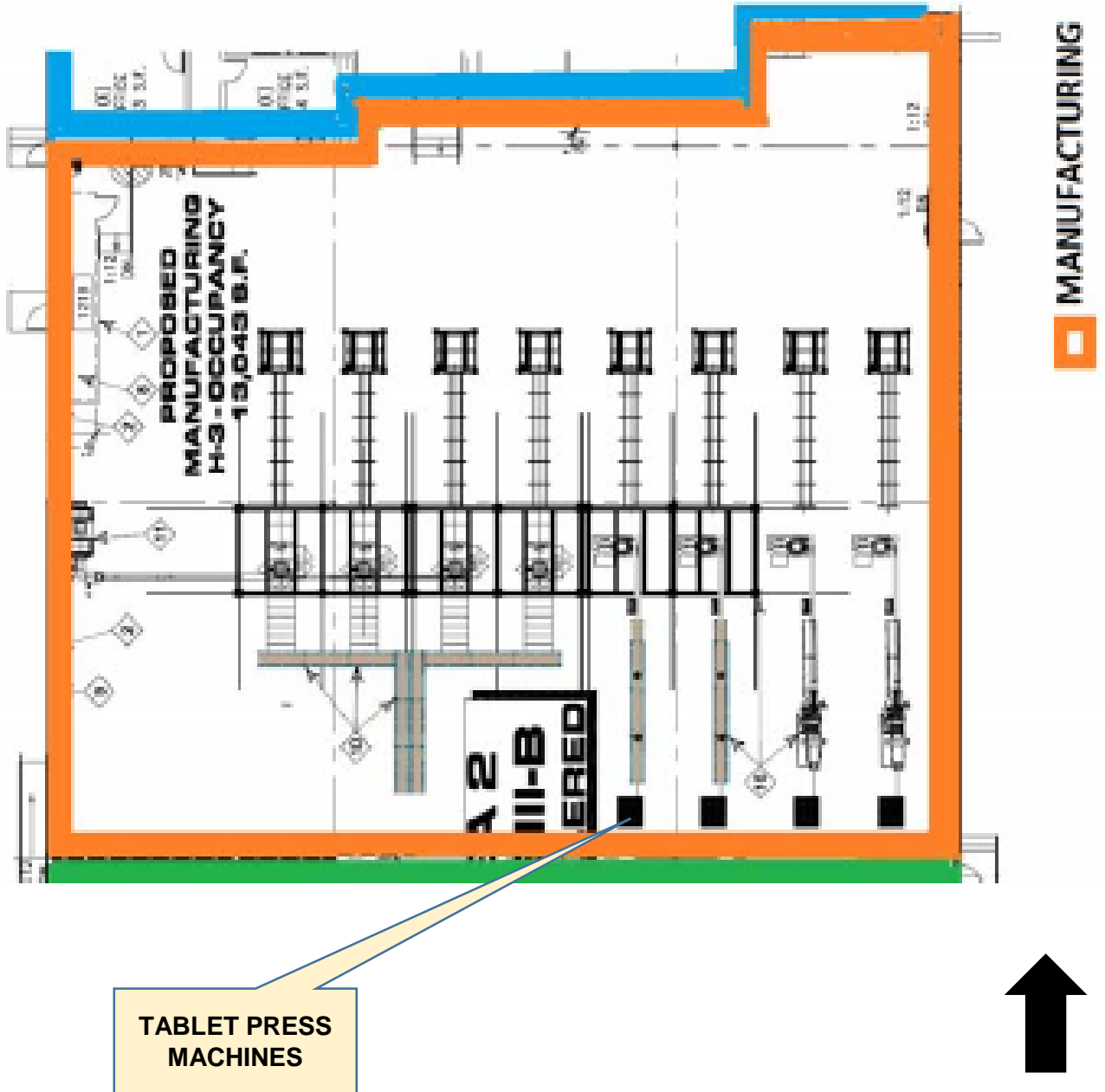


Exhibit D: Chlorinating Tablet Press Machine



Exhibit E: Site Photos



Southwest View of Building's Main Entrance



Inside View of Warehouse

Exhibit E: Site Photos



Northwest Street View from Airport Drive



Southeast View of Adjacent Building at 5180 E. Airport Drive

Exhibit E: Site Photos



Pool Tablet Assembly Line



Finished Pool Products Stored on Pallets

EXHIBIT F – Pool Product Samples



3" Chlorinating Tablets

Slow-dissolving sanitizer

- Kills bacteria
- Protected against sunlight
- Skimmer, feeder or floater applications

Available in 8 oz, 6 lb, 12 lb, and 25 lb, and 1" (3.5 lb) tablets small pools

Shock

Shock your pool weekly destroy contaminants that cause strong chlorine odor and cloudy water.



Shock

Fast-Dissolving, Easy to apply

- Clears Cloudy Water
- Reduces Chlorine Odor
- Suitable for all pool types

Available sizes: 1 lb bag, Value 6 pack (1 lb bags), Value 12 pack bags)

EXHIBIT F – Pool Product Samples



4 Step System

Our products are segmented by what step in the pool care process they fall into: Balance, Sanitize, Shock, Algicide, and Specialty. The “Buoy System” on our labels helps identify which step a product addresses.

The image displays several Pool Time pool care products. From left to right: a small bottle of Algicide, a large white jug of Chlorinating Granules (Sanitizer and Shock), a large white jug of pH Down (Lowers High pH), and a large white tub of 3" Tablets (Stabilized Chlorinator). In the foreground, a circular graphic titled "4 Step System" shows four colored buoys: a grey buoy labeled "BALANCE", a green buoy labeled "SANITIZE", a red buoy labeled "SHOCK", and an orange buoy labeled "ALGICIDE".



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 21, 2017

File No: PCUP17-012

Related Files: None

Project Description: A Conditional Use Permit request to establish and operate a pool chemical manufacturing use within an existing 51,933 square foot industrial building, on 3.59 acres of land, located at 5160 East Airport Drive, within the IH (Heavy Industrial) zoning district. (APN: 0238-081-86); **submitted by Mr. Jonathon Viner**

Prepared By: Denny D. Chen
Phone: 909.395.2424 (direct)
Email: dchen@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) 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. 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, if any.

2.4 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(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) 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).

2.5 Outdoor Loading and Storage Areas.

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

(b) 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.

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

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

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

2.8 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).

2.9 Environmental Review.

(a) The Project is categorically exempt from environmental review pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. Existing Facilities 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 or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within an existing building and does not include any negligible building additions and is therefore categorically exempt.

2.10 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.

2.11 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (NOE) filing fee (\$50.00) 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.

2.12 Additional Requirements.

(a) A City Business License application must be approved by the City of Ontario Planning Department and issued by the City prior to opening of business.

(b) All applicable Conditions of Approval from other City departments shall be complied with, and shall be fully addressed by the applicant.

(c) Tenant improvements shall be approved and completed prior to operating the proposed use, and a final inspection from Planning is required.

(d) Truck trailers parked on striped and designated vehicle parking areas, along the southeast side of the existing building shall be removed to allow for vehicle parking.



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)

ZA HEARING DATE: 08/21/2017

PROJECT: PCUP17-012, a Conditional Use Permit request to establish and operate a pool chemical manufacturing use within an existing 51,933 square foot industrial building, on 3.59 acres of land.

APN: 0238-081-86

LOCATION: 5160 East Airport Drive

PROJECT ENGINEER: Antonio Alejos A.A. (909) 395-2384

PROJECT PLANNER: Denny Chen (909) 395-2424

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. Complete and submit a Commercial and Industrial Wastewater Permit Application and include a list of the chemical inventory and detailed description of the manufacturing process. Use link <http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit> or email OMUCEnvironmental@ontarioca.gov for further information.
 - a. Based upon OMUC's review of the abovementioned application, which includes details regarding the characteristics of the process waste stream, the appropriate pre-treatment practices shall be implemented (e.g. Installation of a clarifier, pH meter, flow meter, reporting, etc.).
3. The applicant/developer shall equip a monitoring manhole to the existing sewer line, if it does not exist, to monitor flows originating from the process area.
4. All raw materials, finished products and waste products having to do with the dry pool chemical manufacturing processes at this facility must be stored inside the building or under a solid roof with spill containment.

Project File No. PCUP17-012
Project Engineer: Antonio Alejos
ZA Date: 08/21/17

5. All outside paved areas of the site, including the loading dock area and dumpster area shall be maintained by regular sweeping and refuse & recycling materials shall be stored on this site in covered and leak-proof containers which prevent exposure to rainfall.
6. Since the existing occupant, Bio-Lab Inc., of this site is already covered under the statewide General Industrial Stormwater Permit, Bio-Lab shall revise their current SWPPP document and stormwater monitoring plan to reflect the addition of the new manufacturing process to the 5160 E. Airport Dr. building.



Khoi Do, P.E.
Assistant City Engineer

0/3/17

Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: June 28, 2017
SUBJECT: PCUP17-012

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

Conditions of Approval

1. Expanded use of the building will require improvements. Plans and permits are required.
2. No occupancy of the use will be allowed until all improvements have been done for both sites.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Planning Department

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

DATE: May 2, 2017

SUBJECT: PCUP17-012 A Conditional Use Permit to allow pool chemical manufacturing within an existing approximate 53,000 square foot industrial building in the IH, Heavy Industrial zone located at 5160 E. Airport Dr.

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

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov , click on Fire Department and then on forms.



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Planning Department

FROM: Douglas Sorel, Police Department

DATE: May 2, 2017

SUBJECT: PCUP17-012: A CONDITIONAL USE PERMIT TO ALLOW FOR POOL CHEMICAL MANUFACTURING LOCATED IN AN EXISTING BUILDING AT 5160 EAST AIRPORT DRIVE

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions.

The Applicant shall comply with all local, state, and federal statutes related to the storage and manufacturing of the proposed products and related ingredients.

The Applicant is invited to contact Douglas Sorel at (909) 395-2873 with any questions or concerns.



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: Denny Chen, Associate Planner

DATE: April 18, 2017

SUBJECT: FILE #: PCUP17-012

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 **Tuesday, May 2, 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 Conditional Use Permit to allow pool chemical manufacturing within an existing approximate 53,000 square foot industrial building in the IH, Heavy Industrial zone located at 5160 E. Airport Dr.

- 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.

4/27/17
Landscape Planning Carolyn Bell Sr Landscape Planner
Department Signature Title Date

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

DAB CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
Carolyn Bell, Sr. Landscape Planner

4/27/17
Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner		Phone: (909) 395-2237
D.A.B. File No.: PCUP17-012	Related Files:	Case Planner: Denny Chen
Project Name and Location: Pool Chemical Manufacturing 5160 E Airport Dr.		
Applicant/Representative: The PRS Group 31103 Rancho Viejo Road D-2260 Ontario, CA 91764		
<input checked="" type="checkbox"/>	A site plan (dated) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.	
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.	

CONDITIONS OF APPROVAL

- Existing trees shall be protected in place. If tree removal is requested a landscape plan and tree inventory shall be submitted to this department for review and approval.
- If any on-site construction, staging or storage of material occurs and landscape or irrigation is damaged or removed, landscape and irrigation plans shall be submitted to this department for review and approval.
- Coordinate with property management to replace dead or missing landscape. Consider low water shrubs: Dianella, Callistemon 'Little John', Leymus or Bulbine. New trees shall match existing trees and have a 30' canopy for shade such as Quercus ilex, Eucalyptus microtheca, Koelreuteria paniculata, Ulmus 'True Green'.
- Lawns are recommended to be replaced with low water plants such as Lonicera, Sedum or Kurapia.
- Coordinate with property management to repair broken or leaking irrigation system.

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP17-012
 Address: 5160 E Airport Drive
 APN: 238-081-86
 Existing Land Use: Industrial Bldg.
 Proposed Land Use: Pool Chemical manufacturing business within the existing industrial building
 Site Acreage: 3.59 Proposed Structure Height: N/A - existing building
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 5/26/17
 CD No.: 2017-034
 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 checked="" type="checkbox"/> Recorded Overflight Notification |
| <input type="radio"/> Zone 2 | <input type="radio"/> 65 - 70 dB CNEL | <input checked="" type="checkbox"/> Airspace Obstruction Surfaces | <input type="radio"/> Real Estate Transaction Disclosure |
| <input type="radio"/> Zone 3 | <input checked="" type="checkbox"/> 60 - 65 dB CNEL | <input type="radio"/> Airspace Avigation Easement Area | |
| <input type="radio"/> Zone 4 | | Allowable Height: 150 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:



SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

620 South E Street • San Bernardino, CA 92415-0153 • (909) 386-8401 • Fax (909) 386-8460

MEMORANDUM

DATE: August 3, 2017

PHONE: 909.386.8401

FROM: **Andrew Bezdek**
Hazardous Materials Specialist

TO: **Denny Chen, Planner**
Planning Department

SUBJECT: **Jonathon Viner, 5160 Airport Dr. Ontario , PCUP17-012, APN: 0238-081-86**

San Bernardino County Fire District, Office of the Fire Marshal, Hazardous Materials Division has the following conditions for this project:

1. Prior to occupancy, operator shall submit disclosure information using the California Environmental Reporting System (CERS) for emergency release or threatened release of hazardous materials or apply for exemption from hazardous materials laws and regulations. <http://cers.calepa.ca.gov/>
2. Prior to occupancy, the applicant must demonstrate that the facility has met or is meeting all Risk Management Plan (RMP) requirements if regulated substances are to be handled at the facility.

Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS). For additional information contact the Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.