



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

December 2, 2019

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. PCUP19-020:** A modification to a previously approved Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility on a 21.0-acre portion of a 36.5-acre project site, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP(AG) Agricultural Overlay zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and Chino Airport, and was evaluated and found to be an existing land use and is not subject to the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP) and the criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, as applicable to Chino Airport; (APNs: 1053-391-01) **submitted by Ontario Agricultural Products.**

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 **November 27, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Maureen Duran



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

December 2, 2019

DECISION NO.: [insert #]

FILE NO.: PCUP19-020

DESCRIPTION: A modification to an approved Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility on a 21.0-acre portion of a 36.5-acre project site, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP (AG) Agricultural Overlay zoning district; (APNs: 1053-391-01) **submitted by Ontario Agricultural Products.**

Part I—BACKGROUND & ANALYSIS

ROBERT FEENSTRA, (herein after referred to as “Applicant”) has filed an application requesting Conditional Use Permit approval for File No. PCUP19-020, 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 36.5 acres of land located at 7325 East Edison Avenue, 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>	Compost Facility	Mixed Use West (MU-NMC West)	SP (AG)	N/A
<i>North</i>	Dairy Cattle Ranch	LMDR/MDR/OS-NR	SP (AG)	N/A
<i>South</i>	Dairy Cattle Ranch	Mixed Use West (MU-NMC West)	SP (AG)	N/A
<i>East</i>	Dairy Cattle Ranch	MDR/OS-R	SP (AG)	N/A
<i>West</i>	Plant Nursery	Mixed Use West (MU-NMC West)	SP (AG)	N/A

(2) Project Analysis:

(a) Background — On October 22, 2013, the Planning Commission approved a Conditional Use Permit (File No. PCUP13-022) to establish a manure

Prepared: MT 11/18/19	Reviewed: CM 11/21/2019	Decision: [enter initial/date]
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composting facility on a 21.0-acre portion of a 36.5-acre former dairy cattle farm located at 7325 East Edison Avenue. Additionally, the Planning Commission adopted an Initial Study and Mitigated Negative Declaration for File No. PCUP13-022 (Resolution No. PC13-062).

(b) Operations — The facility will continue to operate in accordance with the previously approved Conditional Use Permit (File No. PCUP13-022), from 7:00 A.M. to 6:00 P.M., and employ from 4 to 6 people. The composting facility operation will remain substantially the same, except for the addition of grinding equipment to facilitate the composting of green waste. The grinder will reduce the green waste material into a consistent size that will complete the composting process on-site. The collection of green waste material is expected to come from a regional permitted receiving yard that collects from local landscapers and municipalities. Upon collection, the green waste materials will be ground, composted, and mixed into agricultural soil amendments.

The proposed grinding equipment will be located on the southeast portion of the project site, 400 feet from the east property line and 400 feet from the south property line (see Exhibit B: Site Plan, attached). No additional buildings will be constructed as a result of the addition of the grinder. The existing on-site parking area located on the north side of the property, will continue to serve the parking needs of employees and customers. The existing dwellings located at 7325, 7311 and 7347 East Edison Avenue will remain and will not be a part of the composting facility operation. An existing 10-foot earthen berm located along the north (Edison Avenue) and east property lines will screen the proposed use and prevent any material from leaving the site during a rainstorm event (see Exhibit C: Site Photos, attached).

The site drains to the south into a retention area, which was previously designed as part of the site's engineered waste management plan and was utilized to contain animal waste runoff when the project site was an operating dairy cattle ranch. This drainage system and waste water retention basin will remain in effect to support the manure composting use.

(c) Traffic — It is anticipated that the proposed use will not increase the overall number of trucks per day. The previously approved Conditional Use Permit (File No. PCUP13-022) generated a maximum daily import of 150 tons of manure and 10-12 tons per truck during those periods (spring, summer, fall) when manure is being removed from dairies. The proposed use will process approximately 150 tons of agriculture and green waste material per day. The material will be delivered in walking floor trailers that have a capacity of 25 tons, which would equate to approximately 6-7 truck trips per day, with inbound material to process. The processing and composting of the manure and green waste materials reduces the overall weight of the materials by approximately 30 percent. The finished product is loaded in bulk, on a walking floor trailers, or is bagged onsite and stacked on a flatbed trailers, which equates to 4 to 5 truck trips of outbound finished material per day. Additional truck traffic would include the hauling of the grinder

equipment into the site and service trucks, which would amount to approximately 1 to 2 trips per day. As a result, the amount of incoming manure and green waste will remain at 150 tons, or 6 to 7 trucks per day incoming. Additionally, finished products (outgoing) will remain the same at 4 to 5 trucks trips per day, for a total of 10 to 15 truck trips per day of both incoming and outgoing product.

(d) Surrounding Sensitive Use — The project site is located approximately one-half mile from the nearest residential development or sensitive use, consistent with the Development Code requirement (See Exhibit D: Buffer Area, attached). Between the manure composting site and the nearest residential development are several other operating dairy cattle ranches and a plant nursery. Due to the distance between the project site and the nearest residential development, it is not anticipated that the green waste grinder use will create any impacts above and beyond those that are typically associated with the other agricultural uses existing throughout the surrounding area.

(e) Land Use Compatibility — The project site is located within the SP (Specific Plan) zoning district and the AG (Agricultural Overlay) zoning district and is surrounded by agricultural uses. Within this district, green waste processing facilities is a conditionally permitted use. It is staff's belief that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Additionally, businesses within the surrounding area, as well as any nearby residents (which are located one-half mile or more away), will not be exposed to any impacts beyond those that would normally be associated with any other use similarly allowed within the SP (AG) zoning district. The use is compatible with the other surrounding Agricultural uses.

(3) Airport Land Use Compatibility Plan: 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 (hereinafter referred to as "ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

Additionally, the project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California

Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics.

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No. PCUP13-022, for which a Mitigated Negative Declaration was adopted by the Planning Commission on October 22, 2013. This application introduces no new significant environmental impacts; 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 proposed project is located within the Airport Influence Area of Ontario International Airport and the facts and information contained in the Application and supporting documentation have been reviewed against the ALUCP compatibility

factors, including noise, safety, airspace protection, and overflight impacts of current and future airport activity, and as a result of the review, the proposed project has been determined to be consistent with the ALUCP policies and criteria; and

WHEREAS, on December 2, 2019, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) [insert planner name and title], presented the staff report on the proposed use, indicating the staff recommendation of [insert staff recommendation]. 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) The environmental impacts of this project were previously reviewed in conjunction with File No. PCUP13-022, for which a Mitigated Negative Declaration concluded that implementation of the Project would not result in any significant negative environmental effects. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval.

(3) Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the approving authority for the Project, the Zoning Administrator finds and determines that based on the facts and information

contained in the Application and supporting documentation, the proposed 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.

(4) Pursuant to the requirements of Development Code Section 4.02.015.D (Findings and Decision), based upon the facts and information contained in the Application, and 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 Development Code and zoning district within which the site is located. The proposed modification to an approved Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility will be located at 7325 East Edison Avenue, which is designated for the AG (Agriculture) Overlay zoning district. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the AG (Agriculture) Overlay zoning district.

(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 modification to an approved Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility will be located at 7325 East Edison Avenue, which the Policy Plan Master Land Use Plan designates for SP (AG) Agriculture Overlay land use. The proposed land use 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, which promotes the establishment and intensification of agricultural land uses in the area of the project site.

(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 SP (AG) Agriculture Overlay land use is located with the Mixed-Use land use district of the Policy Plan Official Land Use Plan (Exhibit LU-01), and the SP (AG) Agriculture Overlay 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 Agriculture Specific Plan; 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 and the facts and information contained in the Application and supporting documentation have been reviewed 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, it is found and determined that the Project, implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

(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 Zoning Administrator has required certain safeguards and has imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code and the Ontario Mills (California Commerce Center North) Specific Plan 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.

Part IV—ZONING ADMINISTRATOR ACTION

Based upon the findings and conclusions set forth in Parts I through III, above, the Zoning Administrator hereby approves File No. PCUP19-020, 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.

APPROVED AND ADOPTED this [insert day] day of [insert month & year].

Cathy Wahlstrom
Zoning Administrator

Exhibit A: Aerial Photograph

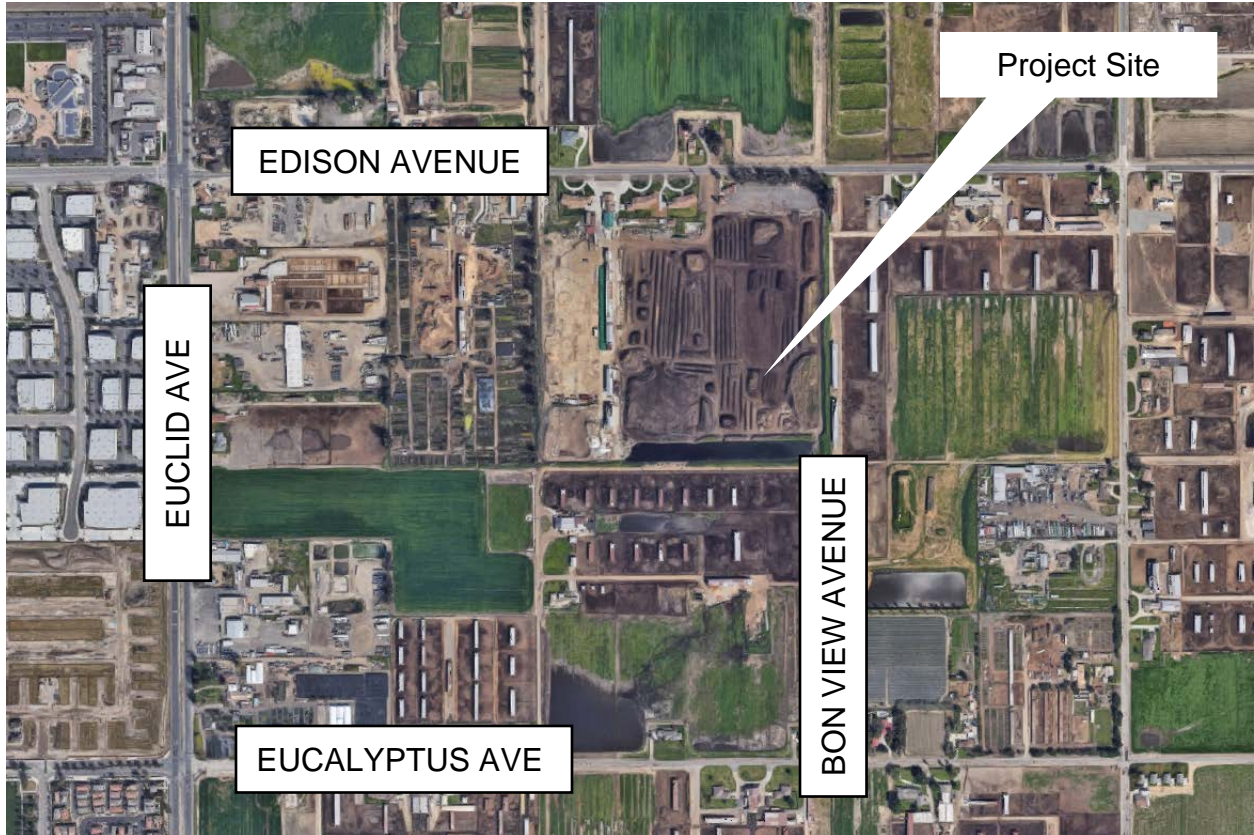


Exhibit C: Site Photos



Existing Earthen Bern on Edison Avenue

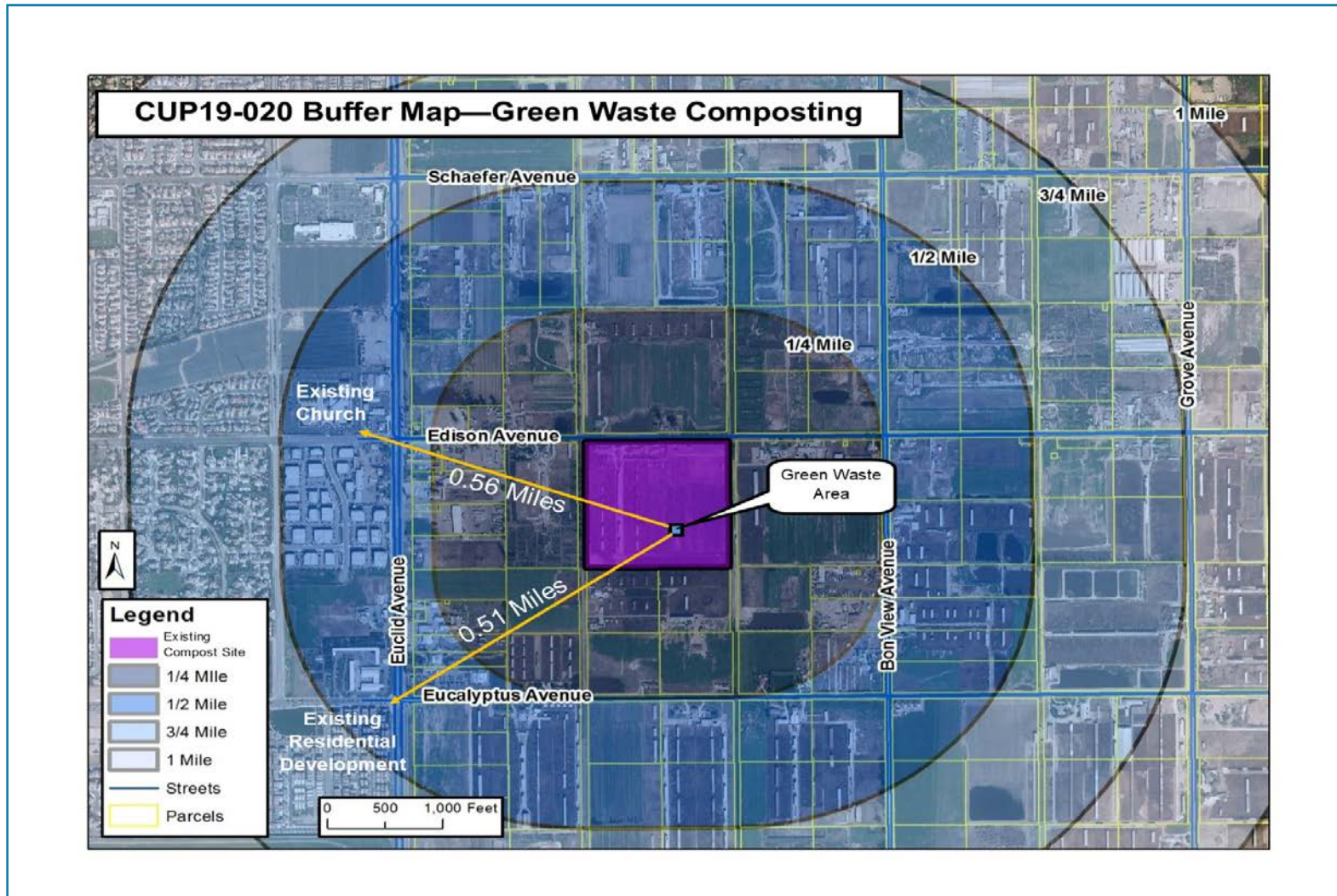


North Entrance on Edison Avenue



Existing Single-Family Residents on site

Exhibit D: Buffer Area



Attachment A—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: December 2, 2019

File No: PCUP19-020

Related Files: PCUP13-022

Project Description: A modification to an existing Conditional Use Permit (File No. PCUP13-022) to add the processing of green waste to an existing manure composting facility on a 21.0-acre portion of a 36.5-acre former dairy cattle farm, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP (AG) Agricultural Overlay zoning district. (APN: 1053-391-01).; **submitted by Ontario Agricultural Products.**

Prepared By: Mai Thao, Land Development Planning Intern
Phone: 909.395.2443 (direct)
Email: Mthao@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

(a) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

1.2 Parking, Circulation and Access.

(a) 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.

(b) 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).

1.3 Site Lighting.

(a) Site lighting shall be reviewed and approved by the Planning and Police Departments prior to the issuance of building permits.

(b) All lighting fixtures shall be shielded to confine light spread on-site. Any portable light fixture shall be directed away from adjacent properties.

1.4 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PCUP13-022, for which a Mitigated Negative Declaration concluded that implementation of the Project would not result in any significant negative environmental effects. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval.

1.5 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul 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.

1.6 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.

1.7 Additional Requirements.

(a) All applicable Conditions of Approval from other City departments shall be met and addressed by the applicant.



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

ZA MEETING DATE: December 2nd, 2019

PROJECT: PCUP19-020, A modification to an approved Conditional Use Permit, File No. PCUP13-022, to add the processing of green waste to an existing manure composting facility on a 21 acres portion of a 36.5 acres former dairy cattle farm, within the SP (AG) zoning district

LOCATION: 7325 East Edison Avenue

PROJECT ENGINEER: Miguel Sotomayor, Associate Engineer *MS* (909) 395-2108

PROJECT PLANNER: Mai Thao, Planning Intern (909) 395-2443

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

1. **Regulatory and Permitting Requirements:** The Project, at a minimum, shall be subject to the following Regulatory and Permitting Requirements. Any regulatory thresholds and permitting requirements shall be incorporated as Conditions of Approval for this Project:
 - a. CalRecycle: California Code of Regulations (CCR), Title 14, Chapter 3.1, §17850 - §17870.
 - b. County of San Bernardino Division of Environmental Health and Safety for Enforcement Agency Notification, Registration, and/or Permitting.
 - c. State Water Resources Control Board (SWRCB) and SWRBC Order WQ 2015-0121-DWQ for General Waste Discharge Requirements for Composting Operations.
 - d. State Water Resources Control Board (SWRCB) SWRBC Resolution No 2012-0032 for the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy / Septic Systems).
2. **Ground Water and Ground Water Wells:** For the use of any Ground Water and Ground Water Wells, the Project shall meet the following requirements:
 - a. Obtain proper permits from the County of San Bernardino Division of Environmental Health and Safety for construction and operation of any Ground Water Well.
 - b. Pursuant to the 1978 Ground Water Rights Adjudication, all water producers are subject to the Chino Basin Water Master. Coordinate with the Chino Basin Water Master for use of Ground Water and Ground Water Wells and follow all Chino Basin Water Master requirements.

3. **Additional Setback Requirements for Utilities:** the Project is subject to the following setback requirements:
- a. 100 feet from Edison Avenue, Sultana Avenue, and Campus Avenue Master Plan street right-of-ways to any composting, chipping, grinding, or mulching activities or storage. There are Potable Water Mains Master Planned within Walker Avenue and Chino Avenue [CCR §64572(f)].
 - b. **Water Well Setbacks:** minimum setbacks from any existing or proposed ground water wells:
 - i. 100 feet to Water Reclamation (Detention Pond) [County of San Bernardino].
 - ii. 200 feet to Onsite Wastewater Treatment Systems (OWTS) /Septic Systems [County of San Bernardino].
 - iii. 100 feet to any composting, chipping, grinding, or mulching activities or storage. [SWRBC Order WQ 2015-0121-DWQ & County of San Bernardino].

Potable Water Service:

4. **Potable Water System and Potable Water Services:** There are no existing public potable water mains or potable water services within the vicinity of the Project. The City shall not be providing potable water service to the Project Site, until such time public potable water mains are installed within public streets adjacent to the Project Site.

Sanitary Sewer Service:

5. **Sewer System and Sewer Service:** There are no existing public sewer mains or services within the vicinity of the Project. The City shall not be providing sanitary sewer service to the Project Site, until such time public sanitary sewer mains are installed within public streets adjacent to the Project Site.

Recycled Water Service:

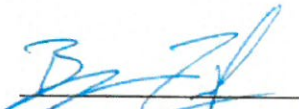
6. **Recycled Water System and Recycled Water Services:** There are no existing public recycled water mains or recycled water services within the vicinity of the Project. The City shall not be providing recycled water service to the Project Site, until such time public recycled water mains are installed within public streets adjacent to the Project Site.
- a. If Recycled Water is going to be used on the Project Site, the Applicant shall comply with the following requirements:
 - i. Recycled Water shall only be provided to the Project Site through a dedicated recycled water meter for the Project Site that is directly connected to a public recycled water main within a public street adjacent to the Project Site.
 - ii. This development shall comply with City Ordinance 2689 and all other applicable City Codes and State Regulations.
 - iii. **RW Program Requirements:** In order to receive RW service, the applicant shall comply with each of the following:
 - A. *Prior to Precise Grading Plan Approval and Building Permits Issuance:*
 - 1) Provide two hard copies and the digital files (in PDF and AutoCAD format) for both on-site and off-site utility plans, including landscape and irrigation improvements.
 - 2) Submit an **Engineering Report (ER)** to the City detailing recycled water usage for review and approval by the City and the State. The review process for the ER is typically 3 months. City will coordinate the State's approval of the ER.

B. *Prior to Occupancy Release/Finalizing:*

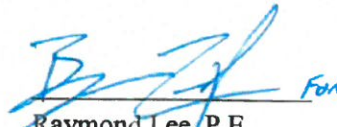
- 1) Pass start-up and cross-connection test successfully.
- 2) Provide evidence demonstrating the training of on-site supervisor or designee as determined in the ER.

Integrated Waste:

7. **Integrated Waste Services:** In addition to any other Regulatory reporting requirements, the Project shall be responsible for reporting to the Ontario Municipal Utilities Company's Integrated Waste Department the following information on an Annual basis:
 - a. The amount and origin of all green waste accepted at the Project facility.
 - b. The names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers of all private third-party haulers. Note: all private third-party refuse and recycling haulers must be formally approved and permitted by the City of Ontario and meet City Code requirements.


Bryan Lirley, P.E.
Principal Engineer

11/26/19
Date

 Fox
Raymond Lee, P.E.
Assistant City Engineer

11/26/19
Date



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

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

DATE: October 23, 2019

SUBJECT: **PCUP19-020** A modification to approve a Conditional Use Permit, File No. PCUP13-022, to add the processing of green waste to an existing manure composting facility on a 21.0 acre portion of a 36.5 acre former dairy cattle farm, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP(AG) zoning district.

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

No comments

Report below.

1. Should any incoming green waste be onsite exceeding 30 days, onsite water will be required. The onsite water will need to be approved by the Ontario Fire Department.

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: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, City Engineer
 Jamie Richardson, Landscape Planning Division
 Ahmed Aly, Municipal Utility Company
 Emily Hernandez, Police Department
 Paul Ehman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Erio Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

Celia

Miguel

FROM: Henry Noh, Senior Planner

DATE: September 26, 2019

SUBJECT: FILE #: PCUP19-020

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 **Thursday, October 10, 2019**.

- 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 modification to approved an Conditional Use Permit, File No. PCUP13-022, to add the processing of green waste to an exiting manure composting facility on a 21.0-acre portion of a 36.5-acre former dairy cattle farm, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP(AG) zoning district.

- 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.
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eng Department *[Signature]* Signature *eng. asst* Title *10/25/19* Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP19-020
 Address: 7325 Edison Ave
 APN: 1053-391-01
 Existing Land Use: Manure Compost Facility
 Proposed Land Use: Modification to an existing compost facility to allow for green waste composting
 Site Acreage: 36.5 Proposed Structure Height: N/A
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT & Chino

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Mai Thao
 Date: 11/6/19
 CD No.: 2019-061
 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 type="radio"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: 110 FT

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 Chino Airport and was evaluated and found to be an existing land use and is not subject to the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airport.

Airport Planner Signature:

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

CONDITIONS OF APPROVAL

Sign Off



Jamie Richardson, Sr. Landscape Planner

10/30/2019

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Planner

Phone:

(909) 395-2615

D.A.B. File No.:

PCUP19-020

Related Files:

Case Planner:

Project Name and Location:

Ag. Concepts, Inc.

P.O. Box 17482

Applicant/Representative:

Robert Feenstra

P.O. Box 17482

Anaheim Hills, CA 92817

<input checked="" type="checkbox"/>	A site plan (dated 09/26/2019) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB 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.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Emily Hernandez, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Henry Noh, Senior Planner

DATE: September 26, 2019

SUBJECT: FILE #: PCUP19-020 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 **Thursday, October 10, 2019**.

- 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 modification to approved an Conditional Use Permit, File No. PCUP13-022, to add the processing of green waste to an exiting manure composting facility on a 21.0-acre portion of a 36.5-acre former dairy cattle farm, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP(AG) zoning district.

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
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POLICE
Department

E. HERNANDEZ
Signature

POLICE OFFICER
Title

10/8/19
Date

CITY OF ONTARIO MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 30, 2019
SUBJECT: PCUP19-020

1. The plan **does** adequately address the departmental concerns at this time.
No comments.

KS:lr



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, City Engineer
 Jamie Richardson, Landscape Planning Division
 Ahmed Aly, Municipal Utility Company
 Emily Hernandez, Police Department
 Paul Ehrman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
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 Jimmy Chang, IT Department

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Broadband Operations	<i>Anna Vaca</i>	Sr. Systems Analyst	10/01/2019
Department	Signature	Title	Date