



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

September 8, 2021

- ▶ **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.**

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

PUBLIC COMMENTS

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

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

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. 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 August 16, 2021, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV20-025: A Development Plan to construct a 65-foot-tall stealth (AT&T) wireless telecommunications facility (mono-eucalyptus) with a 652 square foot equipment enclosure/lease area on 2.57 acres of land, located at 1200 South Wanamaker Avenue, within the Rail Industrial land use district of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 238-221-34) **submitted by AT&T.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15303

2. File No. PDEV20-025

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 **September 20, 2021**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **September 3, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.


Administrative Assistant

CITY OF ONTARIO

Development Advisory Board

Minutes

August 16, 2021

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
Elda Zavala, Community Improvement
Charity Hernandez, Economic Development Agency
Khoi Do, Engineering Department
Mike Gerken, Fire Department
Dennis Mejia, Municipal Utilities
William Lee, Police Department

BOARD MEMBERS ABSENT

James Caro, Building Department

STAFF MEMBERS PRESENT

Jeanie Aguilo, Planning Department
Elly Antuna, Planning Department
Luis Batres, Planning Department
Gwen Berendsen, Secretary, Planning Department
Chuck Mercier, Planning Department
Robert Morales, Planning Department
Miguel Sotomayor, Engineering Department
Eric Woosley, Engineering Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the July 19, 2021, meeting of the Development Advisory Board was made by Mr. Mejia; seconded by Mr. Gerken; and approved unanimously by those present (7-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-005:** A Development Plan to construct a 2,080-square-foot fast-food restaurant (Burger King) with drive-thru on 0.57-acre of land located on the east of Archibald Avenue, approximately 250 feet south of Philadelphia Street, within the Commercial/Office land use district of the California Commerce Center South Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located

within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1083-071-19) **submitted by Ontario CA (Parcel 1 Archibald) LLC.**

The applicant's representative, Lee Overbeck was present.

Mr. Zeledon asked Mr. Overbeck if he had reviewed the Conditions of Approval and agreed with them.

Mr. Overbeck stated yes, he had one question about the item that was added to the Planning conditions regarding the outdoor dining area and wanted to clarify the size, location, and amount of seating required and if they would need to rearrange the parking lot to accommodate this.

Mr. Zeledon stated that the patio area is important and that it looked like the area on the south side just east of the entrance would fit some tables and umbrellas, and that would be plenty of room and no redesigning of the parking lot would be needed. He suggested that the applicant work with Ms. Aguilo on this item.

Mr. Overbeck stated he had a few questions on the Engineering conditions. He stated Item 2.06 regarding the CC&R's needed and wanted to clarify if the CC&R's from the California Commerce Center South and Philadelphia Place Associations included everything they were looking for.

Mr. Do stated that if the CC&R's already met the requirements, they would need to provide staff with a copy and show how the requirements are being met and staff would work with them if anything additional is needed.

Mr. Overbeck stated the other question was regarding Item 2.53 about the trash enclosure having to have a sprinkler, and that they had removed this earlier after conferring with Mr. Gerken, but it was back in and he wanted clarification.

Mr. Gerken stated that the Fire Department waived this requirement being that the building was not sprinklered.

Mr. Do stated they would defer to Fire and eliminate this requirement.

Mr. Overbeck had one other clarification regarding Item 2.17 of the Engineering COA's about the sewer main connection and if they can't connect to the existing lateral, they would need to construct a sewer lateral to connect to the main.

Mr. Do stated that was correct.

Motion to approve **File No. PDEV20-010**, subject to conditions was made by Mr. Do; seconded by Mr. Gerken; and approved unanimously by those present (7-0).

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-003: A Development Plan to construct a 26,000-square-foot industrial building on 1.28 acres of land located at 1486 East Holt Boulevard, within the BP (Business Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of

the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-121-04 & 0110-121-05) **submitted by M & M Development. Planning Commission action is required.**

The applicant representative, Scott VanKettle with GAA Architects was present.

Mr. Zeledon asked if Mr. VanKettle had read and accepted the Conditions of Approval.

Mr. VanKettle stated yes and he had no questions.

Motion recommending approval of **File No. PDEV21-003**, subject to conditions to the Planning Commission was made by Ms. Zavala; seconded by Mr. Mejia; and approved unanimously by those present (7-0).

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-007 (TTM 20399):** A Tentative Tract Map to subdivide 24.51 acres into 30 numbered lots and 6 lettered lots, for property located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the High Density Residential (18-25 du/ac) land use district (Planning Areas 7 and 8) of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Grand Park Specific Plan (File No. PSP12-001) Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with the policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-241-51, 0218-241-52, 0218-241-53, and 0218-241-54) **submitted by Ronald & Kristine Pietersma Family Trust & Loyola Properties I, LP. Planning Commission action is required.**

The applicant representative, Jason Lee was present.

Mr. Zeledon asked if Mr. Lee had read and accepted the Conditions of Approval.

Mr. Lee stated yes, and he had no questions.

Motion recommending approval of **File No. PMTT21-007**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Ms. Zavala; and approved unanimously by those present (7-0).

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND VARIANCE REVIEW FOR FILE NOS. PMTT21-008 AND PVAR21-002:** A Tentative Parcel Map (File No. PMTT21-008/TPM 20376) to subdivide 0.998-acre of land into 2 parcels in conjunction with a Variance (File No. PVAR21-002) to reduce the corner lot width dimension from 120 feet to 117.8 feet, located at the northwest corner of Oaks Avenue and Spruce Court, at 2112 South Oaks Avenue, within the AR-2 (Residential-Agricultural – 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitation) of the CEQA Guidelines.

The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1014-561-30) **submitted by Paul Kien. Planning Commission action is required.**

The applicant, Paul Kien, was present.

Mr. Zeledon asked if Mr. Kien had read and accepted the Conditions of Approval.

Mr. Kien stated yes, and he had no questions.

The representative, Mr. Gary Sanderson, was present and stated he was available to answer any questions regarding the project.

Motion recommending approval of **File Nos. PVAR21-002 and PMTT21-008**, subject to conditions to the Planning Commission was made by Mr. Gerken; seconded by Ms. Zavala; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on September 8, 2021.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



Development Advisory Board Decision

September 8, 2021

DECISION NO.: [insert #]

FILE NO.: PDEV20-025

DESCRIPTION: A Development Plan to construct a 65-foot-tall stealth (AT&T) wireless telecommunications facility (mono-eucalyptus) with a 652 square foot equipment enclosure/lease area on 2.57 acres of land, located at 1200 South Wanamaker Avenue, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN: 238-221-34); **submitted by AT&T.**

Part I—BACKGROUND & ANALYSIS

AT&T, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV20-025, 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 2.57 acres of land located at 1200 South Wanamaker 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>	Industrial	Industrial	California Commerce Center Specific Plan	Rail Industrial
<i>North:</i>	Industrial	Industrial	California Commerce Center Specific Plan	Rail Industrial
<i>South:</i>	Auto Dealership	General Commercial	California Commerce Center Specific Plan	Light Industrial
<i>East:</i>	Industrial	Industrial	California Commerce Center Specific Plan	Light Industrial
<i>West:</i>	Industrial	Industrial	California Commerce Center Specific Plan	Rail Industrial

(2) **Project Description:**

(a) **Background** — On September 24, 2020, the Applicant submitted a Development Plan application requesting to construct a wireless telecommunications facility consisting of a 65-foot-tall stealth antenna (mono-eucalyptus) and a 652-square-foot equipment enclosure area.

(b) **Site Design/ Layout** — The project site is currently developed with a 43,834-square-foot industrial building that was built in 1985. The proposed wireless telecommunications facility is located along the northeast corner of the existing industrial building, toward the rear of the property, adjacent to an existing utility enclosure area that is screened by an 8-foot-high decorative masonry wall, (see Exhibit B—Site Plan, attached). To accommodate the wireless facility’s operating equipment, the

proposed equipment enclosure area will be designed to match the existing utility enclosure and will be set back over 200 feet from Wanamaker Avenue. The stealth antenna will measure 58 feet to the top of the proposed antenna array and will measure 65 feet overall, to the top of the artificial foliage. The proposed facility will increase wireless coverage within the immediate vicinity of the project site, as illustrated in Exhibit E—Propagation Map (existing and proposed wireless coverage).

(c) Site Access/Parking — The wireless telecommunications facility will be accessed from Wanamaker Avenue via an existing 40-foot-wide driveway located along the south property line. The Development Code requires one off-street parking space to be provided for wireless carrier personnel to be able to access and maintain the site. The project has been conditioned to provide one off-street parking space adjacent to the proposed equipment enclosure, meeting the minimum parking requirement.

(d) Wireless Facility Design — The applicant has proposed a mono-eucalyptus design for the wireless telecommunications antenna (see Exhibit C—Elevations). The mono-eucalyptus mimics the shape and appearance of a live eucalyptus tree and uses faux branches and foliage to screen the antenna from public view. The branches and artificial foliage will extend up to seven feet above the antenna and their mounting brackets to provide a natural appearance. Branches are also required to protrude horizontally beyond the radio units and mounting brackets, to screen the equipment. The radio units will be screened with “socks,” or pieces of foliage designed to mask the units and the trunk (pole) will be covered in faux bark.

(e) Landscaping — The Development Code requires wireless telecommunications facilities to be landscaped, and to be provided with appropriate screening trees and plantings. The applicant has proposed one Coast Live Oak and three Brisbane Box as the screening trees, as they are compatible with the overall visual aesthetic of the surrounding area (see Exhibit D—Landscape Plan).

(f) Signage — Pursuant to Development Code requirements, an informational sign (measuring 2 feet x 2 feet), which includes the carrier’s information and an emergency contact number, will be installed outside the facility enclosure.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as “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 (hereinafter referred to as "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 September 8, 2021, 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 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure;

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: 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, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the 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 facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the specific findings set forth in Sections 1 through 3, 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 Industrial land use district of the Policy Plan Land Use Map, and the Rail Industrial land use district of the California Commerce Center Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) **The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Rail Industrial land use district of the California Commerce Center Specific Plan, including standards relative to the particular land use proposed (wireless 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; 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 California Commerce Center 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; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the California Commerce Center Specific Plan; and

(4) **The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the California Commerce Center Specific Plan 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 (wireless 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 California Commerce Center Specific Plan.

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 8th day of September 2021.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

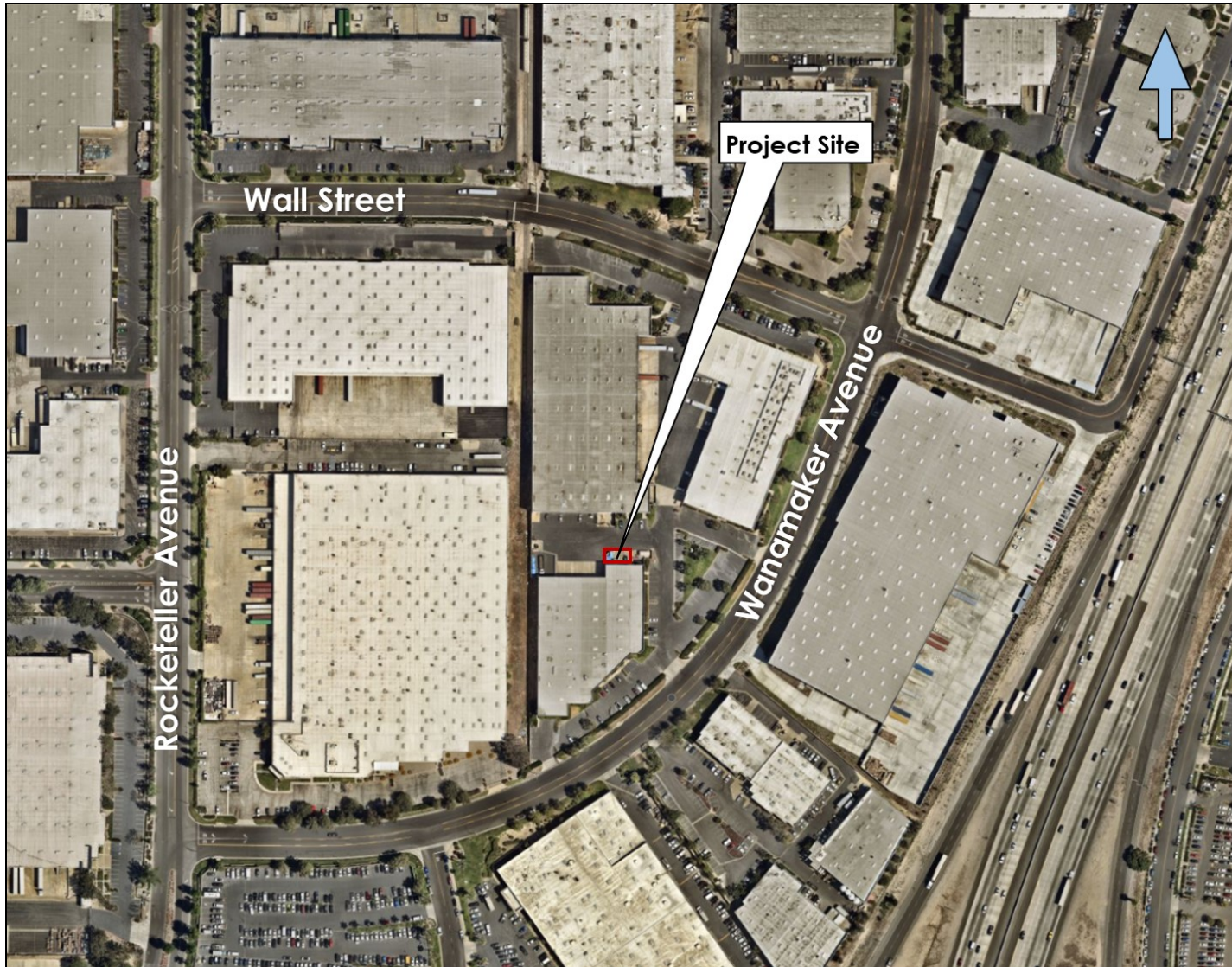


Exhibit C—ELEVATIONS



Exhibit C—ELEVATIONS (CONTINUED)



Exhibit D—LANDSCAPE PLAN

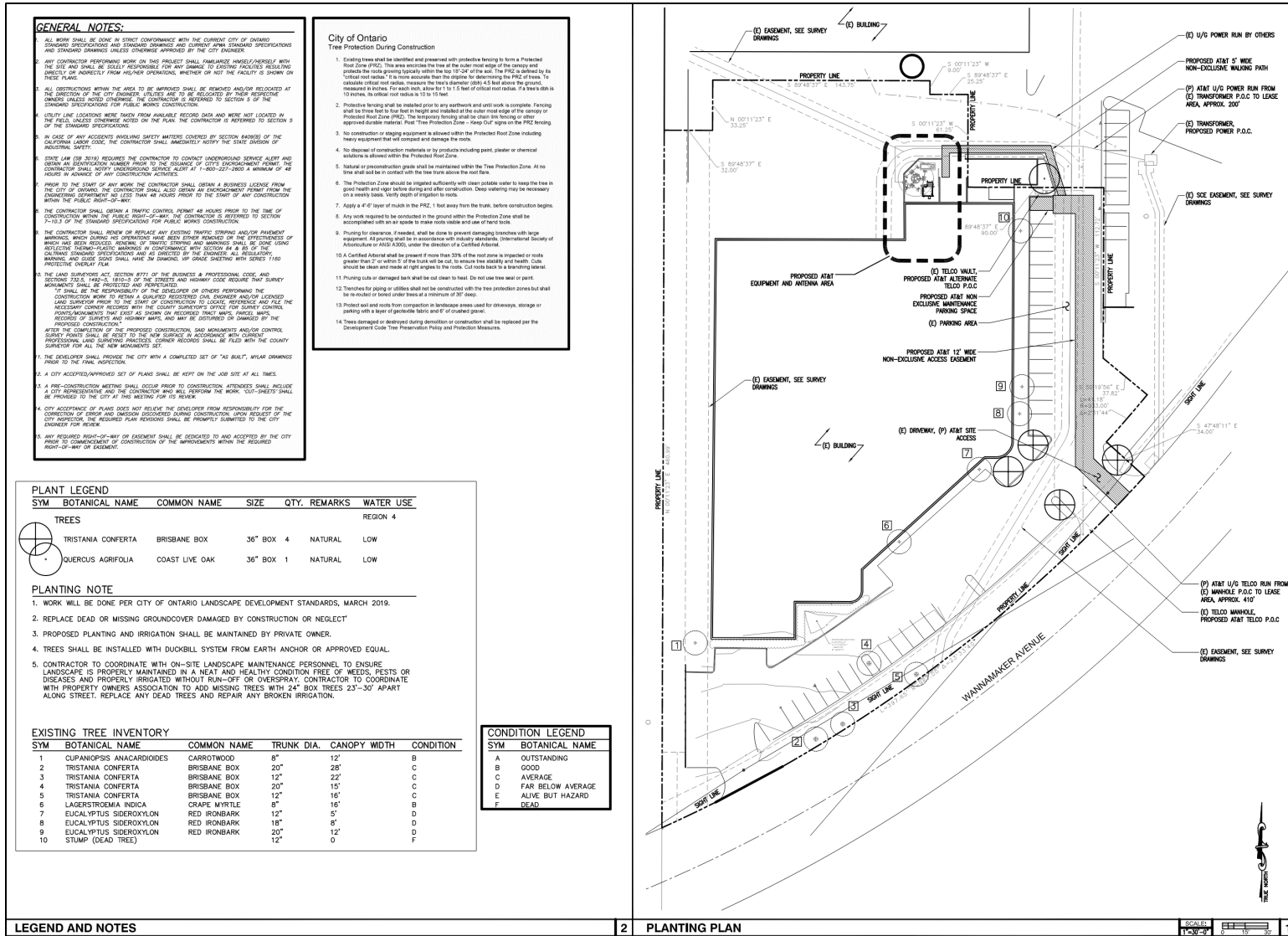


Exhibit E—PROPOGATION MAP (EXISTING COVERAGE)

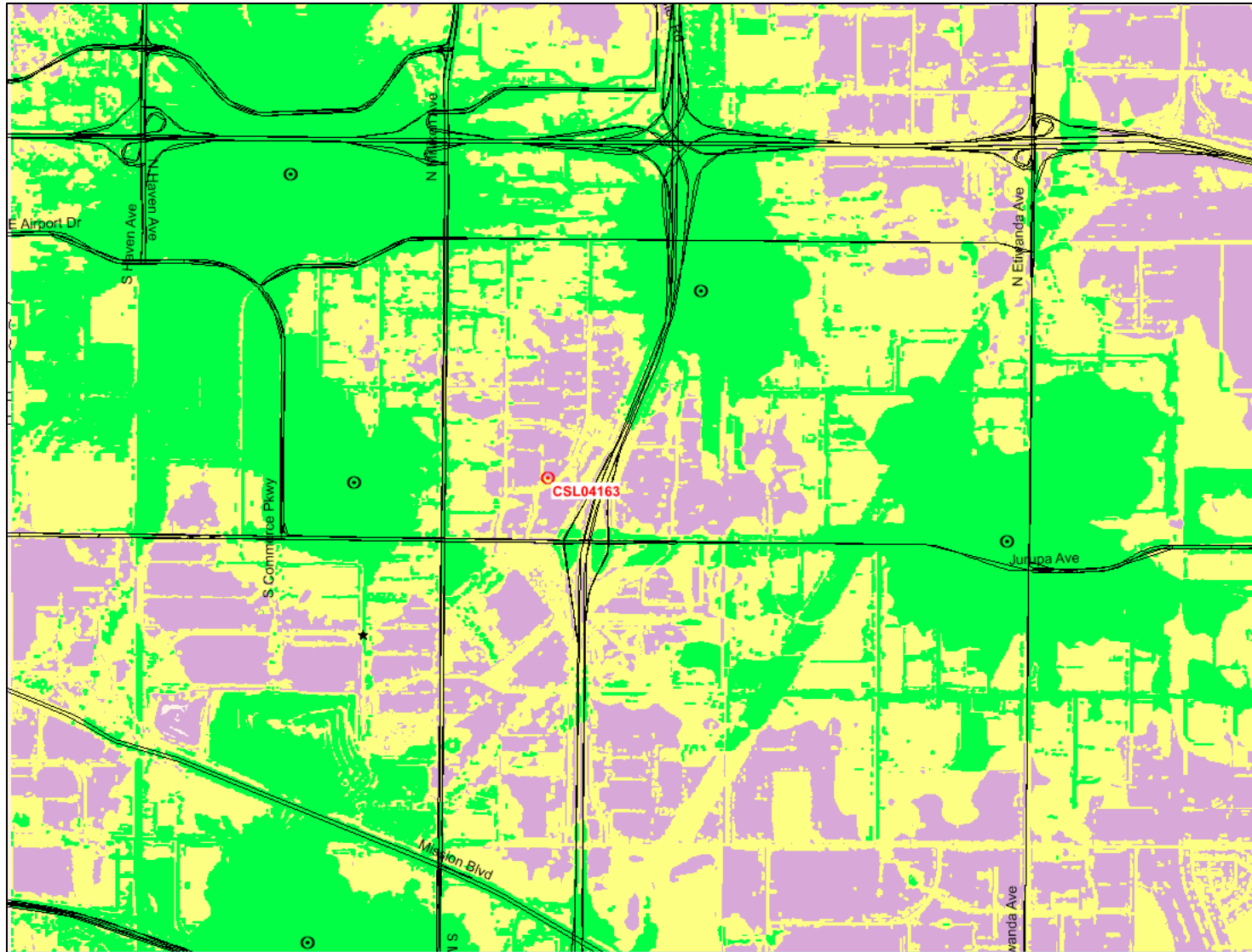
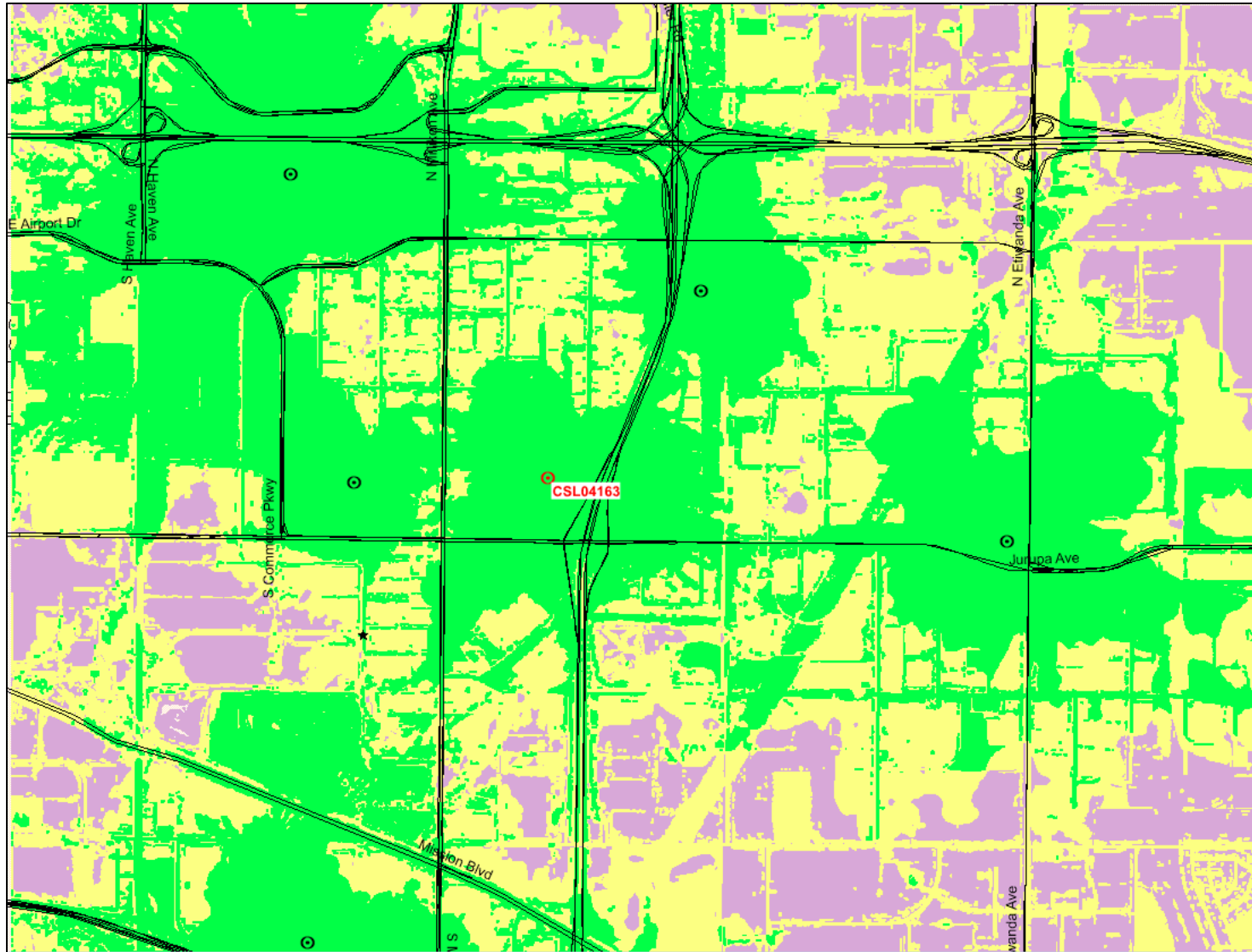


Exhibit E—PROPOGATION MAP CONTINUED (PROPOSED COVERAGE)



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: September 8, 2021

File No: PDEV20-025

Related Files: N/A

Project Description: A Development Plan to construct a 65-foot-tall stealth (AT&T) wireless telecommunications facility (mono-eucalyptus) with a 652 square foot equipment enclosure/lease area on 2.57 acres of land, located at 1200 South Wanamaker Avenue, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN: 238-221-34); **submitted by AT&T.**

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@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.

1.1 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.

1.2 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.

1.3 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.

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

1.5 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.

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

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

1.8 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).

1.9 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 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

1.10 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.

1.11 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.

1.12 Additional Comments.

(a) Equipment cabinet shall be painted to match the color of the screen wall.

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

CONDITIONS OF APPROVAL

Sign Off

Jamie Richardson, Senior Landscape Planner

06/07/2021
 Date

Reviewer's Name:
Jamie Richardson, Senior Landscape Planner

Phone:
(909) 395-2615

D.A.B. File No.:
 PDEV20-025

Case Planner:
 Denny Chen

Project Name and Location:
 65-Tall Monopine/Monoecalyptus
 1200 South Wanamaker Avenue

Applicant/Representative:
 Smartlink LLC AT&T Wireless
 3300 Irvine Ave. #300
 Newport Beach, CA 92660

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (05/25/2021) meets the Standard Conditions for New Development. It has been approved with the consideration that the following conditions be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

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

1. Note during plan check: Replace dead or missing groundcover damaged by construction or neglect.
2. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:
 - Plan Check—less than 5 acres.....\$1,561.00
 - Inspection—Construction (up to 3 inspections).....\$600.00
 Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-025
 Address: 1200 South Wanamaker
 APN: 0238-221-34
 Existing Land Use: Industrial Building
 Proposed Land Use: Development Plan to construct a 65-foot monopine wireless facility
 Site Acreage: 2.5 Proposed Structure Height: 65 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 12/23/2020
 CD No.: 2020-029
 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 checked="" type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>140 FT</u>	
<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: 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
 Eric Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

David

FROM: Denny Chen, Associate Planner

DATE: September 30, 2020

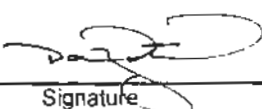
SUBJECT: FILE #: PDEV20-025 Finance Acct#:

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 .

- 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 one 65-foot tall monopine wireless communications facility with ancillary ground mounted equipment on land located at 1200 South Wanamaker Avenue, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN(s): 0238-221-34).

- 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.

ENGINEERING - LAND		ENGINEERING ASSISTANT	2-4-2021
Department	Signature	Title	Date

Lorena Mejia

From: Peter Tuan M. Tran
Sent: Friday, October 9, 2020 10:40 AM
To: David Zurita
Cc: Denny Chen
Subject: PDEV20-025 DPR#1 Monopine(#7201)

David,

OMUC has no subject comment. Thank you.

Sincerely,

Peter Tran

**Associate Engineer/Project Manager
Ontario Municipal Utilities Company
Utilities Engineering and Operation Department**



1425 South Bon View Avenue
Ontario, CA 91761
Ph: 909-395-2677
Fx: 909-395-2608



environment before printing this e-mail.



CITY OF ONTARIO

MEMORANDUM

TO: David Zurita, ENGINEERING DEPARTMENT
FROM: Celia Corral
DATE: October 23rd 2020
SUBJECT: File No. PDEV20-025

The Site Plan for this project is approved for DAB.

Environmental has reviewed and approved the referenced Development.



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Associate Planner

FROM: Detective Gabe Gutierrez, Police Department

DATE: October 6, 2020

SUBJECT: PDEV20-025: A DEVELOPMENT PLAN TO A CONSTRUCT ONE 65-FOOT TALL MONOPINE WIRELESS COMMUNICATIONS FACILITY WITH ANCILLARY GROUND MOUNTED EQUIPMENT ON LAND LOCATED AT 1200 SOUTH WANAMAKER AVE.

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

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

The Applicant is invited to call Detective Gabe Gutierrez at (909) 408-1632 with any questions regarding these conditions.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Rugg
DATE: August 05, 2020
SUBJECT: PDEV20-025

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KR:MA



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: Denny Chen, Associate Planner

DATE: September 30, 2020

SUBJECT: FILE #: PDEV20-025

Finance Acct#:

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 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
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 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

ENGINEERING/
TRAFFIC

ENGINEERING
ASSISTANT

11/18/20

Department

Signature

Title

Date