

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION SPECIAL MEETING**

MINUTES

August 30, 2022

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION SPECIAL MEETING**

MINUTES

August 30, 2022

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Commissioner Gage at 6:30 PM

COMMISSIONERS

Present: Anderson, Dean, Gage, Lampkin, and Ricci

Absent: Chairman Willoughby, Vice-Chairman DeDiemar

OTHERS PRESENT: **Executive Director Development Agency Murphy**, Planning Director Zeledon, City Attorney Guiboa, Principal Planner Mercier, Principal Planner Ruddins, Transportation Manager Bautista, Senior Engineer Sotomayor, Senior Engineer Tang, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Dean.

ANNOUNCEMENTS

Mr. Zeledon stated that they have before them several emails received for Item C and there is a typo revision of the Resolution for Item C.

PUBLIC COMMENTS

Randy Bekendam, an Ontario resident, spoke on Prop 70.

CONSENT CALENDAR ITEMS

PUBLIC HEARING ITEMS

Mr. Ricci recused himself from this item.

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-004:** A hearing to consider a Development Plan to construct a stealth wireless telecommunications facility consisting of a 65-foot-tall monopine antenna and ancillary ground-mounted equipment on 1.75 acres of land located at 1259 East D Street (Veteran's Memorial Park), within the OS-R (Open Space – Recreation) 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. (APN: 0110-013-04) **submitted by Coastal Business Group. This item was continued from the August 23, 2022 Planning Commission meeting.**

Principal Planner Mercier, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDEV22-004, pursuant to the facts and reasons contained in the staff

report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to know if the DG path would be moved.

Mr. Mercier stated no.

Mr. Lampkin wanted to know about lighting for the area.

Mr. Mercier stated none is proposed.

Mr. Gage wanted to know what is there now.

Mr. Mercier stated a park.

PUBLIC TESTIMONY

The applicant was present but did not wish to speak.

Mr. Lampkin asked the applicant if he agreed to the COAs.

Mr. Brett Smirl representing AT&T Mobility came forward.

Mr. Lampkin wanted clarity that it would be a tapered monopine.

Mr. Brett stated that he went with staff suggestions.

Mr. Lampkin wanted to make sure it was tapered.

Mr. Lampkin asked the applicant if he agreed to COAs.

Mr. Brett stated yes.

Mr. Zeledon explained about the branch count and foliage would be looked at during plan check and then they inspect to see if they need more branches.

Mr. Mercier stated that these pine trees don't grow in an A shape, and it would look like the other trees in the park.

As there was no one else wishing to speak, Commissioner Gage closed the public testimony

Mr. Dean spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Dean, seconded by Anderson, to adopt a resolution to approve the Development Plan, File No., PDEV22-004, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, and Lampkin; NOES, none; RECUSE, Ricci; ABSENT, DeDiemar, Willoughby. The motion was carried 4 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-002:** A public hearing to consider certification of the Final Ontario Ranch Business Park Specific Plan Amendment Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018), including the adoption of a revised Mitigation Monitoring and

Reporting Program and a Statement of Overriding Considerations, for an amendment to the Ontario Ranch Business Park Specific Plan, incorporating property adjacent to the existing Specific Plan area and establishing the land use designations, development standards, and guidelines which will govern the development of 71.69 acres of land generally bordered by Eucalyptus Avenue to the north, Sultana Avenue to the east, Merrill Avenue to the south, and Campus Avenue to the west. 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. 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; (APNs: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, and 1054-291-02) **submitted by Euclid Land Venture LLC. City Council action is required. This item was continued from the August 23, 2022 Planning Commission meeting.**

Principal Planner Mercier, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of the Subsequent EIR and File No. PSPA21-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Attorney Guiboa stated the public hearing was already opened at the August 23 meeting and that persons who made public comments at that meeting, it is at the discretion of the Commission to allow them to speak again.

Mr. Lampkin asked if the Subsequent EIR was drafted as a requirement of CEQA.

Mr. Mercier stated yes.

Mr. Gage wanted to know why the traffic study was done in 2019, during COVID.

Mr. Zeledon referred to the EIR consultant Kimley Horn.

Mr. Kevin Thomas, Kimley Horn consultant for the EIR explained the traffic study.

Mr. Lampkin wanted to know why trips are no longer required.

Mr. Thomas stated that the State had amended CEQA to VMT (vehicle miles travel) the primary traffic indicator and operation traffic is not required for CEQA.

Mr. Gage wanted to know what CEQA meant.

Mr. Thomas explained it was California Environmental Quality Act.

Mr. Gage wanted to know why there are environmental standards with some kind significant and unavoidable occurrences.

Mr. Thomas responded regarding public disclosures that identify the impacts.

Ms. Anderson wanted to know about the City of Chino's truck traffic plan.

Mr. Zeledon responded that we are working with City of Chino.

Mr. Gage asked regarding the pollution burden in the 99th percentile.

Mr. Ace Malisis with Kimley Horn responded.

Mr. Gage wanted to know what census tract we are in.

Mr. Malisis responded and stated there are probably several in the city.

Mr. Gage wanted to know about the PM2.5 air pollutants.

Mr. Malisis responded.

PUBLIC TESTIMONY

Jeff Johnston the applicant spoke in favor of the project.

Mr. Gage asked the applicant if he agrees with conditions in the staff report.

Mr. Johnston stated yes.

Zachary Mena spoke in favor of project.

Angel Esparza spoke in favor of the project.

Susan Phillips spoke in opposition to the project.

Juan Olmedo spoke in favor of the project.

Ursula Whitfield spoke in favor of the project.

Jeffrey Scott spoke in favor of the project.

Cynthia Chavez spoke in favor of the project.

Sean Silva spoke in favor of the project.

Zach Strasters spoke in favor of the project.

David Hanson spoke in favor of the project.

Frankie Jimenez spoke in favor of the project.

Louie Lopez spoke in favor of the project.

Jayson Biaz spoke in favor of the project.

Jose Radillo spoke in favor of the project.

Andres Byanda spoke in favor of the project.

Randy Bekendam spoke in opposition of the project.

Ana Gonzalez spoke in opposition of the project.

Jasmine Cunningham spoke in opposition of the project.

Albert Duarte spoke in favor of the project.

Miguel Nunez spoke in favor of the project.

Mr. Johnston rebutted.

Mr. Gage asked regarding the comment that this needs to be debated in the city.

Mr. Zeledon responded.

Mr. Lampkin wanted to know why only the Draft EIR was available.

Mr. Zeledon stated that City Council is the final action for the project and would receive the final EIR.

As there was no one else wishing to speak, Commissioner Gage closed the public testimony

Mr. Lampkin thanked residents who came out and spoke in favor of the project.

Mr. Ricci reiterated Mr. Lampkin's comments and spoke in favor of the project.

Mr. Dean talked regarding farming and the purchase of land.

Mr. Gage thanked the people who came out and spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Ricci, to recommend adoption of a resolution approving the Subsequent EIR with a Statement of Overriding Consideration and Mitigated Monitoring Program and the Specific Plan Amendment, File No. PSPA21-002. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar, Willoughby. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

New Business

DIRECTOR'S REPORT

ADJOURNMENT

Ricci motioned to adjourn, seconded unanimously. The meeting was adjourned at 8:27 PM.



Secretary Pro Tempore



Chairman, Planning Commission