

CITY OF ONTARIO

Development Advisory Board

Minutes

January 4, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
James Caro, Building Department
Elda Zavala, Community Improvement
Charity Hernandez, Economic Development Agency
Bryan Lirley, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT

Edmelynn Hutter, Planning Department
Gwen Berendsen, Planning Department
Raymond Lee, Engineering Department
Chuck Mercier, Planning Department
Kim Ruddins, Planning Department

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the December 19, 2022 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Ms. Zavala; and approved unanimously by those present (7-0). Mr. Lirley recused himself as he was not at that meeting.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-047:** A public hearing to consider a Development Plan (File No. PDEV21-047) to construct nine industrial buildings totaling 4,263,454 square feet and associated site improvements on 197.74 acres of land generally located east of Haven Avenue, west of Doubleday and Dupont Avenues, north of Jurupa Street and south of Airport Drive, within the IL (Light Industrial) land use district of the California Commerce Center Specific Plan. An Addendum to The Ontario Plan 2050 Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was prepared. This application introduces no new significant

environmental impacts. 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; (APNs: 0211-222-47, 0211-222-48, 0211-222-52, 0211-222-53, 0211-222-54, 0211-222-55, 0211-222-56, 0211-232-04, 0211-232-05, 0211-232-06, 0211-232-07, 211-232-011, 0211-232-12, 0211-232-13, 0211-232-14, 0211-232-15, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, 0211-232-20, 0211-232-44, 0211-232-45, and 0211-232-46) **submitted by McDonald Property Group. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

John Pierce with the McDonald Property Group was present.

Mr. Zeledon asked if he had reviewed all the Conditions of Approval.

Mr. Pierce stated he had and agreed with the Conditions of Approval and thanked the city team.

Suzanne Thompson spoke in opposition of the project.

Seth Thompson spoke in opposition of the project.

Ana Gonzalez spoke in opposition of the project.

Lois Sicking Dieter spoke in opposition of the project.

Mr. Pierce gave rebutting comments regarding opposition to the project.

No one else wished to speak on the project and Mr. Zeledon closed the public hearing.

Mr. Zeledon spoke regarding the project, process and Conditions of Approval for the project.

Kim Ruddins, from the Planning Department, gave an update on the Land Trust and the progress of the Greater Prado Basin Habitat Conservation Program MOU and the Contract that is scheduled to move forward in February/March.

Mr. Zeledon addressed the comment regarding the posting of the agenda.

Motion to recommend approval of **File No. PDEV21-047** subject to conditions, to the Planning Commission was made by Ms. Hernandez; seconded by Mr. Caro; and recommended unanimously by those present (8-0).

There being no further business, the meeting was adjourned to the next meeting on January 18, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary