



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

May 6, 2024

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 and on the City website at www.ontarioca.gov/agendas/zoning

PUBLIC HEARINGS

- A. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-018: A public hearing to consider a Conditional Use Permit to establish an outdoor truck trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The 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: 1083-352-02 and 0211-321-10) **submitted by Milliken Avenue Holdings, LLC.**

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, Angie Alvarez Cruz, 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 **May 2, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

(Office Specialist)



ZONING ADMINISTRATOR DECISION: CONDITIONAL USE PERMIT

May 6, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DECISION NO.: [insert #]

FILE NO.: PCUP18-018

DESCRIPTION: A public hearing to consider a Conditional Use Permit to establish an outdoor truck trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district. APNs: 1083-352-02 and 0211-321-10; **submitted by Milliken Avenue Holdings, LLC.**

PART 1: BACKGROUND & ANALYSIS

MILLIKEN AVENUE HOLDINGS, LLC, (herein after referred to as "Applicant") has filed an application requesting approval of a Conditional Use Permit, File No. PCUP18-018, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The project site is comprised of 16.17 acres of land located at 2202 and 2702 S. Milliken Avenue and is depicted in *Exhibit A: Project Location Map*, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site:	Outdoor Truck Trailer Storage	Industrial (IND; 0.55 FAR)	IG (General Industrial)	N/A
North:	Landfill	Landfill (LF) and Landfill Impact Area Overlay	UC (Utility Corridor)	N/A
South:	Industrial	Industrial (IND; 0.55 FAR)	Bridgestone/Firestone Specific Plan	Light Industrial
East:	Industrial, Vacant	Industrial (IND; 0.55 FAR) and City of Eastvale	IG (General Industrial) and City of Eastvale	N/A
West:	Landfill	Landfill (LF) and Landfill Impact Area Overlay	UC (Utility Corridor)	N/A

Prepared: AV 04/17/24

Reviewed: DFE 05/01/24

PROJECT ANALYSIS:

(1) Background— As early as the 1930s, the Project site was used for agriculture and was part of the greater agricultural region that spanned Ontario and other adjacent cities. In the 1960s, agricultural land uses ceased on-site, and it remained primarily vacant until the early 2000s. According to City Business License records, the Project site operated as an outdoor industrial storage and scrap metal wholesale yard between 2003 and 2016. The applicant applied for a business license for outdoor trailer storage in 2015 and was advised to apply for a Conditional Use Permit for the trailer storage use.

On June 1, 2018, the Applicant filed a Conditional Use Permit request to establish an outdoor truck trailer storage yard on the Project site (see Exhibit B: Site Plan). Since that time, the Applicant has been working with staff to address concerns regarding site security, safety, and utility connections.

(2) Operations— While the site has been operating as an outdoor industrial and trailer storage since the early 2000s, the Applicant was required to file and obtain approval of a Conditional Use Permit to meet Development Code requirements. The business intends to continue its current operations, with 24/7 access to the site to store semi-truck fleet trailers while not in use. The facility is used exclusively for the interim storage of truck trailers for distribution companies and independent truck drivers who conduct contract pick-up and delivery services. Corporate distribution companies with requirements for large quantities of trailers will contract for the use of this facility. Empty trailers are collected from the Project site, driven to a warehouse for loading and subsequent delivery to a receiving party. The truck trailers will then be returned to this facility. There will be no on- or off-loading of products at the Project site.

As part of the Conditional Use Permit process, the Project is required to ensure the safe and orderly operation of the business and to reduce any potential nuisance impacts, including:

- Screening and Landscaping. The Planning Department's Land Development and Landscape Divisions have required ample screening and landscaping along both Milliken Avenue and Mission Boulevard (see Exhibit C: Wall and Landscape Plan). Screen walls will be constructed of decorative CMU block or wrought iron. Landscaping along Milliken Avenue has been designed to tie the project site into the surrounding industrial neighborhood, and landscaping along Mission Boulevard has been designed to soften the appearance of the site from the public right-of-way.
- Safety and Security. The Ontario Police Department has required security and safety features to protect the site and discourage nuisance activities like vandalism and theft. The Applicant is required to install lighting within the site and to have one guard staff on-site 24/7. Additionally, the Applicant has applied for a building permit to install an electrified fence to further secure the site and will promptly file a building permit application to construct a 288 square-foot guard office to replace the existing 1,400 square-foot modular office.

- Utilities Connections. The Fire Department and Ontario Municipal Utilities Company (OMUC) require the Project to have adequate connections to utilities, including water, sanitary sewer, fire connections, and other lines to serve the site.
- Land Use. The Project site is only authorized for the outdoor storage of truck trailers. Servicing, washing, and rest stop uses are prohibited under this Conditional Use Permit. Trailers are required to be stored in an orderly fashion and drive aisles must be kept clear for site circulation and emergency vehicle access.

(3) Site Circulation and Access — Due to the railroad grade separation along Milliken Avenue, access to the Project site is provided via the southwest fork of Philadelphia Street. The site has one additional point of ingress/egress from Milliken Avenue, near the northeast corner of the site, for emergency vehicle access only. The Applicant will be required to maintain safe and orderly on-site circulation free of obstructions, both for customers and emergency personnel.

(4) Land Use Compatibility – The Project site is located within the IG (General Industrial) zoning district and is surrounded by and compatible with other existing industrial developments in the vicinity, as well as the landfill facility located to the west and north of the site. There are no sensitive land uses located on or near the Project site, and the nearest residential district is located approximately 0.6 mile southwest, on the opposite side of California State Route 60 freeway.

Within the IG zoning district, outdoor storage is a conditionally permitted land use, and the site has been operating as an outdoor industrial storage yard for about 20 years. The Project proposes to bring the site and use into compliance with the Ontario Development Code by means of obtaining the required Conditional Use Permit to operate. Additionally, the project will include upgraded screening and new landscaping along public rights-of-way, connecting the site to utilities, providing designated passenger vehicle parking spaces, demolishing outdated and unpermitted structures, and installing site lighting. No major construction projects will occur on-site, and the proposed use is of no greater intensity than the site's recent land uses nor those uses found in the surrounding industrial region.

Staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use and ensure that the land use and intensity remain similar to that of the recent historic land uses on-site. The site is located in, and has been established to serve, the surrounding industrial warehousing, distribution and freight hub uses.

AIRPORT LAND USE COMPATIBILITY PLAN: This 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 ("ONT ALUCP"). Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

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.

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.

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 2: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part 1, 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 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 2.01-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

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

WHEREAS, the Project is 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 ONT 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 May 6, 2024, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

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

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

PART 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the Zoning Administrator 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 Zoning Administrator, the Zoning Administrator finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project proposes to obtain a permit for an existing land use (outdoor semi-truck trailer storage) and does not propose any expansion to the land use or structures contained on-site.

(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 Zoning Administrator.

SECTION 2: ONT 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 ONT 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. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Zoning Administrator, 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 ONT ALUCP.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this Decision, [2] the oral information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes as follows:

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the IG (General Industrial) zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed outdoor truck trailer storage land use will be established and operated consistent with the objectives and purposes, and development standards and guidelines, of the Ontario Development Code. The Project does not propose to intensify the existing, recent-historic land use (outdoor trailer storage) or existing buildings, nor does it propose to introduce new major construction or land uses to the site. With implementation of the Project's conditions of approval, the scale and intensity of the proposed land use will be consistent with and complementary to the scale and intensity of other neighboring industrial land uses in the region; and

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed outdoor trailer storage land use will be located within the Industrial (IND, 0.55 FAR) land use district of the Policy Plan Land Use Map, and the IG (General Industrial) zoning district. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan. The Industrial land use district and IG zoning district are intended to serve a variety of industrial land uses, including warehousing and storage, manufacturing, logistics and distribution, research, and development, and more. With the Project's conditions of approval, the proposed use will be consistent with and complementary to the uses of the neighboring industrial region, and will further the goals, policies, plans, and exhibit of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan; and

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code and any applicable specific plan or planned unit development.* The proposed outdoor trailer storage land use is located with the Industrial (IND, 0.55 FAR) land use district, and the IG (General Industrial) zoning district, and has been reviewed and conditioned to ensure the establishment, operation, and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code. Under the provisions of the Conditional Use Permit application, the land use will be brought into compliance with the Development Code. Additionally, site improvements are proposed that further bring the Project site into consistency with the Development Code. With the Project's conditions of approval, the proposed use at the proposed location, and the manner in which it will be operated and maintained, will be consistent with the objectives and requirements of the Development Code regarding industrial land uses and intensities; and

(d) *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.* Members of the Development Advisory Board have been given the opportunity to review and comment on the project. These members required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the Project will be in harmony with the surrounding area in which it is proposed to be located. The Project will abut a landfill and will be located within an industrial neighborhood and region, for which the proposed land use will be comparable to and compatible with other existing industrial uses in the region.

SECTION 4: Zoning Administrator Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator 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 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 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 6: 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 6th day of May, 2024.

Henry K. Noh
Zoning Administrator

Exhibit A: PROJECT LOCATION MAP

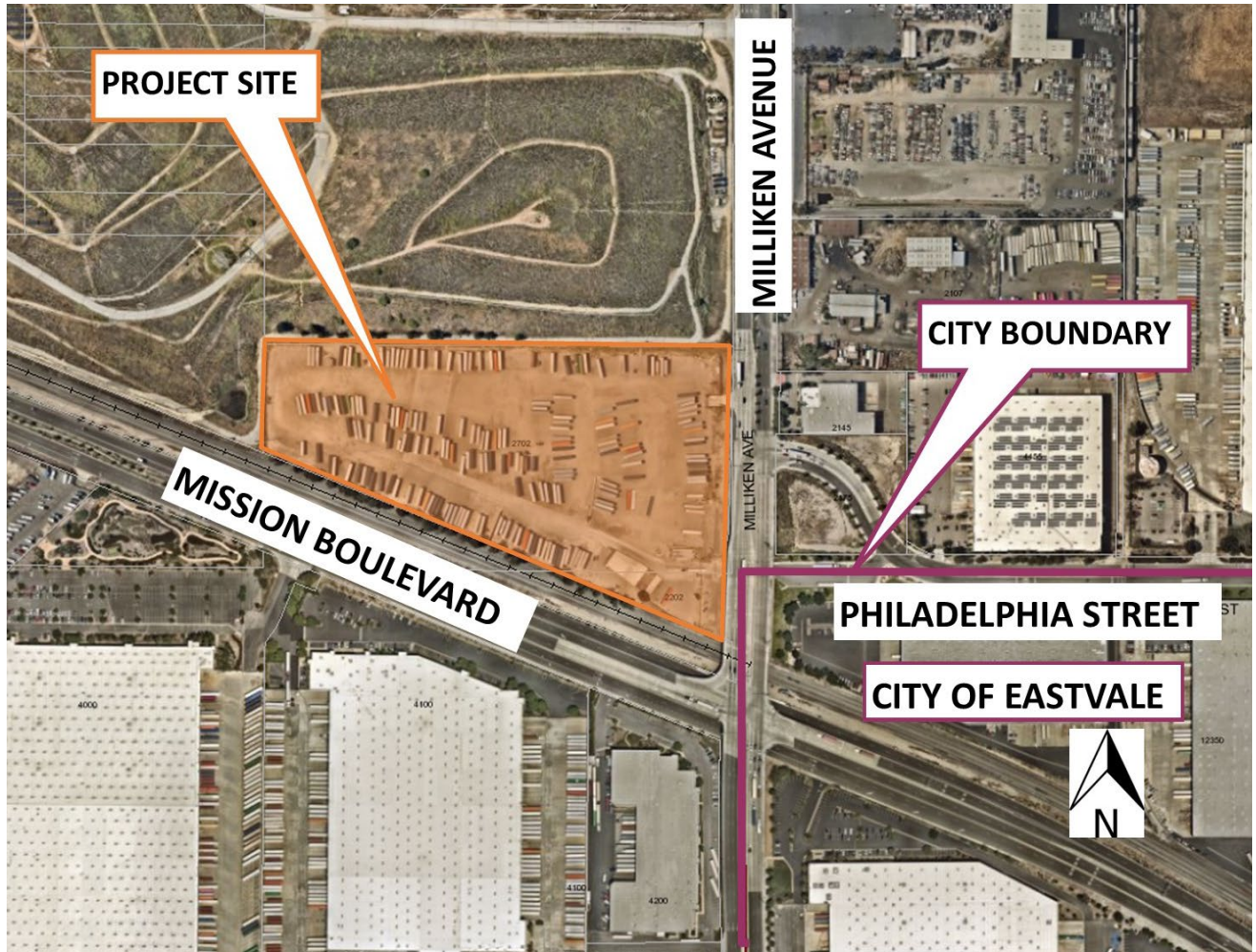
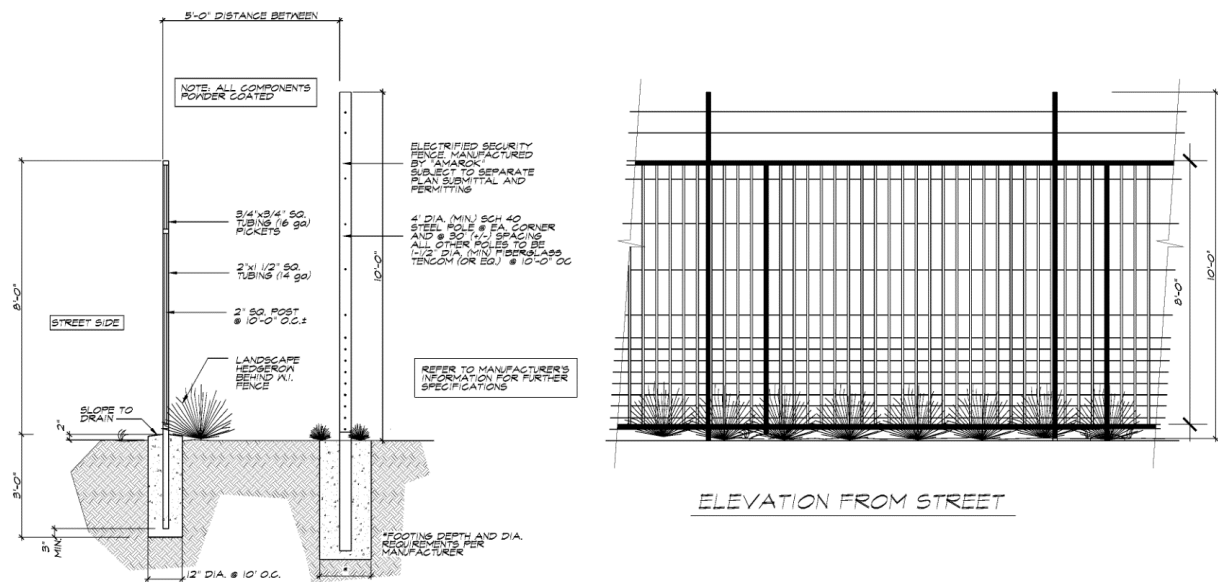
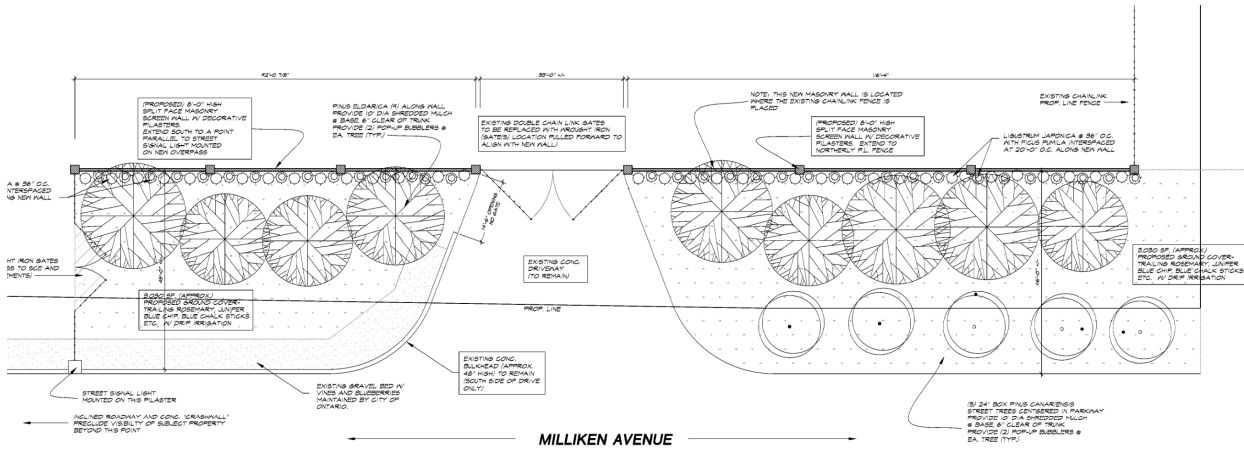


Exhibit C: WALL AND LANDSCAPE PLAN



(B) (N) WROUGHT IRON PERIMETER FENCING W/ OFFSET ELECTRIFIED SECURITY FENCE
 SCALE: 1/2" = 1'-0"

Attachment A: Department Reports (Conditions of Approval)

(Department Reports containing conditions of approval follow this page)

Date Prepared: 4/16/2024

File No: PCUP18-018

Related Files: B202206708 – Building Permit for Electrified Fence

Project Description: A public hearing to consider a Conditional Use Permit to establish an outdoor truck trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district; (APNs: 1083-352-02 and 0211-321-10); **submitted by Milliken Avenue Holdings, LLC.**

Prepared By: Alexis Vaughn, Associate Planner
Phone: 909.395.2416 (direct)
Email: avaughn@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.

2.0 Special Conditions of Approval. In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Time Limits.

(a) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Conditional Use Permit 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.

2.2 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape

and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for the Project, which shall be maintained on site during Project construction.

(d) The applicant shall promptly submit plans for a new guard facility, associated utility connections, new walls and fences for the site, and resubmit for plan check number B202206708 for an electrified fence to secure the site.

(e) The applicant shall promptly coordinate site inspections with the Ontario Fire and Police Departments to review the placement, type, and availability of fire hydrants/point connections and site lighting. The applicant shall abide by any additional site requirements of these departments to ensure safe operation of the site.

(f) The site shall be consistently maintained in good order. Debris, graffiti, and other public nuisances shall be promptly remedied, and ample and orderly drive aisles shall be kept clear for site circulation and emergency vehicle access within the site. The emergency vehicle access driveway near the northeast corner of the project site shall be kept clear of all obstructions, and shall be provided with a clear pathway into the site.

(g) Automotive (passenger or commercial truck) servicing or washing is prohibited onsite.

(h) The site shall not be used as a rest facility. The only authorized land use is outdoor storage of truck trailers.

(i) The applicant shall continue to work with the Ontario Municipal Utilities Company regarding utilities connections and services.

2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) The Project shall 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.

(e) Landscape improvements shall be installed along the Milliken Avenue frontage (eastern property line) and along the Mission Boulevard frontage (southern property line). Improvements include a new decorative block wall (eastern property line) and wrought iron fencing (southern property line) with appropriate vegetative screening and irrigation, to be reviewed and approved by the Landscape Division.

2.4 Walls and Fences.

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

(b) New walls/fences shall be constructed along the eastern (decorative block) and southern (wrought iron) property lines as shown in the Conditional Use Permit package. Walls shall be treated with a graffiti-proof coating (eastern property line).

2.5 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.

(d) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(e) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided if required pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

(f) The ingress/egress at the northeast corner of the project site is intended for emergency vehicle access only. General use for truck or passenger vehicle ingress/egress is not permitted.

2.6 Outdoor Loading and Storage Areas.

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) No storage or parking of any type is allowed within the utility easement areas adjacent to Milliken Avenue.

(c) Outdoor storage areas shall be completely screened from view of a public street (ground level, rather than the Milliken Avenue overpass) by decorative walls or fencing, pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq. Chain link fencing with slats or tennis windscreen material shall not be used as screening for storage areas.

(d) Areas designated for off-street parking, loading, required access drives, vehicular circulation and truck maneuvering areas shall not be used for the outdoor storage of materials or equipment.

2.7 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch. Final site lighting placement and intensity shall be reviewed and approved by the Planning and Police Departments prior to the issuance of building permits.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property or unnecessary glare on any adjacent public rights-of-way.

2.8 Mechanical and Rooftop Equipment.

(a) All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

2.10 Signs.

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

2.11 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

2.12 Environmental Requirements.

(a) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(b) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

2.13 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.14 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption ("NOE") 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"). The filing of a NOE is voluntary; however, failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(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.



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company, and
Broadband Department Conditions incorporated)

PROJECT ENGINEER:  Brittney Bartter, Assistant Engineer (909) 395-2115

PROJECT PLANNER: Alexis Vaughn, Associate Planner (909) 395-2416

ZA MEETING DATE: May 6th, 2024

PROJECT NAME/DESCRIPTION: PCUP18-018, a conditional use permit to establish an outdoor trailer storage yard on 16.17 acres of land within the IG (General Industrial) zoning district.

LOCATION: 2202 and 2702 South Milliken Avenue (APN: 1083-352-02, 0211-321-10)

APPLICANT: Milliken Avenue Holdings, LLC

REVIEWED BY:  Raymond Lee, P.E.
Assistant City Engineer 4/22/24
Date

APPROVED BY:  Khoi Do, P.E.
City Engineer 4-23-24
Date

THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE LISTED BELOW. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT. SEE ATTACHED EXHIBIT 'A' FOR PLAN CHECK SUBMITTAL REQUIREMENTS.

1. The Applicant/Developer shall be responsible to underground the existing temporary overhead service that crosses Milliken Avenue as agreed to during the construction of the South Milliken Avenue Grade Separation project.
2. Driveway onto Milliken Avenue shall be for emergency access only.
3. All landscaping, block walls and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
4. All conditions set forth in the attached conditions of approval from OMUC, City Utilities Engineering Department.

EXHIBIT 'A'
ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist

Project Number: PCUP18-018

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:

1. A copy of this check list
2. Payment of fee for Plan Checking
3. One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.
4. One (1) copy of project Conditions of Approval
5. Include a PDF (electronic submittal) of each required improvement plan at every submittal.
6. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
7. Three (3) sets of Public Street improvement plan with street cross-sections
8. Submit Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Submit Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. Three (3) sets of Public Street Light improvement plan
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)
15. Three (3) sets of HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16. Five (5) sets of CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
17. Submit Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
18. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
19. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).

Project File No. PCUP18-018
Project Engineer: Brittney Bartter
ZA Date: 5/6/24

20. One (1) copy of Hydrology/Drainage study
21. One (1) copy of Soils/Geology report
22. Payment for Final Map/Parcel Map processing fee
23. Three (3) copies of Final Map/Parcel Map
24. One (1) copy of approved Tentative Map
25. One (1) copy of Preliminary Title Report (current within 30 days)
26. One (1) copy of Traverse Closure Calculations
27. One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
28. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
29. Other: _____



CITY OF ONTARIO MEMORANDUM



DATE: April 8, 2024

TO: Alexis Vaughn, Planning Department
Brittney A. Barter, Engineering Department

FROM: Peter Tran, Utilities Engineering

SUBJECT: DPR #5 – Conditions of Approval (COA) - Utilities Comments(#10079)

PROJECT NO.: PCUP18-018

BRIEF DESCRIPTION

A Conditional Use Permit to establish an outdoor trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district (APN(s): 1063-352-02 and 0211-321-10).

OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL: *The Ontario Municipal Utilities Company (OMUC) Utilities Engineering Division recommends this application for approval subject to the Conditions of Approval outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards. The Applicant shall be responsible for the compliance with and the completion of all the following applicable Conditions of Approval prior to the following milestones and subject to compliance with City's Design Development Guidelines, Specifications Design Criteria, and City Standards:*

1. Standard Conditions of Approval: Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017, or as amended or superseded by Council Resolution; as well as the project-specific conditions/requirements as outlined below.

Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:

General Conditions: The Applicant shall comply with the following:

2. Final Utilities Systems Map (USM): Submit a Final Utilities Systems Map (FUSM) that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See Utility Systems Map (USM) Requirements document for details.
 - a. The proposed utilities, utility alignments, and Public Rights-of-Way/Public Utility Easements shown on the Conceptual Utilities Systems Map (CUSM) and other Entitlement documents are not considered final and shall be revised during Final Design to meet all City Design Guidelines, Standards, City Requirements, and all of the Conditions of Approval contained in this document.
3. Design Utilities to comply Department of Drinking Water (DDW) Separation Requirements and California Code of Regulations (CCR) § 64572 Compliance: All DDW Separation Requirements under CCR § 64572 must be met. In order to assure compliance with CCR § 64572, on all design documents and plans: label the separation dimensions, measure from

outside wall of the conveyances, between public potable water to any other public or private non-potable conveyance (sewer, storm drain, storm water, storm water infiltration, recycled water, recycled water irrigation, high pressure gas/petroleum, etc) whether publicly or privately maintained; provide one label per sheet per conveyance and additional labels where separation dimensions and alignments change; and, for any facilities not currently meeting the separation requirements, revise plans/documents so that the facilities meet the separations requirements.

4. Public Utilities and Public Right-of-Way including Public Utility Easements (PUE): All City of Ontario Public Utilities shall be installed within a Public Right-of-Way. In this case, Public Right-of-Way (PRoW) means the improved or unimproved surface of and the space above and below any of the following that are controlled, used or dedicated to the City or that are for use by the public and located within the City's jurisdictional limits: streets, roadways, highways, avenues, lanes, alleys, sidewalks, public utility easements, rights-of-way and similar public property, or any combination of these.
5. Unused Service Abandonment: All adjacent water services (along with connected appurtenances) and sewer laterals and main stubs along the frontages of the project site not used to provide service to this Development Project shall be abandoned back to the main in accordance with City Standards and Practices.

Sanitary Sewer Conditions: The Applicant shall comply with the following:

6. Sanitary Sewer Mains Improvements:
 - a. N/A.
7. Sanitary Sewer Service:
 - a. Abandon the existing sewer septic system in accordance with the State and City's requirements, codes and/or regulations.
 - b. Construct a new 6-inch sewer lateral to connect into city's, not regional IEUA - NRW line, public sanitation system (tying into existing city sewer main in Milliken or manhole under the Milliken Underpass) and sever all onsite septic tank system and tie over to new sewer lateral.
 - c. Public Sewer Laterals and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Public Sewer Lateral.
8. Private Onsite Sewer System and Plumbing: The Onsite Sewer System shall be privately maintained by the property owner and shall meet the following requirements:
 - a. For wastewater flows for non-residential uses:
 - i. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary domestic wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
 - ii. The site and its connection from the Onsite Sewer System to the Public Sewer System shall have an onsite monitoring manhole/cleanout (at back of property line) prior to the point of connection with the Public Sewer System.
 - b. Private Onsite Sewer and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Private Onsite Sewer pipes.
9. Wastewater Discharge: For Non-Residential Uses: each Occupant of the building, or units, as applicable, shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to include installing a monitoring manhole, clarifier, interceptor, or other wastewater pretreatment equipment.

Potable Water Conditions: The Applicant shall comply with the following:

10. Potable Water Main Improvements:

- a. N/A
- b. Fire Hydrants: Fire Hydrants along Potable Water Mains shall be spaced a maximum of 300 feet apart or per Fire Department Standards/Requirements, whichever is closer.

11. Potable Water Service:

a. Backflow Prevention:

- i. A Backflow Prevention Device is required for each Meter connected to the Public Potable Water System that: serves any residential use that is more than one (1) single family residential unit; or, any non-residential use; or, only irrigation use.
- ii. Backflow Prevention Device Location: A Backflow Prevention Device location shall comply with the following requirements:
 - A. In order to reduce the risk of backflow contamination to the Public Potable Water System, the length of pipe between the Public Potable Water Main and the Backflow Device shall be as minimally short as possible.
 - 1) Along Public Streets within Publicly Dedicated Right-of Way: as measured along the pipe connecting to the Backflow Prevention Device, the Backflow shall be located a minimum of 3 feet and a maximum of 5 feet from the backflow concrete pad to the property line or back of sidewalk, whichever is closer.
 - 2) Along Private Streets: as measured along the pipe connecting to the Backflow Prevention Device, the Backflow shall be located a minimum of 3 feet and a maximum of 5 feet from the backflow concrete pad to the meter box or back of sidewalk (or back of curb where there is no sidewalk), whichever is closer.
 - 3) Only one single bend of up to 90 degrees maximum is allowed along the pipe to the Backflow and the single bend must be located at one of the following places: either the along the 90-degree riser connecting at the backflow assembly; or, at the end of the 12-inch stub at the back of the meter box.
 - 4) All the minimum DDW Separations also apply to the pipeline connecting between the Main/Meter-Box to a Backflow Device (or DCDA) and any Backflow Device (or DCDA). This also includes storm water quality improvements (infiltration, detention, retention, bioswale, etc). Also, no public or private non-potable water conveyances (private utilities, plumbing lines, sewer, private fire system, storm drain) shall cross the pipeline connecting between the Main/Meter-Box to a Backflow Device (or DCDA) or under any Backflow Device (or DCDA).

b. Domestic Service: For domestic water uses:

- i. Retrofit, if feasible, the existing water meter and service to city's current standards by constructing water meter box and meter within the PUE and add a backflow device within five feet down stream of the meter and on private property, beyond the PUE. If retrofit is not possible, then construct new service and backflow and abandon existing water meter back to the public main per city's latest standards.

c. Irrigation Service: For landscape irrigation uses that are not served by Recycled Water, the landscape irrigation uses shall have a separate irrigation water service and meter with a backflow prevention device connected to the Public Potable Water System separate from the domestic water uses. The onsite plumbing systems and irrigation systems shall be also separate from each other.

- i. The proposed irrigation meter is to be within the PUE and show the backflow device within five feet down stream of the meter and on private property, beyond the PUE.

d. Fire Water Service: For onsite private Fire System uses:

- i. Where the domestic water service and meters connected to the Public Potable Water System that serves any use that is more than one (1) single family detached residential unit or any non-residential use: if an onsite private fire system is required, then a separate Fire Service with Double Check Detector Assembly (DCDA) per City Standard #4208 connected to the Public Potable Water System

is required to serve the onsite private fire system; and, the onsite fire system and onsite domestic water plumbing system shall be separate. DCDAs are a type of Backflow prevention device.

- e. Relocated Services: For any existing service with appurtenances to be relocated, the service shall be abandoned back to the main connection and the service and appurtenances shall be installed new per related City Standards.
- f. Protection of above ground public water appurtenances: For any above ground public water appurtenances (fire hydrants, blowoffs, airvacs, etc) that are behind non-raised curbs (no curb, 0" curb, roll curb, v-curb, or non-raised curb) or not far enough back from curb or in a curve return, install bollard protect posts per Standard #4303 as required by Ontario Municipal Utilities Company field staff.



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Associate Planner

FROM: Heather Lugo, MA, CET - **REVISED 6/13/23 - LIGHTING PLAN**

DATE: June 13, 2023

SUBJECT: PCUP18-018: A CONDITIONAL USE PERMIT TO ESTABLISH A TRAILER STORAGE YARD AT 2202 AND 2702 S. MILLIKEN AVENUE

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.

- **REVISED – Approved to use portable/solar lights as interim substitution if property remains as a trailer storage yard. Portable/solar lights to replace standard lights per site plan dated 01/20/2023. Lighting shall be installed at a minimum of 150-foot intervals and at a height not less than 15 feet from the ground. The light source used shall have a minimum light output of 2,000 lumens, be protected by a vandalism resistant cover, and be lighted during the hours of darkness.**
- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.

In addition, the Ontario Police Department places the following conditions on the project:

- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any

graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Associate Planner
Planning Department

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

DATE: February 6, 2023

SUBJECT: PCUP18-018 A Conditional Use Permit to establish an outdoor trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district (APN(s): 1063-352-02 and 0211-321-10).

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

Approval of this project is based on the condition that an inspection is required by the Ontario Fire Department. The inspection can be scheduled through Michelle Starkey at (909) 395-2572.

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, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Jeff Tang, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IT Department
Blaine Ishii, Integrated Waste

FROM: Alexis Vaughn, Associate Planner

DATE: August 25, 2023 **Revision #3**

SUBJECT: FILE #: PCUP18-018

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

PROJECT DESCRIPTION: A Conditional Use Permit to establish an outdoor trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district (APN(s): 1063-352-02 and 0211-321-10).

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

No comments

See previous report for Conditions

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.

Landscape Planning
Department

Signature

Sr. Landscape Architect
Title

09/26/2023
Date

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

CONDITIONS OF APPROVAL	
Sign Off	
	09/26/2023
Jamie Richardson, Sr. Landscape Architect	Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Architect	Phone: (909) 395-2615
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D.A.B. File No.: PCUP18-018	Related Files:	Case Planner: Alexis Vaughn
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Project Name and Location: Milliken Ave Holdings (formerly National Metals)

Applicant/Representative: Randall Jepson, Peters Jepson Partnership Inc. 413 S Glassell St Orange Ca 92866

<input checked="" type="checkbox"/>	A site plan (dated 08/25/2023) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to approval.

1. New landscape and irrigation shall meet all the requirements of the Landscape Development Standards including water efficient irrigation and landscaping. See <http://www.ontarioca.gov/landscape-planning/standards>
2. Show existing trees on plan and provide a tree inventory. Note if trees are to be protected in place or if tree removal is requested. A detailed inventory is required if trees are proposed to be removed.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Celia Corral, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Alexis Vaughn, Associate Planner

DATE: January 24, 2023

SUBJECT: FILE #: PCUP18-018 **Revision #2** Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

PROJECT DESCRIPTION: A Conditional Use Permit to establish an outdoor trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district (APN(s): 1063-352-02 and 0211-321-10).

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

- No comments
- See previous report for Conditions
- 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.

env.eng
Department

Celia Corral
Signature

eng.asst.
Title

2-8-23
Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP18-018

Address: 2202 & 2702 S Milliken Ave

APN: 1063-352-02 & 0211-321-10

Existing Land Use: Vacant

Proposed Land Use: Conditional Use Permit to establish an outdoor storage yard

Site Acreage: 16.17 ac Proposed Structure Height: 16 FT

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 7/31/18

CD No.: 2018-042

PALU No.: n/a

The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 + 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: _____