

Monthly Activity Report—Actions

Month of: January 2015

Development Advisory Board — January 5, 2015

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NO(s). PDEV14-028, PCUP14-013 & PVAR14-009: A Development Plan to extend an existing wireless telecommunication facility from 50 FT to 58 FT in height, in conjunction with a Conditional Use Permit to operate the facility, and a Variance request to allow the telecommunication facility to exceed the 40-FT height limit of the Open Space (OS) zoning district. The Project will be located within a 13-FT x 17-FT lease area, within the Bellevue Memorial Park, at the northeast corner of Benson Avenue and G Street, within the OS zoning district. 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the Project (APN 1010-241-02); **submitted by Verizon Wireless**. Planning Commission action is required.

Action: The Development Advisory Board **APPROVED** decisions recommending the Planning Commission approve File Nos. PDEV14-028, PCUP14-013, and PVAR14-009, subject to departmental conditions of approval.

Zoning Administrator — January 5, 2015

Meeting Cancelled

City Council — January 6, 2015

Meeting Cancelled

Development Advisory Board — January 19, 2015

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-042: A Development Plan to construct a 102,440 SF industrial building on approximately 5.13 acres of land generally located at the southeast corner of Mission Boulevard and Hellman Avenue, at 1501 South Hellman Avenue, within the M2 (Industrial Park) zoning district. A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared for the project pursuant to the California Environmental Quality Act (CEQA) and Guidelines, and the City of Ontario Local CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with

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the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0113-396-04); **submitted by Newcastle Partners.**

Action: The Development Advisory Board APPROVED decisions adopting a Mitigated Negative Declaration and approving File No. PDEV14-042 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCES FOR FILE NOS.

PDEV14-037, PVAR14-011, AND PVAR14-012: A Development Plan (File No. PDEV14-037) to construct a 130,000 square-foot industrial building, a Variance (File No. PVAR14-011) to exceed the maximum allowable structure height from 35-feet to 40-feet tall, and a Variance (File No. PVAR14-012) to reduce the front building setback from 35-feet to 20-feet, on approximately 6.7 acres of land, located at the northeast corner of Belmont Street and Cucamonga Avenue, at 1105 East Belmont Street, within the M2 (Industrial Park) zoning district. 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 ONT Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1049-392-16); **submitted by Consolidated Consulting.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED decisions recommending the Planning Commission adopt a Mitigated Negative Declaration and approve File Nos. PDEV14-037, PVAR14-011, and PVAR14-012, subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV14-039:

A Development Plan to construct a 45,000 square-foot industrial building on approximately 2.11-acres of vacant land, located at the southeast corner of Spruce Street and Business Parkway at 2121 South Business Parkway, within the Industrial land use district of the California Commerce Center South Specific Plan. 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 ONT Airport Land Use Compatibility Plan (ALUCP). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APNs: 0211-275-21 & 0211-275-22); **submitted by Fullmer Construction.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED a decision recommending the Planning Commission approve File No. PDEV14-039 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV14-050:

A Development Plan to construct three industrial buildings, totaling approximately 133,000 square-feet of floor area, on 6.14-acres of vacant land, generally located at the northwest and northeast corners of Guasti Road and Ponderosa Avenue, within the M1 (Limited Industrial) zone. 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 ONT

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Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APNs: 0210-212-35 to 38, 43 and 44); **submitted by Orbis Real Estate Partners**. Planning Commission action is required.

Action: The Development Advisory Board APPROVED decisions recommending the Planning Commission adopt a Mitigated Negative Declaration and approve File No. PDEV14-050 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV14-051: A Development Plan to construct a 5,000 square-foot indoor skydiving facility on 0.79 acres of vacant land, within the Commercial Office land use designation of the Ontario Mills (California Commerce Center North) Specific Plan, located at 4510 East Ontario Mills Parkway. 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 ONT Airport Land Use Compatibility Plan (ALUCP). The environmental impacts of this project were analyzed in conjunction with Environmental Impact Report (SCH# 89041009), approved October 12, 1990, prepared for the Ontario Mills (California Commerce Center North) Specific Plan. This application introduces no new significant environmental impacts. (APN: 0238-041-30); **submitted by Skygroup Investment, LLC.**

Action: The Development Advisory Board APPROVED a decision approving File No. PDEV14-051 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-021: A Development Plan to construct a 55-FT high wireless telecommunications facility (monopine) on 0.46 acre parcel within the tractor display yard of Glenn B. Dorning, Inc., within the C4 (Airport Service Commercial) zoning district, generally located on the south side of Holt Boulevard, approximately 2,100 FT west of Vineyard Avenue, at 1744 East Holt Boulevard. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0110-101-01, 0110-111-10 & 0110-11-09); **submitted by Spectrum-Verizon Wireless.**

Action: The Development Advisory Board APPROVED a decision approving File No. PDEV14-021 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-002: A modification to a previously approved Tentative Tract Map (TT 18027) to subdivide 29 acres of land into 94 lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue. The proposed modifications include an increase in the number of lots from 90 to 94, circulation reconfiguration, and park relocation. The project is considered an “Existing Land Use” as defined by the Ontario International Airport (ONT) Airport Land Use Compatibility Plan (ALUCP) for ONT and the Chino

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Airport ALUCP that relied upon the Riverside County ALUCP. Therefore, the proposed project is not subject to the policies and criteria of the ALUCP for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38); **submitted by Stratham West Haven Inc.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED a decision recommending the Planning Commission approve modifications to File No. PMTT11-002 (TT 18027) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-

003: A modification to a previously approved Tentative Tract Map (TT 18026) to subdivide 19.73 acres of land into 102 lots and 10 lettered lots within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven and Chino Avenues. The proposed modifications includes a decrease in the number of lots from 106 to 102, circulation reconfiguration, and park relocation. 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. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-11); **submitted by Stratham West Haven Inc.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED a decision recommending the Planning Commission approve modifications to File No. PMTT11-003 (TT 18026) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV14-044 & PCUP14-022: A Development Plan and Conditional Use Permit to construct a 3-story dormitory and classroom building totaling 16,332 square feet, in conjunction with an existing place of worship on 8.77 acres of land located at the southwest corner of Riverside Drive and Cucamonga Avenue, at 1030 East Riverside Drive, within the SP(AG) (Specific Plan (Agricultural Overlay)) zoning district. A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared for the project pursuant to the California Environmental Quality Act (CEQA) and Guidelines, and the City of Ontario Local CEQA Guidelines. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1052-141-03); **submitted by Jim Robertson for Banal Na Pag-Aaral Church.** Planning Commission action is required.

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Action: The Development Advisory Board APPROVED decisions recommending the Planning Commission adopt a Mitigated Negative Declaration and approve File Nos. PDEV14-044 and PCUP14-022 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW

FOR FILE NOS. PDEV14-031 AND PMTT14-023: A Development Plan to construct a 98-unit townhome project consisting of 14 two-story complexes, in conjunction with a Tentative Tract Map (TT 18995) for Condominium Purposes to subdivide 4.35 gross acres of land into seven (7) numbered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located on the northwest corner of Edison Avenue and Haven Avenue. 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 Plans (ALUCP) for ONT Airport. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN No's.: 0218-201-30, 39, 42 and 43); **submitted by Brookfield Residential.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED decisions recommending the Planning Commission approve File Nos. PDEV14-031 and PMTT14-023 (TT 18995) subject to the departmental conditions of approval.

Zoning Administrator — January 19, 2015

Meeting Cancelled

City Council — January 20, 2015

FILE NO. PZC14-006: An ordinance approving the revision of the land use element of the Ontario Plan-Policy Plan, Exhibits LU-01 (Land Use Plan) and LU-03 (Future Buildout) to: (1) change the land use designation from office commercial to business park for 27 parcels totaling approximately 52 acres generally located on the north side of Guasti Road, between Haven and Milliken Avenues; and (2) modify the future buildout table to be consistent with the land use designation changes; and a zone change request from M3 (General Industrial) to M1 (Limited Industrial) to create consistency between the zoning and the proposed general plan land use designation amendment.

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Action: The City Council APPROVED an ordinance approving a Zone Change (File No. PZC14-006) from M3 (General Industrial) to M1 (Limited Industrial) to create consistency between the zoning and the proposed General Plan land use designation amendment.

FILE NO. PDA14-007: A public hearing to consider an ordinance approving an amendment (second amendment) to a Development Agreement (File No. PDA14-007) between the City of Ontario and SC Ontario Development Company, LLC, to update certain provisions of the existing development agreement (File No. PDA05-002) and to conform to the current construction agreement with NMC Builders LLC, and to provide for the phasing of the construction of public infrastructure for 250 acres of the Parkside Specific Plan.

Action: The City Council APPROVED introduction of an ordinance approving an amendment (File No. PDA14-007) to the Development Agreement between SC Ontario Development Company, LLC, a Delaware Limited Liability Company, and the City of Ontario to update certain provisions of the existing Development Agreement to conform with the current Construction Agreement with NMC Builders, LLC, and update certain provisions of the existing Development Agreement (File No. PDA05-002)

FILE NO. PZC14-007: a public hearing to consider the Planning Commission’s recommendation for adoption of a General Plan Amendment (File No. PGPA14-004) to revise the Land Use Element of the Policy Plan component of The Ontario Plan, Exhibits LU-01 (Official Land Use Plan) and LU-03 (Future Buildout) to: (1) change the land use designation for 15.3 acres of land located on the west side of Grove Avenue, between State Route 60 and Walnut Street, from Neighborhood Commercial to General Commercial; and (2) modify the future buildout table to be consistent with the land use designation changes; and a zone change request (File No. PZC14-007) from C1 (shopping center district) to C3 (commercial service district) to create consistency between the zoning and the proposed General Plan Amendment (APNs: 1051-171-40, 41, 42, 43, 44 AND 1051-321-51, 52, 53, 54, 55, 56, 62 & 63)

Action: The City Council DENIED: (1) A resolution approving an addendum to The Ontario Plan (“TOP”) Environmental Impact Report (SCH #2008101140) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164; (2) A resolution approving a General Plan Amendment (File No. PGPA14-004) changing the land use designation from Neighborhood Commercial to General Commercial; and (3) an ordinance approving File No. PZC14-007, a zone change from C1 (Shopping Center District) to C3 (Commercial Service District).

Planning Commission — January 27, 2015

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV14-039: A Development Plan to construct a 45,000 square-foot industrial building on approximately 2.11-

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acres of vacant land, located at the southeast corner of Spruce Street and Business Parkway at 2121 South Business Parkway, within the Industrial land use district of the California Commerce Center South Specific Plan. 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 ONT Airport Land Use Compatibility Plan (ALUCP). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APNs: 0211-275-21 & 0211-275-22); **submitted by Fullmer Construction.**

Action: The Planning Commission APPROVED a resolution approving File No. PDEV14-039 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV14-050: A Development Plan to construct three industrial buildings, totaling approximately 134,500 square-foot of floor area, on 6.14-acres of vacant land, generally located at the northwest and northeast corners of Guasti Road and Ponderosa Avenue, within the M1 (Limited Industrial) zone. 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 ONT Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APNs: 0210-212-35 to 38, 43 and 44); **submitted by Orbis Real Estate Partners.**

Action: The Planning Commission APPROVED a resolution approving File No. PDEV14-050 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVOCATION/MODIFICATION FOR FILE NO. PCUP14-025: A City initiated Conditional Use Permit to modify conditions of approval for a previously approved Conditional Use Permit (File No. PCUP00-009), approved by the Zoning Administrator on May 10, 2000 (Decision No. 2000-16), and amended by the Planning Commission on March 25, 2003 (Resolution No. 2003-025), which established alcoholic beverage sales and live entertainment, in conjunction with the Jazz Café Ontario Restaurant, located at 1133 west Sixth Street, within the Main Street District land use designation of the Mountain Village Specific Plan. 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies). (APN: 1008-431-23); **submitted by City of Ontario.**

Action: The Planning Commission APPROVED a resolution approving the modification of File No. PCUP14-025 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCES FOR FILE NOS. PDEV14-037, PVAR14-011, AND PVAR14-012: A Development Plan (File No. PDEV14-037) to

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construct a 130,000 square-foot industrial building, a Variance (File No. PVAR14-011) to exceed the maximum allowable structure height from 35-feet to 40-feet tall, and a Variance (File No. PVAR14-012) to reduce the front building setback from 35-feet to 20-feet, on approximately 6.7 acres of land, located at the northeast corner of Belmont Street and Cucamonga Avenue, at 1105 East Belmont Street, within the M2 (Industrial Park) zoning district. 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 ONT Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1049-392-16); **submitted by Consolidated Consulting.**

Action: The Planning Commission APPROVED resolutions adopting a Mitigated Negative Declaration and approving File Nos. PDEV14-037, PVAR14-011, and PVAR14-012, subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-044 & PCUP14-022:

A Development Plan (File No. PDEV14-044) and Conditional Use Permit (File No. PCUP14-022) to construct a 3-story dormitory and classroom building totaling 16,332 square feet, in conjunction with an existing place of worship on 8.77 acres of land, located at the southwest corner of Riverside Drive and Cucamonga Avenue, at 1030 East Riverside Drive, within the SP(AG) (Specific Plan (Agricultural Overlay)) zoning district. 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 ONT Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1052-141-03); **submitted by Jim Robertson for Banal Na Pag-Aaral Church.**

Action: The Planning Commission APPROVED resolutions adopting a Mitigated Negative Declaration and approving File Nos. PDEV14-044 and PCUP14-022 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-031 AND PMTT14-023:

A Development Plan (File No. PDEV14-031) to construct a 98-unit townhome project consisting of 7 two-story complexes, in conjunction with a Tentative Tract Map (TT 18995) for Condominium Purposes to subdivide 4.35 gross acres of land into three (3) numbered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located at the northwest corner of Edison Avenue and Haven Avenue. 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 Plans (ALUCP) for ONT Airport. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project

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and are incorporated herein by reference. (APN No's.: 0218-201-30, 39, 42 and 43); **submitted by Brookfield Residential.**

Action: The Planning Commission APPROVED resolutions approving File Nos. PDEV14-031 and PMTT14-023 (TT18995) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-

002: A modification to a previously approved Tentative Tract Map (TT 18027) to subdivide 29 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue. 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. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38); **submitted by Stratham West Haven Inc.**

Action: The Planning Commission APPROVED a resolution approving modifications to File No. PMTT11-002 (TT18027) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-

003: A modification to a previously approved Tentative Tract Map (TT 18026) to subdivide 19.73 acres of land into 102 numbered lots and 10 lettered lots within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven and Chino Avenues. 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. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-11); **submitted by Stratham West Haven Inc.**

Action: The Planning Commission APPROVED a resolution approving modifications to File No. PMTT11-003 (TT18026) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.

PDA07-005: A Development Agreement between the City of Ontario and Stratham Properties, Inc., for the development of up to 196 residential units on 48.73 acres of land within Planning Areas 4 and 8 of the West Haven Specific Plan, located on the northwest corner of Haven Avenue and Chino Avenue and the northwest corner of Haven Avenue and Schafer Avenue. 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. The environmental impacts of this project were

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previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38); **submitted by Stratham Properties Inc.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council approve File No. PDA07-005.
