

Monthly Activity Report—Actions

Month of: September 2014

SEPTEMBER 2, 2014 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003: A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) (File PDA 14-003) to amend Development Agreement, File No. PDA06-002, updating certain provisions of the existing Development Agreement to conform to the NMC Builders construction agreement. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P., a Delaware Limited Partnership.**

Action: The City Council adopted an ordinance approving the Development Agreement (File No. PDA14-003).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004: A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware Limited Partnership (Esperanza Specific Plan) (File PDA 14-004) to amend Development Agreement, File No. PDA 06-003 updating certain provisions of the existing Development Agreement to conform to the NMC Builders construction agreement and to include the additional development of up to 217 residential units on 27.23 acres of land. The project is located on the northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-11 and 17); **submitted by GDCI-RCCD L.P. a Delaware Limited Partnership.**

Action: The City Council adopted an ordinance approving the Development Agreement (File No. PDA14-004).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA14-005: A Development Agreement by and between the City of Ontario, a California Municipal Corporation, the Anker Family Decedent’s Trust, and New Cingular Wireless PCS, LLC, a Delaware Limited Liability Company, for the future removal/relocation of telecommunication equipment from the current/future right-of-way of Grove Avenue, in conjunction with a Development Plan (File No. PDEV13-009), Conditional Use Permit (File No. PCUP13-003), and

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Variance (File No. PVAR13-004), to allow the continued use of a 65-foot tall monopole telecommunication facility at 13524 South Grove 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. (APN: 1052-481-02); **submitted by AT&T Mobility.**

Action: The City Council adopted an ordinance approving the Development Agreement (File No. PDA14-005).

Revisions to the City of Ontario Local Guidelines for Implementing the California Environmental Quality Act: A resolution approving the 2014 revisions to the City of Ontario Local Guidelines for Implementing the California Environmental Quality Act.

Action: The City Council approved a resolution adopting the 2014 revisions to the City of Ontario Local Guidelines for Implementing the California Environmental Quality Act.

SEPTEMBER 3, 2014 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

SEPTEMBER 3, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

SEPTEMBER 15, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005: A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.** Planning Commission action is required. Continued from 8/18/2014 meeting.

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Action: Continued to the 10/20/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

014: A Tentative Tract Map (TT 18662) to subdivide 79.91 gross acres of land into 330 single family lots and 62 lettered lots, within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located on the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport 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 an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Distinguished Homes.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve File No. PMTT13-014 (TT 18662) subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-029:

A Development Plan to construct a 122,000-SF industrial building on 6.24 acres of land generally located on the north side of California Street, between Campus and Taylor Avenues, at 715 East California Street, within the M3 (General Industrial) zoning district. The Planning Department is recommending the adoption of a Mitigated Negative Declaration of environmental effects. 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. (APNs: 1049-211-09, 10, 11 & 12); **submitted by The Brook Hallow Group.**

Action: Continued to the 10/20/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-015:

A Development Plan to construct a 49,000 square foot industrial building on 9.7 acres, located on the southeast corner of Woodlawn Street and Campus Avenue, at 1351 South Campus Street, within the M2 (Industrial Park District) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APNs: 1049-472-03 & 1049-472-04); **submitted by DHE.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV14-015 subject to departmental conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:

A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located near the southwest corner of Haven Avenue and Schaefer Avenue and the southeast corner of Turner Avenue and Schaefer Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN No's.: 0218-201-05, 30, 39, 42, 43 and 45); **Submitted by Brookfield Residential**. Planning Commission action is required.

Action: Continued to the 10/20/2014 meeting.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032:

A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited Industrial) 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 1049-021-26); **submitted by M. L. Engineering**. Planning Commission action is required.

Action: Continued to the 10/20/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT14-022 (PM 19563):

A Tentative Parcel Map to subdivide a 28.4-acre parcel into two parcels (9.8-acres and 18.6-acres), located near the northeast corner of Archibald Avenue and Jurupa Street, within the Planned Industrial land use designation of the Airport Business Park (Hofer Ranch) 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 environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration ("MND") prepared for the Airport Business Park (Hofer Ranch) Specific Plan, approved by the Ontario City Council in October 1996. This application introduces no new significant environmental impacts. (APN: 0113-461-10); **submitted by Hillwood Investments**. Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve File No. PMTT14-022 (PM 19563) subject to departmental conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-041:

A modification to a previously approved Development Plan (File No. PDEV12-018) that proposed to construct a public self-storage facility on 3.5 acres of land for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) zone. The modification proposes to add a 36,762 square foot (3rd Story) addition to an existing 73,525 square foot commercial building for a total building square footage of 115,138 square feet. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) and Section 15332 (Class 32-Infill Development Projects) of the California Environmental Quality Act 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 Ontario Airport Land Use Compatibility Plan (ALUCP). (APN: 1015-181-07); **submitted by Patterson Development Company, LLC.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV14-041 subject to departmental conditions of approval.

SEPTEMBER 15, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-015 : A Conditional Use Permit to establish a 1,728 square foot used vehicle dealership and brokerage office within an existing industrial business park located at 2324 South Vineyard Avenue, Suite A, within the M2 (Industrial Park District) 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. The project is categorically exempt from environmental review pursuant to Section 15301 (Class 1—Existing Facilities) of the California Environmental Quality Act Guidelines (APN: 113-286-10); **submitted by Giovanni & Julie Lynn Praslin.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-015 subject to departmental conditions of approval.

SEPTEMBER 16, 2014 CITY COUNCIL MEETING

No Planning Department Items Scheduled

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SEPTEMBER 23, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005: A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.**

Action: The Planning Commission adopted resolutions approving File Nos. PDEV14-002 and PCUP14-005 subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032: A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited Industrial) 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 1049-021-26); **submitted by M. L. Engineering.**

Action: Continued to the 10/28/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT14-022 (PM

19563): A Tentative Parcel Map to subdivide a 28.4-acre parcel into two parcels, located on the east side of Archibald Avenue, north of Jurupa Street, within the Planned Industrial land use designation of the Airport Business Park (Hofer Ranch) 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 environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration (“MND”) prepared for the Airport Business Park (Hofer Ranch) Specific Plan, approved by the Ontario City Council in October 1996. This application introduces no new significant environmental impacts. (APN: 0113-461-10); **submitted by Hillwood Investments.**

Action: The Planning Commission adopted a resolution approving File No. PMTT14-022 (TT 18563) subject to conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:

A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN's.: 0218-201-05, 30, 39, 42, 43 and 45); **submitted by Brookfield Residential.**

Action: Continued to the 10/28/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

014: A Tentative Tract Map (TT 18662) to subdivide 79.91 gross acres of land into 330 single family lots and 62 lettered lots, within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN's: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Distinguished Homes.**

Action: The Planning Commission adopted a resolution approving File No. PMTT13-014 (TT18662) subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA14-002:

A Development Agreement between Ontario Edison Holdings, LLC, a Delaware Limited Liability Company, and the City of Ontario for the residential development of 330 residential units on 79.91 gross acres of land within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airport. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated

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herein by reference. (APN's: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Ontario Edison Holdings, LLC.** City Council action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PDA14-022.
