



## CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

### AGENDA

**April 18, 2016**

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" St., Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 P.M. IN ONTARIO CITY COUNCIL CHAMBERS  
LOCATED AT 303 East "B" St.**

Al Boling, City Manager  
Otto Kroutil, Development Director  
John P. Andrews, Economic Development Director  
Kevin Shear, Building Official  
Scott Murphy, Planning Director  
Louis Abi-Younes, City Engineer  
Chief Brad Kaylor, Police Department  
Fire Marshal Art Andres, Fire Department  
Scott Burton, Utilities General Manager  
David Simpson, Facilities Development Manager  
Brent Schultz, Housing and Municipal Services Director

### **PUBLIC COMMENTS**

*Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

## AGENDA ITEMS

*For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Development Advisory Board may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

## CONSENT CALENDAR ITEMS

### A. MINUTES APPROVAL

Development Advisory Board Minutes of April 4, 2016, approved as written.

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-024:** A Tentative Tract Map (TT 19907) to subdivide 27.09 gross acres into 108 single-family lots and 20 lettered lots within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plan (ALUCP) for both airports. (APN: 0218-321-17); **submitted by Brookcal Ontario, LLC. Planning Commission action is required. Continued from April 4, 2016.**

#### 1. CEQA Determination

No action necessary – use of an Addendum to a previous EIR

#### 2. File No. PMTT14-024 (Tentative Tract Map)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-025:** A Tentative Tract Map (TT 19909) to subdivide 26.81 gross acres into 118 single-family lots and 17 lettered lots within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All

adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plan (ALUCP) for both airports. (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC. Planning Commission action is required. Continued from April 4, 2016.**

1. **CEQA Determination**

No action necessary – use of an Addendum to a previous EIR

2. **File No. PMTT14-025** (Tentative Tract Map)

Motion to recommend Approval/Denial

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-046:** A Development Plan to construct 104 single-family homes on approximately 8.25 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. 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: 218-472-01 thru 19, 218-445-01 thru 15, 218-442-40 thru 70, 218-442-01 thru 09 and 218-462-01 thru 15); **submitted by Brookfield Residential. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV14-046** (Development Plan)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-028:** A Development Plan to construct 91 alley loaded single-family homes on approximately 7.34 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. 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: 218-462-53 thru 79, 218-

502-37 thru 70, 218-452-13 thru 16 and 218-513-01 thru 22); **submitted by Brookfield Residential. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV15-028 (Development Plan)**

Motion to recommend Approval/Denial

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-030: A Development Plan (File No. PDEV15-030) to construct a 59-foot tall stealth wireless telecommunication facility (mono-Eucalyptus) on approximately 4.137 acres of land located at the southwest corner of Riverside Drive and Vineyard Avenue, at 8875 East Riverside Drive, within the AG (Agriculture Overlay) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § Section 15332 (Class 32: In-Fill Development Projects) of the State 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). (APNs: 0216-174-17); **submitted by Verizon Wireless. Planning Commission action is required.****

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

**2. File No. PDEV15-030 (Development Plan)**

Motion to recommend Approval/Denial

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-032: A Development Plan (File No. PDEV15-032) to construct a 150,000-square foot industrial building on a 7.81 acres of land located at 2150 South Parco Avenue, within the IL (Light Industrial) zoning district Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are recommended that will reduce identified effects to a level of nonsignificance; therefore, adoption of a Mitigated Negative Declaration of environmental effects is recommended. 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: 0113-451-30 & 31); **submitted by Parco Land LLC.****

**1. CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PDEV15-032** (Development Plan)

Motion to Approve/Deny

- H. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-038**: A Development Plan for the phased construction of additions to the UPS facility, including: [1] a 129,509-square foot addition to the existing 660,750-square foot UPS Main Sort Building, for a total of 790,259 square feet; [2] a 24,195-square foot addition to the existing 24,167-square foot auto shop building; [3] a new employee parking area; and [4] a new site access from Francis Street, with a 875-square foot guardhouse; on 110.9 acres of land generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the UPS Ontario Air Cargo Hub Specific Plan Environmental Impact Report and 1992 Acco Airport Center Specific Plan Environmental Impact Report (UPS Ontario Expansion Project), adopted July 7, 2014, by the City of Ontario Development Advisory Board. This application introduces no new significant environmental impacts. 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: 0211-263-19, 26, 42, 43 & 45) **submitted by United Parcel Service, Inc.**

1. **File No. PDEV15-038** (Development Plan)

Motion to Continue to May 2, 2016

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 in written correspondence delivered to the **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **May 2, 2016**.

I, Maureen Duran, 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 **April 14, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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