



Monthly Activity Report: Actions

Month of April 2021

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

DEVELOPMENT ADVISORY BOARD MEETING April 5, 2021

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE

NOS. PMTT20-003 AND PDEV20-007: A Tentative Tract Map (File No. PMTT20-003/TT 20345) to subdivide 6.65 acres of land into 1 numbered lot for condominium purposes, 26 numbered lots for single-family dwellings and 20 lettered lots in conjunction with a Development Plan (File No. PDEV20-007) to construct 26 detached single-family units (6-Pack Cluster) and 77 multiple family units (14-plex Courtyard Townhomes), located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the within the Mixed Use District Planning Area 6A of the Rich Haven Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-393-07, 218-393-06, 218-393-10, 218-393-22, 218-393-36, 218-393-38 and 218-393-39) **submitted by BrookCal Ontario LLC. and Brookfield Properties Development. Planning Commission action is required.**

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Tract Map and Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE

NOS. PMTT20-004 AND PDEV20-014: A Development Plan (File No. PDEV20-014) to relocate a Tier III historic single-family residence from its current location approximately 130 feet southeast to the corner of the site and a Tentative Parcel Map-TPM 20255 (File No. PMTT20-004) to subdivide 1.1-acres of land into 4 lots within the LDR-5 (Low Density Residential –2.1 to 5.0 DU/Acre) zoning district located at 730 West Fourth Street. A Mitigated Negative Declaration of environmental effects has been prepared for this project. 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 (ALUCP). (APN: 1047-594-52) **submitted by Fred Herzog. Planning Commission action is required. Related File No. PHP20-008.**

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Parcel Map and Development Plan, subject to conditions.

ZONING ADMINISTRATOR MEETING April 5, 2021

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP20-018:

A Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises. The request includes rescinding File No. PCUP08-006, previously approved for a Type 47 ABC License (On Sale General), and establishing a Type 70 ABC License (On-Sale General Restrictive Service) in conjunction with an existing 82-room hotel (Comfort Inn) on 1.81 acres of land located at 3333



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East Shelby Street, within the Garden Commercial land use district of the R.H. Wagner Properties Specific Plan. 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 (ALUCP); (APN: 0210-182-71) **submitted by Fine Hospitality Investment Group Inc. This item was continued from the March 15, 2021 meeting.**

Action: The Zoning Administrator adopted a decision approving the Conditional Use Permit, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING April 6, 2021

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE NO. PUD20-002: An Amendment to the Downtown Civic Center Planned Unit Development, to allow for ground floor residential land use, at grade stand-alone parking structures, and increase height of building element projections from 60 feet to 65 feet, reconfigure vehicular access points, and modify parking stall and drive aisle width development standards. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-551-10 through 13; 1048-552-13 through 19; 1048-553-01 through 17; 1048-547-04 through 94; and 1048-548-01 through 54). **The Planning Commission recommended approval of this item on February 23, 2021 with a vote of 6 to 0.**

Action: The City Council adopted and waived further reading of an ordinance approving the Planned Unit Development Amendment.

DEVELOPMENT ADVISORY BOARD MEETING April 19, 2021

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-057: A Development Plan to construct a 281,000 square foot industrial warehouse building on 14.29 acres of land generally located at the northeast corner of Haven Avenue and SR-60 Freeway, within the Industrial land use district of the Haven Gateway Centre Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new

significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN:108-332-01) **submitted by Executive Development, LLC.**

Action: The Development Advisory Board adopted a decision approving the Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMT21-001: A Tentative Parcel Map (TPM 20328) to subdivide 0.49 acres of land into 4 parcels generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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 (ALUCP); (APN: 1049-531-01 & -02) **submitted by Alex Espinoza. Planning Commission action is required.**

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Parcel Map, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-016: A Development Plan to construct a 74-foot collocated monopine wireless communications facility (T-Mobile and Verizon) on 0.176 acres of land located at 617 East Park Street within the IL (Light Industrial) zoning district. 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 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 (ALUCP) provided certain conditions are met; (APN: 1049-233-13) **submitted by Joel Taubman, Crown Castle Towers. Planning Commission action is required.**

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-030: A Development Plan to construct 224 dwellings, including 87 single-family and 137 multiple-family dwellings, on 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was previously certified by the City Council on December 4, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-211-12) **submitted by Shea Homes. Planning Commission action is required.**



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Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-032: A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA19-008, for which an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-652-27) **submitted by Woodside 05S, LP. Planning Commission action is required.**

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Development Plan, subject to conditions.

ZONING ADMINISTRATOR MEETING April 19, 2021

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING April 20, 2021

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA16-003: A First Amendment to the Development Agreement (File No. PDA16-003) to defer the commencement of certain street improvements and establish the terms and conditions for the development of Tentative Tract Map 20265 (File No. PMTT19-006), a 21.10 acre property located on the east side of Mill Creek Avenue, approximately 670 feet south of Ontario Ranch Road, within the Standalone Residential land use district of the Rich-Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich-Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-652-27) **submitted by GDCI-RCCD 2, LP. The Planning Commission recommend approval of this item on March 23, 2021, with a vote of 5 to 0.**

Action: The City Council introduced and waived further reading of an ordinance approving the First Amendment to the Development Agreement.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA18-004: A Development Agreement (File No. PDA18-004) between the City of Ontario and Merrill Commerce Center East LLC, to establish the terms and conditions for the development of Tentative Parcel Map 20273 (File No. PMTT20-010), a 366.65 acre property generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the east, and Grove Avenue to the west, within the Business Park and Industrial land use districts of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP18-001), for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06) **submitted by Merrill Commerce Center East LLC. The Planning Commission recommended approval of this item on March 23, 2021, with a vote of 6 to 0.**

Action: The City Council introduced and waived further reading of an ordinance approving the Development Agreement.

ENVIRONMENTAL ASSESSMENT AND REVIEW FOR TENTATIVE CANCELLATION OF WILLIAMSON ACT CONTRACTS NUMBERS 69-147 (FILE NO. PWIL 20-001) AND 70-167 (FILE PWIL20-002): A Tentative Cancellation of Williamson Act Contracts 69-147 (File No. PWIL20-001) and 70-167 (File No. PWIL20-002), for properties located south of Eucalyptus Avenue and north of Merrill Avenue, approximately 552 feet west of Carpenter Avenue and 630 feet east of Walker Avenue, within Planning Areas 4, 4A, 6, and 6A, of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan EIR (State Clearing House #2019049079). 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs:1054-151-02, 1054-161-03, 1054-201-02, 1054-351-02 and 1073-111-02) **submitted by 9052 Merrill Ave Ontario LLC and Liberty Property Limited Partnership (Prologis). The Planning Commission recommended approval of this item on March 23, 2021, with a vote of 6 to 0.**

Action: The City Council adopted a resolution approving the Tentative Cancellation of the Land Conservation Contracts.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
April 27, 2021

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-005: A Development Plan to construct a 256,711 square foot industrial building on 11.3 acres of land located at 875 West State Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-161-04 and 1011-161-05) **submitted by Inland Harbor LLC. This item was continued from the March 23, 2021 Planning Commission meeting.**

Action: Continued to the May 25, 2021, Planning Commission meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-030: A Development Plan to construct 224 dwellings, including 87 single-family and 137 multiple-family dwellings, on 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was previously certified by the City Council on December 4, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-211-12) **submitted by Shea Homes.**

Action: The Planning Commission adopted a resolution approving the Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-032: A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA19-008, for which an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-652-27) **submitted by Woodside 05S, LP.**

Action: The Planning Commission adopted a resolution approving the Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PHP20-008, PDEV20-014 AND PMTT20-004: A Certificate of Appropriateness (File No. PHP20-008) and a Development Plan (File No. PDEV20-014)

to relocate a Tier III historic single-family residence from its current location approximately 130 feet southeast, to the corner of the site, in conjunction with a Tentative Parcel Map (File No. PMTT20-004/TPM 20255) to subdivide 1.1 acres of land into 4 lots within the LDR-5 (Low Density Residential –2.1 to 5.0 du/ac) zoning district located at 730 West Fourth Street. A Mitigated Negative Declaration of environmental effects has been prepared for this project. 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 (ALUCP). (APN: 1047-594-52) **submitted by Fred Herzog. This item was continued from the March 23, 2021 Planning Commission meeting.**

Action: The Planning/Historic Preservation Commission adopted resolutions approving the Certificate of Appropriateness, Development Plan, and Tentative Parcel Map, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-001: A Tentative Parcel Map (TPM 20328) to subdivide 0.49 acres of land into 4 parcels generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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 (ALUCP); (APN: 1049-531-01 & -02) **submitted by Alex Espinoza.**

Action: The Planning Commission adopted a resolution approving the Tentative Parcel Map, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-016: A Development Plan to construct a 74-foot collocated monopine wireless communications facility (T-Mobile and Verizon) on 0.176-acre of land located at 617 East Park Street within the IL (Light Industrial) zoning district. 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 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 (ALUCP) provided certain conditions are met; (APN: 1049-233-13) **submitted by Joel Taubman, Crown Castle Towers.**

Action: The Planning Commission adopted a resolution approving the Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-003 AND PDEV20-007: A Tentative Tract Map (File No. PMTT20-003/TT 20345) to subdivide 6.65 acres of land into 1 numbered lot for condominium purposes, 26 numbered lots for single-family dwellings and 20 lettered lots in conjunction with a Development Plan (File No. PDEV20-007) to construct 26 detached single-family units (6-Pack Cluster) and 77 multiple family units (14-plex Courtyard Townhomes), located at the northeast corner of Ontario Ranch Road

and Haven Avenue, within the within the Mixed Use District Planning Area 6A of the Rich Haven Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-393-07, 218-393-06, 218-393-10, 218-393-22, 218-393-36, 218-393-38 and 218-393-39) **submitted by BrookCal Ontario LLC. and Brookfield Properties Development.**

Action: The Planning Commission adopted resolutions approving the Tentative Tract Map and Development Plan, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA20-002: A Development Agreement (File No. PDA20-002) between the City of Ontario and Rich Haven Marketplace LLC, to establish the terms and conditions for the development of Planning Areas 7A & 7B pursuant to the proposed Rich-Haven Specific Plan Amendment (File No. PSPA19-006), an 81.1 acre property located at the northwest corner of Hamner Avenue and Ontario Ranch Road, within the proposed Light Industrial and Regional Commercial land use districts of the Rich-Haven Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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 (ALUCP). (APNs: 0218-211-17; 0218-211-24; and 0218-211-27) **submitted by Rich Haven Marketplace, LLC. City Council action is required.**

Action: The Planning Commission adopted a resolution recommending the City Council approve the Development Agreement.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA19-005 AND PSPA19-006: A request for approval of the following:

[1] A General Plan Amendment (File No. PGPA19-005) to modify Policy Plan (general plan) Exhibit LU-01, Policy Plan Land Use Plan, changing the land use designation on 105.4 acres of Low Density Residential (2.1 – 5 du/ac), 66.01 acres of Mixed Use (9 – NMC East) and 10.36 acres of Open Space – Non Recreation designated property, to 23.41 acres of Low Density Residential (2.1 – 5 du/ac), 24.16 acres of Low-Medium Density Residential (5.1 – 11 du/ac), 57.83 acres of Medium Density Residential (11.1 – 25 du/ac), 20.46 acres of Mixed Use (9 – NMC East), 48.61 acres of Industrial, and 7.3 acres of Open Space – Non Recreation designated property; and modify Policy Plan (general plan) Exhibit LU-03, Future Buildout, to be consistent with the herein described land use changes; and

[2] An amendment (File No. PSPA19-006) to the Rich Haven Specific Plan, which includes the following map and text revisions:

[A] Change the land use designation on 110.1 gross acres of land from Planning Area 1A – 1F (Residential - SFD), to 25.5 gross acres of Planning Area 1A (Residential - SFD), 24.5 gross acres of Planning Area 1B (Residential – SFD/SFA) and 60.6 gross acres of Planning Area 1C (Residential

- SFD/SFA);

[B] Change the land use designation on 81.1 gross acres of land within Planning Area 7 (Stand-Alone Residential Overlay, Mixed-Use Overlay, Regional Commercial, and SCE Easement/Gas Easement) to, Planning Area 7A (49.4 gross acres of Light Industrial and 6.6 gross acres of Open Space – Non Recreation) and Planning Area 7B (25.1 gross acres of Regional Commercial);

[C] Change the land use designation on 4.13 acres of land within Planning Area 6A from Regional Commercial to Stand-Alone Residential Overlay;

[D] Change the land use designation on 4.13 acres of land within Planning Area 9A from Stand-Alone Residential Overlay to Regional Commercial; and

[E] Various changes to the Specific Plan development standards, exhibits, and text, to reflect the proposed land uses.

The Rich Haven Specific Plan is generally bounded by Riverside Drive, Colony High School and the SCE substation to the north, Hamner Avenue to the east, Old Edison Road to the south, and Hamner Avenue to the west. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-161-04, 0218-161-05, 0218-161-10, 0218-161-11, 0218-211-17, 0218-211-24, 0218-211-27, 0218-211-01 and 0218-393-10) **submitted by Rich Haven Marketplace LLC and Brookcal Ontario, LLC. City Council action is required. This item was continued from the March 23, 2021 Planning Commission meeting.**

Action: The Planning Commission adopted resolutions recommending the City Council approve the General Plan and Specific Plan Amendments.
