

Monthly Activity Report—Actions

Month of: March 2014

MARCH 3, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-034: A Development Plan to construct 46 single family homes and a 0.96 acre pocket park on 9.56 acres of land within Planning Area 8 of the Subarea 29 Specific Plan, located at the southeast corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 ONT and Chino. (APN 218-321-01 and 04). **Submitted by Ryland Homes.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-034 subject to departmental conditions of approval.

MARCH 3, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

MARCH 4, 2014 CITY COUNCIL MEETING

File No. PDA14-001: An ordinance approving an amendment to the Development Agreement between Ontario Schaefer Holdings, LLC, and the City of Ontario, to update certain provisions of the existing development agreement and to provide for phasing of the construction of public infrastructure.

Action: The City Council approved an ordinance approving File No. PDA14-001, an amendment to the Development Agreement between Ontario Schaefer Holdings, LLC of Anaheim Hills, CA, and the City of Ontario, to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders, LLC, and to provide for phasing of the construction of public infrastructure.

MARCH 17, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-029: A Conditional Use Permit to establish a large-scale recycling center and parking

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area for Main Street Fibers, located 608 East Main Street, within the M3 (General 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APNs: 1049-082-06 & 1049-081-11). **Submitted by Main Street Fibers.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PCUP13-029 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

004: A Development Plan to construct a 66-foot tall Verizon monopine telecommunications facility within a lease area on 51 acres of developed land generally located at the southeast corner of South Wineville Avenue and East Jurupa Street, at 5100 East Jurupa Street, within the M3(VI) - General Industrial/Vintage Industrial 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (APN: 0238-132-24). **Submitted by Verizon Wireless.**

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-004 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

027: A Development Plan to construct 69 single family homes on 9.91 acres of land within Planning Area 9 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Merrill Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 ONT and Chino. (APN: 218-042-04). **Submitted by KB Homes Southern California.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-027 subject to departmental conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

028: A Development Plan to construct 53 single family homes and a 0.57 acre park on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 ONT and Chino. (APN: 218-052-02). **Submitted by KB Homes Southern California.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-028 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PMTT13-010

(TT18922): A Tentative Tract Map to subdivide 178.66 acres of land into 13 numbered lots and 22 lettered lots, within Planning Areas 10A, 10B and 11 of the Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner Avenue and Haven 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 Plan (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45). **Submitted by Brookfield Residential.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PMTT13-010 (TT 18922) subject to departmental conditions of approval.

MARCH 17, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-001: A Conditional Use Permit to establish beer and wine sales with a Type 20 ABC License (Off-Sale Beer & Wine) for an existing fueling station (Mobil), located at the southeast corner of Inland Empire Blvd and Archibald Avenue, at 670 North Archibald Avenue, within the C3 (Commercial Service) 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. The

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project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities) (APN 0210-191-24). **Submitted by Satdeep S. Bhatia.**

Action: The Zoning Administrator adopted a Decision approving File No. PCUP14-001 subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-026: A Conditional Use Permit to establish religious assembly for Turning Point International Ministries, within a 1,450 square foot suite of an existing building on 5.5 acres of land located at 2000-A South Grove Avenue, Unit #109, within the Business Park land use district of the Grove Avenue 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. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. (APN: 1050-491-17). **Submitted by Turning Point International Ministries.**

Action: The Zoning Administrator adopted a Decision approving File No. PCUP13-026 subject to conditions.

MARCH 18, 2014 CITY COUNCIL MEETING

AN AGREEMENT FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT PERTAINING TO A GENERAL PLAN AMENDMENT (FILE NO. PGPA13-005)/APPLIED PLANNING, INC.: The City Council approve and authorize the City Manager to execute an agreement (on file with the Records Management Department) with Applied Planning, Inc., of Chino Hills, CA, to prepare an Environmental Impact Report (EIR) for a General Plan Amendment (File No. PGPA13-005), related to property located at the southeast corner of Fourth Street and Vineyard Avenue, in the amount not to exceed \$438,663 (includes 10% contingency); and authorize the City Manager to approve any future budget adjustments necessary to complete the EIR.

Action: The City Council approved and authorize the City Manager to execute an agreement with Applied Planning, Inc., to prepare an Environmental Impact Report for a General Plan Amendment (File No. PGPA13-005).

MARCH 25, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-029: A Conditional Use Permit to establish a large-scale recycling center and parking area for Main Street Fibers, located 608 East Main Street, within the M3 (General Industrial) zoning district. The proposed project is located within the Airport Influence Area of Ontario

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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 (APNs: 1049-082-06 & 1049-081-11). **Submitted by: Main Street Fibers.**

Action: The Planning Commission approved a resolution approving File No. PCUP13-029 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-033: A Conditional Use Permit to establish a green waste and manure composting facility on a 5 acre portion of a 18.3 acre former dairy cattle farm, located at the southeast corner of Schaefer Avenue and Walker Avenue, at 8559 East Schaefer Avenue, within the SP(AG) 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 (APNs: 0216-313-003 & 0216-313-004). **Submitted by RWP.**

Action: The Planning Commission approved a resolution approving File No. PCUP13-033 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

034: A Development Plan to construct 46 single family homes and 0.96 acre pocket park on 9.56 acres of land within Planning Area 8 of the Subarea 29 Specific Plan, located at the southeast corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 ONT and Chino (APN: 218-321-01 and 04). **Submitted by Ryland Homes.**

Action: The Planning Commission approved a resolution approving File No. PDEV13-034 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

027: A Development Plan (File No. PDEV13-027) to construct 69 single family homes on 9.91 acres of land within Planning Area 9 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Merrill Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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

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evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-042-04). **Submitted by KB Homes Southern California.**

Action: The Planning Commission approved a resolution approving File No. PDEV13-027 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

028: A Development Plan (File No. PDEV13-028) to construct 53 single family homes and a 0.57 acre park on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 ONT and Chino. (APN: 218-052-02). **Submitted by KB Homes Southern California.**

Action: The Planning Commission approved a resolution approving File No. PDEV13-028 subject to departmental conditions of approval.

LOCAL LANDMARK REVIEW FOR FILE NO. PHP14-001: A request for a Local Landmark designation of a 1½ story Minimal Traditional style residential building, within the R1- Single Family Residential zone, located at 227 West Sixth Street (APN: 1047-343-04). **Submitted by Ken and Sue Miller.** City Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council approve File No. PHP14-001 subject to departmental conditions of approval.
