

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-024: A Tentative Tract Map (TT 19907) to subdivide 27.09 acres of land into 108 single-family lots and 20 lettered lots, located at the southwest corner of Haven Avenue and Park View Street, within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC.** Planning Commission action is required.

Action: Continued to the 4/18/2016 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-025: A Tentative Tract Map (TT 19909) to subdivide 26.81 acres of land into 118 single-family lots and 17 lettered lots, located at the northwest corner of Haven Avenue and Merrill Avenue, within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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. (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC.** Planning Commission action is required.

Action: Continued to the 4/18/2016 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-036: A revision to a previously approved Development Plan (File No. PDEV07-042), to construct a 68,230 square foot, 128-room, Springhill Suites Hotel on 3.3 acres of land, located at 3595 East Guasti Road, within the Entertainment District of the Ontario Gateway Specific Plan. The environmental impacts for the project were previously analyzed in the Ontario Gateway Specific Plan Environmental Impact Report (prepared for File No. PSP05-005). 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: 210-212-58); **submitted by Don Cape.**

Action: The Project was approved subject to conditions of approval.

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ZONING ADMINISTRATOR

April 4, 2016

Meeting Cancelled

CITY COUNCIL

April 5, 2016

ENVIRONMENTAL ASSESSMENT AND APPEAL OF CONDITIONAL USE PERMIT FOR FILE NO.

PCUP15-016: Consideration of an Appeal of the Planning Commission’s action of January 26, 2016, to uphold the Zoning Administrator’s denial of a Conditional Use Permit for the establishment of, and operation of, an organic materials facility (composting of green waste, manure, and food materials) on a 34.76 acre portion of 37.4 acre parcel of land within the AG (Agriculture Overlay) zoning district, located at the southwest corner of Schaefer Avenue and Campus Avenue, at 7435 East Schaefer Avenue. A Mitigated Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder. 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 (APNs: 1053-101-01, -02, and 1053-091-01); **submitted by: Harvest Power.**

Action: Upheld the Planning Commission’s action and denied the appeal.

DEVELOPMENT ADVISORY BOARD

April 18, 2016

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

024: A Tentative Tract Map (TT 19907) to subdivide 27.09 acres of land into 108 single-family lots and 20 lettered lots, located at the southwest corner of Haven Avenue and Park View Street, within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC.** Planning Commission action is required. Continued from the 4/4/2016 meeting.

Action: Recommended the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

025: A Tentative Tract Map (TT 19909) to subdivide 26.81 acres of land into 118 single-family lots and 17 lettered lots, located at the northwest corner of Haven Avenue and Merrill Avenue, within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific

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Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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. (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC**. Planning Commission action is required. Continued from the 4/4/2016 meeting.

Action: Recommended the Planning Commission approve the Project subject to conditions.

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.

Action: Recommended the Planning Commission approve the Project subject to conditions.

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.

Action: Recommended the Planning Commission approve the Project subject to conditions.

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

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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.

Action: Recommended the Planning Commission approve the Project subject to conditions.

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**.

Action: The Project was approved subject to conditions of approval.

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.**

Action: Continued to the 5/2/2016 meeting.

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ZONING ADMINISTRATOR

April 18, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP16-002: A revision to a previously approved Conditional Use Permit (File No. PCUP14-001), upgrading an existing Type 20 ABC License (Off-Sale Beer & Wine) to a Type 21 ABC License (Off-Sale Beer, Wine and Distilled Spirits), in conjunction with an existing convenience store and fueling station (Mobil Mart), on 1.3 acres of land located at 670 North Archibald Avenue, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the 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 (APN: 0210-191-24); **submitted by Steve S. Bhatia.**

Action: The Project was approved subject to conditions of approval.

CITY COUNCIL

April 19, 2016

HEAL ZONE PHASE II GRANT: Acceptance of Kaiser HEAL Zone Phase II grant of \$1,000,000 over a 3 year period. Grant starts on April 1, 2016, and commences on March 31, 2019.

Action: The Project was approved.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-002: A Development Code Amendment, File No. PDCA16-002, proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 3.02 (Nonconforming Signs), Division 5.02 (Land Use), Division 5.03 (Standards for Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), and Division 8.01 (Sign Regulations). The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

Action: Introduced and waived further reading of the ordinance approving the Development Code Amendment.

PLANNING COMMISSION

April 26, 2016

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

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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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APN: 0216-174-17); **submitted by Verizon Wireless.**

Action: The Project was approved subject to conditions of approval.

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), adopted by the City Council on June 17, 2014. 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: 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.**

Action: The Project was approved subject to conditions of approval.

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.

Action: The Project was approved subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-027:

An Appeal of the Zoning Administrator's decision to deny a Conditional Use Permit request to establish an approximate 5,100 square-foot bar/nightclub and live entertainment for Mix Champagne Bar Lounge, on approximately 3.44 acres of land, located at 4481 Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (The Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and

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found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APN: 0238-014-10); **submitted by Mix Champagne Bar Lounge.**

Action: The Planning Commission directed staff to prepare a resolution approving the appeal and approving the Conditional Use Permit subject to conditions of approval, for consideration at the 5/24/2016 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-005: A

Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 108 residential units (TT19907) on 27.09 acres of land within the Conventional Medium Lot Residential district (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), which was adopted by the City Council. 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.** City Council action is required.

Action: Recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

024: A Tentative Tract Map (TT 19907) to subdivide 27.09 acres of land into 108 single-family lots and 20 lettered lots, located at the southwest corner of Haven Avenue and Park View Street, within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC.**

Action: The Project was approved subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-006: A

Development Agreement between the City of Ontario and Roseville NMC, LLC, for the development of up to 118 residential units (TT19909) on 26.81 gross acres of land within the Conventional Medium Lot Residential district (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), which was adopted by the City Council. 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

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Compatibility Plan (ALUCP) for both airports (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC.** City Council action is required.

Action: Recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

025: A Tentative Tract Map (TT 19909) to subdivide 26.81 acres of land into 118 single-family lots and 17 lettered lots, located at the northwest corner of Haven Avenue and Merrill Avenue, within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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 (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC.**

Action: The Project was approved subject to conditions of approval.
