

Monthly Activity Report—Actions

Month of: June 2015

Development Advisory Board — June 1, 2015

Meeting Cancelled

Zoning Administrator — June 1, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-007: A Conditional Use Permit request to allow a Type 41 ABC License (On-Sale Beer and Wine- Eating Place) in conjunction with a 1,404 square foot restaurant (Casa Jimenez) within a commercial shopping center, located at 1520 North Mountain Avenue, Suite 129, within the Sixth Street District land use designation of the Mountain Village 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 (Class 1-Existing Facilities). (APN: 1008-272-05); **submitted By: Luis A. Pena**

Action: The Zoning Administrator APPROVED a decision approving File No. PCUP15-007 subject to departmental conditions of approval.

City Council — June 2, 2015

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA15-001:

A Development Agreement by and between SRG Acquisitions LLC, Craig Development Corporation, and City of Ontario, to facilitate the development of approximately 3 million square feet of industrial land uses, 1.1 million square feet of commercial land uses (including up to 600 hotel rooms), and up to 800 residential units, on approximately 257.7 acres of land generally located on the north side of Interstate 10 Freeway, between Vineyard and Archibald Avenues, within the Meredith International Centre 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 previously analyzed in the Meredith International Center Specific Plan Amendment Environmental Impact Report (EIR) (SCH No. 2014051020), certified by the City Council on April 7, 2015. The project will not result in the introduction of any environmental impacts not previously identified by the EIR. (APNs: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisitions, LLC.**

Action: The City Council APPROVED an ordinance approving File No. PDA15-001.

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Development Advisory Board — June 15, 2015

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

019: A Tentative Tract Map (TT 18998) for Condominium Purposes to subdivide 10.39 gross acres of land into 19 residential lots and 3 lettered lots, within the Cluster Homes Residential district of Planning Area 26 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Merrill 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 both Airports. 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. (APN: 0218-033-03 (Portion)); **submitted by SL Ontario Development Company, LLC.** Planning Commission action is required.

Action: The Development Advisory Board **APPROVED** a decision recommending the Planning Commission approve File No. **PMTT14-019 (Tentative Tract Map No. 18998)** subject to departmental conditions of approval.

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

006: A Tentative Tract Map (TT 18978) to subdivide 5.83 gross acres of land into 41 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 16 of the Subarea 29 Specific Plan, generally located at the northeast corner of Parkplace Avenue and Merrill 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 both Airports. 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. (APN: 0218-022-03); **submitted by SL Ontario Development Company, LLC.** Planning Commission action is required.

Action: The Development Advisory Board **APPROVED** a decision recommending the Planning Commission approve File No. **PMTT14-006 (Tentative Tract Map No. 18978)** subject to departmental conditions of approval.

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

007: A Tentative Tract Map (TT 18977) to subdivide 7.70 gross acres of land into 56 numbered lots and 7 lettered lots, within the Conventional Small Lot Residential district of Planning Area 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkplace Avenue and Parkview Street. 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 both Airports.

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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. (APN: 0218-022-01); **submitted by SL Ontario Development Company, LLC.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED a decision recommending the Planning Commission approve File No. PMTT14-007 (Tentative Tract Map No. 18977) subject to departmental conditions of approval.

Zoning Administrator — June 15, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-005: Modification of a previously approved Conditional Use Permit (previous File No. PCUP09-023) for an adult daycare facility, expanding the existing 4,000-square foot facility by approximately 4,200 square feet, for a total of approximately 8,200 square feet, located in an existing business park at the southeast corner of Elma Court and Corona Avenue (1804 East Elma Court), within the C4 (Airport Related Services) 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 — Existing Facilities) of the CEQA Guidelines. (APNs: 0110-022-16 through 21); **submitted by Cole Vocational Services.**

City Council — June 16, 2015

No Planning Department Items Scheduled

City Council (Special Meeting) — June 17, 2015

No Planning Department Items Scheduled

Planning Commission — June 23, 2015

GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402: A request to determine that the transfer of the 11-acre property located at the southwest corner

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of Campus Avenue and Sunkist Street from the City of Ontario to Majestic Realty Co. is consistent with the Policy Plan (General Plan) component of The Ontario Plan (APN: 1049-221-01).

Action: The Planning Commission APPROVED a resolution determining that the transfer of 11-acres of land located at the southwest corner of Campus Avenue and Sunkist Street, from the City of Ontario to Majestic Realty Co., is consistent with Plan Policy Plan (General Plan) component of The Ontario Plan.

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

006: A Tentative Tract Map (TT 18978) to subdivide 5.83 gross acres of land into 41 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 16 of the Subarea 29 Specific Plan, generally located at the northeast corner of Parkplace Avenue and Merrill 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 both Airports. 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. (APN: 0218-022-03); **submitted by SL Ontario Development Company, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT14-017 (Tentative Tract Map No. 18978) subject to the departmental conditions of approval.

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

007: A Tentative Tract Map (TT 18977) to subdivide 7.70 gross acres of land into 56 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkplace Avenue and Parkview Street. 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 both Airports. 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. (APN: 0218-022-01); **submitted by SL Ontario Development Company, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT14-007 (Tentative Tract Map No. 18977) subject to the departmental conditions of approval.

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

019: A Tentative Tract Map (TT 18998) for Condominium Purposes to subdivide 10.39 gross acres of land into 19 residential lots and 3 lettered lots, within the Cluster Homes Residential district of Planning Area 26 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration

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Avenue and Merrill 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 both Airports. 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. (APN: 0218-033-03 (POR), 04 (POR), 05 and 06); **submitted by SL Ontario Development Company, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT14-019 (Tentative Tract Map No. 18998) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA15-002: A Development Agreement (First Amendment) between the City of Ontario and BrookCal Ontario, LLC, to amend Development Agreement File No. PDA 10-002 to update certain infrastructure provisions of the existing Development Agreement for the development of up to 1,146 residential units and 10 acres of commercial on 178.66 acres of land within Planning Areas 9A, 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. The environmental impacts of 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. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by BrookCal Ontario, LLC.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council approve File No. PDA15-002.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA11-003: A comprehensive update to the City of Ontario Development Code (Ontario Municipal Code Title 9) to establish consistency with The Ontario Plan, and various amendments to the Ontario Municipal Code to provide for the logical arrangement of provisions and eliminate duplications and inconsistencies for properties in the City of Ontario. Furthermore, Development Code Amendment provisions will be revised to:

- Establish standards for the orderly physical development of the City;
- Preserve the character and quality of existing neighborhoods;
- Promote good urban design;
- Achieve the proper arrangement of land uses envisioned in The Ontario Plan;
- Provide for the establishment of a full range of residential, commercial agriculture, office,

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commercial, industrial, public, and transportation-related activities, as envisioned by The Ontario Plan;

- Promote the economic stability of land uses that conform to The Ontario Plan;
- Achieve compatibility between Ontario International Airport and the land uses and new development that surround it;
- Establish comprehensive procedures for appropriate and effective public involvement in land use, development, subdivision, and environmental decisions, and provide for the processing of applications in an expedient manner;
- Establish procedures for the open and transparent processing of applications;
- Establish standards and guidelines that promote and inspire innovative and sustainable subdivision, site, building, landscape, and infrastructure design;
- Promote the preservation and protection of the City's historic character and resources;
- Promote safe and efficient pedestrian and traffic circulation systems, and ensure that new development will not overburden the capacity of existing streets, utilities, or community facilities and services; and
- Ensure that the costs of providing land for streets, alleys, pedestrian ways, easements, and other rights-of-way, and for the improvements necessary to serve new developments, are borne by subdividers and developers rather than by the taxpayers of the City.

The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project 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); **City Initiated**. City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council approve an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and File No. PDCA11-003.
