

Monthly Activity Report—Actions

Month of: July 2015

Development Advisory Board — July 6, 2015

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-032 & PCUP14-014: A Development Plan for the construction of a new (.40 acres) parking lot and a Conditional Use Permit request to establish and operate a drive-up ATM facility for the Ontario Montclair School Employees Federal Credit Union, located at 1522 N. Palmetto Avenue, within the Sixth Street District of the Mountain Village Specific Plan. The proposed project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32-In-Fill Development). 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). (APN: 1008-261-44); **submitted by Morgan Smith, Frontline Enterprises. Planning Commission action is required.**

Action: The Zoning Administrator APPROVED decisions approving File Nos. PDEV14-032 and PCUP14-014, subject to departmental conditions of approval.

Zoning Administrator — July 6, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-012: A Conditional Use Permit to establish a massage establishment on 0.99 acres of land generally located at the southeast corner of Elma Court and Corona Avenue, at 1820 East Elma Street, 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. (APN: 0110-022-24); **submitted by Buck Cockey.**

Action: The Zoning Administrator APPROVED a decision approving File No. PCUP15-012 subject to departmental conditions of approval.

City Council — July 7, 2015

No Planning Department Items Scheduled

Development Advisory Board — July 20, 2015

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-010: A Tentative Tract Map (TT 18266) to subdivide 14.35 gross acres of land into 88 numbered

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lots and 8 lettered lots, within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald 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: 0218-281-02 (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. PMTT14-010 (Tentative Tract Map No. 18266) subject to departmental conditions of approval.

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

011: A Tentative Tract Map (TT 18267) to subdivide 10.12 gross acres of land into 68 numbered lots and 7 lettered lots, within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald 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: 0218-281-02 (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. PMTT14-011 (Tentative Tract Map No. 18267) subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-015:

A Development Plan to construct a dog park within a portion of the existing John Galvin Park, located at the northwest corner of Grove Avenue and "I" Street, within the OS (Open Space) zoning designation. 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 1048-141-01); **submitted by City of Ontario.**

Action: The Zoning Administrator APPROVED a decision approving File No. PDEV15-015 subject to departmental conditions of approval.

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Zoning Administrator — July 20, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-005: A Conditional Use Permit to expand an existing 2,680-square foot place of worship (Church of God of Prophecy), to include a 2,000-square foot rectory and a 5,000-square foot class room building, generally located at the northwest corner of Campus Avenue and Belmont Street, at 1118, 1126 and 1130 South Campus, within the R1 (Single-Family Residential) zoning district.

Action: The Zoning Administrator **APPROVED** a decision approving File No. PCUP13-005 subject to departmental conditions of approval.

City Council — July 21, 2015

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.** At their meeting on June 23, 2015 the Planning Commission unanimously voted 7 -0 to recommend that the City Council approve the application.

Action: The City Council **APPROVED** the introduction of an ordinance approving the Development Agreement (File No. PDA15-002) between BrookCal Ontario, LLC, Craig Development Corporation, and the City of Ontario.

Planning Commission — July 28, 2015

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV14-032 & PCUP14-014: A Development Plan for the construction of a new parking lot and a Conditional Use Permit request to establish and operate a drive-up ATM facility for the Ontario Montclair School Employees Federal Credit Union, on 0.4 acres of land

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located at 1522 N. Palmetto Avenue, within the Sixth Street District of the Mountain Village Specific Plan. The proposed project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32-In Fill Development). 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). (APN: 1008-261-44); **submitted by Morgan Smith, Frontline Enterprises.**

Action: The Planning Commission APPROVED resolutions approving File Nos. PDEV14-032 and PCUP14-014, subject to the 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.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT14-006 (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.

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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), 04 (Portion), 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 TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

010: A Tentative Tract Map (TT 18266) to subdivide 14.35 acres of land into 88 numbered lots and 8 lettered lots, within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald 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: 0218-281-02 (Portion)); **submitted by SL Ontario Development Company, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT14-010 (Tentative Tract Map No. 18266) subject to the departmental conditions of approval.

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

011: A Tentative Tract Map (TT 18267) to subdivide 10.12 acres of land into 68 numbered lots and 7 lettered lots, within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald 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

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and are incorporated herein by reference. (APN: 0218-281-02 (Portion)); **submitted by SL Ontario Development Company, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT14-011 (Tentative Tract Map No. 18267) subject to the departmental conditions of approval.
