



SOUTH ONTARIO LOGISTICS CENTER

SPECIFIC PLAN

City of Ontario

Specific Plan Revised June 20, 2023 (Council Resolution No. R2023-037)

Developer

Grove Land Venture, LLC

4450 MacArthur Blvd., Suite 100

Newport Beach, CA 92660

(949) 216-7300



This page intentionally left blank

South Ontario Logistics Center Specific Plan

Table of Contents

1.0	INTRODUCTION	1-1
1.1	Purpose and Intent of the Specific Plan.....	1-1
1.2	Project Description	1-2
1.3	Specific Plan Requirements	1-7
1.4	Authority and Scope of the Specific Plan.....	1-7
1.5	Other Governing Documents.....	1-8
1.6	California Environmental Quality Act Compliance.....	1-9
1.7	Organization of the Specific Plan	1-9
2.0	EXISTING CONDITIONS	2-1
2.1	Existing and Surrounding Land Uses.....	2-1
2.2	Airport Influence Areas.....	2-1
2.3	Williamson Act Contracts.....	2-5
2.4	Existing Ontario Plan and Zoning Land Use Designations.....	2-5
2.5	Existing Circulation.....	2-7
2.6	Existing Environmental Conditions	2-8
2.7	Existing Ground Water Wells.....	2-9
3.0	DEVELOPMENT PLAN	3-1
3.1	Land Use Plan.....	3-1
3.2	Street Plan.....	3-5
3.3	Potable Water Plan	3-16
3.4	Recycled Water Plan	3-21
3.5	Sewer Plan	3-24
3.6	Conceptual Grading Plan	3-27
3.7	Dry Utilities Plans	3-27

Table of Contents

3.8 Storm Drainage Plan 3-30

3.9 Public Services..... 3-33

3.10 Phasing Plan 3-34

4.0 LAND USE AND DEVELOPMENT STANDARDS.....4-1

4.1 General Provisions 4-1

4.2 Allowable Uses..... 4-1

4.3 Conceptual Site Plan 4-5

4.4 Development Standards 4-8

5.0 DESIGN GUIDELINES.....5-1

5.1 Site Design..... 5-1

5.2 Architectural Design..... 5-3

5.3 Landscape Design..... 5-5

5.4 Walls and Fences 5-12

5.5 Buffering and Screening..... 5-13

5.6 Lighting..... 5-15

5.7 Signage 5-16

5.8 Sustainable Design Strategies 5-18

6.0 IMPLEMENTATION.....6-1

6.1 Applicability 6-1

6.2 Severability 6-1

6.3 Interpretation 6-1

6.4 Consistency with Other Plans and Regulations 6-1

6.5 Specific Plan Revisions 6-2

6.6 Subdivisions Maps..... 6-3

6.7 Development and Land Use Review Procedures 6-4

6.8 Development Agreement 6-4

Table of Contents

6.9 Specific Plan Phasing.....6-5

6.10 Financing of Public Improvements6-6

6.11 Maintenance Plan6-6

6.12 Additional Entitlement Requirements6-8

7.0 APPENDIX: GENERAL PLAN CONSISTENCY7-1

7.1 Land Use Element7-1

7.2 Community Design Element7-3

7.3 Mobility Element.....7-8

7.4 Environmental Resources Element.....7-10

7.5 Safety Element.....7-13

7.6 Community Economic Element.....7-16

LIST OF TABLES

Table 1.0: Land Use Summary.....1-3

Table 3.1: Maximum Specific Plan Build-Out.....3-2

Table 4.1: Allowable Uses4-2

Table 4.2: Conceptual Site Plan4-6

Table 4.3: Development Standards.....4-8

Table 4.4: Off-Street Parking and Loading Design Standards4-9

Table 4.5: Required number of Parking and Loading Spaces4-10

Table 5.1: Plant Palette5-10

Table 6.1: Maintenance Responsibilities6-7

LIST OF FIGURES

Figure 1.1: Regional Map1-4

Figure 1.2: Vicinity Map1-5

Figure 1.3: Specific Plan Boundary.....1-6

Figure 2.1: Existing Surrounding Land Uses.....2-3

Table of Contents

Figure 2.2: Airport Influence Areas.....	2-4
Figure 2.3: Existing TOP Land Use and Zoning.....	2-6
Figure 2.4: Existing Ground Water Wells.....	2-11
Figure 3.1a: TOP Land Use Plan	3-3
Figure 3.1b: Proposed Specific Plan Land Use Plan	3-4
Figure 3.2: Street Plan.....	3-6
Figure 3.3: City of Ontario Roadway Classification Plan	3-7
Figure 3.4: Street Sections	3-8
Figure 3.4a: Street Sections	3-9
Figure 3.5: Truck Routes	3-14
Figure 3.6: Bicycle and Pedestrian Plan	3-15
Figure 3.7a: Potable Water Plan	3-18
Figure 3.7b: Potable Water Plan.....	3-19
Figure 3.8: City of Ontario Ultimate Water System	3-20
Figure 3.9: Recycled Water Plan	3-22
Figure 3.10: City of Ontario Future Recycled Water System	3-23
Figure 3.11: Sewer Plan	3-25
Figure 3.12: City of Ontario Ultimate Sewer System	3-26
Figure 3.13: Fiber Optic Plan.....	3-29
Figure 3.14: Storm Drain Plan	3-31
Figure 3.15: City of Ontario Planned Drainage Facilities	3-32
Figure 3.16: Conceptual Phasing Plan.....	3-35
Figure 4.1: Conceptual Site Plan	4-7
Figure 5.1: Grove Avenue Conceptual Streetscape	5-6
Figure 5.2: Eucalyptus Ave Conceptual Streetscape.....	5-7
Figure 5.3: Merrill Avenue Conceptual Streetscape	5-8
Figure 5.4: Bon View Avenue Conceptual Streetscapes	5-8
Figure 5.5: Conceptual Vehicular Entry	5-10

LIST OF STUDIES

Water Technical Study

Sewer Technical Study

Potable Water Technical Study

Recycled Water Technical Study

Sewer Subarea Master Plan (SSAMP)