
6.0 Administration

6.1 Overview

This Chapter Describes how the Specific Plan is to be implemented and amended, if necessary.

6.2 Site Plans and Parcel Maps

The two primary methods for implementing the Toyota/Ontario Business Park Specific Plan are site plans and parcel maps. Applications for site plans shall be prepared for each individual building or structure within the project area. The format, content and submittal requirements for site plans shall be determined by the City of Ontario Planning Department and shall be accompanied by appropriate fees and necessary environmental documentation. In addition, a sight line analysis shall accompany submittals for warehouse and distribution building site plans to ensure that appropriate screening is provided to obscure views to truck docks and loading areas.

Parcel maps, or subdivision maps, may also be permitted for land division purposes. Applications for parcel map approval shall also be submitted to the Ontario Planning Department in a form prescribed by the City along with required and other supporting documentation required by the City. All new parcels created within the project area shall comply with minimum lot size requirements and other standards set forth in this Specific Plan.

Both site plans and parcel maps shall be reviewed by the Development Advisory Board (DAB). If approved by the DAB, site plans shall not require additional review by the City of Ontario unless an appeal is filed in the prescribed manner. Parcel maps shall be reviewed by the Planning Commission following DAB review. Once Planning Commission approval is received, no further City review is required unless an appeal is filed in the prescribed manner.

6.3 Environmental Review

An Environmental Impact Report (EIR) is in process of being prepared to assess the environmental impacts of this project (City of Ontario EIR NO. 93-1). Once a Final EIR is certified by the City of Ontario, no additional EIRs will be required for implementing site plans or parcel maps, so long as such plans and maps are consistent with the Specific Plan. A Notice of Intent may be required to be filled with site plans and parcel maps, as determined by the Ontario Planning Department.

6.4 Substantial Conformance

Substantial Conformance is a process established in the Specific Plan to allow a limited degree of flexibility for both the applicant and City of Ontario in the implementation of the project. Through this process, minor modifications may be made in certain technical components of the Specific Plan. Substantial Conformance may include, but is not limited to, modifications to infrastructure improvements, public service and facility improvements, landscape materials, location of signs and similar issues. The Substantial Conformance process shall not be used to modify development regulations, basic design concepts or to exceed the maximum development intensity cap established in the Specific Plan.

Determination of Substantial Conformance may be made by the DAB when the following findings can be made:

- The proposed modification complies with the goals and intent of the Specific Plan;
- The modification does not create adverse impacts on infrastructure such as sewer, water, storm drainage, or circulation Systems;
- The modification does not create adverse impacts on public facilities or community services;
- The modification does not represent an increase in density or intensity allowed in the Specific Plan;
- Subsequent technical studies and analysis substantiate the need for the modification;
- Other changes have occurred either on- or off-site which necessitate a minor modification.

6.5 Specific Plan Amendments

Amendments to the Specific Plan may be submitted to the City of Ontario which exceed the scope and intent of the Substantial Conformance Process. Specific Plan Amendments are governed by Section 65500 of the California Government Code.