

EXECUTIVE SUMMARY

1.1 Executive Summary

The Colony Commerce Center East Specific Plan includes approximately 94 gross acres located in the southern portion of the City, near to the San Bernardino/Riverside County boundary. The master plan for the project will provide for development of industrial, business and office buildings offering a variety of uses.

The project site is generally located west of Archibald Avenue, south of Merrill Avenue, east of the Cucamonga Creek flood control channel and north of the San Bernardino / Riverside County line in the City of Ontario, San Bernardino County, California.

The site is also located within the Ontario Ranch area which comprises a portion of the former San Bernardino County Agricultural Preserve annexed by the City in 1999. The recently incorporated City of Eastvale (October 2010) is located southeast of Ontario in the County of Riverside, while the City of Chino is located to the west in San Bernardino County.

The relationship of the project site to the surrounding region is depicted in Exhibit 1.1, Regional Context Map. Exhibit 1.2, Vicinity Map, shows the relationship of the site to adjacent land uses. Exhibit 1.3 depicts the development plan for the site.

The City of Ontario Sphere of Influence area, commonly referred to as the “Ag Preserve” was the last significant underdeveloped area in the San Bernardino Valley. In 1993, the San Bernardino Board of Supervisors voted

to consider dissolving the Ag Preserve status, thus paving the way for the transition of agricultural uses to other locations and the ultimate development of the area within an urban setting.

In 1998, the City of Ontario prepared and adopted the Sphere of Influence General Plan Amendment, an amendment to the General Plan of the City of Ontario. Planning for the 8,069 acre Ontario Ranch area is the single most important development issue facing the City of Ontario today. The General Plan for the Ontario Ranch intends to provide the long term vision to create a high quality environment where residents can live, work, and play with a sense of individual neighborhoods rather than engulfed in the Ontario Ranch.

The Sphere of Influence annexation, dedicated as New Model Colony was annexed by the City of Ontario on November 30, 1999. The Colony Commerce Center East Specific Plan area is situated within the boundaries of the New Model Colony area which is now called Ontario Ranch.

On January 26th, 2010, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City’s new business plan and includes a long term Vision and a principle based Policy Plan (General Plan). The city’s Policy Plan, which acts as the City’s General Plan, designates (Policy Plan Exhibit LU-1-Land Use Plan) the project site for development of industrial uses at a maximum 0.55 floor area ratio (FAR) and business park uses at 0.60 FAR as illustrated in Exhibit 2.2 Policy Plan (General Plan) Land Use Plan.

1.2 Governing Documents

Development of Colony Commerce Center East will be governed by the following:

- » The City of Ontario General Plan (January 1998), as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Colony Commerce Center Specific Plan area.
- » The Colony Commerce Center East Specific Plan which includes a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations. Where the Colony Commerce Center East Specific Plan is silent, the City of Ontario Development Code shall govern.
- » A development agreement to include methods for financing, acquisition, and construction of infrastructure.
- » The Airport Land Use Compatibility Plan for Ontario International Airport and the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics.

1.3 Specific Plan Components

The Colony Commerce Center East Specific Plan is organized into the following sections in addition to Section 1, Executive Summary.

1.3.1 (Section 2) Introduction

The Introduction serves to acquaint the reader with:

- » Community vision and objectives,
- » The project setting,
- » A general description of the project proposal,
- » The goals and policies of the Colony Commerce Center East Specific Plan,
- » The entitlements to accompany the Colony Commerce Center East Specific Plan; and

- » The relationship of the Colony Commerce Center East Specific Plan to the City of Ontario General Plan, and the City of Ontario Development Code.

1.3.2 (Section 3) Existing Conditions

The physical setting for Colony Commerce Center East is described in this section outlining the existing physical conditions on and around the Specific Plan area.

1.3.3 (Section 4) Land Use Plan

The Land Use Section describes industrial and business park planning areas as well as allocations of industrial and office building sizes per planning area.

1.3.4 (Section 5) Infrastructure and Public Services

This section provides information on circulation improvements, planned backbone water, sewer, and storm drain systems, the grading concept for the development of the project, and a discussion of public utilities and services to serve the Specific Plan.

1.3.5 (Section 6) Development Regulations

Development Regulations established in this section will govern the permitted uses and the standards regulating the development of various industrial uses within the Colony Commerce Center East Specific Plan area. The relationship of the Colony Commerce Center East Specific Plan development regulations to the City of Ontario Development Code is also provided. The policies and procedures for the City's review and approval of specific development proposals within Colony Commerce Center East are presented in this section as well as the methods and procedures for interpreting and amending the Colony Commerce Center East Specific Plan as necessary.

1.3.6 (Section 7)

Implementation and Administration

The policies and procedures for the City’s review and approval of specific development proposals, within Colony Commerce Center East, are presented in this section. This section provides the methods and procedures for interpreting and amending the Colony Commerce Center East Specific Plan as necessary. A summary of project financing and project maintenance responsibilities for new development within the Specific Plan area is provided in this section.

1.3.7 (Section 8)

Design Guidelines

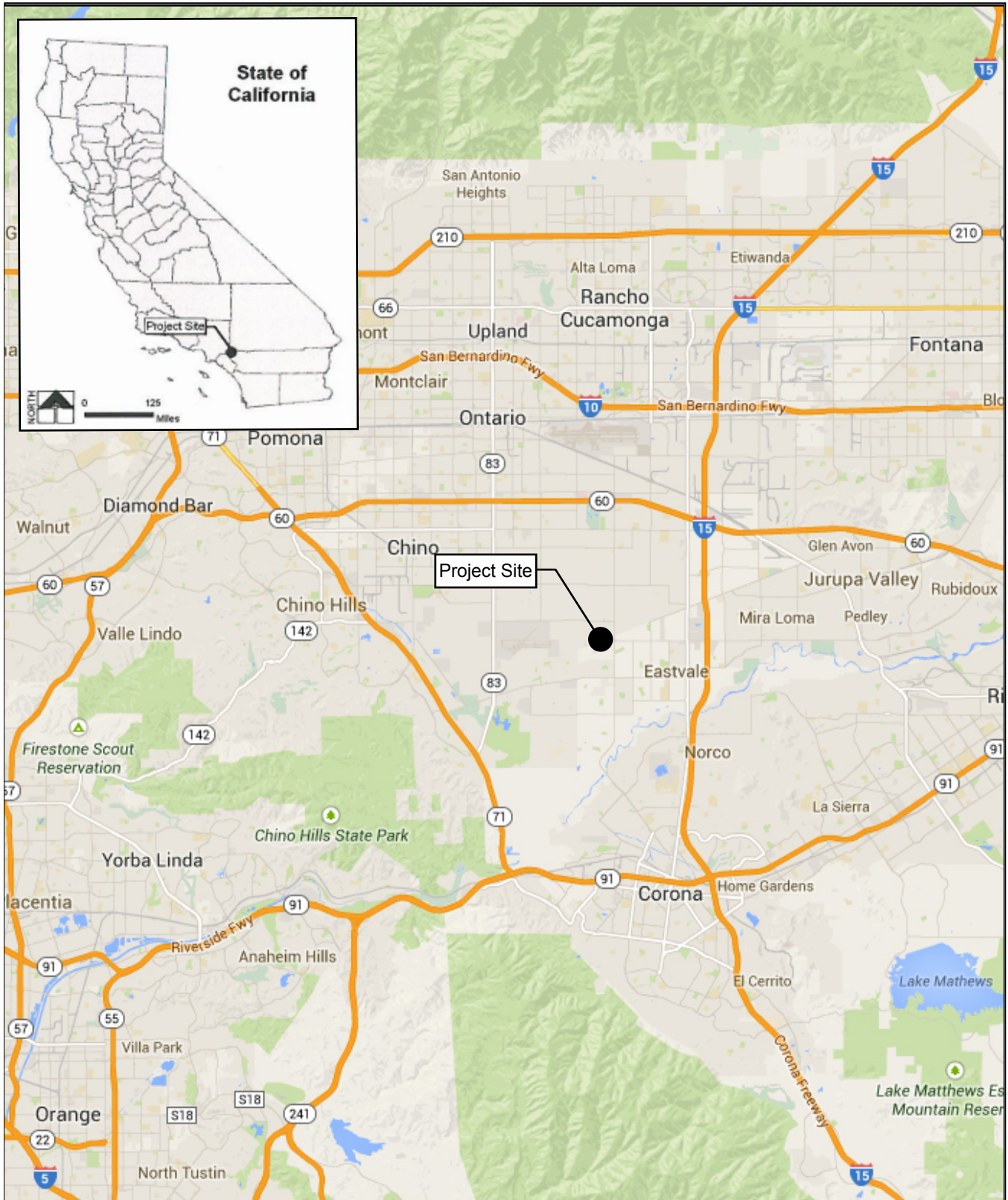
The Colony Commerce Center East Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines.

1.3.8 (Section 9)

General Plan Consistency

This section includes the City of Ontario General Plan consistency matrix describing the relationship of the Colony Commerce Center East Specific Plan to each policy of the General Plan.

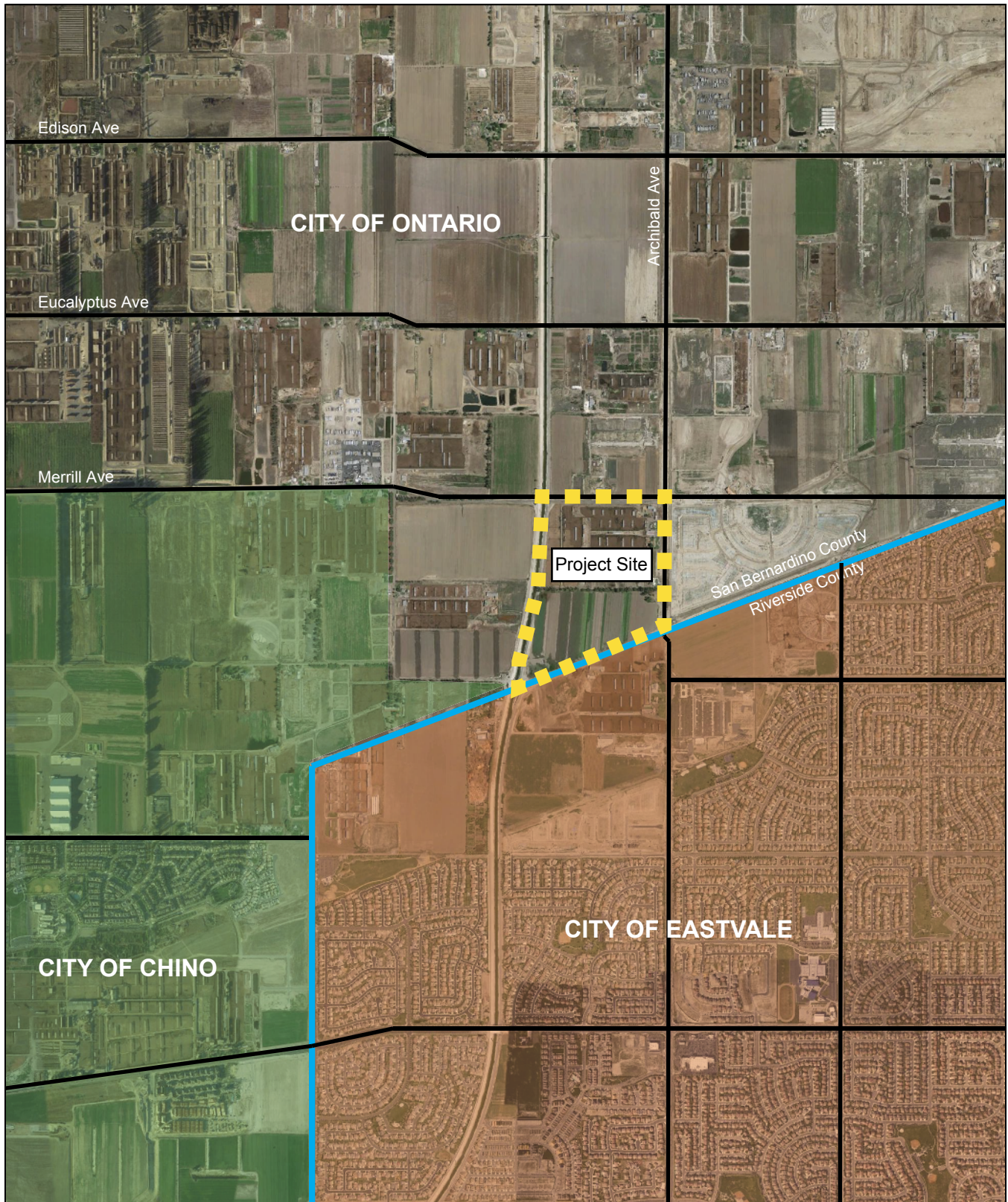
Exhibit 1.1, Regional Context Map



Source: Google Maps

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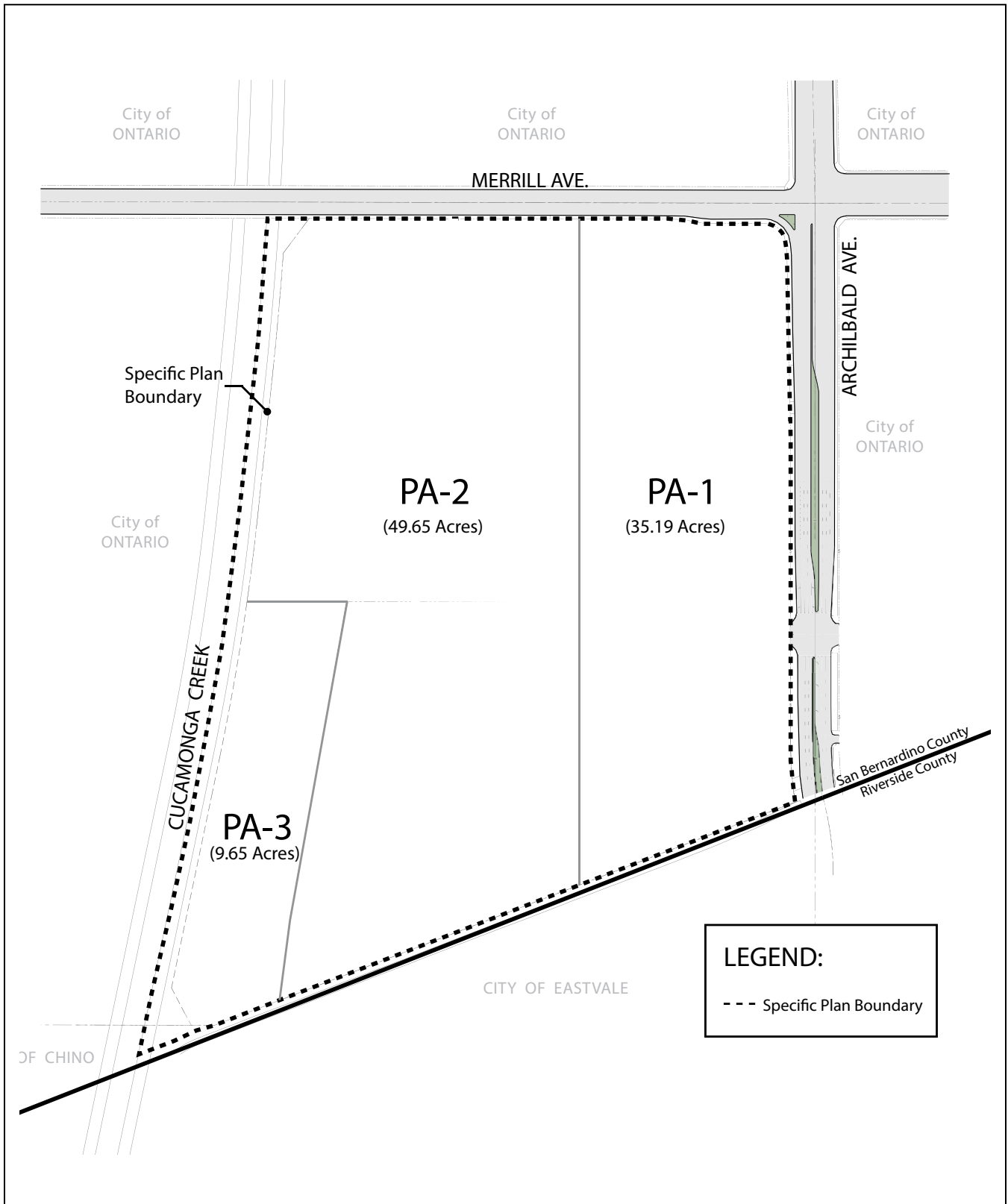
Exhibit 1.2, Vicinity Map



Source: Google Maps



Exhibit 1.3, Specific Plan Area/Proposed Planning Areas



Source: KTG Group



Table 1.1, Land Use Summary

Planning Area	Land Use	Acres	Maximum Potential Intensity (Gross Floor Area)	Max.Floor Area Ratio
PA-1	Business Park	35.19 ac	919,725 SF	0.60
PA-2	Industrial	49.65 ac	1,189,514 SF	0.55
PA-3	Industrial	9.65 ac	231,195 SF	0.55
	Total	94.49 ac	2,340,434 SF	

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