

1.0 INTRODUCTION

The West Ontario Commerce Center Specific Plan (this “Specific Plan”) is one of the initial industrial specific plans implementing the vision outlined by the City of Ontario for the Ontario Ranch area (formerly New Model Colony). The Ontario Ranch area covers 8,200 acres of the former 14,000-acre San Bernardino Agricultural Preserve, which was historically used for dairy or cattle farming by descendants of Dutch, French Basque, Portuguese, and Mexican families. The Agricultural Preserve was divided in 1999, with portions incorporated into the three adjacent cities of Chino, Chino Hills, and Ontario. The City of Ontario named its portion the *New Model Colony* after the original *Model Colony of Ontario* established by the Chaffey Brothers, William and George Jr., in 1882. The original Model Colony was founded on innovative land development principles that included the distribution of water rights with land purchases (Mutual Water Company), a grand boulevard (Euclid Avenue), and an agricultural college (Chaffey College, established 1885). The Ontario Plan, adopted by the City of Ontario in 2010, contains innovative land development principles for the Ontario Ranch area in an effort to continue the legacy of the Model Colony. The Land Use Plan for Ontario Ranch provides for housing, commercial and industrial areas, parks, a lake, a golf course, and trail and bike links. Specific plans are required to guide development in Ontario Ranch to ensure that the objectives of the City’s Policy Plan (General Plan) are achieved.

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 Business Park (0.6 FAR) and Industrial (0.55 FAR).

1.1 PURPOSE AND INTENT OF THE SPECIFIC PLAN

The West Ontario Commerce Center Specific Plan serves to implement the City's Policy Plan (General Plan) for the project site and provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the community ensuring that excellence in community design is achieved during project development. The West Ontario Commerce Center Specific Plan establishes the procedures and requirements to approve new development within the project site.

The purpose of the West Ontario Commerce Center Specific Plan is:

- ❖ To provide a planning framework that responds to the physical and market driven aspects of future development opportunities;

- ❖ To provide adequate and coordinated infrastructure, utilities, and public services to this area within the Ontario Ranch;
- ❖ To encourage compatible uses and interfaces with adjacent properties;
- ❖ To determine the appropriate location and intensity of uses through new development parameters; and
- ❖ To conform with State laws and local ordinances and policies for the preparation of the Specific Plan.

The specific objectives of the West Ontario Commerce Center Specific Plan are:

1. Create a professional, well-maintained and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex that is compatible with nearby residential neighborhoods.
2. Provide employment opportunities for community residents.
3. Facilitate the construction of utilities, roads, and other major infrastructure investments that will be sufficiently sized to adequately serve the Specific Plan area.
4. Increase Ontario's industrial uses in proximity to local airports and regional transportation networks.
5. Create economic engine to spur future growth of Ontario Ranch. Future development will continue to drive the infrastructure improvements for the area and effect the vision for Specific Plan.

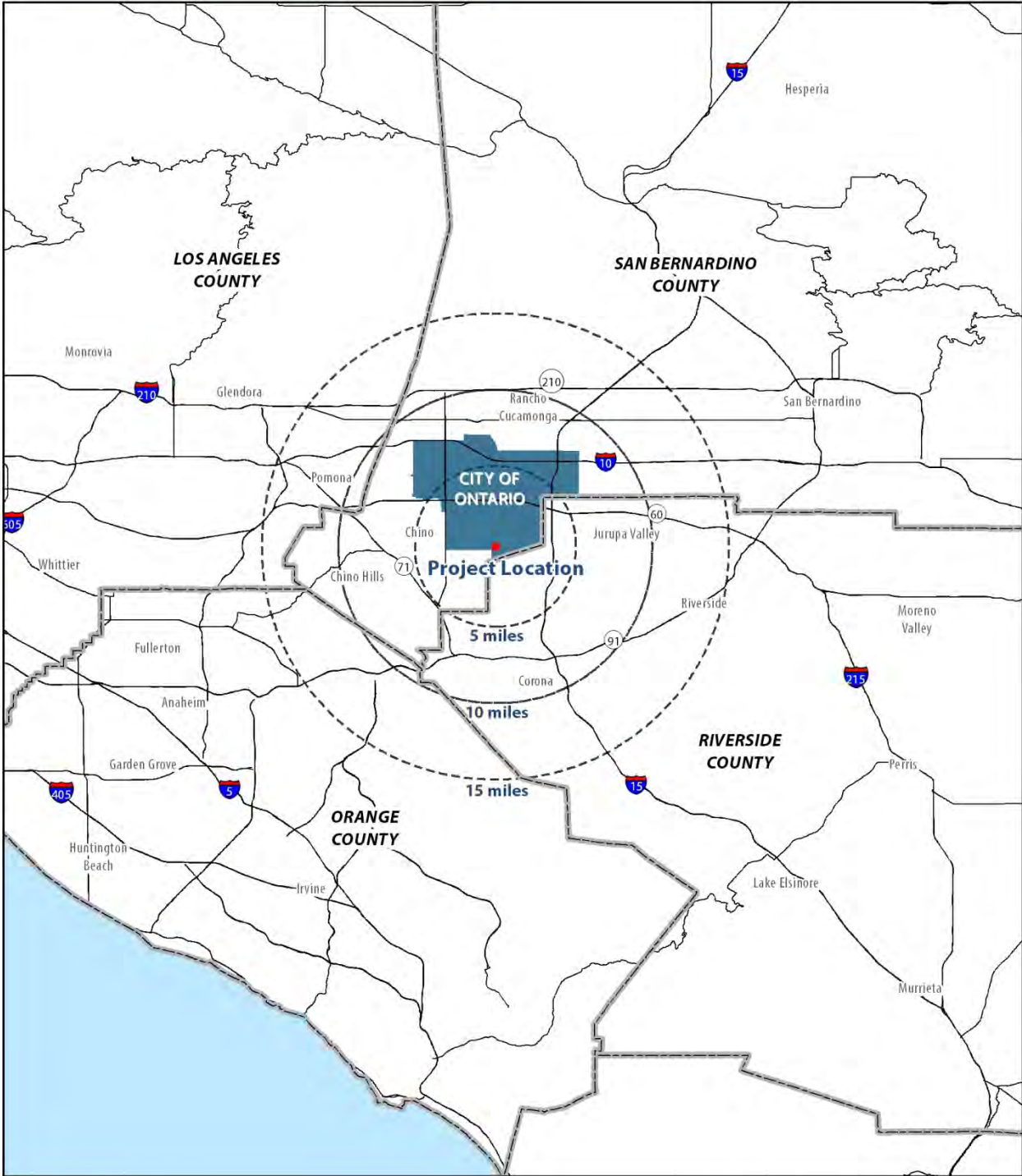
1.2 PROJECT DESCRIPTION

The West Ontario Commerce Center Specific Plan is the regulatory document for the West Ontario Commerce Center Industrial Park, consisting of up to 2,905,510 square feet allowing for the development of business park and light industrial uses on approximately 119 net acres of land. The Specific Plan will address consistency with the Ontario Plan Vision and Policy Plan; provide a development plan that identifies the proposed land uses, circulation, infrastructure, streetscape, and landscape plans; establish the allowable uses and development standards for reviewing individual projects within the Specific Plan area; present conceptual design guidelines and elevations to create a visually attractive environment; and summarize the development review process and provisions to administer and implement the Specific Plan.

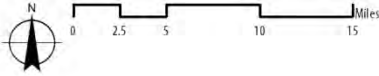
Location and Specific Plan Boundary

The West Ontario Commerce Center Specific Plan area is located near the southern boundary of the City, adjacent to the City of Chino (Figure 1.1 Regional Location) and within Ontario Ranch (Figure 1.2 Ontario Ranch). The project site consists of seven existing parcels bounded by Eucalyptus Avenue on the north, the San Bernardino County Flood Control Channel (Cucamonga Creek Channel) to the east, Merrill Avenue to the south, and Carpenter Avenue to the west. The location of each existing parcel (and Assessor Parcel Number) is shown on Exhibit 1.3 (Plan Boundary).

FIGURE 1.1: REGIONAL LOCATION

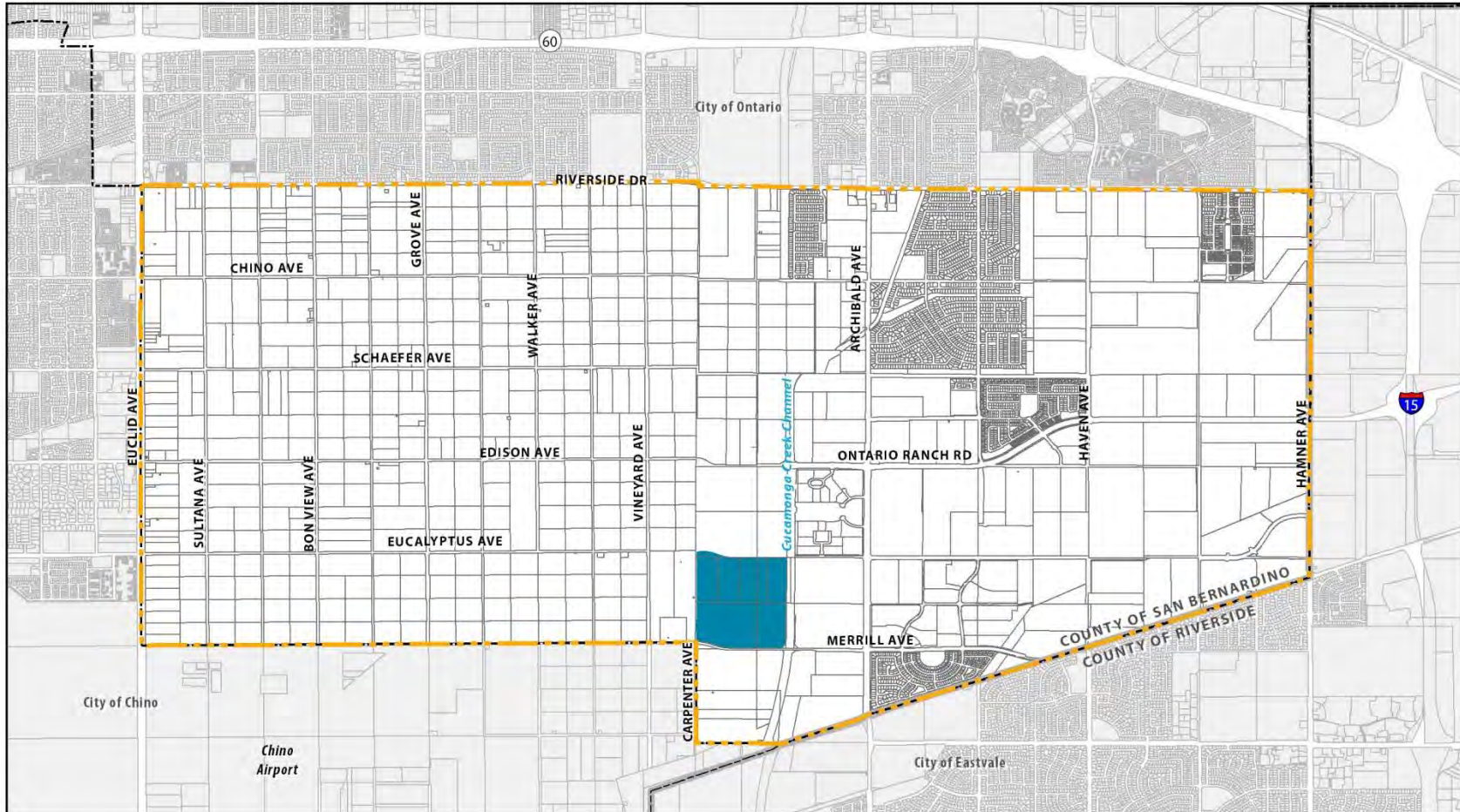


■ Specific Plan Area



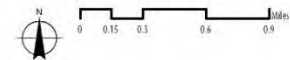
Date: November 2016
Base Map Prepared by: MIG, Inc.

FIGURE 1.2: ONTARIO RANCH



Legend

-  Ontario Ranch
-  Specific Plan Area
-  Assessor Parcels






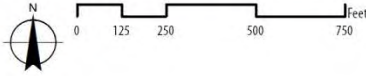
Date: November 2016
Source: City of Ontario
Base Map Prepared by: M/G, Inc.

FIGURE 1.3: SPECIFIC PLAN BOUNDARY



Legend

-  Specific Plan Boundary
-  Assessor Parcels
-  Assessor Parcel Number (APN)



Date: December 2016
 Source: ESRI World Imagery, 2015
 Base Map Prepared by: MG, Inc.

Employment Generation

At build-out, the West Ontario Commerce Center is anticipated to create over 600 jobs in warehousing, logistics, light manufacturing, and administration. This estimate is based on the 2001 Natelson Company, Inc. Employee Density Study, assuming warehouse and research and development uses on the site. Actual job creation depends on the type of land uses ultimately developed, as a wide range of commercial, office, and industrial uses are permitted. For example, e-commerce uses such as internet merchant fulfillment would yield more jobs than a distribution warehouse as many e-commerce companies employ labor-intensive picking and packing operations. Employment opportunities will range from entry level to highly skilled labor, adding to Ontario's competitive advantage in the region. Business Park uses in the West Ontario Commerce Center Industrial Park will provide expanded opportunities for start-up businesses and provide retail and service uses to serve the surrounding area.

Infrastructure Framework

In cooperation with adjacent property owners and developers, the West Ontario Commerce Center Industrial Park will help establish the necessary framework to enable the continued growth and development of Ontario Ranch. The project will participate in providing and/or funding master planned water, sewer, and storm drain infrastructure as properties develop along Eucalyptus Avenue from Carpenter Avenue to the Cucamonga Creek Channel, Carpenter Avenue from Merrill Avenue to Eucalyptus Avenue, and Merrill Avenue from the Cucamonga Creek Channel to Carpenter Avenue. The extent of infrastructure provision for the project will be established as part of the development agreement.

Community Compatibility

The Parkside Specific Plan is located immediately north of the West Ontario Commerce Center Specific Plan and plans for residential uses. To enhance the transition between the industrial uses of the West Ontario Commerce Center and residential uses to the north, the Specific Plan's land use plan places larger scale industrial uses in the southern portion of the site and smaller scale buildings with less intense uses on the northern Business Park portion.

1.3 SPECIFIC PLAN REQUIREMENTS

The range of issues contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans must at a minimum address the following:

- ❖ The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- ❖ The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be

located within the area covered by the plan and needed to support the land uses described in the plan.

- ❖ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- ❖ A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

1.4 AUTHORITY AND SCOPE OF THE SPECIFIC PLAN

The Policy Plan (General Plan) requires the approval of a Specific Plan for development of the project site to ensure that sufficient land area is included to achieve unified districts and neighborhoods. The City of Ontario has zoned the project site as AG-Specific Plan. The zoning designation of AG-Specific Plan requires that a Specific Plan be approved to guide development of the project site and to implement the goals and policies of the Policy Plan. The Specific Plan provides the zoning regulations to govern development of the project site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City of Ontario the authority to adopt a specific plan by ordinance (as a regulatory plan) or resolution (a policy driven plan). This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance.

As a regulatory plan, this document serves as zoning law for the land within the Specific Plan area. Development plans, site plans, and tentative tract and parcel maps must be consistent with the West Ontario Commerce Center Specific Plan and the Ontario Plan. The scope of topics covered in this Specific Plan includes land use, infrastructure, development standards, design guidelines, and implementation measures, all of which must meet the minimum requirements of a specific plan, as established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125.

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan (California Government Code Section 65455). Beyond the Policy Plan (General Plan) and Municipal Code, the California Government Code also requires compatibility with local, regional and other planning measures. For example, the Specific Plan must be consistent with any applicable comprehensive airport land use plan (ALUP) (California Government Code Section 65302.3). After adoption, any identification of inconsistency must be followed by the amendment of either existing plans and regulations or the specific plan itself. Failure to correct inconsistencies can result in the inability to enforce specific plan regulations and policies.

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The West Ontario Commerce Center Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report addressing the impacts associated with the development of the project must be considered and certified by the City of Ontario prior to approval of the Specific Plan.

To address potential environmental impacts, it is anticipated that a program environmental impact report (program EIR) will be prepared. The Program EIR will analyze the potential environmental impacts of the adoption and implementation of the West Ontario Commerce Center Specific Plan. The program EIR for the Specific Plan will be most helpful in dealing with subsequent activities within the Specific Plan area. With a detailed analysis of the program (the Specific Plan), many subsequent activities (such as development within the Specific Plan and or related infrastructure provision) could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

1.6 ORGANIZATION OF THE SPECIFIC PLAN

The West Ontario Commerce Center Specific Plan is organized by chapter as follows:

- 1. Introduction.** This chapter introduces the proposed project, summarizes the development and planning context, and explains the scope and authority of the Plan and its compliance with CEQA as well as its relationship to the Ontario Plan, Ontario Ranch, and the Development Plan.
- 2. Existing Conditions.** This chapter explains the baseline conditions for the project site including current and surrounding land uses, airport influence, circulation, utilities, and environmental conditions.
- 3. Development Plan.** The chapter establishes the overall land use concept for the West Ontario Commerce Center Specific Plan including the land use plan, the infrastructure plans for water, sewer, utilities, and circulation, and the provision of public services such as fire, police, and solid waste disposal.
- 4. Land Use and Development Regulations.** This chapter establishes the land use designations and regulations for the West Ontario Commerce Center Specific Plan. Upon adoption of this specific plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.
- 5. Design Guidelines.** This chapter identifies the conceptual themes for site planning, architecture, and landscape design in the Specific Plan area.
- 6. Implementation and Administration.** This chapter provides requirements for the development review and administration of the West Ontario

Commerce Center Specific Plan including amendment procedures and implementation priorities.

7. **Appendix: Ontario Plan Consistency.** This chapter describes the West Ontario Commerce Center Specific Plan's conformance with the Ontario Plan.

This page intentionally left blank.