

1 INTRODUCTORY PROVISIONS

1.1 Introduction

The Entratter Specific Plan Area is located in the City of Ontario, which is one of the fastest growing industrial regions in Southern California. Easy access provided by the San Bernardino, Ontario, and Pomona freeways plus proximity to the Ontario International Airport make the area attractive to a variety of industrial users.

However, a central location is not the only factor corporate users consider in evaluating potential sites for new facilities. Frequently corporate decision makers, concerned about the image of their firms, search for communities with high quality industrial development sites. They want to locate in planned industrial developments where the architecture, site planning and landscaping reflect the high quality image they desire.

With the adoption of the California Commerce Center Specific Plan in the early 1980's, the City of Ontario committed much of the eastern portion of their community to high quality industrial development. This commitment was reaffirmed in 1992 when decision makers revised the general plan to designate the 27-acre Entratter Specific Plan area Planned Industrial.

1.2 Purpose of the Specific Plan

As the name implies, a specific plan is a detailed plan for the development of an individual area. The specific plan implements the local general plan by creating a bridge between general plan policies and specific development proposals.

The purpose of the Entratter Specific Plan is to implement the Planned Industrial designation and related policies of the Ontario General Plan. As such, the specific plan will define appropriate land uses, specify necessary infrastructure and provide specific development standards that address the unique characteristics of the site.

1.3 Authority for the Specific Plan

The Entratter Specific Plan was prepared pursuant to Article 8 of the California Government Code Section 65450, et seq. and applicable ordinances of the City of Ontario, and will constitute the zoning for the project site. Land use standards and regulations contained within this document will govern all areas within the project. A legal description of the project boundaries is included in Appendix A of this report.

1.4 General Plan and Zoning Compliance

The 27-acre Entratter Specific Plan is designated "Planned Industrial" and "Open Space - NonRecreational" on the City of Ontario General Plan Land Use Map. The Planned Industrial designation accommodates light industrial uses on larger sites. Ancillary retail and commercial uses are also permitted. In this district, all development is subject to the provisions of an adopted Specific Plan. In areas designated Open Space — NonRecreational, cemeteries, utility easements, flood control facilities, spreading basins and other nonrecreational open space uses are permitted.

The City of Ontario's Zoning Ordinance designates the project site M2 General Industrial and OS Open Space. However, the M2 zoning district is not consistent with the Planned Industrial General Plan designation. The appropriate zoning is Specific Plan. To achieve consistency with the General Plan, in conjunction with the preparation of the Entratter Specific Plan, the zoning will be changed to Specific Plan.

The Entratter Specific Plan and the concurrent rezoning from M2 to the Specific Plan district comply with the provisions of the Planned Industrial General Plan designation. The new Specific Plan zoning district will permit a mix of industrial and open space uses. The Entratter Specific Plan will define appropriate land uses, identify required infrastructure and establish development standards for the industrial and open space uses.

1.5 Conflict with Other Regulations

Whenever the Entratter Specific Plan imposes more restrictive regulations than the regulations listed within another City document, the provisions of this Specific Plan shall govern.

1.6 Intent

The Entratter Specific Plan intends to establish standards and guidelines to provide a distinctive, well-planned industrial project that will enhance existing development and ensure consistency with other high quality industrial projects within the City.

1.7 Objectives

Objectives are goals or statements that can generally guide future land use decisions and development. The Entratter Specific Plan proposes to achieve the following objectives for the project site.

- Integrate, where possible, the site design and building design elements.
- Achieve design consistency with neighboring industrial complexes.
- Establish development standards that comply with the City's General Plan and facilitate development.
- Create Landscaping Elements that enhance the primary entrances to the project, complement the Francis Street streetscape and adjacent projects.
- Design an infrastructure and utility plan that will adequately serve the needs of the Specific Plan Area.
- Provide additional industrial economic opportunities for the City, and increase employment opportunities for people seeking to locate in the Ontario area.