

RANCON CENTRE ONTARIO SPECIFIC PLAN

VIII. APPROVAL AND AMENDMENT PROCESS

A. REQUIRED APPROVALS

1. Rancon Centre Ontario Specific Plan Submittal Packages

Any proposed resubdivision of any parcel or the construction of any improvement within the Rancon Centre Ontario Specific Plan area must be approved by the City of Ontario in accordance with its subdivision ordinance and the state subdivision map act.

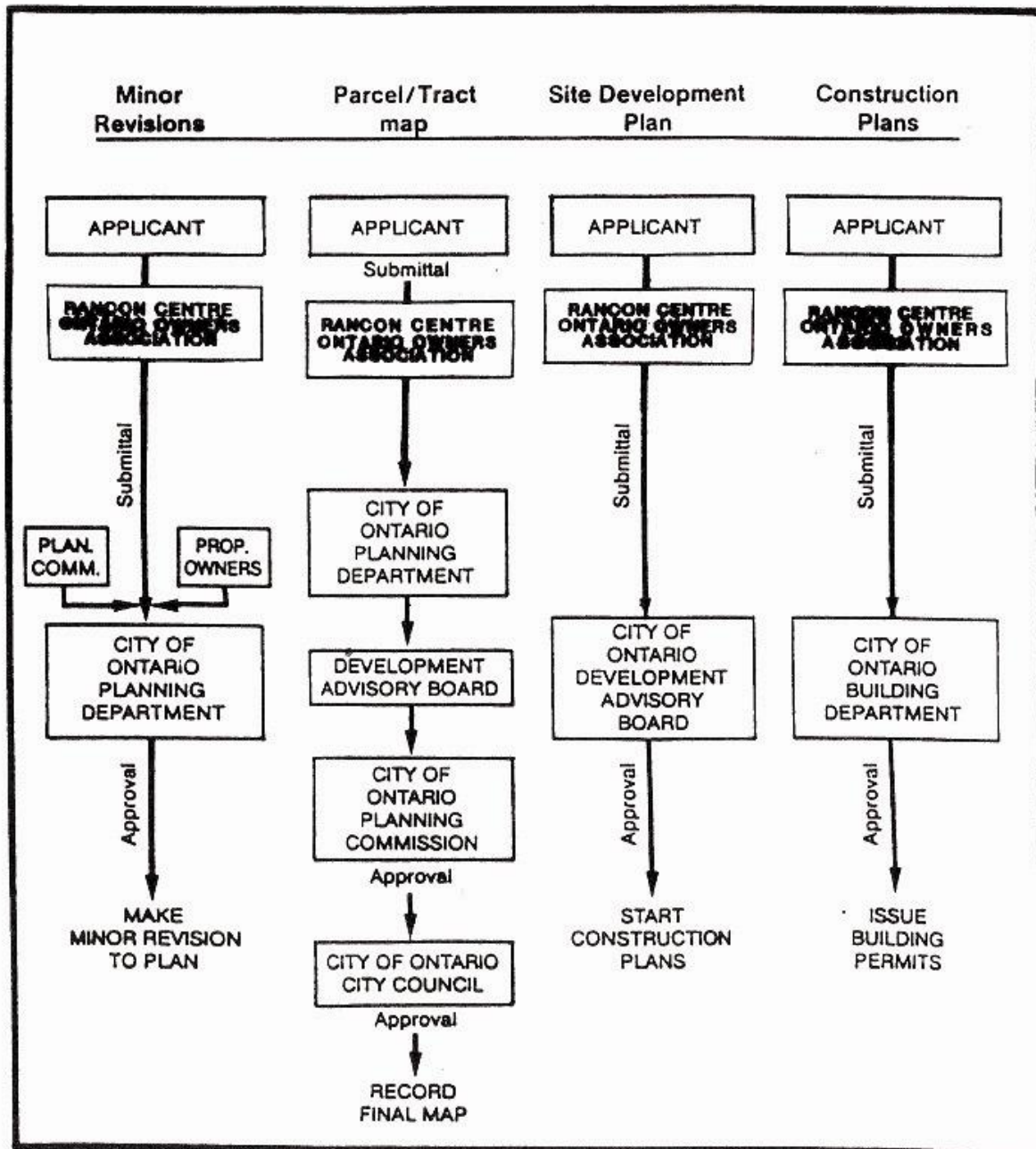
2. Development Site Plans

Site development plans shall be subject to review and approval by the City of Ontario Design Approval Board (DAB). The Development Plan Review Application Form, City of Ontario 84-4 (4/84) is included in the Appendix of the report for reference. (See Figure VIII-A-1, Plan Submittal Guideline Flow Chart.)

3. Environmental Evaluation - Notice of Intent

An Environmental Evaluation - Notice of Intent is required by the City of Ontario with the submittal of any preliminary building or site plans. The City of Ontario's planning staff reviews all Environmental Evaluations prior to the DAB meeting on development site plans.

PLAN SUBMITTAL FLOW CHART



B. MINOR REVISIONS

Minor revisions to the Specific Plan that relate to rearrangements, transfer or exchange of land use designations within the Specific Plan may be approved subject to the following conditions:

1. The applicant shall submit an analysis of the proposed land use rearrangement to ascertain the following:
 - a. The rearrangement does not create adverse impacts on traffic volumes and circulation adjacent to areas of land use category exchange.
 - b. The rearrangement does not create adverse impacts on sewer, water and other infrastructure capacities in the areas of land use category exchange.
2. The surrounding property owners within three hundred feet (300') of the proposed land use category exchange shall be notified, in writing, of the proposed rearrangement. The applicant shall provide names and addresses of the affected property owners, and shall pay all postage costs. If any affected party including property owners, objects to the rearrangement(s), the proposal shall be subject to requirements for a "major amendment" to the Specific Plan.
3. Concurrently the Planning Commission members shall be notified by mail, of the proposed land use category rearrangement. The Planning Commission members will have ten (10) days (from the date of their receipt of notice) in which to comment on the proposal. If the Planning Commission members have no objection to the proposed land use rearrangement, the proposal will be placed on the next Planning Commission agenda as a consent item.

If any member of the Planning Commission has a concern with the proposed land use rearrangement, then the proposal shall be subject to requirements for a "major amendment" to the Specific Plan.

4. An application for land use category rearrangement shall be accompanied with the appropriate amount of fees as approved by the existing resolution of the City Council for a revision to a specific plan.

C. MAJOR AMENDMENTS

A major amendment to the Specific Plan will require review and approval by the City of Ontario Development Advisory Board, the Planning Commission and the City Council. Such major amendments are governed by the California Government Code, Section 65500, and require an application and fee to be submitted to the City of Ontario Planning Department, stating in detail the reasons for the proposed amendment.

D. APPEALS

An appeal from any determination, decision, or requirement of staff, Development Advisory Board, or the Planning Commission shall be made to the City Council in conformance to the appeal procedures established by Section 9-3.3400 of the Ontario Municipal Code.

STATE OF CALIFORNIA, Riverside

1988

On April 22, 1988

before me, undersigned, a Notary Public in and for said State, personally appeared Ronald E. Douglas, and

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President

Secretary, on behalf of

Ranson Financial Corp.

the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being

known to me to be the general partner of

Ranson Realty Fund II

the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal

Signature Tish E. Duragan-Melue



(This area for official notarial seal)

88-165408

88-165408

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On April 22, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald E. Douglas, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President of Rancon Financial Corporation, the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

John E. Dunagan - Notary

