

Introduction

Meredith International Centre (M.I.C.) is a major mixed-use development on approximately 250 acres in the city of Ontario, California. Because of the planned expansion of the adjacent Ontario International Airport and anticipated major growth in the surrounding area, the opportunity exists for a development of regional significance.

Purpose

Meredith International Centre is the westernmost portion of Ontario International Centre (O.I.C.), a 1500 acre planning district for which a general plan amendment was adopted in November 1980. This document is intended to fulfill the "Specific Plan" requirements of the O.I.C. General Plan Document in conformance with City of Ontario and State of California requirements for specific plans.

Authority

This specific plan has been prepared in accordance with Section 65450 et seq. of the California Government Code, applicable ordinances of the City of Ontario and the General Plan Document for Ontario International Centre.

Specific Plan

The California Government Code describes the required elements of any Specific Plan and notes that the Specific Plan shall contain detailed regulations, conditions, programs, and "proposed" legislation (zoning) to implement the General Plan and Specific Plan. A Specific Plan will include at least the following items:

1. Locations of various land uses
2. Regulations of height, bulk, and setbacks
3. Locations of streets and standards for the streets
4. Standards for population and density
5. Standards for conservation, development, and utilization of natural resources
6. An action program for implementation of the Open Space element of the General Plan
7. Other measures as necessary to insure the execution of the General Plan

For Meredith International Centre, all of the above elements will be addressed as well as those items mentioned in the following description of the Comprehensive Planned Development Regulations.

General Plan Document

The General Plan Document for Ontario International Centre designates the subject property as "Comprehensive Planned Development" (C.P.D.). The C.P.D. designation delineates a planning process of which this Specific Plan is one step. There are several more detailed planning and design processes required by the General Plan prior to construction.

Zoning

This Specific Plan and the subsequent documents required by it will constitute the zoning for Meredith International Centre.

General Notes

1. Prior to the issuance of any grading and building permits for any development, a Planning Area Plan and a Site Plan shall be approved as described herein.
2. The individual acreages shown in the Development Intensity Section of Development Criteria are approximate of the actual acreages and are based upon planimeter readings. Minor modifications which may result from precise planning such as at the tentative map or final tract map stage will not require a change to the Specific Plan.
3. The City of Ontario will provide water service to the Meredith International Centre development.
4. Sewage will be disposed of in a manner approved by the Ontario Engineering Department and the Chino Basin Municipal Water District, Regional Water Quality Control Board and the San Bernardino County Health Department.
5. Telephone service to the site will be provided by the General Telephone Company.
6. Southern California Gas Company will provide natural gas service to the site.
7. Southern California Edison Company will provide electricity to the site via transmission and distribution lines already situated in and around the project site.
8. Noise levels within and around residential units will be maintained within city standards via setbacks, landscaped buffers and/or architectural design as necessary.

9. Grading permits may be issued for each Planning Area so long as the grading plan is in basic conformance with the concept grading plan submitted during the Planning Area review process. Soil may be stockpiled on or borrowed from locations within the total project site so long as these locations are indicated for development. Both erosion and dust control measures will be taken to insure soil stability.

Prior to the issuance of a grading permit, a Hydrology Study shall be submitted for review by the City Engineer and methods of disposal of storm-water runoff shall be approved by the City Engineer.

10. The continued use of the land for existing agricultural purposes within planning units shall be permitted.
11. Minor modifications to the development standards contained in this document may be approved by the Planning Commission providing such modifications are compatible with the General Plan Amendment and Environmental Impact Report for Ontario International Centre. Such modifications must also be compatible with the intent of this Specific Plan and would be reviewed and approved through the Planning Area review process.
12. Any standards or land use proposals not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Ontario Zoning Ordinance and Standard Specifications and Drawings. Whenever any provisions of this document conflict with the regulations of the Ontario Zoning Code, the provisions in this document shall take precedence.
13. No subdivisions or building permits for residential development will be approved until concerns regarding adequate school facilities, if any, are adequately mitigated to the satisfaction of the City of Ontario and other responsible agencies.
14. A landscape maintenance association shall be formed prior to the granting of any building permits to maintain all common areas, median and parkway landscaping throughout the Specific

Plan area. Covenants, conditions and restrictions shall be prepared to insure this. Said covenants, conditions and restrictions shall be subject to the review and approval of the City Attorney as to enforceability and the City Planner as to scope and content.

15. Unless otherwise specifically approved in this Specific Plan, all off site improvements shall be subject to the City of Ontario policies and standards in effect at time of submittal of improvement plans.

Definitions

The following definitions clarify terms used in this document. All other definitions shall be as per the Ontario Municipal Code. If a term is not defined in the Ontario Municipal Code, it shall have the meaning ascribed to it by Webster's Collegiate Dictionary .

Core: The core is a designated high-density mixed-use district of about 25 acres centrally located in Meredith International Centre. The core will be a nucleus of commercial and pedestrian activity with the highest allowable densities in the project.

Core Entry Plaza: An open space at major entry points of the core marking the boundary of the core area to motorists.

Development Intensity: Maximum square footage or amount of development as described in the Development Criteria section of this document.

Garden Commercial: A land-use designation consisting of low-density commercial development in a park-like setting.

Garden Edge: A streetscape treatment along arterial roads adjacent to Garden Commercial Districts. Garden edges would consist of an informal landscape treatment compatible with the park-like atmosphere of Garden Commercial districts.

Gateways: A landscape statement at major entry points for Meredith International Centre as a whole.

High-Rise Buildings: buildings taller than three stories in height.

Low-Rise Buildings: generally one and two-story buildings. Residential buildings of three stories are considered low-rise.

Major Arterial: a six-lane divided highway.

Pedestrianways: major pedestrian connections throughout the project, primarily sidewalks. There will be two types of pedestrianways, primary and secondary. Primary pedestrianways are more direct connections and will contain a higher level of pedestrian amenities and activity.

Planning Area Plan: a plan to determine the precise urban design of sub-areas within Meredith International Centre. The entire Specific Plan area is divided into fifteen Planning Areas of from four to twenty-five acres each. Each planning area represents a logical increment of development and a urban design unit. A plan for each planning area including design of public spaces, architectural theme and the like will be submitted for approval after the Specific Plan is adopted.

Primary Arterials: a four-lane divided road.

Retail: businesses selling merchandise, goods and services directly to the ultimate consumer.

Service Network: a system of two-lane roads providing local access to individual parcels.

Signs (public): public signs are signs consistent for the Meredith International Centre as a whole. Public signs include project identification, street signs, traffic control and overall project orientation.

Signs (private): private signs give information and orientation for individual buildings, businesses and parcels within Meredith International Centre.

Traffic Diverter: a landscape element in the service roads designated to slow traffic by diverting travel direction for short distances with median traffic circles or similar devices. Traffic diverters will discourage through traffic on the service network and act as accent elements in the streetscape.

Urban Commercial: a land-use designation consisting of high-density commercial development.

Urban Edge: the streetscape treatment along arterial roads adjacent to Urban Commercial Districts. Urban Edges will consist of a compact, formal landscape treatment compatible with Urban Commercial areas.

Urban Residential: a high-density (± 40 units/acre) residential land-use designation.