

1.0 Introduction

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The R. H. Wagner Properties Specific Plan contains 54.57 acres of land and it includes 11 parcels, which are located in eastern Ontario, California. The 11 parcels have been consolidated into three (3) separate Planning Areas. The regional location of the project is illustrated in Figure 1-1. Figure 1-2 indicates the project site relative to vicinity properties.

1.1 PURPOSE

The purpose of the R. H. Wagner Properties Specific Plan (Plan) is to implement the goals and policies of the Ontario General Plan by establishing design guidelines, development standards, and infrastructure requirements for development of each of the Planning Areas. The Plan is to guide creation of a commercial center with commercial and residential uses. This document fulfills the Specific Plan requirements of the City of Ontario and the State of California.

1.2 BACKGROUND

The R. H. Wagner Properties Specific Plan has been developed to integrate with other area-wide planning efforts, including The Ontario Center (TOC) Specific Plan. The R. H. Wagner Properties Specific Plan area is surrounded by the TOC Specific Plan area.

1.3 AUTHORITY

This Specific Plan has been prepared in accordance with Section 65450 et. seq. of the California Government Code and applicable ordinances, policies, and resolutions of the City of Ontario.



Source: Applied Planning, Inc.

Figure 1-1
Regional Location



- R. H. Wagner Properties Specific Plan Areas
- Proposed Amendment to Planning Area 3
- Ontario Center Specific Plan Areas



NOT TO SCALE

Source: Applied Planning, Inc.

Figure 1-2
 Project Vicinity

The California Government Code requires that Specific Plans contain regulations, conditions, and programs, which specify the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan;
2. 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;
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3); and
5. A statement of the relationship of the Specific Plan to the General Plan.

1.4 GENERAL PLAN

The existing Land Use Policy Map of the Ontario General Plan designates the R. H. Wagner Properties as "Planned Commercial." This designation requires establishment of a Specific Plan.

~~The project proposes an amendment to the Land Use Policy Map of the Ontario General Plan for Planning Areas 1 and 1A of the R. H. Wagner Properties Specific Plan. The proposed General Plan Amendment would change~~ **Previous amendments to the Specific**

Plan have resulted in changes to the General Plan land use designation for Planning Areas 1 and 1A from “Planned Commercial” to “High Density Residential.” Development within the High Density Residential area of the project (Planning Areas 1 and 1A) shall conform to the regulations of the R3 Zone (Article 14) of the Ontario Development Code, including the Residential Design Guidelines; and all provisions of the R. H. Wagner Properties Specific Plan.

1.5 ZONING

The R. H. Wagner Properties Specific Plan area is located in the Specific Plan (SP) District. The land surrounding the 11 parcels, between Fourth Street and the San Bernardino Freeway from Turner Avenue to the Ontario Freeway, are also in the Specific Plan (SP) District.

1.6 AREA-WIDE PLANNING

There are several ongoing planning programs in the vicinity of the R. H. Wagner Properties Specific Plan area, which affect the proposed project. All of these programs provide support commercial land uses and industrial/commercial employment centers within close proximity to residential areas and the Ontario International Airport.

1.6.1 The Ontario Center Specific Plan

The Ontario Center (TOC) is a 567 acre Specific Plan for a site located generally between the San Bernardino Freeway and Fourth Street, bounded on the west by Turner Avenue and on the east by Milliken Avenue. The land uses permitted within TOC include: urban commercial, garden commercial, urban residential, , and open space. The R. H. Wagner Properties are located within, and adjacent to The Ontario Center.

There are also several other major projects in the vicinity which have also had Specific Plans approved. These include the 250 acre Meredith International Centre, located between Vineyard Avenue and Archibald Avenue, and the 35 acre Trans-Park '81 project located on the southwest corner of Inland Empire Boulevard and Turner Avenue.

Because the R. H. Wagner Properties are located within and adjacent to the planning area of The Ontario Center Specific Plan, it is essential that planning and engineering studies for both projects be coordinated. As stated in the Environmental Impact Report (80-3) prepared for the area, "A mechanism should be developed to fund expansion of study area infrastructure, and a detailed study of size and alignment of streets, water and sewer lines, and other utility lines, should be undertaken. The impacts of these alignments should be specifically analyzed. The developer(s) of the R. H. Wagner properties will be responsible for financing and implementation of all on-site and off-site infrastructure improvements necessary to accommodate demands of the proposed project. In cases where the necessary infrastructure improvements will be implemented on an area-wide, rather than site-specific basis, the developer may, to the satisfaction of the City, enter into an agreement identifying the project's necessary fair share contribution to, as well as the appropriate mechanism(s) for, financing implementation and maintenance of improvements. The land uses, infrastructure, and transportation improvements for this project should be consistent with the comprehensive plans (Master Plan Elements) for The Ontario Center to assure comprehensive treatment and accommodation.

1.6.2 Ontario International Airport Terminal Expansion

The Ontario International Airport (ONT) is located southwest of the R. H. Wagner Properties Specific Plan area. An expansion of the passenger terminal facilities at ONT was completed in 1999. The expansion of the airport has been a major impetus for the majority of the planning projects in the area: office, industrial, retail commercial, and residential development.

1.6.3 California Commerce Center Specific Plan

The California Commerce Center (CCC) Specific Plan has been approved for a 1500 acre site located immediately south of The Ontario Center. The CCC Specific Plan area is generally bounded by the Southern Pacific Railroad mainline to the north, Haven Avenue to the west, the San Bernardino County Sanitary Landfill site along Mission Boulevard to the south, and Day Creek Channel to the east. The development standards and criteria in CCC are intended to create a master planned, highly controlled, heavily landscaped

complex that will accommodate the needs of a full range of industrial, office, and commercial uses.

1.6.4 Rancho Cucamonga Industrial Area Specific Plan

The Rancho Cucamonga Industrial Area Specific Plan encompasses approximately 5,000 acres. It is located in the southern portion of the City of Rancho Cucamonga, immediately adjacent to the Ontario City Limits. The Specific Plan was established to encourage a mix of industrial land uses and distinctive industrial development. It regulates development of the properties located north of Fourth Street in the City of Rancho Cucamonga, adjacent to The Ontario Center Specific Plan area and the R. H. Wagner Properties Specific Plan (Planning Area No. 1).

1.7 FORMAT OF THE R. H. WAGNER PROPERTIES SPECIFIC PLAN

This Specific Plan is to guide development of each of the three (3) Planning Areas within the R. H. Wagner Properties Specific Plan. Section 1.0 herein contains General Notes, which cover overall policies relating to construction, phasing, and installation of infrastructure. The detailed analysis for each of the Planning Areas, including project locations, existing and proposed land uses, and site specific issues are contained in Sections 2.0 and 3.0. Section 4.0 contains the Comprehensive Planned Development Regulations, which are the development standards for each of the Planning Areas. Section 4.0 also outlines the necessary review processes that individual projects must undergo prior to any physical development. The Appendix contains legal descriptions of the project site.

1.8 DEFINITION OF TERMS

All words, phrases and terms shall be deemed to have the meaning ascribed to them in this section and all other definitions not listed in this section shall have the meaning ascribed to them in the Ontario Zoning Ordinance. Any words, phrases or terms not defined herein or in the Ontario Zoning Ordinance shall have the meaning ascribed to them in the *Webster's Collegiate Dictionary*.

Administrative and Professional Office - A place of business for the rendering of a service or general administration, and excluding retail sales.

Applicant - A person or entity applying to the City of Ontario for approval of a site plan, subdivision map, land use category change, or other development pursuant to this Specific Plan.

Business Park - An area used for industrial, support services and offices, which area is planned and maintained as a unit.

City - The City of Ontario.

City Council - The City Council of the City of Ontario.

Commission - The Planning Commission of the City of Ontario.

DAB - The Development Advisory Board of the City of Ontario.

Development Intensity - The maximum gross square footage of commercial or industrial buildings to be permitted in a Planning Area.

High-Rise - Any building over three stories in height, but not to exceed two hundred and fifty (250) feet or the height limitations shown on the Airport Hazards Map, whichever is less.

Industrial Park - An area utilized for industrial research, development and distribution, pursuant to the garden industrial standards contained in Section 4.0 of this document.

Low-Rise - Any building which is three stories in height or less and which does not exceed fifty five (55) feet in height.

Mitigation - The conditions which have been attached to a project approval to reduce its environmental impacts.

The Ontario Center - The 567 acre Specific Plan area, which is generally bounded by Haven Avenue, Milliken Avenue, Interstate 10, and Fourth Street.

Ontario International Centre - The 1,540 acre General Plan area, which is generally bounded by Vineyard Avenue, Interstate 15, Interstate 10, and Fourth Street.

Parcel - The individual properties which comprise a Specific Plan Area.

Planning Area - A combination of multiple building sites within a defined area, as demarcated by a principal street, a major open space area, or other similar boundary.

Properties - Individually owned land holdings.

Retail - The selling of goods, wares, or merchandise directly to the ultimate consumer.

Shall - A mandatory requirement.

Should - A recommended requirement.

Softscape - The landscape treatments for a Planning Area.

Specific Plan Area - An area which has been delineated for planning purposes either within this document or by an approved Specific Plan.

Site Plan - A precise, dimensioned drawing prepared pursuant to provisions of this Specific Plan and the Ontario Zoning Code Ordinance.

Master Plan - The adopted plans identifying the required infrastructure, public services and facilities, and softscape needed to support the proposed development.

Notes

General

1. Prior to the issuance of any grading or building permits, individual Site Plans for parcels located in the R. H. Wagner Properties Specific Plan area shall be submitted to the City of Ontario for review and approval by the Development Advisory Board (DAB) in accordance with this Specific Plan and Article 31, Development Plan and Design Concept Review of the Ontario Municipal Code. Unless otherwise noted, The Ontario Center Master Plans shall apply to development of the parcels described in this document.
 2. The developer(s) of any or all of the R. H. Wagner Properties Specific Plan area will be required finance and implement on-site and off-site improvements necessary to support the project(s). To the satisfaction of the City, the developer may contribute a “fair-share” toward the construction of new, or improvement of existing, area-wide infrastructure systems necessary to support the proposed project(s). Maintenance of infrastructure improvements will be accomplished as discussed in General Note 4 below.
 3. Development of the properties within this Specific Plan shall be reviewed for compliance with the Development Monitoring Programs which have been established for The Ontario Center Specific Plan (water, sewer, drainage, and transportation).
 4. Development of the properties within this Specific Plan shall be reviewed for compliance with the Maintenance Component (Section 5.5, Pages 219 through 224) of the Ontario Center Specific Plan (Maintenance Component). The developers of
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all properties within the Specific Plan shall be responsible for acceptance and assignment of maintenance responsibilities in accordance with the Maintenance Component, substituting as applicable “R.H. Wagner Properties Specific Plan” for references to the “Ontario Center Specific Plan.”

Water Supply

1. The City of Ontario shall provide water service to the site as per the City's Master Plan of Water.
2. Prior to issuance of building permits, all necessary infrastructure improvements shall be made as per the City's Master Plan of Sewer and Water.
3. The developer shall be responsible for the fair share costs of the water facilities required to serve the development.

Wastewater

1. All sewage shall be disposed of in a manner approved by the Ontario Engineering Department, the Inland Empire Utility Agency (IEUA), the Regional Water Quality Control Board, and the San Bernardino County Health Department.
2. Prior to the issuance of building permits, all necessary infrastructure improvements shall be made in accordance with the City's Master Plan of Sewer.
3. The developer shall be responsible for the fair-share cost of off-site improvements that are required to serve the development.

Hydrology

1. Prior to issuance of building permits, all necessary on-site drainage improvements shall be made in accordance with the City's Master Plan of Drainage.
2. All hydrology studies shall be prepared in compliance with the requirements of the Federal Emergency Management Agency and those of the City of Ontario.
3. The developer shall participate financially on a fair-share basis for drainage facilities required to serve the development.

Public Utilities

1. Southern California Edison shall provide electrical services.
2. Southern California Gas Company (The Gas Company) shall provide natural gas service.
3. General Telephone shall provide telephone services. Development of any or all of the Planning Areas may require reinforcement of the existing facility network. Any improvements will be made by the General Telephone Company in accordance with applicable Public Utilities Commission regulations.
4. All utility facilities shall be placed underground within dedicated public streets or easements.

Transportation

1. Prior to issuance of building permits, all necessary circulation improvements shall be made, as per the City's Master Plan of Streets.
2. The developer shall be responsible for the fair share costs of circulation facilities required to serve the development.

Streetscapes

1. Unless otherwise noted, all development standards and other provisions of the Ontario Center Specific Plan as pertaining to landscaping and streetscapes shall apply to development of the Planning Areas within R. H. Wagner Properties Specific Plan.

Public Services

1. Improvements to the Public Service and Facility delivery systems, such as police, fire and schools, shall be governed by The Ontario Center Specific Plan.
2. The developers of the R. H. Wagner Properties Specific Plan shall participate on a fair share basis for the provision of adequate emergency services during construction and development of the properties governed by this Specific Plan, including, but not limited to, compliance with the requirements of Ordinance No. 2491, Fire Facility/Equipment Impact Fee, and Ordinance No. 2188, Life and Fire Safety in High Rise Buildings.

Air Quality

1. The air quality impact mitigation measures as listed in the Ontario International Center Environmental Impact Report (80-3) and The Ontario Center Specific Plan Amendment Environmental Impact Report (88-2) shall be implemented during construction and operation of land uses governed by this Specific Plan.

Energy Resources

1. Energy related impact mitigation measures as listed in the Ontario International Center Environmental Impact Report (80-3) and the Ontario Center Specific Plan Amendment Environmental Impact Report (88-2) shall be implemented during construction and operation of land uses governed by this Specific Plan.

Severability

1. If any term, provision, condition or requirement of this Specific Plan be held invalid or unenforceable, the remainder of the Specific Plan or the application of such term, provision, condition or requirement to the circumstance other than those in which it is held invalid or unenforceable shall not be affected thereby; and each term, provision, condition or requirement of the Specific Plan shall be valid and enforceable to the fullest extent permissible by law.