



Rancon

Centre

Ontario

1989
RANCON
SPECIFIC PLAN

Updated with amendments, January 2012

ADOPTION

RANCON CENTER ONTARIO

FILE NUMBER: 3986 SP

City Council Resolution Number: 89-143

Adopted September 5, 1989

AMENDMENTS

File No. 4370 SPA

City Council Resolution Number: 91-129

Adopted November 5, 1991

File No. PSPA02-005

City Council Resolution Number: 2008-11

Adopted February 19, 2008

De-Annexing an approximate 20.09 acre portion over to Crossroads SP.

File No. PSPA07-002

City Council Resolution Number: PC07-025

Adopted February 27, 2007

Amendment establishes indoor entertainment as a conditionally permitted use within the light industrial land use category.

DETERMINATION OF USE

File No. PDET03-009

Adopted June 25, 2003

Determination that a religious use is similar to and no greater intensity than conditional uses within the light industrial land use designation of the Rancon SP.

RANCON CENTRE ONTARIO
SPECIFIC PLAN

Prepared for:

RANCON CORPORATION
303 Vanderbilt
Suite 270
San Bernardino, CA 92408
714-381-5301

Originally Prepared by:

PLANNING NETWORK
9375 Archibald Avenue
Suite 101
Rancho Cucamonga, CA 91730
714-945-2738

Second Revision by:

Hogle-Ireland, Inc.
1500 Iowa Avenue, Suite 110
Riverside, CA 92507
951-787-9222

rev.05/12/89
rev.12/27/90
rev.02/19/08
rev.01/09/12

RANCON CENTRE ONTARIO SPECIFIC PLAN

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	PURPOSE	1
B.	AUTHORITY	1
C.	VALIDITY	1
D.	AMBIGUITIES	1
II.	PLANNING CONCEPTS	2
A.	GOALS AND OBJECTIVES	2
B.	VISUAL IMAGE	3
III.	EXISTING CONDITIONS	4
A.	PROJECT LOCATION	4
1.	Regional Context	4
2.	Area Context	4
B.	SITE CONDITIONS: EXISTING LAND USES	8
C.	EXISTING CIRCULATION	8
1.	Regional Circulation	8
2.	Local Circulation	9
D.	EXISTING PHYSICAL CONDITIONS	15
1.	Topography	15
2.	Geology and Soils	15
3.	Seismicity	15
4.	Hydrology	15
5.	Vegetation	16
6.	Climate	16
E.	EXISTING UTILITIES/UTILITIES PLAN	16
1.	Water	16
2.	Wastewater	17
3.	Soil Waste Disposal	18
4.	Natural Gas	18
5.	Electricity	19
6.	Telephone	19

IV.	LAND USE PLAN AND DEVELOPMENT REGULATIONS	32
A.	LIGHT INDUSTRIAL	34
1.	Purpose	34
2.	Permitted Uses	34
3.	Conditional Uses	34
4.	Prohibited Uses	35
B.	MATRIX OF PERMITTED AND CONDITIONAL USES	36
1.	Definitions of Land Use Types	37
C.	GENERAL DEVELOPMENT STANDARDS	39
1.	General Plan Consistency	39
2.	Relationship of Specific Plan Development Standards and Criteria to the Ontario Zoning Ordinance	39
3.	Conformance to the Uniform Building and Fire Codes	39
4.	Minor Adjustments	40
5.	Planning Area Plan	40
6.	Landscaping	42
7.	Traffic/Parking	43
8.	Safety Regulations	43
9.	Covenants, Conditions, and Restrictions	44
D.	LIGHT INDUSTRIAL DEVELOPMENT STANDARDS	45
1.	Minimum Parcel Size	45
2.	Maximum Building Height	45
3.	Minimum Building Setbacks	45
4.	Minimum Parking Setbacks	45
5.	Parking Requirement	45
6.	Landscape Requirements	45
7.	Loading Areas	48
8.	Outdoor Storage	48
9.	Exterior Building Materials	49
10.	Roofing and Rooftop Equipment	49
11.	Signage	49
E.	SOUND ATTENUATION CRITERIA	51
F.	CRITERIA FOR DEVELOPING ADJACENT TO THE SAN BERNARDINO FREEWAY	52
1.	Building Orientation	52
2.	Landscaping	52
G.	PROPOSED INFRASTRUCTURE PHASING PLAN	53
H.	PHASING	58
I.	PUBLIC ARTWORK	58

V.	LANDSCAPE CONCEPT	60
A.	CONCEPTUAL STREETSCAPE PLANS	60
1.	Standard Arterial	61
2.	Local Streets	61
3.	Street Intersections Landscape/Identity Statements	61
B.	ON-SITE LANDSCAPING	66
VI.	ARCHITECTURAL DESIGN CONCEPTS	77
A.	ARCHITECTURAL GUIDELINES	77
1.	Objective	77
2.	Guidelines	77
B.	SIGNAGE AND GRAPHICS	78
1.	Definition of sign types and related terms	79
2.	General Requirements	81
3.	Temporary Signs	82
4.	Materials	84
5.	Fabrication	87
6.	Installation	92
C.	LIGHTING	104
1.	Public Lighting	104
2.	Site Lighting	104
VII.	MAINTENANCE	107
A.	STREETS	107
B.	LANDSCAPE AND LIGHTING FACILITIES	107
C.	DRAINAGE FACILITIES	107
D.	WATER AND SEWER	108
E.	OTHER FACILITIES	108
VIII.	APPROVAL AND AMENDMENT PROCESS	110
A.	REQUIRED APPROVALS	110
1.	Rancon Centre Specific Plan Submittal Packages	110
2.	Development Site Plans	110
3.	Environmental Evaluations – Notice of Intent	110
B.	MINOR REVISIONS	112

C.	MAJOR AMENDMENTS	113
D.	APPEALS	113
IX.	APPENDICES	
A.	LEGAL DESCRIPTION	
B.	COVENANTS, CONDITIONS, AND RESTRICTIONS	
C.	CITY OF ONTARIO PARKING STANDARDS	
D.	SIGN MATERIALS, FABRICATION, AND INSTALLATION	

FIGURES

Figure	Description	Page
III-A-1	State Context	5
III-A-2	Lower State Context	5
III-A-3	Regional Context	6
III-A-4	Project Site	7
III-B-1	Existing Land Use	10
III-C-1	Regional Circulation	11
III-C-2	Local Circulation	12
III-C-3	Internal Circulation	13
III-C-4	Typical Street Sections	14
III-D-1	Topographical Map	20
III-D-1, A	Topographical Map	21
III-D-1, B	Topographical Map	22
III-D-1, C	Topographical Map	23
III-D-2	Seismic Faults	24
III-D-3	Hydrology	25
III-D-4	Drainage Plan	26
III-E-1	Water Plan	27
III-E-2	Sewer Plan	28
III-E-3	Natural Gas Plan	29
III-E-4	Electrical Plan	30
III-E-5	Telephone Plan	31
IV-A-1	Land Use Plan	33
IV-D-1	Site Line Analysis	50
IV-H-1	Phasing Plan	59
V-A-1	Conceptual Landscape Plan	62
V-A-2	Streetscape Standard Arterial	63
V-A-3	Streetscape Local Industrial Streets – Gibraltar Street	64
V-A-4	Streetscape Local Industrial Streets – Barrington Avenue	65
V-B-1	Entrance Identity Plan	67
V-B-2	Corner Identity Plans	68
V-B-3	Corner Identity Plans	68
V-B-4	On-Site Landscaping	69
V-B-5	Recommended Plant Palette	70
VI-A-1 (a)	Industrial	96
VI-A-1 (c)	Showroom Retail	97
VI-A-1 (e)	Phase 4 (Inland Empire Boulevard Frontage)	98
VI-A-1 (f)	Freestanding Freeway	99
VI-A-2	Freestanding Freeway Signage Illustration (Phase II)	100
VI-A-2a	Freestanding Freeway Signage Illustration (Phase IV)	101
VI-A-3	Freestanding Freeway Location	102
VI-A-4	Phase 4 Monumentation Sign Illustrative	103
VI-B-1	Street Light Standard	105
VI-B-2	Site Lighting	106
VII-A-1	Summary of Maintenance Responsibilities	109
VIII-A-1	Plan Submittal Flow Chart	111