

2. GENERAL NOTES

2.1 Authority for the Specific Plan

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) authorizes cities and counties to adopt and/or prepare specific plans for portions of their areas of jurisdiction as a means to implement their general plans. Specific Plans may be adopted by resolution or ordinance. When adopted by resolution, the Specific Plan further defines policy goals and objectives for a precise area. When adopted by ordinance, the site specific development regulations and guidelines of the Specific Plan supplement the municipal code and become the zoning for the area.

City of Ontario Ordinance No. 2124, adopted by City Council March 16, 1981, allows for the creation, adoption and implementation of Specific Plans within the City. All areas within this Specific Plan shall be governed by the standards and regulations contained within the document. Whenever there is a conflict between the Specific Plan and the Development Code requirements, the more stringent standard shall apply.

Appendix "A" of this report contains the legal description of the project boundary.

2.2 City of Ontario General Plan & Zoning Compliance

The 10.7-acre South Milliken Avenue Specific Plan site is designated as "Planned Industrial/Landfill Impact Study Area" in the City of Ontario General Plan. This designation allows for industrial uses on larger sites on lands immediately surrounding Milliken Landfill. Approval of a Specific Plan is required prior to development.

The City of Ontario's Zoning Ordinance has designated the project site as M-3 General Industrial District, a sub-designation of the M Industrial Zones. Each zone lists regulations and allowable uses for development. In most cases the Specific Plan will meet and exceed those regulations. The South Milliken Avenue Specific Plan is in compliance with the City's Zoning Ordinance by proposing SP-General Industrial zoning.

The South Milliken Avenue Specific Plan is proposing a full range of general industrial, manufacturing, warehousing and other similar uses that will meet or exceed existing zoning regulations for that designation.

2.3 Conflict with Other Regulations

Whenever the South Milliken Avenue Specific Plan imposes greater restrictive regulations upon buildings, land use, and/or setbacks listed within a City document, the provision of this Specific Plan shall govern. Where the Specific Plan is silent on an issue, the existing City codes shall apply.