

1. INTRODUCTORY PROVISIONS

1.1 Introduction

During the last ten years the Southern California region has endured the stability of a roller coaster. These extreme vacillations have been particularly prevalent in the Inland Empire region. However, one City that has weathered well through these unstable times is the City of Ontario. The City of Ontario has not only experienced stable growth, but it is currently one of the most rapidly expanding cities in the Inland Empire. This rapid growth is attributed to several factors. One primary factor is the City's geographically central location between three major transportation corridors, Interstate 15, State Route 60, and Interstate 10. The expansion of the Ontario International Airport is also considered to be a driving force behind this tremendous growth.

This extraordinary location has attracted several large industrial developments to establish their companies in Ontario. In order to insure the continuation of high quality Industrial development, the City has designated several primary areas as "Planned Industrial." These areas are regulated by more stringent guidelines for development. These guidelines are part of the submittal process which requires a Specific Plan prior to any approval and subsequent development within these prime areas.

Bridgestone/Firestone, a world wide tire manufacturer, has chosen to develop a 95-acre Industrial Center within this highly viable "Planned Industrial" area. In following the requirements of the City of Ontario's General Plan, this detailed development plan is submitted to the City of Ontario, and identified as the "Bridgestone/Firestone Industrial Park Specific Plan."

1.2 Purpose Of The Specific Plan

Specific Plans are tools recommended by legislative bodies for the systematic implementation of a general plan. The Bridgestone/Firestone Industrial Park Specific Plan will comply with the State of California and City of Ontario's policies for Specific Plan development, by incorporating required components such as land use designations, permitted uses, and development standards.

1.3 Authority for the Specific Plan

The authority for Bridgestone/Firestone Industrial Park Specific Plan is pursuant to Article 8 of the California Government Code Section 65450, et seq., and all applicable ordinances of the City of Ontario. These laws authorize 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. All areas within this Specific Plan shall be governed by the standards and regulations contained within the document. **Appendix "A"** of this report contains the legal description of the project boundary).

1.4 General Plan & Zoning Compliance

The 95-acre Bridgestone/Firestone Industrial Park is located within the City of Ontario's General Plan designation of "Planned Industrial." This designation allows for light industrial uses on larger sites. Approval of a Specific Plan is required prior to development. Submittal of the Specific Plan for development complies with General Plan requirements.

The City of Ontario's Zoning Ordinance has designated the project site as M2.5 Industrial Park District, a sub-designation of the M Industrial Zone. Each zone lists regulations and allowable uses for development. In most cases the Specific Plan will meet and exceed those regulations. The Specific Plan is in compliance with the City's Zoning Ordinance by proposing SP-Light Industrial zoning.

The Bridgestone/Firestone Industrial Park Specific Plan is proposing Light Industrial land uses exclusively, and will abide or exceed existing zoning regulations for that designation.

1.5 Conflict with Other Regulations

Whenever the Bridgestone/Firestone Industrial Park 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.

1.6 Intent

The Bridgestone/Firestone Industrial Center intends to establish standards and guidelines to provide a distinctive, well-planned development that will enhance existing Industrial development, thus ensuring the consistency with other existing high quality developments within the City's Industrial areas.

1.7 Objectives

Objectives are goals and/or statements that can generally guide future land use decisions and/or developments. The Bridgestone/Firestone Industrial Park Specific Plan proposes to achieve the following objectives for the Industrial Center:

- To integrate, where possible, the site design and building design elements recommended in the newly adopted "Industrial Design Guidelines" (December 9, 1996).
- Achieve design consistency with neighboring industrial complexes.
- Establish development standards that comply with the City's General Plan and facilitate development.
- Create Landscaping Elements that will enhance primary entrances as well as enhancing the streetscape, and be consistent with adjacent projects.
- Design an Infrastructure and Utility Plan that will adequately serve the needs of the Industrial Center.
- Provide additional industrial economic opportunities for the City, and increase employment opportunities for people seeking to locate in the Ontario area.