

UNITED PARCEL SERVICE ONTARIO CARGO HUB SPECIFIC PLAN

I. INTRODUCTION

A. PURPOSE

The purpose of the UPS Ontario Cargo Hub Specific Plan is to ensure responsible, orderly development of a major air and ground cargo operation and adjacent industrial use. The proposed UPS facilities at Ontario International Airport (ONT) will comprise a high capacity distribution facility for cargo which is handled as part of UPS' "Next Day Air" and "Second Day Air" operations, as well as ground-based package systems. Approximately 31 acres of land owned by UPS adjacent to the cargo hub are intended to be used for complimentary industrial and distribution uses.

The intent of this document is to provide a comprehensive framework for development of proposed distribution and industrial uses, and to enhance the utility of the UPS site's location adjacent to Ontario International Airport. This specific plan will integrate a high volume use with aesthetic considerations of a high quality industrial environment. By establishing clear component plans, as well as concise development standards and regulations, the specific plan will ensure efficient operations, harmony with surrounding development, and a high quality environment in which to work.

B. AUTHORITY

The UPS Ontario Cargo Hub Specific Plan has been prepared in accordance with Sections 65450 through 65457 (specific plans) of the California Government Code and applicable policies and ordinances of the City of Ontario.

This specific plan is regulatory in nature, and serves as zoning for the property involved. The development standards and criteria contained herein will replace and supplement those of the City of Ontario's Zoning Ordinance. Any standards or land use proposals not specifically covered in this document shall be subject to the regulations, standards, and specifications of the City of Ontario. Unless otherwise specifically approved as part of this specific plan, all offsite improvements shall be subject to the City of Ontario's policies and standards in effect at the time improvement plans are submitted.

If any provision of this document conflicts with the regulations of the Ontario Zoning Ordinance, the provisions of this document shall take precedence.

C. CONSISTENCY WITH THE GENERAL PLAN

Land use within the City of Ontario and the project site is governed by the Ontario General Plan. The various land uses permitted by the Specific Plan are to be consistent with the goals, policies, and general land uses described in the General Plan. Implementation of the UPS Ontario Cargo Hub Specific Plan is intended to carry out the goals and policies contained in the City of Ontario General Plan in an orderly and attractive manner.

The UPS project site is designated by the City of Ontario's General Plan as *Planned Industrial*. This land use category utilizes the concept of larger-scaled planned mixed-use development, and requires that projects be developed pursuant to a specific plan. Support commercial, office, and employee housing may also be permitted as integral parts of a total plan.

D. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the UPS Ontario Cargo Hub Specific Plan is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this plan.

E. AMBIGUITIES

Unless otherwise provided, any ambiguity concerning the content or application of the UPS Ontario Cargo Hub Specific Plan shall be resolved by the Planning Commission.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In compliance with the requirements of the California Environmental Quality Act (CEQA) and City of Ontario environmental procedures, Environmental Impact Report (EIR) 87-2 has been prepared in order to fully assess potential environmental impacts related to future development of the planning area. The mitigation measures contained in the Final EIR as certified by the Ontario City Council will be incorporated into project design and operation.

G. SPECIFIC PLAN ORGANIZATION

Chapter II describes the project location in relation to the region and to the City of Ontario. This chapter also provides a description of existing on-site and surrounding land uses, existing physical conditions, and existing infrastructure in the project area.

Chapter III describes the purpose of the cargo hub project, and identifies project objectives from both the City's and project sponsor's perspectives. In addition, this chapter identifies the project's general operational characteristics and design parameters.

Chapter IV contains the component plans that form the framework within which the project will be developed. Within this chapter are found the following plans:

- o Land Use, including a description of development sectors, and the major function of each land use sector.
- o Circulation, including a description of major circulation features, roadway plans, and proposed ingress/egress. In addition, this section describes plans for public transit.
- o Infrastructure plans, detailing public facility needs related to sewer, water, drainage, and utilities.
- o Community Facilities, describing fire, police, electricity, natural gas, waste collection service, and telephone needs for the planning area.
- o Image Enhancement, including an overall design plan which describes various image enhancement elements including project entrance monumentation and gateway concepts; landscape concepts related to major circulation features, entrance gateways, on-site landscape features, and screening/buffering; and architectural design criteria related to signage, building elevation treatments, site planning, and appropriate building materials, colors, and textures.
- o Public Health and Safety, including plans to ensure the safe and harmonious operation of uses within the project site.
- o Development Phasing, describing the phasing of land uses and infrastructure improvements.

Chapter V defines general and specific project site development standards, including permitted permanent, temporary, and accessory uses within each development sector; maximum development intensities allowed throughout the project; minimum parcel sizes, widths, and depths; and building setbacks and heights.

Chapter VI contains approval processes for future development within the specific plan area, including required approvals, levels of review, and required contents of review submittals. Chapter VI also describes processes for amending the UPS Ontario Cargo Hub Specific Plan, including defining major and minor amendments.

Chapter VII contains the mitigation measures included within the EIR prepared for this project.