

VI. APPROVAL PROCESS

A. REQUIRED APPROVALS

1. Land Division and Site Plan Submittal Packages

Any proposed subdivision or resubdivision of any parcel or the construction of any improvement within UPS Specific Plan must be reviewed and approved by the City of Ontario Planning Department and Development Advisory Board. The Development Plan Review Application Form, City of Ontario 84-4 (4/84) is included in the Appendix, for reference. Consult the City of Ontario Planning Department for Development Advisory Board scheduling (see Figure 27, Plan Submittal Guideline Flow Chart).

2. Environmental Evaluation - Notice of Intent

An Environmental Evaluation/Notice of Intent is required by the City of Ontario with the submittal of any preliminary building or site plans. The City of Ontario's Planning staff will review all Environmental Evaluations prior to the Development Advisory Board meeting on development site plans.

3. Minor Revisions

Minor revisions to the Specific Plan that relate to realignment of roads, or adjustments to individual master plans (such as drainage, sewer, and water) shall be approved by the City of Ontario Development Advisory Board.

Rearrangements, transfer or exchange of land use designations within the specific plan may be approved subject to the following conditions:

- * The applicant shall submit an analysis of the proposed land use rearrangement to ascertain the following:
 - The rearrangement does not create adverse impacts on traffic volumes and circulation adjacent to areas of land use category exchange.
 - The rearrangement does not create adverse impacts on sewer, water, and other infrastructure capacity in the areas of land use category exchange.
- * The surrounding property owners within three hundred (300) feet of the proposed land use category exchange shall be notified, in writing, of the proposed rearrangement. The applicant shall provide names and addresses of the affected property owners, and shall pay all postage costs. If any affected party including property owners and any other agency objects to the rearrangement(s), the proposal shall be subject to requirements for a "Major Amendment" to the specific plan.

- * Concurrently, the Planning Commission members shall be notified by mail, of the proposed land use category arrangement. The Planning Commission members will have ten (10) days from the date of their receipt of notice in which to comment on the proposal. If the Planning Commission members have no objection to the proposed land use arrangement, the proposal will be placed on the next Planning Commission agenda as a consent item. If any member of the Planning commission has a concern with the proposed land use rearrangement, then the proposal shall be subject to requirements for a "major amendment" to the specific plan.
- * An application for land use category rearrangement shall be accompanied with the appropriate amount of fees as approved by the existing resolution of the City Council for a revision to a Specific Plan.

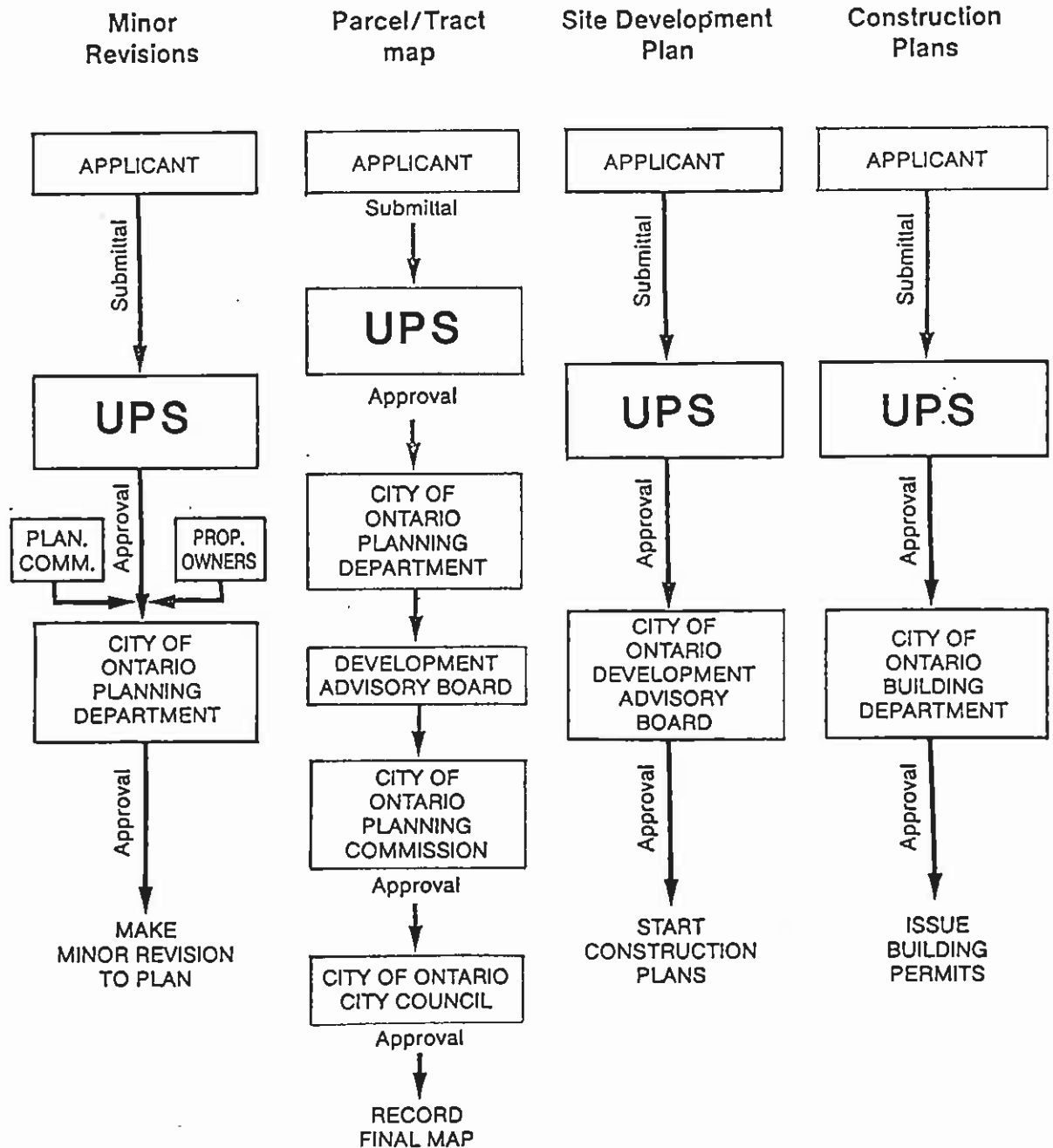
4. Major Amendments

A major amendment to the Specific Plan will require review and approval by UPS, the City of Ontario Development Advisory Board, the Planning Commission, and the City Council. Such major amendments are governed by the California Government Code, Section 65500, which requires an application and fee submitted to the Ontario Planning Department, stating in detail the reasons for the proposed amendment.

5. Appeals

An appeal from any determination, decision, or requirement if staff, Development Advisory Board, or the Planning Commission shall be made to the City Council in conformance to the appeal procedures established by Section 9-3.3400 of the Ontario Municipal Code.

PLAN SUBMITTAL GUIDELINE FLOW CHART



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