

ORDINANCE NO. 3034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC15-002, A REQUEST TO CHANGE THE ZONING ON VARIOUS PROPERTIES LOCATED THROUGHOUT THE CITY TO BP (BUSINESS PARK), IP (INDUSTRIAL PARK), IL (LIGHT INDUSTRIAL), AND RC (RAIL CORRIDOR), AND TO CHANGE THE ZONING ON VARIOUS M3 (GENERAL INDUSTRIAL) ZONED PROPERTIES TO IG (GENERAL INDUSTRIAL) AND VARIOUS OTHER ZONES IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES, AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: (AS SHOWN IN EXHIBIT A ATTACHED).

WHEREAS, the City of Ontario ("Applicant") has initiated an Application for the approval of a Zone Change, File No. PZC15-002, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to about 1,200 properties located throughout the City and requests to change the zoning from various zones to BP (Business Park), IP (Industrial Park), IL (Light Industrial), and RC (Rail Corridor), and to change the zoning on various M3 (General Industrial) zoned properties to IG (General Industrial) and various other zones; and

WHEREAS, the zoning of the properties is inconsistent with The Ontario Plan ("TOP") land use designations of the properties and the proposed zone changes will make the zoning consistent with TOP land use designations of the properties as shown in Exhibit A; and

WHEREAS, the City of Ontario held Community Open Houses on August 26, 2015 and September 2, 2015, to gain input from impacted property owners and property owners within a 300 foot radius; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (TOP) (File No. PGPA06-001), for which an Environmental Impact Report (SCH # 2008101140) was adopted by the City Council on January 27, 2010, and this Application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, on October 27, 2015, the Planning Commission of the City of Ontario conducted a duly noticed public hearing and approved Resolution No. PC15-061 recommending City Council approval of the application; and

WHEREAS, on November 17, 2015, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. As the approving body for the Project, the City Council has reviewed and considered the information contained in the previously adopted Environmental Impact Report (SCH # 2008101140) and supporting documentation. Based upon the facts and information contained in the Environmental Impact Report (SCH # 2008101140) and supporting documentation, the City Council finds as follows:

- a. The previous Environmental Impact Report (SCH # 2008101140) contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- b. The previous Environmental Impact Report (SCH # 2008101140) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- c. The previous Environmental Impact Report (SCH # 2008101140) reflects the independent judgment of the City Council; and
- d. All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by reference.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

- a. The proposed zone change is consistent with the goals and policies of the general plan.
- b. The proposed zone change is reasonable and beneficial, and in the interest of good zoning practice.

c. The project site is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested zoning designation and anticipated development.

d. The proposed zone change will not adversely affect the harmonious relationship with adjacent parcels and land uses.

e. The proposed zone change will not have a significant adverse impact on the environment.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council approves the Project as shown in Exhibit A attached.

SECTION 4. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid, unconstitutional or otherwise struck-down by a court of competent jobs, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more portions of this ordinance might be declared invalid.

SECTION 5. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 9. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 1st day of December 2015.


PAUL S. LEON, MAYOR

ATTEST:


MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

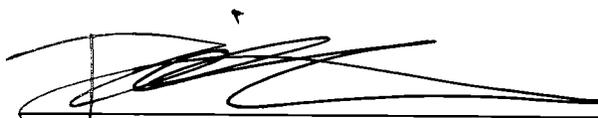

BEST BEST & KRIEGER LLP
CITY ATTORNEY

Exhibit A PZC15-002

LEGEND:

EXISTING ZONING:

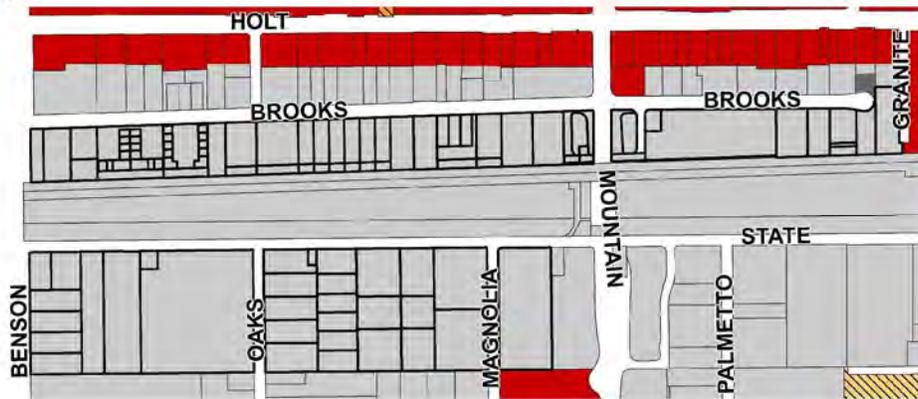
| | | | |
|--|--|--|---|
|  AR, Agricultural Residential |  HDR-45, High Density Residential |  C3, Commercial Service |  M3, General Industrial |
|  RE, Residential Estate |  MH, Mobile Home Park |  C4, Airport Service Commercial |  OS, Open Space |
|  R1, Single Family Residential |  PUD, Planned Unit Development |  AP, Administrative-Professional Office |  PF, Public Facility |
|  R1.5, Low-Medium Density Residential |  NC, Neighborhood Commercial |  M1, Limited Industrial |  SP, Specific Plan |
|  R2, Medium Density Residential |  C1, Shopping Center |  M2, Industrial Park |  P1, Off-Street Parking |
|  R3, Medium Density Residential |  C2, Central Business |  M3(VI), Vintage Industrial |  SP(AG), Specific Plan with Agricultural Overlay |

PROPOSED ZONING:

| | | | |
|---|--|--|--|
|  AR-2, Agricultural-Residential |  MHP, Mobile Home Park |  BP, Business Park |  OS-R, Open Space - Recreation |
|  RE-2, Rural Estate |  PUD, Planned Unit Development |  IP, Industrial Park |  OS-C, Open Space-Cemetery |
|  RE-4, Residential Estate |  MU, Mixed Use 1 – Downtown, 2-East Holt, 11-Francis&Euclid |  IL, Light Industrial |  UC, Utilities Corridor |
|  LDR-5, Low Density Residential |  CS, Corner Store |  IG, General Industrial |  SP, Specific Plan |
|  MDR-11, Low-Medium Density Residential |  CN, Neighborhood Commercial |  IH, Heavy Industrial |  SP(AG), Specific Plan with Agricultural Overlay |
|  MDR-18, Medium Density Residential |  CC, Community Commercial |  ONT, Ontario Int'l Airport |  ES, Emergency Shelter Overlay |
|  MDR-25, Medium-High Density Residential |  CCS, Convention Center Support |  CIV, Civic |  MTC, Multimodal Transit Center Overlay |
|  HDR-45, High Density Residential |  OL, Low Intensity Office |  RC, Rail Corridor |  ICC, Interim Community Commercial Overlay |
| |  OH, High Intensity Office | | |

A1

EXISTING



PROPOSED

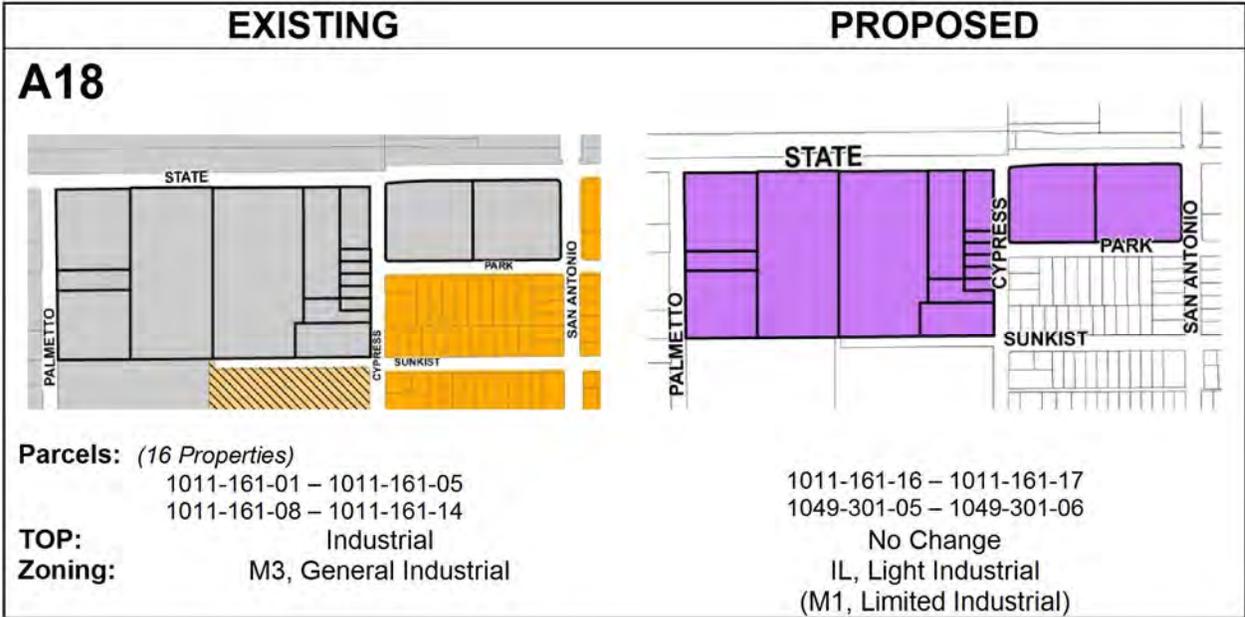


Parcels: (107 Properties)

- | | | |
|---------------------------|---------------------------|---------------------------|
| 1011-112-05 | 1011-134-01 – 1011-134-02 | 1011-141-33 |
| 1011-112-07-1011-112-10 | 1011-134-04 – 1011-134-06 | 1011-141-38 |
| 1011-112-12 – 1011-112-24 | 1011-134-10 | 1011-191-01 |
| 1011-112-28 – 1011-112-44 | 1011-134-12 – 1011-134-15 | 1011-201-02 |
| 1011-122-01 – 1011-122-08 | 1011-141-14 | 1011-201-05 – 1011-201-07 |
| 1011-122-11 – 1011-122-23 | 1011-141-17 | 1011-201-10 – 1011-201-12 |
| 1011-133-07 | 1011-141-27 | 1011-201-14 – 1011-201-26 |
| 1011-133-20 – 1011-133-23 | 1011-141-31 | 1011-231-02 – 1011-231-05 |
| | | 1011-231-07 – 1011-231-12 |

TOP: Industrial
Zoning: M3, General Industrial

PROPOSED
No Change
IG, General Industrial
(M2, Industrial Park)



A19 EXISTING



PROPOSED

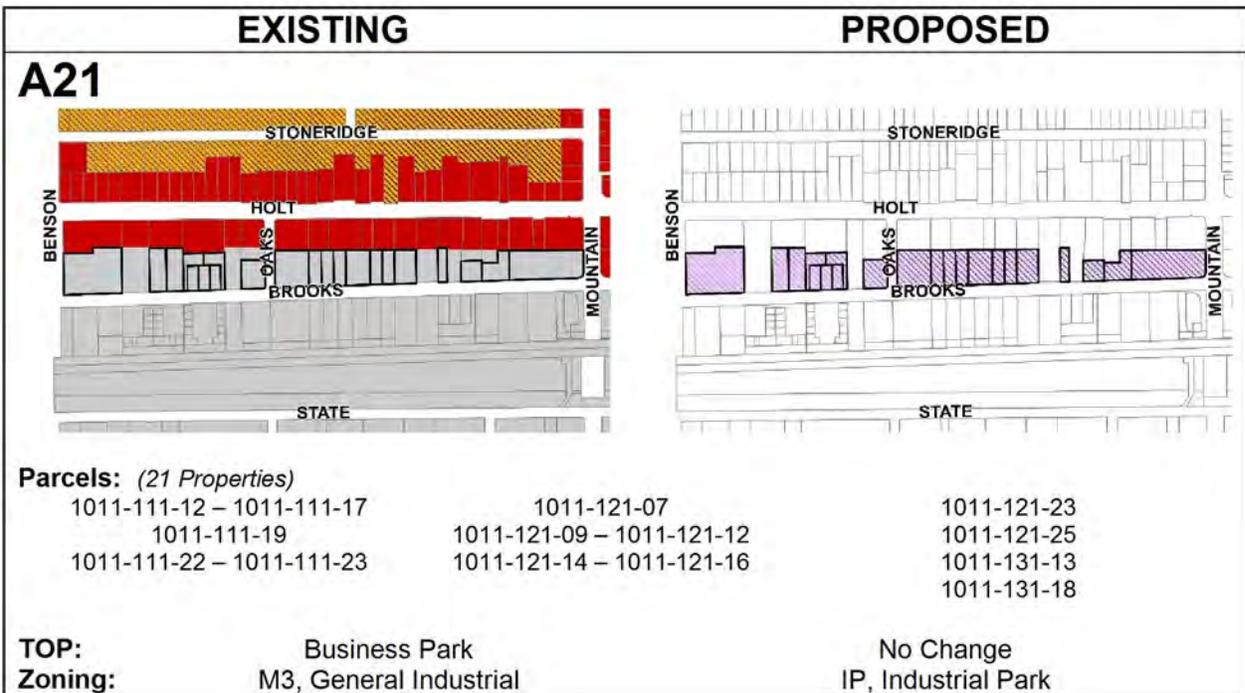
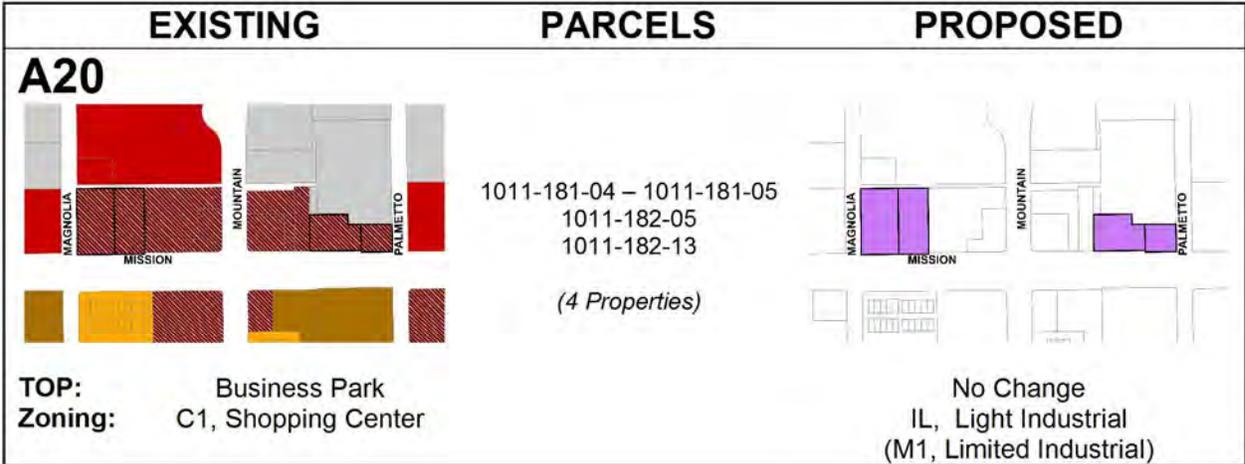


Parcels: (22 Properties)

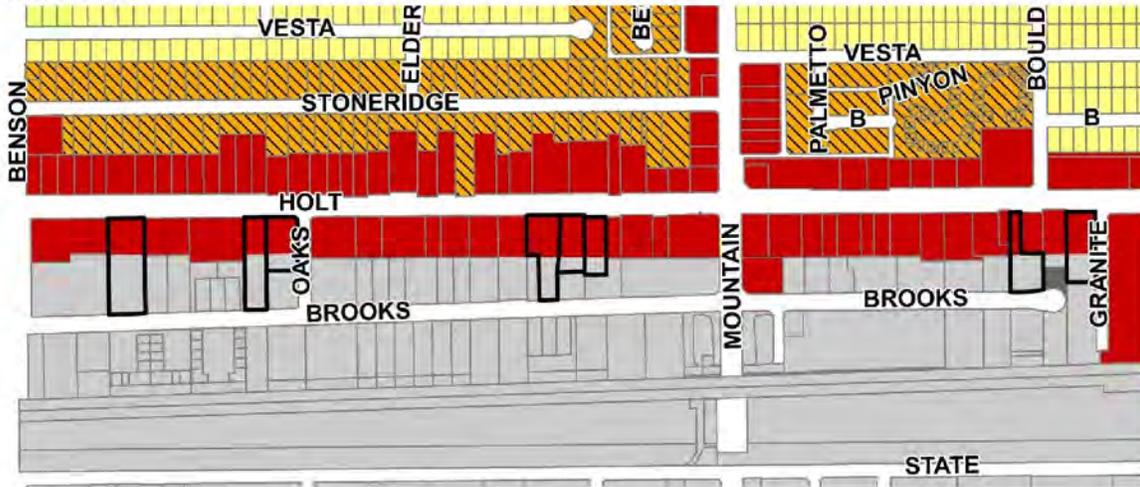
- | | | |
|---------------------------|---------------------------|---------------------------|
| 1011-111-04 | 1011-121-24 | 1011-141-06 |
| 1011-111-10 | 1011-121-26 | 1011-141-11 |
| 1011-121-02 | 1011-131-02 – 1011-131-04 | 1011-141-13 |
| 1011-121-13 | 1011-131-19 | 1011-141-35 – 1011-141-36 |
| 1011-121-17 – 1011-121-18 | 1011-132-08 – 1011-132-12 | |

EXISTING
TOP: Business Park
Zoning: C3, Commercial Service

PROPOSED
TOP: No Change
Zoning: IP, Industrial Park



A22 EXISTING



PROPOSED



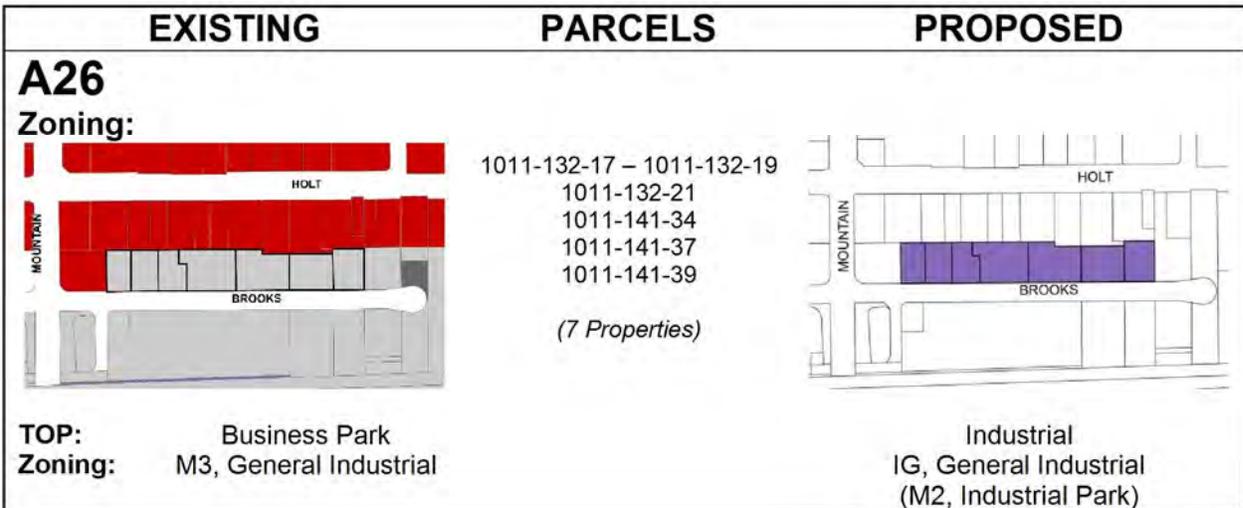
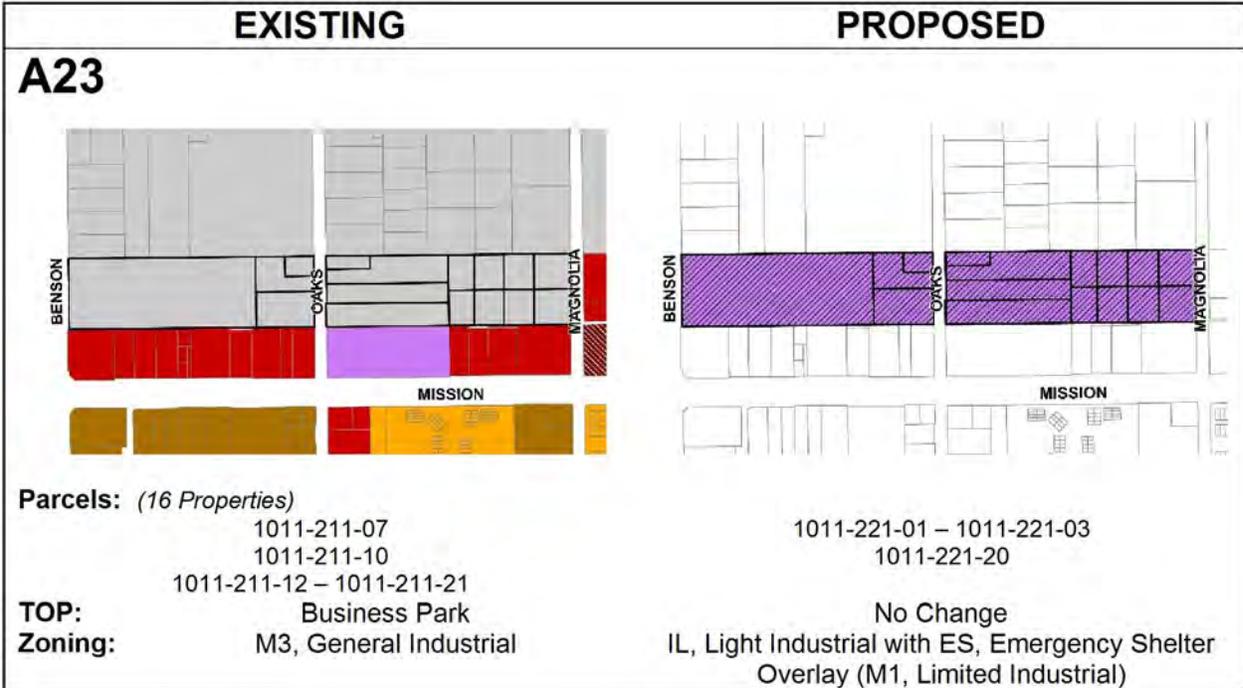
Parcels: (8 Properties)

- 1011-111-05
- 1011-111-18
- 1011-111-20
- 1011-121-21 – 1011-121-22

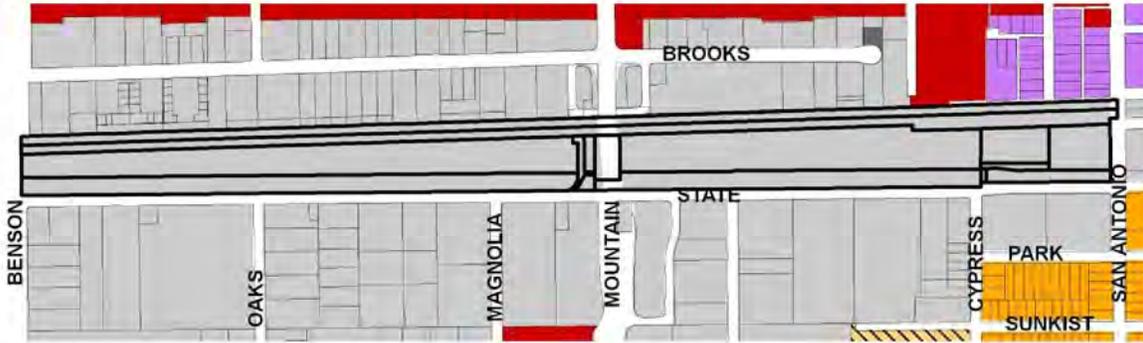
- 1011-131-17
- 1011-141-16
- 1011-141-30

EXISTING
TOP: Business Park
Zoning: C3, Commercial Service and
M3, General Industrial

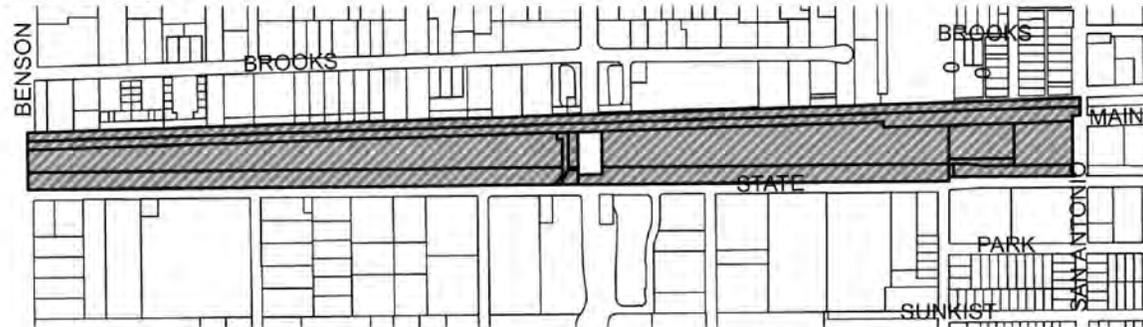
PROPOSED
TOP: No Change
Zoning: IP, Industrial Park



**A28
EXISTING**



PROPOSED



Parcels: (14 Properties)

1011-101-07 – 1011-101-10
1011-151-03 – 1011-151-07

1049-013-01 – 1049-013-02
1049-013-06 – 1049-013-08

EXISTING

TOP: Rail
Zoning: M3, General Industrial

PROPOSED

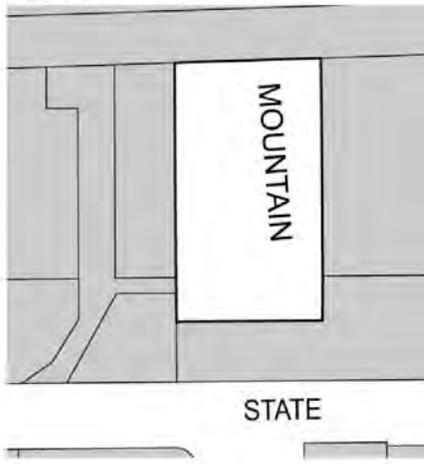
TOP: No Change
Zoning: RC, Rail Corridor

EXISTING

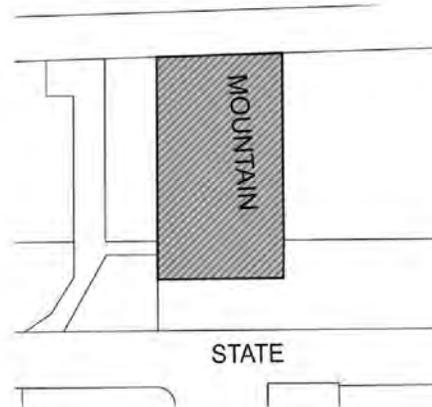
PARCELS

PROPOSED

A29



1011-151-01
(1 Property)

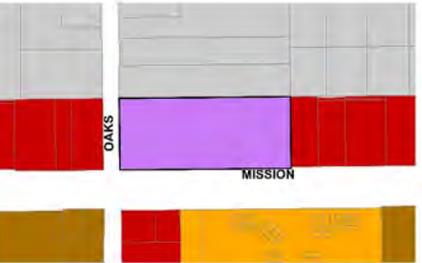


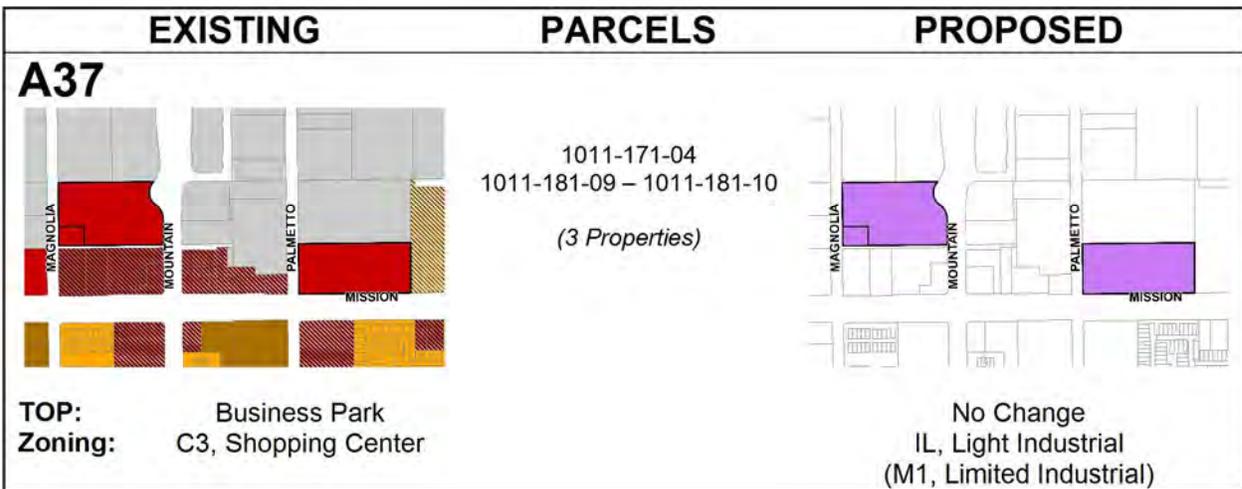
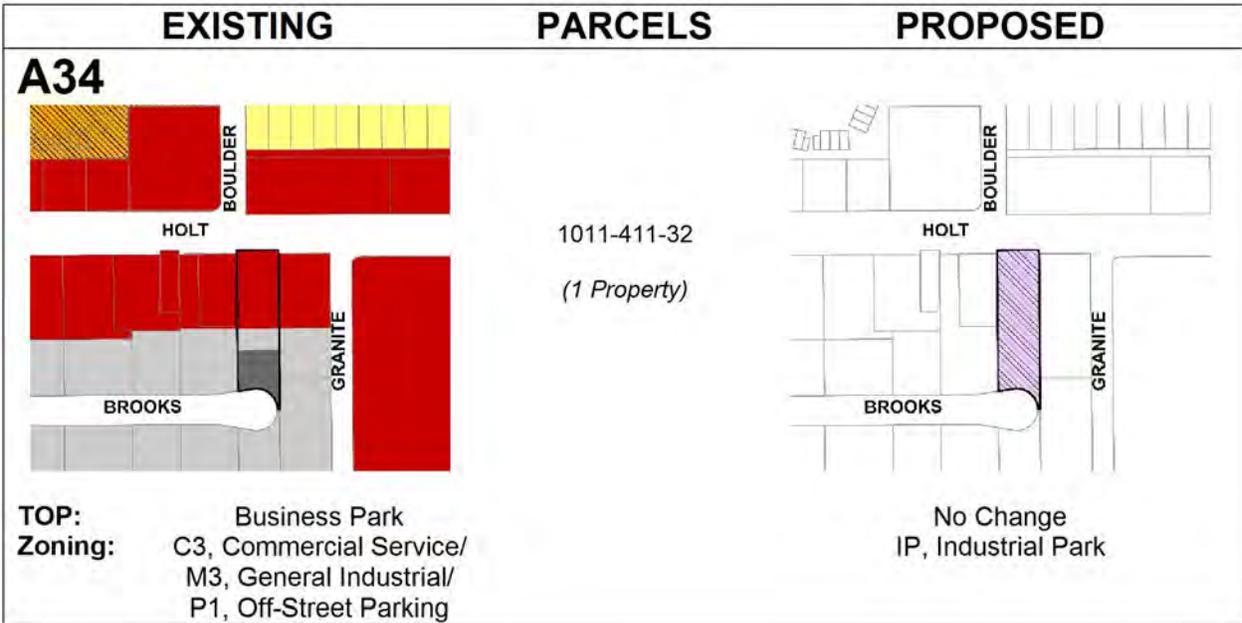
TOP: Rail
Zoning: ROW

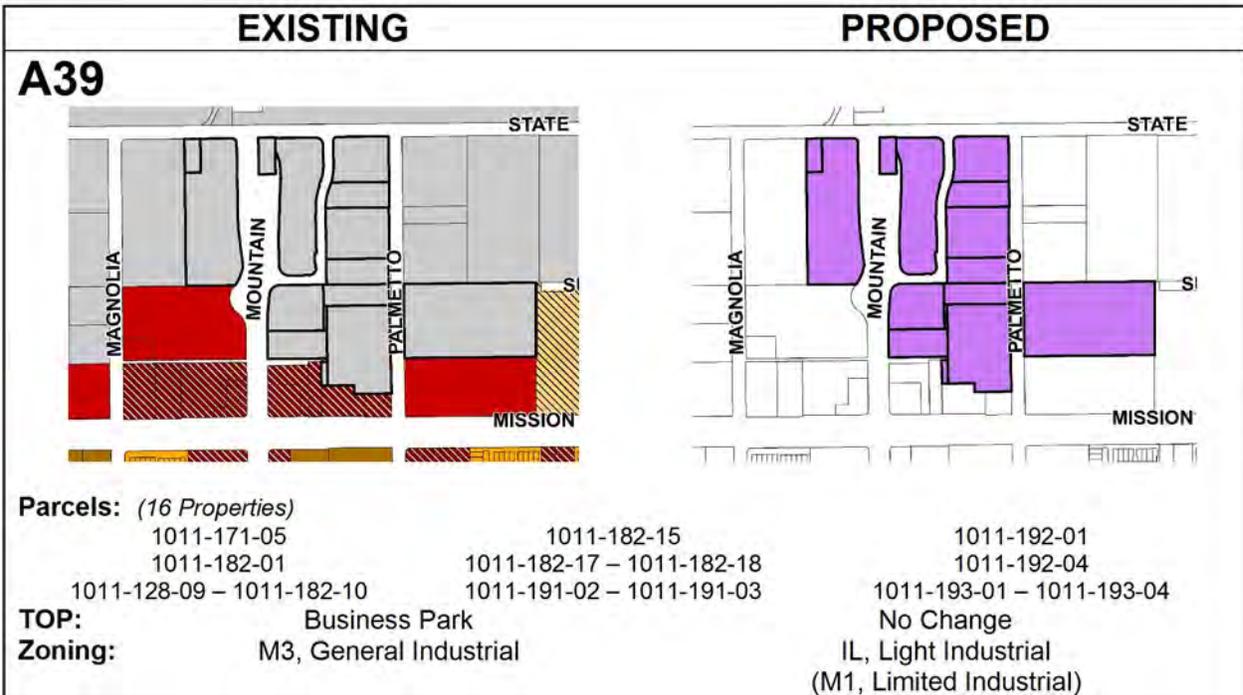
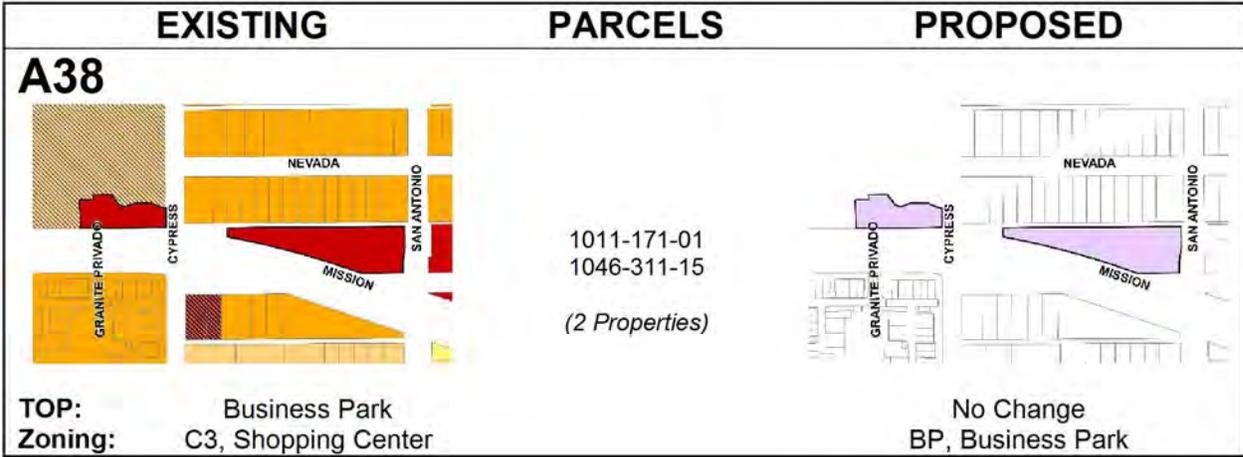
TOP: No Change
Zoning: RC, Rail Corridor

| EXISTING | PROPOSED |
|---|--|
| <h2 style="margin: 0;">A31</h2>  <p>Parcels: (18 Properties) 1011-211-02 – 1011-211-03 1011-211-05 1011-211-09 1011-221-04 – 1011-221-06 1011-221-08 – 1011-221-13 1011-221-15 – 1011-221-16 1011-221-18 – 1011-221-19</p> <p>TOP: Business Park Zoning: C3, Commercial Service</p> |  <p>TOP: No Change Zoning: IL, Light Industrial with ES, Emergency Shelter Overlay (M1, Limited Industrial)</p> |

| EXISTING | PARCELS | PROPOSED |
|---|---|---|
| <h2 style="margin: 0;">A32</h2>  <p>TOP: Business Park Zoning: C3, Commercial Service and M3, General Industrial</p> | <p style="text-align: center;">1011-211-03 (1 Property)</p> |  <p style="text-align: center;">TOP: No Change Zoning: IL, Light Industrial with ES, Emergency Shelter Overlay (M1, Limited Industrial)</p> |

| EXISTING | PARCELS | PROPOSED |
|---|---|--|
| <h2 style="margin: 0;">A33</h2>  <p>TOP: Business Park Zoning: M1, Limited Industrial</p> | <p style="text-align: center;">1011-211-06 (1 Property)</p> |  <p style="text-align: center;">TOP: No Change Zoning: IL, Light Industrial with ES, Emergency Shelter Overlay (M1, Limited Industrial)</p> |

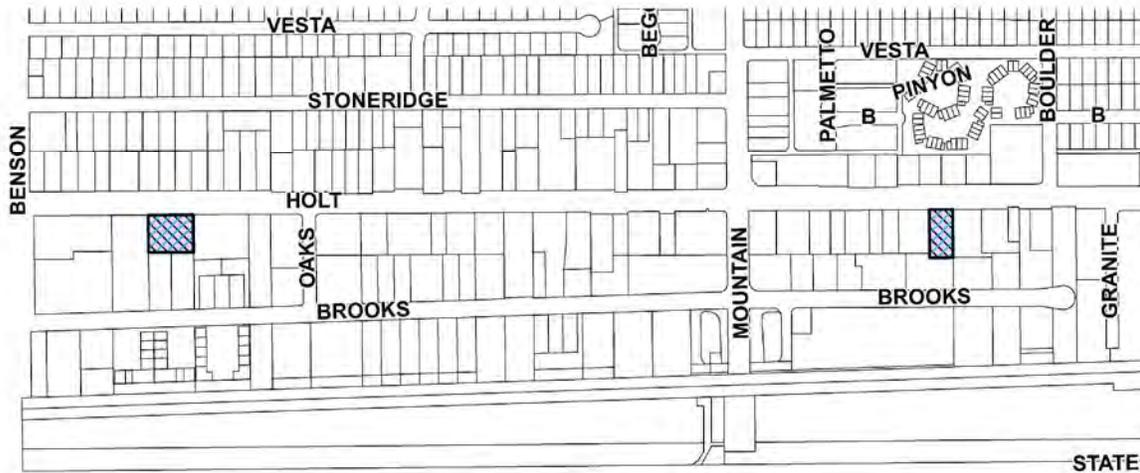




A40 EXISTING



PROPOSED



Parcels: (2 Properties).

1011-111-21
EXISTING
TOP: Business Park
Zoning: C3, Commercial Service

1011-141-07
PROPOSED
TOP: No Change
Zoning: IP, Industrial Park with ICC, Interim Community Commercial Overlay

A41 EXISTING



PROPOSED

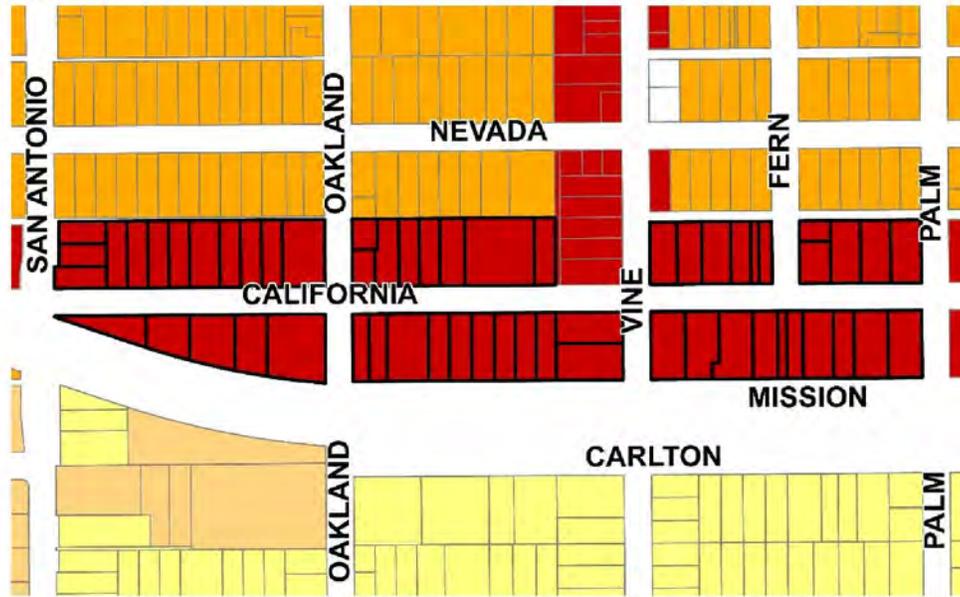


Parcels: (1 Property)

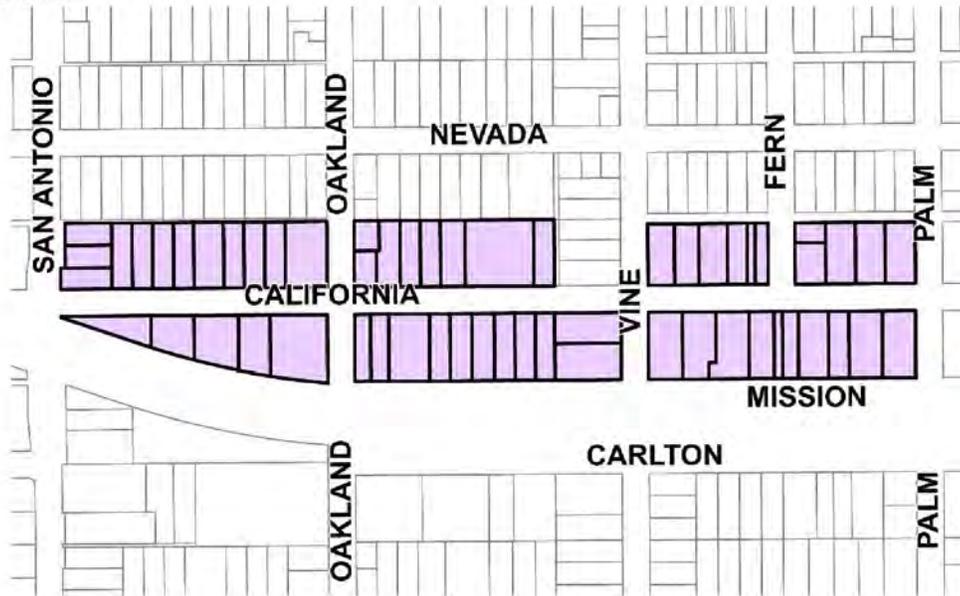
1011-121-05

| | EXISTING | PROPOSED |
|---------|--|---|
| TOP: | Business Park | No Change |
| Zoning: | C3, Commercial Service and M3, General Industrial | IP, Industrial Park with ICC, Interim Community Commercial Overlay |

**B22
EXISTING**



PROPOSED



Parcels: (57 Properties)

1049-262-07 – 1049-262-12

1049-264-07 – 1049-264-11

1049-292-14 – 1049-292-25

1049-294-20

1049-294-23 – 1049-294-29

1049-321-01 – 1049-321-04

1049-321-06

1049-322-01 – 1049-322-11

1049-331-01 – 1049-331-10

TOP:

Zoning:

EXISTING

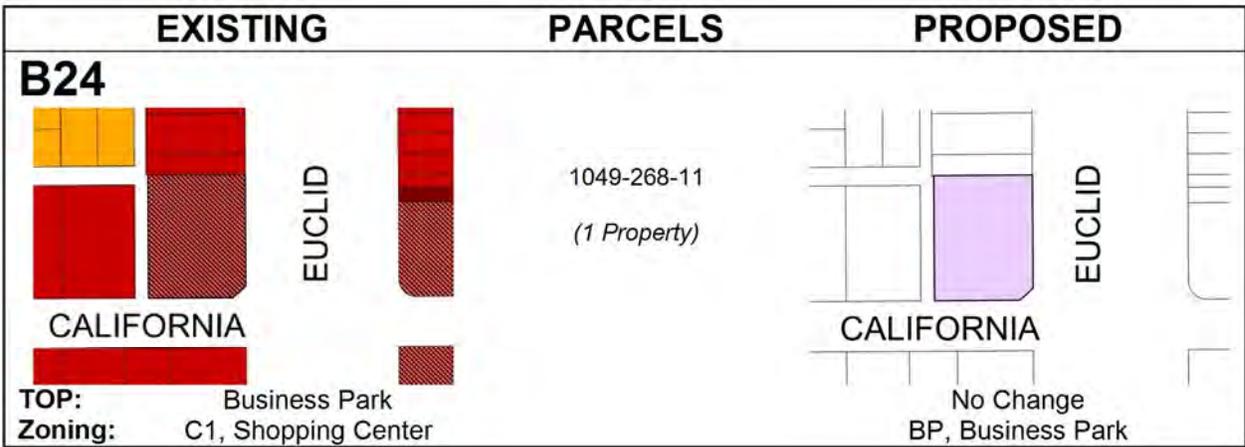
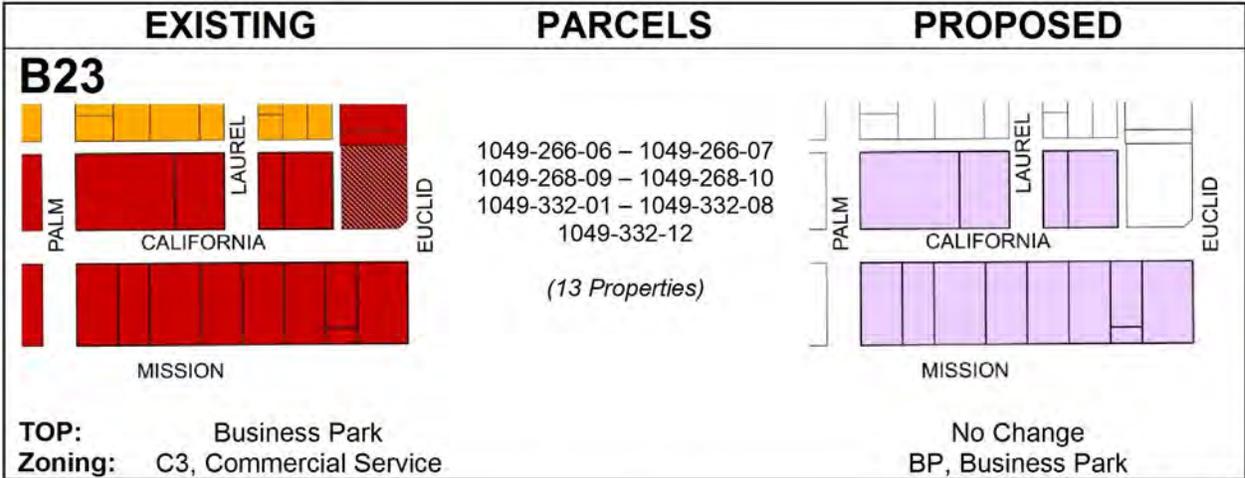
Business Park

C3, Commercial Service

PROPOSED

No Change

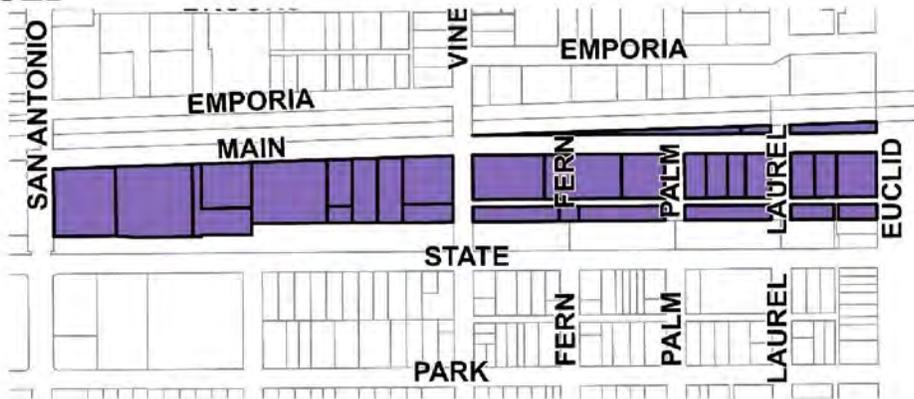
BP, Business Park



B25 EXISTING



PROPOSED



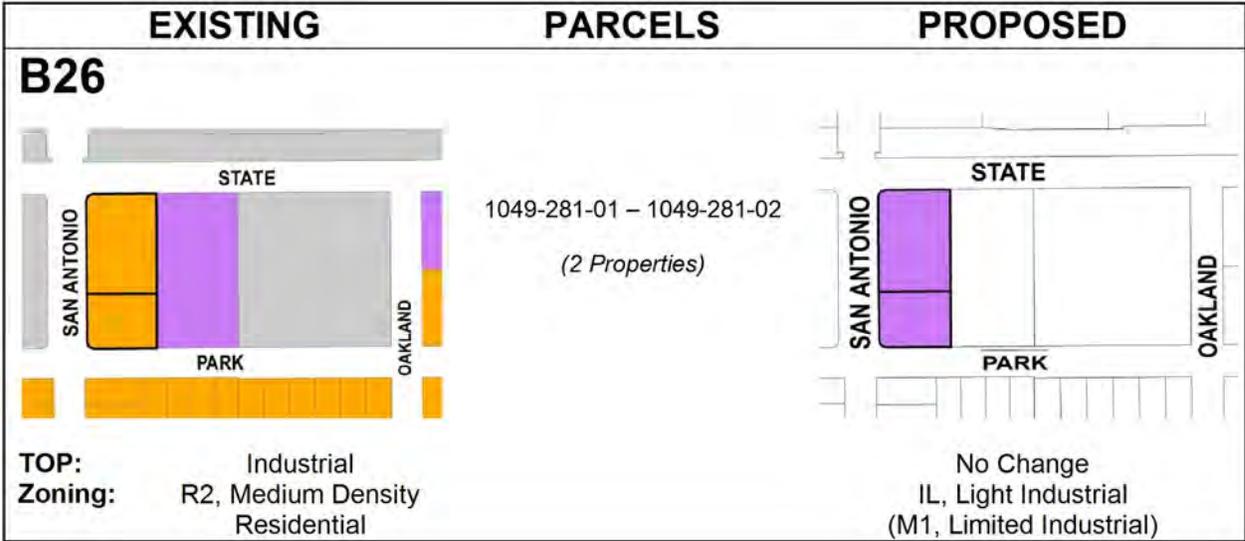
Parcels: (30 Properties)

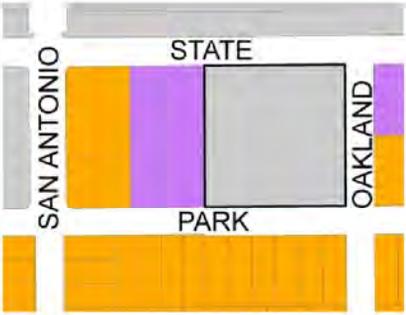
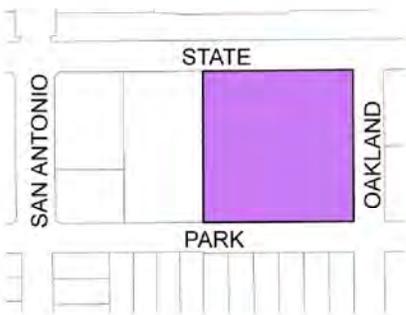
- | | | |
|---------------------------|---------------------------|---------------------------|
| 1049-031-03 | 1049-042-02 | 1049-044-01 |
| 1049-031-06 – 1049-031-12 | 1049-042-05 – 1049-042-06 | 1049-044-04 – 1049-044-05 |
| 1049-031-14 – 1049-031-16 | 1049-043-01 – 1049-043-04 | 1049-044-09 – 1049-044-10 |
| 1049-041-10 – 1049-041-12 | 1049-043-06 | 1049-059-18 – 1049-059-20 |

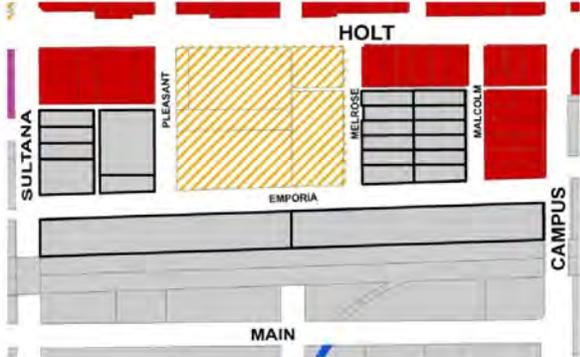
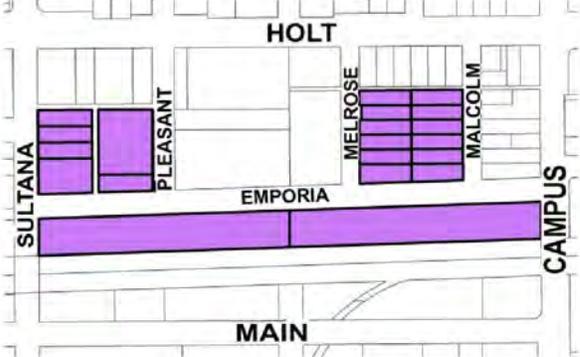
TOP:
Zoning:

EXISTING
Industrial
M3, General Industrial

PROPOSED
No Change
IG, General Industrial
(M2, Industrial Park)

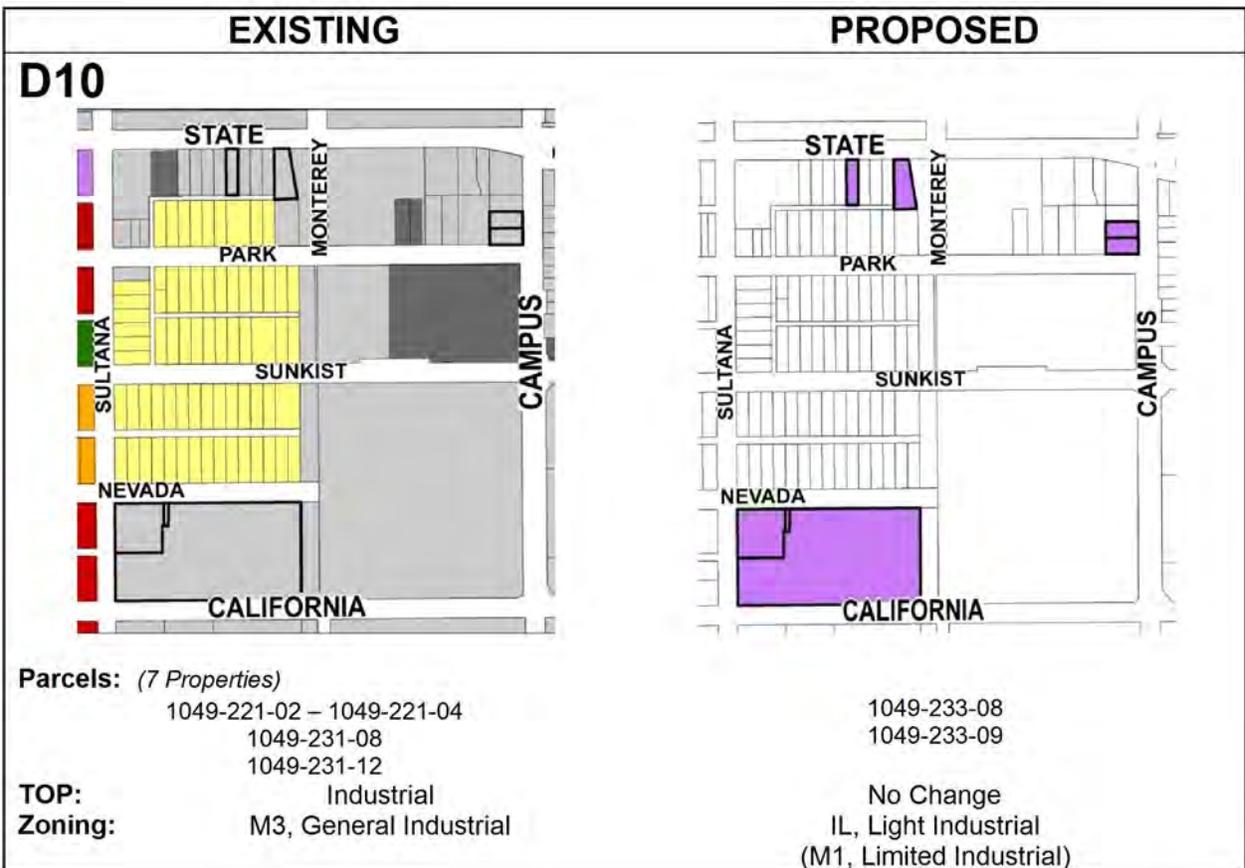
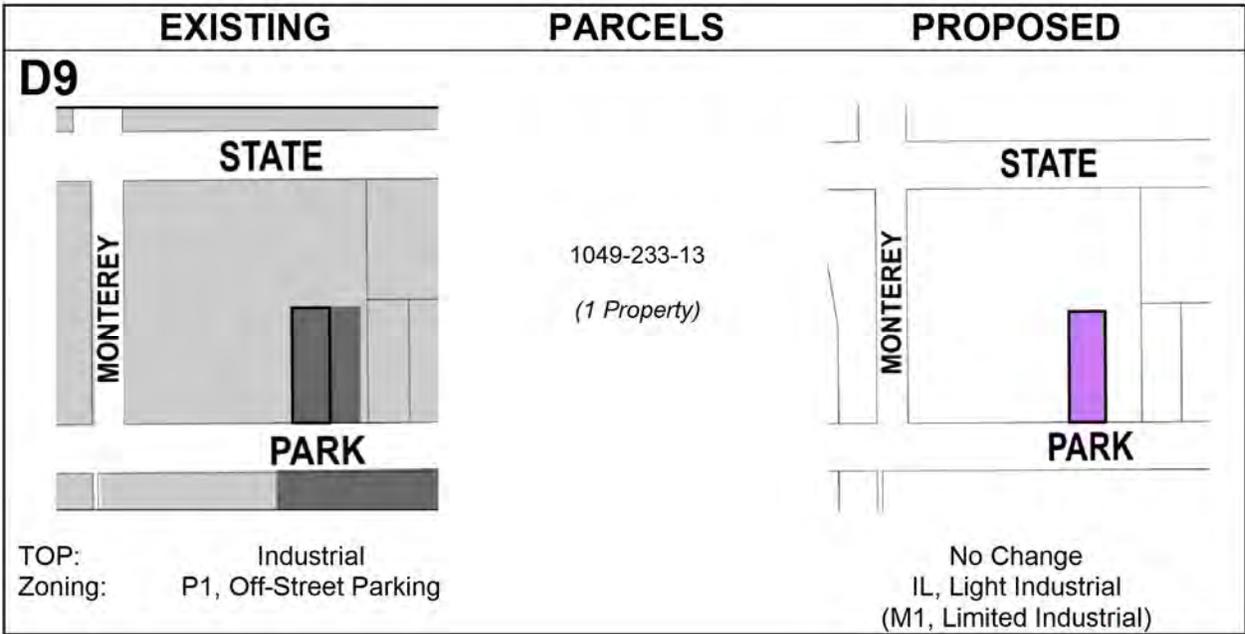


| EXISTING | PARCELS | PROPOSED |
|---|-------------------------------------|---|
| B33 | | |
|  | <p>1049-281-04 (1 Property)</p> |  |
| <p>TOP: Industrial Zoning: M3, General Industrial</p> | | <p>No Change IL, Light Industrial (M1, Limited Industrial)</p> |

| EXISTING | PROPOSED |
|---|--|
| D2 | |
|  |  |
| <p>Parcels: (20 Properties) 1049-091-05 – 1049-091-06 1049-091-09 – 1049-091-12</p> <p>TOP: Industrial Zoning: M3, General Industrial</p> | <p>1049-093-11 – 1049-093-22 1049-095-05 – 1049-095-06</p> <p>No Change IL, Light Industrial (M1, Limited Industrial)</p> |

| | EXISTING | PROPOSED |
|---------------------------------|--|--|
| D4 | | |
| Parcels: (21 Properties) | <p>1049-064-06 1049-068-03 – 1049-068-04 1049-068-18 1049-071-01 1049-071-05</p> | <p>1049-071-08 1049-081-01 – 1049-081-02 1049-081-06 – 1049-081-08 1049-081-11 1049-082-05 – 1049-082-06 1049-083-01</p> |
| TOP: | Industrial | No Change |
| Zoning: | M3, General Industrial | IG, General Industrial (M2, Industrial Park) |

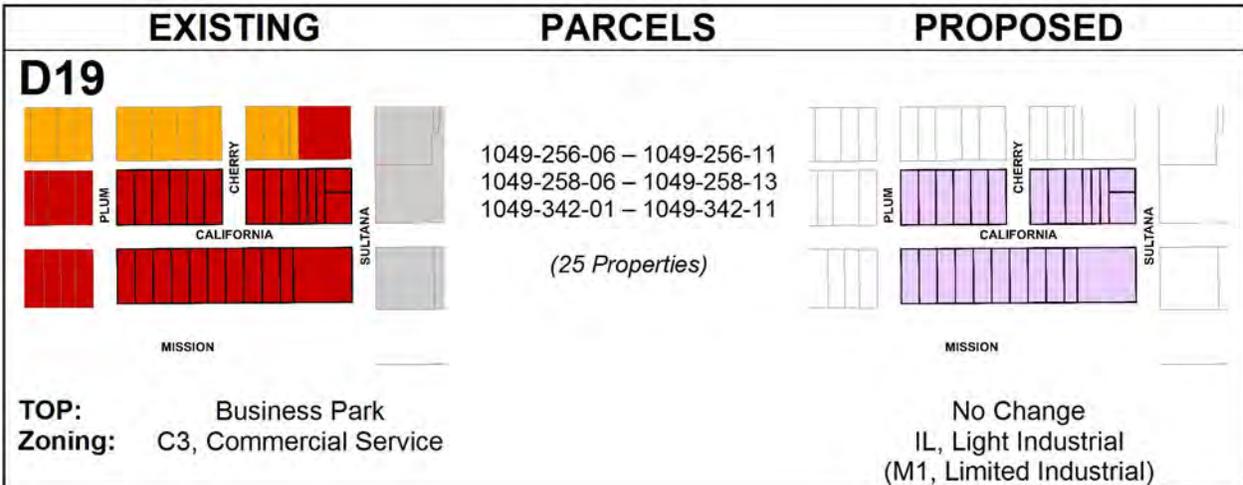
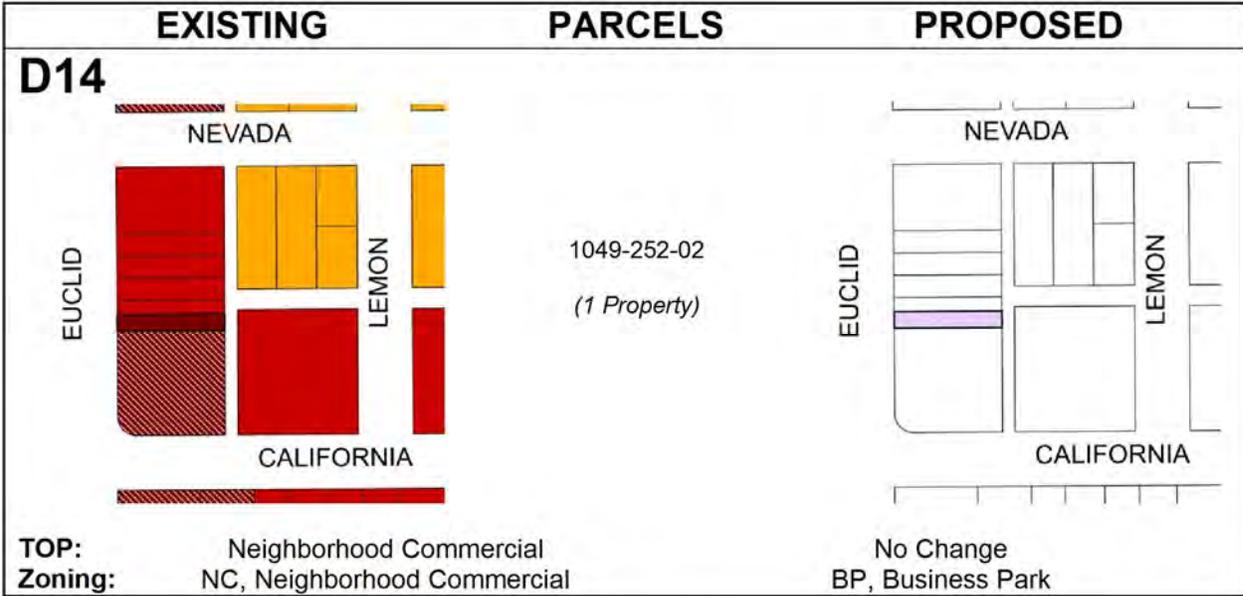
| | EXISTING | PARCELS | PROPOSED |
|----------------|------------------------|---|--|
| D8 | | <p>1049-221-01 1049-231-04 – 1049-231-07 1049-231-09 – 1049-231-11 1049-233-03 – 1049-233-07 1049-233-10 – 1049-233-12</p> <p>(16 Properties)</p> | |
| TOP: | Industrial | | No Change |
| Zoning: | M3, General Industrial | | IL, Light Industrial (M1, Limited Industrial) |

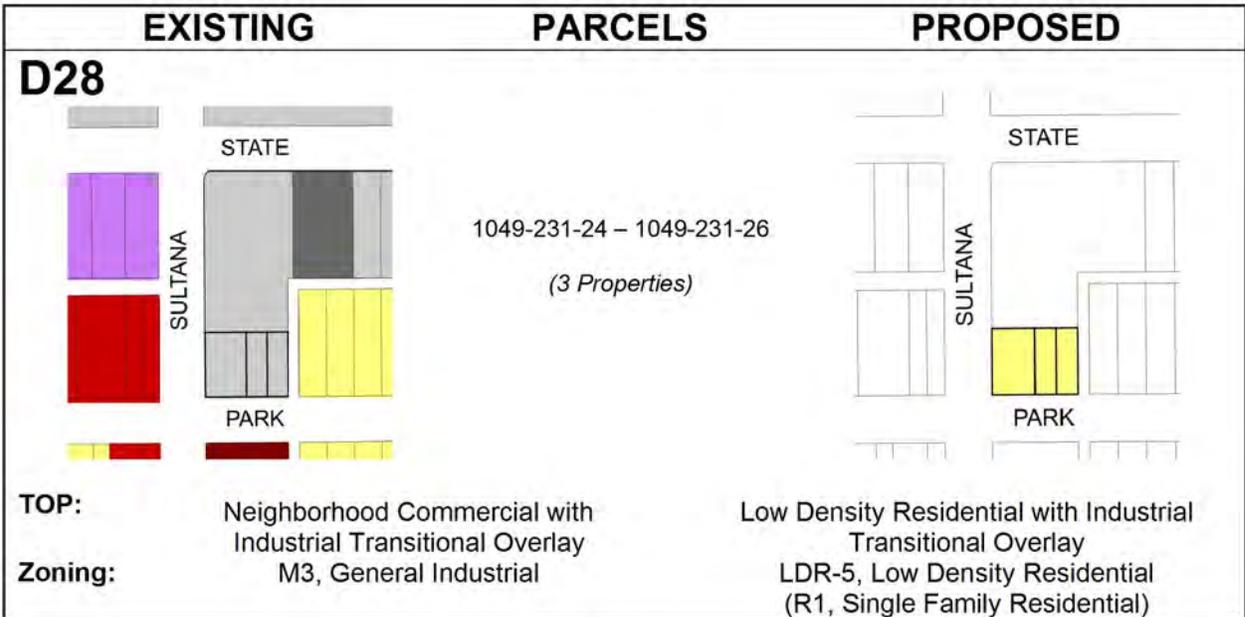
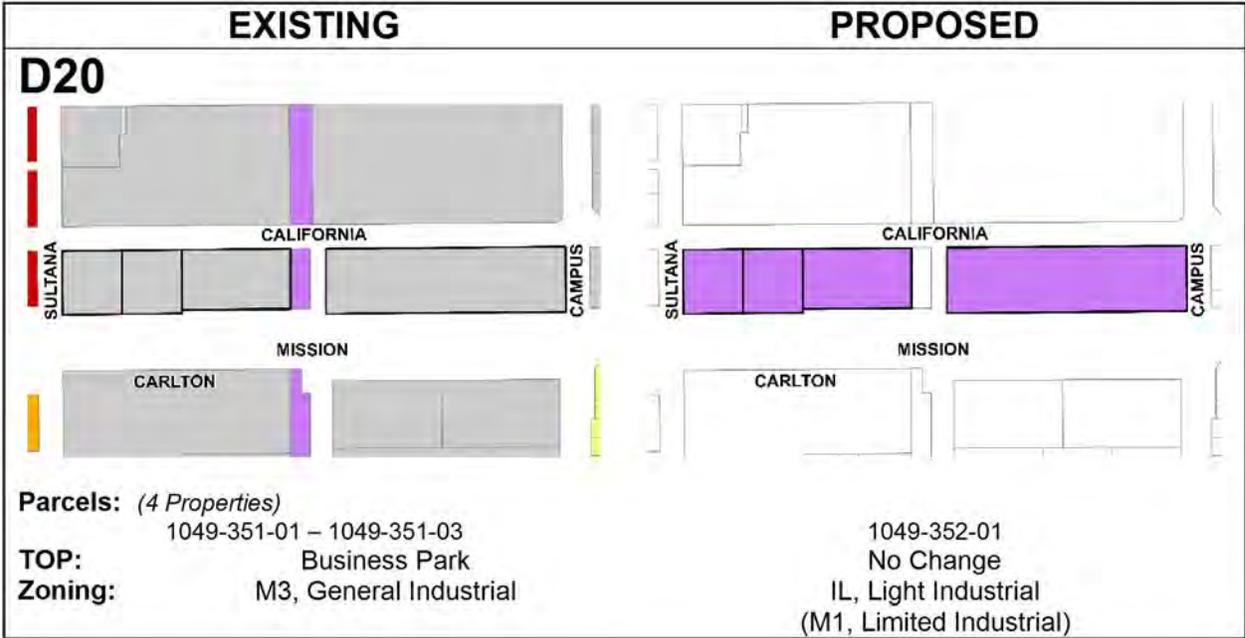


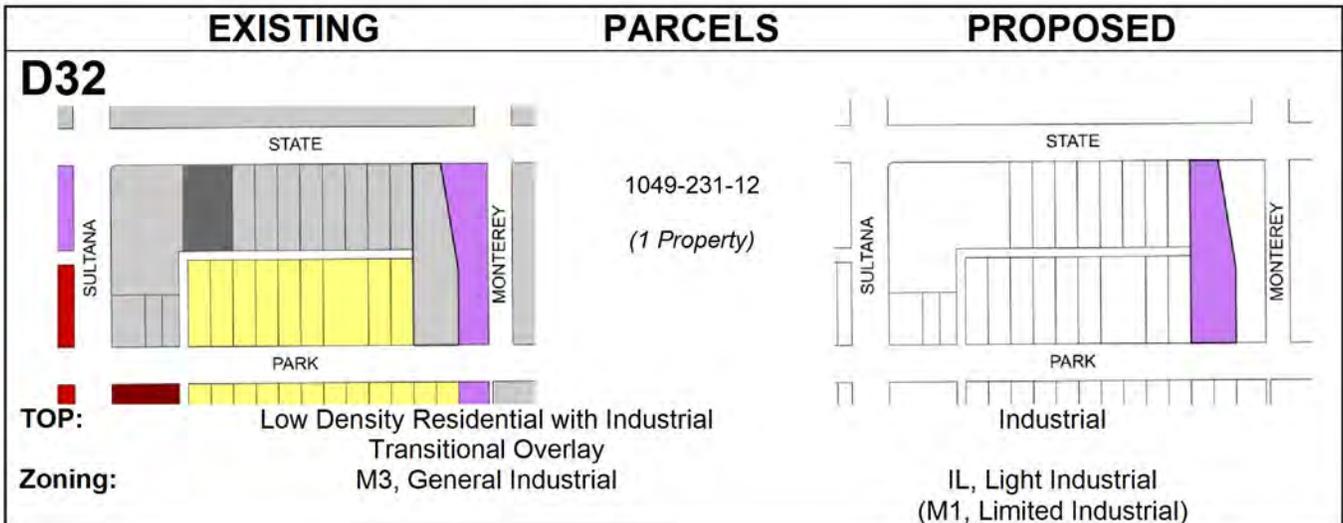
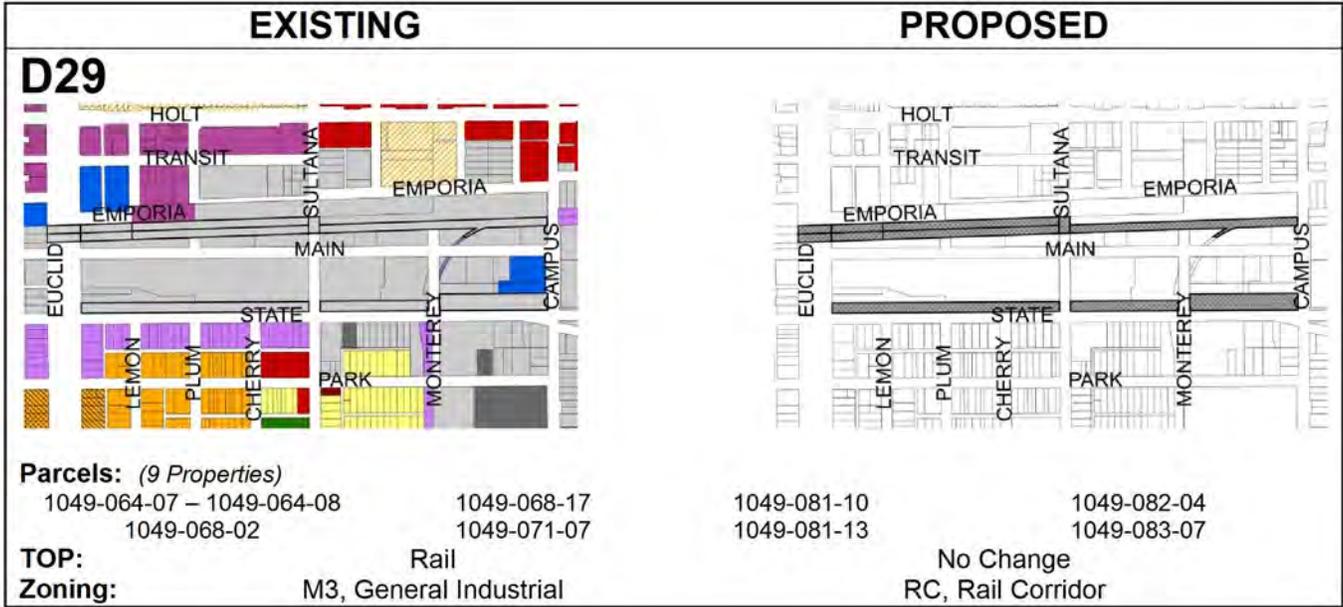
| EXISTING | PARCELS | PROPOSED |
|--|--|--|
| D11 | | |
| | <p>1049-231-27 1049-232-21 1049-233-16</p> <p>(3 Properties)</p> | |
| <p>TOP: Industrial Zoning: M3, General Industrial and P1, Off-Street Parking</p> | | <p>No Change IL, Light Industrial (M1, Limited Industrial)</p> |

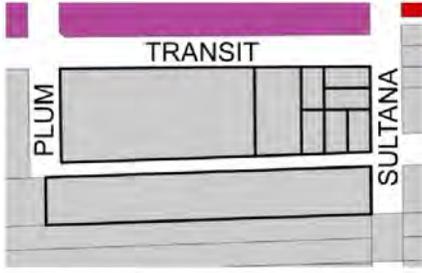
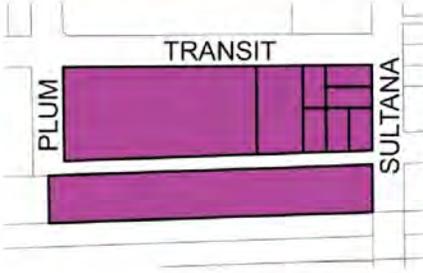
| EXISTING | PARCELS | PROPOSED |
|---|--|--|
| D12 | | |
| | <p>1049-252-13 1049-341-14 - 1049-341-15</p> <p>(3 Properties)</p> | |
| <p>TOP: Business Park Zoning: C1, Shopping Center</p> | | <p>No Change BP, Business Park</p> |

| EXISTING | PARCELS | PROPOSED |
|--|---|--|
| D13 | | |
| | <p>1049-252-03 1049-252-12 1049-254-06 - 1049-254-10 1049-341-03 - 1049-341-12</p> <p>(17 Properties)</p> | |
| <p>TOP: Business Park Zoning: C3, Commercial Service</p> | | <p>No Change BP, Business Park</p> |

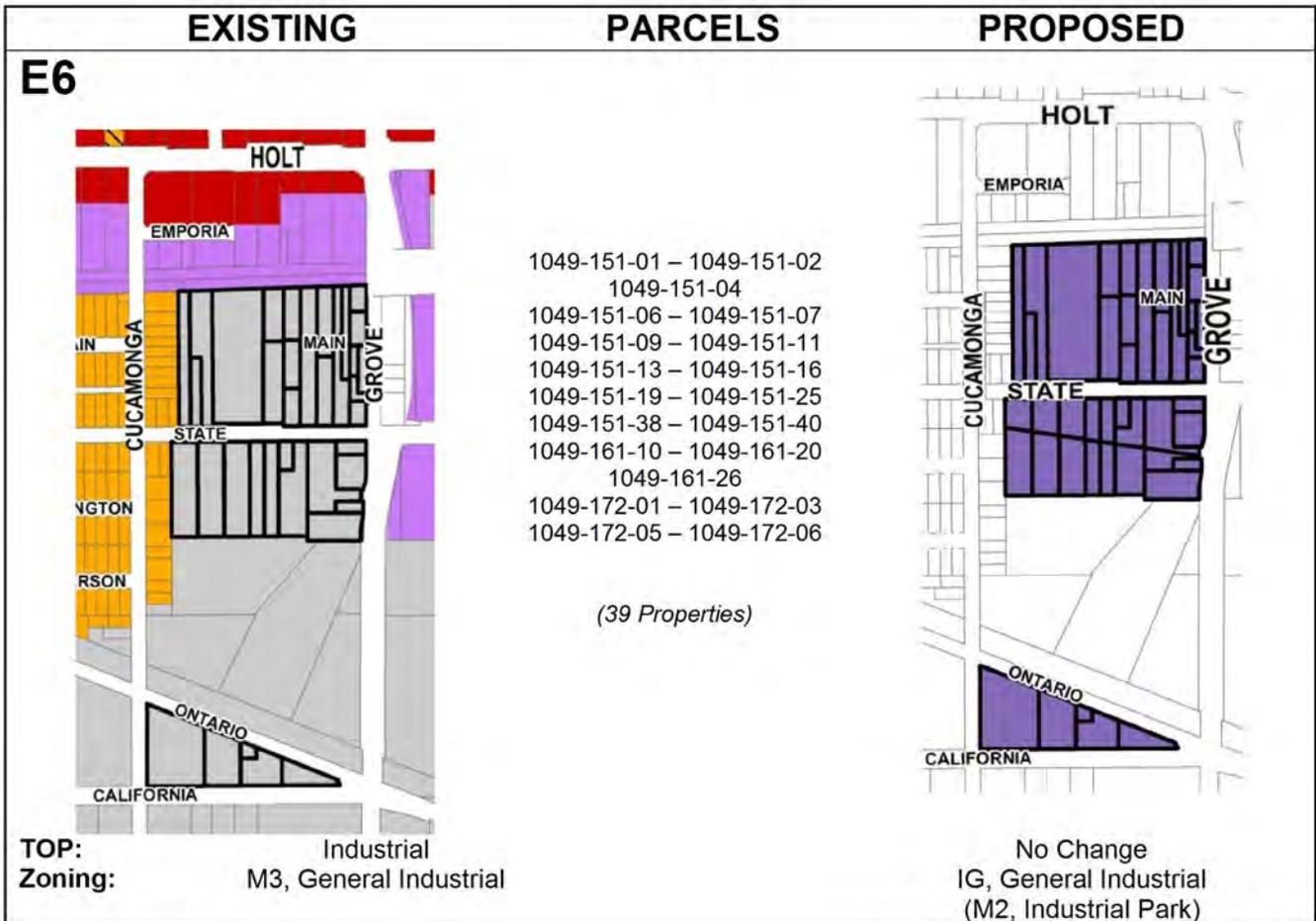
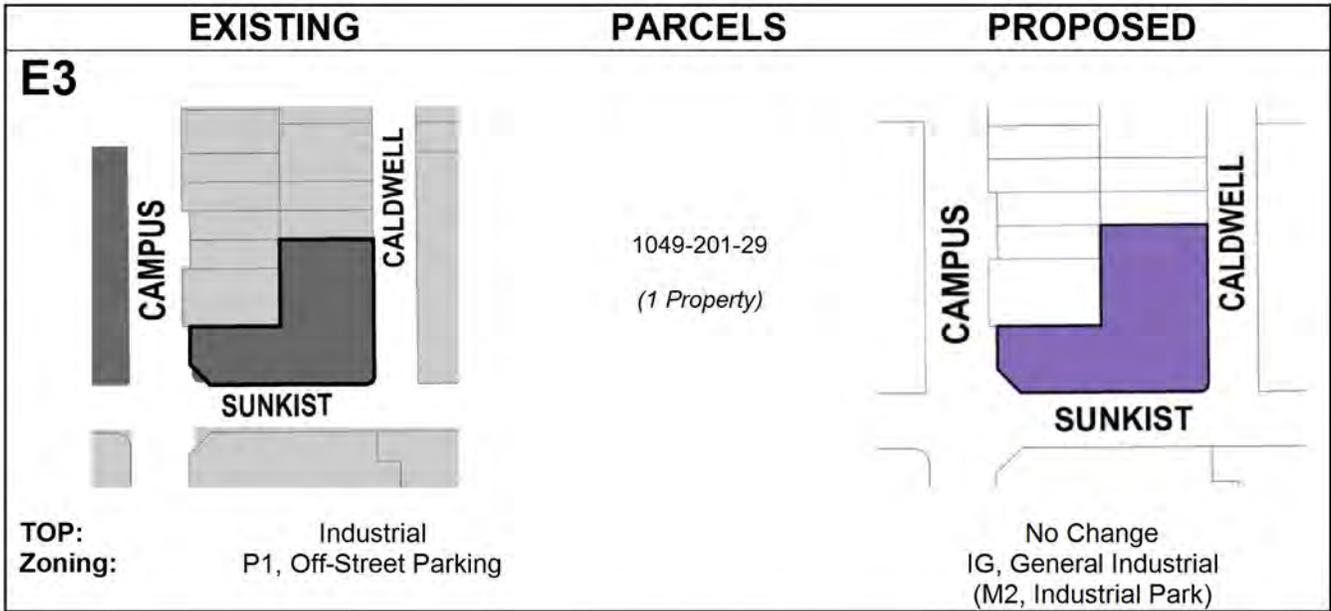






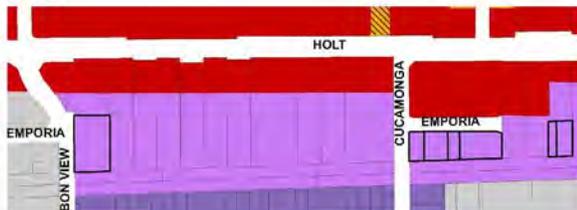
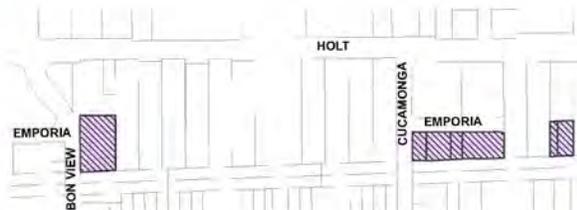
| EXISTING | PARCELS | PROPOSED |
|---|---|--|
| D34 | | |
|  | <p>1049-067-03 – 1049-067-09 1049-067-11 1049-068-15</p> <p><i>(9 Properties)</i></p> |  |
| <p>TOP: Mixed Use – Downtown Zoning: M3, General Industrial</p> | | <p style="text-align: center;">No Change MU-1, Downtown Mixed Use (C2, Central Business)</p> |

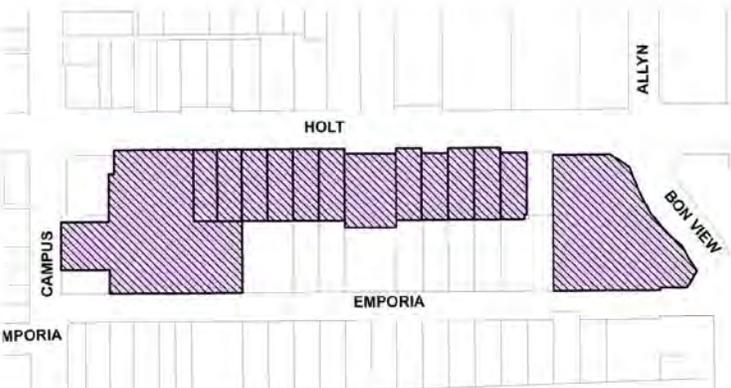
| EXISTING | PROPOSED | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------------------------|---------------------------|---------------------------|-------------|-------------|-------------|---------------------------|---------------------------|-------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|-------------|--|---|
| E2 | | | | | | | | | | | | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Parcels: <i>(144 Properties)</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">1049-111-01</td> <td style="width: 33%;">1049-201-22 – 1049-201-23</td> <td style="width: 33%;">1049-205-02 – 1049-205-14</td> </tr> <tr> <td>1049-111-03 – 1049-111-07</td> <td>1049-201-27</td> <td>1049-205-17</td> </tr> <tr> <td>1049-181-01</td> <td>1049-202-06 – 1049-202-11</td> <td>1049-211-08 – 1049-211-14</td> </tr> <tr> <td>1049-181-04</td> <td>1049-202-14 – 1049-202-15</td> <td>1049-212-01 – 1049-212-15</td> </tr> <tr> <td>1049-181-06 – 1049-181-13</td> <td>1049-202-21 – 1049-202-23</td> <td>1049-212-18 – 1049-212-26</td> </tr> <tr> <td>1049-182-05 – 1049-182-06</td> <td>1049-203-01 – 1049-203-22</td> <td>1049-213-01 – 1049-213-14</td> </tr> <tr> <td>1049-193-01 – 1049-193-02</td> <td>1049-204-01 – 1049-204-09</td> <td>1049-213-20 – 1049-213-21</td> </tr> <tr> <td>1049-201-03 – 1049-201-19</td> <td>1049-204-17</td> <td></td> </tr> </table> | 1049-111-01 | 1049-201-22 – 1049-201-23 | 1049-205-02 – 1049-205-14 | 1049-111-03 – 1049-111-07 | 1049-201-27 | 1049-205-17 | 1049-181-01 | 1049-202-06 – 1049-202-11 | 1049-211-08 – 1049-211-14 | 1049-181-04 | 1049-202-14 – 1049-202-15 | 1049-212-01 – 1049-212-15 | 1049-181-06 – 1049-181-13 | 1049-202-21 – 1049-202-23 | 1049-212-18 – 1049-212-26 | 1049-182-05 – 1049-182-06 | 1049-203-01 – 1049-203-22 | 1049-213-01 – 1049-213-14 | 1049-193-01 – 1049-193-02 | 1049-204-01 – 1049-204-09 | 1049-213-20 – 1049-213-21 | 1049-201-03 – 1049-201-19 | 1049-204-17 | | <p style="text-align: center;">No Change IG, General Industrial (M2, Industrial Park)</p> |
| 1049-111-01 | 1049-201-22 – 1049-201-23 | 1049-205-02 – 1049-205-14 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-111-03 – 1049-111-07 | 1049-201-27 | 1049-205-17 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-181-01 | 1049-202-06 – 1049-202-11 | 1049-211-08 – 1049-211-14 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-181-04 | 1049-202-14 – 1049-202-15 | 1049-212-01 – 1049-212-15 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-181-06 – 1049-181-13 | 1049-202-21 – 1049-202-23 | 1049-212-18 – 1049-212-26 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-182-05 – 1049-182-06 | 1049-203-01 – 1049-203-22 | 1049-213-01 – 1049-213-14 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-193-01 – 1049-193-02 | 1049-204-01 – 1049-204-09 | 1049-213-20 – 1049-213-21 | | | | | | | | | | | | | | | | | | | | | | | |
| 1049-201-03 – 1049-201-19 | 1049-204-17 | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>TOP: Industrial Zoning: M3, General Industrial</p> | | | | | | | | | | | | | | | | | | | | | | | | | |



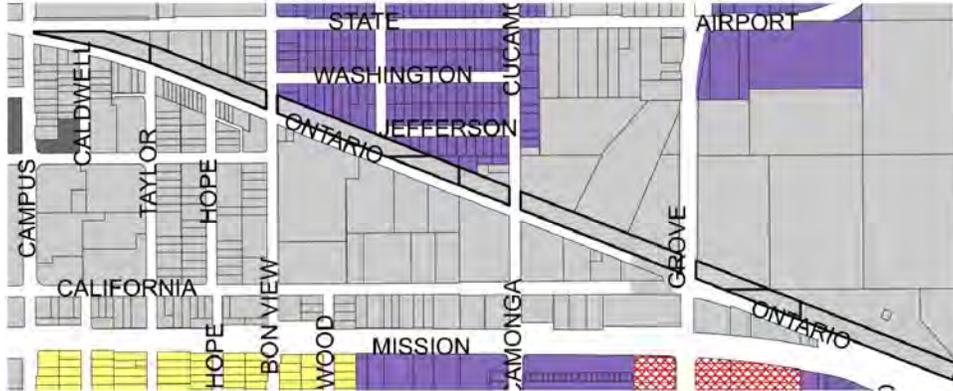
| EXISTING | PROPOSED |
|--|---|
| <p>E12</p> | |
| <p>Parcels: (5 Properties) 1049-382-01 – 1049-382-05</p> | |
| <p>TOP: Business Park Zoning: M3, General Industrial</p> | <p>TOP: No Change Zoning: IL, Light Industrial (M1, Limited Industrial)</p> |

| EXISTING | PROPOSED | | | | | | | | | | | | |
|--|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--|--|--|
| <p>E13</p> | | | | | | | | | | | | | |
| <p>Parcels: (43 Properties)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">1049-361-01 – 1049-361-06</td> <td style="width: 25%;">1049-362-10 – 1049-362-11</td> <td style="width: 25%;">1049-364-01 – 1049-364-04</td> <td style="width: 25%;">1049-372-01 – 1049-372-12</td> </tr> <tr> <td>1049-362-03 – 1049-362-05</td> <td>1049-363-01 – 1049-363-08</td> <td>1049-371-04 – 1049-371-07</td> <td>1049-381-01 – 1049-381-02</td> </tr> <tr> <td>1049-362-07 – 1049-362-08</td> <td></td> <td></td> <td></td> </tr> </table> | | 1049-361-01 – 1049-361-06 | 1049-362-10 – 1049-362-11 | 1049-364-01 – 1049-364-04 | 1049-372-01 – 1049-372-12 | 1049-362-03 – 1049-362-05 | 1049-363-01 – 1049-363-08 | 1049-371-04 – 1049-371-07 | 1049-381-01 – 1049-381-02 | 1049-362-07 – 1049-362-08 | | | |
| 1049-361-01 – 1049-361-06 | 1049-362-10 – 1049-362-11 | 1049-364-01 – 1049-364-04 | 1049-372-01 – 1049-372-12 | | | | | | | | | | |
| 1049-362-03 – 1049-362-05 | 1049-363-01 – 1049-363-08 | 1049-371-04 – 1049-371-07 | 1049-381-01 – 1049-381-02 | | | | | | | | | | |
| 1049-362-07 – 1049-362-08 | | | | | | | | | | | | | |
| <p>TOP: Business Park Zoning: M3, General Industrial</p> | <p>TOP: No Change Zoning: IL, Light Industrial (M1, Limited Industrial)</p> | | | | | | | | | | | | |

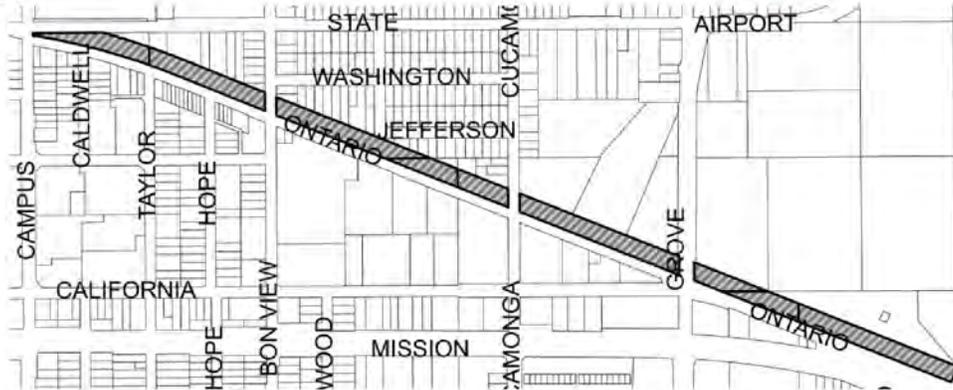
| EXISTING | PROPOSED |
|---|--|
| E14 | |
|  |  |
| <p>Parcels: (7 Properties) 1049-131-01 1049-141-01 – 1049-141-03 1049-141-21 – 1049-141-22 1049-141-26</p> | |
| <p>EXISTING Business Park M1, Limited Industrial</p> | <p>PROPOSED No Change IP, Industrial Park</p> |
| <p>TOP: Zoning:</p> | |

| | |
|--|--|
| <p>E15 EXISTING</p> |  |
| <p>PROPOSED</p> |  |
| <p>Parcels: (14 Properties) 1049-101-04 – 1049-101-16 1049-101-39</p> | |
| <p>EXISTING Business Park C3, Commercial Service and M3, General Industrial</p> | <p>PROPOSED No Change IP, Industrial Park</p> |
| <p>TOP: Zoning:</p> | |

E16 EXISTING



PROPOSED



Parcels: (9 Properties)

| | | | |
|-------------|-------------|-------------|-------------|
| 0113-222-01 | 0113-251-24 | 1049-182-07 | 1049-205-15 |
| 0113-251-16 | 1049-171-01 | 1049-192-14 | 1049-205-16 |

EXISTING

PROPOSED

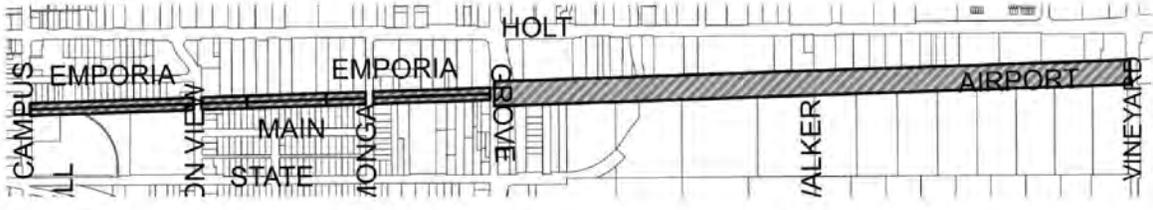
TOP: Rail
Zoning: M3, General Industrial

No Change
RC, Rail Corridor

E17
EXISTING



PROPOSED



Parcels: (6 Properties)

0110-101-05
0113-231-09

1049-102-24
1049-111-08

1049-121-29
1049-131-17

EXISTING

PROPOSED

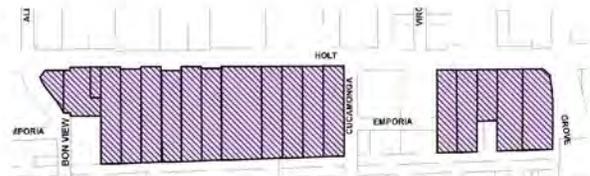
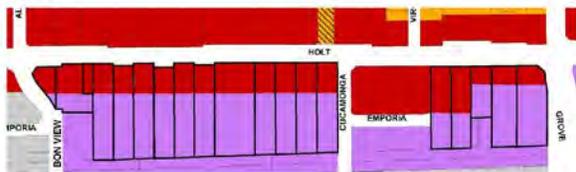
TOP: Rail
Zoning: M1, Limited Industrial

TOP: No Change
Zoning: RC, Rail Corridor

EXISTING

PROPOSED

E26



Parcels: (20 Properties)

1049-101-40
1049-131-02 – 1049-131-06

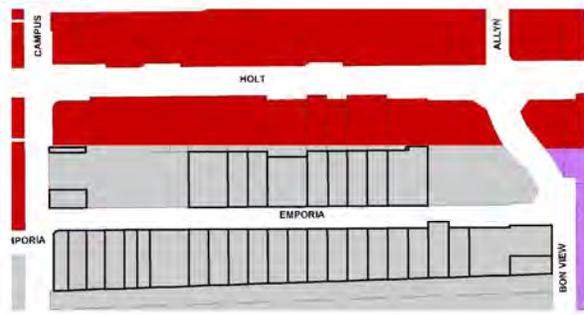
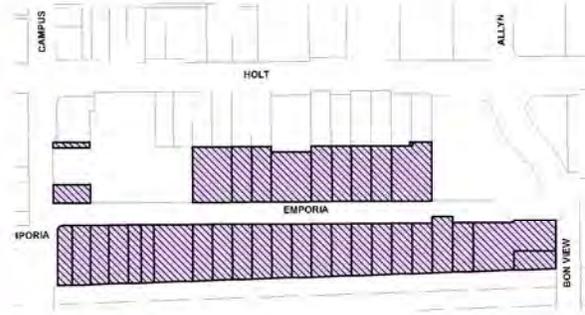
1049-131-08 – 1049-131-09
1049-131-13 – 1049-131-16

1049-131-18 – 1049-131-20
1049-141-18 – 1049-141-20

1049-141-23 – 1049-141-24

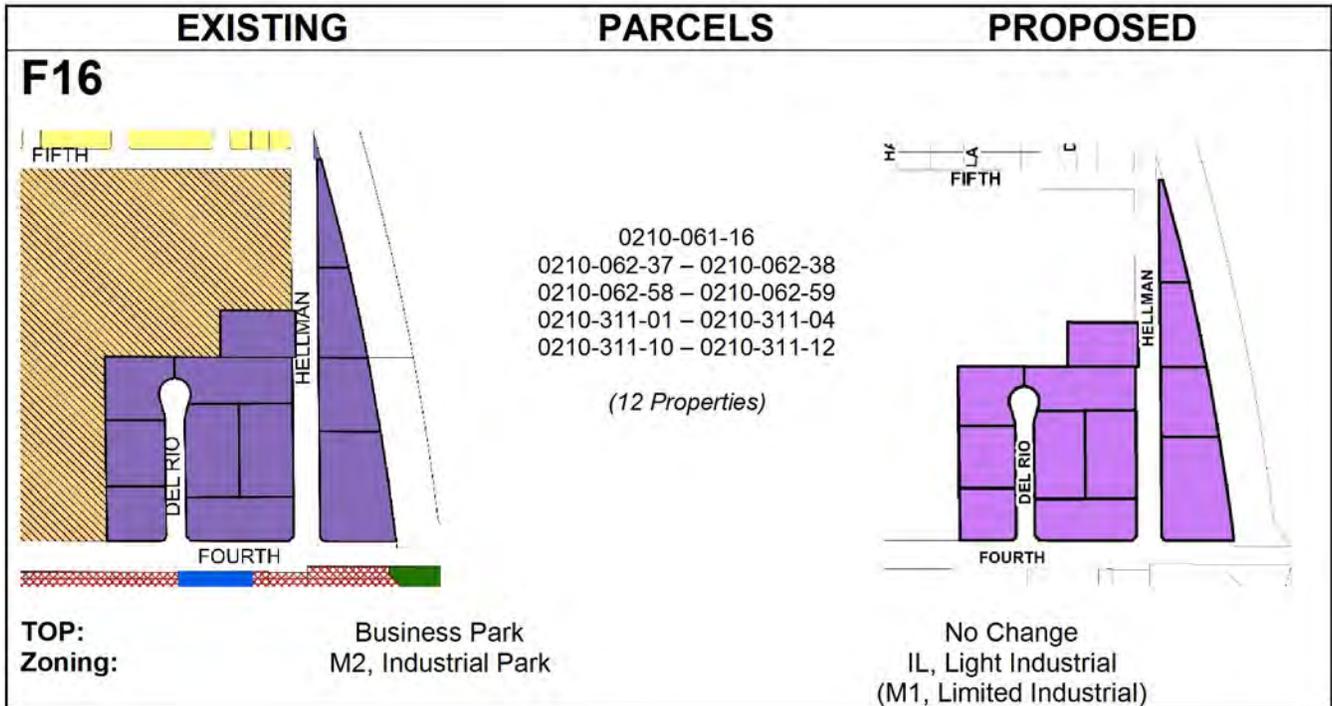
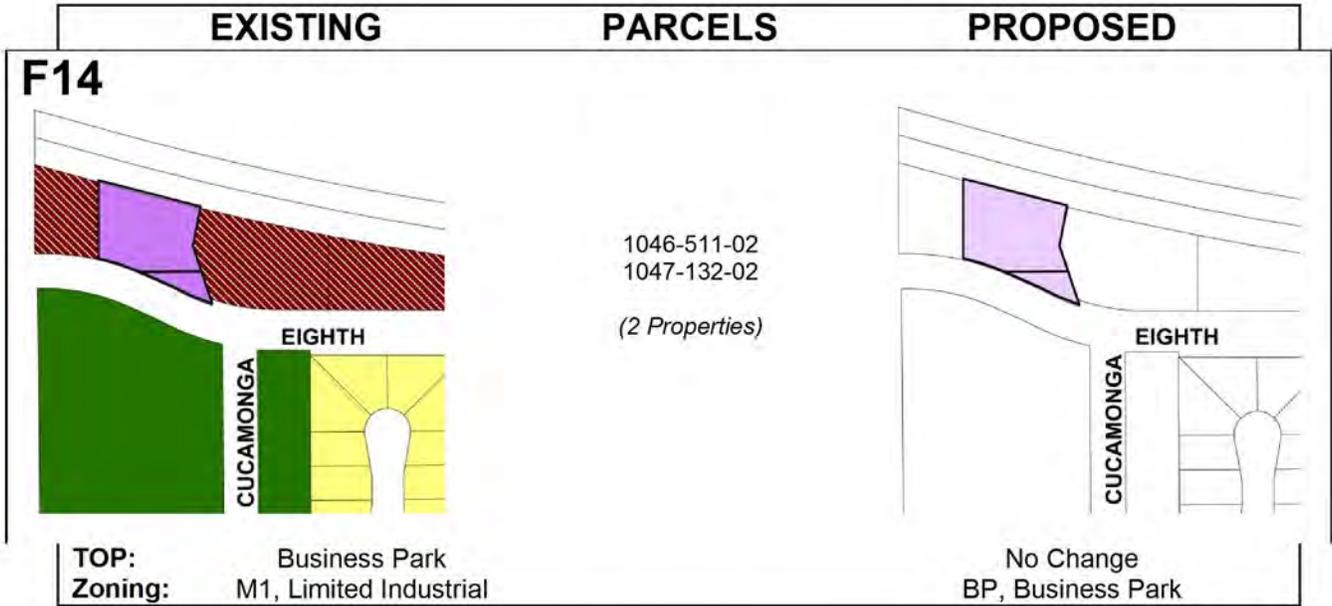
TOP: Business Park
Zoning: C3, Commercial Service and
M1, Limited Industrial

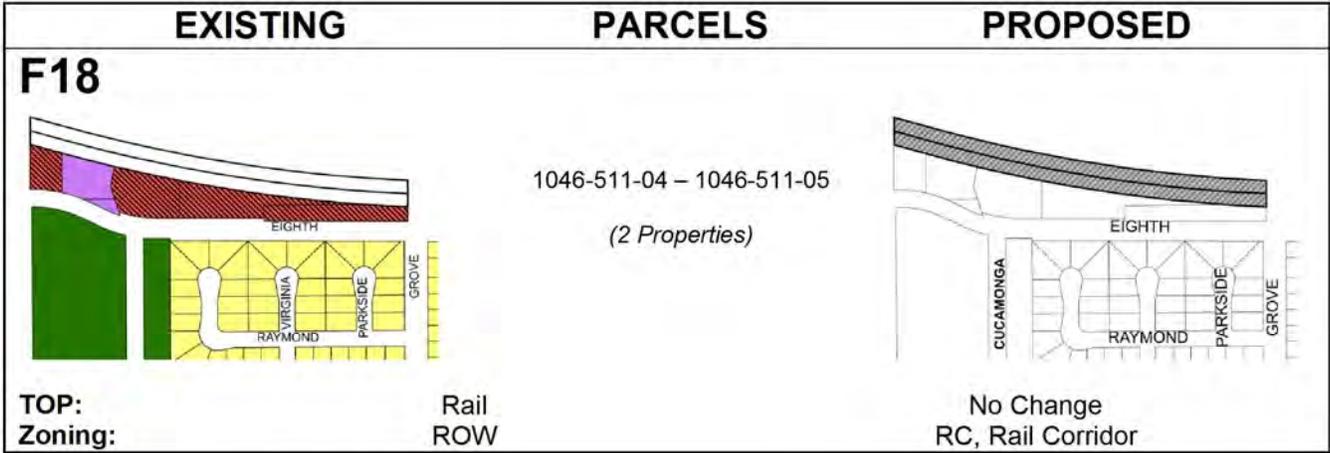
TOP: No Change
Zoning: IP, Industrial Park

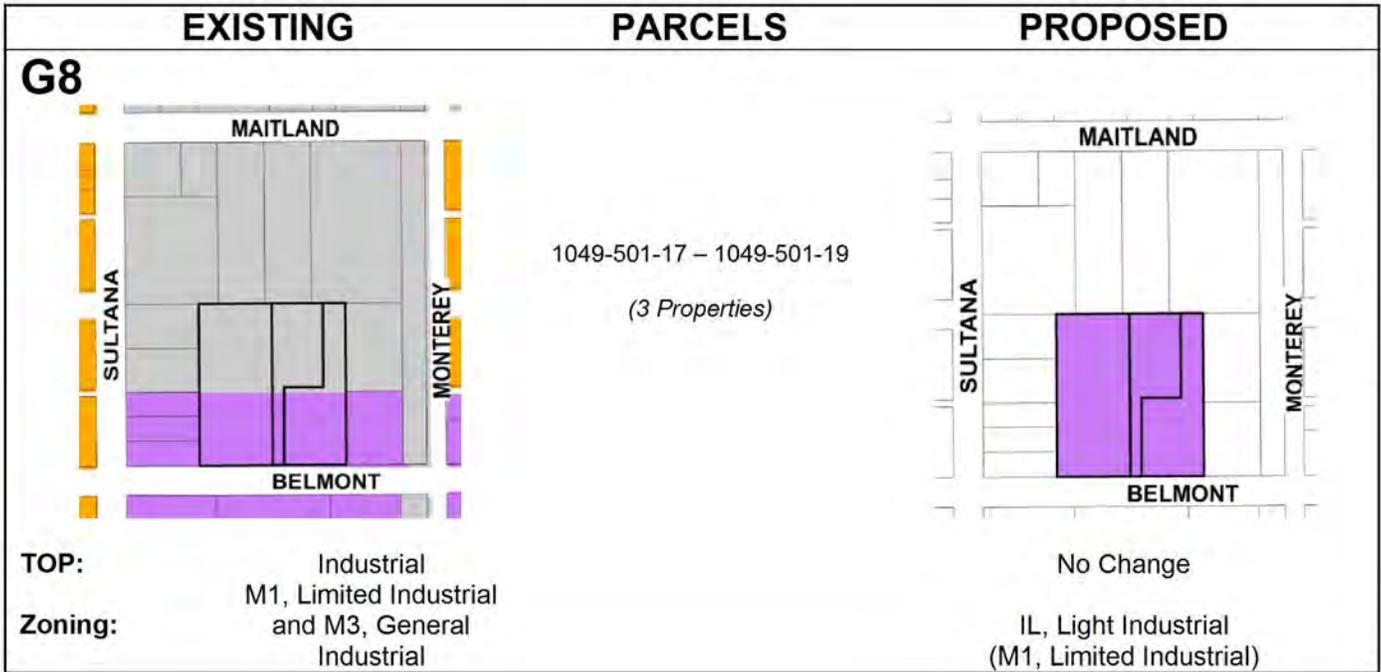
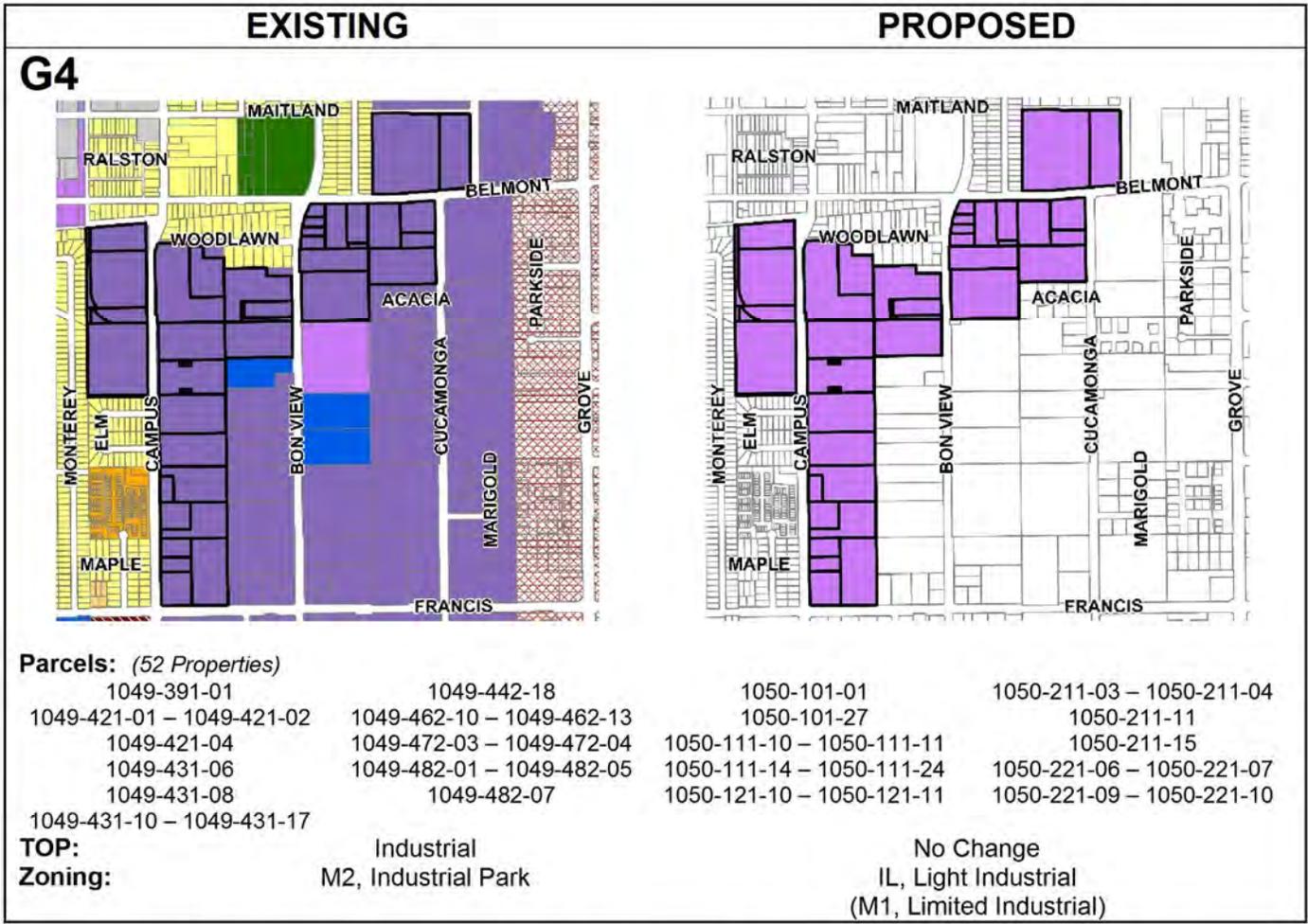
| EXISTING | PROPOSED |
|---|---|
| E28 | |
|  |  |
| <p>Parcels: (35 Properties) 1049-101-01 – 1049-101-02 1049-101-17</p> <p style="text-align: center;">Existing</p> <p>TOP: Business Park</p> <p>Zoning: M3, General Industrial</p> | <p>1049-101-29 – 1049-101-37 1049-102-01 – 1049-102-23</p> <p style="text-align: center;">Proposed</p> <p>No Change</p> <p>IP, Industrial Park</p> |

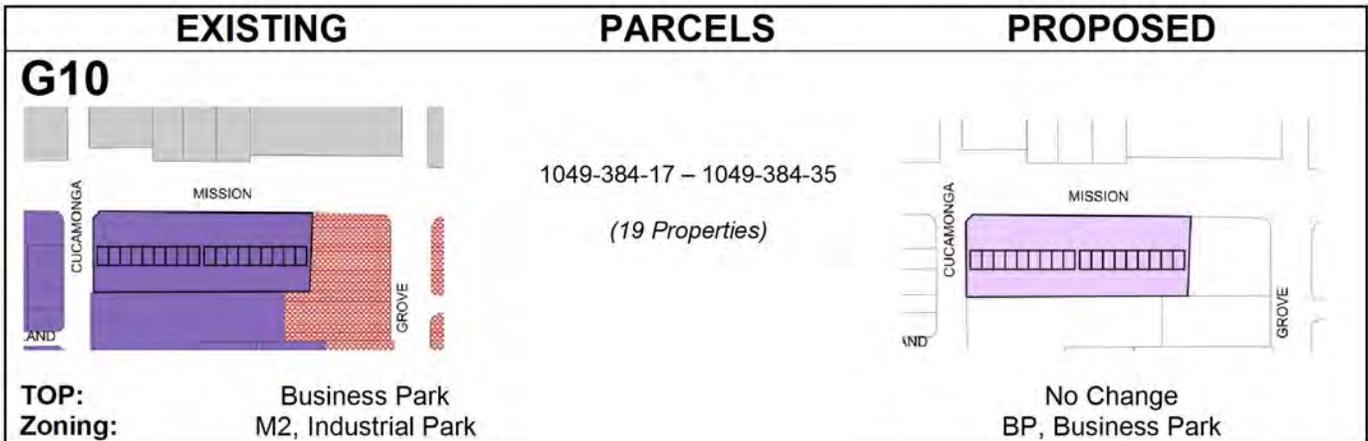
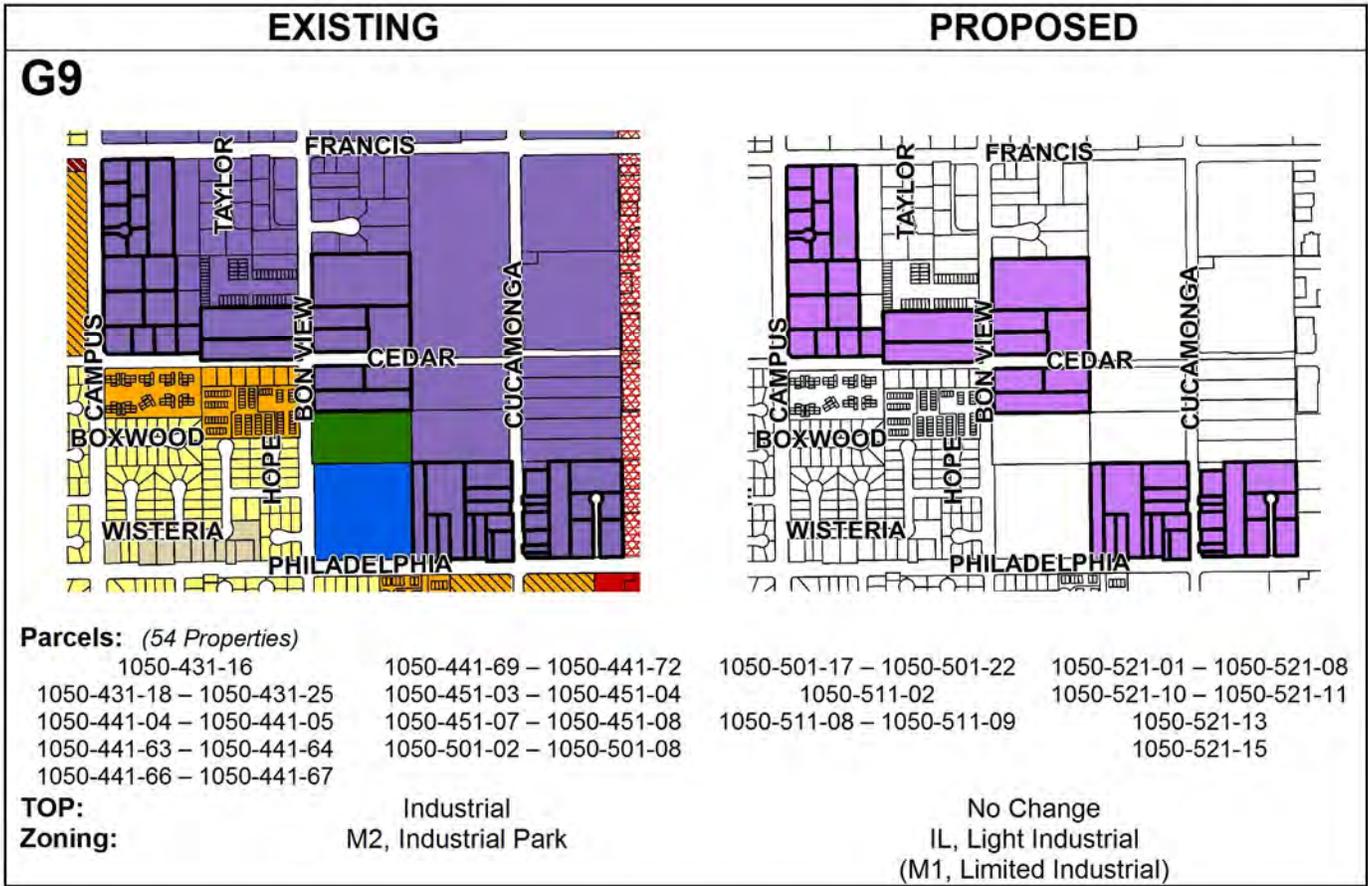
| EXISTING | PROPOSED |
|---|---|
| E29 | |
|  |  |
| <p>Parcels: (4 Properties) 1049-101-18</p> <p style="text-align: center;">EXISTING</p> <p>TOP: General Commercial</p> <p>Zoning: C3, Commercial Service</p> | <p>1049-141-25</p> <p style="text-align: center;">PROPOSED</p> <p>No Change</p> <p>IP, Industrial Park</p> |

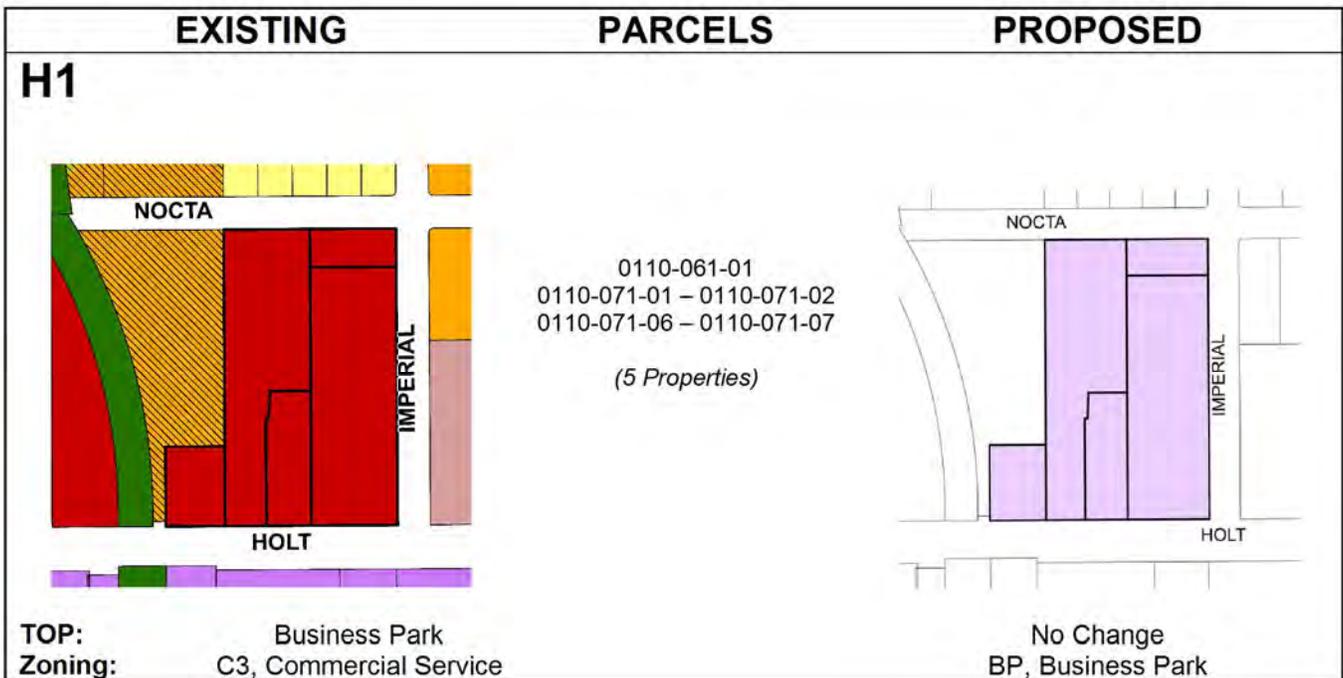
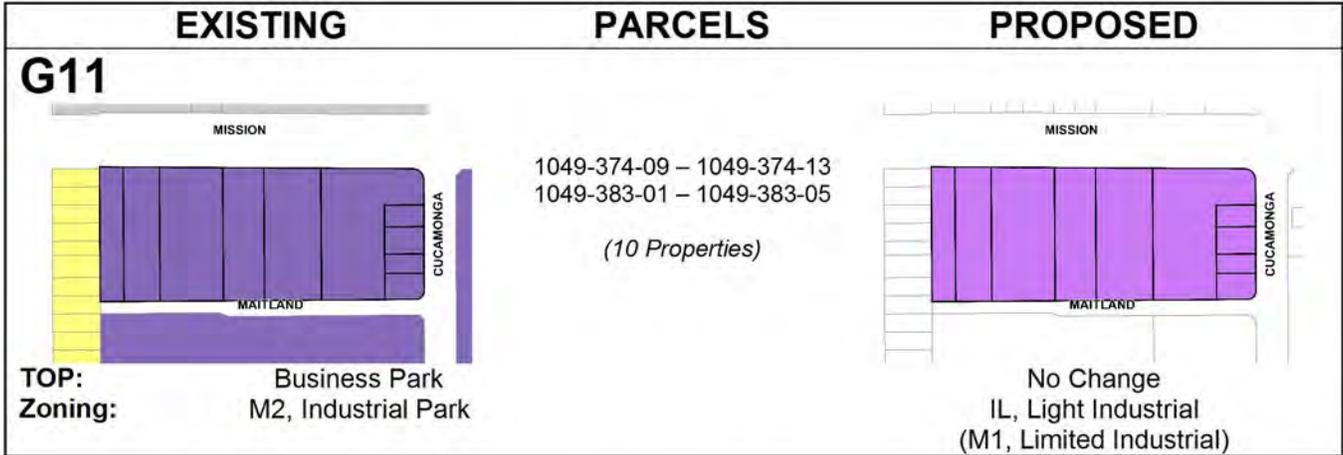
| EXISTING | PARCELS | PROPOSED |
|---|--|---|
| F13 | | |
|  | <p>1046-511-01 1046-511-17 – 1046-511-18 1047-143-01</p> <p style="text-align: center;">(4 Properties)</p> |  |
| <p>TOP: Business Park</p> <p>Zoning: C1, Shopping Center</p> | | <p>No Change</p> <p>BP, Business Park</p> |



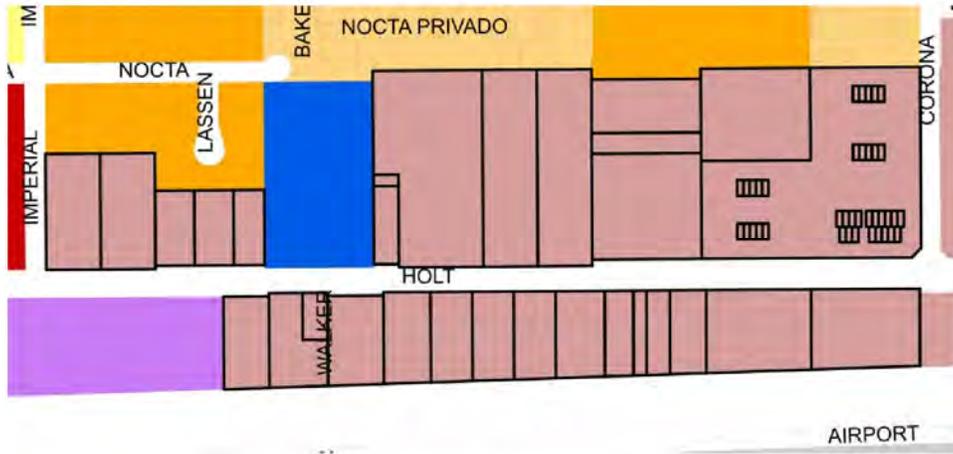




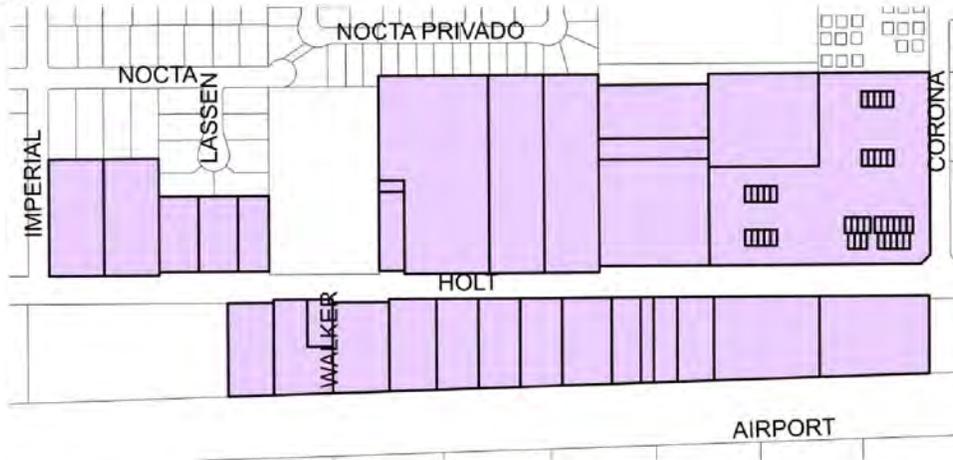




H2 EXISTING



PROPOSED



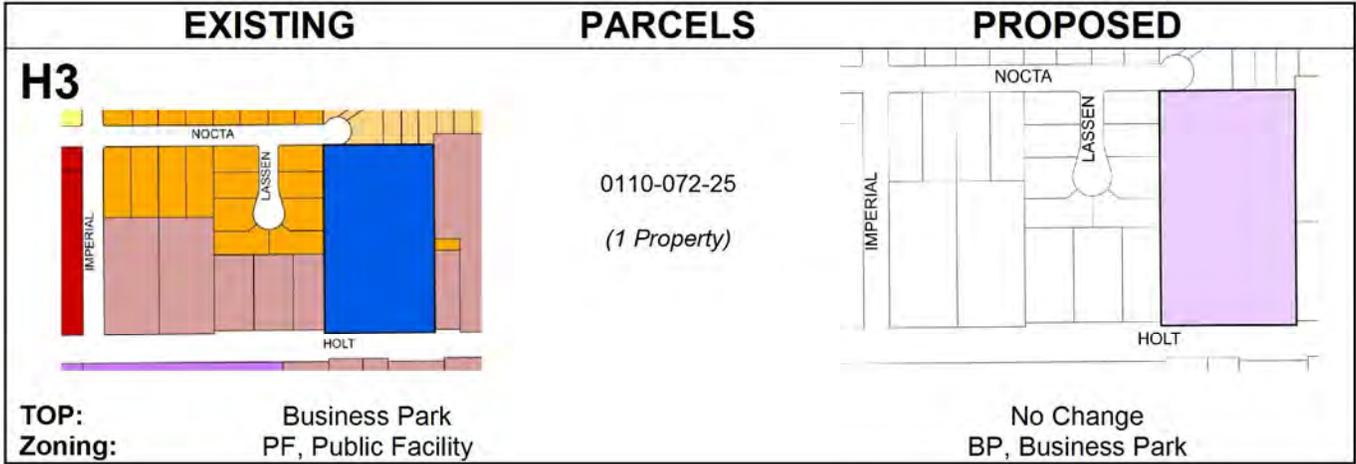
Parcels: (67 Properties)

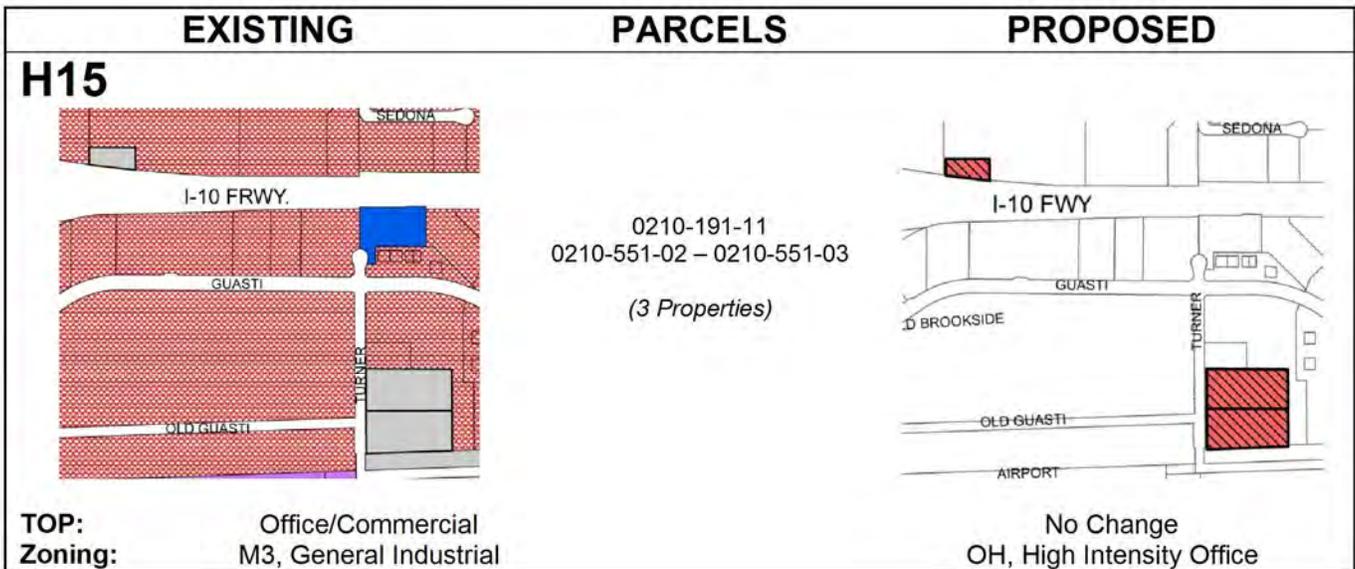
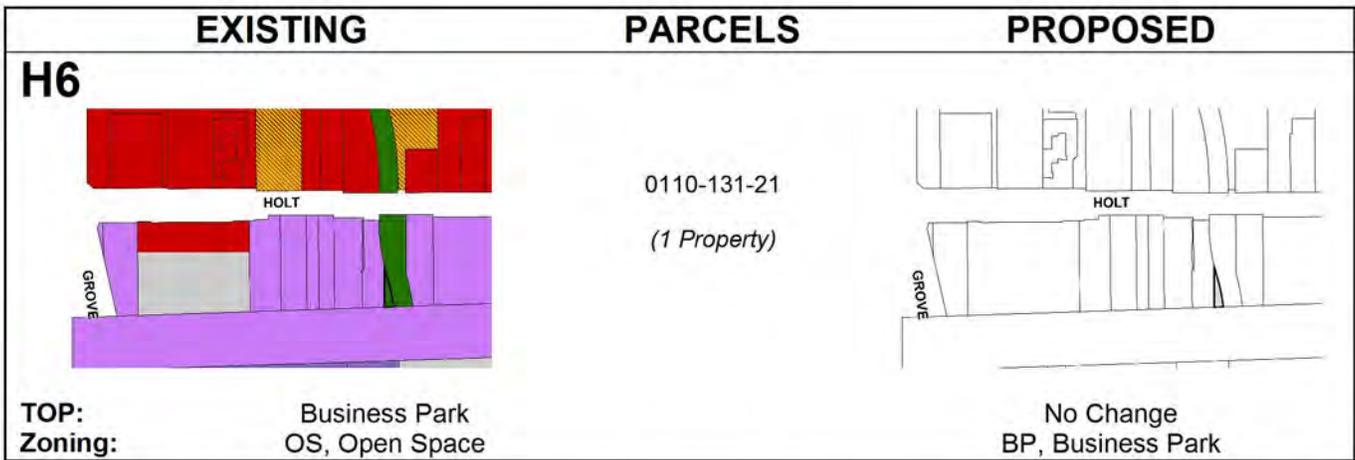
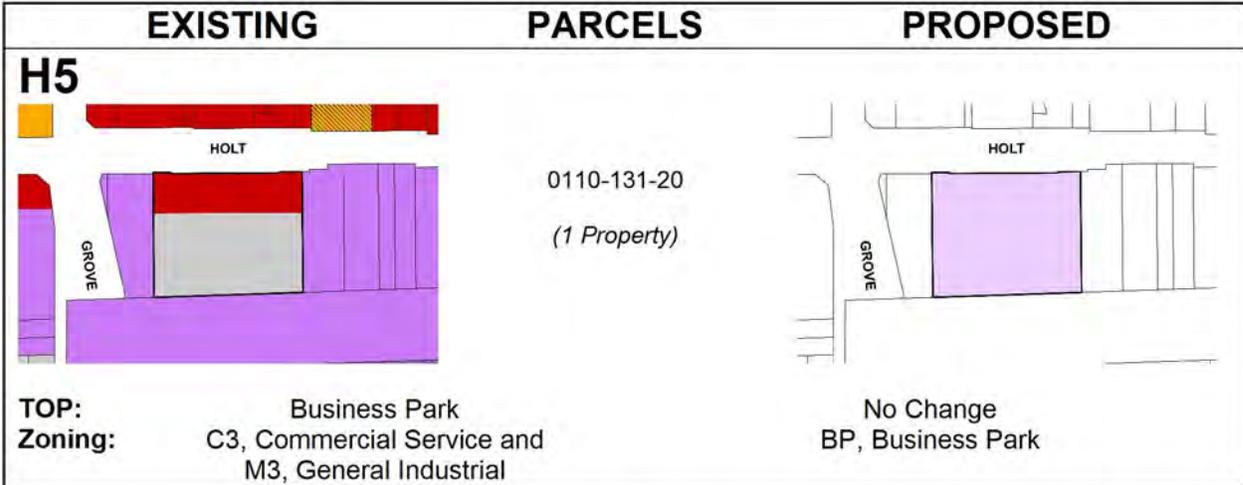
| | | | |
|---------------------------|---------------------------|---------------------------|---------------------------|
| 0110-072-08 – 0110-072-11 | 0110-081-06 – 0110-081-09 | 0110-101-01 – 0110-101-02 | 0110-111-06 – 0110-111-12 |
| 0110-072-16 | 0110-091-05 | 0110-111-01 – 0110-111-03 | 0110-121-03 – 0110-121-05 |
| 0110-081-02 – 0110-081-03 | 0110-091-07 – 0110-091-45 | | |

TOP:
Zoning:

EXISTING
Business Park
C4, Airport Service Commercial

PROPOSED
No Change
BP, Business Park

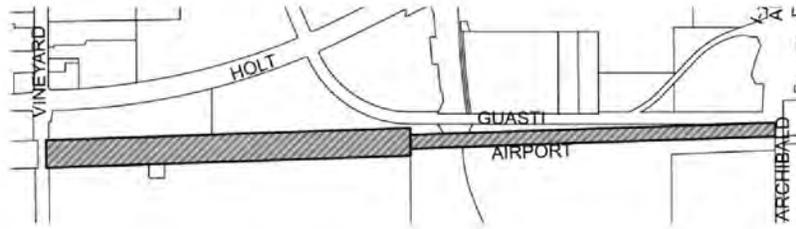




H18 EXISTING



PROPOSED



Parcels: (2 Properties)
0113-261-17

0113-371-02

EXISTING

Rail

M1, Limited Industrial

PROPOSED

No Change

RC, Rail Corridor

TOP:
Zoning:

EXISTING

PARCELS

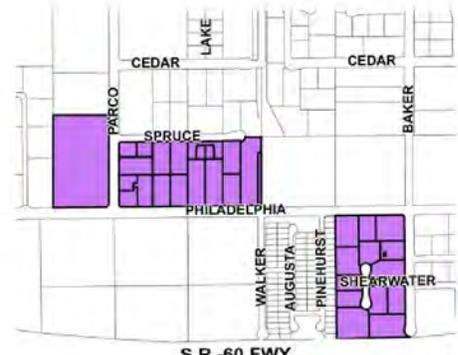
PROPOSED

I1



- 0113-451-31
- 0113-463-03 – 0113-463-04
- 0113-463-07
- 0113-463-10
- 0113-463-13 – 0113-463-14
- 0113-463-19 – 0113-463-20
- 0113-463-22
- 0113-463-24 – 0113-463-29
- 0113-463-34 – 0113-463-36
- 0113-591-01 – 0113-591-13

(33 Properties)



S.R.-60 FWY

TOP: Industrial

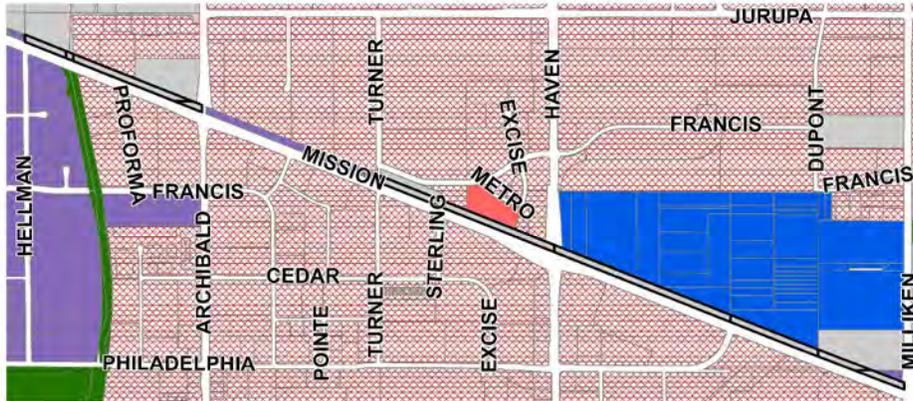
Zoning: M2, Industrial Park

No Change
IL, Light Industrial
(M1, Limited Industrial)

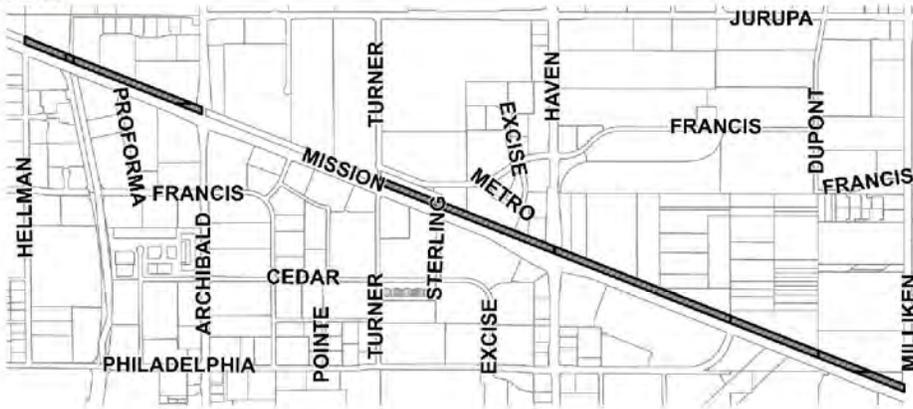
| EXISTING | | PROPOSED | |
|--|--|--|--|
| K1 | | | |
| | | | |
| Parcels: (12 Properties) 0211-281-05 0211-321-10 0238-121-41 | | 0238-152-01 0238-152-03 0238-152-05 – 0238-152-07 | |
| TOP: Industrial | | 0238-152-09 0238-152-15 0238-152-33 – 0238-152-34 No Change | |
| Zoning: M3, General Industrial | | IG, General Industrial (M2, Industrial Park) | |

| EXISTING | | PROPOSED | |
|--|--|---|--|
| K4 | | | |
| | | | |
| Parcels: (4 Properties) 0113-271-10 0113-271-22 | | 0113-271-40 0211-263-01 | |
| TOP: Industrial | | No Change | |
| Zoning: M3, General Industrial | | IG, General Industrial (M2, Industrial Park) | |

K5 EXISTING



PROPOSED



Parcels: (7 Properties)

0113-271-05
0113-396-03
0211-242-01 – 0211-242-02

0211-27205
0211-291-01
1083-352-01

TOP:
Zoning:

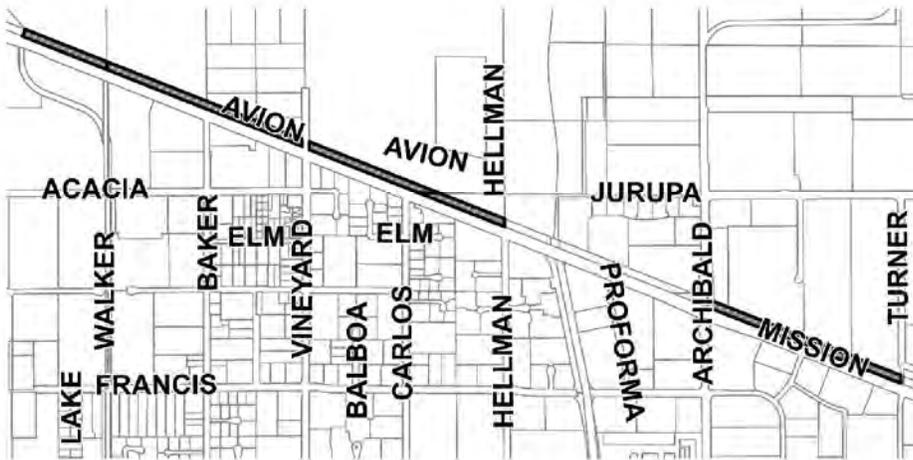
EXISTING
Rail
M3, General Industrial

PROPOSED
No Change
RC, Rail Corridor

**K6
EXISTING**



PROPOSED



Parcels: (4 Properties)
0113-396-01 – 0113-966-02

0113-431-03

0211-261-01

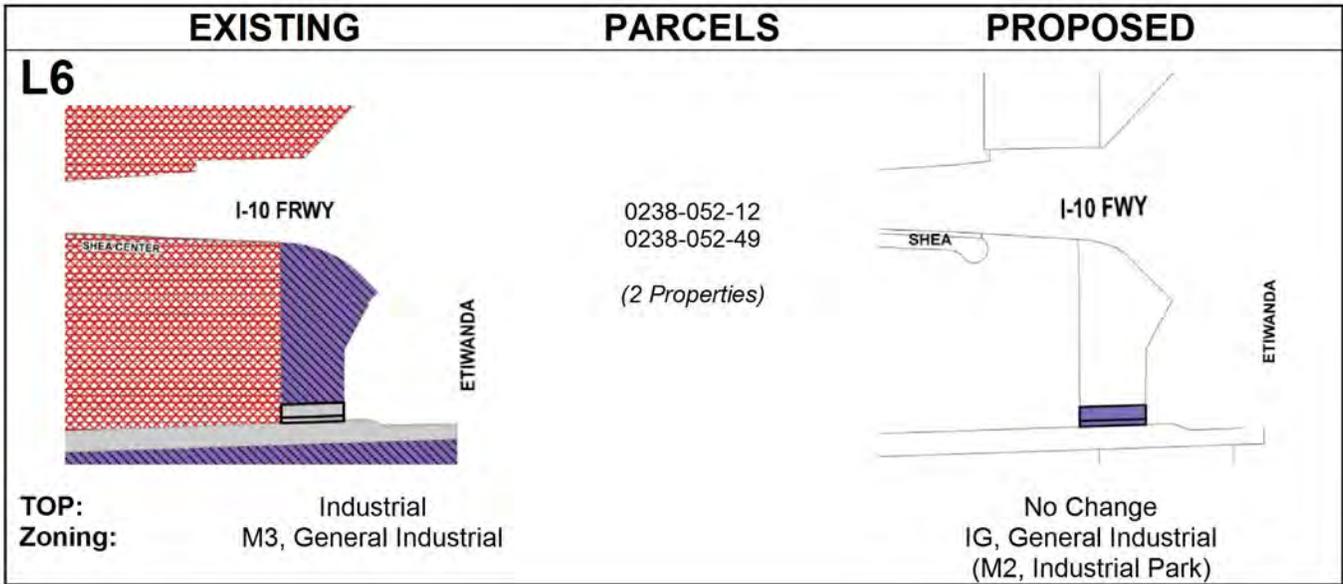
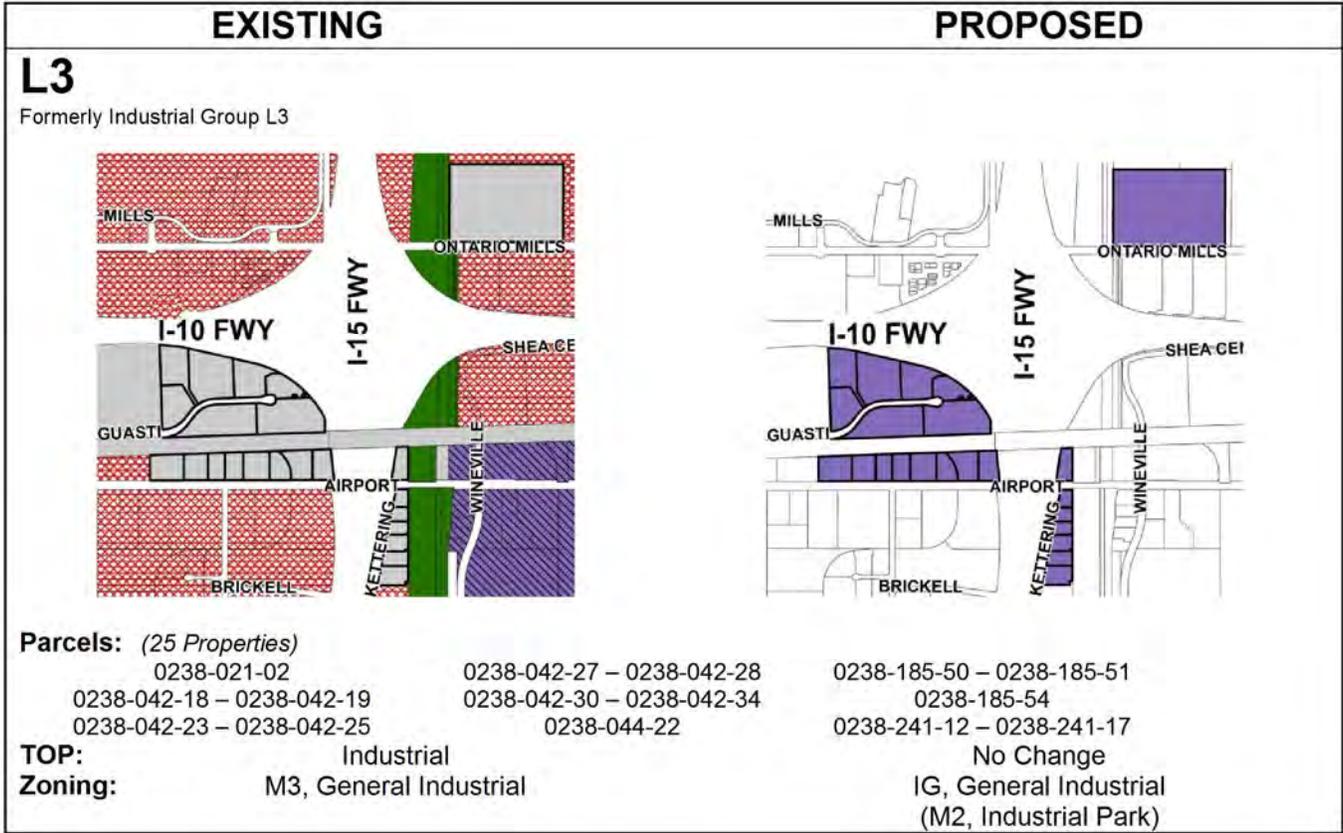
TOP:
ZONING:

EXISTING
Rail
M2, Industrial Park

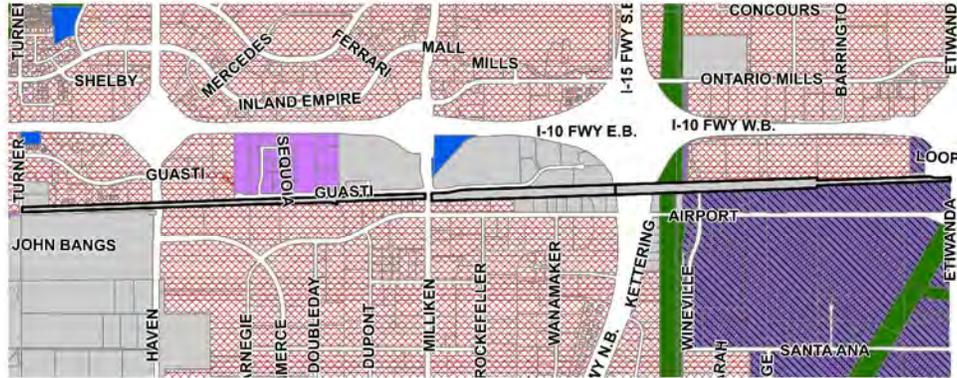
PROPOSED
No Change
RC, Rail Corridor

| EXISTING | PARCELS | PROPOSED |
|--|-------------------------------------|---|
| K7 | | |
| | <p>0113-271-12 (1 Property)</p> | |
| <p>TOP: Open Space – Non Recreation Zoning: M3, General Industrial</p> | | <p>No Change UC, Utilities Corridor</p> |

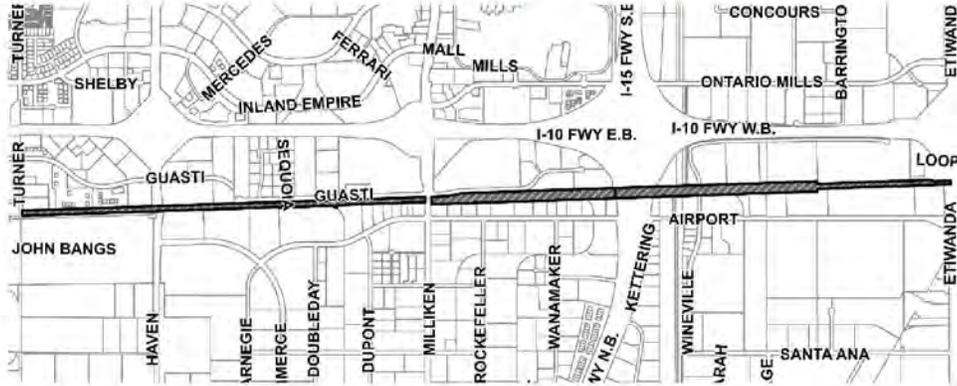
| EXISTING | PARCELS | PROPOSED |
|---|-------------------------------------|---|
| K11 | | |
| | <p>0238-152-15 (1 Property)</p> | |
| <p>TOP: Industrial Zoning: M3, General Industrial</p> | | <p>Open Space – Non-Recreation UC, Utilities Corridor</p> |



L10 EXISTING



PROPOSED



Parcels: (5 Properties)
0210-212-02

0210-551-05

0238-042-17

0238-052-35

EXISTING

PROPOSED

TOP:

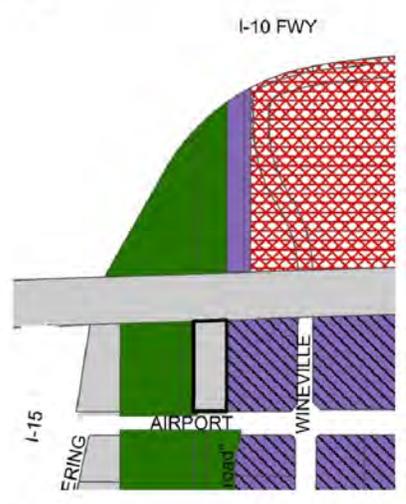
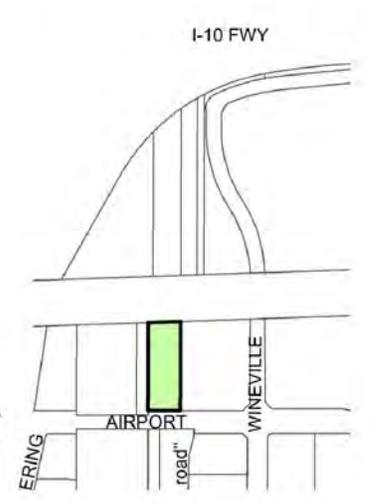
Rail

No Change

Zoning:

M3, General Industrial

RC, Rail Corridor

| EXISTING | PARCELS | PROPOSED |
|--|-------------------------------------|---|
| <p>L11</p>  <p>TOP: Open Space – Non Recreation Zoning: M3, General Industrial</p> | <p>0238-044-24 (1 Property)</p> |  <p>No Change UC, Utilities Corridor</p> |