Introduction Section 1

INTRODUCTION

A. BACKGROUND

The original MEREDITH INTERNATIONAL CENTRE Specific Plan was approved in 1981 by City Council Resolution No. 9447. The original Specific Plan authorized the development of a major, high-intensity mixed-use center on the property, containing 4.15 million square feet of commercial uses and up to 800 residential units. The approved Specific Plan described the planned land use mix as primarily office, hotel, and retail commercial, with some multi-family residential uses, at the following maximum intensity:

Retail:	400,000 square feet
Office:	2,850,000 square feet
Hotel:	900,000 square feet (1,200 rooms)
Residential:	800 units
TOTAL:	*4,150,000 s.f. and 800 units*

Since the Specific Plan's approval in 1981, the site has remained vacant except for a 2.7-acre commercial site on North Archibald Avenue and an improved segment of Inland Empire Boulevard that traverses the property in an east/west alignment. Because high-intensity uses did not develop on the property in the preceding 34 years and because high intensity uses were not anticipated to be constructed on the property in the foreseeable future, this Specific Plan Amendment (2015 Specific Plan Amendment) was prepared to reduce the planned development intensity and prescribe a land use mix that is more compatible with user and market demand.

B. REGULATORY AUTHORITY AND SPECIFIC PLAN REQUIREMENTS

This Specific Plan (as amended in 2015) is a regulatory document prepared pursuant to the provisions of California Government Code §§ 65450 through 65457, which grants local government agencies the authority to prepare Specific Plans for the systematic implementation of their General Plan for all or part of the area covered by the General Plan. While the Policy Plan (General Plan) component of The Ontario Plan (hereafter referred to as "Policy Plan") examines the entire City, the MEREDITH INTERNATIONAL CENTER Specific Plan concentrates on the individual development issues of approximately 257.7 acres of land generally located in the north-central portion of the City.

California Government Code §§ 65450 through 65457 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to California Government Code §65451:

(a) A Specific Plan shall include text and a diagram which specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the

plan and needed to support the land uses described in the plan.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items (1), (2) and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

This Specific Plan includes all of the required elements listed above and establishes the essential link between the policies of the Policy Plan and the MEREDITH INTERNATIONAL CENTRE property. All future development plans and implementing actions within MEREDITH INTERNATIONAL CENTRE are required to be consistent with the regulations set forth in this Specific Plan and with all other applicable City regulations.

C. Specific Plan Content and Organization

This MEREDITH INTERNATIONAL CENTRE Specific Plan (as amended in 2015) is a regulatory document that establishes the land use designations, densities, development standards (zoning), and design guidelines for the subject property. In addition, circulation and other infrastructure improvements such as water, wastewater, and flood control/drainage systems are addressed by this Specific Plan to ensure their proper sizing and timely installation.

This Specific Plan is divided into the following sections:

- Section 1 - Introduction
- Section 2 - Development Plan
- Section 3 - Circulation Plan
- Section 4 - Utility Infrastructure Plan
- Section 5 - Development Standards
- Section 6 - Design Guidelines
- Section 7 - Implementation Plan
- Section 8 - General Plan Consistency Statement

Following this introductory section, every Specific Plan section builds from information provided in the proceeding sections. Therefore, is important to read the entirety of this Specific Plan to understand the full scope of directives and objectives for MEREDITH INTERNATIONAL CENTRE.

D. Location and Physical Setting

MEREDITH INTERNATIONAL CENTRE encompasses approximately 257.7 acres of land generally located in the in the north-central portion of the City of Ontario, California within San Bernardino County. As shown on Figure 1-1, *Regional Map*, the property is located approximately ½-mile north of Ontario International Airport, immediately north of Interstate 10 (I-10), and 2.75 miles west of Interstate 15 (I-15). As shown on Figure 1-2, *Vicinity Map*, the property is bounded by East 4th Street on the north, North Vineyard Avenue on the west, and North Archibald Avenue on the east.

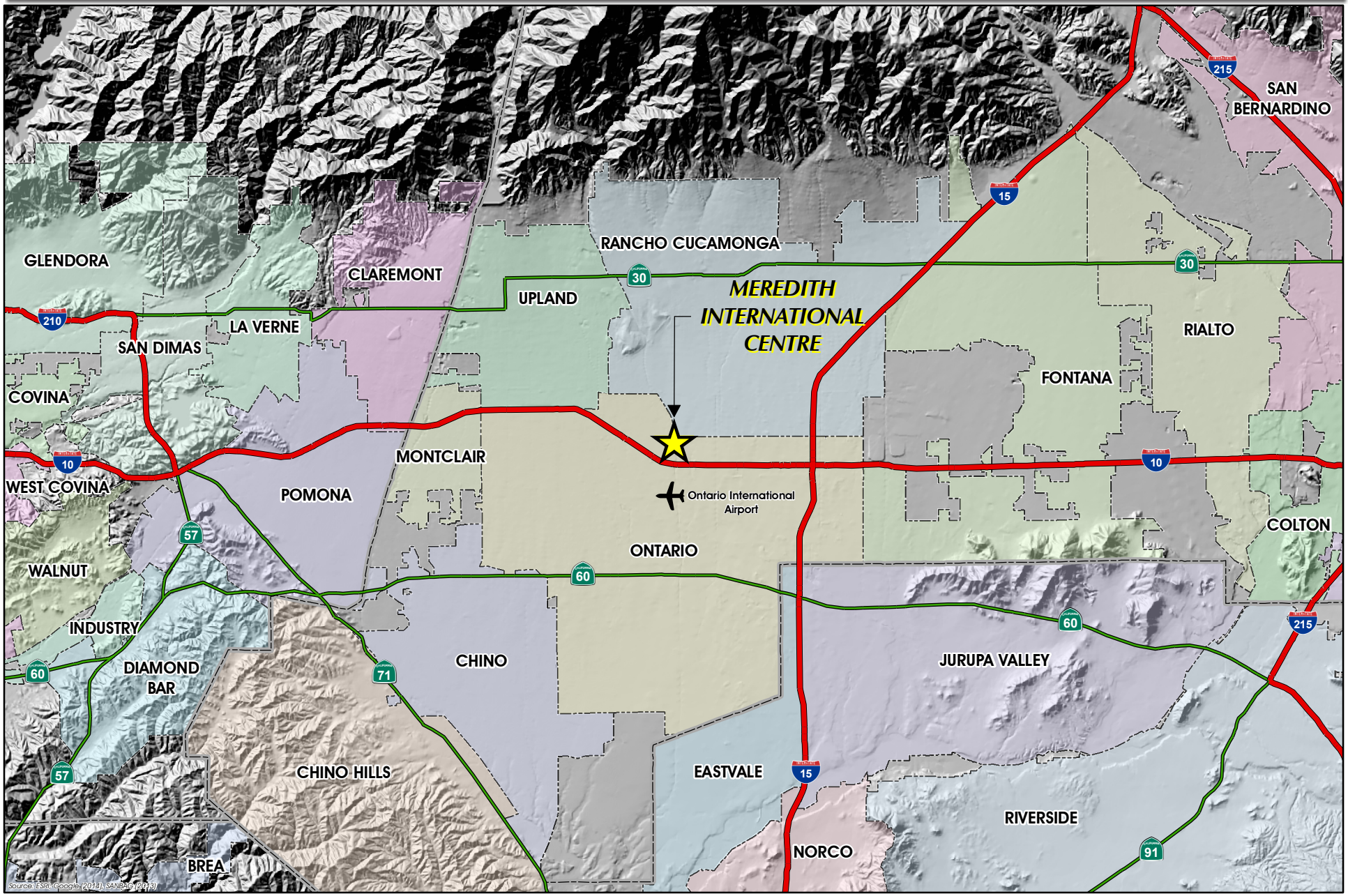


FIGURE 1-1

REGIONAL MAP

FIGURE 1-2

VICINITY MAP

The site's adjacency to I-10, and its proximity to I-15 and Ontario International Airport, offers an advantage to the land uses of MEREDITH INTERNATIONAL CENTRE that benefit from proximity to regional transportation corridors. Additionally, in 2014, the Gold Line Foothill Construction Authority was studying the extension of a light rail transit (LRT) line along the east side of the Cucamonga Creek Channel to ultimately connect to Ontario International Airport. Given the myriad of nearby transportation corridors (freeway, airport, and future LRT), this Specific Plan was aptly designed to include land uses for MEREDITH INTERNATIONAL CENTRE that capitalize on opportunities to connect, and provide ease of access, to the major transit corridors of the region.

The Specific Plan property is physically divided into four quadrants by the Cucamonga Creek and Deer Creek Channels that run in a north/south direction and Inland Empire Boulevard that runs in an east/west direction. Figure 1-3, *Aerial Photograph (2015),* depicts the configuration of the Specific Plan property in context with surrounding properties. As of 2015, the Specific Plan property was vacant except for a 2.7-acre commercial retail development on North Archibald Avenue, a segment of Inland Empire Boulevard, and a 2.0-acre elementary school site on East 4th Street. The school site was not included within the Specific Plan boundaries when the MEREDITH INTERNATIONAL CENTRE Specific Plan was adopted in 1981, but was later added as part of the 2015 Specific Plan Amendment.

As of 2015, land uses surrounding the MEREDITH INTERNATIONAL CENTRE property were mixed and included I-10 to the south, commercial retail, office, and residential uses to the north, commercial retail to the northwest, residential uses to the west, residential and industrial uses to the northeast (north of East 4th Street, located in the City of Rancho Cucamonga), San Bernardino Flood Control District property and residential uses to the immediate northeast (south of East 4th Street), and a shopping center and the Cucamonga-Guasti Regional Park to the east, across North Archibald Avenue.

E. PLANNING GOALS AND OBJECTIVES

This Specific Plan accomplishes the following objectives:

- Provides economic opportunities and economic growth in the City by authorizing the development and operation of industrial, urban commercial, and urban residential uses on MEREDITH INTERNATIONAL CENTRE property.
- Anticipates market demand by providing for a mixture of industrial, urban commercial, and urban residential land uses that are marketable and financially feasible within the evolving economic profile of the City.
- Provides a mixture of industrial and urban commercial land uses to attract new businesses and jobs to the City.
- Provides for industrial and urban commercial uses adjacent to I-10, in proximity to I-15, and near Ontario International Airport.
- Provides for industrial land uses that accommodate buildings with loading bays that have a short direct access route to I-10 on- and off-ramps.
- Provides for urban commercial and urban residential land uses near the potential extension of the Gold Line LRT.

FIGURE 1-3

AERIAL PHOTOGRAPH (2015)

- Designs a circulation network that provides for the safe and efficient movement of vehicles, pedestrians, cyclists, and transit users through and within the Specific Plan area.
- Realigns Inland Empire Boulevard in a northerly direction between the Cucamonga Creek Channel and East Vineyard Avenue to provide adequate intersection spacing with the ultimate configuration of I-10 on- and off-ramps.
- Identifies needed capital improvements for water, sewer, drainage, and road and transportation facilities that provide adequate services to the Specific Plan area.
- Sets forth guidelines for architecture, walls, fencing, signage, lighting, and entry treatments that are consistent with the Ontario Development Code and that reflect a positive and well-defined identity for MEREDITH INTERNATIONAL CENTRE.
- Sets forth landscape guidelines that emphasize the use of drought-tolerant and water-efficient plant materials that are consistent with the Ontario Development Code.
- Sets forth guidelines for energy efficiency that promote the conservation of natural resources used in the construction and operation of MEREDITH INTERNATIONAL CENTRE.
- Provides a comprehensive master plan for the property that is feasible to accomplish and results in successful construction and operation of MEREDITH INTERNATIONAL CENTRE.

F. APPROVAL PROCESS AND COMPANION ACTIONS

This Specific Plan is required to be considered by the City of Ontario Planning Commission and City Council, and adopted by ordinance of the City Council. Any future amendments thereto also require consideration by the Planning Commission and City Council, but may be adopted by resolution of the City Council. More information on implementation procedures is contained in Section 7, *Implementation Plan*, of this document.

A Policy Plan (General Plan) Amendment (GPA) was processed concurrently with the 2015 Amendment to this Specific Plan. The GPA was a companion action to the approval of this Specific Plan (as amended in 2015) that achieved consistency between the General Plan land use designations, this Specific Plan's land use designations, and zoning.

In addition to this Specific Plan and the accompanying GPA, an Environmental Impact Report (EIR) was certified in compliance with the California Environmental Quality Act (CEQA) to serve as the project-wide environmental document. Together, this Specific Plan and the environmental mitigation measures contained in the accompanying EIR provide a path to develop the property taking into account all applicable goals, objectives, requirements, and environmental regulations.

G. RELATIONSHIP TO THE POLICY PLAN COMPONENT OF THE ONTARIO PLAN

On January 26, 2010, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City's business plan and includes a long term Vision and a principle-based Policy Plan (General Plan). TOP establishes the direction and vision for the City and provides a guidance system that will shape the Ontario community of the future. TOP provides policies to accommodate change over a 30-year period commencing in 2010, the beginning of the planning period.

TOP consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback.

The Policy Plan component of TOP, which acts as the City's General Plan, designates the MEREDITH INTERNATIONAL CENTRE property for "Mixed Use" and "Industrial (0.55 floor area ratio, FAR)" land uses. The Policy Plan describes Mixed Use as "an intense mixture of uses that, when concentrated, create focal points for community activity and identity and facilitate the use of transit," and describes Industrial as a "variety of light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, storage, repair facilities, and supporting retail and professional office uses." TOP establishes a development capacity for the Specific Plan area as summarized below:

TOP Land Use Designation	Gross Acres	Building Square Footage	Dwelling Units
Industrial (0.55 FAR)	154.6	3,703,906	--
Mixed Use[1]	103.1	3,145,032	1,236
Total	**257.7**	**6,848,938[2]**	**1,236[2]**

1 Mixed Use comprises 30.9 acres of residential land uses (40 dwelling units per acre) and 72.2 acres of office/retail land uses (1.0 FAR).
2 Building square footage and residential density (i.e., dwelling units) do not reflect the Policy Plan maximum, rather they reflect TOP Environmental Impact Report intensity factors.

The MEREDITH INTERNATIONAL CENTRE Specific Plan implements the City's Policy Plan for the subject property and provides zoning regulations for development of the site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for future development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area to ensure that excellence in project design is achieved during development. The MEREDITH INTERNATIONAL CENTRE Specific Plan also establishes the procedures and requirements to approve new implementing development within the Specific Plan Area.

H. Relationship to Ontario International Airport Land Use Compatibility Plan

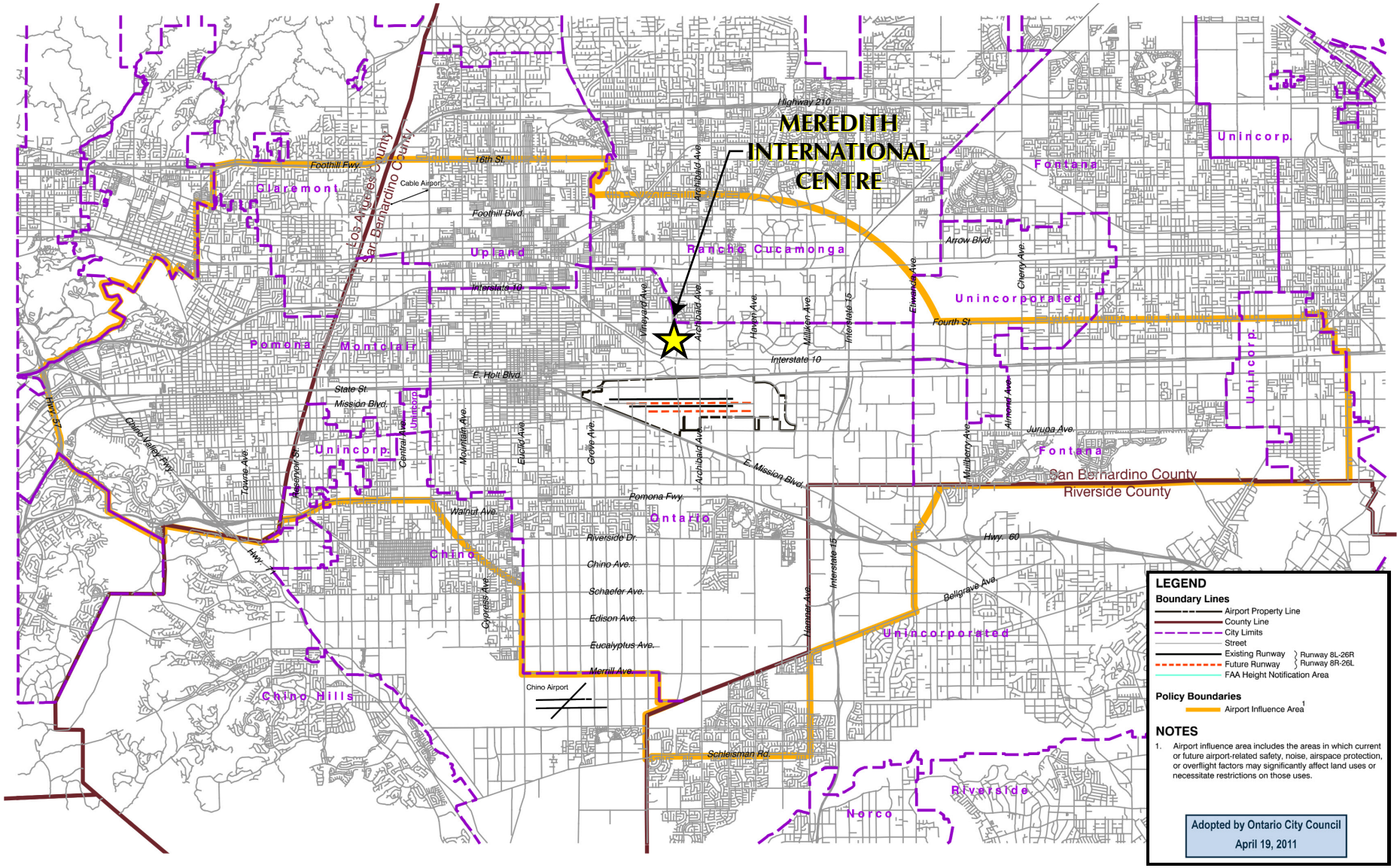
The MEREDITH INTERNATIONAL CENTRE Specific Plan area is located wholly within the Airport Influence Area (AIA) of the Ontario International Airport, as designated by the Ontario International Airport Land Use Compatibility Plan (ALUCP) and shown in Figure 1-4, *Ontario International Airport Influence Area*. All future development within the Specific Plan area is required to comply with applicable policies and criteria of the Ontario International Airport ALUCP.

I. Severability Clause

This Specific Plan document enables the City of Ontario to facilitate the processing and approval of implementing permits and approvals necessary for development in MEREDITH INTERNATIONAL CENTRE.

If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained herein.

MEREDITH INTERNATIONAL CENTRE



Source: ONT ALUCP (04-19-2011)

NOT TO SCALE

FIGURE 1-4

ONTARIO INTERNATIONAL AIRPORT INFLUENCE AREA