

# ADOPTION

## CALIFORNIA COMMERCE CENTER

**FILE NUMBER: 2591-SP**

City Council Resolution Number: 9778 – *Adopted May 17, 1983*

# AMENDMENTS

File No. 2788-SPA

City Council Resolution NO. 9968 – *Adopted May 15, 1984*

File No. 2766-SPA

City Council Resolution No. 9969 – *Adopted May 15, 1984*

File No. 3067-SPA

City Council Resolution No. 10044 – *Adopted October 16, 1984*

File No. 3104-SPA

City Council Resolution No. 10081 – *Adopted December 18, 1984*

File No. 3155-SPA

City Council Resolution No. 85-74 – *Adopted May 21, 1985*

File No. 3272-SPA

City Council Resolution No. 85-154 – *Adopted October 15, 1985*

File No. 3386-SPA

City Council Resolution No. 86-66 – *Adopted May 20, 1986*

File No. 3466-SPA

City Council Resolution No. 86-161 – *Adopted September 16, 1986*

File No. 3616-SPA

City Council Resolution No. 87-182 – *Adopted November 17, 1987*

File No. 3936-SPA

Planning Commission resolution No. 3292 – *Adopted December 27, 1988*  
(Minor Amendment, no Council action)

File No. 4103-SPA

City Council Resolution No. 89-188 – *Adopted November 21, 1989*

File No. 4322-SPA

City Council Resolution No. 90-173 – *Adopted August 21, 1990*

File No. 4267-SPA

City Council Resolution No. 90-196 – *Adopted October 16, 1990*

# AMENDMENTS

File No. 4390-SPA  
City Council Resolution No. 92-129 – *Adopted October 6, 1992*

File No. 4689-SPA  
City Council Resolution No. 94-2 – *Adopted January 4, 1994*

File No. 4804-SPA  
City Council Resolution No. 95-44 – *Adopted May 16, 1995*

File No. 4834-SPA  
City Council Resolution No. 95-93 – *Adopted August 15, 1995*

File No. 4928-SPA  
No City Council Resolution (PC denied/appeal 4995 – A approved)  
*Adopted November 19, 1996*

File No. 4958-SPA  
No City Council Resolution (PC denied/appeal 4996 – A approved)  
*Adopted November 19, 1996*

File No. 5007-SPA  
City Council Resolution NO. 96-115 – *Adopted December 3, 1996*

File No. 5041-SPA  
City Council Resolution No. 97-012 – *Adopted March 18, 1997*

File No. 5036-SPA  
City Council Resolution No. 97-021 – *Adopted April 15, 1997*

File No. 5073-SPA  
City Council Resolution 97-51 – *Adopted July 1, 1997*

File No. 98-001-SPA  
City Council Resolution No. 98-108 – *Adopted August 18, 1998*

File No. PSPA00-001  
City Council Resolution No. 2000-33 – *Adopted March 21, 2000*

File No. PSPA02-003  
City Council Resolution No. 2002-074 – *Adopted July 16, 2002*

File No PSPA05-004  
City Council Resolution No. 2006-067 – *Adopted August 15, 2006*

File No. PSPA06-006  
City Council Resolution No. 2007-054 – *Adopted May 1, 2007*

# AMENDMENTS

File No. PSPA18-002

City Council Resolution No. 2018-098 – *Adopted June 19, 2018*

RESOLUTION NO. 9778

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA, APPROVING A SPECIFIC PLAN  
ENTITLED "ONTARIO INDUSTRIAL PARTNERS' DEVELOP-  
MENT"

WHEREAS, the Planning Commission has reviewed the proposed Specific Plan entitled "Ontario Industrial Partners' Development" and recommended the adoption of certain conditions of approval of the Specific Plan; and

WHEREAS, the Specific Plan encompasses approximately 1,500 acres located easterly of Haven Avenue and the Ontario International Airport property, and southerly of the Southern Pacific Railroad; and

WHEREAS, the environmental issues of this project have been addressed in Environmental Impact Report No. 81-4, and the mitigation measures proposed will be implemented in the Specific Plan; and

WHEREAS, the proposed Specific Plan will comply with the City of Ontario General Plan and will ensure substantial compliance with the spirit, intent and provisions of the Ontario Municipal Code; and

WHEREAS, approval of the Specific Plan does not guarantee the availability of public services or facilities therefor; and

WHEREAS, the Specific Plan must comply with the conditions of approval recommended by the Planning Commission, Development Advisory Board and the following additional conditions as adopted by the City Council:

1. There shall be no vehicular driveway access points to parcels along Commerce Parkway. Access rights shall be dedicated to the City of Ontario. Mitigation Measure No. 49 shall be amended accordingly.
2. The required Master Plan of Drainage shall include a Water Conservation Program. The ultimate location of recharge basin(s) shall be reviewed and approved by the Planning Commission and City Council;

NOW, THEREFORE, BE IT RESOLVED, that the Specific Plan for the project entitled "Ontario Industrial Partners' Development" is hereby approved.

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I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 17th day of May, 1983.

  
City Clerk of the City of Ontario

RESOLUTION NO. 9968

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT  
TO THE ONTARIO INDUSTRIAL PARTNERS (OIP) SPECIFIC  
PLAN, FILE NO. 2788-SPA

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on April 24, 1984, to review an amendment to the Ontario Industrial Partners Specific Plan from Light Industrial to Rail Industrial on 27.75 acres located in the area bounded by Milliken Avenue on the west, Brickett Street on the north, Santa Ana Street on the south and Rockefeller Avenue on the east; and

WHEREAS, the Planning Commission reviewed a Negative Declaration prepared for this project and determined that environmental impacts of any development on the site were addressed in the Environmental Impact Report No. 81-4, which the City Council had certified on May 17, 1983, and that development on the site will be subject to mitigation measures contained in said EIR 81-4; and

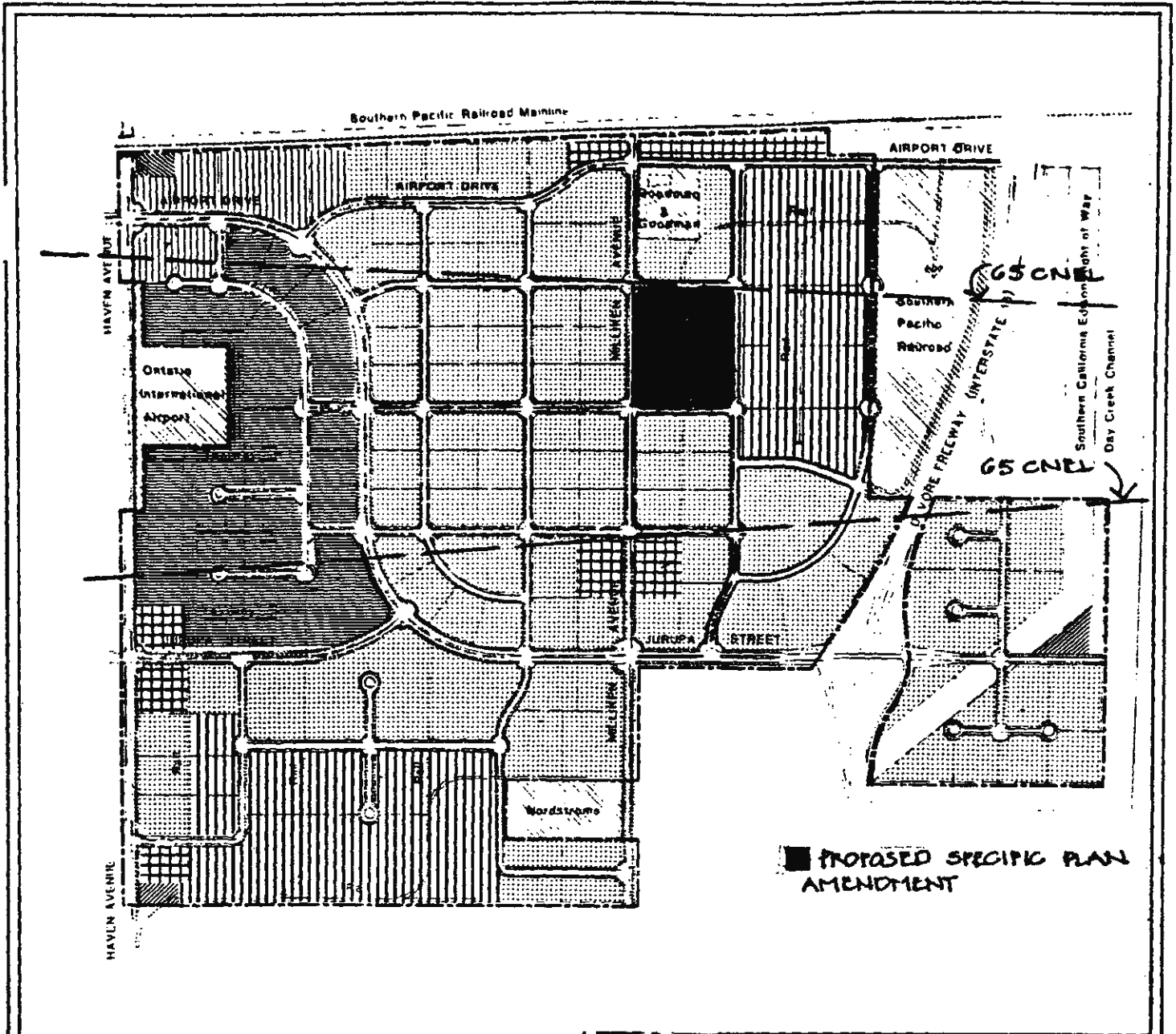
WHEREAS, the Planning Commission has recommended City Council approval of the Negative Declaration and the proposed Specific Plan amendment;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the amendment to the Ontario Industrial Partners Specific Plan from Light Industrial to Rail Industrial on the subject site, is approved.

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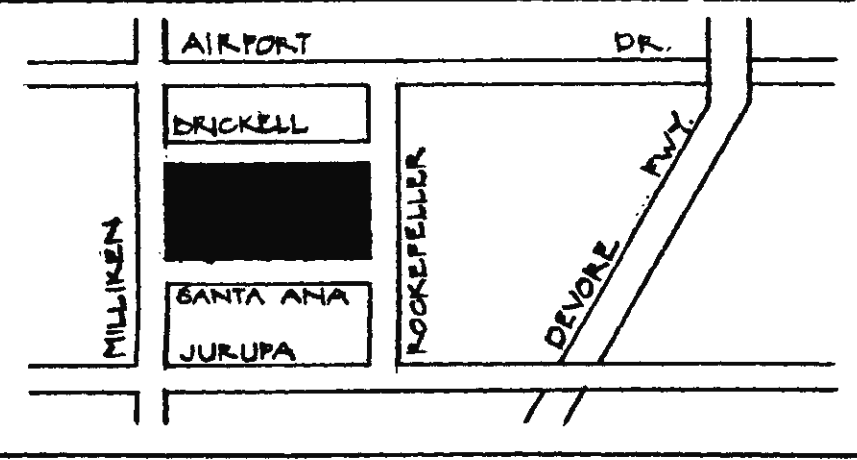
I hereby certify that the above resolution was duly and regularly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 15th day of May, 1984.

  
City Clerk of the City of Ontario



**ONTARIO PLANNING DEPARTMENT**

**Vicinity Map**



**Legend**

A specific plan amendment to change the land use category from light industrial to rail industrial for a 27.75 acre property located south of Drickell St., North of Santa Ana St., East of Milliken and West of Rockefeller Avenue. Within the Ontario Industrial Partners' (O.I.P.) Specific Plan.

**File No. 2788-SPA**

RESOLUTION NO. 9969

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT  
TO THE ONTARIO INDUSTRIAL PARTNERS (OIP) SPECIFIC  
PLAN, FILE NO. 2766-SPA

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on April 24, 1984, to review an amendment to the Ontario Industrial Partners Specific Plan from Rail Industrial to Light Industrial on 3.1 acres located at the northwest corner of Wall Street and Wanamaker Avenue; and

WHEREAS, the Planning Commission reviewed a Negative Declaration prepared for this project and determined that environmental impacts of any development on the site were addressed in Environmental Impact Report No. 81-4, which the City Council had certified on May 17, 1983, and that development on the site will be subject to mitigation measures contained in said EIR 81-4; and

WHEREAS, the Planning Commission has recommended City Council approval of the Negative Declaration and the proposed Specific Plan amendment;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the amendment to the Ontario Industrial Partners Specific Plan from Rail Industrial to Light Industrial on the subject site, is approved.

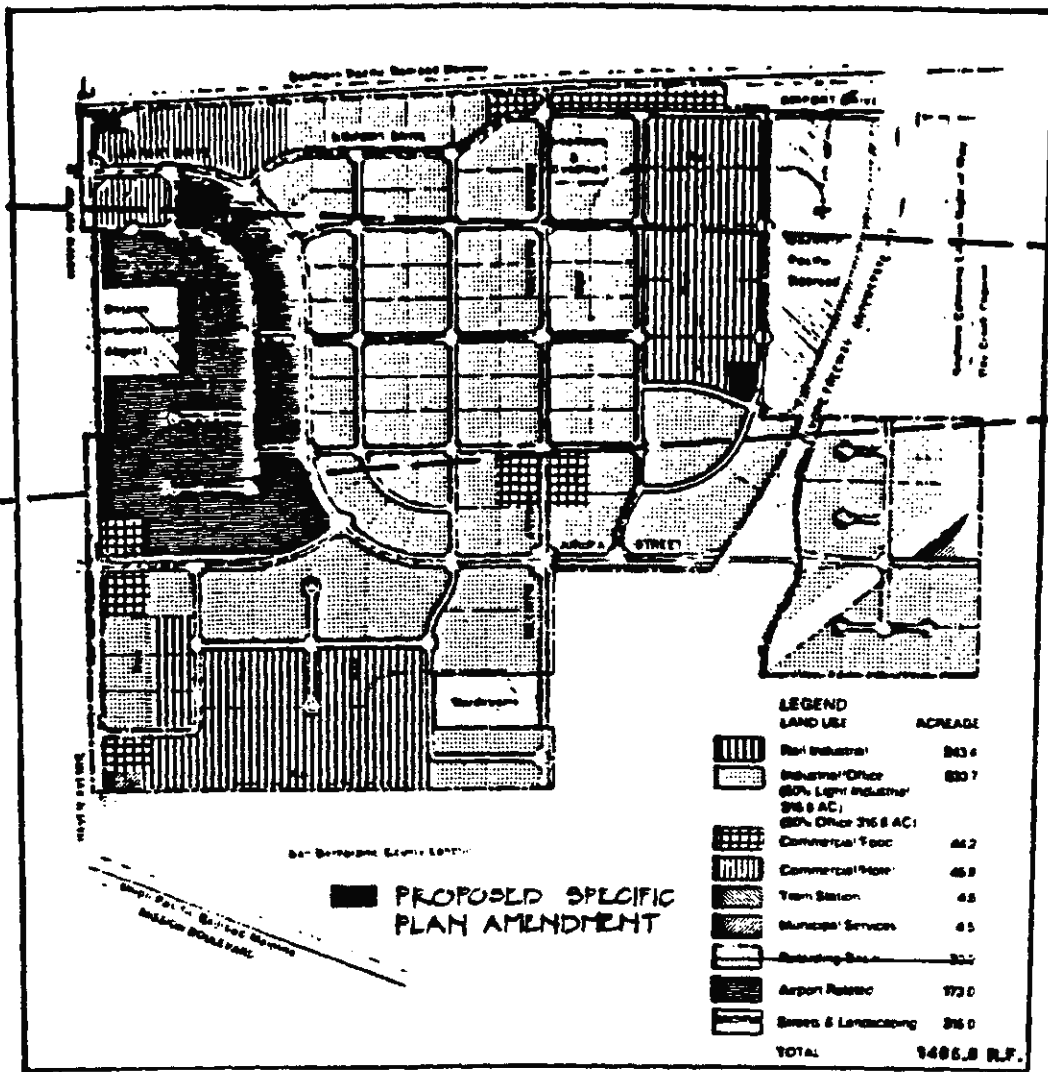
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I hereby certify that the above resolution was duly and regularly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 15th day of May, 1984.

  
City Clerk of the City of Ontario

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CNEL

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### ONTARIO PLANNING DEPARTMENT

### Vicinity Map



AIRPORT DR.

MILLIKEN AV.

WALL

WANMAKER AV.

BEVOE AVE.

JURUPA ST.

### Legend

A SPECIFIC PLAN AMENDMENT TO CHANGE THE LAND USE CATEGORY FROM RAIL INDUSTRIAL TO LIGHT INDUSTRIAL FOR A 3.1 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WALL ST. AND WANMAKER AVENUE, WITHIN THE ONTARIO INDUSTRIAL PARTNERS' (O.I.P.) SPECIFIC PLAN.

File No. 2766 SEA



RESOLUTION NO. 10,044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA; APPROVING AN AMENDMENT TO THE ONTARIO INDUSTRIAL PARTNERS' (O.I.P.) SPECIFIC PLAN (FILE NO. 3067-SPA)

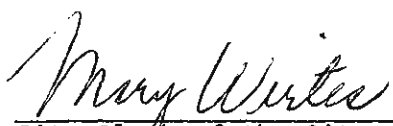
WHEREAS, the Planning Commission of the City of Ontario held a public hearing on September 25, 1984, to review an amendment to the O.I.P. Specific Plan from Commercial/Food to Light Industrial on 4.97 acres located at the northeast corner of Airport Drive and Milliken Avenue and recommended City Council approval; and

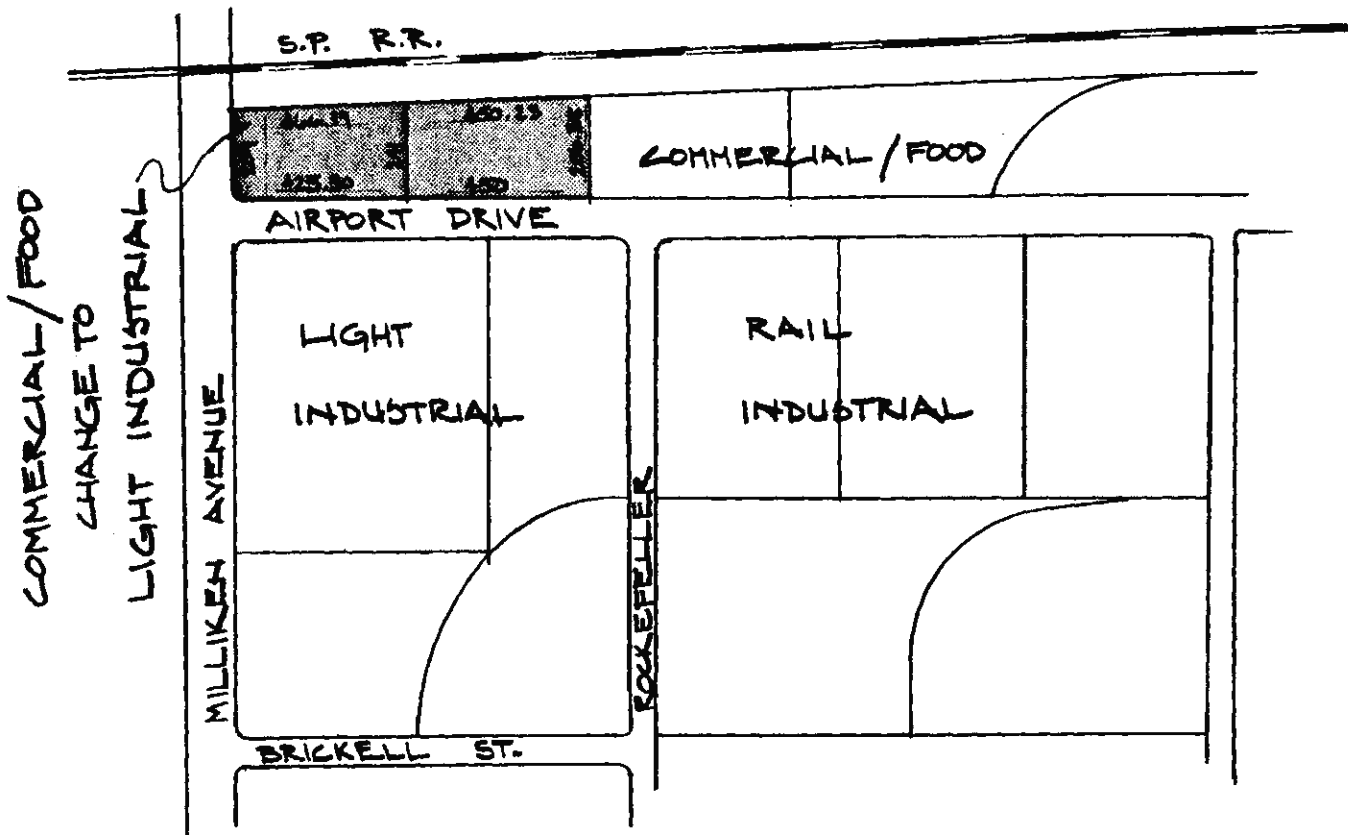
WHEREAS, the Planning Commission also reviewed a negative declaration prepared for this project and determined that environmental impacts of any development on the site were addressed in EIR 81-4 which was certified by the City Council on May 17, 1983, and that development on the site will be subject to mitigation measures contained in EIR 81-4;

NOW, THEREFORE BE IT RESOLVED, that the amendment to the Ontario Industrial Partners' Specific Plan from Commercial/Food to Light Industrial on the subject site, is hereby approved.

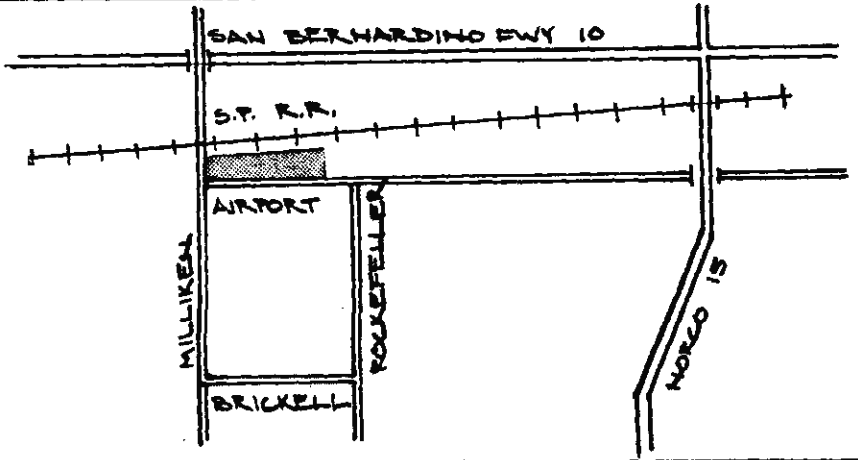
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I HEREBY CERTIFY that the above resolution was duly and regularly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 16th day of October, 1984.

  
Deputy City Clerk of the City of Ontario, California



**ONTARIO PLANNING DEPARTMENT**  
**Vicinity Map**



**Legend**

A SPECIFIC PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL/FOOD TO LIGHT INDUSTRIAL, LOCATED AT THE NORTHEAST CORNER OF AIRPORT DRIVE AND MILLIKEN AVENUE; SUBMITTED BY ONTARIO INDUSTRIAL PARTNERS.

**File No.** 5067-SPA

RESOLUTION NO. 10,081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE ONTARIO INDUSTRIAL PARTNERS (OIP) SPECIFIC PLAN, FILE NO. 3104-SPA

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on November 27, 1984, to review an amendment to the Ontario Industrial Partners Specific Plan from Light Industrial to Rail Industrial on 26 acres located in the area bounded by Wall Street, Rockefeller and Wanamaker Avenues; and

WHEREAS, the Planning Commission reviewed a Negative Declaration prepared for this project and determined that environmental impacts of any development on the site were addressed in the Environmental Impact Report No. 81-4, which the City Council had certified on May 17, 1983, and that development on the site will be subject to mitigation measures contained in said EIR 81-4; and

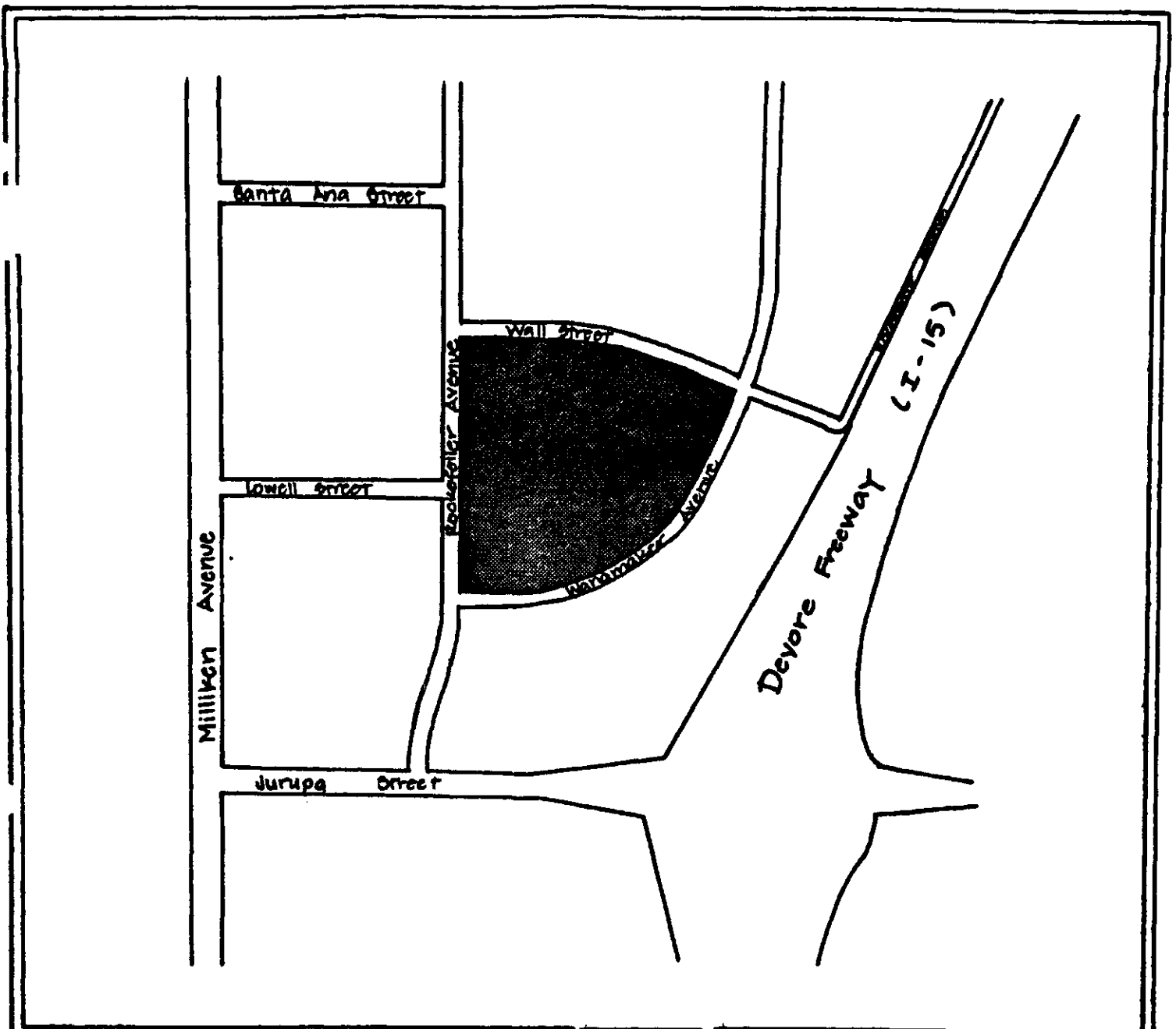
WHEREAS, the Planning Commission has recommended City Council approval of the Negative Declaration and the proposed Specific Plan amendment;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the amendment to the Ontario Industrial Partners Specific Plan from Light Industrial to Rail Industrial on the subject site is approved.

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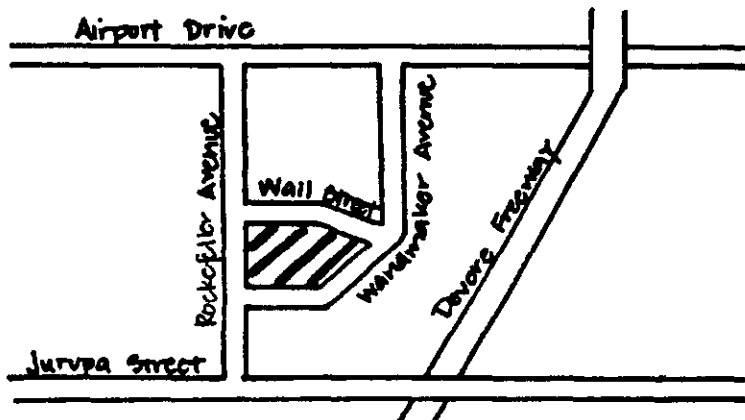
I hereby certify that the above resolution was duly and regularly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 18th day of December, 19 84.

  
City Clerk of the City of Ontario



**ONTARIO PLANNING DEPARTMENT**

**Vicinity Map**



**Legend**

A specific plan amendment to change the land use category from light industrial to rail industrial for a 26 acre parcel bounded by wall street, Rockefeller and Warramaker Avenues, within the Ontario Industrial Partners' Specific Plan.

**File No.** 3104 - SPA

RESOLUTION NO. 85-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A COMPREHENSIVE AMENDMENT TO THE ONTARIO INDUSTRIAL PARTNERS (CALIFORNIA COMMERCE CENTER) SPECIFIC PLAN (FILE NO. 3155-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on April 23, 1984 to review a comprehensive amendment to the Ontario Industrial Partners (California Commerce Center) Specific Plan, including land use designations, project phasing, street realignment and deletion, location of storm drains, water and sewer lines, written text narrative and a project name change from Ontario Industrial Partners to California Commerce Center; and

WHEREAS, the Planning Commission reviewed a Negative Declaration for this project and determined that the environmental impacts of the development were addressed in Environmental Impact Report 84-1, including all mitigation measures contained therein, as well as the additional mitigation measures for methane gas migration contained in the Negative Declaration and recommended City Council approval of the Negative Declaration; and

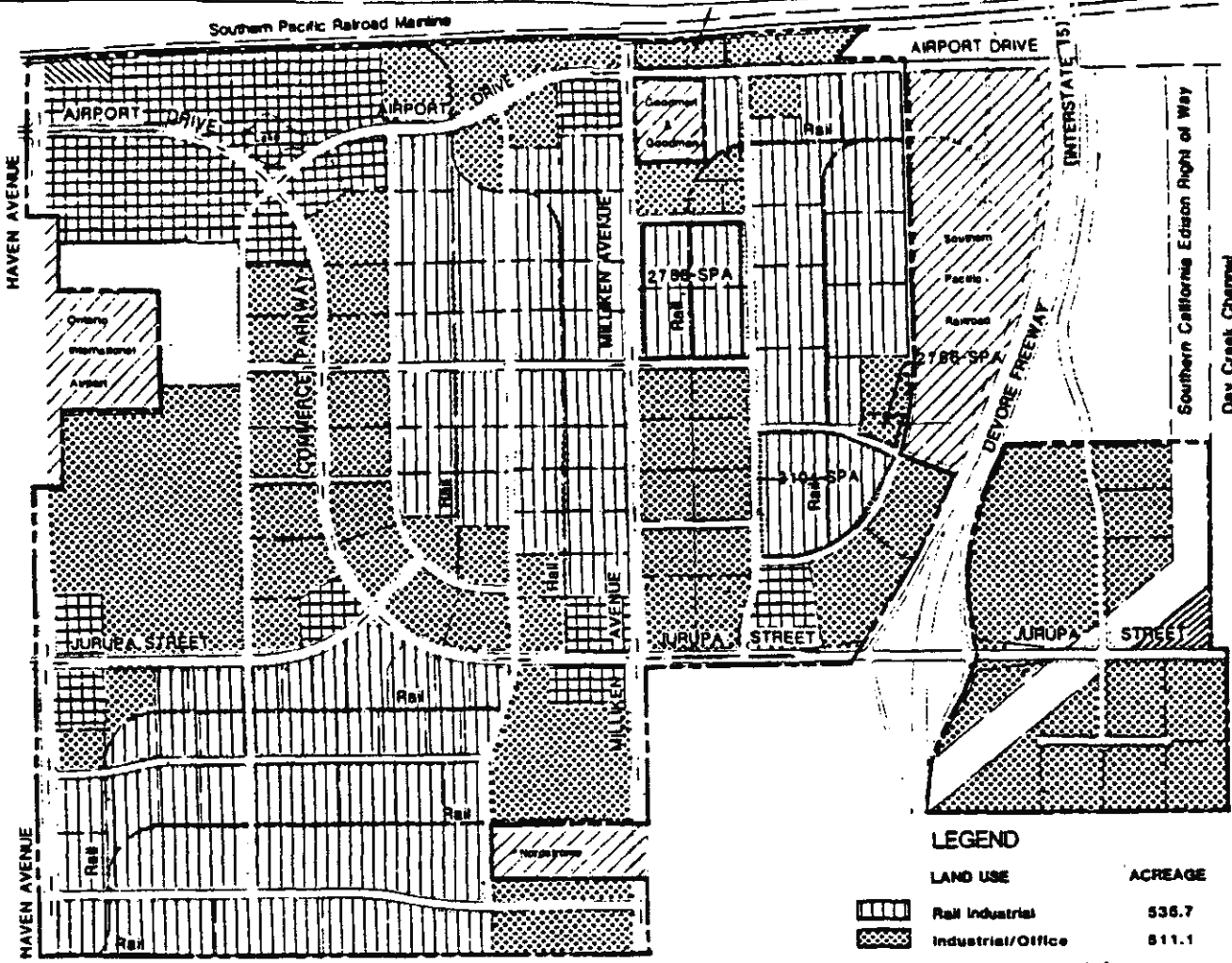
WHEREAS, the Planning Commission recommended to the City Council that the Specific Plan amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the comprehensive amendment to the Ontario Industrial Partners Specific Plan is hereby approved.

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I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 21 day of May, 1985.

  
City Clerk of the City of Ontario



San Bernardino County Landfill

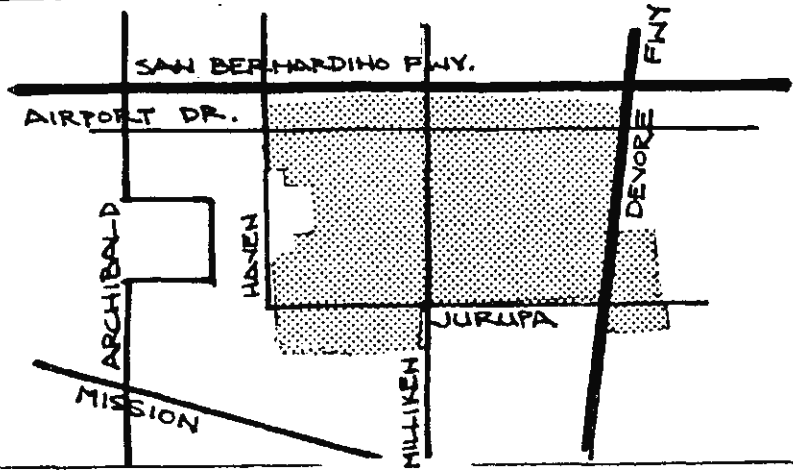
Union Pacific Railroad Mainline  
MISSION BOULEVARD

**LEGEND**

LAND USE	ACREAGE
	Rail Industrial 536.7
	Industrial/Office 811.1 (60% Light Industrial) (60% Office)
	Commercial/Food/Hotel 148.7
	Airport Reservation 30.0
	Train Station 4.8
	Municipal Services 3.7
	Airport Related 0.0
	Streets & Landscaping 180.0
	So. Ca. Edison Esmt. 25.8
	<b>TOTAL 1418.9</b>

**ONTARIO PLANNING DEPARTMENT**

**Vicinity Map**



**Legend**

A COMPREHENSIVE  
AMENDMENT TO THE  
ONTARIO INDUSTRIAL  
PARTNERS SPECIFIC  
PLAN

File No. 3155-SPA

(File No. 3272-SPA)

RESOLUTION NO. 85-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO  
THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on September 24, 1985 to review an amendment to the California Commerce Center Specific Plan to change the land use designation of a twenty (20) acre site from Rail Industrial to Light Industrial; and

WHEREAS, the Planning Commission also reviewed a negative declaration prepared for this project and determined that the potential environmental impacts of any development on the site were addressed in Environmental Impact Report EIR 81-4 which was certified by the City Council on May 17, 1983, and development would be subject to mitigation measures contained in EIR 81-4, and recommended City Council approval of the Negative Declaration; and

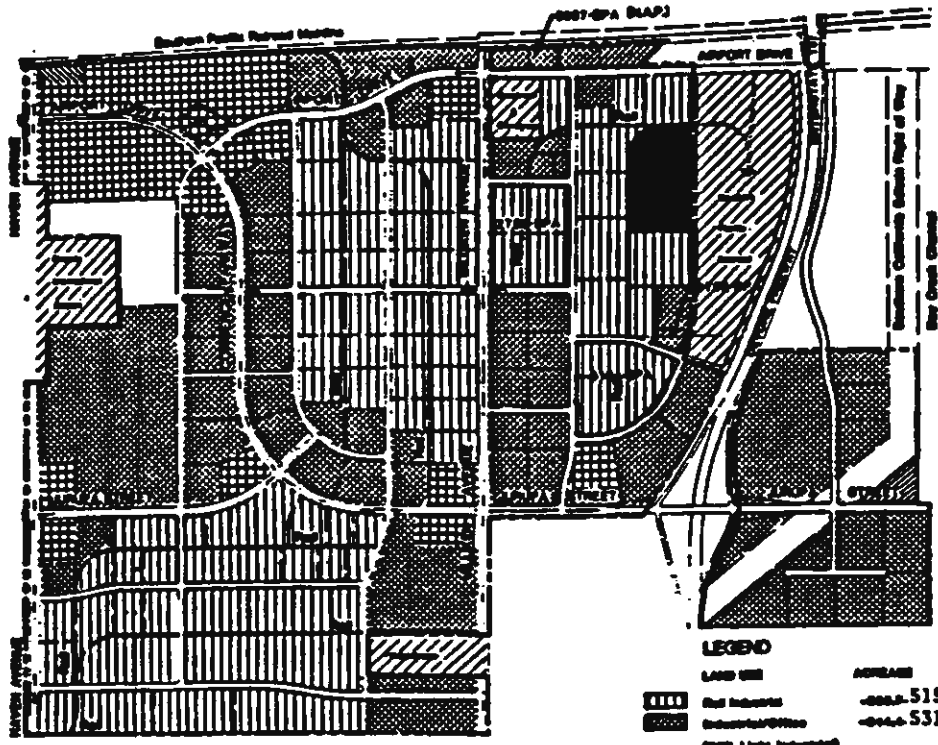
WHEREAS, the Planning Commission thereupon recommended City Council approval of said amendment to the California Commerce Center Specific Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the amendment to the California Commerce Center Specific Plan is approved.

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I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 15th day of October, 19 85.

  
City Clerk of the City of Ontario



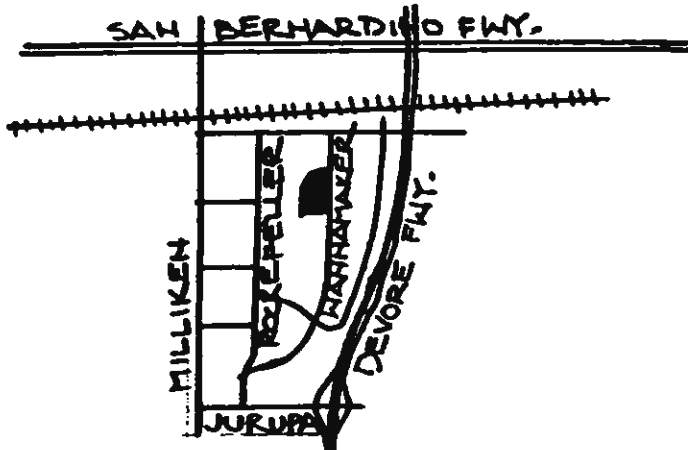
**LEGEND**

LAND USE	ACREAGE
Rail Industrial	-666.5-515.5
Industrial/Office	-666.5-531.2
60% Light Industrial	
60% Office	
Commercial/Professional	145.7
Airport Reservation	66.0
Youth Center	4.8
Municipal Services	1.7
Airport Terminal	0.0
Gravel & Landscaping	168.0
St. G. Wilson Court	66.0
<b>TOTAL</b>	<b>1416.0</b>

to be changed from Rail Industrial to Industrial/Office.

**ONTARIO PLANNING DEPARTMENT**

**Vicinity Map**



**Legend**

A SPECIFIC PLAN AMENDMENT TO THE ONTARIO INDUSTRIAL PARTNER'S SPECIFIC PLAN FROM RAIL INDUSTRIAL TO LIGHT INDUSTRIAL, LOCATED ON THE WEST SIDE OF HANAMAKER AVENUE, 633 FEET SOUTH OF AIRPORT DRIVE. SUBMITTED BY VOGEL ENGINEERING.  
 File No. 9272-SPA



RESOLUTION NO. 86-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO  
THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN  
(FILE NO. 3386-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on April 22, 1986 to review an amendment to the California Commerce Center Specific Plan involving a) a change from rail industrial to light industrial for two areas west of Milliken Avenue totalling approximately 75 acres; b) clarification of permitted uses and development standards; c) modifications to the circulation plan; and d) addition of standards for temporary wall signs; and

WHEREAS, the Planning Commission reviewed a negative declaration for this project and determined that the environmental impacts of the development were addressed in EIR 84-1, including all mitigation measures contained therein, as well as mitigation measures associated with File No. 3155-SPA, and recommended City Council approval of a Negative Declaration; and

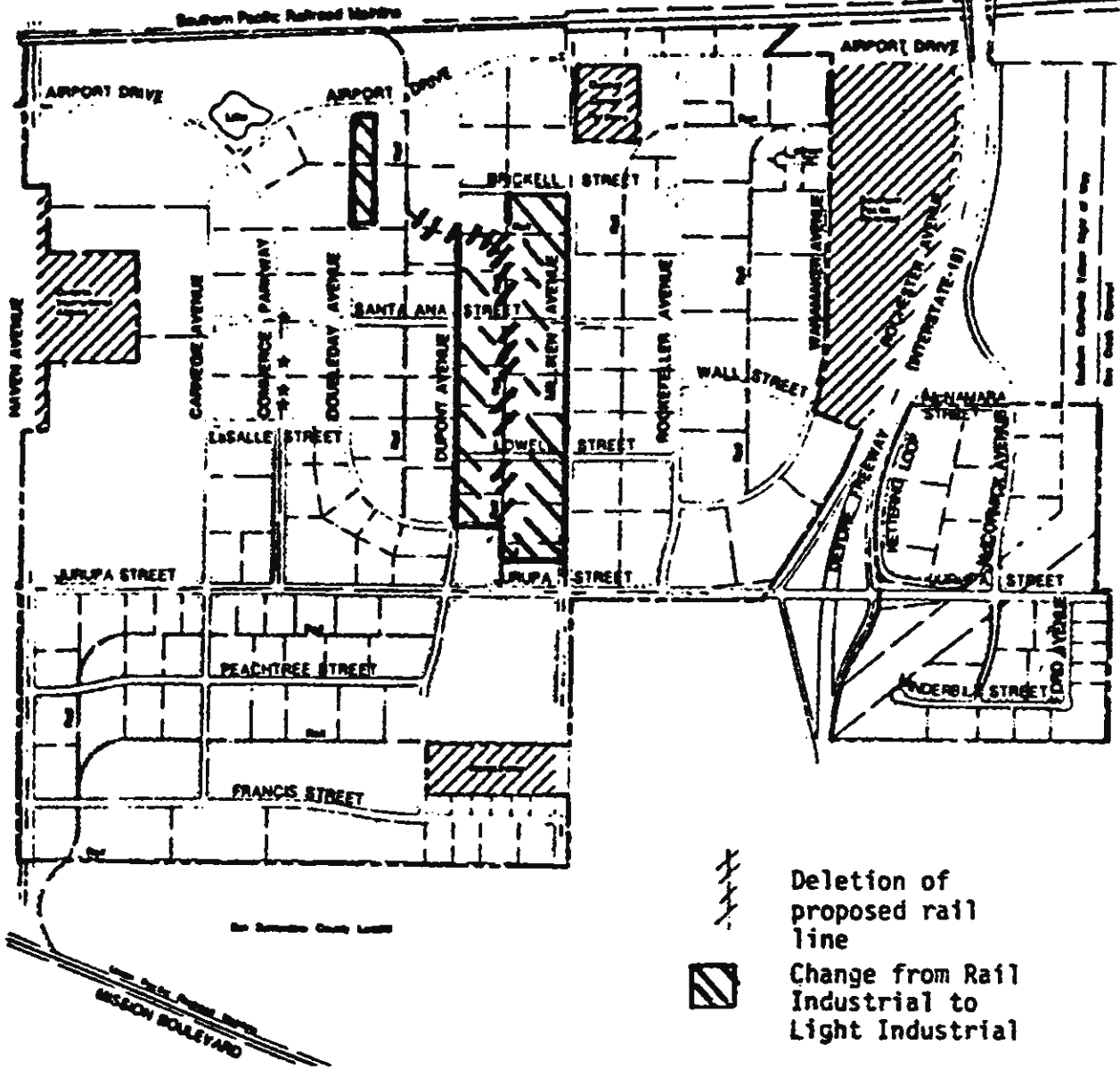
WHEREAS, the Planning Commission recommended to the City Council that the specific plan amendment be approved;



NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the amendment of the California Commerce Specific Plan is hereby approved.

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I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 20th day of May, 1986.

  
City Clerk of the City of Ontario



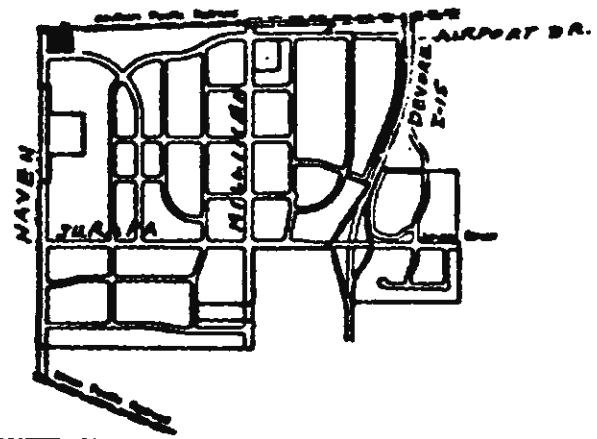
-  Deletion of proposed rail line
-  Change from Rail Industrial to Light Industrial

**ONTARIO PLANNING DEPARTMENT**  
**Vicinity Map**



**Legend**

Amendment a) from rail to light industrial; b) clarification of uses and standards; c) modifications to the circulation plan; and d) addition of standards for temporary wall signs; submitted by California Commerce Center.



**File No.** 3386-SPA

RESOLUTION NO. 86-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN (FILE NO. 3466-SPA).

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on August 26, 1986 to review a proposed amendment to the California Commerce Center Specific Plan to change the land use designation of a 10.9 acre site on the east side of Woodruff Way between Jurupa Street and Wanamaker Avenue from Light Industrial to Commercial/Food/Hotel; and

WHEREAS, the Planning Commission reviewed a negative declaration for this project and determined that the environmental impacts of the project were addressed in EIR 84-1, prepared in conjunction with the original Specific Plan, and recommended City Council approval of the negative declaration; and

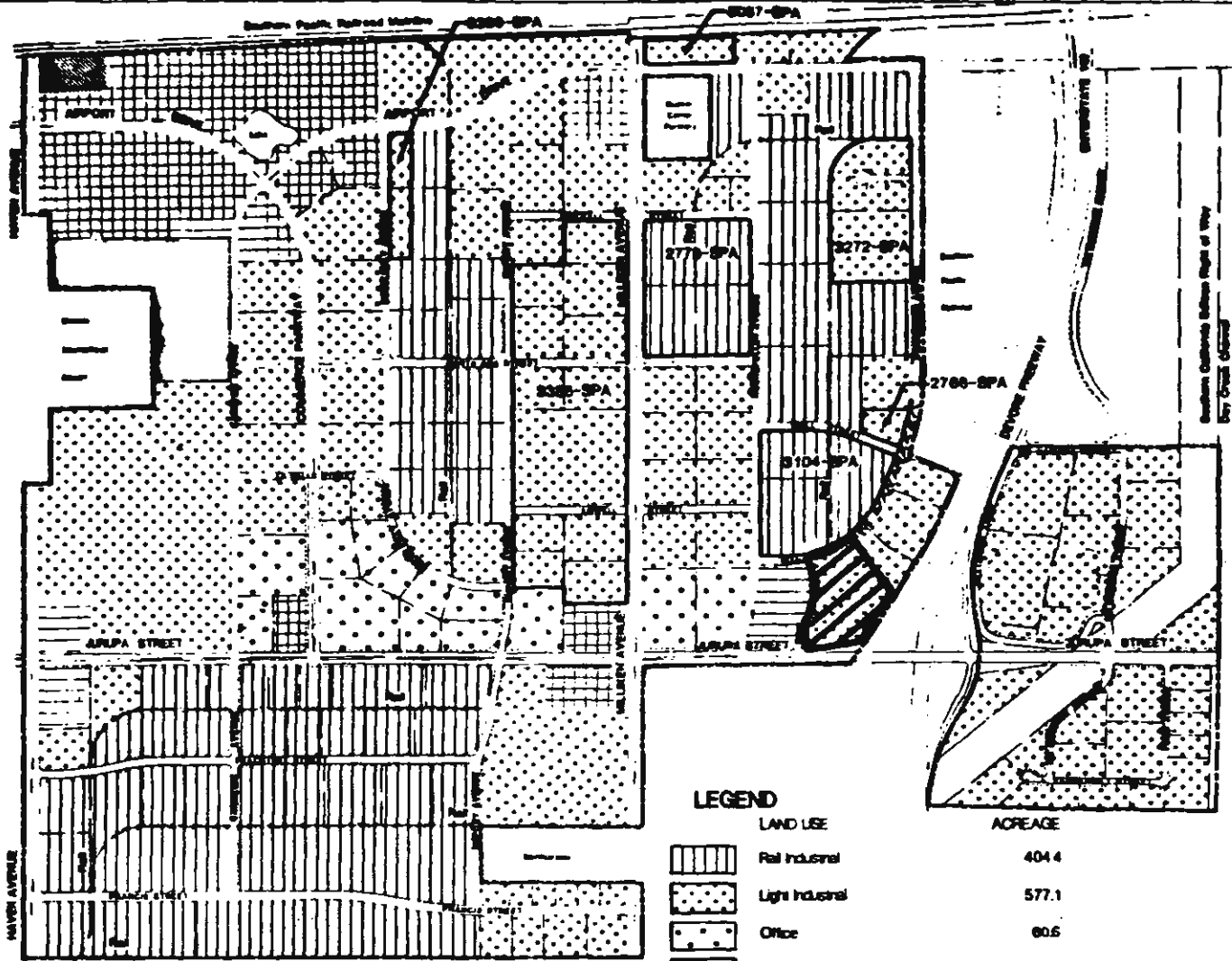
WHEREAS, the Planning Commission recommended to the City Council that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center Specific Plan is hereby approved, subject to the following condition: an updated California Commerce Center Specific Plan document, containing all text and exhibit revisions necessitated by the project, must be submitted and approved by the Planning Department prior to occupancy of any development on the project site, or prior to submittal of any future Specific Plan Amendment application for the California Commerce Center, whichever comes first.

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







I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 16th day of September, 19 86.

  
City Clerk of the City of Ontario



 Light Industrial  
to Commercial

**LEGEND**

LAND USE	ACREAGE
	Rail Industrial 404.4
	Light Industrial 577.1
	Office 80.6
	Commercial/Food/Hotel 145.0
	Airport Reservation 300
	Train Station 4.6
	Street Landscaping 169.1
	So. Cal Edison Easement 25.8
<b>TOTAL 1416.6</b>	

**ONTARIO PLANNING DEPARTMENT**

**Vicinity Map**



**Legend**

An amendment to the California Commerce Center to change the land use designation from Light Industrial to Commercial, located at the southeast corner of Wanamaker Avenue and Woodruff Way, submitted by Elixir Industries.

**File No.** 3466-SPA

(File No. 3616-SPA)

RESOLUTION NO. 87-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO  
THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN  
(FILE NO. 3616-SPA)

WHEREAS, the Planning Commission of the City held a public hearing on September 22, 1987 to review proposed amendments to the California Commerce Center Specific Plan for the following changes:

1. Airport Restrictive Overlay - Wordage describing the permitted uses in the Clear Zone: definition of number of employees, permitted uses, prohibited uses, and development standards within the Low Employee Intensity area.
2. Federal Aviation Administration Regulations on clear zones and building heights. This amendment clarifies the wording as to the disposition of the land held in Airport Reservation pending the determination of the Part 150 study.
3. Deletion of the 4.6 acres for a train station.
4. Land use change from Light Industrial to Commercial/Food/Hotel on 5.2 acres located on the southeast corner of Jurupa Street and Dupont Avenue and other related land use changes. (See Exhibit 17)
5. Deletion of La Salle Street between Carnegie Street and Doubleday Avenue. Addition of La Salle Street between Haven and Carnegie Avenues.
6. Addition of a new north-south street between Haven Avenue and Carnegie Street to be called La Fayette Street.
7. Related landscaping (tertiary) to the above new street.
8. Deletion of Carnegie Avenue from Jurupa Street and Francis Street; and the addition of Commerce Parkway between Jurupa Street and Francis Street.
9. Extension of Phase 3 line to the first tier of parcels south of Jurupa Street.

WHEREAS, the Planning Commission reviewed a negative declaration for this project and determined that the environmental impacts of the project were addressed in EIR 84-1, prepared in conjunction with the original Specific Plan, and recommended City Council approval of the negative declaration; and

WHEREAS, the Planning Commission recommended to the City Council that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council that the amendment to the California Commerce Center Specific Plan is hereby approved, subject to the Conditions of the Development Advisory Board.

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I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 17th day of November, 1987.



*Larry C. Custer*  
City Clerk of the City of Ontario

**ONTARIO PLANNING COMMISSION**

**RESOLUTION NO. 3292**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO THE CALIFORNIA  
COMMERCE CENTER SPECIFIC PLAN, FILE NO. 3936-SPA**

**WHEREAS**, On December 27, 1988, the Planning Commission of the City of Ontario considered a proposed Minor Amendment to the California Commerce Center Specific Plan to change the land use designation from Rail Industrial to Light Industrial for property located east of Milliken Avenue between Brickell Street and Santa Ana Street; and

**WHEREAS**, the environmental impacts of this project were addressed in Environmental Impact Report 81-4 which was certified by the City Council on May 17, 1983;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Ontario that the proposed Minor Amendment to the California Commerce Center Specific Plan be approved as follows:

1. Approval of a change in land use classification in the California Commerce Center Specific Plan from Rail Industrial to Light Industrial for property located in Area A only, as indicated in the attached exhibit with the following condition:

Consistent with the need to avoid large concentrations of people near the extended runway centerline of Ontario International Airport, support office uses shall be limited to individual units within "Building A", totalling a maximum of 18,750 square feet. Support office space within manufacturing, distribution, and other permitted industrial uses shall comply with the regulations and requirements of the City of Ontario.

2. Approval of a revision to the text of the California Commerce Center Specific Plan to increase the permitted sign and letter size for certain types of signs.

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I hereby certify that the above resolution was duly passed at a regular meeting of the Ontario Planning Commission on **December 27, 1988**.

*Rhonda Boughtwell*  
Secretary pro Tempore

(File No. 4103-SPA)

RESOLUTION NO. 89-188

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN (FILE NO. 4103-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on October 31, 1989, to review a proposed amendment to the California Commerce Center Specific Plan from Light Industrial to Rail Industrial, generally located on the west side of Wanamaker Avenue, approximately 1300 feet south of Airport Drive; and

WHEREAS, the Planning Commission approved a negative declaration for this project which determined that there will be no significant environmental impacts associated with this project, and recommended City Council approval of the Negative Declaration; and

WHEREAS, the Planning Commission recommended that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center is hereby approved, subject to the Development Advisory Board conditions.

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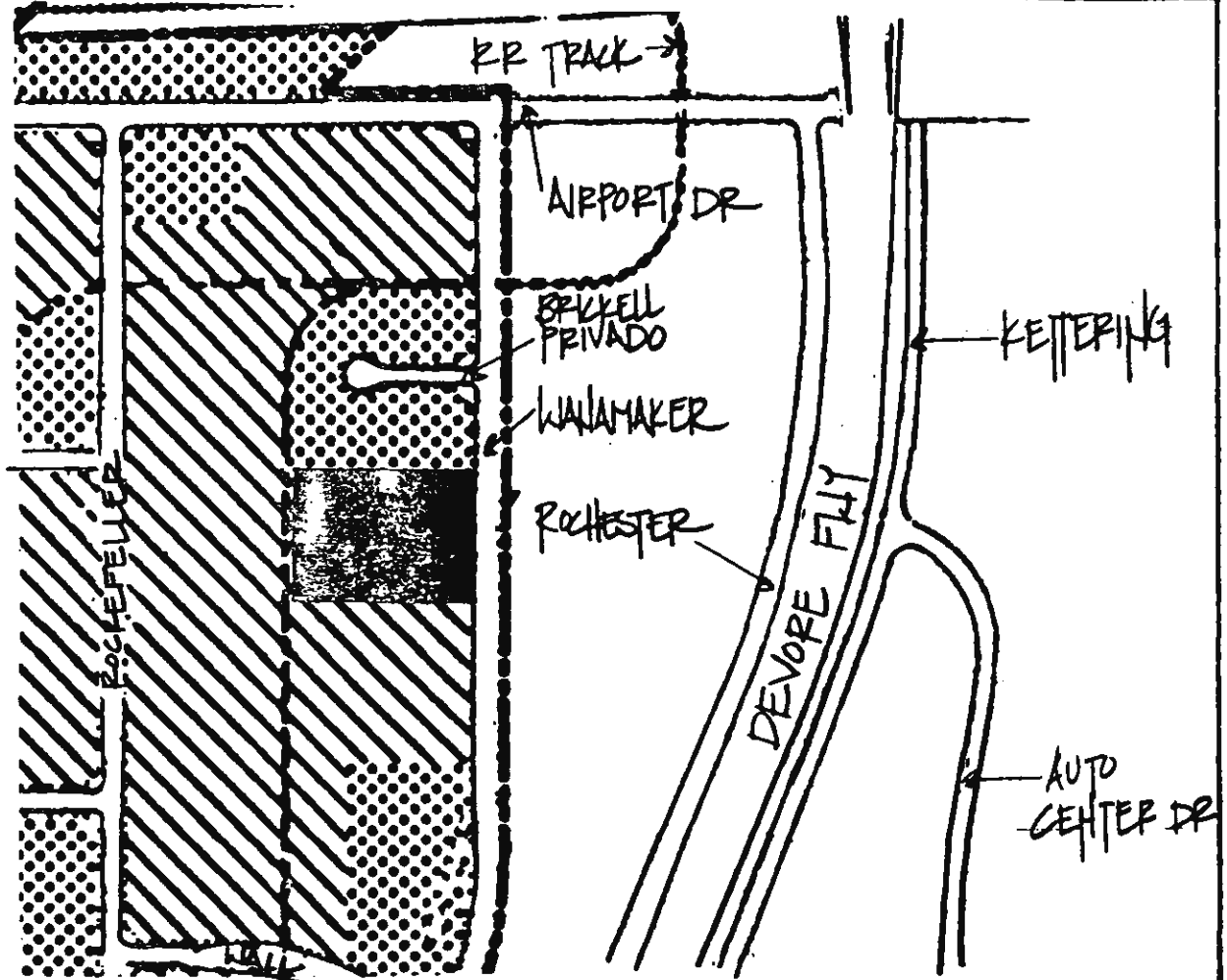
I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 21st day of November, 1989.



DeLore E. Anteburn  
City Clerk of the City of Ontario



**ONTARIO PLANNING DEPARTMENT**



**LEGEND:**

■ LIGHT IND. TO RAIL IND.



RAIL INDUSTRIAL

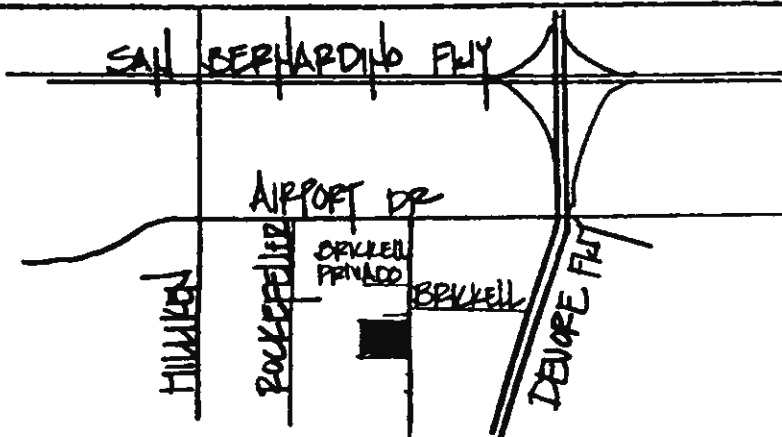


LIGHT INDUSTRIAL

**VICINITY MAP**



**LEGEND**



An amendment to the California Commerce Center Specific Plan changing the land use designation of an 11.01 acre parcel located on the west side of Wanamaker Avenue, 1,300 feet south of Airport Drive from Light Industrial to Rail Industrial; submitted by Bay Development Corporation (Related to File Nos. 4102-S/PM 1256)

**FILE # 4103-SPA**

(File No. 4322-SPA)

RESOLUTION NO. 90-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN (FILE NO. 4322-SPA)

WHEREAS, the Planning Commission of the City of Ontario on July 24, 1990, considered a proposal to amend the California Commerce Center Specific Plan to change the classification of a parcel of land located at the northeast corner of Jurupa Street and Woodruff Way from Commercial/Food/Hotel to Light Industrial with automobile sales permitted; and

WHEREAS, the Planning Commission approved a negative declaration for this project which determined that there will be no significant environmental impacts associated with this project, and recommends City Council approval of the Negative Declaration; and

WHEREAS, the Planning Commission recommended that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center is hereby approved.

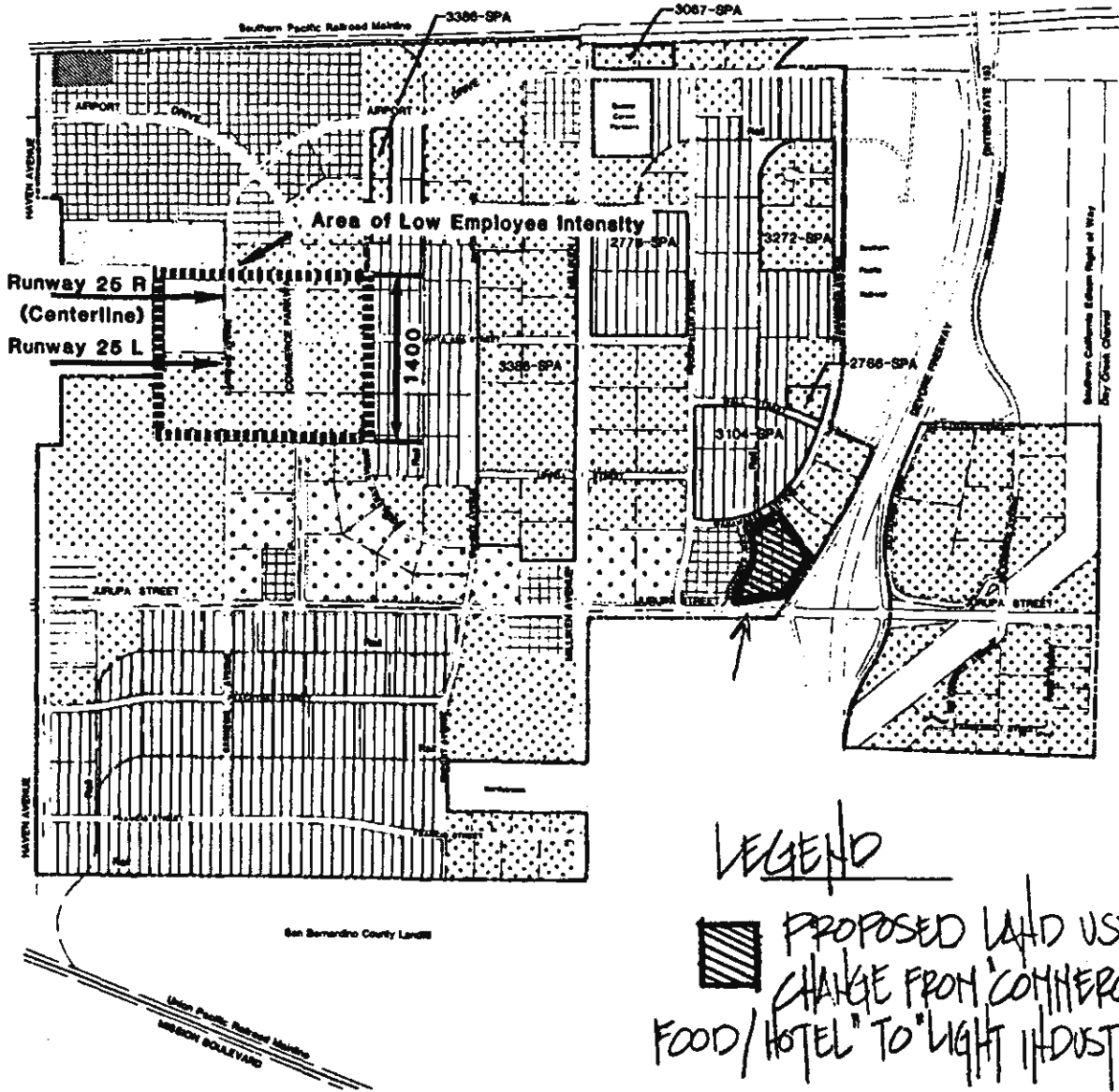
- - - - -

I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 21st day of August, 1990.




Larry E. Ceterburn  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT



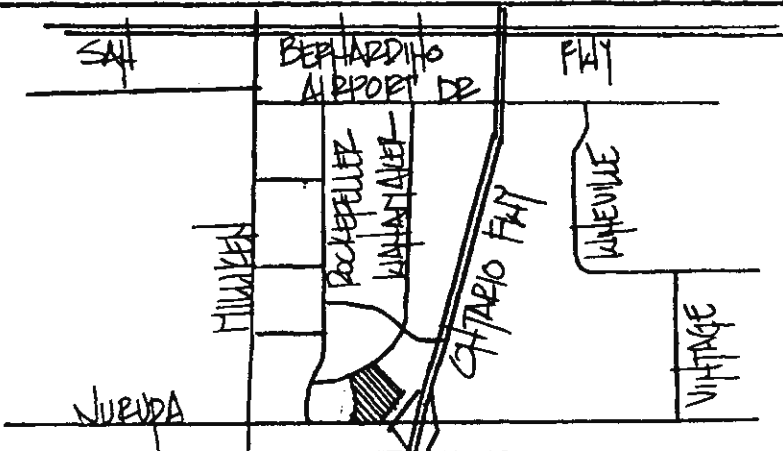
## LEGEND

 PROPOSED LAND USE CHANGE FROM "COMMERCIAL/FOOD/HOTEL" TO "LIGHT INDUSTRIAL"

## VICINITY MAP



## LEGEND



A minor amendment to the California Commerce Center Specific Plan to change the land use designation for one parcel from "Commercial/Food/Hotel" to "Light Industrial" with automobile sales permitted located at the northeast corner of Jurupa Street and Woodruff way in the California Commerce Center Specific Plan.

**FILE # 4322-SPA**

(File No. 4267-SPA)

RESOLUTION NO. 90-196

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO  
THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN,  
(FILE NO. 4267-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on September 25, 1990 to review a proposed amendment to the California Commerce Center Specific Plan; and

WHEREAS, this amendment would change the land use designation for a 6.8 acre parcel located at the northeast corner of Milliken Avenue and Santa Ana Street from Rail Industrial to Light Industrial; and

WHEREAS, the Planning Commission approved a Negative Declaration for this project, and recommended City Council approval of the Negative Declaration; and

WHEREAS, the Planning Commission recommended that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center Specific Plan is approved, subject to the following conditions:

1. "Limited Use" shall be limited to office uses within Unit A of 855 Milliken Avenue and Unit A of 865 Milliken Avenue. Within Unit A of 855 Milliken Avenue, the limited office use may continue only as long as Unit A is occupied by the existing tenant (Booth-Good Architects). After the existing tenant of Unit A, 855 Milliken Avenue leaves the unit, it shall be converted to industrial use. Except as provided above, individual units within buildings E-1, E-2 and E-3 may have a maximum of twenty-five (25%) percent of their gross floor area devoted to support office use.
2. The conditions of the Airport Land Use Commission Report, dated June 15, 1990, shall apply.

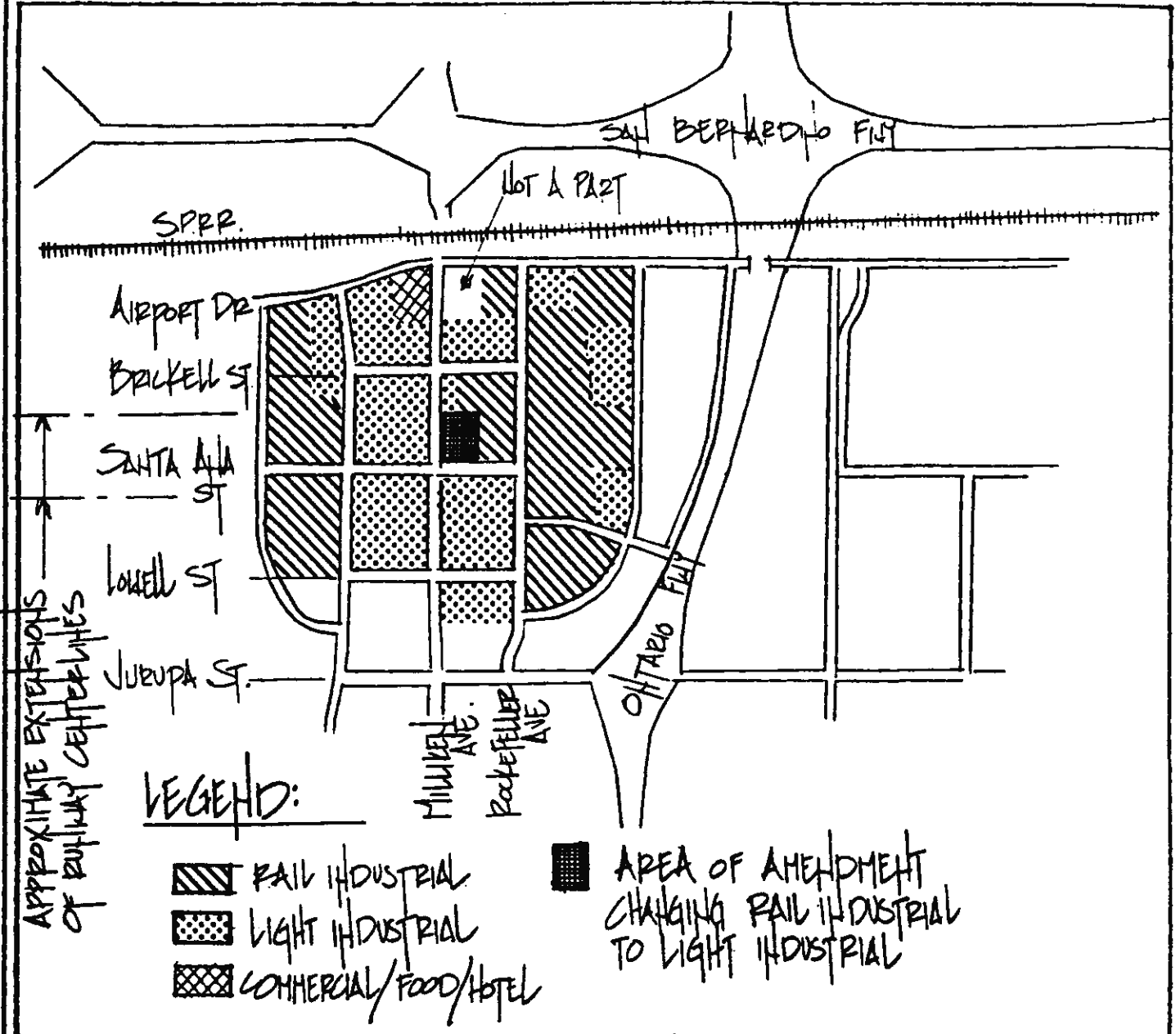
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I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 16th day of October, 1990.



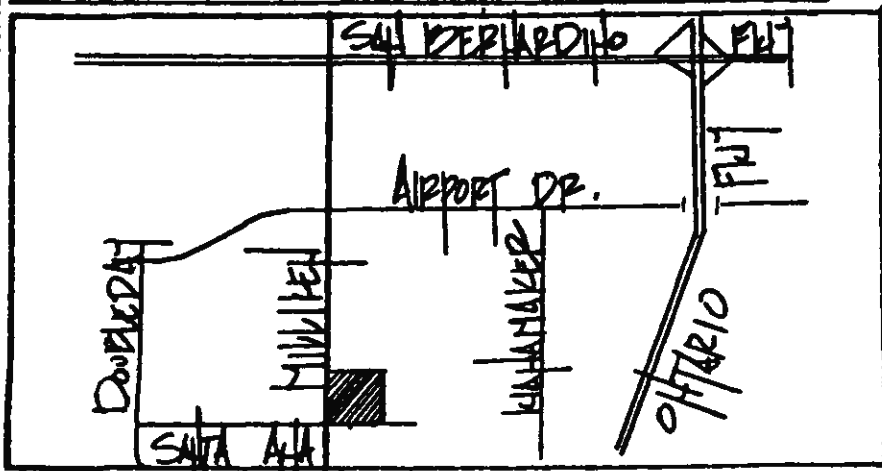
*Loretta C. Arthur*  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT



## VICINITY MAP

## LEGEND



A Specific Plan Amendment to the California Commerce Center Specific Plan to change the land use designation from Rail Industrial to Light Industrial for property located at the northeast corner of Milliken Avenue and Santa Ana Street.

**FILE # 4267-SPA**

(File No. 4390-SPA)

RESOLUTION NO. 92-129

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ONTARIO, CALIFORNIA,  
APPROVING AN AMENDMENT TO THE  
CALIFORNIA COMMERCE CENTER SPECIFIC  
PLAN

WHEREAS, the City of Ontario Planning Commission held a public hearing on August 25th, 1992, to review an amendment to the California Commerce Center Specific Plan to redesignate certain properties located in the California Commerce Center Specific Plan area from "Commercial/Food/Hotel" and "Light Industrial" to "Rail Industrial" and "Light Industrial"; to redesignate and reduce certain street right-of-way widths, and to realign proposed railroad lines; and

WHEREAS, this amendment affects 227 acres within Phase IV of California Commerce Center Specific Plan generally bounded on the north of Jurupa Street, Francis Street to the south; DuPont Street to the east, and Haven Avenue to the west; as well as the southwest corner of Airport Drive and Milliken Avenue; and

WHEREAS, a mitigated negative declaration was prepared to address the potential environmental impacts associated with this project; and

WHEREAS, the Specific Plan Amendment must comply with the conditions of approval recommended by the Planning Commission and Development Advisory Board.

NOW, THEREFORE, BE IT RESOLVED that Specific Plan Amendment 4390-SPA is hereby approved.

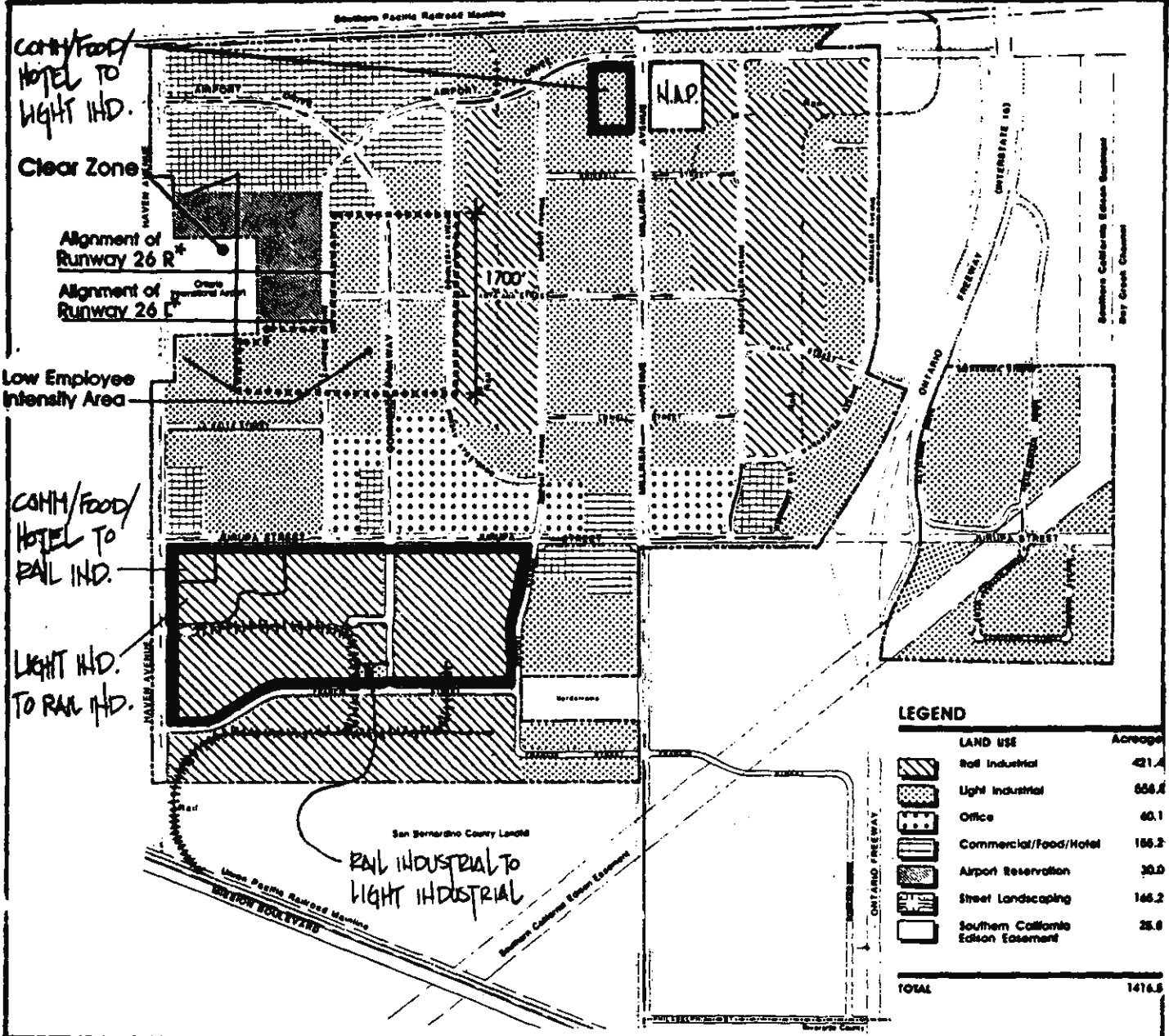
- - - - -

I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting held on the 6th day of October, 1992.



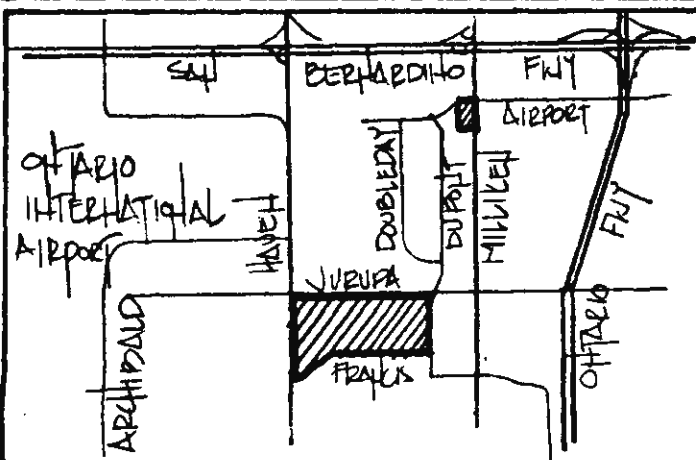
*L. L. Luterbarn*  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT



## VICINITY MAP

## LEGEND



A Specific Plan Amendment to redesignate the southwest corners of Airport Drive and Milliken Avenue as well as the south corner of Jurupa and Haven Avenues from "Commercial/Food/Hotel" to "Rail Industrial"; redesignation of property surrounding the Commercial/Food/Hotel area at the southeast corner of Jurupa and Haven Avenues from "Light Industrial" to "Rail Industrial"; redesignating the northwest corner of Francis Street and Commerce Parkway from "Rail Industrial" to "Light Industrial"; redesignation of Commerce Parkway from a Divided Arterial with a 104' right-of-way to a "Local Divided Industrial Street" with a 78' right-of-way between Jurupa Street and Peachtree Street, between Peachtree and Francis Streets to a "Local Industrial Street" with a 66' right-of-way; delete Peachtree Street between Commerce Parkway and DuPont Avenue, designating that portion of Peachtree Street to "Rail Industrial"; realignment of the rail lines serving the area affected by the proposed land use changes; submitted by California Commerce Center.

**FILE # 4390-SPA**

**RESOLUTION NO. 94-2**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ONTARIO, CALIFORNIA,  
APPROVING AN AMENDMENT TO THE  
CALIFORNIA COMMERCE CENTER  
SPECIFIC PLAN**

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on November 23, 1993, to review a proposed amendment to the California Commerce Center Specific Plan; and

WHEREAS, this amendment would change the land use designation for a 4 acre site located at the southwest corner of Milliken Avenue and Airport Drive from Light Industrial to Commercial/Food/Hotel; and

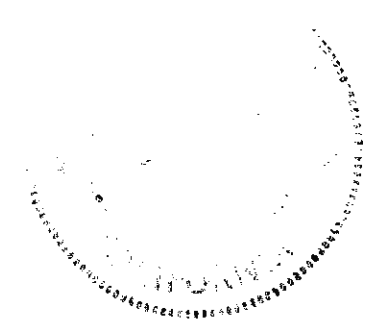
WHEREAS, The Planning Commission recommended City Council approval of a Negative Declaration which was prepared to address the environmental issues of the project; and

WHEREAS, the Specific Plan Amendment must comply with the conditions of approval recommended by the Planning Commission and Development Advisory Board.

NOW, THEREFORE, BE IT RESOLVED that Specific Plan Amendment 4689-SPA is hereby approved.

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I hereby certify that the above Resolution was duly and regularly adopted by the city Council of the City of Ontario at a regular meeting thereof held on the 4th day of January, 1994.



  
City Clerk of the City of Ontario



# ONTARIO PLANNING DEPARTMENT

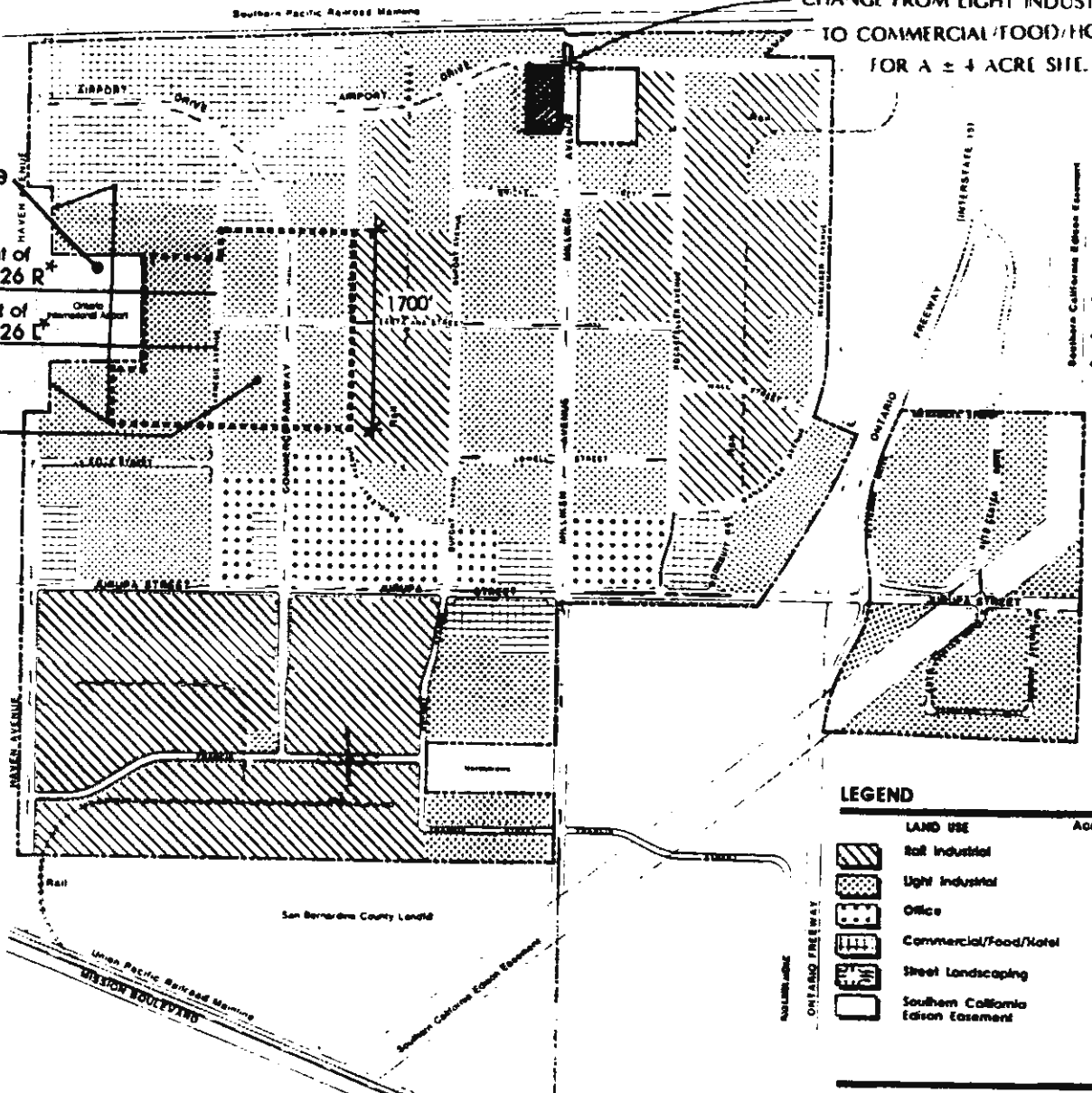
CHANGE FROM LIGHT INDUSTRIAL  
TO COMMERCIAL/FOOD/HOTEL  
FOR A ± 4 ACRE SITE.

Clear Zone

Alignment of  
Runway 26 R\*

Alignment of  
Runway 26 L\*

Low  
Employee  
Intensity  
Area



## LEGEND

LAND USE	Acres
	117.7
	568.5
	60.1
	133.2
	169.2
	25.8

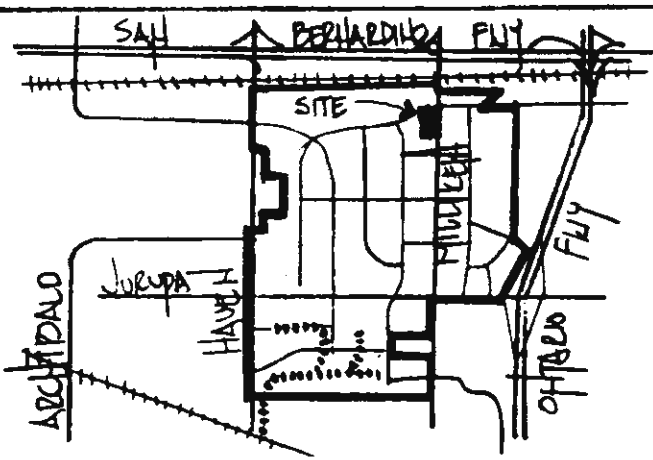
TOTAL

1416.5

## VICINITY MAP

N

## LEGEND

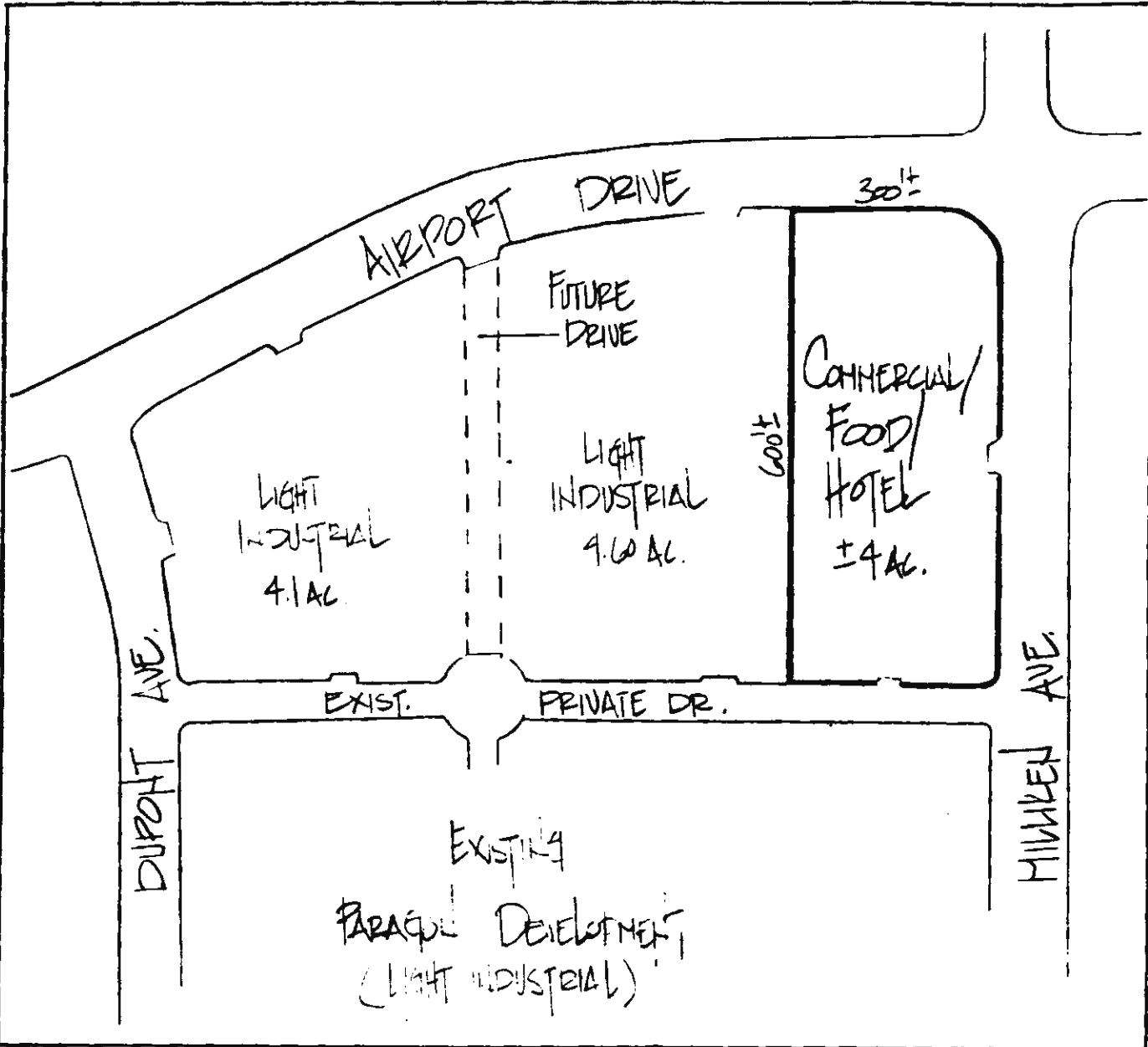


A Specific Plan Amendment to change the land use designation from Light Industrial to Commercial/Food/Hotel on a 4 acre site located at the southwest corner of Airport Drive and Milliken Avenue in the California Commerce Center; submitted by Missin CAP.

FILE #

4689-SPA

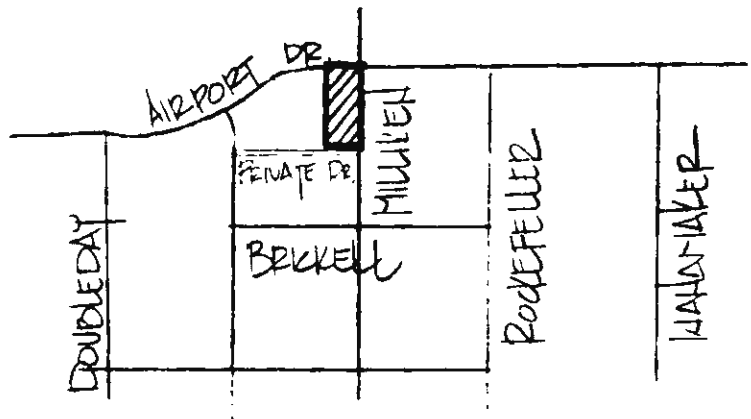
# ONTARIO PLANNING DEPARTMENT



## VICINITY MAP

N

## LEGEND



A Specific Plan Amendment to change the land use designation from Light Industrial to Commercial/Food/Hotel on a 4 acre site located at the southwest corner of Airport Drive and Milliken Avenue in the California Commerce Center; submitted by Nissin CAP.

**FILE #**

4689-SPA

(File No. 4804-SPA)

**RESOLUTION NO. ~~95~~-44**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF ONTARIO, CALIFORNIA, APPROVING AN  
AMENDMENT TO THE CALIFORNIA COMMERCE  
CENTER SPECIFIC PLAN**

**WHEREAS**, the Planning Commission of the City of Ontario held a public hearing on April 18, 1995, to review a proposed amendment to the California Commerce Center Specific Plan; and

**WHEREAS**, this amendment would change the land use designation for a 32.5 acre site located on the north side of Airport Drive between Haven Avenue and Dupont Avenue from Commercial/Food/Hotel and Light Industrial to Rail Industrial; and

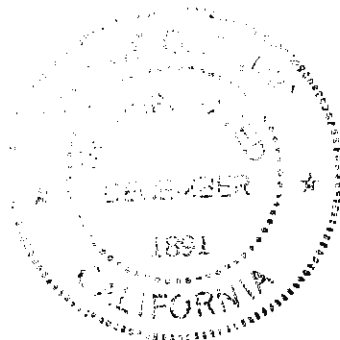
**WHEREAS**, the Planning Commission recommended City Council approval of a Negative Declaration which was prepared to address the environmental issues of the project; and

**WHEREAS**, the Specific Plan Amendment must comply with the conditions of approval recommended by the Planning Commission and Development Advisory Board.

**NOW, THEREFORE, BE IT RESOLVED** that Specific Plan Amendment 4804-SPA is hereby approved.

-----  
I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the ~~20th~~ day of May, 1995.

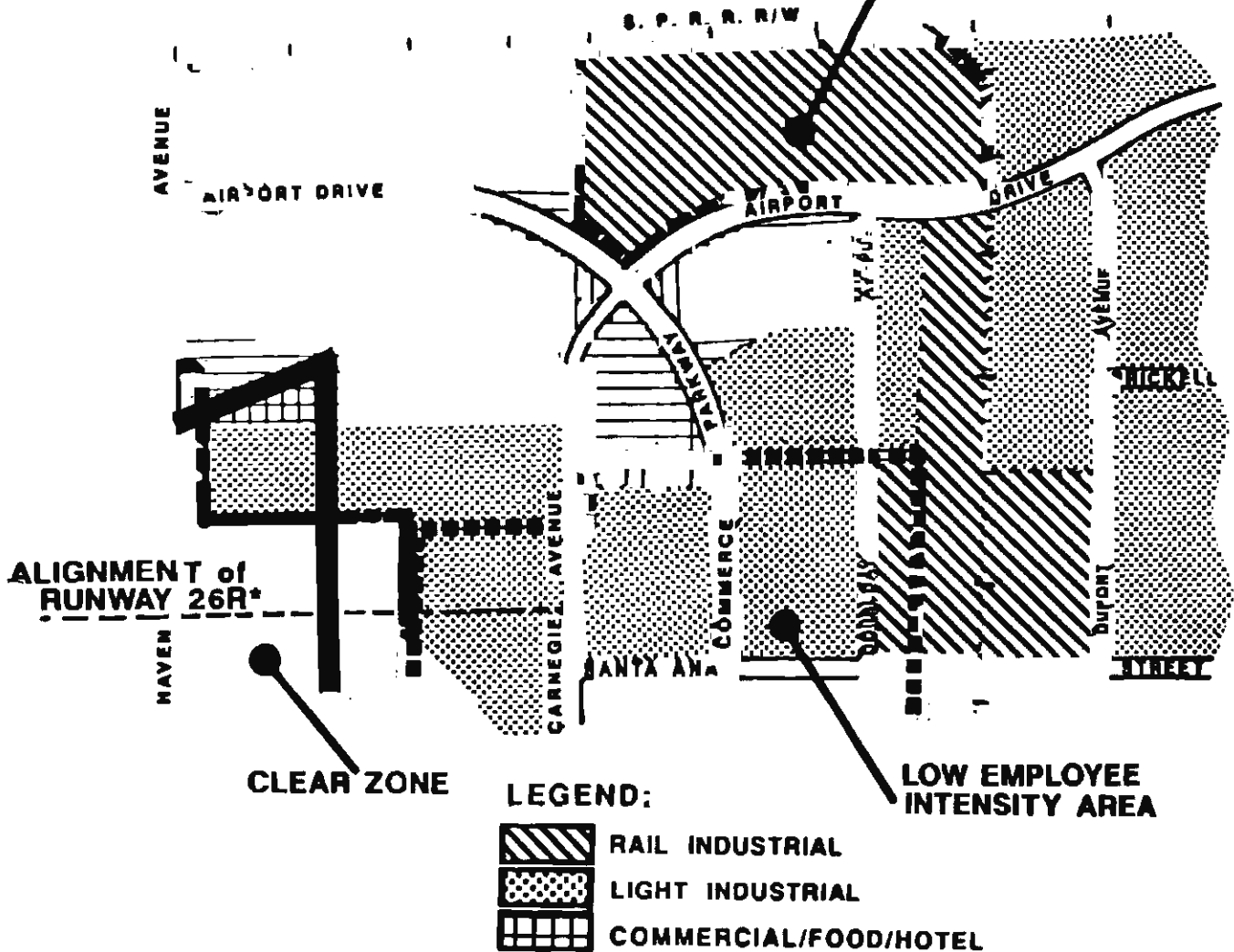
16th



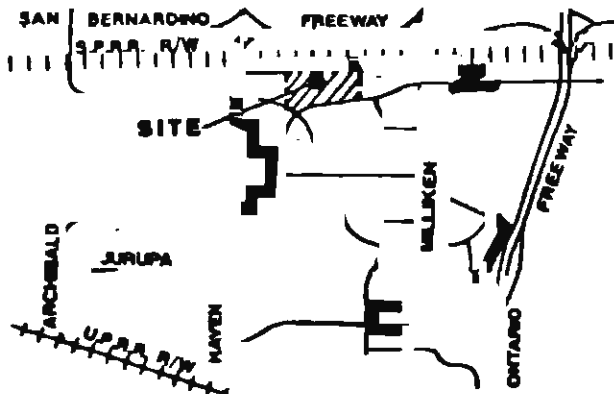
*Larry E. Custer*  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT

## PROPOSED RAIL INDUSTRIAL (± 32.5 AC)



## VICINITY MAP



## LEGEND

A Specific Plan Amendment to change the land use designation from Commercial/Food/Hotel and Light Industrial to Rail Industrial on a 32.5 acre parcel located on the north side of Airport Drive between Haven Avenue and Dupont Avenue in the California Commerce Center; submitted by: I.D.I., Inc.

**FILE# 4804-SPA**

**RESOLUTION NO. 95-93**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ONTARIO, CALIFORNIA,  
APPROVING AN AMENDMENT TO THE  
CALIFORNIA COMMERCE CENTER  
SPECIFIC PLAN**

**WHEREAS**, the Planning Commission of the City of Ontario held a public hearing on June 27, 1995, to review a proposed amendment to the California Commerce Center Specific Plan; and

**WHEREAS**, this amendment would change the land use designation for a 15.4 acre site located on the north side of Jurupa Street, between Carnegie Avenue and Commerce Parkway from Commercial/Food/Hotel and Office to Light Industrial; and

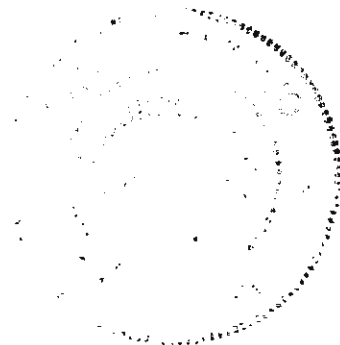
**WHEREAS**, the Planning Commission recommended City Council approval of a Negative Declaration which was prepared to address the environmental issues of the project; and

**WHEREAS**, the Specific Plan Amendment must comply with the conditions of approval recommended by the Planning Commission and Development Advisory Board.

**NOW, THEREFORE, BE IT RESOLVED** that Specific Plan Amendment 4834-SPA is hereby approved.

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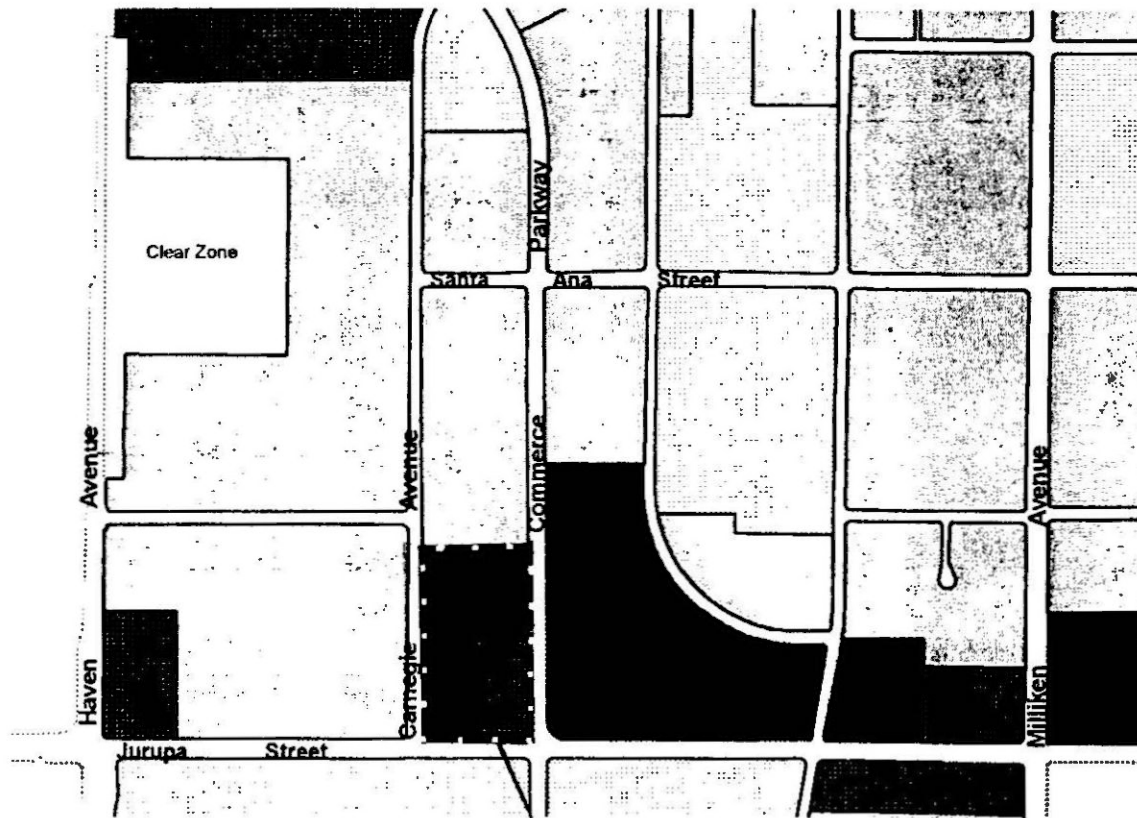
I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 15th day of August, 1995.



  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT

## California Commerce Center Land Use Map



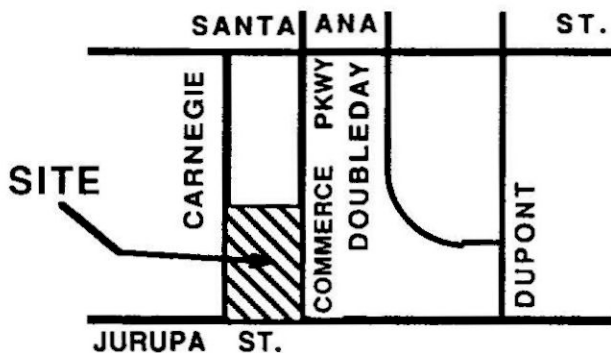
Land use change from  
Commercial/Food/Hotel  
and Office to Light Industrial.

**LEGEND:**

Land Uses

-  RAIL INDUSTRIAL
-  LIGHT INDUSTRIAL
-  COMMERCIAL/FOOD/HOTEL
-  OFFICE

### VICINITY MAP



### LEGEND

A specific plan amendment to the California Commerce Center Specific Plan to change the land use designation for a 15.4 acre site from Commercial/Food/Hotel and Office to Light Industrial, and a site plan for a 312,000 sq. ft. warehouse/distribution facility for Toyo Tires for property located on the north side of Jurupa Street, between Carnegie Avenue and Commerce Parkway, submitted by Obayashi Corporation.

**FILE# 4833-S/4834-SPA**

November 19, 1996

**PC 4995-A, CALIFORNIA COMMERCE CENTER (LH147.3)**

A public hearing to consider an *appeal* (PC 4995-A) from the Planning Commission's decision to deny a specific plan amendment application (PC 4928-SPA) to change the land use designation from Office to Light Industrial for a site located on the north side of Jurupa Street between Milliken Avenue and Rockefeller Avenue submitted by *EJM Development Company*.

**PC 4996-A, CALIFORNIA COMMERCE CENTER (LH147.3)**

A public hearing to consider an *appeal* (PC 4996-A) from the Planning Commission's decision to deny a specific plan amendment application (PC 4958-SPA) to change the land use designation from Commercial/Food/Hotel and Office to Light Industrial for a site located on the north side of Jurupa Street between Milliken Avenue and Dupont Street submitted by *WCB 19 Limited Partnership and Bank of America*.

Both public hearings were continued from the regular meeting of October 15, 1996.

There were no written communications.

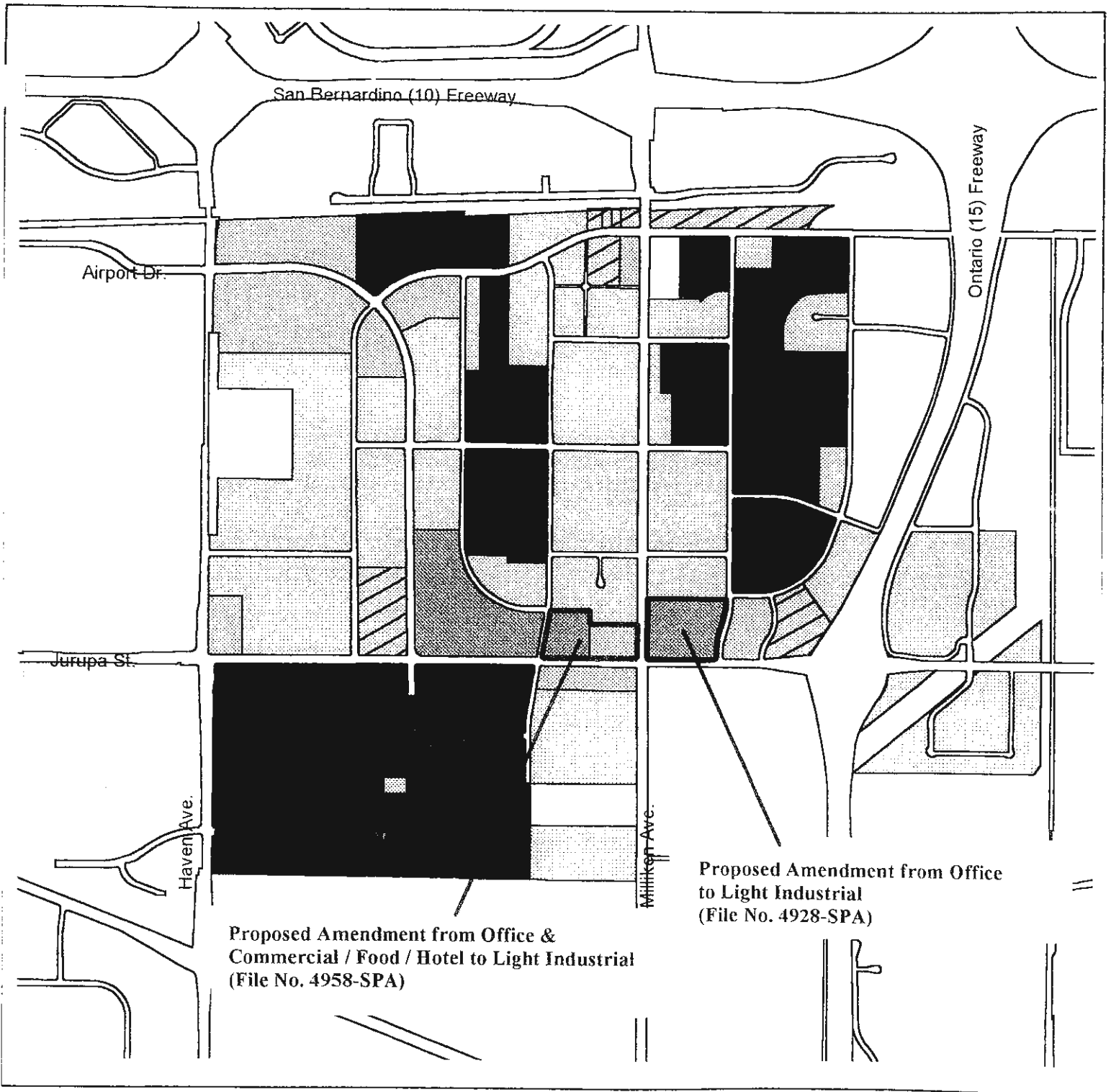
*Dave Ariss*, California Commerce Center, said the original zoning for these properties was not appropriate and supported the appellants because the proposed facilities can be adapted to other uses at a later time. He submitted a letter from Toyota dated November 15, 1996, supporting the applicant in the matter of P. C. File 4928-SPA.

No one else requesting to be heard, the Mayor closed the public hearings.

Council Members discussed the appeals at length including the amount of industrial property available in the City, the expansion of the airport and Ontario Mills, a recent workshop with the Planning Commission, existing infrastructure, the economics of interim use, current development standards, and existing zoning at the southeast and southwest corners of the intersection at Jurupa and Milliken Avenues.


**Motion:** Moved by *Bowman*, seconded by *Ovitt*, and carried to uphold the appeal of both applicants and overturn the decision of the Planning Commission contingent upon no change in the existing zoning at the two southern corners of the intersection at Jurupa and Milliken Avenues. Mr. Favila abstained and Councilman Wapner voted "no."

# ONTARIO PLANNING DEPARTMENT



## Legend

	Properties previously changed from Office & Commercial uses, to an Industrial Classification
	Blocks
	Land Use
	COMMERCIAL FOOD/HOTEL
	LIGHT INDUSTRIAL
	OFFICE
	RAIL INDUSTRIAL
	Streets

  
 N

May 13, 1996

## Specific Plans Land Use

California Commerce  
Center



**ONTARIO CITY COUNCIL**

**RESOLUTION NO. 96-115**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO  
THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN (FILE  
NO. 5007-SPA)**

WHEREAS, an application was submitted by Bombay Partners to approve a Specific Plan Amendment for the property generally located at the southeast corner of Rockefeller Avenue and Wanamaker Street, consisting of approximately 5.56 acres of land, located in the California Commerce Center Specific Plan; and

WHEREAS, the proposed Specific Plan Amendment proposes to allow auto and truck sales as a limited use under the land use designation of Commercial/Food/Hotel, but not the construction of automobile storage lots; and

WHEREAS, the Planning Commission recommended City Council approval of a Negative Declaration for this project. The Commission determined that there will be no significant environmental impacts associated with this project; and

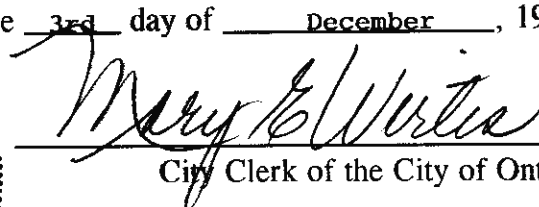
WHEREAS, the Planning Commission held a public hearing on the proposed Specific Plan Amendment on October 22, 1996, for the purpose of reviewing and considering all public testimony; and

WHEREAS, the Planning Commission considered all public comments, the presentation by the Planning Department staff, the staff report, and all other pertinent documents regarding the proposed Specific Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that the proposed Specific Plan Amendment, File No. 5007-SPA is consistent with the Ontario General Plan and California Commerce Center Specific Plan and, therefore, approves the Specific Plan Amendment to allow auto and truck sales as a limited use under the land use designation of Commercial/Food/Hotel.

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I hereby certify that the above resolution was duly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 3rd day of December, 1996.



  
\_\_\_\_\_  
City Clerk of the City of Ontario

WANAMAKER AVENUE



1"=100'

ROCKEFELLER AVENUE

5.566 ACRES

WOODRUFF WAY

ARCO GAS STATION

PROPOSED CARLS JR.

JURUPA STREET

11-0004-01

EXHIBIT "A"

WILLIAMSON & SCHMID  
HUITT-ZOLIARS

1101 S. MILLIKEN AVE., STE. G • ONTARIO, CALIFORNIA 91761 • (909) 380-8400

(File No. 5041-SPA)

**RESOLUTION NO. 97-012**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA APPROVING AN AMENDMENT  
TO THE CALIFORNIA COMMERCE CENTER SPECIFIC  
PLAN**

**WHEREAS**, the Planning Commission of the City of Ontario held a special public hearing on February 11, 1997, to review a proposed amendment to the California Commerce Center Specific Plan; and

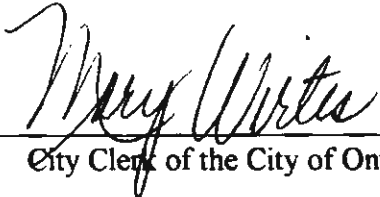
**WHEREAS**, this amendment would delete Commerce Parkway from Jurupa Street to Francis Street; and

**WHEREAS**, the Planning Commission recommended City Council approval of a Negative Declaration which was prepared to address the environmental issues of the project; and

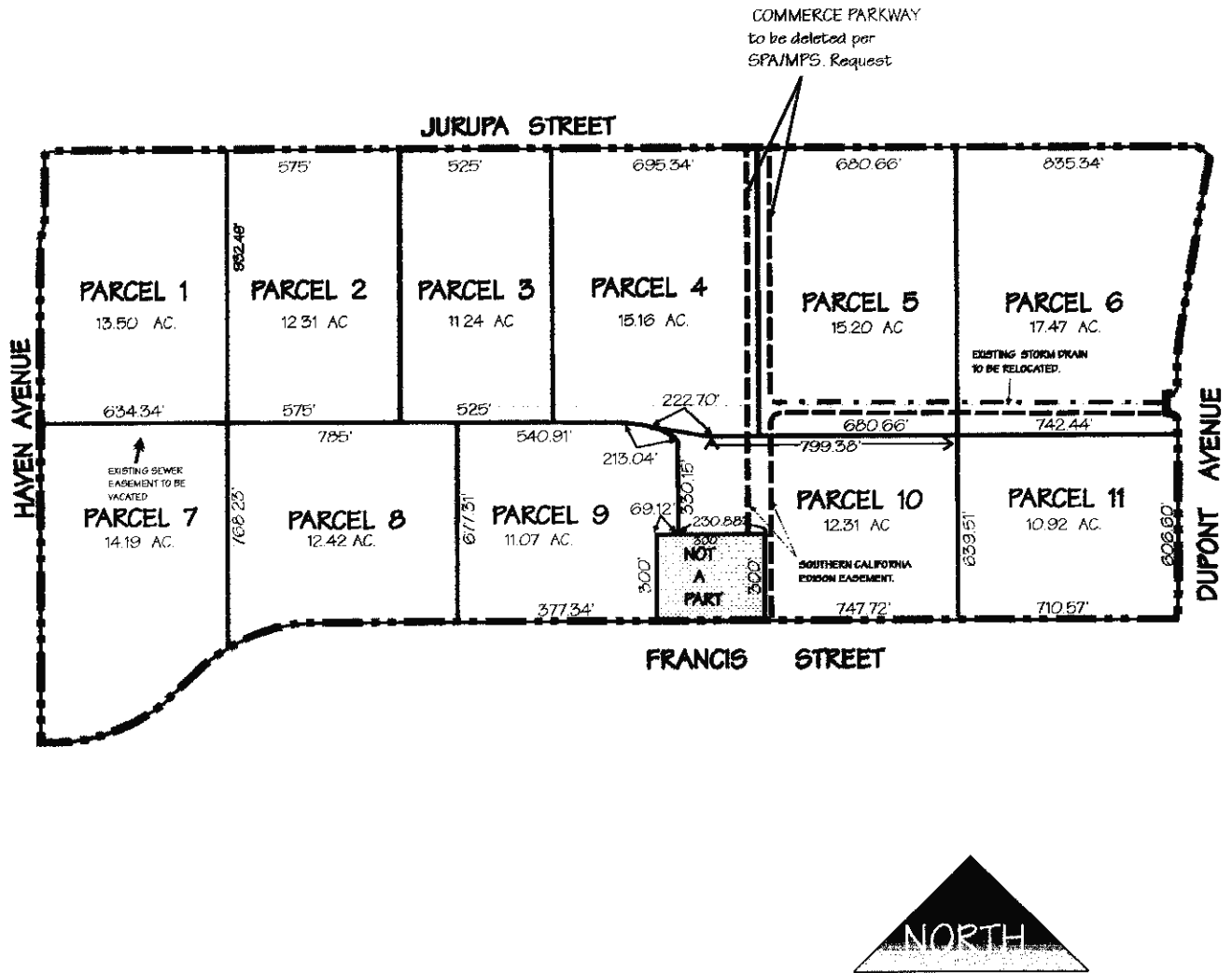
**WHEREAS**, the Specific Plan Amendment must comply with the conditions of approval recommended by the Planning Commission and Development Advisory Board.

**NOW, THEREFORE, BE IT RESOLVED** that Specific Plan Amendment 5041-SPA is hereby approved. on 3-12-97

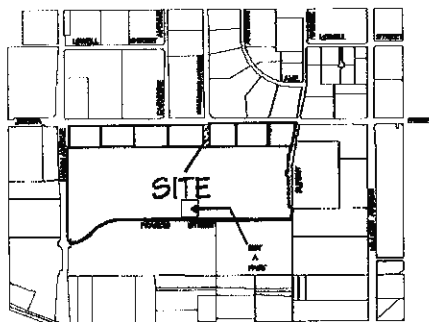


  
\_\_\_\_\_  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT



## VICINITY MAP



## DESCRIPTION

A Specific Plan Amendment to the California Commerce Center Specific Plan and Master Plan of Street Change to allow deletion of Commerce Parkway from Jurupa Street to Francis Street for property generally located at the southeast corner of Haven Avenue and Jurupa Street; submitted by A.T.C. Realty Sixteen File #'s 5041-SPA and MPS-304

(File No. 5036-SPA)

**ONTARIO CITY COUNCIL**

**RESOLUTION NO. 97-021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA APPROVING AN AMENDMENT  
TO THE CALIFORNIA COMMERCE CENTER SPECIFIC  
PLAN**

**WHEREAS**, the Planning Commission of the City of Ontario held a public hearing on February 25, 1997, to review a proposed amendment to the California Commerce Center Specific Plan; and

**WHEREAS**, this amendment provides for a master sign program providing criteria for permanent signs and temporary signs for the Ontario Auto Center, located on the east side of the Ontario (I-15) Freeway between Jurupa Street and McNamara Street, including Penske Honda on the south side of Jurupa Street and Citrus Ford on the west side of the Ontario (I-15) Freeway, north of Jurupa Street; and

**WHEREAS**, the Specific Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 (Existing Facilities) of CEQA; and

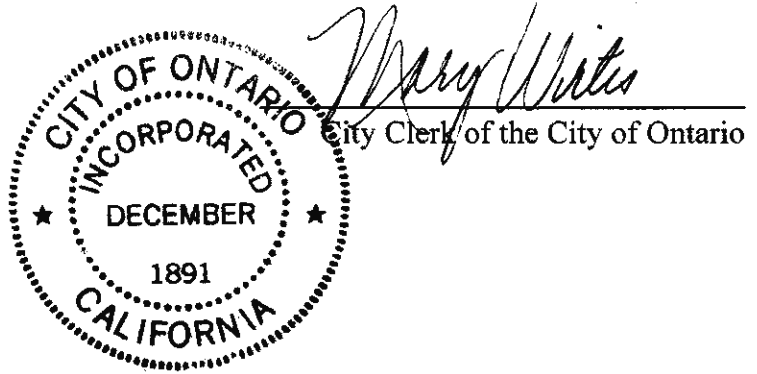
**NOW, THEREFORE, BE IT RESOLVED**, that Specific Plan Amendment 5036-SPA is hereby approved, subject to the following conditions:

1. Exhibit "F" of the Conditions, Covenants and Restrictions (CC&R's) for the Ontario Auto Center shall be amended to include the revised sign program for the Ontario Auto Center as contained within the California Commerce Center Specific Plan, and recorded within 90 days of final adoption of the Specific Plan Amendment (File No. 5036-SPA).
2. Permits shall be obtained for any nonconforming signage or for any illegal signs installed without permits on any dealership site within the Ontario Auto Center, or these signs shall be removed.
3. The sign provisions for the Ontario Auto Center as contained in the California Commerce Center Specific Plan shall apply only to the auto dealers who are members of the Ontario Auto Center Dealers Association.
4. A formal ruling from the Federal Aviation Administration (FAA) shall be received on the use of helium filled balloons in the Ontario Auto Center; all dealers in the Ontario Auto Center shall comply with all applicable requirements of the FAA relative to helium filled balloons.

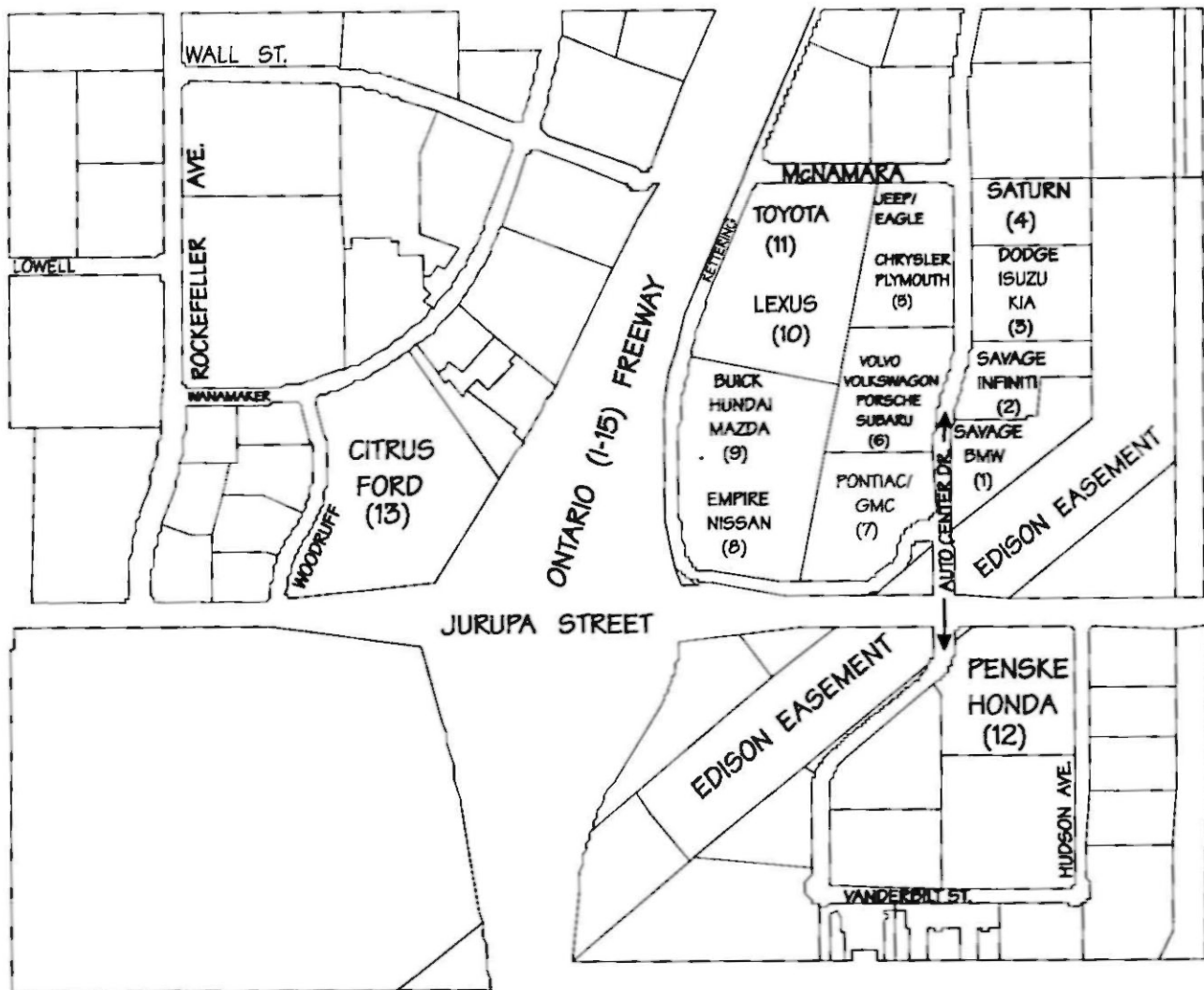
5. The Ontario Auto Center shall be reviewed by the Planning Commission within one year (February 26, 1998) for compliance with all applicable sign regulations.

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I hereby certify that the above resolution was duly adopted by the City Council of the City of Ontario at a regular meeting thereof, held on the 15 day of April, 1997.



# ONTARIO PLANNING DEPARTMENT



NOTE: Number of Dealership Facilities = 13  
Number of Auto Makes = 24



## DESCRIPTION

A Specific Plan Amendment to the California Commerce Center Specific Plan, to include a sign program for the Ontario Auto Center; submitted by Ontario Auto Center Dealers Association.

File # 5036-SPA

(File No. 5073-SPA)

**ONTARIO CITY COUNCIL**

**RESOLUTION NO. 97-051**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ONTARIO, CALIFORNIA RECOMMENDING APPROVAL  
OF FILE NO. 5073-SPA, AN AMENDMENT TO THE  
CALIFORNIA COMMERCE CENTER (CCC) SPECIFIC  
PLAN.**

**WHEREAS**, on the 27th day of May, 1997, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date; and

**WHEREAS**, this amendment applies to two (2) parcels of land for a total of approximately 10.1 acres, located on the south side of Airport Drive between Commerce Parkway and Doubleday Avenue (APNs 21122250-51); and

**WHEREAS**, the Planning Commission recommended City Council approval of a Negative Declaration, which has been prepared in compliance with the California Environmental Quality Act (CEQA); and

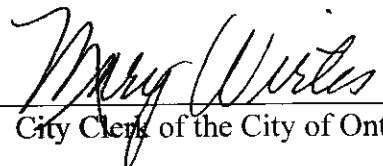
**WHEREAS**, the Specific Plan Amendment must comply with the conditions of approval recommended by the Planning Commission and Development Advisory Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the Specific Plan Amendment (File No. 5073-SPA) is hereby approved.

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I hereby certify that the above resolution was duly adopted by the City Council of the City of Ontario at a regular meeting thereof, held on the 1st day of July, 1997.

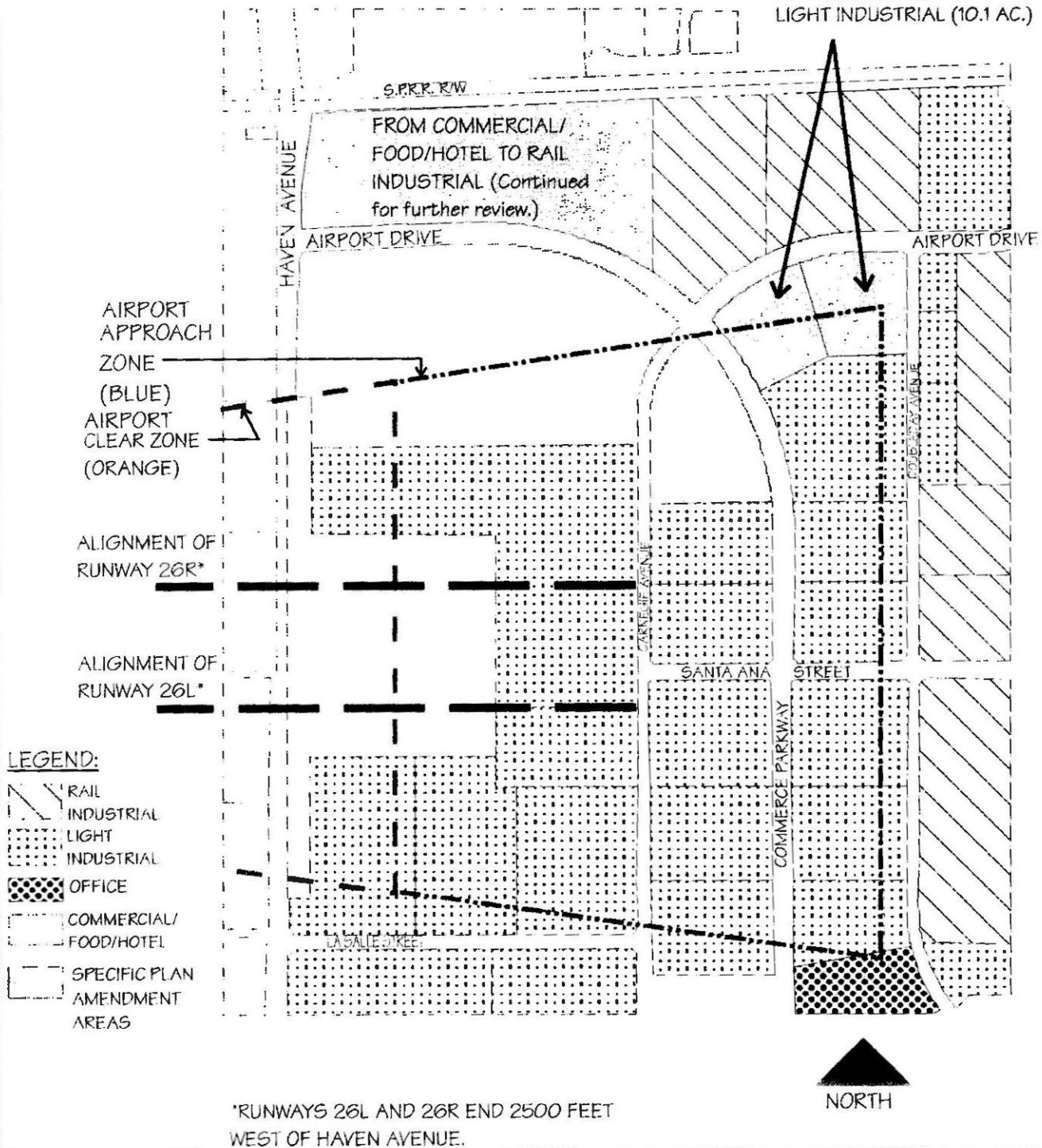


  
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City Clerk of the City of Ontario



# File# 5073-SPA

FROM COMMERCIAL/  
FOOD/HOTEL TO  
LIGHT INDUSTRIAL (10.1 AC.)



An amendment to the California Commerce Center Specific Plan to change 10.1 acres of Commercial/Food/Hotel designated land to Light Industrial. Generally located south of Airport Drive between Commerce Parkway and Doubleday Avenue; Submitted by A.T.C. Realty Sixteen, Inc.

RESOLUTION NO. 98-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. 98-001-SPA, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM "COMMERCIAL/FOOD/HOTEL" TO "RAIL INDUSTRIAL", FOR A 13.78-ACRE SITE IN THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN, LOCATED ON THE NORTH SIDE OF AIRPORT DRIVE, EAST OF HAVEN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 211-222-59.

A. Recitals.

1. Vogel Properties has filed an application for a Specific Plan Amendment, File No. 98-001-SPA, as described in the title of this Resolution. Hereinafter, the subject Specific Plan Amendment request shall be referred to as "the application."

2. On the 23<sup>rd</sup> day of June, 1998, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date. After considering all public testimony, the Planning Commission approved its Resolution No. 98-096 recommending approval of the application to the City Council.

3. On the 18<sup>th</sup> day of August, 1998, the City Council of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing prior to the adoption of this ordinance.

4. All legal prerequisites to the adoption of this Ordinance have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the City Council of the City of Ontario as follows:

1. This Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Council during the above-referenced public hearing on August 18, 1998, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:

a. The application applies to approximately 13.78 acres of land, basically a rectangular configuration, located on the north side of Airport Drive, east of Haven Avenue and is presently vacant. Said property is currently designated as Commercial/Food/Hotel; and

b. The property to the north of the subject site is zoned for and is developed with railroad uses. The properties to the south and west are zoned for commercial uses and are vacant. The property to the east is zoned for and is developed with an industrial building; and

c. This Specific Plan Amendment does not conflict with the Land Use Policies of the General Plan and will provide for development, within the district, in a manner consistent with the General Plan and with related development; and

d. This Specific Plan Amendment does promote the goals and objectives of the Land Use Element of the General Plan; and

e. The application is consistent with the Planned Industrial General Plan designation; and

f. The application would allow industrial development adjacent to existing industrial uses; and

g. The application will not effect the commercial land use designation of the property to the west, which provides a transition to the proposed industrial land use from Haven Avenue, a major arterial; and

h. An environmental assessment has been prepared for the site which indicates that the application will not have a significant impact on the environment or on surrounding properties.

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

a. That the subject property is suitable for the uses permitted in the proposed district in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. That the proposed Specific Plan Amendment would not have significant impacts on the environment nor the surrounding properties; and

c. That the proposed Specific Plan Amendment is in conformance with the General Plan.

4. Based upon the facts and information contained in the proposed Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Negative Declaration based upon the findings as follows:

a. That the Negative Declaration has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the State CEQA guidelines promulgated thereunder; that said Negative Declaration and the Initial Study prepared therefore reflect the independent judgment of the City Council; and, further, this Council has reviewed and considered the information contained in said Negative Declaration with regard to the application.

b. That, based upon the changes and alterations which have been incorporated into the proposed project, no significant adverse environmental effects will occur.

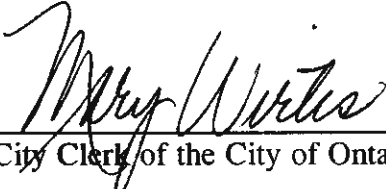
c. Pursuant to the provisions of Section 753.5(c) of Title 14 of the California Code of Regulations, the City Council finds as follows: In considering the record as a whole, the Initial Study and Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Further, based upon substantial evidence contained in the Negative Declaration, the staff reports and exhibits, and the information provided to the City Council during the public hearing, the City Council hereby rebuts the presumption of adverse effect as set forth in Section 753.5(c-1-d) of Title 14 of the California Code of Regulations.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Council hereby approves the Specific Plan Amendment, File No. 98-001-SPA.

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I certify that this Resolution was duly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 18th day of August, 1998.



  
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City Clerk of the City of Ontario

RESOLUTION NO. 2000-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA00-001, A REQUEST TO REDUCE THE MINIMUM LOT SIZE IN THE BUSINESS PARK (BP) AND INDUSTRIAL BUSINESS PARK (IBP) LAND USE DESIGNATIONS FROM 2.5 ACRES TO 1.0 ACRE IN THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

1. PIB Realty Advisors has filed an application for a Specific Plan Amendment, File No. PSPA00-001, as described in the title of this Resolution. Hereinafter, the subject Specific Plan Amendment request shall be referred to as "the application."
2. On the 22<sup>nd</sup> day of February 2000, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date.
3. On the 21<sup>st</sup> day of March 2000, the City Council conducted a duly noticed public hearing on the application and concluded said hearing on that date.
4. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the City Council of the City of Ontario as follows:

1. This Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to the City Council during the public hearing on March 21, 2000, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:
  - a. The application applies to properties generally located south of Mission Boulevard, north of Philadelphia Street, west of Business Parkway, and east of the Cucamonga Creek Flood Control Channel. The properties contain vacant land and industrial buildings. The properties are currently designated as Business Park and Industrial Business Park; and
  - b. The property to the north of the subject site is zoned for industrial uses and is (both vacant and developed with industrial buildings). The property to the south is zoned for industrial uses and is developed with commercial/office and industrial buildings. The property to the east is zoned for industrial development and is developed with industrial buildings. The property to the west (across the flood control channel) is zoned for industrial development and is developed with industrial buildings; and

c. This Specific Plan Amendment does not conflict with the Land Use Policies of the General Plan and will provide for development that is consistent with the General Plan and with related development; and

d. This Specific Plan Amendment does promote the goals and objectives of the Land Use Element of the General Plan; and

e. This Specific Plan Amendment would not be materially injurious or detrimental to the adjacent properties and would not have a significant impact on the environment nor the surrounding properties.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Commission hereby concludes as follows:

a. That the subject properties are designated for the uses permitted in the proposed district in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. That the proposed Specific Plan Amendment would not have significant impacts on the environment nor the surrounding properties; and

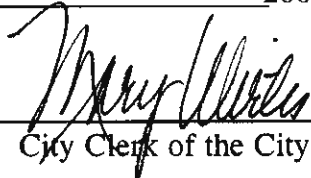
c. That the proposed Specific Plan Amendment is in conformance with the General Plan.

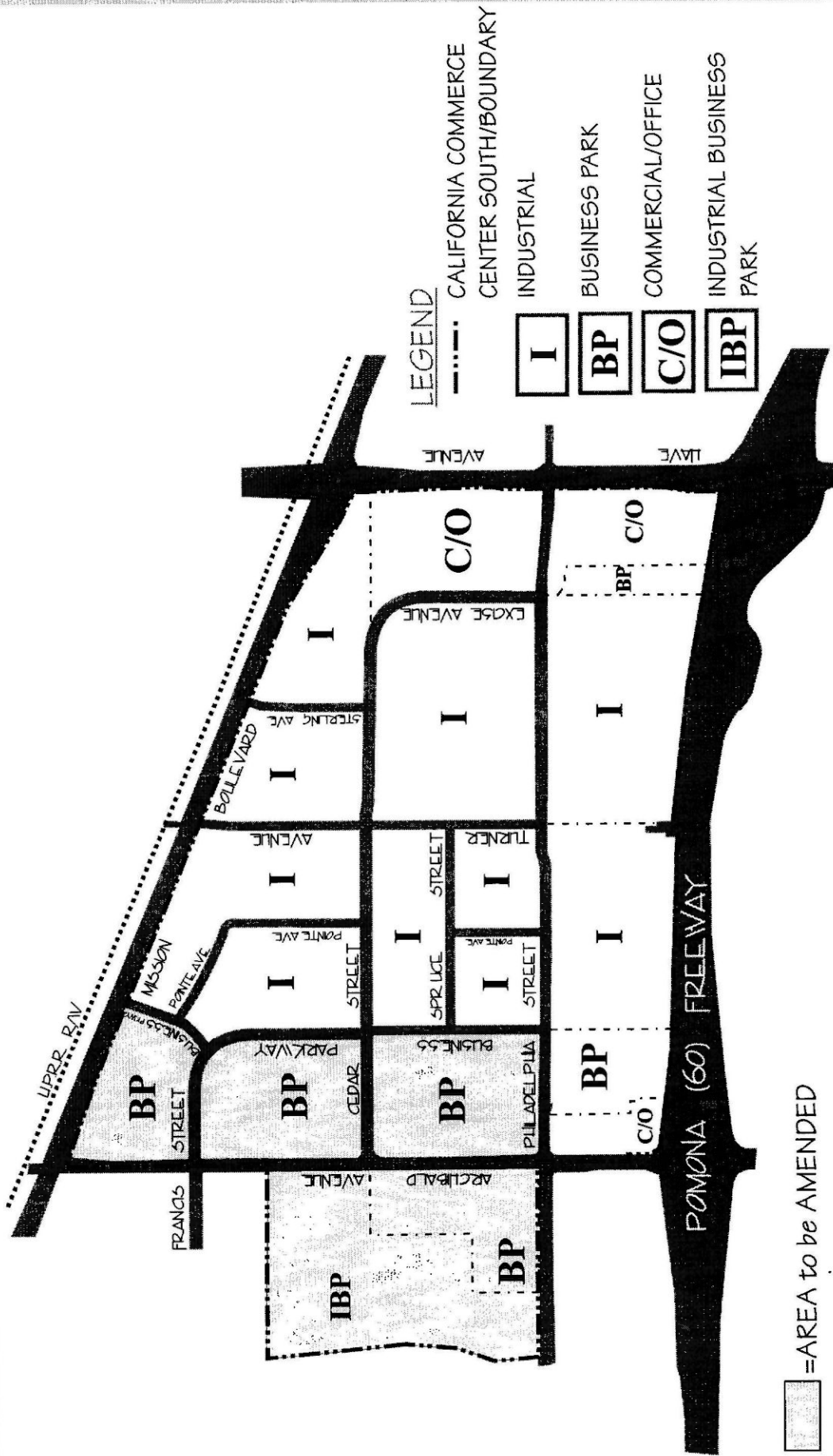
4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this City Council hereby approves this Specific Plan Amendment, File No. PSPA00-001, with the following amendments to the text of the Specific Plan document :

Page IV-39: Minimum Parcel Size: "The minimum parcel size within Business Park and Industrial Business Park areas shall be **one (1.0) acre**, except that parcels less than one (1.0) acre may be permitted subject to approval by the City of Ontario of a Planning Area Plan pursuant to the provisions of Section C-13, Planning Area Plans, of this Specific Plan.

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I certify that this Resolution was duly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 21st day of March 2000.

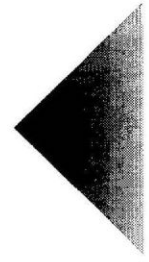


  
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City Clerk of the City of Ontario



A request to amend the California Commerce Center South Specific Plan to reduce the minimum lot size within the Business Park (BP) and Industrial Business Park (IBP) land use designation from 2.5 acres to 1.0 acre; submitted by Ontario Properties LLC.

File#PSPA00-001



NORTH

RESOLUTION NO. 2002-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA02-003, AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN, CHANGING THE LAND USE DESIGNATION ON 3.84 ACRES LOCATED AT THE SOUTHWEST CORNER OF MILLIKEN AVENUE AND AIRPORT DRIVE, FROM COMMERCIAL/FOOD/HOTEL TO LIGHT INDUSTRIAL, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0211-222-10.

A. Recitals.

1. Panattoni Development Company, LLC has filed an application for a Specific Plan Amendment, File No. PSPA02-003, as described in the title of this Resolution. Hereinafter, the subject Specific Plan Amendment request shall be referred to as "the application."

2. On the 25th day of June 2002, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application, concluded said hearing on that date and voted unanimously to recommend that the City Council approve the application

3. On the 16th day of July 2002, the City Council of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date.

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the City Council of the City of Ontario as follows:

1. This City council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this City Council during the above-referenced public hearing on July 16, 2002, including written and oral staff reports, together with public testimony, this City Council hereby specifically finds as follows:

a. The application applies to a rectangular shaped parcel, 3.84 acres in size, located at the southwest corner of Milliken Avenue and Airport Drive, and is presently vacant. Said property is currently designated as Commercial/Food/Hotel; and

b. The property to the north, east, south and west of the subject site is zoned for light industrial land uses. The property to the north is developed with a fast food restaurant, the properties to the east and south are developed with industrial buildings, and the property to the west is vacant; and



c. This Specific Plan Amendment does not conflict with the Land Use Policies of the General Plan and will provide for development, within the district, in a manner consistent with the General Plan and with related development; and

d. This Specific Plan Amendment does promote the goals and objectives of the Land Use Element of the General Plan; and

e. This Specific Plan Amendment would not be materially injurious or detrimental to the adjacent properties and would not have a significant impact on the environment nor the surrounding properties.

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

a. That the subject property is suitable for the uses permitted in the proposed district in terms of access, size and compatibility with existing land use in the surrounding area. Surround properties are zoned and developed with industrial land uses and commercial uses that support the industrial base. The proposed land use change from Commercial/Food/Hotel to Light Industrial is consistent with this established land use pattern in the surrounding area; and

b. That the proposed Specific Plan Amendment would not have significant impacts on the environment nor the surrounding properties, as City staff has completed a thorough review and analysis of the proposed use and its potential to adversely impact the area surrounding the subject site. As a result of this review, certain impacts, and measures to mitigate those impacts to an acceptable level, were identified and incorporated into the project; and

c. That the proposed Specific Plan Amendment is in conformance with the General Plan, which designates the subject site for Planned Industrial land uses and development.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration based upon the findings as follows:

a. That the Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act, as amended, and the State CEQA guidelines promulgated thereunder; that said Mitigated Negative Declaration and the Initial Study prepared therefore reflect the independent judgment of the City Council; and, further, this City Council has reviewed and considered the information contained in said Mitigated Negative Declaration with regard to the application.

b. That based upon the changes and alterations that have been incorporated into the proposed project, no significant adverse environmental effects will occur.


c. Pursuant to the provisions of Section 753.5(c) of Title 14 of the California Code of Regulations, the City Council finds as follows: In considering the record as a whole, the Initial Study and Mitigated Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Further, based upon substantial evidence contained in the Mitigated Negative Declaration, the staff reports and exhibits, and the information provided to the City Council during the public hearing, the City Council hereby rebuts the presumption of adverse effect as set forth in Section 753.5(c-1-d) of Title 14 of the California Code of Regulations.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this City Council hereby approves the Specific Plan Amendment, File No. PSPA02-003.

6. The City Clerk shall certify to the adoption of the Resolution.

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APPROVED AND ADOPTED by the members of the City Council of Ontario this 16th day of July 2002.

  
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City Clerk of the City of Ontario

**RESOLUTION NO. 2006-067**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A SPECIFIC PLAN AMENDMENT, FILE NO. PSPA05-004, CHANGING THE LAND USE DESIGNATION ON 11.5 ACRES WITHIN THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF JURUPA STREET AND AUTO CENTER DRIVE, FROM SOUTHERN CALIFORNIA EDISON CORRIDOR TO LIGHT INDUSTRIAL, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 238-121-15 & 19**

A. Recitals.

1. Borchard Jurupa, LLC, ("Applicant") has filed an application for a Specific Plan Amendment, File No. PSPA05-004, as described in the title of this Resolution. Hereinafter, the subject Specific Plan Amendment shall be referred to as the "Application."

2. On July 17, 2006, the Development Advisory Board of the City of Ontario reviewed the subject Application and recommended the Planning Commission approve the application.

3. On July 25, 2006, the Planning Commission of the City of Ontario conducted a duly noticed public hearing and issued Resolution No. PC06-059, recommending the City Council approve the Application.

4. On August 15, 2006, the City Council of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date.

5. All legal prerequisites to the adoption of this Resolution have occurred.

6. Upon reviewing the Application, the Planning Department expanded the boundary of the general plan amendment to include an approximate 2-acre portion of the Southern California Edison corridor, generally located at the northwesterly corner of Jurupa Street and Auto Center Drive, as the site is outside of the dripline of the existing overhead utility lines and would, therefore, be considered developable property.

B. Resolution.

**NOW, THEREFORE**, it is hereby found, determined, and resolved by the City Council of the City of Ontario, as follows:

1. The City Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the City Council during the above-referenced hearing on August 15, 2006, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. The Application, as submitted by Borchard Jurupa, LLC, applies to property totaling approximately 11.5 acres, generally located on the southwest corner of Jurupa Street and Auto Center Drive (Exhibit "A"), which is presently improved with 500 kV overhead utility lines, owned and operated by Southern California Edison; and

b. The property to the north of the subject site is within the Light Industrial land use district of the California Commerce Center ("CCC") Specific Plan and includes of vacant properties and properties developed with automobile sales lots. The property to the south is within the Light Industrial land use district of the CCC Specific Plan and is developed with industrial land uses. The property to the east is within the Light Industrial land use district of the CCC Specific Plan and is developed with industrial land uses. The property to the west is within the Light Industrial land use district of the CCC Specific Plan and is developed with the I-15 Freeway; and

c. This Specific Plan Amendment does not conflict with the Land Use Policies of the General Plan and will provide for development, within the district, in a manner consistent with the General Plan and with related development; and

d. This Specific Plan Amendment will promote the goals and objectives of the Land Use Element of the General Plan; and

e. This Specific Plan Amendment will not be materially injurious or detrimental to the adjacent properties and will not have a significant impact on the environment or the surrounding properties.

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

a. The subject 11.5-acre property located at the southwesterly corner of Jurupa Street and Auto Center Drive, is suitable for the uses permitted in the proposed district in terms of access, size, and compatibility with existing land use in the surrounding area, as successfully demonstrated in two alternate conceptual site plans submitted in conjunction with the Application; and

b. No plans have been submitted for the 2-acre property located at the northwesterly corner of Jurupa Street and Auto Center Drive and it is not suitable for the uses permitted in the proposed district in terms of access, size, and compatibility with existing land use in the surrounding area, and

c. The proposed Specific Plan Amendment would not have significant impacts on the environment nor the surrounding properties; and

d. The proposed Specific Plan Amendment is in conformance with the General Plan.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Negative Declaration based upon the findings as follows:

a. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act and the State CEQA guidelines promulgated thereunder; that said Mitigated Negative Declaration and the Initial Study prepared therefore reflect the independent judgment of the City Council; and, further, this City Council has reviewed and considered the information contained in said Negative Declaration with regard to the application.

b. Based upon the changes and alterations that have been incorporated into the proposed project, no significant adverse environmental effects will occur.

c. Pursuant to the provisions of Section 753.5(c) of Title 14 of the California Code of Regulations, the Planning Commission finds that in considering the record as a whole, including the Initial Study and Mitigated Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Furthermore, based upon substantial evidence contained in the Mitigated Negative Declaration, the staff reports and exhibits, and the information provided to the City Council during the public hearing, the City Council hereby rebuts the presumption of adverse effect as set forth in Section 753.5(c-1-d) of Title 14 of the California Code of Regulations.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the City Council hereby takes the following actions:

a. The City Council approves and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Application; and

b. The City Council approves a change in the Specific Plan land use designation on approximately 11.5 acres generally located at the southwest corner of Jurupa Street and Auto Center Drive (as depicted on Exhibit A, attached), from Southern California Edison Corridor to Light Industrial, , subject to the following land use restriction: "Allowed land uses on the project site shall be restricted to Retail Auto Center and its ancillary uses, such as repair facilities, except that the project site may be developed with

those other uses allowed within the Light Industrial land use district upon demonstration to the City by the developer that there has not been any interest from motor vehicle dealerships to locate on the property;" and

c. The City Council does not approve a change in the Specific Plan land use designation on approximately 2 acres generally located at the southwest corner of Jurupa Street and Auto Center Drive.

d. The City Council directs staff to make the appropriate changes to the Commerce Center Specific Plan text and maps to effect the herein described Specific Plan Amendment.

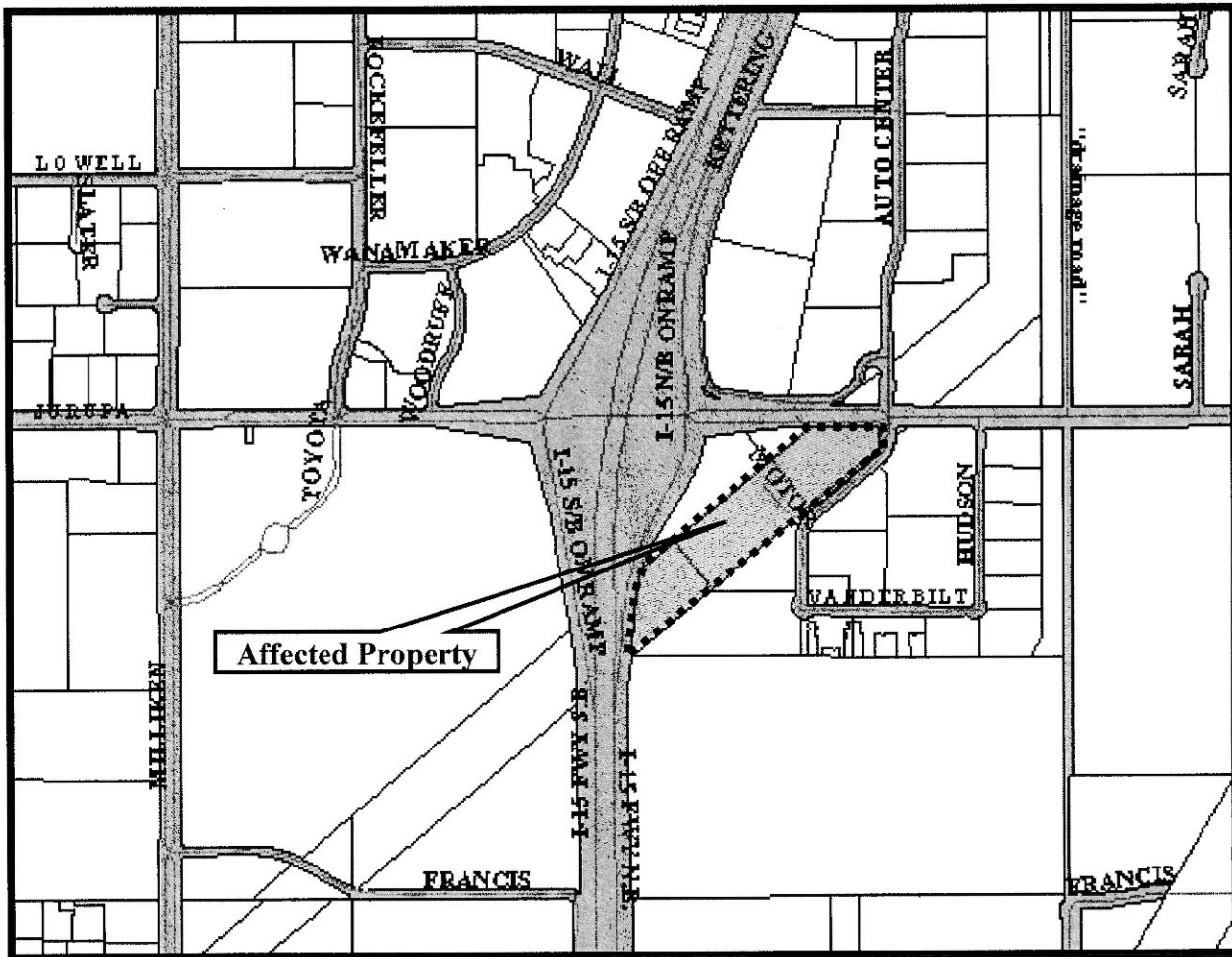
6. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario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

7. 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 E. B Street, Ontario, California 92264. The custodian for these records is the City Clerk of the City of Ontario.

**I HEREBY CERTIFY** that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Ontario, California, at a regular meeting thereof held on the 15<sup>th</sup> day of August, 2006.

  
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City Clerk of the City of Ontario

EXHIBIT "A"—Project Site



**RESOLUTION NO. 2007-054**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA06-006, A SPECIFIC PLAN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN TO MODIFY THE LAND USE DESIGNATION ON APPROXIMATELY 2 ACRES FROM RAIL INDUSTRIAL TO COMMERCIAL/FOOD/HOTEL LOCATED AT THE SOUTHEAST CORNER OF FRANCIS STREET AND HAVEN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 211-281-23**

**WHEREAS**, Ontario Industrial LLC ("Applicant") has filed an Application for the approval of a Specific Plan Amendment, File No. PSPA06-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

**WHEREAS**, the Application applies to property located at the southeast corner of Francis Street and Haven Avenue with a street frontage of 428.2 feet along Francis Street and a street frontage of 236.57 feet along Haven Avenue and has a roughly triangular shape and is presently unimproved; and

**WHEREAS**, the property to the north of the Project site is within the Rail Industrial land use district of the California Commerce Center Specific Plan and is developed with industrial. The property to the south is within the Public Facilities zoning district and is developed with a Landfill. The property to the east is within the Rail industrial land use district of the California Commerce Center Specific Plan and is undeveloped. The property to the west is within the Business Park land use district of the Acco Airport Specific Plan and is developed with office buildings; and

**WHEREAS**, the current land use designation of the subject property is Rail Industrial within the California Commerce Center Specific Plan; and

**WHEREAS**, the Applicant is requesting to modify the land use designation of the subject site to Commercial/Food/Hotel; and

**WHEREAS**, the proposed amendment will facilitate the development of an office building on the subject site; and

**WHEREAS**, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

**WHEREAS**, the environmental impacts of this project were reviewed in conjunction with a Supplement to Environmental Impact Report 81-4; and



**WHEREAS**, on April 16, 2007, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project and recommended the Planning Commission approve the Application; and

**WHEREAS**, on April 24, 2007, the Planning Commission of the City of Ontario conducted a duly noticed hearing and issued Resolution No. PC07-036, recommending the City Council approve the application; and

**WHEREAS**, on May 1, 2007, 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 Resolution have occurred.

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

**SECTION 1.** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Supplement to Environmental Impact Report 81-4 and supporting documentation. Based upon the facts and information contained in the Supplement to Environmental Impact Report 81-4 and supporting documentation, the City Council finds as follows:

a. Based on the entire record before the City Council, all written and oral evidence presented, the City Council of the City of Ontario certifies the Supplemental EIR, adopts a Statement of Overriding Considerations, and approves the associated Mitigation Monitoring Program.

b. Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds the Supplemental EIR complies with CEQA for the following reasons:

The Supplemental EIR analyzes the environmental effects of implementing the development of the California Commerce Center Specific Plan Amendment, and finds that, if the Specific Plan Amendment is adopted and development occurs as proposed by this plan, and with implementation of proposed mitigation measures, the following impacts will still be significant and unavoidable: impacts of both short-term and long-term air quality, and traffic.

**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 specific plan amendment is consistent with the General Plan.

b. The subject property is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use designation and anticipated development.

c. The proposed specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare.

d. The proposed specific plan amendment will maintain the appropriate balance of land uses within the City.

e. The specific plan amendment would not have significant impacts on the environment nor the surrounding properties.

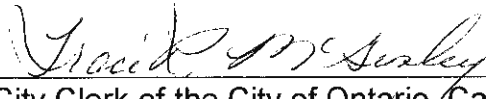
**SECTION 3.** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council approves the Project subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

**SECTION 4.** 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 5.** 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 E. B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 6.** The Secretary shall certify to the adoption of the Resolution.

**I HEREBY CERTIFY** that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Ontario, California, at a regular meeting thereof held on the 1<sup>st</sup> day of May, 2007.

  
\_\_\_\_\_  
City Clerk of the City of Ontario, California

RESOLUTION NO. 2018-098

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA18-002, AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATION ON 2.05 ACRES OF LAND FROM COMMERCIAL/ FOOD/HOTEL TO RAIL INDUSTRIAL, LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND FRANCIS STREET, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0211-281-56.

WHEREAS, SRG Archibald, LLC ("Applicant") has filed an Application for the approval of a Specific Plan Amendment, File No. PSPA18-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies one 2.05 acre undeveloped parcel located at the southeast corner of Haven Avenue and Francis Street; and

WHEREAS, the properties to the north, south, and of the Project site are within the Rail Industrial land use designation of the California Commerce Center Specific Plan and are within the General Plan land use designation of Industrial and are developed with industrial uses. The property to the west is within the Business Park land use designation of the ACCO Business Center Specific Plan and is within the General Plan land use designation of Office Commercial, and is developed with Office Buildings; and

WHEREAS, the Specific Plan Amendment proposes to change the California Commerce Center Specific Plan land use designation from Commercial/Food/Hotel to Rail Industrial for the subject parcel; and

WHEREAS, a related General Plan Amendment (File No. PGPA18-001) is being processed concurrently with this application to change the General Plan land use designation from Office Commercial to Industrial for the parcel; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; 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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on April 24, 2018, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum to The Ontario Plan (TOP) Environmental Impact Report, the initial study, and the Project, and concluded said hearing on that date; and

WHEREAS, the Planning Commission unanimously adopted Resolution No. PC18-052 recommending City Council approval of the Project as presented; and

WHEREAS, on June 19, 2018, the City Council of the City of Ontario conducted a hearing on the project and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on June 19, 2018, the City Council adopted an Addendum to a previous Environmental Impact Report prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of less than significant; and

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

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

**SECTION 1.** *Environmental Determination and Findings.* As the decision making body for the Project, the City Council has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to City Council, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan (TOP) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010 in conjunction with File No. PGPA06-001.

(2) The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "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. This Application introduces no new significant environmental impacts.

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the approving body; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

**SECTION 2. Additional Environmental Review Not Required.** Based on the Addendum, all related information presented to City Council, and the specific findings set forth in Section 1, above, City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 3. *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision making body for the Project, City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not a property in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix (as amended).

**SECTION 4. *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, City Council finds and determines that the Project, when implemented, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5. *Concluding Facts and Reasons.*** 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 through 4, above, the City Council hereby concludes as follows:

(1) The proposed Specific Plan amendment, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan as follows:

**LU2-1 Land Use Decisions.** We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment and Specific Plan Amendment coordinates with the existing industrial uses of the properties to the north, south and east of the subject site and the future development of the project site will be analyzed for quality that is comparable with the surrounding area, which will not increase adverse impacts on the office development to the west.

**LU5-7 ALUCP Consistency with Land Use Regulations.** We comply with state law that required general plans, specific plans and all new development by consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

The proposed General Plan and Specific Plan Amendments are consistent with the adopted Airport Land Use Compatibility Plan for Ontario Airport.

**S4-6 Airport Noise Compatibility.** We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The subject properties are located within the 60 to 65 CNEL Noise Impact area and the proposed industrial land use designation is compatible with the Noise Impact area.

(2) The proposed Specific Plan amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City because the proposed land use is compatible with the land uses in the area.

(3) The proposed Specific Plan amendment will not adversely affect the harmonious relationship with adjacent properties and land uses because the surrounding properties to the north south and east have the same land use designation and the allowed use of the property will be similar to other properties in the area.

(4) The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the requested land use change to Rail Industrial and to the anticipated future development with industrial uses.

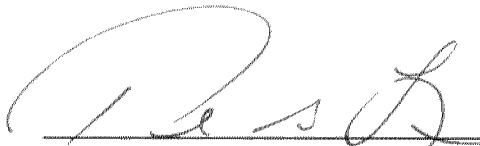
**SECTION 6. City Council Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, City Council hereby APPROVES the herein described Application, as detailed in "Exhibit A" attached hereto, and incorporated herein by this reference.

**SECTION 7. Indemnification.** 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 8. 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 9. Certification to Adoption.** The City Clerk shall certify to the adoption of the Resolution.

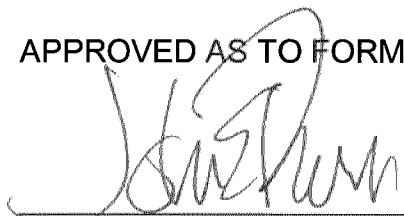
PASSED, APPROVED, AND ADOPTED this 19<sup>th</sup> day of June 2018.

  
\_\_\_\_\_  
PAUL S. LEON, MAYOR

ATTEST:

  
\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
BEST BEST & KRIEGER LLP  
CITY ATTORNEY

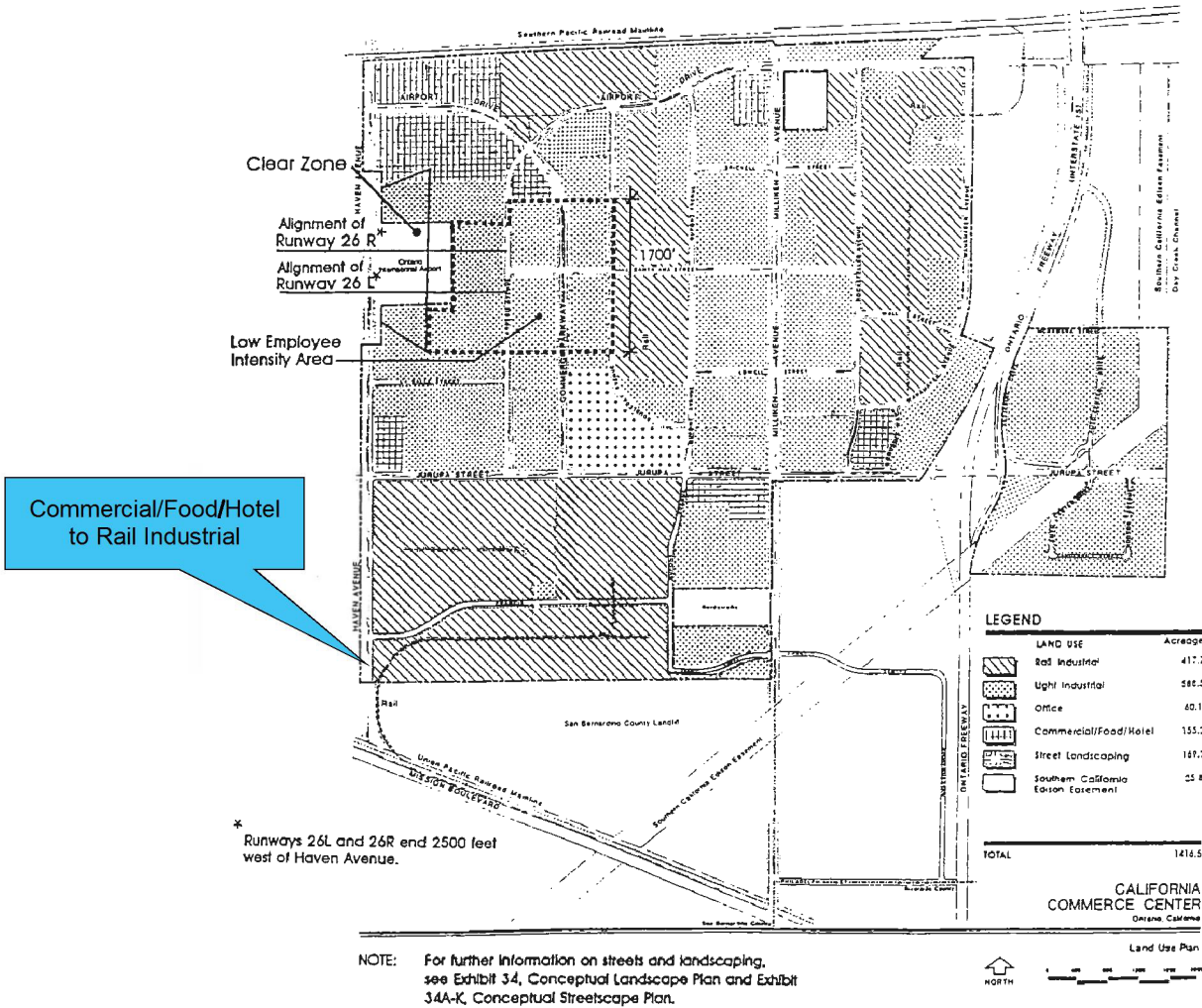




# Exhibit A PSPA18-002 California Commerce Center Specific Plan Amendment

EXHIBIT 17

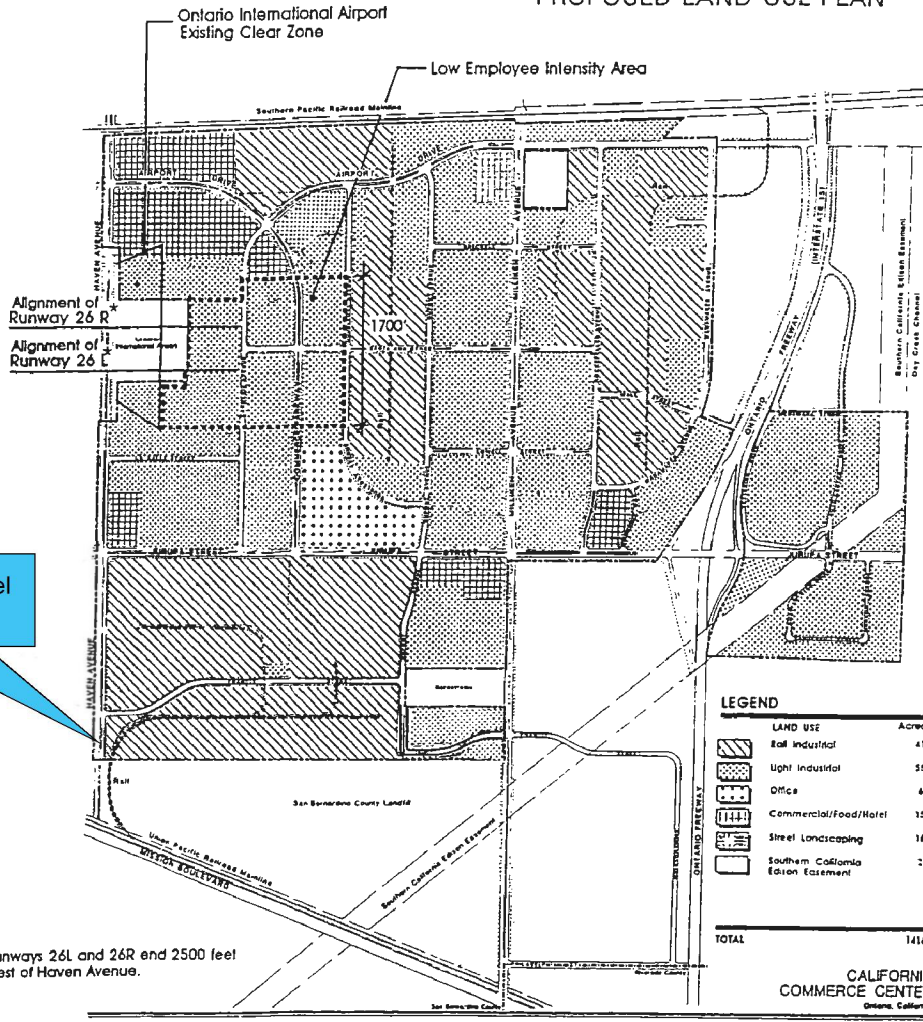
LAND USE PLAN



**Exhibit A (cont.)  
PSPA18-002  
California Commerce Center Specific Plan Amendment**

EXHIBIT 17A

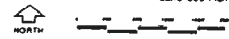
**AIRPORT RELATED ALTERNATIVE  
PROPOSED LAND USE PLAN**



Commercial/Food/Hotel  
to Rail Industrial

\* Runways 26L and 26R end 2500 feet west of Haven Avenue.

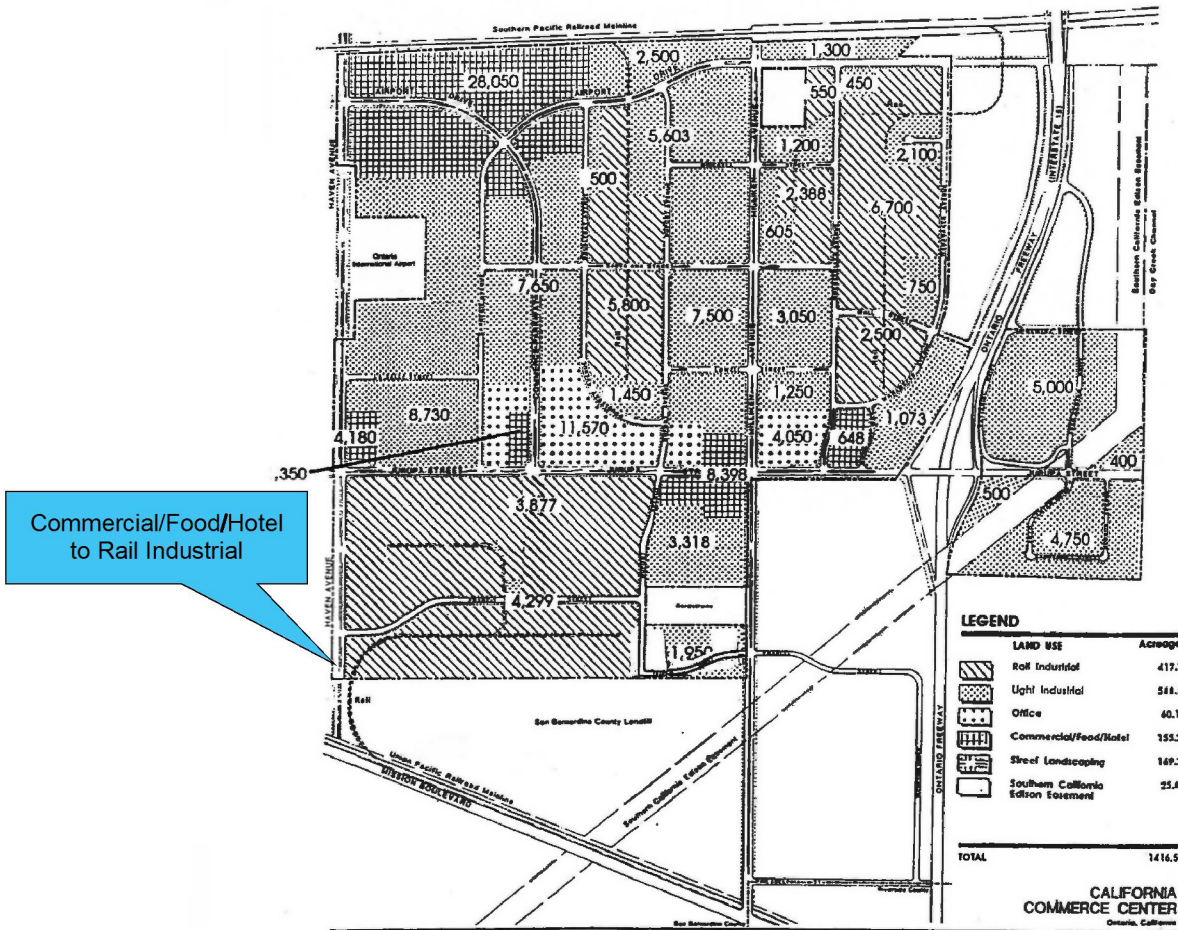
NOTE: For further information on streets and landscaping, see exhibit 34, Conceptual Landscape Plan and 34A-K.



**Exhibit A (cont.)  
PSPA18-002  
California Commerce Center Specific Plan Amendment**

EXHIBIT 20

**DAILY TRIP GENERATION  
(By Project Site Sub Area)**



SOURCE: Updated January, 1991, based on trip generation factors provided by Donald Fischer and Associates.

NOTE: For further information on streets and landscaping, see Exhibit 34, Conceptual Landscape Plan and 34A-K.

For current land use, see exhibit 17.

Exhibit A (cont.)  
PSPA18-002  
California Commerce Center Specific Plan Amendment

