

INTRODUCTION

SPECIFIC PLAN AREA

Regional Location

The California Commerce Center North (CCCN)/Ontario Gateway Plaza/Wagner Properties Specific Plan encompasses approximately 251 acres of land in Southern California, and is located in the southwest corner of San Bernardino County within the City of Ontario. This area is part of the Chino Basin, which is formed by the San Bernardino Mountains, the Jurupa Hills, and the Santa Ana Mountains, and is separated on the west from the Los Angeles Basin by the San Jose Hills.

The project site is centrally located in Southern California, approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles northeast of Orange County. Neighboring cities include Rancho Cucamonga, Upland, Fontana, Chino, and Montclair (see Figure I-1, Regional Location).

Area Location

California Commerce Center North/Ontario Gateway Plaza/Wagner Properties is located in the northeastern portion of the City of Ontario, northeast of the Ontario International Airport. The site is generally bounded by Fourth Street to the north, Milliken Avenue to the west, the Ontario Freeway (Interstate 15) to the east, and the San Bernardino Freeway (Interstate 10) to the south (see Figures I-2, I-3).

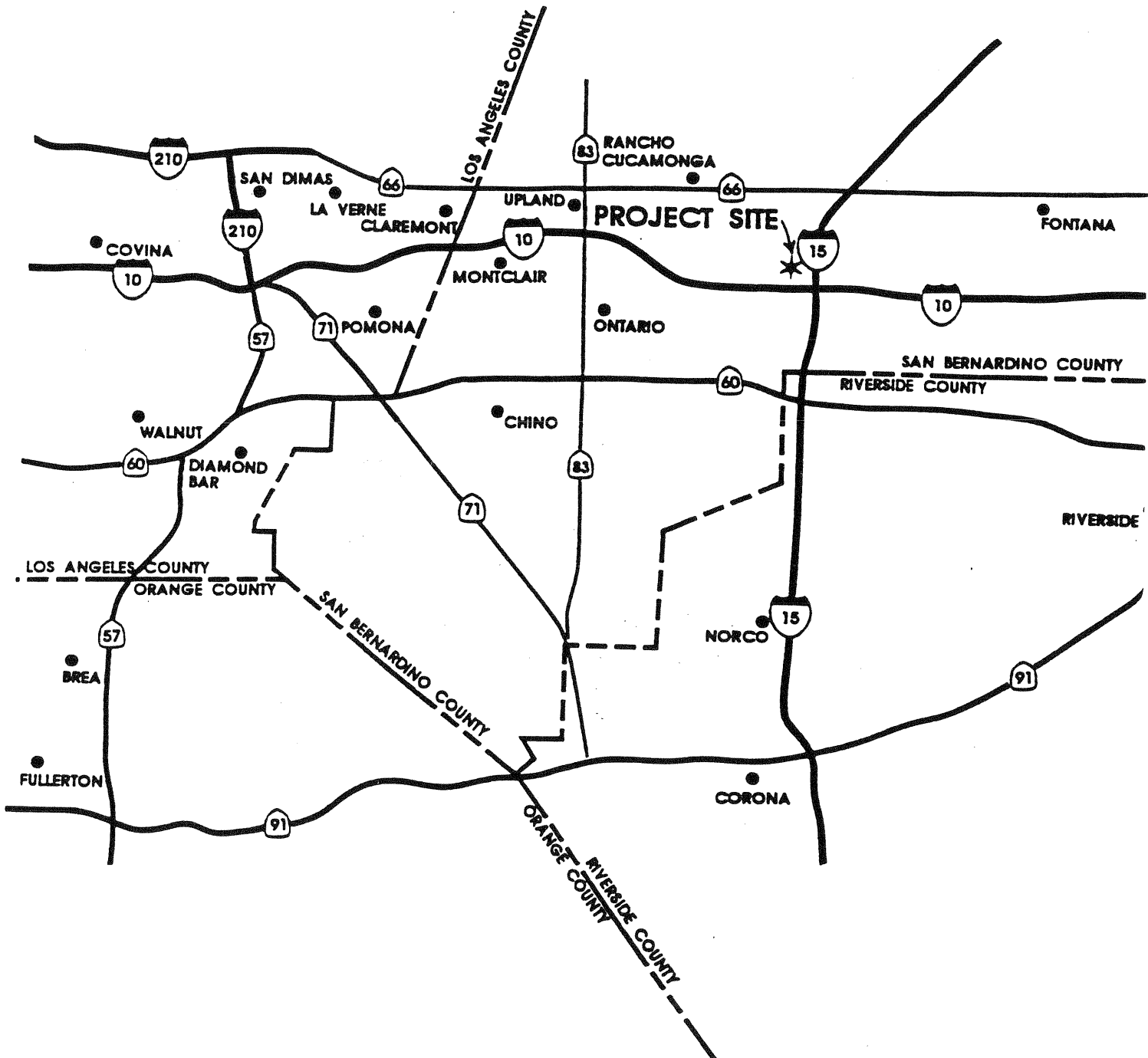
PURPOSE OF THE SPECIFIC PLAN

The CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan is intended to ensure responsible, integrated development for three separate projects (California Commerce Center North [CCCN], Ontario Gateway Plaza, and the Wagner Properties) through the establishment of consistent development and design regulations and guidelines, as well as implementation programs, which are based upon a comprehensive land use planning approach. The Specific Plan, when adopted by City legislative action, will constitute the legally established zoning and development regulations, standards, and guidelines for properties within the Specific Plan area. Future development plans, tentative parcel maps and/or tract maps submitted within the Specific Plan area must be consistent with the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan's development regulations and other City regulations in order to obtain approval. This document fulfills the specific plan requirements of the City of Ontario Municipal Code and the State of California.

September 8, 1992

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

**SPECIFIC PLAN
REGIONAL LOCATION**



SOURCE: PLANNING NETWORK, 1991.

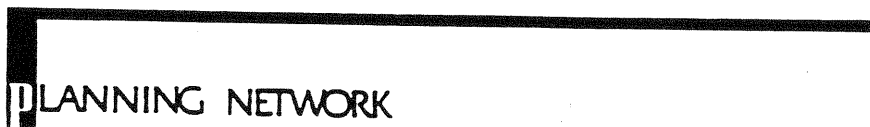
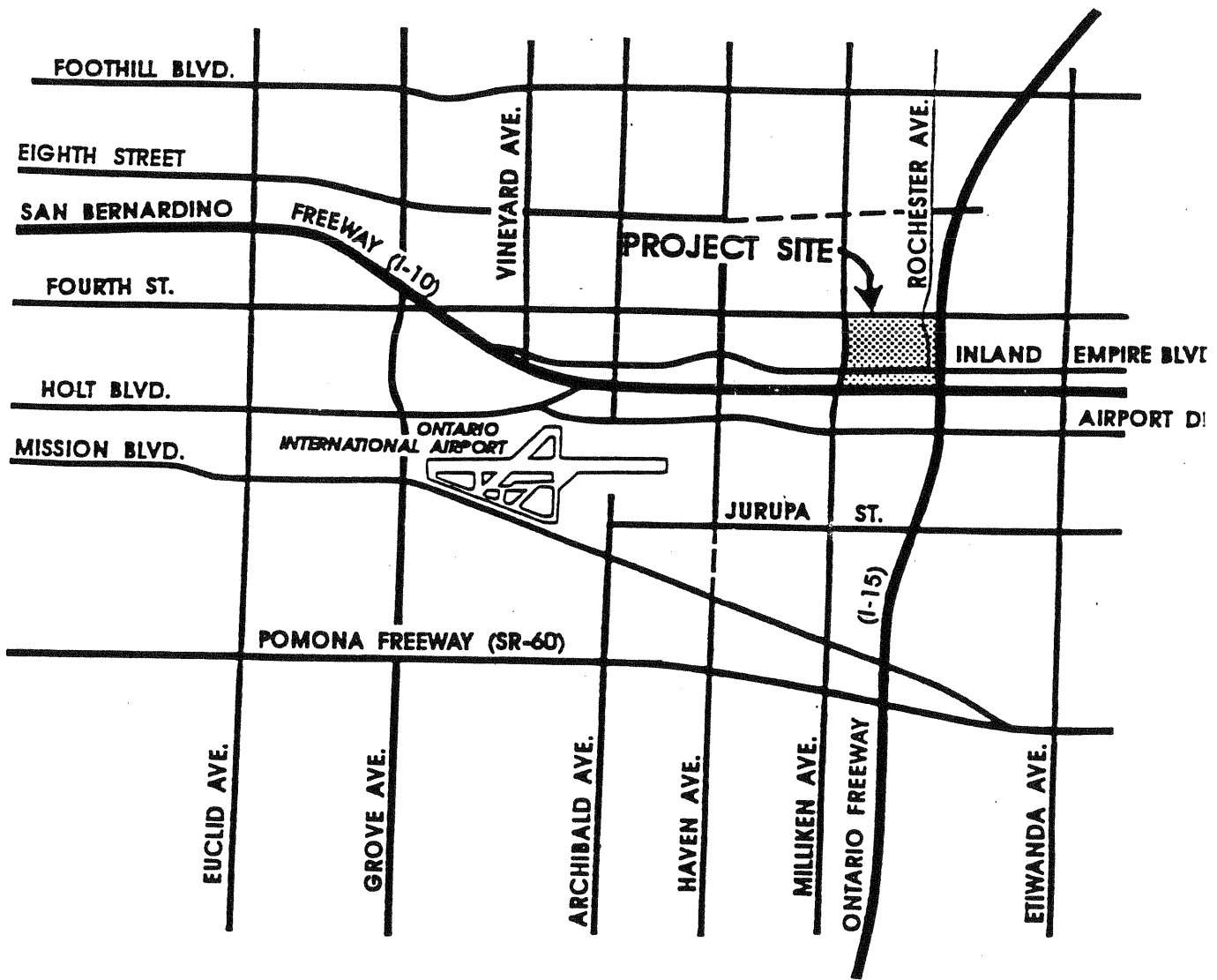


FIGURE I-1

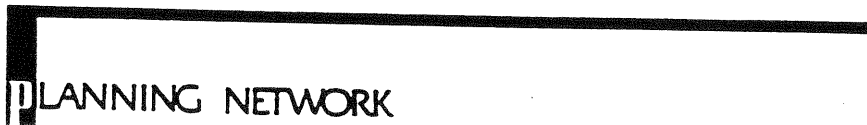
**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

**SPECIFIC PLAN
AREA LOCATION**



SOURCE: PLANNING NETWORK, 1991.

FIGURE 1-2



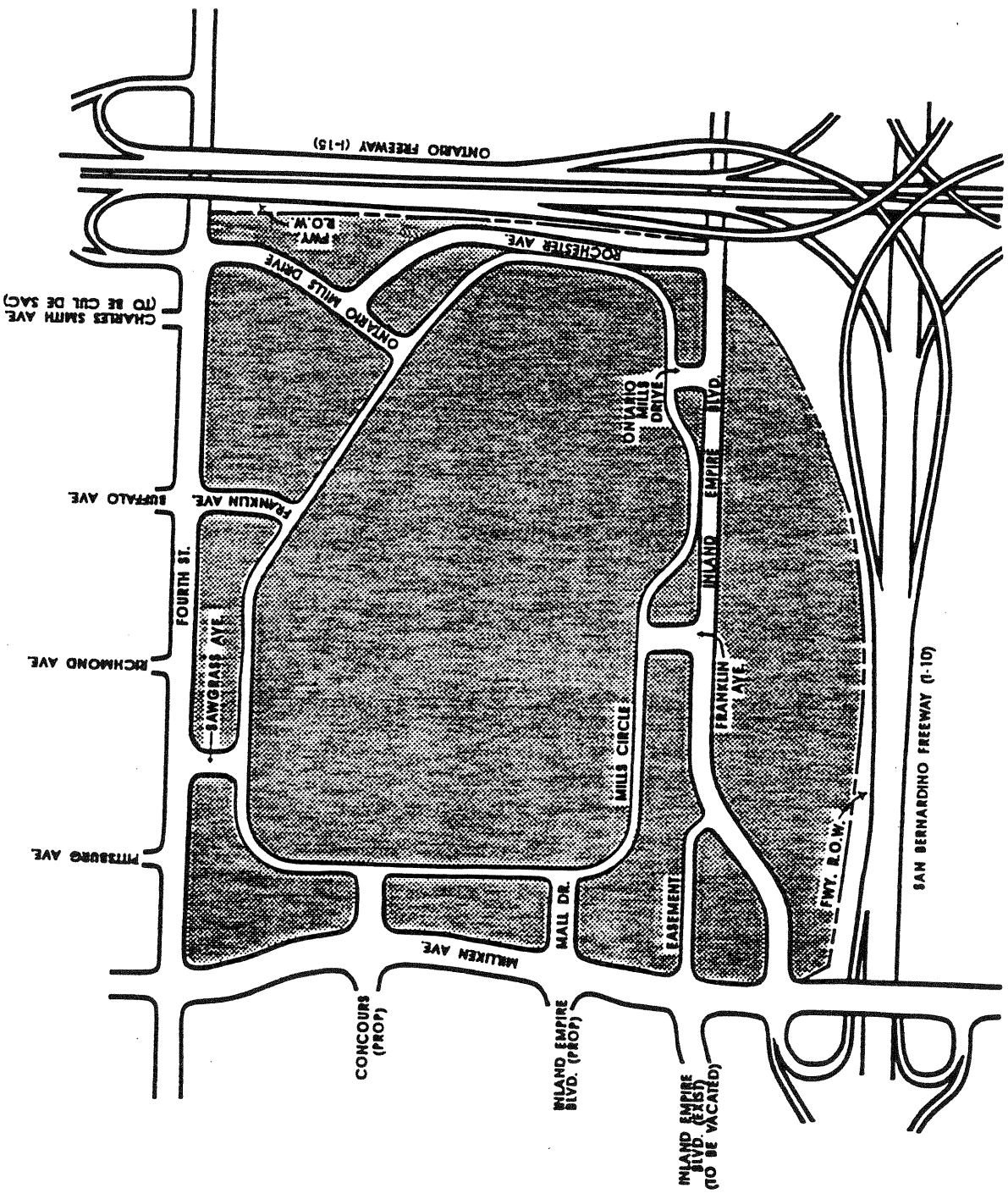


**CALIFORNIA
COMMERCE
CENTER NORTH**
GATEWAY PLAZA
WAGNER PROPERTIES
SPECIFIC PLAN
PROJECT SITE

LEGEND



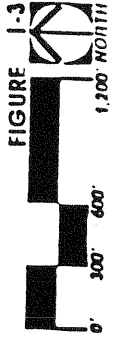
PROJECT SITE AREA



SOURCE: PLANNING NETWORK, 1991.



PLANNING NETWORK



INTRODUCTION

OPPORTUNITIES AND OBJECTIVES

Specific Plan Opportunities

The program objective of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan is to consolidate a multi-owner development area and plan it for the eventual development of a regional commercial center surrounded by retail, offices, and support commercial uses. The Specific Plan document has been prepared to address land use, circulation, infrastructure, image enhancement, and maintenance concepts.

The following describes the land use and development opportunities affecting the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. The Specific Plan is intended to capitalize on these opportunities.

Land Use Opportunities

The Specific Plan area is essentially undeveloped except for existing agricultural uses, a truck stop, a drainage swale, and the remains of a parking lot. Thus, it is ideal for master planning and defining land use patterns.

The Specific Plan area encompasses the holdings of five individual landowners, each of whom has different development objectives (see Figure II-2). The Specific Plan, when adopted, will allow these property owners to develop in accordance with their individual objectives, while still maintaining a cohesive development program for the entire Specific Plan area.

With the development of value-oriented regional shopping centers in the outlying areas around Ontario, there now seems to be a demand for such a development in the local area.

Current City zoning development standards are directed toward neighborhood and community commercial centers, and do not address the particular needs of a regional commercial center. Recognizing this deficiency, this Specific Plan will provide zoning and development standards directed towards a regional scale commercial center.

With the site's location at the interchange of two freeways, frontage on major arterials, and the proximity of the Ontario International Airport, regional commercial and office and support commercial uses will have the opportunity to take advantage of a unique setting.

The development of a value-oriented regional shopping center will create a market and setting within which office and support commercial uses can thrive.

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With the site's location at the entrance to the City of Ontario, the development of the regional shopping center and office and support commercial uses will serve as a recognizable landmark for the City of Ontario as well as the Inland Empire region.

Land Use Objectives and Concepts

1. Regional Commercial
 - a. Create regional commercial development standards that will not only provide for development of a value-oriented retail environment, but will also create a visual landmark for the region.
 - (1) Develop a value-oriented regional shopping center that will provide a visually stimulating and unique shopping experience.
 - (2) Emphasize a creative use of building materials, architectural features, landscape architecture, and signage to attract people to the area.
 - (3) Create a regional shopping facility that will serve as a major tourist destination, as well as a major employment center.
 - (4) Take advantage of high traffic volumes along Interstate 10, Interstate 15, and major arterials by emphasizing the visibility of commercial uses from these routes and by creating a legible circulation system that will provide adequate access to individual uses.
 - (5) Establish a development program that will contribute to a strong, positive image for the City of Ontario.
 - (6) Create a project that reflects sound technical and fiscal planning that will significantly enhance the City visually and economically, attracting a new market base.
2. Commercial/Office Land Uses
 - a. Capture retail and office opportunities by utilizing the high traffic volumes along Interstate 10, Interstate 15, and local arterials, as well as by utilizing the visibility and notoriety of a unique regional commercial center.

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- (1) Emphasize a combination of sales tax generating uses and high value uses along freeway frontages and major arterials.
 - (2) Emphasize development of support commercial services with a focus toward the regional commercial center.
- b. Ensure the availability of such commercial services as are necessary to support development of a major employment center.
- (1) Encourage development of those support commercial activities which are appropriate to the setting of a major employment area, avoiding those uses which primarily serve local residential areas.
 - (2) Encourage mixed-use settings wherein office and commercial workers will have convenient personal and business support services close at hand.
 - (3) Provide adequate and convenient vehicular and pedestrian access from employment areas to commercial use centers.
- c. Strengthen the diversity of Ontario's employment base and improve the City's "jobs-to-housing" balance by providing a commercial area that creates administrative, professional, clerical, and white collar technical jobs.
- (1) Encourage the development of office uses along major arterials.
 - (2) Encourage office development within a mixed-use setting surrounding the regional commercial area.

Development Concepts

The design program for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan is based on providing identity, diversity, and structure. Each of these principles will be applied at three scales: *Project, District, and Sector.*

The *Project* scale includes the total entity of CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan. The *District* scale, is a spatial segment within the project, encompassing a specific set of activities. Districts within the project are outlined by location (i.e. interior, freeway frontage). The smallest scale in the hierarchy is the *Sector* scale. The Sector is an entity within a District. A Sector could be a particular development within the commercial/office portion of the project or within the regional shopping center area.

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District 1 is the Regional Commercial Center District encompassing Sectors A through D, as well as Sector N. This area is comprised of regional commercial and supporting land uses. District 2 is the Freeway Frontage District, encompassing Sectors E through F. District 2 is planned for retail/office land uses. District 3 is the Milliken Avenue/Fourth Street Frontage, encompassing Sectors H through K, and is planned for commercial/office land uses. District 4 is the Wagner Properties District, encompassing Sectors G through M. District 4 is planned for commercial/office land uses. Within the aforementioned Districts, development will include a unique, value-oriented regional shopping center, surrounded by office and/or support commercial uses. For a more detailed land use description of each District and Sector, refer to the Land Use Plan, Table III-1, and Figure III-1 in the Physical Development portion of this document.

As is implied by this discussion, design for each of the scale units is a unique exercise of its own. It is the purpose of this document to apply the principles of identity, diversity, and structure at the project scale. The CCCN/Ontario Gateway Plaza/ Wagner Properties Specific Plan also provides development regulations, guidelines, criteria, and graphic examples for application of these principles at the District and Sector scales to be employed as more detailed planning occurs.

AUTHORITY

The CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan has been prepared in accordance with California Government Code Section 65450, et. al., and applicable ordinances of the City of Ontario, and will constitute the zoning for the project site. Land use standards and regulations contained in this document shall govern all areas within the project. A legal description of the project boundaries is included in the Appendices of this document.

VALIDITY

The CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan is intended to implement the provisions of the City of Ontario General Plan. In addition, the Specific Plan is intended to supplement the provisions of the Ontario Zoning Ordinance. In the event of conflict between the provisions of this document and other City development regulations, the provisions of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan shall apply. All provisions of the Ontario Zoning Ordinance, not modified by this Specific Plan, shall apply.

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PLAN ORGANIZATION

The CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan provides a framework for development of the Specific Plan area. The plan provides guidance for the review of development proposals at the parcel map and site plan approval stages, and is the fundamental reference for determining permitted uses, intensity of use, and development standards and guidelines. Overall, the Specific Plan provides the framework within which individual development projects must work if the entire Specific Plan area is to function as an integrated entity.

The Specific Plan defines project objectives, as well as regulations, guidelines, concepts, and requirements for development of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan. The Specific Plan is organized as follows:

Introduction: Section I of the Specific Plan gives the location of the Specific Plan, provides background regarding the opportunities and objectives of the Specific Plan and project concepts, as well as information regarding the purpose, legal authority, and validity of the Specific Plan.

Existing Setting: Section II of the Specific Plan provides a summary of existing conditions affecting the future development of the Specific Plan area including physical, environmental, and public facilities and services factors.

Physical Development: Section III describes the several interrelated plans which describe the manner in which the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan is to be developed.

Land Use Plan: includes the overall structure of land uses proposed within the Specific Plan area.

Circulation and Transportation Plan: describes circulation and transportation concepts and major components including vehicular, bicycle, and pedestrian circulation and public transportation.

Transportation Demand Management: describes programs and requirements to reduce the number of vehicle trips which will result from implementation of this Specific Plan.

Infrastructure and Public Services: detail plans for water, wastewater, storm drains, and public utilities.

Community Facilities: detail plans for fire and police services, solid waste collection and disposal, and public utilities.

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Image Enhancement Plan: Section IV details various image enhancement components including urban design guidelines, landscape guidelines, sign regulations, lighting criteria, and maintenance responsibilities.

Development Regulations: Section V includes general zoning regulations; permitted uses; general development standards (minimum parcel sizes, building height limits, landscaping, parking, loading, and outdoor storage requirements); and specific use development standards.

Administration: Section VI describes the manner in which the Specific Plan will be implemented, including processing of individual developments and procedures for amending the Specific Plan. Major components of this Section include:

Development Approval Process: describes process for approvals subsequent to that of the Specific Plan leading to actual construction.

Substantial Conformance: defines the parameters for flexibility in the implementation of this Specific Plan.

Specific Plan Amendments: identifies procedures for formal amendments to this Specific Plan.

Traffic Monitoring: describes the manner in which development within the Specific Plan area will be tied to traffic improvements.

EIR Mitigation Measures Implementation: identifies the manner in which mitigation measures included in the project EIR have been included in this Specific Plan.

Definitions: Section VII includes definitions of terms used throughout the Specific Plan document.