

## V. IMPLEMENTATION

### A. Phasing

The phasing of Mountain Village will take many years, and a specific schedule is not established yet. Much of the timing for development depends on future market forces. Following is a brief overview of phasing of roadway improvements and various plan components based on information from the City of Ontario Engineering Department.

#### *Phase I*

**Freeway Interchange & Mountain Avenue.** Mountain Avenue will undergo several planned improvements to accommodate traffic volumes generated by proposed development. Streetscape illustrations for Mountain Avenue are provided in Section III - Guidelines for Development (see Pages 58-61). Following is a list of Phase I improvements to Mountain Avenue:

- The Mountain Avenue - San Bernardino Freeway interchange is slated for reconstruction in the Fall of 1997 and should be completed by 2000;
- Widening of Mountain Avenue between the I-10 freeway interchange (HOV project) to the point where it narrows to its current cross-section approximately 200 feet south of Sixth Street;
- Widening of southwest corner of Mountain Avenue and Sixth Street;
- Modification of southeast corner of Mountain Avenue and Sixth Street;

- Landscape improvements including parkways and a landscape median between the I-10 Freeway and Sixth Street;
- New traffic signal for the Mountain Avenue - Sixth Street intersection.

**Sixth Street.** Sixth Street will also undergo improvements to accommodate proposed developments in the Entertainment District and the Sixth Street District. The widening and improvement of Sixth Street will occur concurrently with the redevelopment of parcels that abut it. The additional right-of-way will occur on the north side of the street, and the south side will remain the same. Streetscape diagrams for Sixth Street are provided on pages 62-65. Improvements to Sixth Street will likely occur at the same time improvements are accomplished for Phase I improvements to Mountain Avenue, for the segment between the Freeway and Sixth Street.

**Main Street (north of Sixth Street).** Main Street will be an important catalyst for redevelopment within the Entertainment District and the Main Street District. Phase I will include the construction of Main Street north of Sixth Street within the Entertainment District. The right-of-way for Main Street will be 47.5-foot wide. Streetscape diagrams for Main Street are provided on pages 66-67.

#### *Phase II*

**Main Street (south of Sixth Street).** Main Street south of Sixth Street should be put in place concurrent with redevelopment of parcels abutting the street within the Main Street District. As indicated in the schematic plans for Main Street, installation of the sidewalk on the west side of the street may follow this initial phase so as to

maintain the basic configuration of the existing parking lot through which Main Street will run. When the area west of Main Street is redeveloped, the sidewalk should be put in place, along with the small plaza just south of the Covington & Crowe office building (see Pages 66, 67 and 78).

**Hawthorne Street Extension.** Similar to Main Street, the right-of-way for the Hawthorne Street extension will be 47.5 feet wide. The street will include a 6' sidewalk constructed only on the north side. Hawthorne Street extension improvements should occur concurrent with initial Main Street improvements, within the Main Street District (see Pages 68-69).

#### *Phase III*

**Mountain Avenue (south) & Fifth Street.** The right-of-way for the west side of Mountain Avenue south of Sixth Street will be dedicated concurrent with proposed redevelopment efforts along this segment. Planting of additional street trees and landscaping along Mountain Avenue and Fifth Street, where its existing cross-section will remain, should occur near the time Main Street's initial phase is completed (see Pages 60-70, Figure 45). This segment of Mountain Avenue will be widened concurrent with on-site improvements proposed for the Target Center.

#### *Phase IV*

**Residential District.** Streetscape improvements to Dahlia and Elderberry Courts should be made as the properties that abut it are redeveloped. Land for the park and street connection proposed at the northern edge of this district should be set aside as redevelopment occurs, with the installation of the new street and park landscaping

occurring when all land for the park and street has been obtained and when development of the whole residential district is largely underway (see Pages 106-107).

## **B. Amendments to the Specific Plan**

Specific Plan Amendments require review and approval by the City of Ontario Development Advisory Board (DAB), Planning Commission and City Council. Amendments are governed by Section 65500 of the California Government Code, which specifies notification, public hearing and similar requirements. In addition, all Specific Plan amendments shall adhere to all submittal requirements established by the City of Ontario.

## **C. Minor Adjustments in Substantial Conformance to the Specific Plan**

The purpose of the substantial conformance process is to provide a mechanism to allow flexibility in development of the Specific Plan Area by permitting minor modifications of up to 10% in the development regulations, excepting permitted uses, building heights and maximum development intensities. This procedure is intended to provide a simplified means of considering minor adjustments from certain development standards and guidelines set forth in the Specific Plan which are found to be in substantial conformance with the general intent of this Specific Plan, and which are not detrimental to the public health, safety or welfare. The Development Director has the authority to review and approve minor adjustments in the development

regulations and guidelines if such adjustments are consistent with the goals and intent of the Specific Plan.

## **D. Review of Site Development Plans, and Subdivisions**

All proposed development and redevelopment of existing structures shall be subject to review and approval of a site development plan by the Development Advisory Board. Applications for development plans and subdivision maps shall conform to the requirements of the City of Ontario Planning Department. Figure 86 depicts required steps for the development review process for site plans and subdivisions and construction drawings.

Each project within the Specific Plan Area shall be subject to environmental review per the requirements of the California Environmental Quality Act (CEQA). A notice of intent shall be filed with each application submitted to the City of Ontario and an initial study shall be prepared if required by CEQA.

## **E. Public & Private Responsibilities**

Specific maintenance responsibilities are assigned to various legal entities within the planning area. Responsibilities for installation and maintenance of publicly accessible streets, parks and plazas are likely to be defined as part of development agreements between developers and the Redevelopment Agency.

Generally, all facilities located within public rights-of-ways or on public property will be

maintained by the public jurisdiction having a controlling interest in the property or right-of-way. Facilities located on private property are likely to be maintained by the individual property owner or property owners' association. One exception to this general rule is that private owners and/or an owners' association will likely be responsible for maintaining improvements and facilities constructed on public property which exceeds the normal standard of construction for that particular public area. Streets will reside within public rights-of-ways, with the exception of Main Street's western sidewalk, which may be maintained as a circulation easement. The City of Ontario should negotiate with Caltrans so that the landscape concepts expressed in this Plan can be applied within and along side of the freeway right-of-way. Terms will need to address both the installation and on-going maintenance of these landscape features.

## **F. General Plan Consistency**

The majority of the Mountain Village Specific Plan is currently designated by the General Plan as General Commercial. The Entertainment District and the Main Street district are both designated general commercial except for the Covington & Crowe property within the Main Street District which is designated as Administrative Professional. Properties along Elderberry Court and Dahlia Court within the Residential District are currently designated as High Density Residential by the General Plan. The Specific Plan implements these designations by permitting a range of commercial and general business uses in the Entertainment District and Main Street District and residential uses in the Residential District. Within the Sixth Street District, the property at the northeast corner of Mountain Avenue and

Sixth Street is currently designated as Public Facilities, which accommodated the former County Courthouse facility. Properties along Palmetto Avenue, north of Sixth Street are designated as Administrative Professional; on the south side of Sixth Street, east of Mountain Avenue, the east half of the block is designated as Public Facilities

and the west half as Administrative Professional. A general plan amendment is required to change the general plan designations for properties in the Sixth Street District from Public Facilities and Administrative Professional to General Commercial, in order to implement the land use designations proposed by the Mountain

Village Specific Plan. In addition, a zone change is required to change existing zoning designations for properties in the project area from C3 (Commercial Service), AP (Administrative Professional), PF (Public Facilities), and R2 and R3 (Multiple Dwelling) to SP (Specific Plan).

Figure 86, Project Review and Approval Process.

