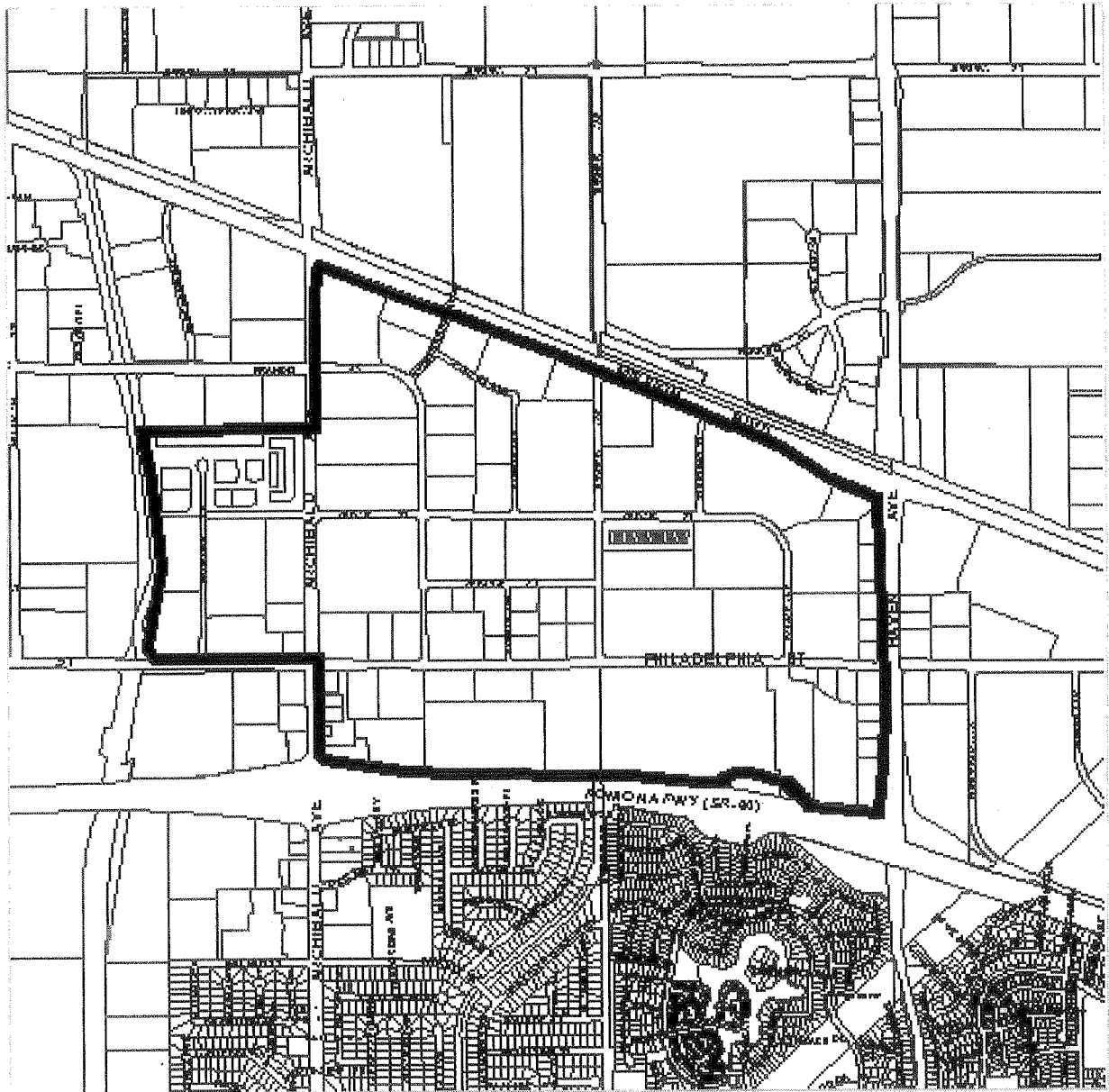


CALIFORNIA COMMERCE CENTER SOUTH

Ontario, California



Specific Plan

ATTORNEYS AT LAW
1131 West Sixth Street
Post Office Box 1515
Ontario, California 91762
Telephone (909) 983-9393
FAX (909) 391-6762

George W. Porter
Robert E. Dougherty
Donald G. Haslam
Robert F. Schauer
Edward A. Hopson
Stephen R. Wade
Jette R. Anderson
Audrey A. Perri
Tracy L. Tibbals
Melanie Fisch

Edward H. Reeder
Edward S. Borenstein
R. Douglas Donesky
Tammy S. Jager
Denise Matthey
Katrina West
Kimberly A. Rohn
Richard R. Muir
Debra L. Barbin
Rakesh C. Lal

Daryl J. Lander
J. Michael Kaler
Eric S. Vail
Michael L. Armstrong

Maurice G. Covington
Of Counsel

Harold A. Bailin
(1930-1988)

COVINGTON & CROWE

April 4, 1994

Mr. David Ariss
California Commerce Center
9580 Commerce Center Drive
Rancho Cucamonga, California 91730

Re: Specific Plan for California Commerce Center South

Dear Sir:

You have inquired as to the California Commerce Center South complying with the requirements as set forth in a development agreement so that the development is exempt from the CMP because of the fact that its approval was prior to July 10, 1989.

The Ontario City Council on June 16, 1987, by Resolution No. 78-98, approved the specific plan for the California Commerce Center South entitled "California Commerce Center South."

Whereas, in lieu of a specific development agreement, this plan was implemented to act as such an agreement and set forth all of the conditions, including financial contributions to be made by the developers, to ensure satisfactory completion of necessary improvements.

If you have any further questions regarding this matter, please feel free to contact me.

Respectfully,

COVINGTON & CROWE

BY: 

SAMUEL CROWE

City Attorney for the
City of Ontario

SC:sgg
Via FAX to (909) 466-8269

cc: Michael E. O'Connor, Assistant City Manager/City of Ontario
Via FAX to (909) 391-0692

cc: Byron Ely, Development Director/City of Ontario
Via FAX to (909) 391-0692

ontario/pblc-srvcs/trfc-cngstn.mgmt/ariss3.ltr

CALIFORNIA COMMERCE CENTER SOUTH
SPECIFIC PLAN

Prepared for:

ONTARIO INDUSTRIAL PARTNERS
1325 SOUTH ROCKEFELLER AVENUE
ONTARIO, CA 91762

Prepared by:

PLANNING NETWORK
9375 N. ARCHIBALD AVENUE, SUITE 101
RANCHO CUCAMONGA, CA 91730
(714) 945-2738

March 2, 1987
Planning Commission Approval: May 25, 1987
City Council Approval: June 16, 1987
DAB Approval of Minor Amendment No. 1: September 9, 1987
3859 - SPA: December 6, 1988
3962 - SPA: April 4, 1989
4068 - SPA: June 5, 1990
4357 - SPA: September 4, 1990

RESOLUTIONS OF APPROVAL

FILE NUMBER	CITY COUNCIL APPROVAL	RESOLUTION NO.
3220-GPA EIR 85-3	December 17, 1985 December 17, 1985	85-209 85-208
3555-GPA	April 21, 1987	87-63
3589-GPA	June 16, 1987	87-98
3859-SPA	December 6, 1988	88-207
3962-SPA	April 4, 1989	89-46
4067-PAP	June 5, 1990	90-98
4068-SPA	June 5, 1990	90-98
4140-PAP	September 4, 1990 (Withdrawn Dec. 18, 1991)	90-179
4357-SPA	September 4, 1990	90-179

RESOLUTION NO. 85-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ONTARIO, CALIFORNIA, APPROVING ENVIRONMENTAL
IMPACT REPORT NO. 85-3, SUBJECT TO A STATEMENT OF
OVERRIDING CONSIDERATIONS

WHEREAS, the Planning Commission has reviewed the environmental impacts of a proposed General Plan amendment from Planned Industrial and Commercial to Planned Commercial and Planned Residential, and a zone change from M2, M2.5 and C3 to SP Specific Plan for 505 acres bounded by Mission Boulevard, Haven Avenue, the Pomona Freeway, and Archibald Avenue and at the northeast corner of Philadelphia Street and the Cucamonga Creek Channel; and

WHEREAS, the proposed General Plan amendment and zone change have been determined to have significant environmental effects; and

WHEREAS, Environmental Impact Report 85-3 has been prepared to analyze environmental effects of the project; and

WHEREAS, the Planning Commission has considered and recommended adoption of the proposed mitigation measures designed to reduce the impacts to an acceptable level, and propose that the measures shall be implemented in the Specific Plan; and

WHEREAS, the proposed mitigation measures for traffic, air quality, energy, and perhaps the San Diego Horned lizard habitat, may not reduce the impacts to an acceptable level; and

WHEREAS, the Planning Commission has determined that the following benefits from the project will outweigh the unavoidable environmental impacts:

1. The project will generate substantial employment opportunities, housing opportunities, and municipal revenues, thereby resulting in a positive impact on the economy of the City.
2. The project, due to its mixed-use development concept and its location within an area of expanding urban growth, may contribute to a reduction in vehicle-miles traveled on a regional level, thereby resulting in positive impacts on regional air quality and energy consumption.

WHEREAS, the City Council concurs with the findings of overriding considerations;

NOW, THEREFORE, BE IT RESOLVED, that the City Council certifies Environmental Impact Report No. 85-3 as being adequate, subject to the statement of overriding considerations.

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 17th day of December, 19 85.

ORIGINAL SIGNED BY
De Loris E. Aiterburn
Ontario City Clerk
City Clerk of the City of Ontario

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ONTARIO, CALIFORNIA, APPROVING
AN AMENDMENT OF THE ONTARIO GENERAL
PLAN

WHEREAS, the updated City General Plan was adopted by the City Council in February 1982; and

WHEREAS, the General Plan designates the area bounded by Mission Boulevard, Haven Avenue, the Pomona Freeway, and Archibald Avenue for Planned Industrial development and Commercial development, and the area at the north-east corner of Philadelphia Street and the Cucamonga Creek Channel for Planned Industrial development; and

WHEREAS, a General Plan Amendment has been proposed for the 505 acre site to change the land use designations to Planned Commercial development and Planned Residential development; and

WHEREAS, the Planning Commission has reviewed the proposal and the environmental analysis contained in Environmental Impact Report 85-3 prepared for this project, and the City Council has certified the environmental impact report prepared for this project; and

WHEREAS, based on the information and mitigation measures contained in the environmental impact report, the Planning Commission has determined that the proposed General Plan Amendment from Planned Industrial development and Commercial development to Planned Commercial development and Planned Residential development will be a compatible designation in the area, furthering the goals and policies of the General Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the General Plan be amended to show the subject area as Planned Commercial development (305 acres) and Planned Residential development (200 acres).

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 17th day of December, 1985.

ORIGINAL SIGNED BY
De Loris E. Arterburn
Ontario City Clerk

City Clerk of the City of Ontario

RESOLUTION NO. 87-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT OF
THE ONTARIO GENERAL PLAN

WHEREAS, the updated City General Plan was adopted by the City Council in February 1982; and

WHEREAS, the General Plan was amended when the City Council approved File No. 3220-GPA on December 17, 1986; and

WHEREAS, the General Plan presently designates the property bounded by Mission Boulevard, Haven Avenue, the Pomona Freeway, and Archibald Avenue as Planned Commercial and Planned Residential and further designates the property at the northwest corner of Archibald Avenue and Philadelphia Street as Planned Commercial; and

WHEREAS, a General Plan Amendment has been proposed for a 505 acre site to change the land use designation to Planned Industrial and Planned Commercial; and

WHEREAS, the Planning Commission has reviewed the proposal and the environmental analysis contained in the Project Evaluation for California Commerce Center, South which relates findings and mitigations from an earlier Environmental Impact Report (EIR 85-3) which was prepared for File No. 3220-GPA, the earlier General Plan Amendment on the subject property; and

WHEREAS, based on the information and mitigation measures contained in the Environmental Impact Report and Project Evaluation, the Planning Commission has determined that the proposed General Plan Amendment from Planned Commercial and Planned Residential to Planned Industrial and Planned Commercial will be a compatible designation in the area, furthering the goals and policies of the General Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the General Plan be amended to show the subject area as Planned Commercial development (132 acres) and Planned Industrial development (373 acres).

- - - - -

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 21st day of April, 19 87.

ORIGINAL SIGNED BY
De Louis E. Burburn
City Clerk
City Clerk of the City of Ontario

RESOLUTION NO. 87-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ONTARIO, CALIFORNIA, APPROVING A SPECIFIC PLAN OF
LAND USE ENTITLED "CALIFORNIA COMMERCE CENTER,
SOUTH"

WHEREAS, the City of Ontario Planning Commission held a public hearing on May 26, 1987, to review the Specific Plan for the project proposed by Ontario Industrial Partners on approximately 505 acres, 440 of which are bounded by the Pomona Freeway, Archibald Avenue, Mission Boulevard, and Haven Avenue with the remaining 65 acres being located west of Archibald Avenue and north of Philadelphia Street; to hear testimony thereon; and

WHEREAS, the environmental issues of this project have been addressed in Environmental Impact Report No. 85-3 which was the subject of File Nos. 3220-GPA and 3555-GPA, on the same property, 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, the proposed development will promote innovative design, ensure land use compatibility, and enable development of an area on a comprehensive and coordinated basis; and

WHEREAS, approval of the Specific Plan does not establish specific quantities of building intensity nor guarantee the availability of public services or facilities therefor; and

WHEREAS, the Specific Plan must comply with the attached conditions recommended by the Development Advisory Board;

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

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 June, 19 87.

ORIGINAL SIGNED BY
De Loris E. Arterburn
Ontario City Clerk

City Clerk of the City of Ontario

RESOLUTION NO. 88-207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC PLAN (FILE NO. 3859-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on November 22, 1988 to review a proposed amendment to the California Commerce Center South Specific Plan to reduce the Business Park minimum lot size from five (5) acres to two and one-half (2 1/2) acres; and

WHEREAS, the Planning Commission reviewed 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 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 South Specific Plan is hereby approved, subject to the Development Advisory Board conditions, the revised Planning Department conditions, and the submittal of fifty (50) copies of revised text changes to the Planning Department

- - - - -

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 6th day of December, 1988.

ORIGINAL SIGNED BY
De Loris E. Arterburn
~~Ontario City Clerk~~
City Clerk of the City of Ontario

RESOLUTION NO. 89-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO
THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC
PLAN (FILE NO. 3962-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on February 28, 1989, to review a proposed amendment to the California Commerce Center South Specific Plan to reduce the Commercial/Office minimum lot size from five (5) acres to two and one-half (2 1/2) acres, to incorporate the requirements of a Planning Area Plan as a condition for requesting lot sizes smaller than the specified minimum, to increase the maximum allowable tenant identification wall sign area from forty (40) square feet to fifty-five (55) square feet, and to increase the maximum letter height from twenty (20") inches to thirty-six (36") inches; and

WHEREAS, the Planning Commission reviewed a negative declaration for this project which determined that there will be no significant environmental impacts associated with this project, and recommend 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 South Specific Plan is hereby approved, subject to the Development Advisory Board conditions.

- - - - -




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 April, 1989.

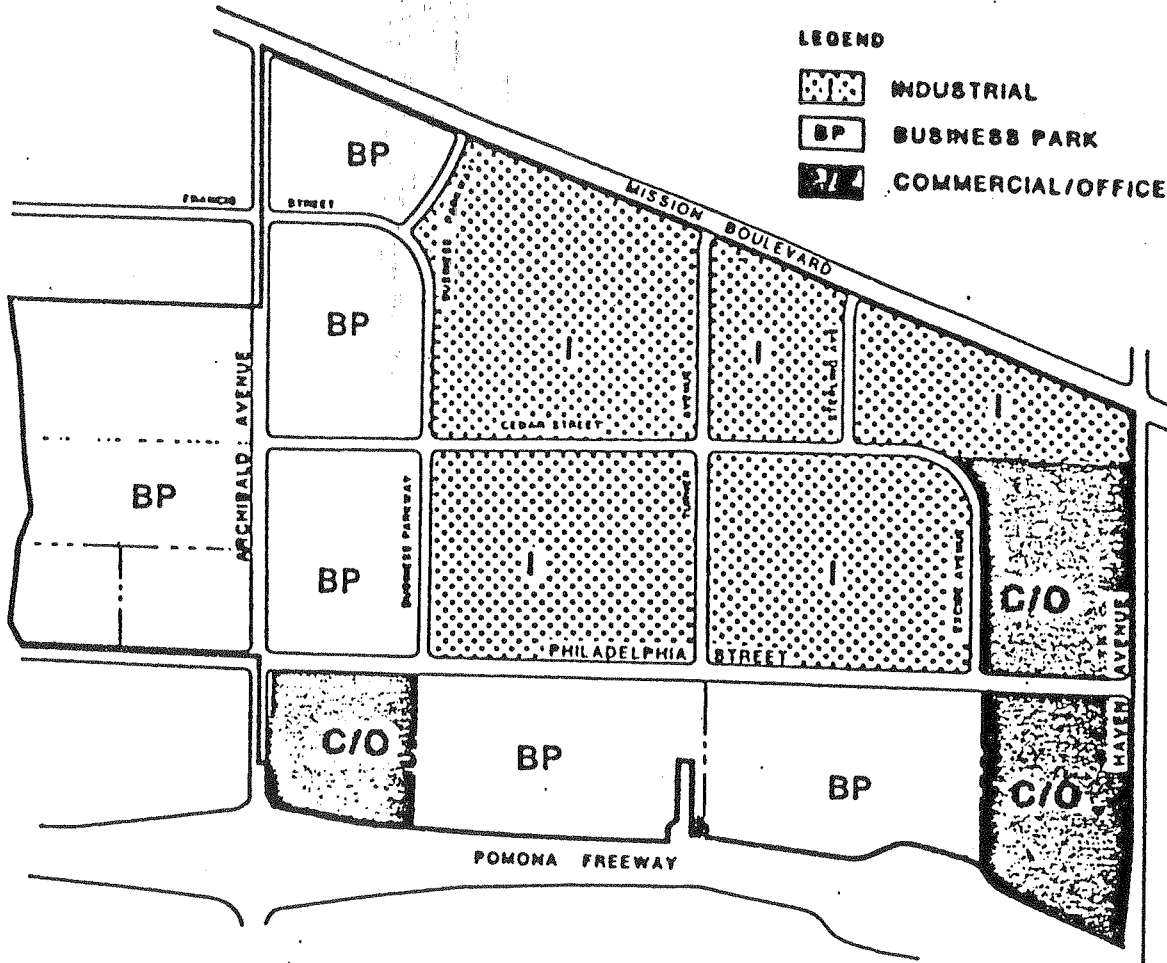
SIGNED BY
Deborah E. Arterburn
City Clerk
City Clerk of the City of Ontario

ONTARIO PLANNING DEPARTMENT

LAND USE

LEGEND

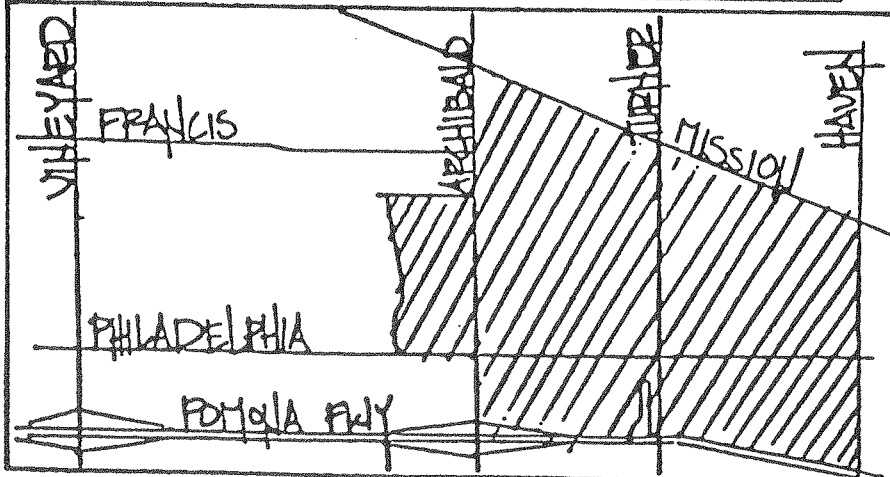
-  INDUSTRIAL
-  BUSINESS PARK
-  COMMERCIAL/OFFICE



VICINITY MAP



LEGEND



An amendment to the CCC South SP to reduce the minimum Industrial lot size from 1 to 1/2 ac, reduce the minimum commercial/office lot size from 5 ac to 2 1/2 ac, and increase the allowable tenant wall sign area and letter height for all land use designations; submitted by the Ontario Industrial Partners.

FILE # 3962-SPA

ONTARIO PLANNING COMMISSION

RESOLUTION NO. 3398

SPECIFIC PLAN AMENDMENT

File No. 4068-SPA

PLANNING AREA PLAN

File No. 4067-PAP

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on March 27, 1990 to review a proposed amendment to the California Commerce Center South Specific Plan and a Planning Area Plan for the 116 acre site known as Philadelphia Place; and

WHEREAS, this amendment and Planning Area Plan would allow for the orderly commercial development of the Philadelphia Place site; and

WHEREAS, said Philadelphia Place is the name which has been given to the 116 acres in the California Commerce Center South Specific Plan which are bounded by Archibald Avenue, Philadelphia Street, Haven Avenue and the Pomona (60) Freeway; and

WHEREAS, this amendment redesignate 73.5 acres of the Philadelphia Place site from the Business Park category to the Commercial/Office category; and

WHEREAS, the project requires this redesignation in order to afford consistency with the California Commerce Center South Specific Plan; and

WHEREAS, the Planning Commission reviewed a negative declaration for these proposals and determined that the environmental impacts of the project were assessed in EIR 85-3 and that this project introduces no new significant environmental impacts, and recommended City Council approval of the negative declaration; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Ontario that the proposed amendment to the California Commerce Center South and associate Planning Area Plan for Philadelphia Place are approved.

I hereby certify that the above Resolution was duly passed at a regular meeting of the Ontario Planning Commission on March 27, 1990.

Rhonda Brightwell
Secretary Pro Tempore

RESOLUTION NO. 90-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC PLAN (FILE NO. 4068-SPA) FOR THE AREA BOUNDED BY HAVEN AVENUE, THE 60 FREEWAY, ARCHIBALD AVENUE, AND PHILADELPHIA STREET

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on March 27, 1990 to review a proposed amendment to the California Commerce Center South Specific Plan for the 116 acre development to be known as Philadelphia Place; and

WHEREAS, this Specific Plan Amendment would allow for the orderly commercial development of the Philadelphia Place site; and

WHEREAS, this Amendment redesignates 73.5 acres of the Philadelphia Place site from the Business Park category to the Commercial/Office category; and

WHEREAS, the project requires this redesignation in order to afford consistency with the California Commerce Center South Specific Plan; and

WHEREAS, the Planning Commission reviewed a negative declaration for these proposals and determined that the environmental impacts of the project were assessed in EIR 85-3 and that this project introduces no new significant environmental impacts, 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 South Specific Plan is hereby approved, subject to the conditions contained in the related departmental Development Advisory Board reports.

- - - - -

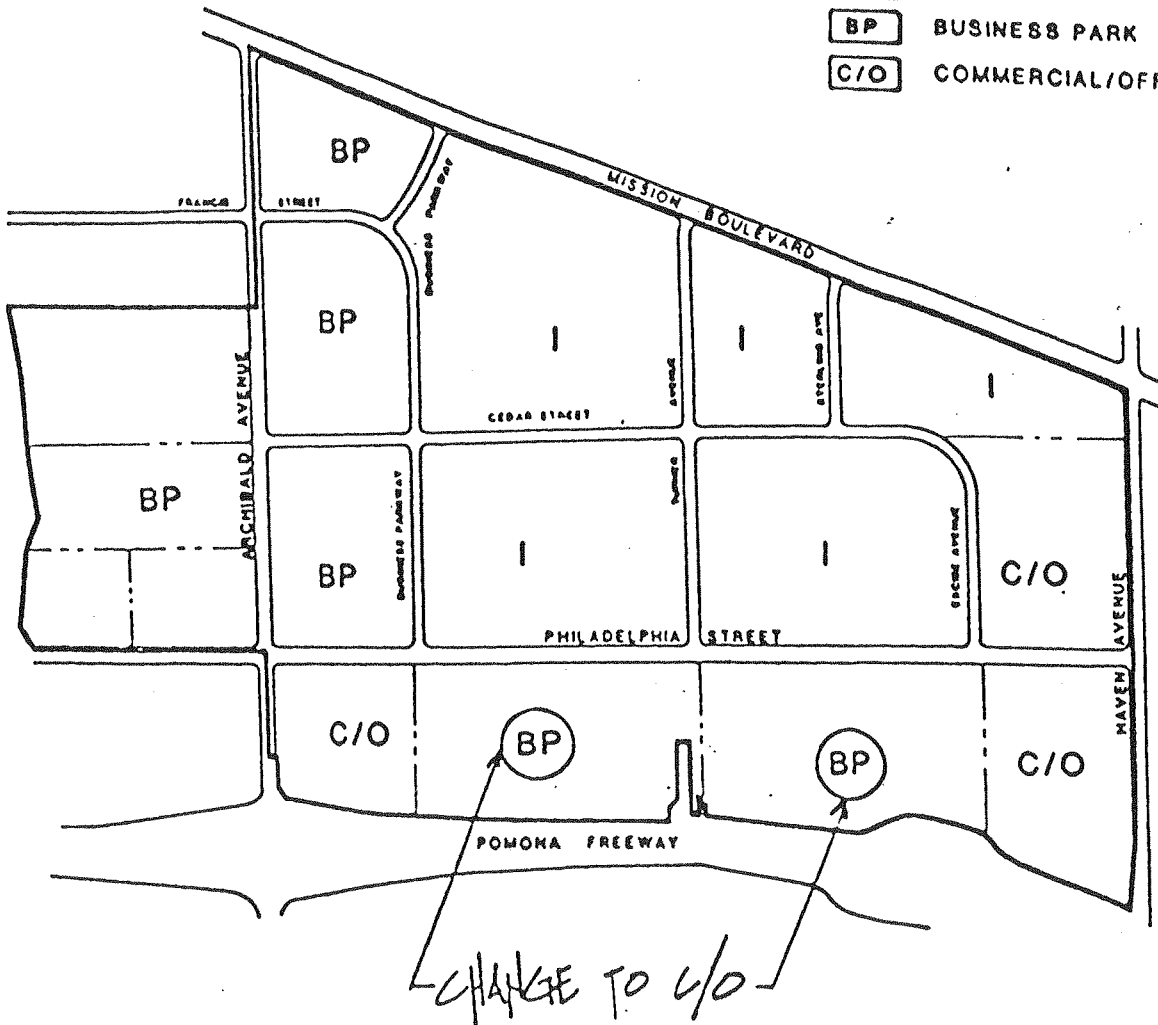
I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 5th day of June, 1990.

ORIGINAL SIGNED BY
M. Eric E. Artarburn
Ontario City Clerk
City Clerk of the City of Ontario

ONTARIO PLANNING DEPARTMENT

LEGEND

- I INDUSTRIAL
- BP BUSINESS PARK
- C/O COMMERCIAL/OFFICE

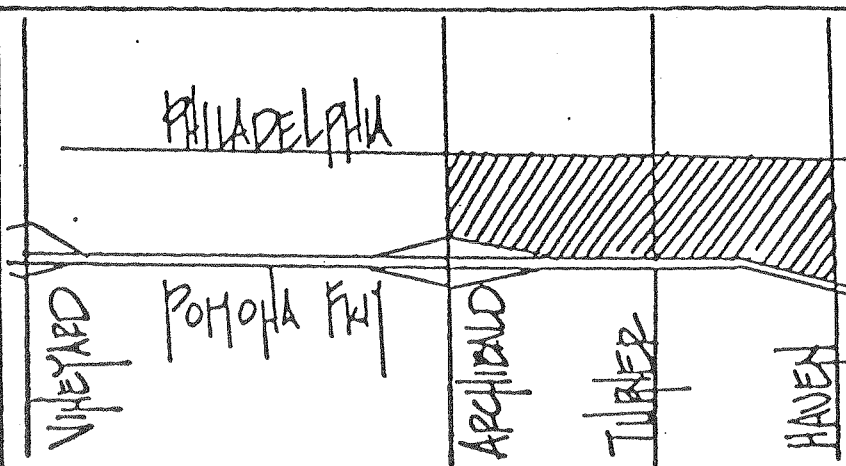


MAP # 2 PHILADELPHIA PLACE: SPECIFIC PLAN AMENDMENT

VICINITY MAP

N

LEGEND



116 acres in the California Commerce Center, South Specific Plan bounded by the Pomona (60) Freeway on the south, Archibald Avenue on the west, Philadelphia Street on the north and Haven Avenue on the east, submitted by Lusk Ontario Partner II.

FILE # 4068-SPA

RESOLUTION NO. 90-179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO AND A PLANNING AREA PLAN FOR THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC PLAN..

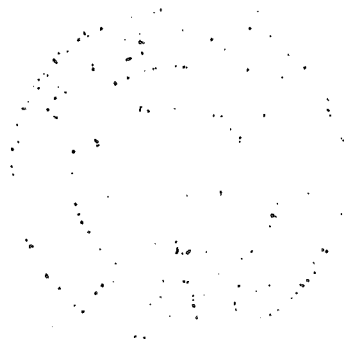
WHEREAS, the Planning Commission of the City of Ontario held a public hearing on July 24, 1990, to review a proposed amendment to the California Commerce Center South Specific Plan to create the land use designation of Industrial Business Park and to apply it to Phase I and II of the Airport Commerce Center project; and

WHEREAS, the Planning Commission reviewed 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 to the City Council that the Specific Plan Amendment and Planning Area Plan be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center South Specific Plan and associated Planning Area Plan is hereby approved, subject to the Development Advisory Board conditions.

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 September, 1990.



DeLaria & O'Connell
City Clerk of the City of Ontario

TABLE OF CONTENTS

I.	INTRODUCTION	Page I-1
A.	PURPOSE OF SPECIFIC PLAN	Page I-1
B.	AUTHORITY	Page I-1
C.	DEFINITIONS	Page I-1
1.	APPLICANT	Page I-1
2.	APPROVING AGENT	Page I-1
3.	ARTERIAL	Page I-2
4.	CITY	Page I-2
5.	FOOD PARK	Page I-2
6.	LOCAL INDUSTRIAL STREETS	Page I-2
7.	LOW-RISE BUILDINGS	Page I-2
8.	MID-RISE BUILDINGS	Page I-2
9.	PERMITTED	Page I-2
10.	PROJECT	Page I-3
11.	PROJECT SITE	Page I-3
12.	PROJECT SPONSOR	Page I-3
II.	EXISTING CONDITIONS	Page II-1
A.	PROJECT LOCATION	Page II-1
1.	REGIONAL CONTEXT	Page II-1
2.	AREA CONTEXT	Page II-1
B.	SITE CONDITIONS: EXISTING LAND USES	Page II-1
C.	EXISTING CIRCULATION	Page II-2
1.	REGIONAL CIRCULATION	Page II-2
2.	LOCAL CIRCULATION	Page II-2
D.	EXISTING PHYSICAL CONDITIONS	Page II-10
1.	TOPOGRAPHY	Page II-10
2.	GEOLOGY AND SOILS	Page II-10
3.	SEISMICITY	Page II-10
4.	HYDROLOGY	Page II-10
5.	VEGETATION	Page II-11
6.	CLIMATE	Page II-11
E.	EXISTING UTILITIES	Page II-13
1.	WATER	Page II-13
2.	WASTEWATER	Page II-13
3.	SOLID WASTE DISPOSAL	Page II-13
4.	NATURAL GAS	Page II-14
5.	ELECTRICITY	Page II-14
6.	TELEPHONE	Page II-14
III.	PLANNING CONCEPTS	Page III-1
A.	GOALS AND OBJECTIVES	Page III-1
B.	VISUAL IMAGE	Page III-2
C.	COMMUNITY AND REGIONAL PERSPECTIVE	Page III-2

TABLE OF CONTENTS

IV.	LAND USE PLAN AND DEVELOPMENT REGULATIONS	Page IV-1
A.	LAND USE PLAN AND PERMITTED USES	Page IV-1
	1. INDUSTRIAL USES	Page IV-5
	2. COMMERCIAL/OFFICE USES	Page IV-7
	3. BUSINESS PARK	Page IV-9
	4. INDUSTRIAL BUSINESS PARK	Page IV-11
B.	DEFINITIONS OF LAND USE TYPES	Page IV-14
	1. MANUFACTURING AND ASSEMBLY USE TYPES	Page IV-14
	2. WHOLESALE, STORAGE, AND DISTRIBUTION USES	Page IV-15
	3. COMMERCIAL USE TYPES	Page IV-15
C.	GENERAL DEVELOPMENT STANDARDS	Page IV-18
	1. GENERAL PLAN CONSISTENCY	Page IV-18
	2. RELATIONSHIP OF SPECIFIC PLAN DEVELOPMENT STANDARDS AND CRITERIA TO THE ONTARIO ZONING ORDINANCE	Page IV-18
	3. CONFORMANCE TO UNIFORM BUILDING AND FIRE CODES	Page IV-18
	4. MINOR ADJUSTMENTS	Page IV-19
	5. ABATEMENT OF NUISANCE FACTORS; IMPLEMENTATION OF EIR MITIGATION MEASURES	Page IV-19
	6. TECHNICAL MASTER PLANS	Page IV-19
	7. PROVISION OF INFRASTRUCTURE AND PUBLIC UTILITIES	Page IV-19
	8. LANDSCAPING	Page IV-21
	9. PARKING	Page IV-21
	10. SAFETY REGULATIONS	Page IV-23
	11. GRADING	Page IV-23
	12. PROPERTY OWNERS ASSOCIATION	Page IV-24
	13. PLANNING AREA PLAN	Page IV-24
	14. SEVERABILITY	Page IV-26
D.	INDUSTRIAL DEVELOPMENT STANDARDS	Page IV-27
	1. MINIMUM PARCEL SIZE	Page IV-27
	2. MAXIMUM BUILDING HEIGHT	Page IV-27
	3. MINIMUM BUILDING SETBACKS	Page IV-27
	4. MINIMUM PARKING SETBACKS	Page IV-27
	5. PARKING REQUIREMENTS	Page IV-27
	6. LANDSCAPE REQUIREMENTS	Page IV-27
	7. LOADING AREA REQUIREMENTS	Page IV-28
	8. OUTDOOR STORAGE REQUIREMENTS	Page IV-29
	9. EXTERIOR BUILDING MATERIALS REQUIREMENTS	Page IV-29
	10. ROOFING AND ROOFTOP EQUIPMENT REQUIREMENTS	Page IV-29
	11. SIGNAGE REQUIREMENTS	Page IV-30
E.	COMMERCIAL/OFFICE DEVELOPMENT STANDARDS	Page IV-34
	1. MINIMUM PARCEL SIZE	Page IV-34
	2. MAXIMUM BUILDING HEIGHT	Page IV-34
	3. MINIMUM BUILDING SETBACKS	Page IV-34
	4. MINIMUM PARKING SETBACKS	Page IV-34
	5. PARKING REQUIREMENTS	Page IV-34
	6. LANDSCAPE REQUIREMENTS	Page IV-34
	7. LOADING AREA REQUIREMENTS	Page IV-35
	8. OUTDOOR STORAGE REQUIREMENTS	Page IV-35

TABLE OF CONTENTS

	9. EXTERIOR BUILDING MATERIALS REQUIREMENTS	Page IV-35
	10. ROOFING AND ROOFTOP EQUIPMENT	Page IV-35
	11. SIGNAGE REQUIREMENTS	Page IV-36
F.	BUSINESS PARK AND INDUSTRIAL BUSINESS PARK DEVELOPMENT STANDARDS	Page IV-39
	1. MINIMUM PARCEL SIZE	Page IV-39
	2. MAXIMUM BUILDING HEIGHT	Page IV-39
	3. MINIMUM BUILDING SETBACKS	Page IV-39
	4. MINIMUM PARKING SETBACKS	Page IV-39
	5. PARKING REQUIREMENTS	Page IV-39
	6. LANDSCAPE REQUIREMENTS	Page IV-39
	7. LOADING AREA REQUIREMENTS	Page IV-40
	8. OUTDOOR STORAGE REQUIREMENTS	Page IV-40
	9. EXTERIOR BUILDING MATERIALS	Page IV-40
	10. ROOFING AND ROOFTOP EQUIPMENT STANDARDS	Page IV-41
	11. SIGNAGE REQUIREMENTS	Page IV-41
G.	BUILDING AND PARKING SETBACKS	Page IV-44
H.	SOUND ATTENUATION CRITERIA	Page IV-49
I.	CRITERIA FOR DEVELOPMENT ADJACENT TO MISSION BOULEVARD AND THE POMONA FREEWAY	Page IV-50
	1. BUILDING ORIENTATION	Page IV-50
	2. LANDSCAPING	Page IV-50
V. COMPONENT PLANS		Page V-1
A.	CIRCULATION AND ACCESS	Page V-1
	1. STREET ALIGNMENTS	Page V-1
	2. DESIGN PARAMETERS	Page V-2
	3. PEDESTRIAN CIRCULATION	Page V-8
	4. PUBLIC TRANSIT	Page V-8
B.	INFRASTRUCTURE	Page V-11
	1. STORM DRAIN SYSTEM	Page V-11
	2. WATER SYSTEM	Page V-11
	3. WASTEWATER	Page V-12
C.	PUBLIC UTILITIES	Page V-17
	1. ELECTRICITY	Page V-17
	2. NATURAL GAS	Page V-17
	3. TELEPHONE	Page V-17
	4. SOLID WASTE	Page V-18
D.	COMMUNITY FACILITIES	Page V-19
	1. FIRE PROTECTION	Page V-19
	2. POLICE PROTECTION	Page V-19
	3. OPEN SPACE	Page V-19
E.	GRADING	Page V-20
F.	LANDSCAPE CONCEPT	Page V-22
	1. STREETScape	Page V-22
	2. INTERSECTION IDENTITY STATEMENTS	Page V-30
	3. ON-SITE LANDSCAPING	Page V-31
	4. BUFFER EDGES	Page V-31

TABLE OF CONTENTS

G.	MAINTENANCE	Page V-64
1.	STREETS	Page V-64
2.	OPEN SPACE AND PEDESTRIAN FACILITIES	Page V-64
3.	DRAINAGE FACILITIES	Page V-64
4.	WATER AND SEWER	Page V-65
5.	OTHER FACILITIES	Page V-65
VI.	DESIGN GUIDELINES	Page VI-1
A.	SIGNAGE AND GRAPHICS	Page VI-1
1.	DEFINITION OF SIGN TYPES AND RELATED TERMS	Page VI-1
2.	GENERAL REQUIREMENTS	Page VI-3
3.	SINGLE BUILDING OCCUPANT IDENTIFICATION:	Page VI-4
4.	MULTIPLE TENANT OFFICE, INDUSTRIAL, OR COMMERCIAL BUILDING OR MULTIPLE BUILDING COMPLEX SIGNAGE	Page VI-5
5.	FREEWAY IDENTIFICATION SIGNS	Page VI-6
6.	PHILADELPHIA PLACE IDENTIFICATION SIGNS	Page VI-6
7.	SERVICE STATIONS	Page VI-7
8.	DIRECTIONAL AND REGULATORY SIGNS	Page VI-7
9.	TEMPORARY SIGNS	Page VI-9
B.	LIGHTING	Page VI-11
1.	PUBLIC LIGHTING	Page VI-11
2.	SITE LIGHTING	Page VI-11
VII.	DEVELOPMENT PHASING AND MONITORING	Page VII-1
A.	LAND USE	Page VII-1
B.	INFRASTRUCTURE	Page VII-2
1.	WATER, SEWER, DRAINAGE	Page VII-2
2.	ROADWAY SYSTEM	Page VII-4
3.	TRAFFIC MONITORING	Page VII-5
4.	TRANSPORTATION MANAGEMENT PLAN	Page VII-7
VIII.	APPROVAL PROCESS	Page VIII-1
A.	REQUIRED APPROVALS	Page VIII-1
1.	CALIFORNIA COMMERCE CENTER SOUTH: SUBMITTAL PACKAGES	Page VIII-1
2.	DEVELOPMENT SITE PLANS	Page VIII-1
3.	ENVIRONMENTAL EVALUATION - NOTICE OF INTENT	Page VIII-1
IX.	AMENDMENT PROCESS	Page IX-1
A.	MINOR REVISIONS	Page IX-1
B.	MAJOR AMENDMENTS	Page IX-2
C.	APPEALS	Page IX-2

TABLE OF CONTENTS

X.	ENVIRONMENTAL MITIGATION MEASURES	X-1
A.	MITIGATION MEASURES - EARTH RESOURCES	X-1
1.	HAZARD REDUCTION	X-1
2.	WIND EROSION	X-1
B.	MITIGATION MEASURES - AIR RESOURCES	X-2
1.	CONSTRUCTION IMPACTS	X-2
2.	MOBILE SOURCE IMPACTS	X-2
3.	STATIONARY SOURCE IMPACTS	X-2
C.	MITIGATION MEASURES - WATER RESOURCES	X-2
1.	DRAINAGE FACILITIES	X-2
2.	REDUCTION OF RUN-OFF	X-3
3.	WATER QUALITY	X-3
D.	MITIGATION MEASURES - BIOTIC RESOURCES	X-4
1.	EUCALYPTUS SPECIMENS	X-4
2.	SAN DIEGO HORNED LIZARD	X-4
E.	MITIGATION MEASURES - LAND USE	X-4
F.	MITIGATION MEASURES - HOUSING, POPULATION, AND EMPLOYMENT	X-5
G.	MITIGATION MEASURES - TRAFFIC AND CIRCULATION	X-5
1.	ROADWAY IMPROVEMENTS	X-5
2.	TECHNICAL MASTER PLAN	X-5
3.	INTERNAL ROADWAY GUIDELINES	X-5
H.	MITIGATION MEASURES - NOISE	X-6
1.	HOTEL UNITS	X-6
2.	RETAIL AND OFFICE USES	X-6
I.	MITIGATION MEASURES - HEALTH, SAFETY, NUISANCE ISSUES	X-7
1.	ODORS	X-7
2.	VECTORS	X-9
3.	GAS MIGRATION	X-9
J.	MITIGATION MEASURES - PUBLIC SERVICES	X-10
1.	POLICE SERVICES	X-10
2.	FIRE SERVICES	X-10
K.	MITIGATION MEASURES - UTILITIES	X-11
1.	WATER SERVICE	X-11
2.	SEWER SERVICE	X-11
3.	SOLID WASTE	X-12
4.	TELEPHONE	X-12
L.	MITIGATION MEASURES - ENERGY RESOURCES	X-12
1.	ENERGY CONSERVATION	X-12
2.	ELECTRICITY	X-14
3.	NATURAL GAS	X-14
M.	MITIGATION MEASURES - VISUAL RESOURCES	X-14
1.	BUILDING HEIGHT, SETBACKS, AND ORIENTATION	X-14
2.	LANDSCAPE PLANS	X-14
3.	PARKING AND LOADING AREAS	X-15
N.	MITIGATION MEASURES - CULTURAL RESOURCES	X-15

APPENDICES

A	HORTICULTURAL REPORT
B	PARKING STANDARDS
C	LEGAL DESCRIPTION

LIST OF FIGURES

Figure 1	Regional Context	Page II-3
Figure 2	Regional Context	Page II-4
Figure 3	Area Context	Page II-5
Figure 4	Project Site	Page II-6
Figure 5	Existing Land Use	Page II-7
Figure 6	Regional/Local Circulation	Page II-8
Figure 7	City of Ontario Master Plan of Streets and Highways	Page II-9
Figure 8	Existing Vegetation	Page II-12
Figure 9	Land Use	Page IV-4
Figure 10	Conceptual Site Plan: Industrial (Corner Parcel)	Page IV-31
Figure 11	Conceptual Site Plan: Industrial (Interior Parcel)	Page IV-32
Figure 12	Sight Line Analysis	Page IV-33
Figure 13	Conceptual Site Plan: Commercial Office (Corner Parcel)	Page IV-37
Figure 14	Conceptual Site Plan: Commercial Office (Interior Parcel)	Page IV-38
Figure 15	Conceptual Site Plan: Business Park Industrial Business Park (Corner Parcel)	Page IV-42
Figure 16	Conceptual Site Plan: Business Park Industrial Business Park (Interior Parcel)	Page IV-43
Figure 17	Circulation Concept	Page V-4
Figure 18	Street Hierarchy	Page V-5
Figure 19	Typical Street Sections	Page V-6
Figure 20	Pedestrian Circulation	Page V-9
Figure 21	Public Transit	Page V-10
Figure 22	Conceptual Storm Drain Master Plan	Page V-14
Figure 23	Water Master Plan	Page V-15
Figure 24	Sewer Master Plan	Page V-16
Figure 25	Surface Drainage	Page V-21
Figure 26	Landscape Concept Plan	Page V-23
Figure 27	Streetscape - Divided Arterial: Haven Ave.	Page V-24
Figure 28	Haven Avenue	Page V-25
Figure 29	Streetscape: Haven Ave	Page V-26
Figure 30	Streetscape - Divided Arterial: Archibald Ave.	Page V-27
Figure 31	Archibald Avenue	Page V-28
Figure 32	Archibald Avenue	Page V-29
Figure 33	Streetscape - Divided Arterial: Mission Blvd.	Page V-33
Figure 34	Mission Blvd.	Page V-34
Figure 35	Mission Blvd.	Page V-35
Figure 36	Streetscape - Standard Arterial: Philadelphia Street	Page V-36
Figure 37	Philadelphia Street	Page V-37
Figure 38	Streetscape - Collectors: Francis Street, Cedar Street	Page V-38
Figure 39	Streetscape Collectors: Business Pkwy. excise Ave., Turner Ave., Cedar St.	Page V-39
Figure 40	Streetscape - Collectors: Sterling Ave., Cedar St.	Page V-40
Figure 41	Streetscape: Francis St., Turner Ave., Cedar St., Business Pkwy., Sterling Ave., Excise Ave.	Page V-41
Figure 42	Streetscape - Local Industrial Streets	Page V-42
Figure 43	Local Industrial Streets	Page V-43

LIST OF FIGURES

Figure 44	Conceptual Major Entrance/Identity Statement	Page V-45
Figure 45	Conceptual Major Entrance/Identity Statement	Page V-46
Figure 46	Conceptual Secondary Entrance/Identity Statement	Page V-47
Figure 47	Conceptual Secondary Entrance Identity Statement	Page V-48
Figure 48	Conceptual Tertiary Identity Statement	Page V-49
Figure 49	Conceptual Tertiary Identity Statement	Page V-50
Figure 50	Onsite Landscaping	Page V-51
Figure 51	Onsite Landscaping	Page V-52
Figure 52	Onsite Landscaping	Page V-53
Figure 53	Streetscape - Grading Concept	Page V-54
Figure 54	Freeway Edge: Pomona Freeway	Page V-62
Figure 55	Landscape Buffer Cucamonga Creek	Page V-63
Figure 56	Landscape Maintained by Association	Page V-67
Figure 57	Street Light Standard	Page VI-12
Figure 58	Site Lighting	Page VI-13
Figure 59	Street and Utility Phasing Plan	Page VII-3
Figure 60	Plan Submittal Guideline Flow Chart	Page VIII-2

LIST OF TABLES

Table 1 Land Use Summary Page IV-1
Table 2 Matrix of Permitted and Limited Uses Page IV-2
Table 3 Building Setback Summary Page IV-44
Table 4 Parking Setback Summary Page IV-46
Table 5 Maximum Interior Noise Levels,
Non-Residential Construction Page IV-49
Table 6 Recommended Plant Palette Page V-55
Table 7 Summary of Maintenance Responsibilities Page V-66
Table 8 Signage and Graphics Criteria Page VI-9
Table 9 Sign Criteria Page VI-10
Table 10 Phasing Summary Page VII-4