

IV. LAND USE PLAN AND DEVELOPMENT REGULATIONS

A. LAND USE PLAN AND PERMITTED USES

The land use types within California Commerce Center South are Industrial, Commercial/Office, Business Park, and Industrial Business Park. Such designations are intended to respond to a wide range of demands for land uses, while offering a variety of development and employment opportunities, all within an integrated setting.

The Land Use Plan has been designed to allow for future flexibility in determining specific land uses and their intensity, so that as market demands change over time, the project can respond to those changes. The land use plan includes 204.2 acres of industrial, 147.7 acres of commercial, 92.7 acres of business park, and 43.3 acres of industrial business park (see Table 1).

Table 1
LAND USE SUMMARY

	ACREAGE	SQUARE FOOTAGE
INDUSTRIAL	204.2	4,072,860
COMMERCIAL/OFFICE	147.7	3,179,231
BUSINESS PARK	92.7	2,018,950
INDUSTRIAL BUSINESS PARK	43.3	943,130
DEVELOPED AREAS	487.9	10,214,171

The circulation patterns, utility systems and overall design of the plan can, through project phasing, meet these changes in demand. This is an important concept in a region that is experiencing rapid growth (see Figure 9, Land Use Plan). Note that illustrative street and landscape designations are shown in Figure 28, Conceptual Landscape Plan.

Table 2
MATRIX OF PERMITTED AND LIMITED USES

	INDUSTRIAL	INDUSTRIAL BUSINESS PARK	BUSINESS PARK	COMMERCIAL/OFFICE
MANUFACTURING AND ASSEMBLY				
AUTO AND LIGHT TRUCK REPAIR - MINOR	P	P	P	
AUTO AND LIGHT TRUCK REPAIR - MAJOR	P			
CUSTOM MANUFACTURING & ASSEMBLY	P	P	P	
LIGHT MANUFACTURING & ASSEMBLY	P	P	P	
GENERAL MANUFACTURING & ASSEMBLY	P			
WHOLESALE, STORAGE AND DISTRIBUTION				
LIGHT WHOLESALE, STORAGE, & DISTRIBUTION	P	P	P	
GENERAL WHOLESALE, STORAGE, & DISTRIBUTION	P			
COMMERCIAL USES				
ADMINISTRATIVE/PROFESSIONAL OFFICES	L [1]	P	P	P
AUTOMOTIVE FLEET STORAGE	P			
AUTOMOTIVE RENTAL AGENCIES	P	P	P	P
AUTOMOTIVE SERVICE STATION				P
BUILDING MAINTENANCE SERVICES	P	P	P	
BUILDING SUPPLIES AND SALES	P			
BUSINESS SUPPLY RETAIL AND SERVICES				P
BUSINESS SUPPORT SERVICES		P	P	P
COMMUNICATION SERVICES	P	P	P	
CONFERENCE/CONVENTION FACILITIES			P	P
CONVENIENCE SALES AND SERVICES				P
DURABLE GOODS SALES, RETAIL	L	P [2]	P [2]	P
DURABLE GOODS SALES, WHOLESALE	P	P	P	
EATING AND DRINKING ESTABLISHMENTS		L	P [3]	P
ENTERTAINMENT			L	L
FAST FOOD SALES	L	L	P [4]	P
FINANCIAL INSTITUTIONS	L [1]	L [1]	L	P
FOOD AND BEVERAGE SALES				P

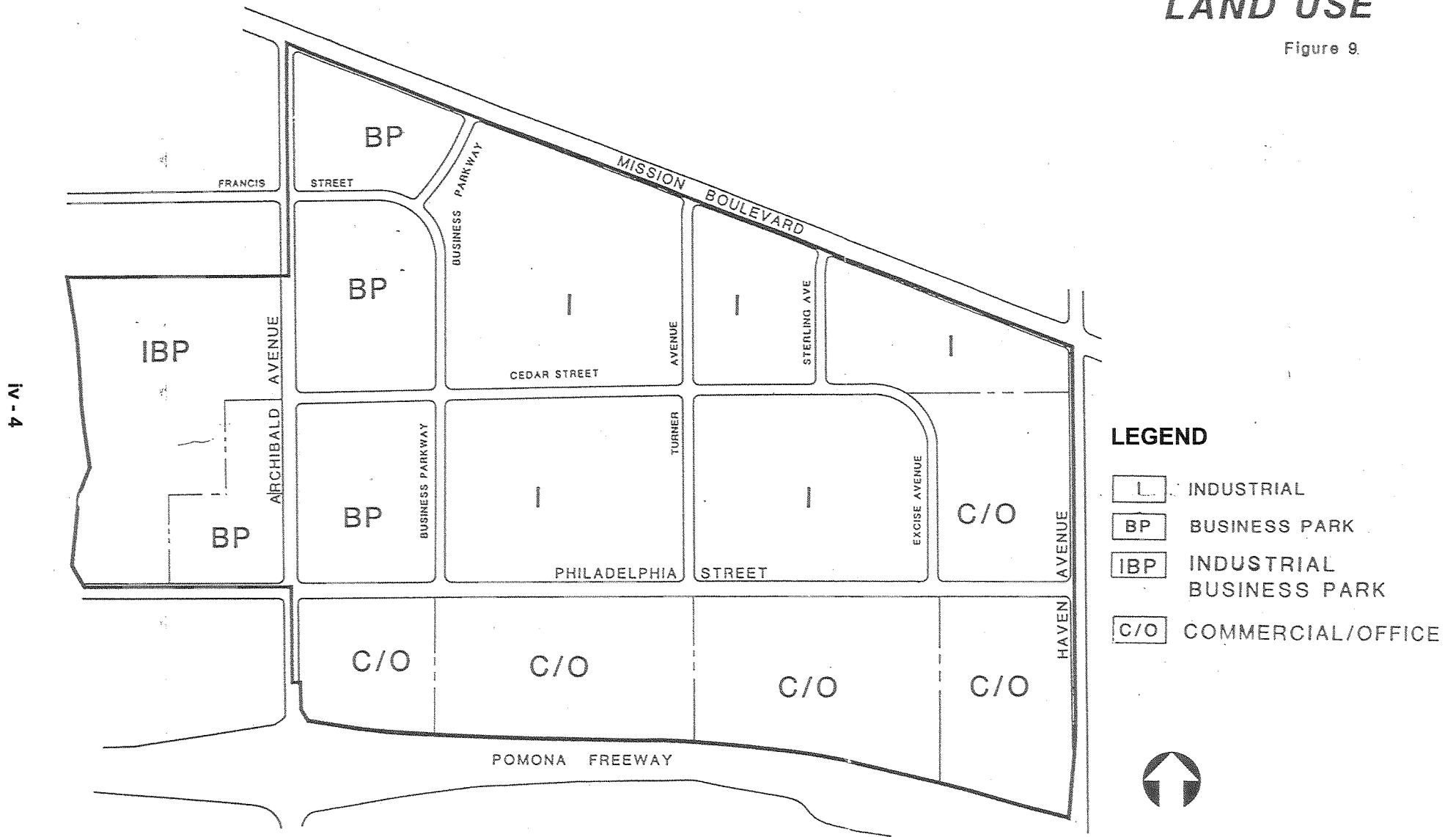
	INDUSTRIAL	INDUSTRIAL BUSINESS PARK	BUSINESS PARK	COMMERCIAL/ OFFICE
HEALTH CLUBS AND SPAS	L	P	P	P
HOTELS AND MOTELS			P [5]	P [5]
LAUNDRY SERVICES	P	P	P	
MEDICAL AND HEALTH CARE SERVICES	L	P	P	P
PERSONAL SERVICES		P	P	P
REPAIR SERVICES	P			
RETAIL SALES OF GOODS PRODUCED ONSITE	L	L	L	
VOCATIONAL AND TRADE SCHOOLS	L	L	L	L
PUBLIC FACILITIES AND UTILITIES	P	P	P	P
CARETAKER'S RESIDENCE	L [1]	L [1]	L [1]	

Notes to Table 2:

- [1] May be permitted as a limited use to support ongoing operations which are otherwise listed as a permitted use.
- [2] Permitted within a Planning Area Plan approved by the City of Ontario per Section C-13, Planning Area Plans of this Specific Plan. May be permitted as a limited use to support ongoing operations which are otherwise listed as a permitted use.
- [3] Unless located within a Planning Area Plan approved by the City of Ontario per Section C-13, Planning Area Plans of this Specific Plan, may be permitted only if it is to be located within a multi-tenant building.
- [4] Unless located within a Planning Area Plan approved by the City of Ontario per Section C-13, Planning Area Plans of this Specific Plan, such a use may be permitted only as part of a multi-tenant building and may not have drive-through facilities.
- [5] Permitted within a Planning Area Plan approved by the City of Ontario per Section C-13, Planning Area Plans of this Specific Plan.

LAND USE

Figure 9.



CALIFORNIA COMMERCE CENTER SOUTH

1. INDUSTRIAL USES

a. Purpose

The primary use of Industrial areas within California Commerce Center South will be manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses. In addition, supporting administration and professional offices and commercial activities will be permitted on a limited basis.

The character of the industrial portions of California Commerce Center South will be low-rise industrial. Buildings will primarily be single story.

The Industrial category will occupy approximately 204.2 net acres, or 41 percent of the project site.

b. Permitted Uses

The following uses are permitted within areas designated Industrial. Land uses are defined in Section IV-B.

Manufacturing and Assembly Uses, including:

- Automotive and light truck repair - minor
- Automotive and light truck repair - major
- Custom manufacturing and assembly
- Light manufacturing and assembly
- General manufacturing and assembly

Wholesale, Storage and Distribution Uses, including:

- Light wholesale, storage, and distribution
- General wholesale, storage, and distribution

Commercial Uses, including:

- Automotive fleet storage
- Automotive rental agencies
- Building maintenance services
- Building supplies, wholesaling, and limited retail
- Communication services
- Durable goods sales, wholesale
- Laundry services
- Repair services

Public facilities and utilities:

- Utilities

c. Limited Uses

The following uses require review by the City Planner prior to approval of a site plan or business license. To approve the use at the proposed location, the City Planner must determine that parking, access, landscaping, and/or any other factors associated with the use of the location will be adequately resolved. Land uses are defined in Section IV-B.

Commercial Uses, including:

- Administrative and professional offices to support ongoing operations which are otherwise permitted within areas designated Industrial.
- Durable goods, retail
- Fast food sales
- Financial institutions to support ongoing operations which are otherwise permitted within areas designated Industrial.
- Health clubs and spas
- Medical and health care facilities

- Retail sales of goods produced or warehoused onsite
- Vocational and trade schools
- Caretaker's residence, where 24-hour surveillance is necessary (maximum 1,000 square feet)

d. Other Uses

All other uses not listed as Permitted or Limited are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

2. COMMERCIAL/OFFICE USES

a. Purpose

This category will include 147.7 net acres or 30.3 percent of the project site, and is intended for retail sales, commercial services and office development.

Commercial services such as eating establishments, blueprinting and copying, and other services required to support a major business center will be encouraged within the commercial/office portion of the site. Retail facilities, which support business operations and which can take advantage of high traffic volume frontages along Haven and Archibald avenues will also be encouraged within the project site.

Because of the project site's proximity to Ontario International Airport, a hotel complex may be developed within California Commerce Center South.

The food parks and retail commercial facilities will be located at various points within the project area. Food parks will be located within walking distance of many of the commercial/office uses to reduce mid-day automobile travel. Food parks will be landscaped, and may offer open space areas or courtyards to provide a pleasant dining environment.

Office development will include corporate and general offices. Buildings will be multiple storied, ranging from low-rise garden offices (one to two stories) in clustered landscaped settings, to more urban oriented, mid-rise office buildings (three to eight stories).

b. Permitted Uses

The following uses are permitted within areas designated Commercial/Office. Land uses are defined in Section IV-B.

Commercial Uses, including:

- Administrative and professional offices
- Automotive rental agencies
- Automotive service station
- Business supply retail and services
- Business support services
- Conference/convention facilities
- Convenience sales and services
- Durable goods, retail
- Eating and drinking establishments
- Fast food sales
- Financial institutions
- Food and beverage sales
- Health clubs and spas
- Hotels and motels (permitted within Planning Area Plan approved pursuant to Section C-13 Planning Area Plan, of this Specific Plan)
- Medical and health care facilities
- Personal services

Public facilities and utilities:

- Utilities

c. Limited Uses

The following uses require review by the City Planner prior to approval of a site plan or business license. To approve the use at the proposed location, the City Planner must determine that parking, access, landscaping, and/or any other factors associated with the use of the location will be adequately resolved. Land uses are defined in Section IV-B.

Commercial Uses, including:

- Entertainment
- Vocational and trade schools

d. Other Uses

All other uses not listed as Permitted or Limited are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

3. BUSINESS PARK

a. Purpose

This land use designation is primarily intended for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a location which has prestige value. Approximately 92.7 acres have been allocated to this designation, which includes such uses as research and development, business support services, and office/administrative facilities. In addition, commercial uses requiring extensive land areas are permitted. Applicable design and development standards have been established to promote a professional image.

It is expected that the architecture and site design of projects within the Business Park portions of California Commerce Center South will be upgraded over that which occur within the project's Industrial areas. To achieve this image, the development standards within Business Park areas resemble those of the commercial, rather than industrial portions of the project area. In addition, the large, flat, unbroken tilt-up walls which are expected within Industrial areas will be articulated in a manner consistent with a more commercial look.

b. Permitted Uses

The following uses are permitted within areas designated Business Park. Land uses are defined in Section IV-B.

Manufacturing Uses, including:

- Automotive and light truck repair - minor
- Custom manufacturing and assembly
- Light manufacturing and assembly

Wholesale, Storage, and Distribution Uses, including:

- Light wholesale, storage, and distribution

Commercial Uses, including:

- Administrative and professional offices
- Automotive rental agencies
- Building maintenance services
- Business support services
- Communication services
- Conference/convention facilities
- Durable goods sales, retail (permitted within a Planning Area Plan which is approved pursuant to the provisions of Section C-13, Planning Area Plans of this Specific Plan)
- Durable goods sales, wholesale
- Eating and drinking establishments (permitted within a Planning Area Plan which is approved pursuant to the provisions of Section C-13, Planning Area Plans, of this Specific Plan. Outside of a Planning Area Plan, eating and drinking establishments may only be permitted if the use is to be located within a multi-tenant building.)
- Fast food sales (including drive through facilities permitted within a Planning Area Plan which is approved pursuant to the provisions of Section C-13, Planning Area Plans, of this Specific Plan. Outside of a Planning Area Plan, may only be permitted within a multi-tenant building and may not include a drive-through facility.)
- Health clubs and spas
- Hotels and motels (only permitted within Planning Area Plans adopted pursuant to Section C-13 Planning Area Plans, of this Specific Plan.)
- Laundry services
- Medical and health care services
- Personal services
- Public Facilities and Utilities

c. Limited Uses

The following uses require review by the City Planner prior to approval of a site plan or business license. To approve the use at the proposed location, the City Planner must determine that parking, access, landscaping, and/or any other factors associated with the use of the location will be adequately resolved. Land uses are defined in Section IV-B.

Commercial Uses, including:

- Entertainment
- Financial institutions
- Retail sales of goods produced or warehoused onsite
- Vocational and trade schools
- Caretaker's residence, where 24-hour surveillance is necessary (Maximum 1,000 square feet)

d. Other Uses

All other uses not listed as Permitted or Limited are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

4. INDUSTRIAL BUSINESS PARK

a. Purpose

This land use designation is similar to the Business Park in that it is primarily intended for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a location which has prestige. Approximately 43.3 acres are located within this designation, which includes such uses as light industry, research and development, business support services, and office/administrative facilities. In addition, commercial uses requiring extensive land areas are permitted. Applicable design and development standards have been established to promote a professional image. This category is distinguished from the Business Park category in that the Industrial Business Park will be more industrial in character, and have a more limited range of non-industrial uses than will Business Park areas.

The architecture and site design of projects within the Industrial Business Park portions of California Commerce Center South will be upgraded over that of the project's industrial areas. To achieve this upgraded image, the development standards within the Industrial Business Park area more closely resembles those of the Commercial/Office areas rather than the industrial areas of California Commerce Center South.

Development within Industrial Business Park areas will have an office look along public streets, locating larger industrial structures to the rear of parcels. In addition, the large, flat, unbroken tilt-up walls, which are expected within industrial areas, will be articulated in a manner consistent with a more commercial look. This articulation will take the form of variations in color and texture, horizontal and vertical variations in the wall plane, and a greater use of glass along public rights-of-way than would be expected in an industrial area.

b. Permitted Uses

The following uses are permitted within areas designated Industrial Business Park. Land uses are defined in Section IV-B.

Manufacturing Uses, including:

- Automotive and light truck repair - minor
- Custom manufacturing and assembly
- Light manufacturing and assembly

Wholesale, Storage, and Distribution Uses, including:

- Light wholesale, storage, and distribution

Commercial Uses, including:

- Administrative and professional offices
- Automotive rental agencies
- Building maintenance services
- Business support services
- Communication services
- Durable goods sales, retail-may be permitted only as part of a multi-tenant building unless located in an approved Planning Area Plan.
- Durable goods sales, wholesale
- Health clubs and spas
- Laundry services

- Medical and health care services
- Personal services
- Public Facilities and Utilities

c. Limited Uses

The following uses require review by the City Planner prior to approval of a site plan or business license. To approve the use at the proposed location, the City Planner must determine that parking, access, landscaping, and/or any other factors associated with the use of the location will be adequately resolved. Land uses are defined in Section IV-B.

Commercial Uses, including:

- Eating and drinking establishments
- Fast Foods
- Financial institutions (may only be permitted as a limited use if it is to support ongoing operations which are otherwise permitted within the Industrial Business Park designation)
- Retail sales of goods produced or warehoused onsite
- Vocational and trade schools
- Caretaker's residence, where 24-hour surveillance is necessary (Maximum 1,000 square feet)

d. Other Uses

All other uses not listed as Permitted or Limited are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

B. DEFINITIONS OF LAND USE TYPES

Permitted and limited uses identified above are defined as follows:

1. MANUFACTURING AND ASSEMBLY USE TYPES

Automotive and Light Truck Repair-Minor: Activities include, but are not limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks (less than 6000 lbs.), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops and automotive drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops are not included.

Automotive and Light Truck Repair-Major: Activities typically include, but are not limited to, automotive and light truck repair; heavy automobile and truck repair, such as transmission and engine repair, automotive painting and body work, and the installation of major accessories.

Custom Manufacturing and Assembly: Activities typically include, but are not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the onsite wholesaling of the goods produced. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site.

Light Manufacturing and Assembly: Activities typically include, but are not limited to; research and development, including laboratories; labor intensive manufacturing, assembly, or repair processes which do not involve frequent truck trips (more than 8 truck trips daily) or the transport of large scale products. The activities do not produce odors, noise, vibration, or particulates which would adversely affect uses within the same structure or on the same site.

General Manufacturing and Assembly: Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment, or fabrication activities which may have frequent truck traffic or the transportation of large scale products. Not permitted within this area are uses which require massive structures outside of buildings such as cranes or conveyer systems, or unscreened open air storage of large quantities of raw, semi-refined, or finished products.

2. WHOLESALE, STORAGE, AND DISTRIBUTION USES

Light Wholesale, Storage, and Distribution: Activities typically include, but are not limited to; wholesaling, storage, and warehousing services within enclosed buildings; storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage.

General Wholesale, Storage, and Distribution: Activities typically include, but are not limited to; warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements.

3. COMMERCIAL USE TYPES

Administrative and Professional Offices: Activities typically include, but are not limited to executive management, administrative, or clerical uses of private and public utility firms. Additional activities include the provision of advice design, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers, architect's, lawyer's, insurance sales, financial planner's and accountant's offices.

Automotive Fleet Storage: Activities typically include, but are not limited to, the storage of vehicles used regularly in business operations and not available for sale on site. Such uses typically include, but are not limited to, overnight storage of rental cars, mobile catering trucks, and taxi cabs.

Automotive Rental Agencies: Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services.

Automotive Service Station: Activities typically include, but are not limited to the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of replacement items, and the performance of minor repairs. Also included is the washing of vehicles as a incidental use.

Building Maintenance Services: Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Building Supplies and Sales: Activities typically include, but are not limited to; the retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies and lumber and hardware stores. Outdoor storage may be permitted subject to screening requirements.

Business Supply Retail and Services: Activities typically include, but are not limited to; retail sales; rental or repair from the premises of office equipment, office supplies; and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. The sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures is excluded from this use type.

Business Support Services: Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blue-print services. The printing of books, other than pamphlets and reports for another firm is excluded from this use type.

Communication Services: Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Uses typically include, but are not limited to; television and radio studios and telegraph offices.

Conference and Convention Facilities: Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions along with ancillary catering services. While these uses are typically associated with a hotel, conference/convention facilities may occur as free-standing structures.

Convenience Sales and Services: Activities typically include, but are not limited to the retail sales from the premises of frequently needed small personal convenience items and professional services which are used frequently. Uses typically include, but are not limited to; drug stores; stores selling toiletries or magazines; beauty and barber shops; florist shops; and apparel laundering and dry cleaning agencies.

Durable Goods Sales: Activities typically include, but are not limited to, the retail sales from premises of durable goods which are purchased infrequently. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g. refrigerators), and carpet and flooring stores.

Eating and Drinking Establishments: Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to restaurants and bars, and exclude fast food type services.

Entertainment: Activities typically include, but are not limited to; sports performed either indoors or outdoors; cultural, educational, and entertainment services within an enclosed building to assembled groups of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Uses typically include, but are not limited to; swimming centers, skating rinks, bowling alleys, dance halls, theaters and meeting halls.

Fast Food Sales: Activities which may include but are not limited to the retail sale from the premises of easily prepared foods and beverages such as; hamburgers, hot dogs, chicken, and tacos for either on-site or off-site consumption. Uses may include, but are not limited to drive-in type restaurants.

Financial Institutions: Uses typically include, but are not limited to, banks, savings and loans, and credit unions.

Food and Beverage Sales: Activities include, but are not limited to the retail sale from the premises of food and beverages for off-premises consumption. Uses typically include, but are not limited to, food markets, liquor stores, and retail bakeries.

Health Clubs and Spas: Activities typically include, but are not limited to sport and health-related activities performed either indoors or outdoors. Uses typically include, but are not limited to, health clubs, spas, gyms, and tennis clubs.

Hotels and Motels: Activities typically include, but are not limited to lodging services to, transient guests on a less-than-monthly basis, other than in the case of uses such as private boarding houses. Uses typically include, but are not limited to; hotels, motels, and residence inns (which may provide longer term residence).

Laundry Services: Activities typically include, but are not limited to, institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.

Medical and Health Care Services: Activities typically include, but are not limited to, therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services. Health care uses typically include those performed by:

- Medical Clinics
- Family Planning Clinics
- In-Patient Health Care Facilities
- Hospitals

Personal Services: Activities typically include, but are not limited to, information, instruction and similar services of a personal nature. Uses typically include, but are not limited to driving schools, day care facilities, travel bureaus and agencies, and photography studios.

Repair Services: Activities typically include, but are not limited to, the storage and sale from the premises and/or dismantling of used or waste materials except when such activities are part of a manufacturing operation.

Vocational and Trade Schools: Activities typically include, but are not limited to organized instruction of work-related skills by private institutions and firms.

C. GENERAL DEVELOPMENT STANDARDS

The following regulations and criteria establish minimum development standards for the land uses proposed within California Commerce Center South. These regulations shall govern the development of all property within California Commerce Center South, and shall supersede the City of Ontario Zoning Ordinance.

The Approving Agent for California Commerce Center South shall review all proposed development plans prior to review and approval by the City of Ontario.

The following general provisions shall apply to all developments within California Commerce Center South.

1. GENERAL PLAN CONSISTENCY

Implementation of the California Commerce Center South development is intended to carry out the goals and policies contained in the City of Ontario General Plan in an orderly and attractive fashion. All development within California Commerce Center South shall therefore be consistent with the provisions of the Ontario General Plan.

2. RELATIONSHIP OF SPECIFIC PLAN DEVELOPMENT STANDARDS AND CRITERIA TO THE ONTARIO ZONING ORDINANCE

Development standards and criteria contained in this document will supplement and replace those of the City of Ontario's Zoning Ordinance. Any standards or land use proposals not specifically covered herein shall be subject to the regulations, standards, and specifications of the City of Ontario.

Unless otherwise specifically approved as part of this specific plan, all offsite improvements shall be subject to the City of Ontario's policies and standards in effect at the time improvement plans are submitted. If any provision of this document conflicts with the regulations of the Ontario Zoning Ordinance, the provisions of this document shall take precedence.

3. CONFORMANCE TO UNIFORM BUILDING AND FIRE CODES

All construction within California Commerce Center South shall be in compliance with the Uniform Building Code, Uniform Fire Code, and all other ordinances adopted by the City pertaining to construction and safety features. All other City standards and policies shall apply at the time of submittal.

4. MINOR ADJUSTMENTS

California Commerce Center South's Approving Agent shall have the authority to interpret and approve minor adjustments to the design guidelines and criteria contained herein in order to achieve superior design solutions. Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal side yards, location of parking and loading areas, and the substitution of building materials. Such adjustments will also require approval by the City of Ontario Planning Director and Building Official.

5. ABATEMENT OF NUISANCE FACTORS; IMPLEMENTATION OF EIR MITIGATION MEASURES

Nuisance factors associated with the construction and maintenance of the project, including but not limited to the emission of light, noise, dust, and smoke shall be governed by the mitigation measures listed in Environmental Impact Report # 85-3 as modified in the negative declaration adopted for file # 3555-GPA, (Environmental Impact Report # 85-3 was prepared for Ontario International Place, by Forma-Planning Network). These nuisance factors are also governed by the Ontario Municipal Code and other applicable City codes, ordinances, and resolutions.

6. TECHNICAL MASTER PLANS

The specific requirements for infrastructure improvements shall be determined by the various Technical Master Plans prepared for California Commerce Center South.

Amendments or revisions to the Master Plans contained in this document shall not require a revision of the entire Specific Plan document. However, such amendments or revisions shall be subject to the approval of the City of Ontario Planning Commission and City Council and may require review of the Development Advisory Board.

7. PROVISION OF INFRASTRUCTURE AND PUBLIC UTILITIES

a. Water Service

The City of Ontario will provide water service to the California Commerce Center South.

A Technical Master Plan for Water Service has been prepared to identify the manner in which water facilities will be extended to the project site. The Master Plan is included under separate cover in the Appendices to this document.

b. Wastewater

Wastewater will be discharged into a regional system provided by the Chino Basin Municipal Water District, in a manner approved by the City of Ontario Engineering Department and the Chino Basin Municipal Water District.

A Technical Master Plan for Wastewater Facilities has been prepared to identify the manner in which sewer service will be provided for the project site. The Master Plan is included under separate cover in the Appendices to this document.

c. Drainage

Drainage of the Specific Plan area will be provided by a combination of storm drain and surface drainage systems.

A Technical Master Plan of drainage has been prepared to identify the manner in which flood protection and drainage of runoff will be accomplished. This master Plan is available under separate cover in the Appendices to this document.

d. Circulation Facilities

Rights-of-way in addition to those identified in mid-block cross-section will be dedicated to the City for "intersection bubbling" to accommodate added turn lanes as necessary. Intersection bubbling will be determined subsequent to a developer-sponsored traffic study, and in conjunction with a traffic monitoring program approved by the City Engineer.

Street and highway rights-of-way and curb widths shown within the Specific Plan may be modified if warranted by a precise traffic lane striping configuration, approved by the City Engineer. Dedication will be at the time of development of particular parcels adjacent to intersections.

The timing and location of traffic signals shall be based upon a developer-sponsored and, City-approved traffic study and traffic monitoring program. Traffic signals necessitated by, and resulting from, development of the project site will be constructed by the developer in conjunction with project roadway construction.

e. Solid Waste

Solid waste disposal will be handled by the City of Ontario, which maintains and operates its own fleet of refuse pick-up trucks. The City will gradually increase its capacity to service the site as the project develops.

f. Telephone Service

Telephone service will be provided by General Telephone Company (GTE) through the installation of new lines to the project site from General Telephone's existing central facilities.

g. Electricity

Southern California Edison Company (SCE) will provide electricity to the site via the existing 12 kV lines that form the system's network.

h. Natural Gas

Southern California Gas Company will provide natural gas to the site through the distribution lines currently servicing the project area from the south.

i. Location of Utilities

All utilities shall be placed underground from the nearest overhead facility, except for service lines of 66 kV or higher, and such equipment and structures that must be located above ground.

8. LANDSCAPING

In addition to City standard landscape plans and specifications, and the landscape provisions of this document, the following shall apply:

- a. Permanent automatic irrigation facilities shall be provided in all landscaped areas.
- b. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with the California Commerce Center South Specific Plan shall be submitted to the Public Facilities Services Coordinator for approval.

9. PARKING

All development will be required to meet the minimum off-street parking standards of the Ontario Municipal Code. In addition to the provisions of the Ontario Municipal Code, the following shall apply:

- a. A reduction in minimum parking requirements for individual uses may be granted by the Planning Commission where joint use of parking facilities or other factors will mitigate peak demand. Where parking spaces are provided for an individual development on a separate parcel, a joint access agreement will be required between affected property owners, in a form acceptable to the City.

- b. Requests for parking reductions resulting from joint usage shall generally be made at the site plan review stage, and shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format established by the Urban Land Institute in their publication, "Shared Parking."
- c. Shared parking requests shall be analyzed as follows:
 - (1) Initial Project Review involves careful documentation and quantification of proposed land uses and anticipated functional relationships between the parking needs of different land uses. The initial review will also consist of data gathering regarding proximity to transit facilities, general location of parking facilities, surrounding land uses and mix, predicted pedestrian patterns, and similar variables which affect parking needs.
 - (2) Adjustments for Peak Parking Factor includes calculating the number of off-street parking spaces required for each land use within the area proposed for joint parking use. Other elements to be considered include seasonal adjustment for parking demand and a determination of the mode of transit used in reaching or departing the area being considered.
 - (3) Analysis of Hourly Accumulation involves an estimation of hourly parking accumulations for each land use during a typical week day or weekend day.
 - (4) Estimate of Shared Parking merges the hourly parking demand estimate to calculate the overall parking required to be provided within the area being considered for shared parking facilities.
- d. In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:
 - (1) The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or difference peak parking characteristics, will allow joint use of the same parking facilities.
 - (2) The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities.
 - (3) The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple trip purposes to the area in question.

- e. As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties; recordation of conditions, covenants, and restrictions; or creation of other legal instruments to assure the permanent continuation of the circumstances under which parking requirement reductions were granted.

10. SAFETY REGULATIONS

a. Fire Protection

Fire protection and paramedic services will be provided by the City of Ontario Fire Department. To provide its fair share for fire protection services, the project sponsor has agreed to participate in the Mello-Roos Special Facilities District for Fire Station No. 7.

b. Police Protection Services

Police protection will be provided by the Ontario Police Department, with air surveillance provided daily by the San Bernardino County Sheriff's Department's helicopter patrol.

In addition to the requirements of the Ontario Municipal Code and public safety-related guidelines contained elsewhere in this document, the following shall apply:

- All individual developments within California Commerce Center South shall meet the requirements of the City of Ontario Fire and Police Departments, including, but not limited to adequate access for emergency vehicles, provision of security hardware, onsite fire suppression systems, and lighting.

11. GRADING

Grading permits may be issued for individual developments within California Commerce Center South, provided that the grading plan is in basic conformance with the conceptual surface drainage plan approved as part of this Specific Plan.

Soil may be stockpiled on or borrowed from locations within the total project site.

All grading plans shall be reviewed by the West End Resource Conservation District. Prior to the stockpiling or borrowing of any soil in order to grade separate parcels, the developer shall obtain an approval from the City Building Department and the Engineering Department, to assure conformance with appropriate codes, and provision for proper drainage.

12. PROPERTY OWNERS ASSOCIATION

A property owners' association shall be formed. This association will maintain all common landscaped areas including median landscaping and maintenance and energy costs of street lighting throughout the Specific Plan area. Property owners' association shall follow maintenance standards as approved by the City of Ontario and California Commerce Center South.

13. PLANNING AREA PLAN

The Planning Area Plan concept within the California Commerce Center South Specific Plan is intended to provide for the following:

- Facilitate the ability of small businesses to purchase appropriately sized buildings by permitting alternative subdivision concepts, including smaller parcel sizes than the minimum required under each land use category;
 - Establish development standards which permit landscaping, parking, and setback requirements to be met on a master planned site as an integrated unit, rather than on a parcel by parcel basis.
- a. Within a Planning Area Plan, the following standards shall apply:
- (1) The area for which the Planning Area Plan is proposed shall be a minimum of ten (10) acres.
 - (2) No minimum parcel size shall be required for parcels within a Planning Area Plan in a Commercial/Office, Business Park or Industrial Business Park area. A one-half (0.5) acre minimum parcel size shall be required for a Planning Area Plan in an Industrial area.
 - (3) Each Planning Area Plan shall have a minimum of 15 percent of its area maintained in landscaping. Each phase and subphase of a Planning Area Plan shall have a minimum of 15 percent of its area landscaped. However, subject to the provisions of this Section, the following development standards may be modified:
 - (a) Landscape requirements for individual parcels, provided that the Planning Area Plan, and each phase and subphase thereof, meet applicable requirements for the amount of landscaping.
 - (4) The landscaping required adjacent to buildings shall be provided excluding loading areas. However, subject to the provisions of this Section, the following development standards may be modified:

- (a) Where a required landscape area is not provided adjacent to a building, the Planning Area Plan applicant shall demonstrate that an equal or greater amount of landscaping has been placed in areas not otherwise required to be landscaped.

The resulting arrangement of landscaping shall result in a superior use of green areas to provide a more functional, desirable site plan.

- (5) Each phase and subphase of a Planning Area Plan shall meet applicable setback requirements along public streets, the Cucamonga Creek Channel, and the exterior perimeter of the Planning Area Plan, including the provision of required landscaping within those setback areas. However, subject to the provisions of this Section, the following development standards may be modified:

- (a) Parking and building setbacks may be modified or reduced to zero for interior side and interior rear parcel lines which are not adjacent to a public street or the exterior perimeter of the Planning Area Plan or a phase or subphase thereof.

- (b) Zero building separations may be permitted without the requirement for landscaping between such buildings. For purposes of meeting requirements of landscaping adjacent to onsite buildings, the exterior perimeter of the building form shall be utilized, encompassing each of the buildings having a zero separation.

- (c) Unless a zero building separation is provided, building forms shall be separated by a minimum of twenty feet (20') or one-half (½) the height of the taller building, whichever is greater.

- (d) If adequate landscape areas are provided pursuant to the above criteria, the creation of internal property lines for purposes of selling individual buildings or units shall not create requirements for additional landscaped setbacks from those internal property lines.

- (6) Onsite amenities such as a picnic area, public art piece, arbors, and/or a water feature shall be provided consistent with the proposed land uses.

- b. A completed application for a Planning Area Plan shall be submitted including, at a minimum, the following information:

- (1) Specific types of proposed uses (e.g. retail, restaurant, manufacturing, etc.);

- (2) Location, square footage, and height of buildings;
 - (3) Proposed parcel lines;
 - (4) Parking availability and anticipated number of spaces by phase and subphase, if applicable (documentation supporting shared parking, if requested, shall be provided);
 - (5) Location (and square footage where appropriate) of public facilities and open space - e.g. transit bays, pedestrian walkways, plaza area and street furniture;
 - (6) Building coverage (percent);
 - (7) Conceptual landscape plan including calculations of landscape areas provided by phase and subphase, as well as calculations of landscaping provided pursuant to Section 13a, above.
 - (8) General architectural concepts of the proposed buildings; and
 - (9) Relationship to other previously approved, adjacent site plans, tentative/final map, or Planning Area Plans.
- c. The Planning Area Plan shall be reviewed and approved by the Development Advisory Board and Planning Commission concurrent with or prior to any parcel or tract map or development plan for any site within the Planning Area Plan.

Submittal of subsequent development plans or parcel and tract maps for sites within the Planning Area Plan must be consistent with the approved Planning Area Plan. Amendments to the Planning Area Plan must be reviewed and approved by the Development Advisory Board and the Planning Commission.

14. SEVERABILITY

If any term, provision, condition, or requirement of this specific plan shall be held invalid or unenforceable, the remainder of this specific plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby; and each term, provision, condition, or requirement of the specific plan shall be held valid and enforceable to the fullest extent permitted by law.

D. INDUSTRIAL DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within areas designated "Industrial" in Figure 9.

1. MINIMUM PARCEL SIZE

The minimum parcel size within industrial areas of California Commerce Center South shall be ~~one (1.0) acre~~, except that a subdivision with less than one (1) acre parcels may be permitted if a Planning Area Plan has been approved by the City of Ontario pursuant to the provisions of Section C-13, Planning Area Plans, of this Specific Plan.

- a. The minimum allowable parcel size under a Planning Area Plan shall be one-half (0.5) acre.

2. MAXIMUM BUILDING HEIGHT

The maximum building height within the industrial portions of California Commerce Center South shall be **50 feet**.

3. MINIMUM BUILDING SETBACKS

For minimum building setbacks, refer to the Building Setback Summary, Table 3.

4. MINIMUM PARKING SETBACKS

For minimum parking setbacks, refer to Parking Setback Summary, Table 4. Notwithstanding the provisions of Table 4, the minimum parking setback along Mission Boulevard shall be 20 feet.

5. PARKING REQUIREMENTS

Parking requirements shall be as per City of Ontario Parking Standards.

6. LANDSCAPE REQUIREMENTS

- The minimum required landscape coverage for each lot not within a Planning Area Plan shall be 15%. Landscape requirements within a Planning Area Plan shall comply with the provisions of Section C-13, Planning Area Plans, of this Specific Plan.
- Building setbacks which are not used for drive entries or parking shall be fully landscaped.

- Parking setbacks which are not used for drive entries shall be fully landscaped.
- To soften building elevations, a ten foot wide landscape area shall be provided adjacent to front and exterior building elevations except where a loading area is provided.
- All parking visible from any public street must be shielded by mounded berms, planted with trees, shrubs and grass per the Master Streetscape Plan.
- A maximum of 10 spaces shall be permitted between finger type planters within parking areas. The planter areas shall have a minimum width of five feet. Alternatively, a minimum of 5.0 percent of the parking area shall be landscaped and distributed throughout the parking area.
- All landscaped areas are to be delineated with minimum 6-inch concrete curbs.

7. LOADING AREA REQUIREMENTS

- Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street.
- Loading areas shall not encroach into building setbacks.
- All loading areas shall be screened from adjacent parcels and streets by a combination of screen walls, ornamental landscaping, and/or portions of the building.
- Buildings should be designed per the conceptual site plans shown in Figures 10 and 11, which show loading areas primarily located to the side and rear of the building.
- Where loading doors face a public street, roll-up doors and openings in the screen wall shall be positioned such that the doors are not visible from the street.
- All loading areas fronting a public street shall be screened by a combination of screen walls, ornamental landscaping, and/or portions of the building such that the loading areas are not visible from the public street.
- Loading areas and doors not fronting a public street shall be screened from the view of the public street by concrete wing walls.
- Loading doors fronting a public street shall not be closer than 70 feet from the property line.
- All screen walls and wing walls shall be a maximum of 12 feet in height.

- A sight-line analysis shall be required with all development applications, and shall show that all roll-up doors are screened from view of adjoining parcels and public streets (See Figure 12).

8. OUTDOOR STORAGE REQUIREMENTS

- No outdoor storage shall be permitted unless adequately screened by an opaque material approved by California Commerce Center South's Approving Agent.
- All storage areas fronting a public street shall be screened by a concrete screen wall and ornamental landscaping.
- The location of outdoor storage areas shall be shown on the development site plan, and shall be subject to approval by California Commerce Center South and the City of Ontario Development Advisory Board.

9. EXTERIOR BUILDING MATERIALS REQUIREMENTS

- All building improvements, with the exception of trim and minor architectural features, shall be constructed of masonry, concrete, glass, or other material approved by California Commerce Center South's Approving Agent (no precision block or stucco).
- All exterior walls shall be painted or suitably treated.

10. ROOFING AND ROOFTOP EQUIPMENT REQUIREMENTS

- Rooftop equipment shall not be visible from adjacent streets, properties, or the Pomona Freeway. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, or opaque screening shall be provided, as approved by the City of Ontario and California Commerce Center South's Approving Agent, to conceal all rooftop equipment.
- Roof screens shall be sheathed in a matching or complimentary material and color to the exterior building material and color. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening is not permitted.
- Unless roofing materials are a part of the design element (shingles, tiles, etc.), the ridge line elevation shall not exceed the parapet elevation.

11. SIGNAGE REQUIREMENTS

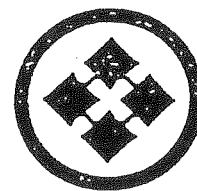
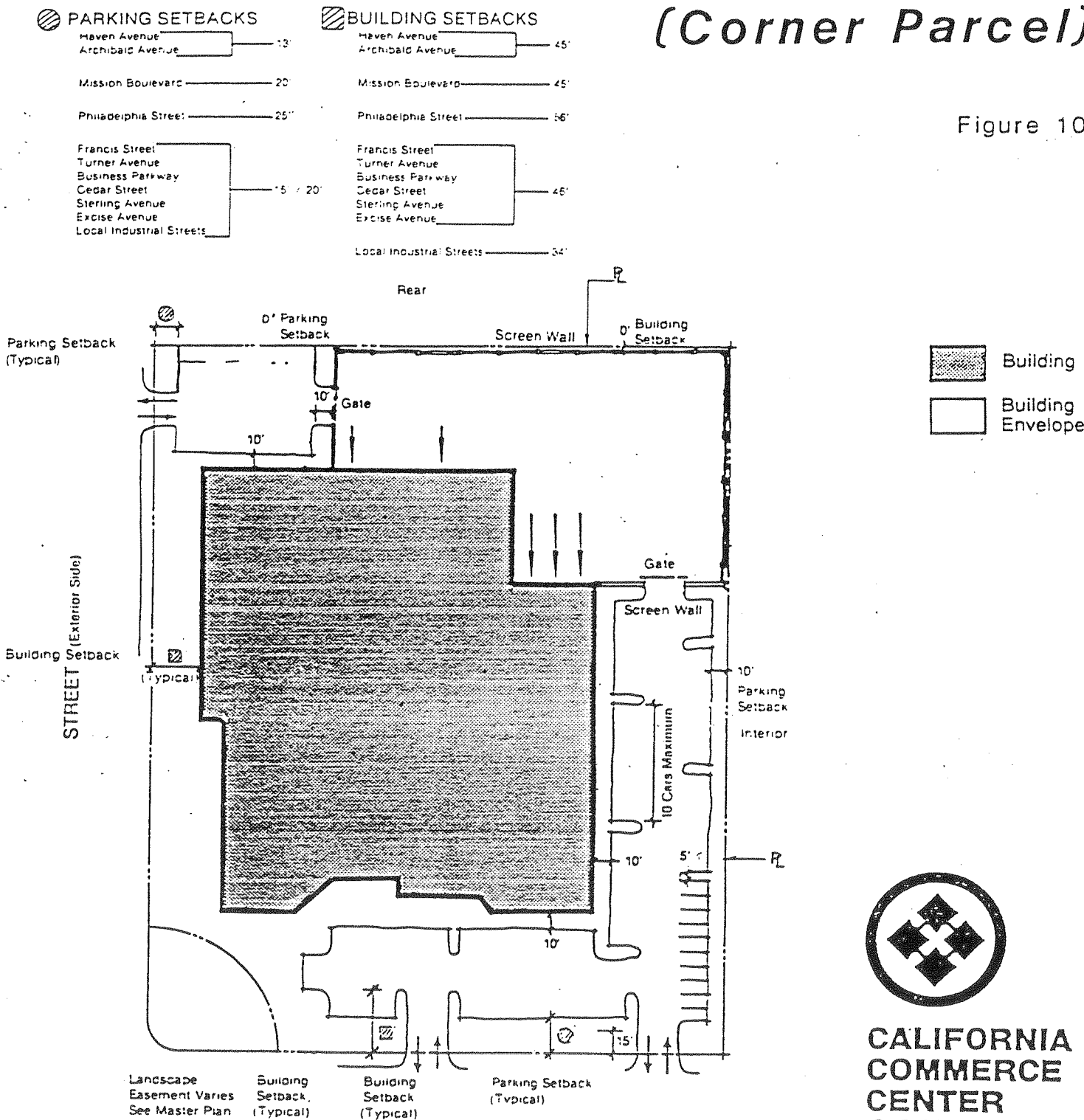
- All signs shall be subject to the provisions of the Master Signage plan, and will require the approval of California Commerce Center South's Approving Agent and the City of Ontario.

(Refer to Signage and Graphics Criteria for further information).

CONCEPTUAL SITE PLAN:

INDUSTRIAL (Corner Parcel)

Figure 10



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CONCEPTUAL SITE PLAN:

INDUSTRIAL (Interior Parcel)

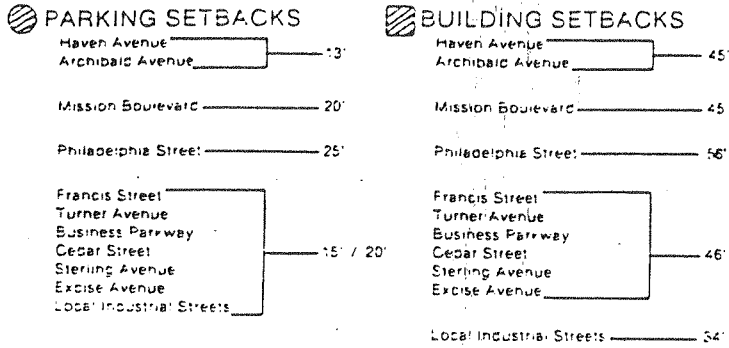
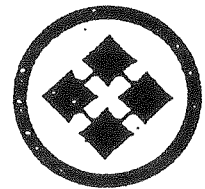
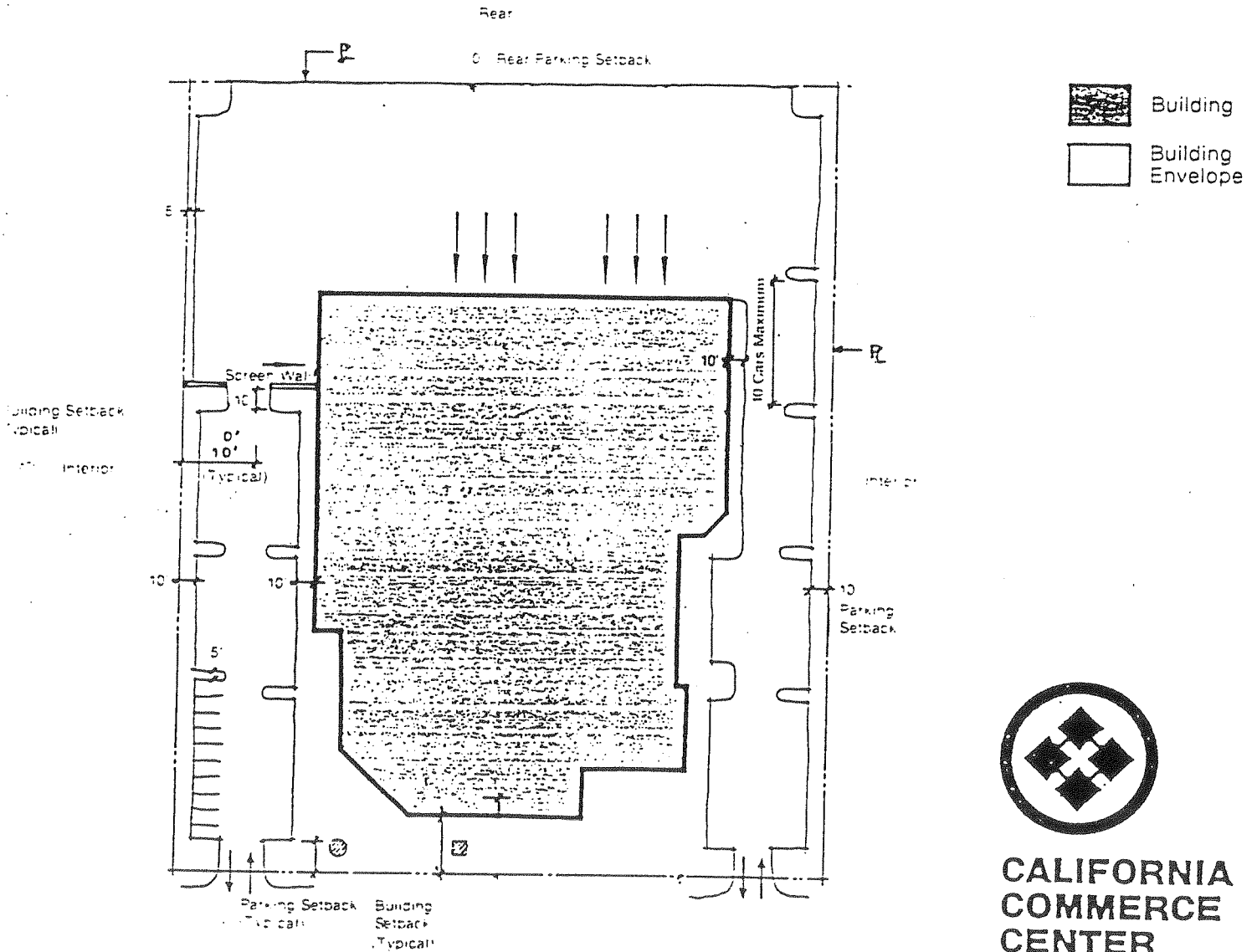


Figure 11

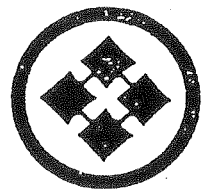
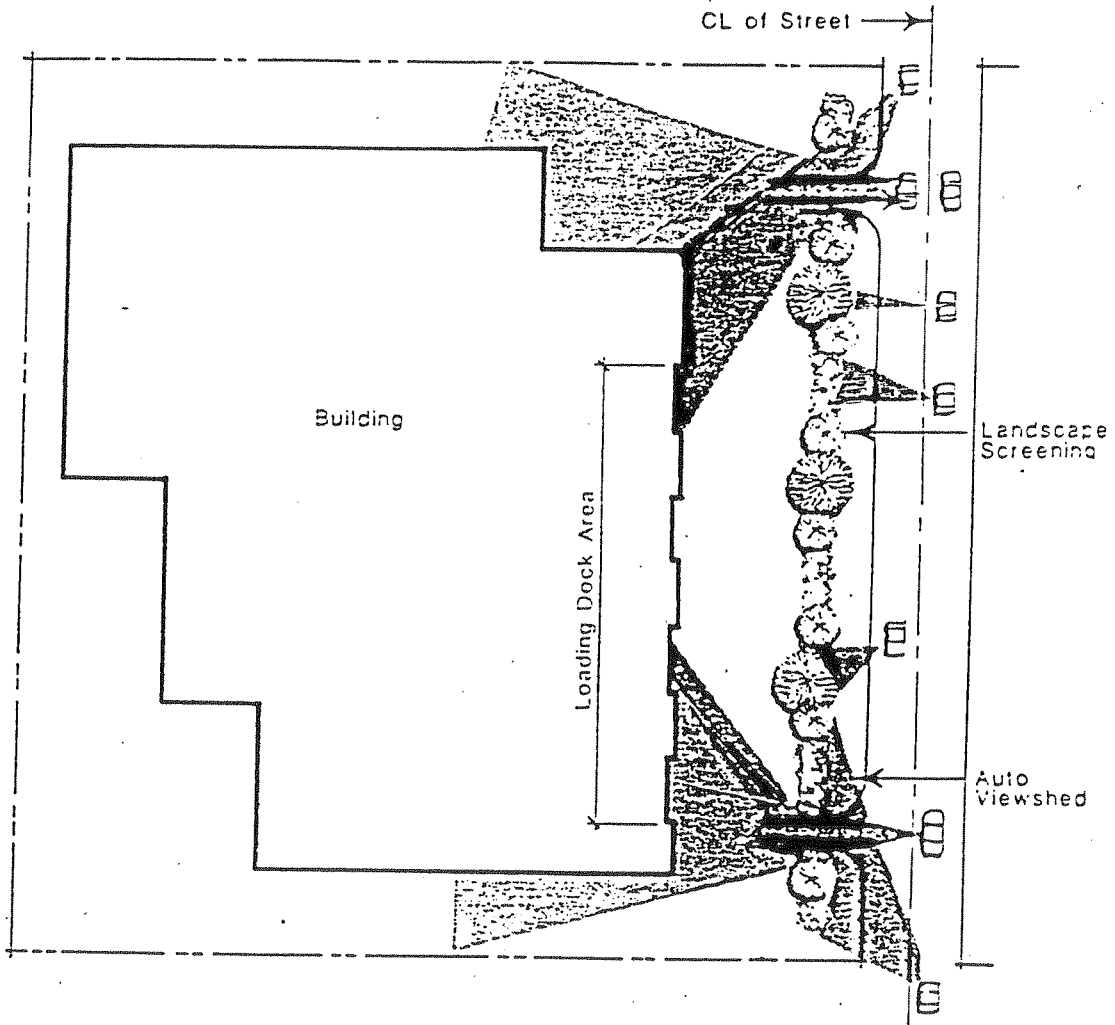


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SIGHT LINE ANALYSIS

Figure 12



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E. COMMERCIAL/OFFICE DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within areas designated "Commercial/ Office" in Figure 9.

1. MINIMUM PARCEL SIZE

The minimum parcel size within Commercial/Office areas shall be **two and one-half (2.5) acres**, except that parcels less than two and one-half (2.5) acres may be permitted if a Planning Area Plan has been approved by the City of Ontario pursuant to the provisions of Section C-13, Planning Area Plans, of this specific plan.

2. MAXIMUM BUILDING HEIGHT

The maximum building height within the Commercial/Office portions of California Commerce Center South shall be 50 feet. However, buildings over 50 feet in height may be permitted provided that an additional one (1) foot setback is provided per one (1) foot of height above 50 feet in height.

3. MINIMUM BUILDING SETBACKS

For minimum building setbacks, refer to the Building Setback Summary, Table 3.

4. MINIMUM PARKING SETBACKS

For minimum parking setbacks, refer to the Parking Setback Summary, Table 4.

5. PARKING REQUIREMENTS

Parking requirements shall be as per City of Ontario Parking Standards.

6. LANDSCAPE REQUIREMENTS

- The required minimum landscape coverage for each lot not within a Planning Area Plan shall be 15%. Landscape requirements within a Planning Area Plan shall comply with the provisions of Section C-13, Planning Area Plans, of this Specific Plan.
- Building setbacks which are not used for drive entries or parking shall be fully landscaped.
- Parking setbacks which are not used for drive entries shall be fully landscaped.

- To soften building elevations, a fifteen foot wide landscape area shall be provided adjacent to front and exterior building elevations except where loading areas are provided.
- All parking visible from any public street must be shielded by mounded berms planted with trees, shrubs and grass per the Master Streetscape Plan.
- A maximum of 10 spaces shall be permitted between finger type planters within parking areas. The planter areas shall have a minimum width of five feet. Alternatively, a minimum of 5.5 percent of the parking area must be planted.
- All landscaped areas are to be delineated with minimum 6-inch concrete curbs.

7. LOADING AREA REQUIREMENTS

- Loading areas shall be designed to provide for backing and maneuvering onsite and not from a public street.
- Loading areas shall not be visible from street or onsite passenger circulation drives and shall be screened from adjacent parcels.

8. OUTDOOR STORAGE REQUIREMENTS

- No outdoor storage shall be permitted.
- Trash container areas shall be screened and unobtrusive.

9. EXTERIOR BUILDING MATERIALS REQUIREMENTS

- All building improvements, with the exception of trim and minor architectural features, shall be constructed of materials approved by California Commerce Center South's Approving Agent.
- All exterior walls shall be painted or suitably treated.

10. ROOFING AND ROOFTOP EQUIPMENT

- Rooftop equipment shall not be visible from adjacent streets, properties, or the Pomona Freeway. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, or opaque screening shall be provided, as approved by the City of Ontario and California Commerce Center South's Approving Agent, to conceal all rooftop equipment.

- Roof screens shall be sheathed in a matching or complimentary material and color to the exterior building material and color. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening is not permitted.
- Unless roofing materials are a part of the design element (shingles, tiles, etc.), the ridge line elevation shall not exceed the parapet elevation.



11. SIGNAGE REQUIREMENTS

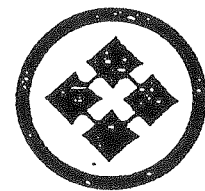
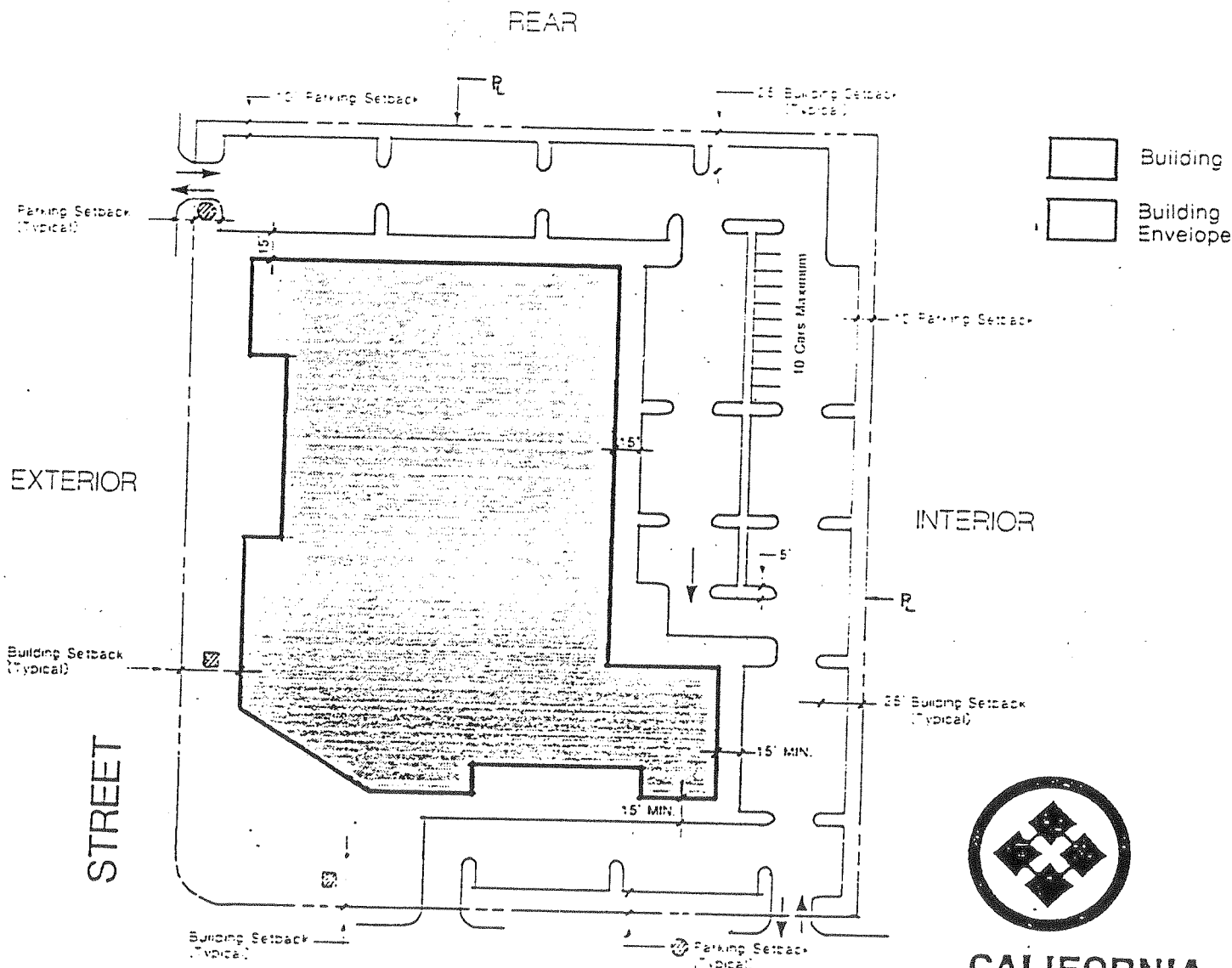
- All signs shall be subject to the provisions of the Master Signage Plan and will require the approval of Ontario Industrial Partners' Approving Agent and the City of Ontario (see also Signage and Graphics Criteria).

CONCEPTUAL SITE PLAN:

COMMERCIAL OFFICE (Corner Parcel)

Figure 13

 PARKING SETBACKS	 BUILDING SETBACKS
Haven Avenue _____ 13'	Haven Avenue _____ 45'
Archibald Avenue _____ 13'	Archibald Avenue _____ 45'
Philadelphia Street _____ 25'	Philadelphia Street _____ 56'
Excise Avenue _____ 15' / 20'	Excise Avenue _____ 46'
Local Industrial Streets _____ 15' / 20'	Local Industrial Streets _____ 34'



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CONCEPTUAL SITE PLAN:

COMMERCIAL OFFICE (Interior Parcel)



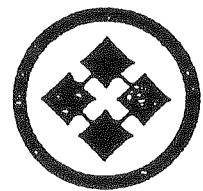
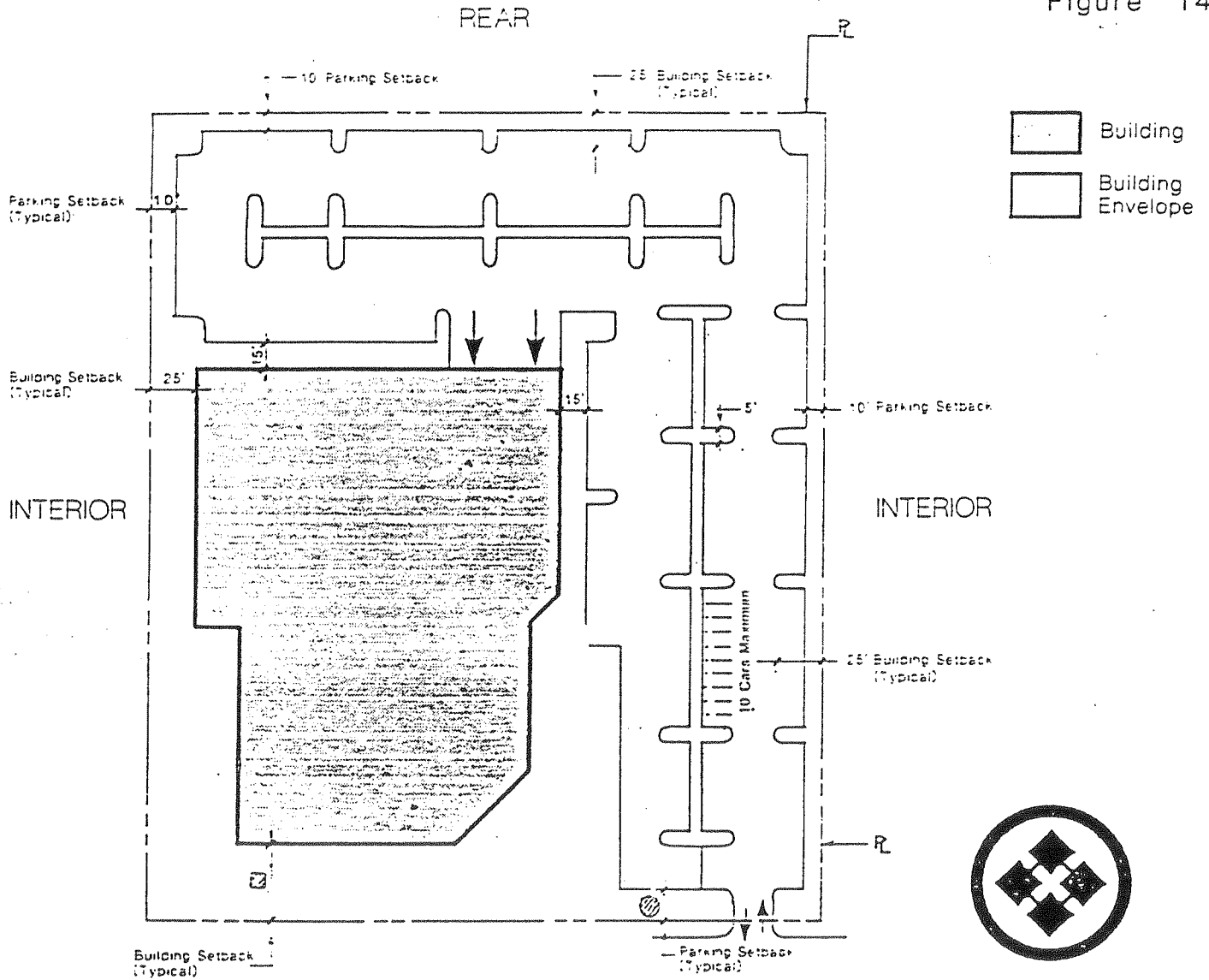
 PARKING SETBACKS	 BUILDING SETBACKS
Haven Avenue _____ 13'	Haven Avenue _____ 45'
Archibald Avenue _____ 13'	Archibald Avenue _____ 45'
Philadelphia Street _____ 25'	Philadelphia Street _____ 56'
Excise Avenue _____ 15' / 20'	Excise Avenue _____ 46'
Local Industrial Streets _____ 15' / 20'	Local Industrial Streets _____ 34'

Figure 14



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F. BUSINESS PARK AND INDUSTRIAL BUSINESS PARK DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within areas designated "Business Park" and "Industrial Business Park" in Figure 9.

1. MINIMUM PARCEL SIZE

The minimum parcel size within Business Park and Industrial Business Park areas shall be **two and one-half (2.5) acres**, except that parcels less than two and one-half (2.5) acres 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.

2. MAXIMUM BUILDING HEIGHT

The maximum building height within the Business Park and Industrial Business Park portions of California Commerce Center South shall be 50 feet. An additional one (1) foot in height may be permitted for each additional one (1) foot that structures are set back in addition to that required in Table 2. Under no circumstance may any structure exceed 70 feet in height.

3. MINIMUM BUILDING SETBACKS

For minimum building setbacks, refer to the Building Setback Summary, Table 3.

4. MINIMUM PARKING SETBACKS

For minimum parking setbacks, refer to the Parking Setback Summary, Table 4. Notwithstanding the provisions of Table 4, the minimum parking setback along Mission Boulevard shall be 20 feet.

5. PARKING REQUIREMENTS

Parking requirements shall be as per City of Ontario Parking Standards.

6. LANDSCAPE REQUIREMENTS

- The required minimum landscape coverage for each lot not within a Planning Area Plan shall be 15%. Landscape requirements within a Planning Area Plan shall comply with the provisions of Section C-13, Planning Area Plans, of this Specific Plan.
- Building setbacks which are not used for drive entries or parking shall be fully landscaped.

- Parking setbacks which are not used for drive entries shall be fully landscaped.
- To soften building elevations, a fifteen foot wide landscape area shall be provided adjacent to front and exterior building elevations, except where loading areas are provided.
- All parking visible from any public street must be shielded by a mounded berms, planted with trees, shrubs and grass per the Master Streetscape Plan.
- A maximum of 10 spaces shall be permitted between finger type planters within parking areas. The planter areas shall have a minimum width of five feet. Alternatively, a minimum of 5.5 percent of the parking area shall be landscaped and distributed throughout the parking area.
- All landscaped areas are to be delineated with minimum 6-inch concrete curbs.

7. LOADING AREA REQUIREMENTS

- Loading areas shall be designed to provide for backing and maneuvering onsite and not from a public street.
- Loading areas shall not be visible from street or outside passenger circulation drives and shall be screened from adjacent parcels.

8. OUTDOOR STORAGE REQUIREMENTS

- No outdoor storage shall be permitted.
- Trash container areas shall be screened and unobtrusive.

9. EXTERIOR BUILDING MATERIALS

- All building improvements, with the exception of trim and minor architectural features, shall be constructed of masonry, concrete, glass or other material approved by the Ontario Industrial Partners' Approving Agent.
- All exterior walls shall be painted or suitably treated.

10. ROOFING AND ROOFTOP EQUIPMENT STANDARDS



- Rooftop equipment shall not be visible from adjacent streets or the Pomona Freeway. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, or opaque screening shall be provided, as approved by the City of Ontario and California Commerce Center South's Approving Agent, to conceal all rooftop equipment.
- Roof screens shall be sheathed in a matching or complimentary material and color to the exterior building material and color. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening is not permitted.
- Unless roofing materials are a part of the design element (shingles, tiles, etc.), the ridge line elevation shall not exceed the parapet elevation.

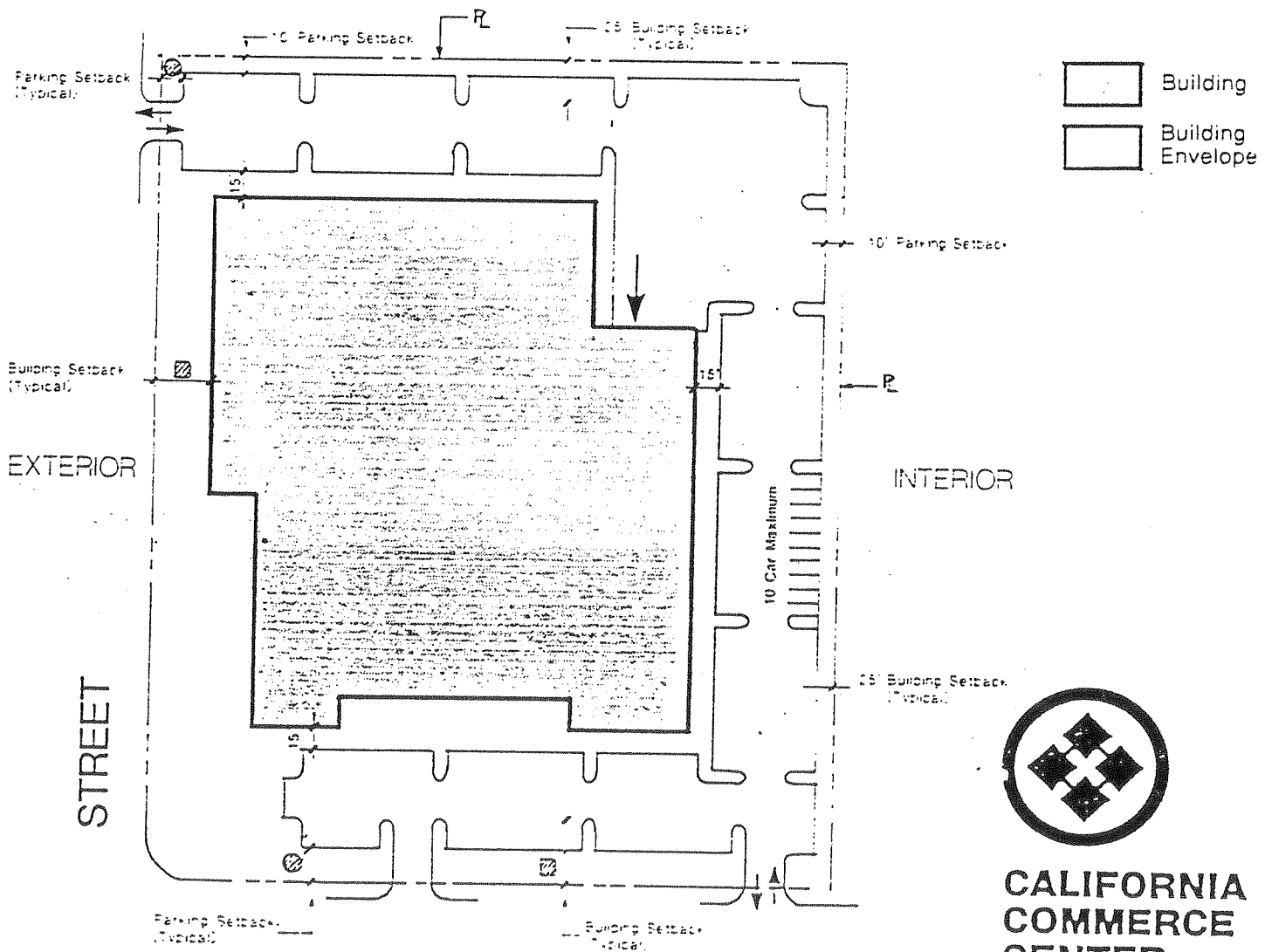
11. SIGNAGE REQUIREMENTS

- All signs shall be subject to the provisions of the Master Signage Plan and will require the approval of California Commerce Center South's Approving Agent and the City of Ontario (refer to Signage and Graphics Criteria).

CONCEPTUAL SITE PLAN: BUSINESS PARK (Corner Parcel)

Figure 15

 PARKING SETBACKS	 BUILDING SETBACKS
Archibald Avenue ————— 13'	Archibald Avenue ————— 45'
Mission Boulevard ————— 20'	Mission Boulevard ————— 45'
Philadelphia Street ————— 25'	Philadelphia Street ————— 55'
Francis Street: Business Parkway ————— 15' / 20'	Francis Street: Business Parkway ————— 45'
Local Industrial Streets	Local Industrial Streets ————— 34'





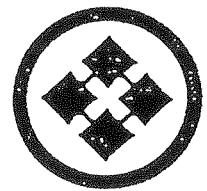
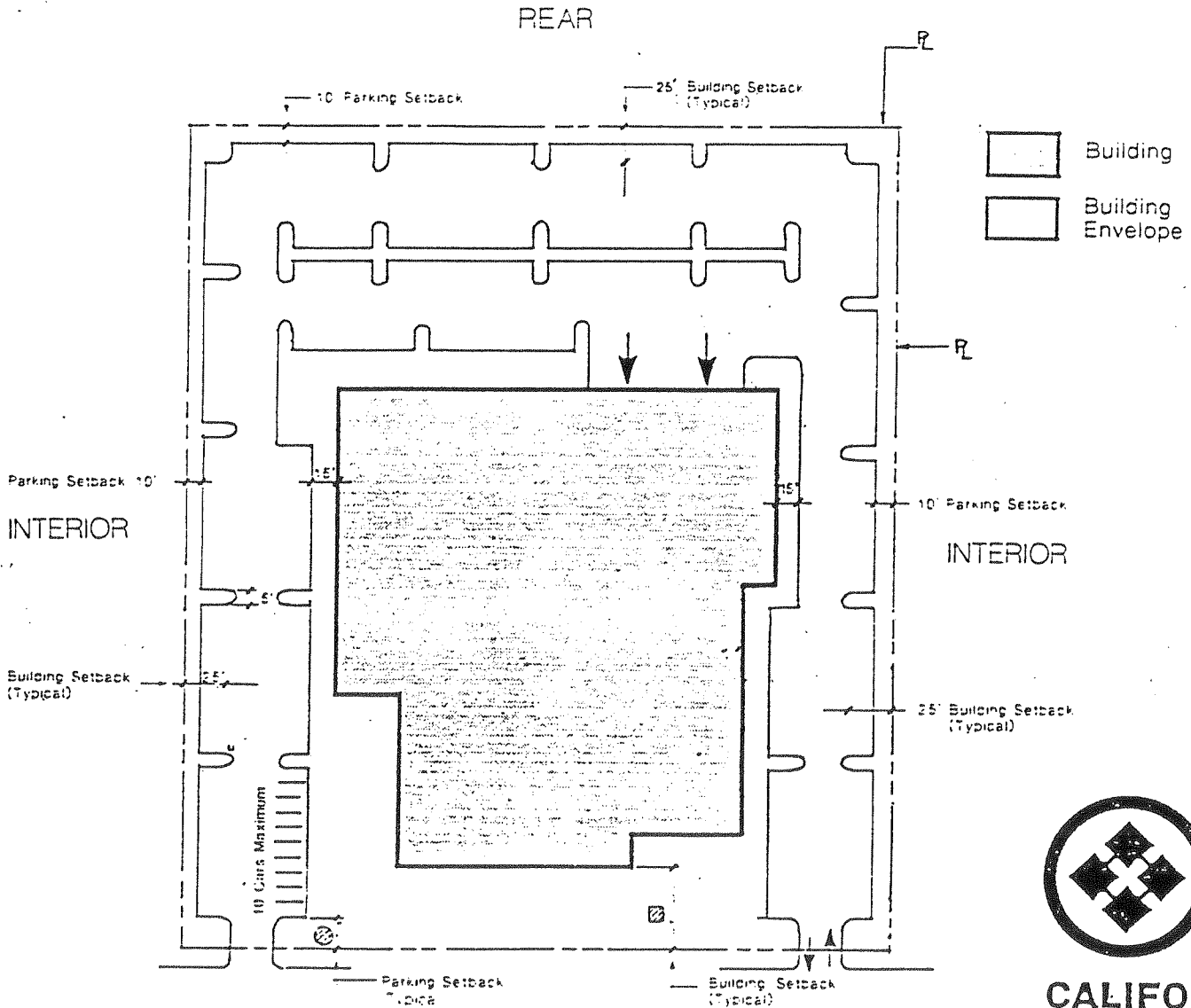
AT ONTARIO

CONCEPTUAL SITE PLAN:

BUSINESS PARK (Interior Parcel)

Figure 16

 PARKING SETBACKS	 BUILDING SETBACKS
Archibald Avenue ————— 13'	Archibald Avenue ————— 45'
Mission Boulevard ————— 20'	Mission Boulevard ————— 45'
Philadelphia Street ————— 25'	Philadelphia Street ————— 55'
Francis Street Business Parkway ————— 15' / 20'	Francis Street Business Parkway ————— 46'
Local Industrial Streets	Local Industrial Streets ————— 34'



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G. BUILDING AND PARKING SETBACKS

Table 3
BUILDING SETBACK SUMMARY
 (Measured in Feet from Property Line)

Haven Avenue
 Archibald Avenue
 Mission Boulevard
 Philadelphia Street (west of Archibald Avenue)

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK:</u> <u>INDUSTRIAL</u> <u>BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	45'	45'	45'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side (One Side):	10'	25'	25'
Interior Side (Other Side):	0'	25'	25'
Rear:	0'	25'	25'

Philadelphia Street (east of Archibald Avenue)

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK:</u> <u>INDUSTRIAL</u> <u>BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	56'	56'	56'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side (One Side):	10'	25'	25'
Interior Side (Other Side):	0'	25'	25'
Rear:	0'	25'	25'

Table 3
 BUILDING SETBACK SUMMARY
 (cont'd)
 (Measured in Feet from Property Line)

Francis Street
 Turner Avenue
 Cedar Street
 Business Parkway
 Sterling Avenue
 Excise Avenue

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK; INDUSTRIAL BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	46'	46'	46'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side (One Side):	10'	25'	25'
Interior Side (Other Side):	0'	25'	25'
Rear:	0'	25'	25'

Local Industrial Streets

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK; INDUSTRIAL BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	34'	34'	34'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side (One Side):	10'	25'	25'
Interior Side (Other Side):	0'	25'	25'
Rear:	0'	25'	25'

Note: Rear and interior side building setbacks shall comply with Section 506(b) of the California Uniform Building Code.

Table 4
PARKING SETBACK SUMMARY
 (Measured in Feet from Property Line)

Haven Avenue
 Archibald Avenue
 Philadelphia Street (west of Archibald Avenue)

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK:</u> <u>INDUSTRIAL</u> <u>BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	13'	13'	13'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side:	10'	10'	10'
Rear:	0'	10'	10'

Mission Boulevard

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK:</u> <u>INDUSTRIAL</u> <u>BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	20'	20'	20'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side:	20'	20'	20'
Rear:	20'	20'	20'

Philadelphia Street (east of Archibald Avenue)

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK:</u> <u>INDUSTRIAL</u> <u>BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	25'	25'	25'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side:	10'	10'	10'
Rear:	0'	10'	10'

Table 4
 PARKING SETBACK SUMMARY
 (cont'd)
 (Measured in Feet from Property Line)

Francis Street (both sides of street)
 Turner Avenue (west side of street)
 Cedar Street (both sides of street between Archibald Ave., and Business Pkwy.; north side of street east of Sterling)
 Business Parkway (west side of street)
 Excise Avenue (east side of street)

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK; INDUSTRIAL BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	20'	20'	20'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side:	10'	10'	10'
Rear:	0'	10'	10'

Turner Avenue (east side of street)
 Cedar Street (both sides of street between Business Pkwy. and Sterling Ave.; south side of street east of Sterling)
 Business Parkway (east side of street)
 Excise Avenue (west side of street)
 Sterling Avenue (both sides of street)

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK; INDUSTRIAL BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	15'	15'	15'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side:	10'	10'	10'
Rear:	0'	10'	10'

Table 4
 PARKING SETBACK SUMMARY
 (cont'd)
 (Measured in Feet from Property Line)

Local Industrial Streets

	<u>INDUSTRIAL</u>	<u>BUSINESS PARK; INDUSTRIAL BUSINESS PARK</u>	<u>COMMERCIAL/OFFICE</u>
Front:	15'	15'	15'
Exterior Side (Corner Parcels):		Per Street Classification	
Interior Side:	10'	10'	10'
Rear:	0'	10'	10'

Note: Notwithstanding the above provisions, a minimum 20-foot wide landscaped setback shall be provided adjacent to the Mission Boulevard right-of-way. A 10-foot wide landscaped setback shall be maintained along the Cucamonga Creek Channel.

H. SOUND ATTENUATION CRITERIA

The project's location, adjacent to the Pomona Freeway and the Union Pacific Railroad, requires the implementation of sound attenuation measures for interior spaces. Maximum interior sound level criteria have been established for each land use. Table 5 illustrates the maximum permitted interior noise levels (measured in LEQ_{12}) for non-residential construction.

Table 5
MAXIMUM INTERIOR NOISE LEVELS,
NON-RESIDENTIAL CONSTRUCTION

Noise levels during the hours from 7 a.m. to 7 p.m. which shall not be exceeded for the interior industrial/office/commercial portions of the project are as follows:

USE	SOUND LEVEL, LEQ_{12}
Private Offices	40-50 dBA
General Offices, Reception, Typing, Clerical	45-55
Banks, Retail Stores	50-55
Other Uses and Areas for Manufacturing, Assembly Testing, etc.	55-65

(Where LEQ_{12} is the Energy Equivalent Sound Level during the hours 7 a.m. to 7 p.m.)

I. CRITERIA FOR DEVELOPMENT ADJACENT TO MISSION BOULEVARD AND THE POMONA FREEWAY

The City of Ontario has established standards for regulating development adjacent to Mission Boulevard and the Pomona Freeway (SR 60). These standards have been adopted by the Ontario Planning Commission, Resolution No. 2392, May 27, 1980, and shall apply to such development within the California Commerce Center South project.

1. BUILDING ORIENTATION

- All buildings shall face the highway, except where the highway is substantially elevated.
- The size, height, number, and type of on-premise signs shall be the minimum necessary for identification pursuant to the California Commerce Center South's Master Signage Plan.
- Overhead doors, garages, or loading zones shall be placed facing away from view of the highway.
- All mechanical equipment shall be screened from public view.

2. LANDSCAPING

- Not less than 20 feet of landscaping, measured from the public right-of-way, shall be provided and permanently maintained.
- Proposed development should be designed to preserve existing stands of trees wherever practicable.

In order to meet the intent of Planning Commission Resolution # 2392, building facades facing the Pomona Freeway shall be suitably treated as to provide the appearance of a building front and to avoid long, blank walls and the appearance of the rear of a building. The requirement for 20 feet of landscaping adjacent to the freeway may be reduced by one foot for each one foot of landscaping constructed by California Commerce Center South within Caltrans right-of-way; provided, however, that a minimum of ten feet (10') of landscaping shall be provided outside of and adjacent to Caltrans right-of-way, and provided further that the freeway right-of-way be landscaped as approved by Caltrans. Development along Mission Boulevard shall comply with the provisions of Planning Commission Resolution # 2392 as adopted.