

The closest service is one mile from the site at Rockefeller Avenue and Jurupa Avenue.

Metrolink

The closest Metrolink service to the project site is approximately 3 miles northwesterly of the site at Mission Boulevard and Haven Avenue.

### **3. DEVELOPMENT PLAN COMPONENTS**

#### **3.1 Land Use Plan**

The entire 95-acre site is proposing to allow Light Industrial uses exclusively. Within this designation, Wholesale and Manufacturing uses will be allowed as follows:

WHOLESALE STORAGE AND DISTRIBUTION

Light & General Wholesale Storage and Distribution

MANUFACTURING AND ASSEMBLY

Auto and Truck Repair  
Custom Manufacturing and Assembly  
Light Manufacturing and Assembly  
General Manufacturing and Assembly

Business offices associated with the permitted uses will be allowed, as will small food services such as cafeteria type service serving local employees.

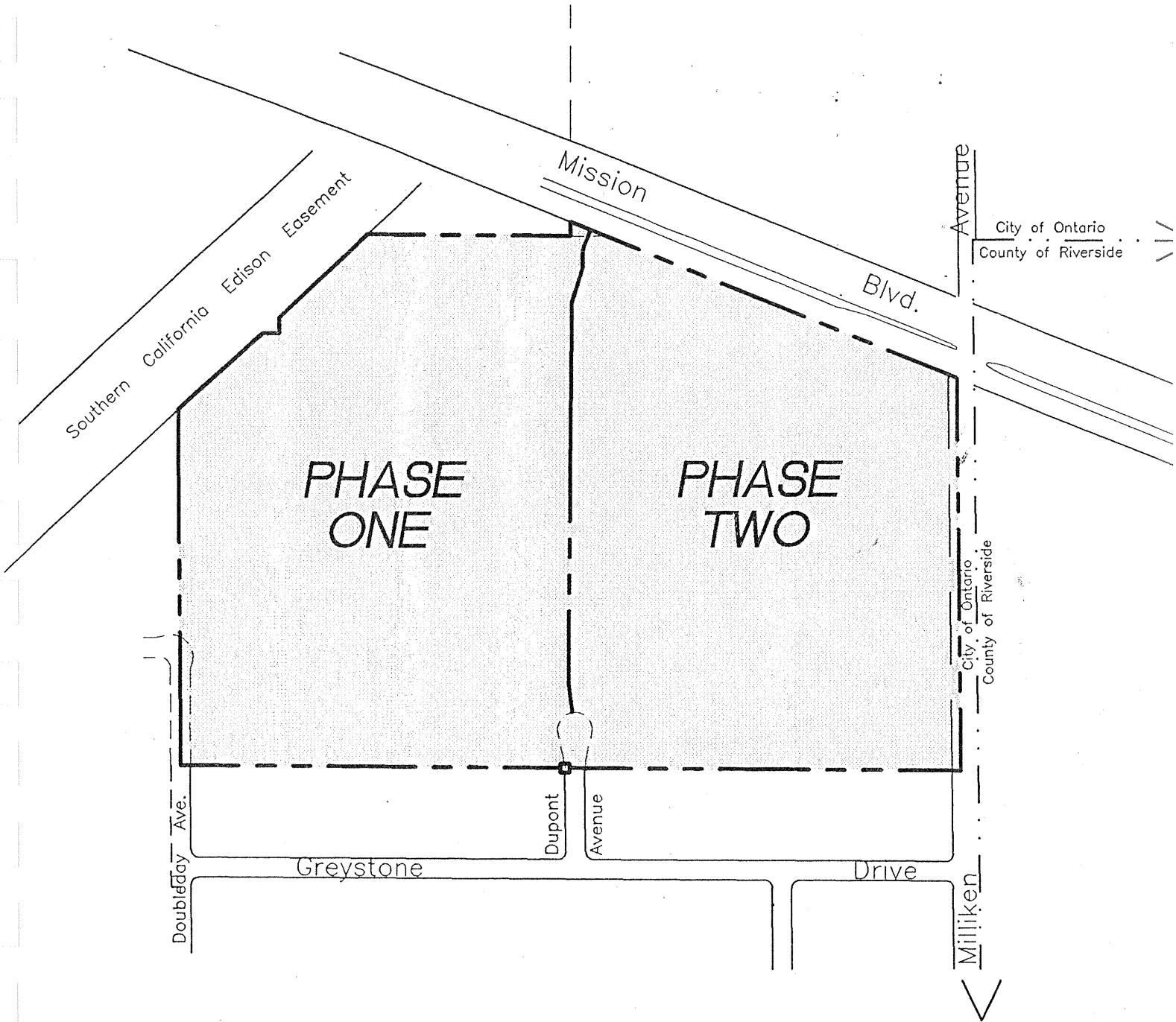
For a summary of the permitted uses, regulations and standards allowed within the Light Industrial designation please refer to Section 4.

#### **3.2 Phasing Plan**

Bridgestone/Firestone Industrial Park is proposing to develop the 95-acre site in a minimum of two phases. The first phase consists of the western half, or approximately 52 acre, see **Exhibit 8, Phasing Plan**. Infrastructure and circulation improvements will correspond to the development of these phases.

Prior to construction of any phase of development, a site plan and Development Plan Review application will be submitted to the City of Ontario for approval. This plan will incorporate circulation, water, sewer, storm drain, and utilities necessary to serve each phase of development.

The proposed Infrastructure Plan, and Circulation Plans are discussed in Sections 3.4 and Section 3.5. These proposed plans are conceptual, and may require revisions as development proceeds.



NOT TO SCALE

**Phasing Plan**  
 Bridgestone/Firestone  
 Industrial Park Specific Plan

**Exhibit 8**



### **3.3 Landscaping Plan**

The intent of the landscape development standards for the Bridgestone/Firestone Industrial Park area are to continue the high quality landscape development established by existing regional development. The typical plans, sections and elevations recognize and incorporate the recommendations of the Mission Boulevard Corridor Design Study final report, and will continue the existing landscape patterns of Dupont Avenue and Milliken Avenue. The landscape development standards address streetscape/intersection issues, setback issues and major and minor entry issues. Onsite landscape development standards will be reviewed on an individual basis by the owner and City of Ontario Planning Department and Public Services Department.

Competently prepared landscape and irrigation plans shall be submitted in sufficient detail for owner and Governing Agency review. Plans shall be detailed such that they conform to all Governing Agency requirements, and that the design intent is clear and harmonious with the streetscape development standards.

#### **Streetscapes**

With the understanding that streetscapes provide a critical unifying component to region development, the landscape development standards will respect existing adjacent conditions while providing specific identity to the Bridgestone/Firestone Industrial Park. While interior landscape standards will be developed by others, the following standards apply to:

- Mission Boulevard
- Milliken Avenue
- Dupont Avenue
- Doubleday Avenue

Proposed plant materials shall conform to the intent of "AB325" (California Water Conservation Measures), utilizing drought tolerant species and restricted use of turf. Further, plant materials shall conform to the neighboring specific plan area of Milliken Industrial Park, as well as the Mission Boulevard Corridor Design Study.

Generally, linear planted berms of varying height and length shall be constructed to reflect the informal plantings of Mission Boulevard and/or direct views onsite and provide topographic interest in the more uniform plantings of Milliken Avenue, Dupont Avenue and Doubleday Avenue.

Mission Boulevard:

Mission Boulevard is a major divided arterial with a right-of-way of 150 feet. Roadbeds for each side of the arterial are 38 feet in width, with 8-foot gravel shoulders. Variable width parkways and a center median utilize the remaining right-of-way.

All landscaping within the parkways and medians within the Mission Boulevard right-of-way will be implemented according to the City of Ontario's Mission Boulevard Corridor Plan. At this time, it is anticipated that the landscaping will be focused upon random groupings of California Pepper and Australian Willow trees. Oleander and Rosemary shrub panels with Myoporum, New Zealand Flax and Yellow Gazania groundcovers, will complete the landscape concept for Mission Boulevard, (see **Exhibit 9, Mission Boulevard: Plan** and **Exhibit 10, Mission Boulevard: Section**).

The project sponsor will be required to install those landscape improvements along the project frontage of the south side of Mission Boulevard. The median landscaping may be required at the time of development, or the City may collect "in lieu" fees for the purpose of installing the balance of Mission Boulevard landscaping at a later date.

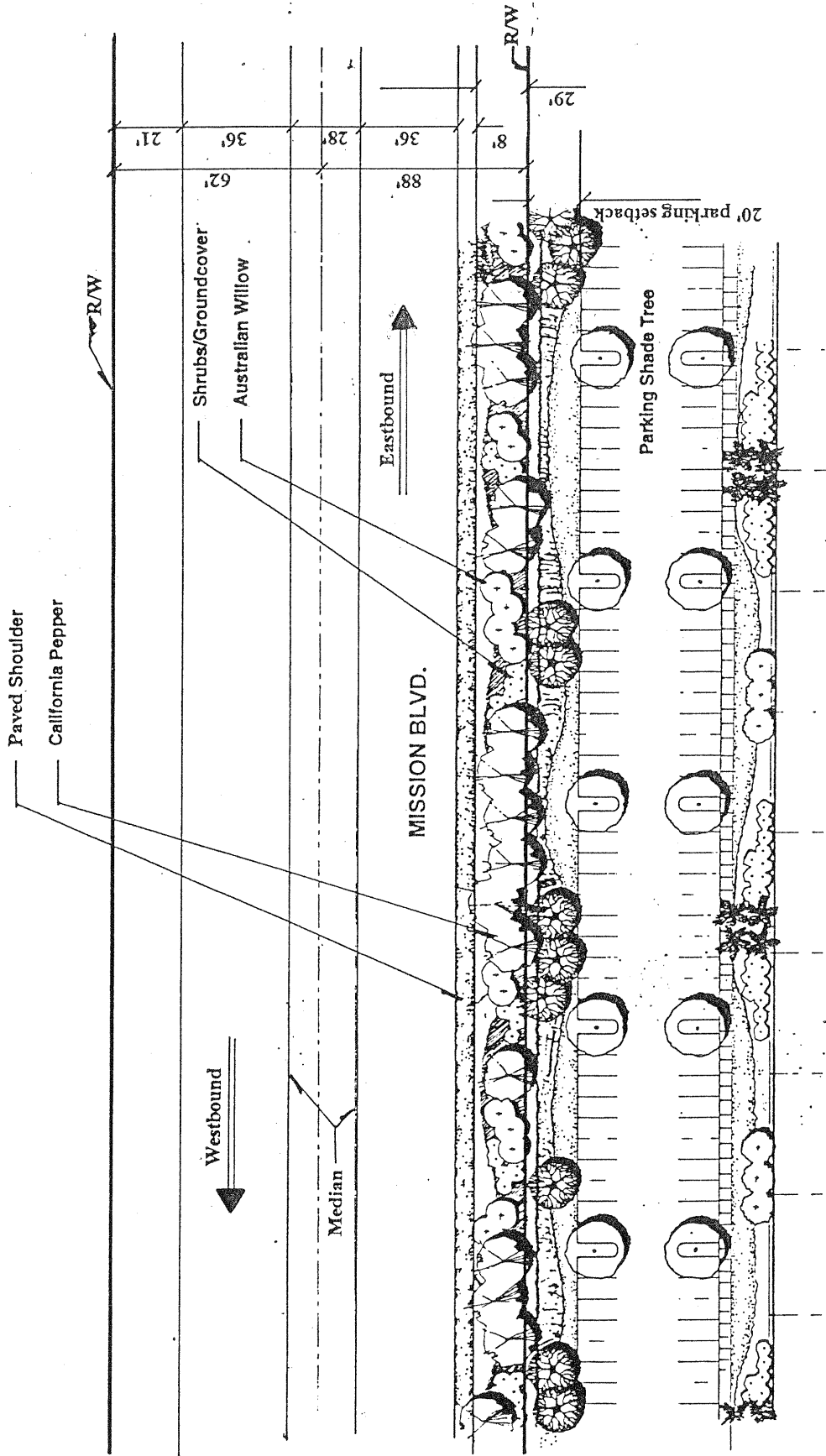
#### Milliken Avenue

Milliken Avenue is a major divided arterial with a right-of-way of 120' with 40' roadbed on both sides and a 14' raised median with 13' parkways.

All landscaping within the 13' parkway will respect the development standards of the Milliken Industrial Park Specific Plan, which generally depicts a predominant use of evergreen plant materials to insure a year-round "green" streetscape with 50% ≤ turf areas. Tree placement shall provide a formal cadence of the primary tree with more informal massings of secondary trees. Median landscaping or surfacing shall be compatible with the project themes and shall be installed at the time of the Phase I development. Parkway landscaping shall be installed at the time the adjacent property is developed. Plant species are depicted in the "plant palette" of this text, see **Exhibit 11, Milliken Avenue: Plan** and **Exhibit 12, Milliken Avenue: Section**.

#### Doubleday Avenue

Doubleday Avenue is a local industrial street with a right-of-way of 66', and a roadbed of 64' with 1' parkways. Due to limited parkway area, the landscape setback shall accommodate the streetscape and masonry screen wall. This landscaping shall be installed with the Phase I development. As with Milliken Avenue and Dupont Avenue, landscape standards have been established, and shall be adhered to when possible, see **Exhibit 13, Doubleday Avenue: Plan** and **Exhibit 14, Doubleday Avenue: Section**.



NOTES: A 6" x 6" concrete mow strip shall be placed adjacent to all turf areas except where parking or planter curb is proposed.

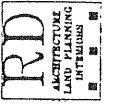
Median landscaping shall comply with the Mission Boulevard Corridor Plan.

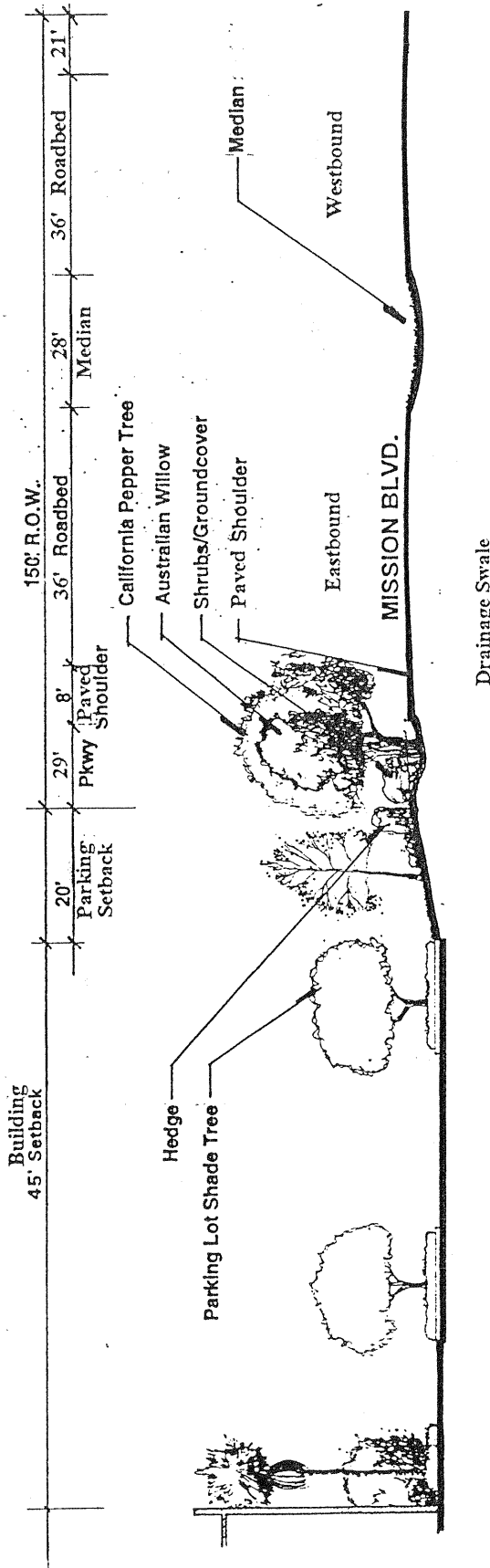
**MISSION BLVD: Plan**

Bridgestone/Firestone  
Industrial Park Specific Plan

**Exhibit 9**

**KCT**



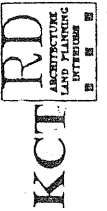


NOTE: Median landscaping shall conform to the Mission Boulevard Corridor Plan.

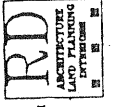
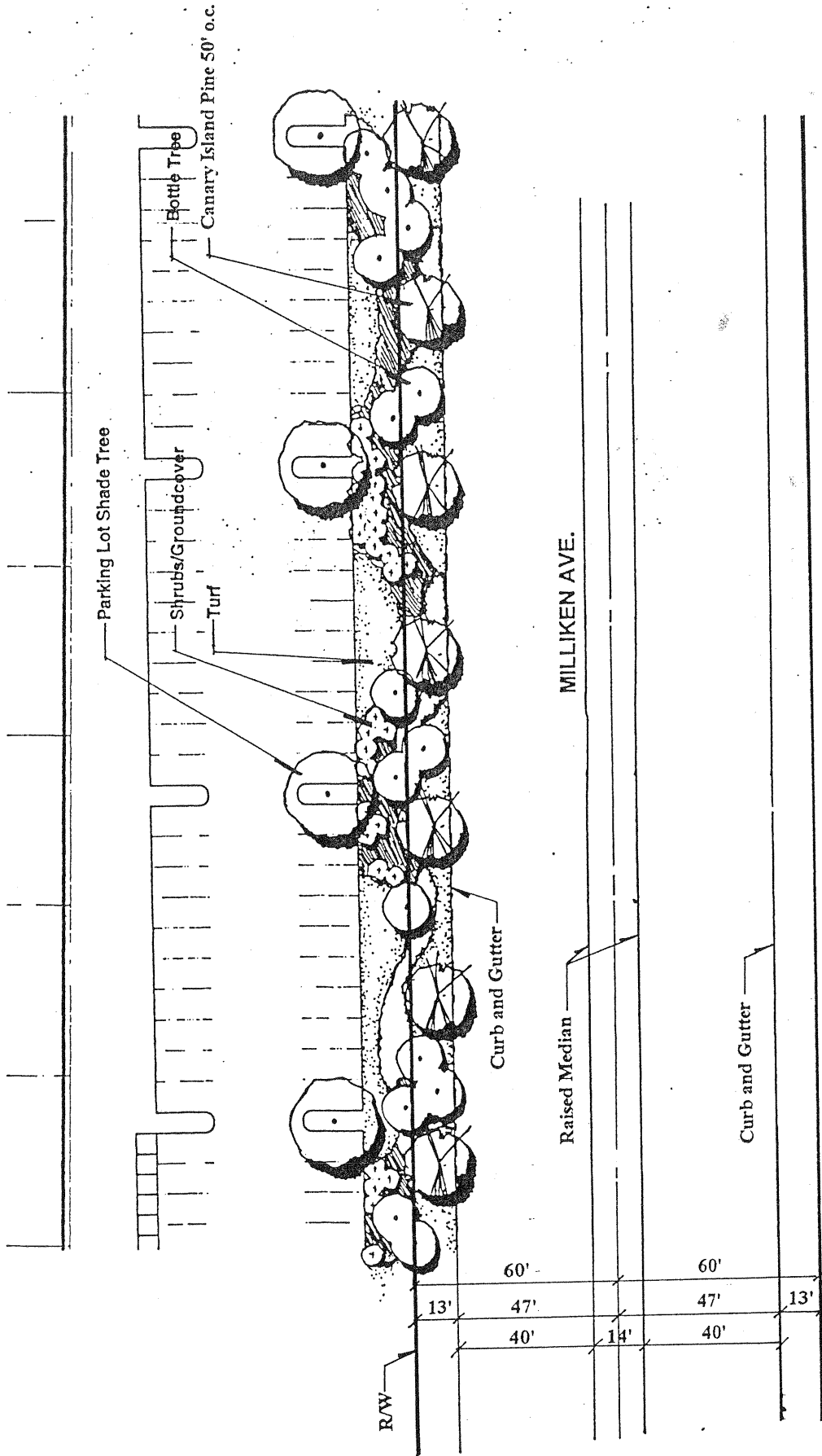
**MISSION BLVD: Section**

*Bridgestone/Firestone  
Industrial Park Specific Plan*

**Exhibit 10**



NOTE: A 6" x 6" concrete mow strip shall be placed adjacent to all turf areas except where parking or planter curb is proposed.



KCT

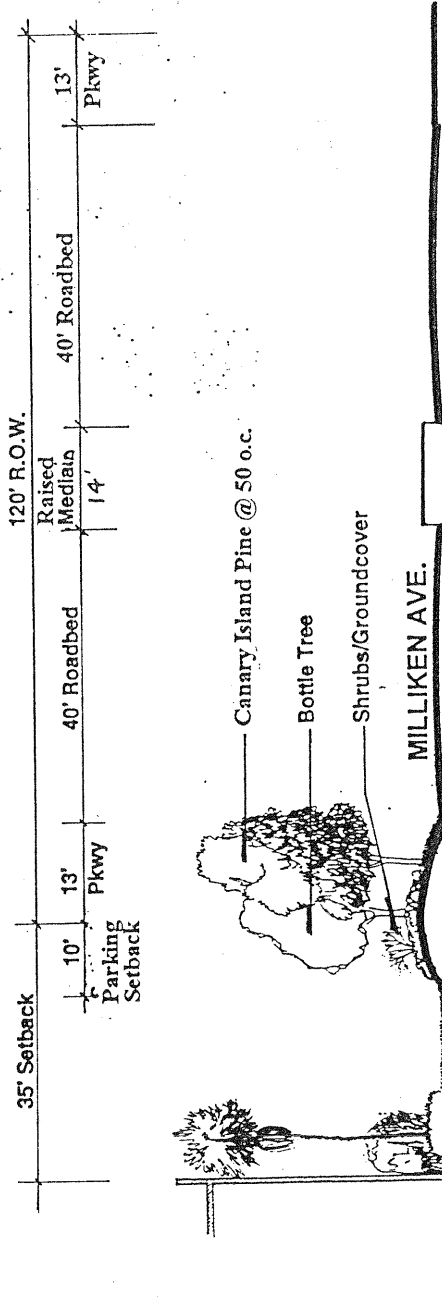
Exhibit 11

MILLIKEN AVE: Plan

Bridgestone/Firestone  
Industrial Park Specific Plan



NOTE: Landscaping and/or surfacing of the raised median shall be compatible with the specific plan landscape element.



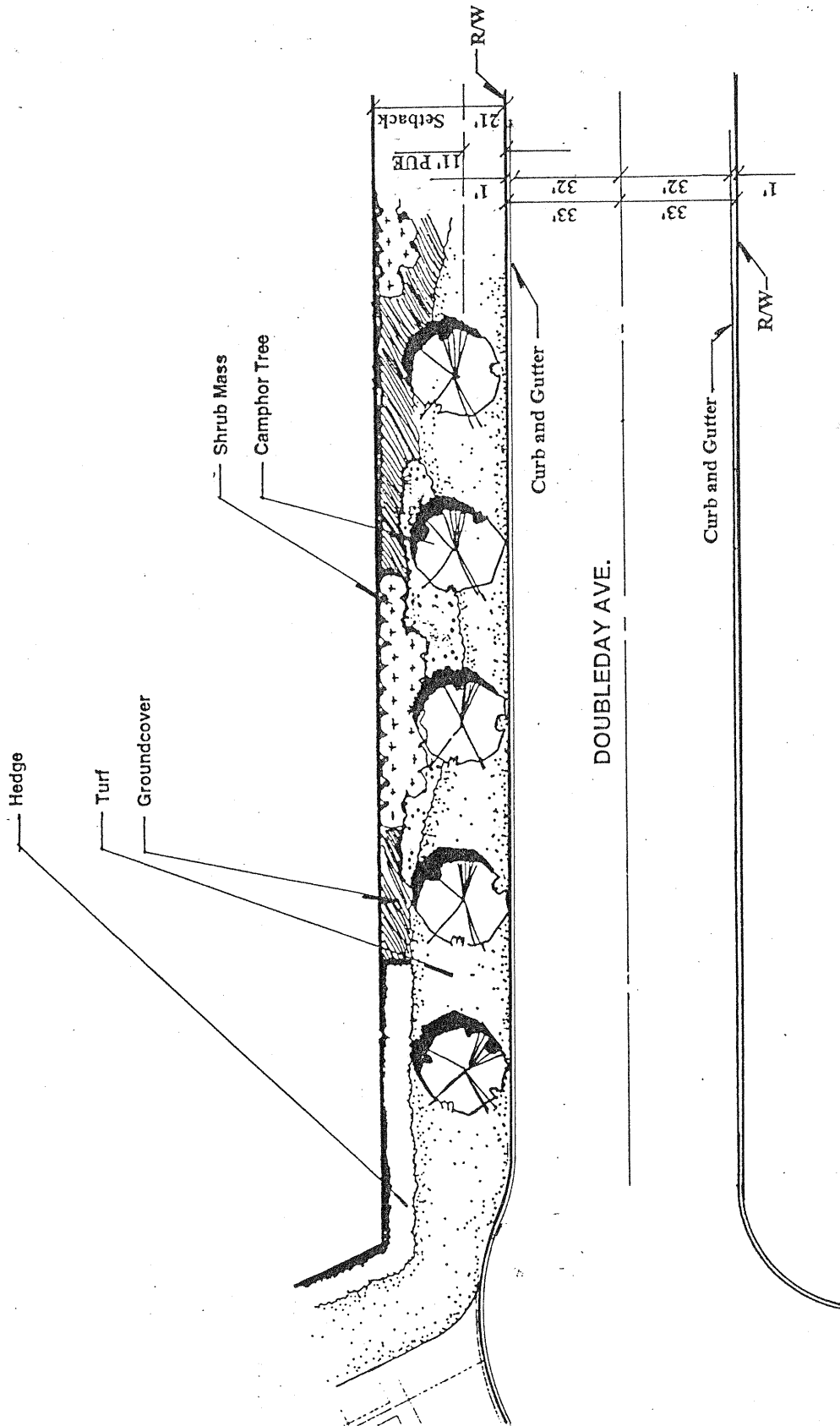
MILLIKEN AVE: Section

Bridgestone/Firestone  
Industrial Park Specific Plan



Exhibit 12

KCT

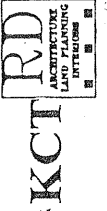


NOTE: A 6" x 6" Concrete mow strip shall be placed adjacent to all turf areas except where parking or planter curbs are proposed

**DOUBLEDAY AVE: Plan**

Bridgestone/Firestone  
Industrial Park Specific Plan

**Exhibit 13**



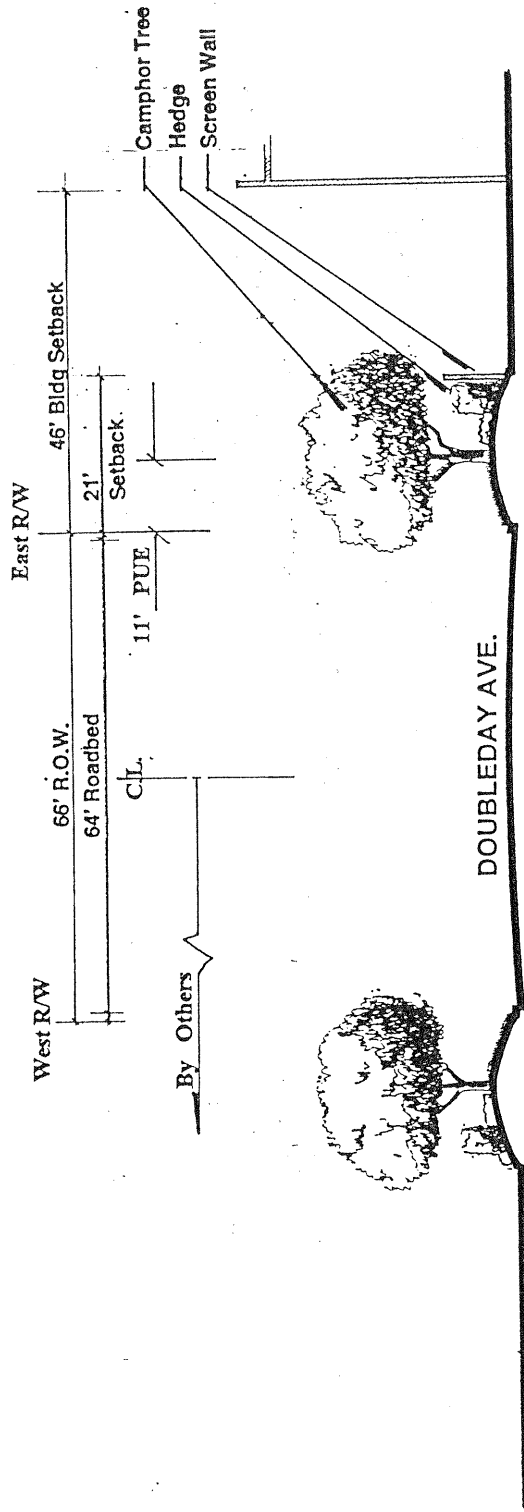
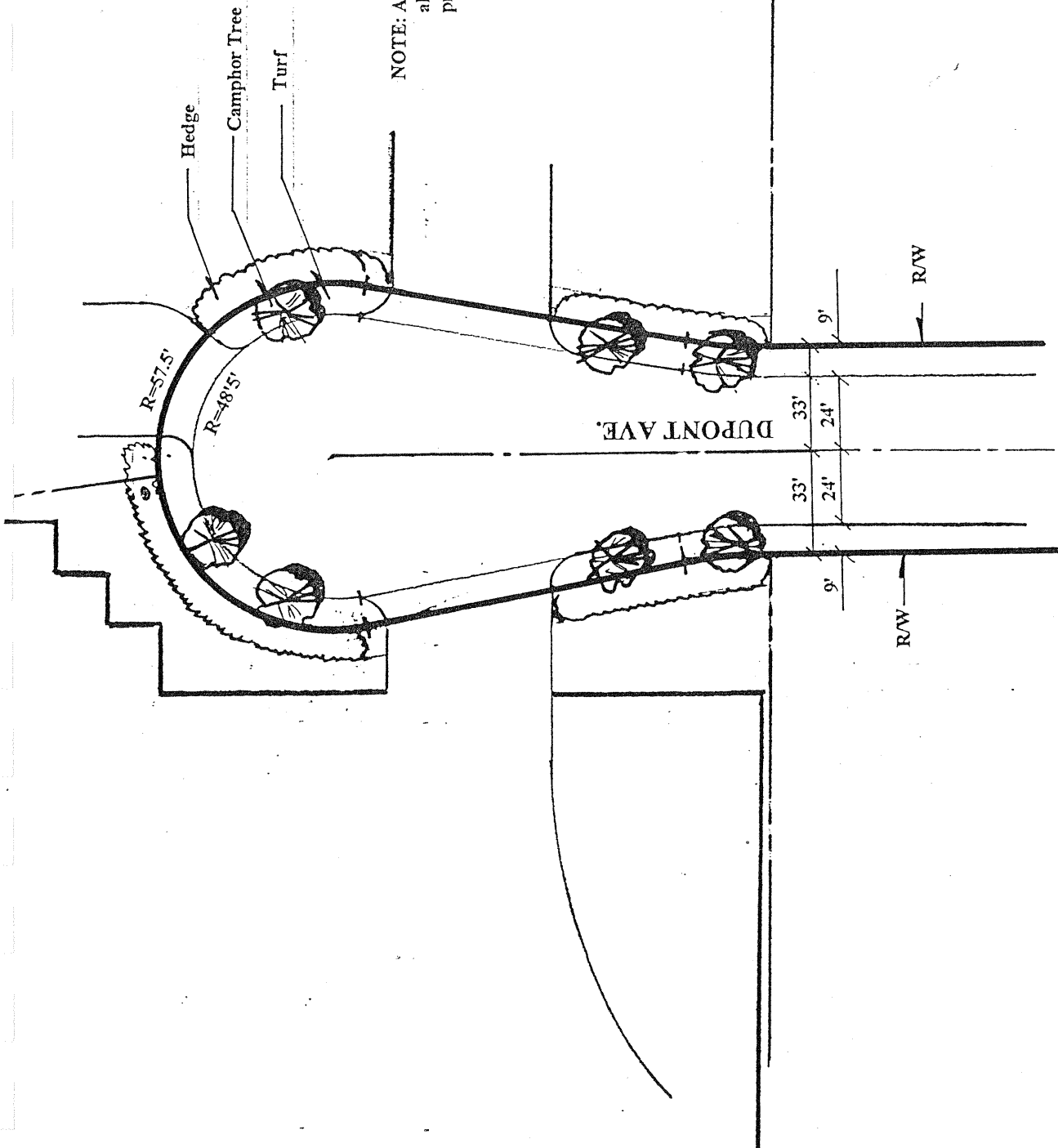


Exhibit 14

DOUBLEDAY AVE: Section  
 Bridgestone/Firestone  
 Industrial Park Specific Plan

Dupont Avenue

Dupont Avenue is a local industrial street with a right-of-way of 66', and a roadbed of 48' with 9' parkways. This landscaping shall be installed when the adjacent phase is developed. Landscape development shall conform to the Milliken Industrial Park Specific Plan, as described under Milliken Avenue above, see **Exhibit 15, Dupont Avenue: Plan and Exhibit 16, Dupont Avenue: Section.**



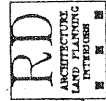
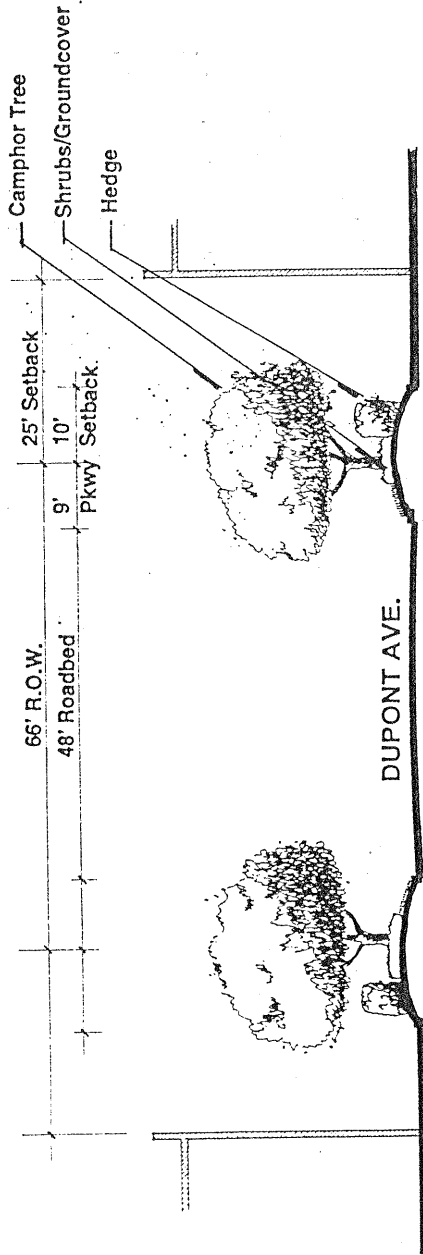
NOTE: A 6" x 6" concrete mow strip shall be placed adjacent to all turf areas except where parking or planter curb is proposed.



Exhibit 15 KCT

DUPONT AVE: Plan

Bridgestone/Firestone  
Industrial Park Specific Plan



KCT

Exhibit 16

DUPONT AVE: Section

Bridgestone/Firestone  
Industrial Park Specific Plan

## **Monumentation**

The Bridgestone Industrial Park shall include one major entry area and one minor area to serve as the Park's identifying element, establish visual character and the level of design quality of future onsite development. Entry monumentation shall be in scale with the mass future onsite structures, and shall be harmonious with other neighboring monumentation efforts in order to continue regional character.

Entry monumentation materials shall be medium gray, split-face masonry units for wall and pilasters, with natural gray smooth finish pre-cast concrete wall and pilaster caps. Logo and letter copy shall be peg-mounted, metal faced, color to be selected.

### **Major Entry Monumentation**

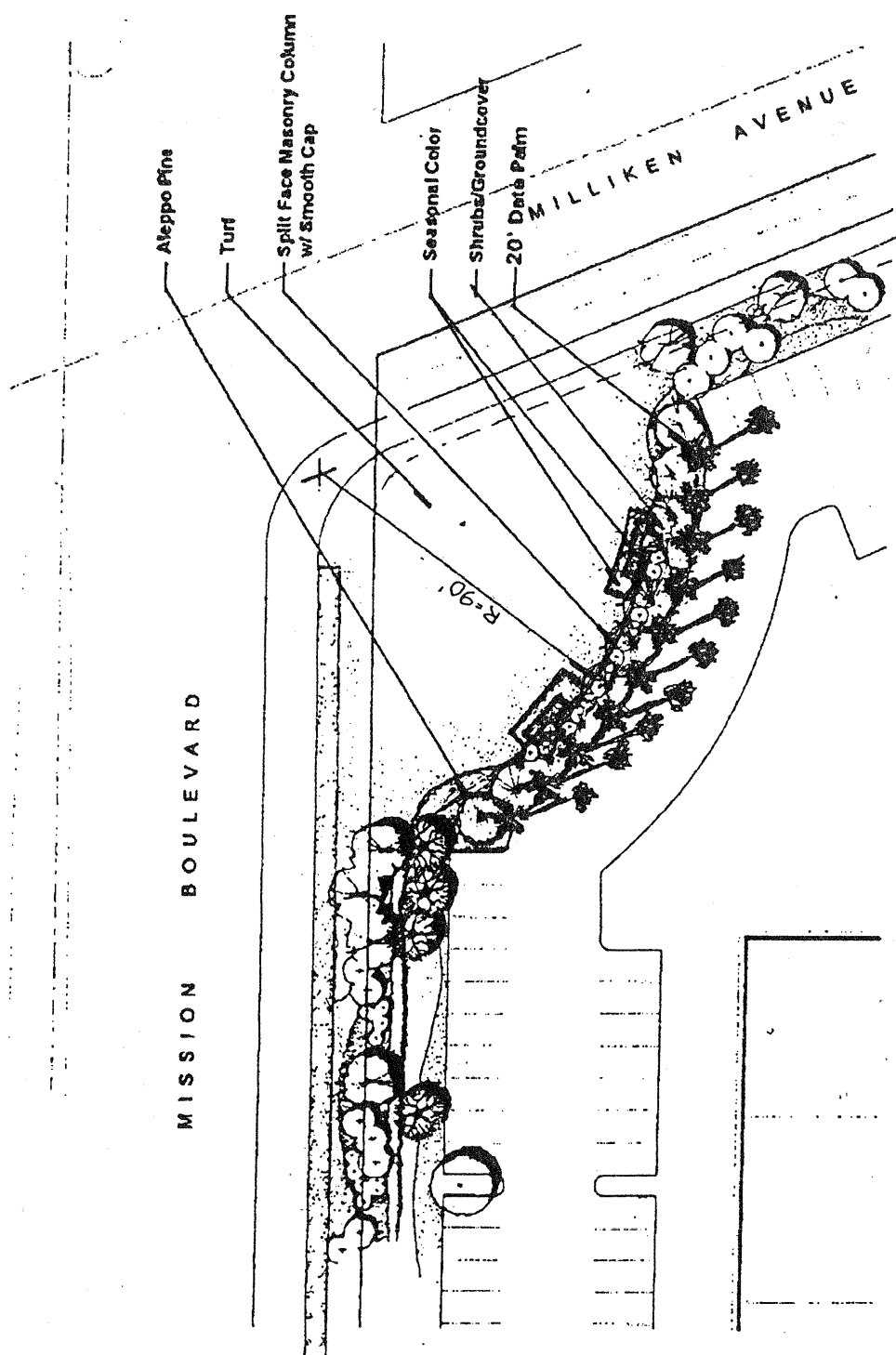
Major entry monumentation shall occur at the southwest quadrant of the intersection of Mission Boulevard and Milliken Avenue and will be installed when the adjacent Phase II is developed. The monumentation shall be generally radial with a 90' radius at the intersecting curb faces, (see **Exhibit 17, Major Entry Monument: Plan** and **Exhibit 18, Major Entry Monument: Section**).

### **Minor Entry Monumentation**

Minor entry monumentation will be the second level of the hierarchical order in the monumentation element. This monument shall be installed with the development of Phase I. Minor entry monumentation shall incorporate the same materials, colors, finishes as the major, but will differ in scale and intensity. Minor entry monumentation shall involve the focal form of the major entry structure only to establish a "family" of structures with more specific identification/directional sign copy, (see **Exhibit 19, Minor Entry Monument: Plan** and **Minor Entry Monument: Section**).

### **Maintenance**

Landscaping and monumentation within the street parkways and adjacent to a particular project will be maintained by the property owner of that project. Median landscaping on Milliken Avenue and Mission Boulevard shall maintained by the City. Onsite landscaping shall be maintained by the property owner.



**Major Entry Monument: Plan**  
**Bridgestone/Firestone**  
**Industrial Park Specific Plan**

Exhibit 17



KCT



Powder Coated, Metal Faced,  
Pegged Logo and Identification Copy,  
Color to be Selected

Identification Sign Copy Area to be  
Uplit w/ At-Grade 120 Volt  
Canister Lights

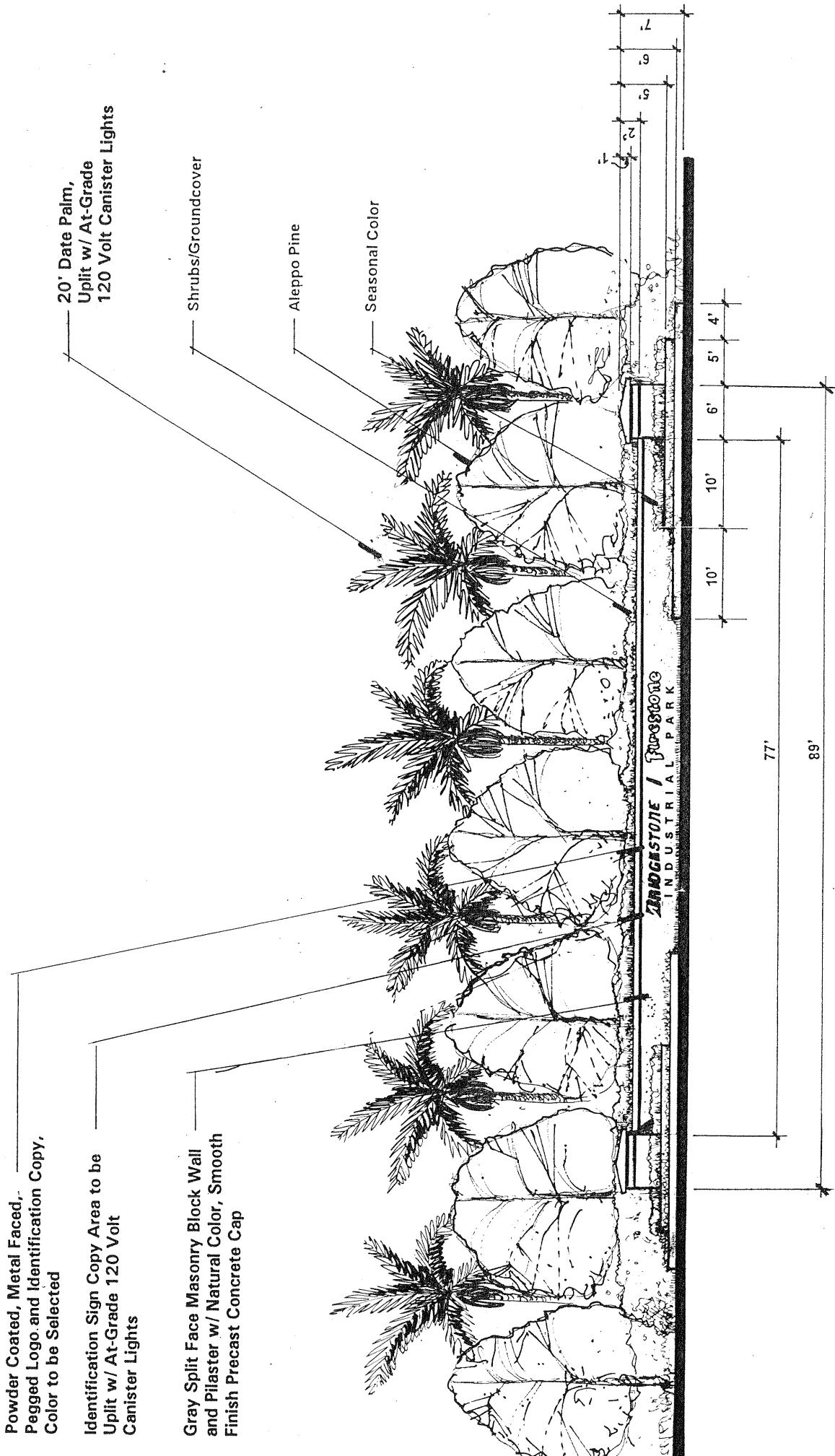
Gray Split Face Masonry Block Wall  
and Pilaster w/ Natural Color, Smooth  
Finish Precast Concrete Cap

20' Date Palm,  
Uplit w/ At-Grade  
120 Volt Canister Lights

Shrubs/Groundcover

Aleppo Pine

Seasonal Color



# Major Entry Monument: Section

Bridgestone/Firestone  
Industrial Park Specific Plan

# Exhibit 18

KCT



Powder Coated, Metal Faced,  
Pegged Logo and Identification Copy,  
Color to be Selected

Identification Sign Copy Area to be  
Uplit w/ At-Grade 120 Volt  
Canister Lights

Gray Split Face Masonry Block Wall  
and Plaster w/ Natural Color, Smooth  
Finish Precast Concrete Cap

Turf

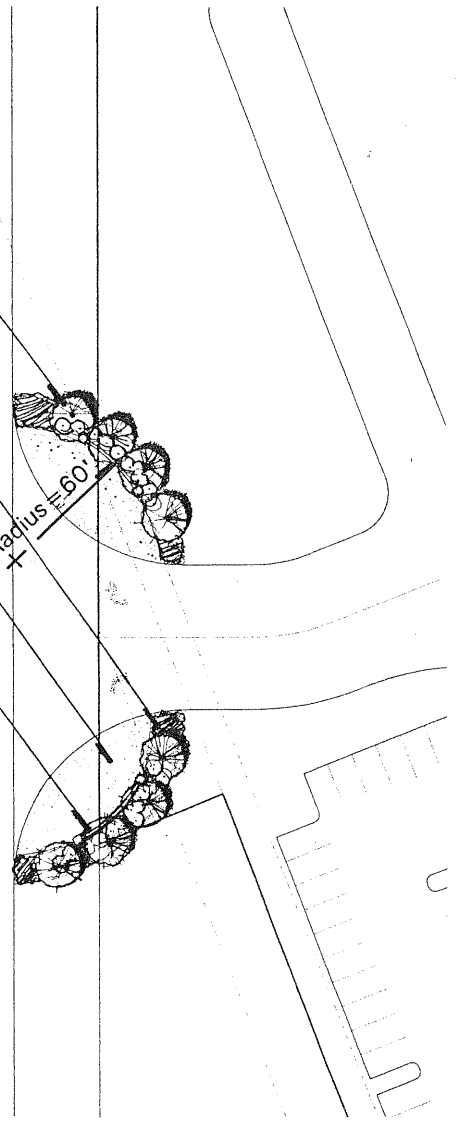
Shrubs/Groundcover

Crape Myrtle

MISSION

BOULEVARD

Radius = 60'



# Minor Entry Monument: Plan

Bridgestone/Firestone  
Industrial Park Specific Plan

# Exhibit 19

KCT



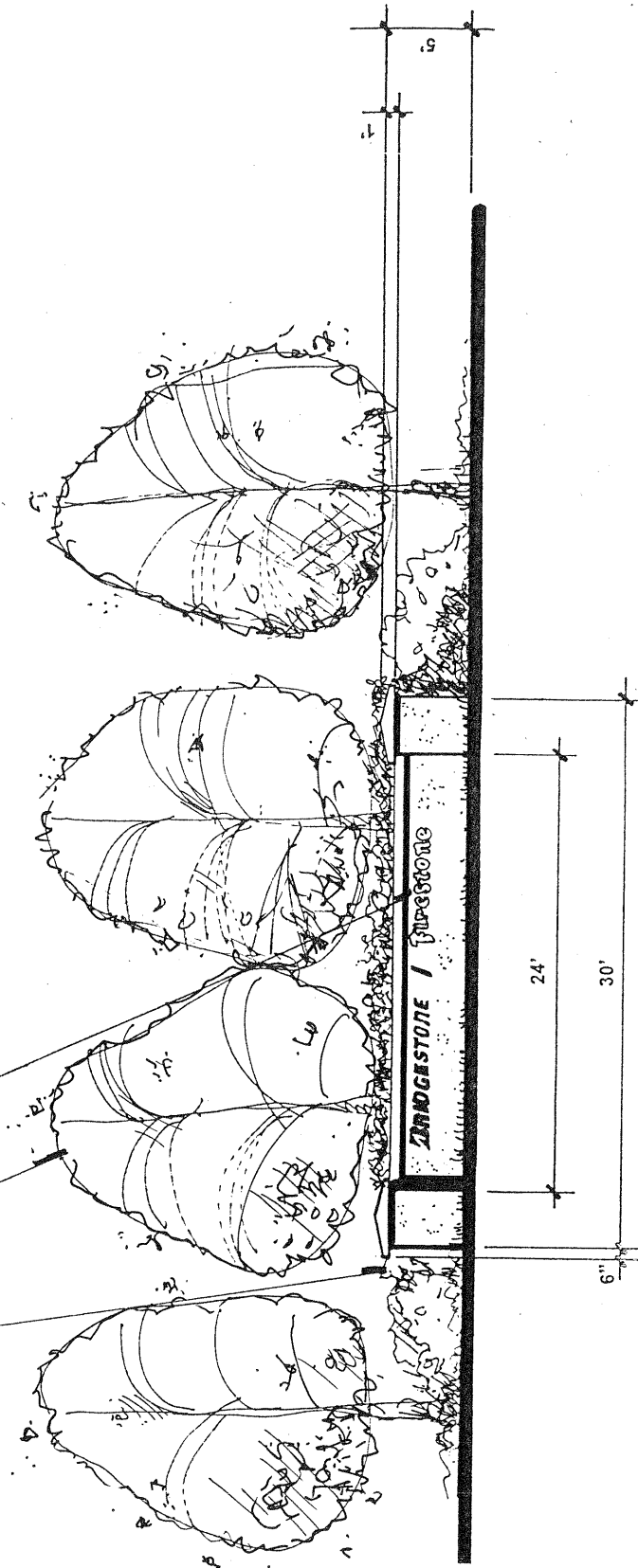
owd... ated, metal Faceu,  
Pegged Logo and Identification Copy,  
Color to be Selected

Identification Sign Copy Area to be  
Uplift w/ At-Grade 120 Volt  
Canister Lights

Gray Split Face Masonry Block Wall  
and Pilaster w/ Natural Color, Smooth  
Finish Precast Concrete Cap

Crape Myrtle

Shrubs/Groundcover



## **PLANT PALETTE**

The following plant palette suggests tree, shrub, and groundcover species per street. Tree species shall be adhered to; shrub and groundcover may be substituted subject to City of Ontario review and approval.

<b>Type</b>	<b>Size</b>	<b>Coverage</b>
<b><u>Mission Boulevard</u></b>		
<b>Trees:</b>		
SHINUS MOLLE California Pepper	24" Box	60%
GEIJERA PARVIFLORA Australian Willow	15 Gal.	40%
<b>Shrubs:</b>		
NERIUM OLEANDER Oleander	5 Gal.	
PHORIUM TENAX New Zealand Flax	5 Gal.	
ELEAGNUS PUNGENS Silverberry	5 Gal.	
<b>Groundcover:</b>		
LANTANA MONTEVIDENSIS Spreading Lantana	1 Gal.	
GAZANIA "SUNGLOW" Spreading Gazania	Flats	
MYOPORUM PARVIFORUM Myoporum	Flats	

<b><u>Milliken Avenue</u></b>	<b>Type</b>	<b>Size</b>	<b>Coverage</b>
<b>Trees:</b>			
PINUS CANARIENAS Canary Island Pine		15 Gal.	50' O.C.
BRACHYCHITON POPULNEUS Bottle Tree		24" Box	Inf. Spacing
<b>Shrubs:</b>			
ABELIA GRANDIFLORA Edward Goucher Abelia		5 Gal.	
AGAPANTHUS AFRICANUS Peter Plan Lily-of-the-Nile		1 Gal.	
GREVILLIA NOELLI NCN		5 Gal.	
PLUMBAGO CAPENSIS Cape Plumbago		5 Gal.	
PITTIOSPORUM T. "WHEELERS DWARF" Dwarf Mock Orange		5 Gal.	
RHAPHIOLEPIS I. "JACK EVANS" India Hawthor		5 Gal.	
<b>Groundcover:</b>			
GAZANIA SPP. Spreading Gazania 30% 'Mitsuwa Yellow'; 10% 'Sunburst'		Flats	
LONICERA JAPONICA Halls Honeysuckle		1 Gal.	
PHOTINIA FRASERI Fraser's Photinia		5 Gal.	
LIGUSTRUM TEXANUM Texas Privet		5 Gal.	
"MARATHON II" TURF		Hydroseeded	

**SUMMARY OF MAINTENANCE RESPONSIBILITIES FOR  
BRIDGESTONE/FIRESTONE SPECIFIC PLAN**

**MAINTENANCE OF LANDSCAPE IMPROVEMENTS SHALL BE THE  
RESPONSIBILITY OF THE PARTIES LISTED IN THE FOLLOWING  
MAINTENANCE MATRIX**

	Landscape Maintenance District	Property Owners Associations	Individual Property Owner	City of Ontario	So Cal Edison	So Cal Gas	GTE
Miliken Avenue Median (Landscape and Irrigation)			●				
Corner entry state- ment, corner of Mission & Milliken			●				

	Type	Size	Coverage
<b><u>Dupont Avenue</u></b>			
<b>Trees:</b>			
	CINNAMOMUM CAMPHORA Camphor Tree	24" Box Street Tree	50' O.C.
	ARECASTRUM ROMANZOFFIANUM Queen Palm	24" Box	Entry
<b>Shrubs:</b>			
	LIGUSTRUM TEXANUM Texas Privet	5 Gal.	Screen Hedge
<b>Groundcover:</b>			
	HEMEROCALLIS SPP Day Lily	1 Gal.	Under Palms
	HYPERICUM CALYCINUM St. Johns Wort	Flats	With Hedges
<b><u>Doubleday Avenue</u></b>			
<b>Trees:</b>			
	CINNAMOMUM CAMPHORA Camphor Tree	24" Box	50' O.C.
<b>Shrubs:</b>			
	LIGUSTRUM TEXANUM Waxleaf Privet	5 Gal.	Hedge
	CALLIANDRA TWEEDII Pink Powder Puff	15 Gal.	
<b>Groundcover:</b>			
	LANTANA MONTEVIDENSIS	1 Gal.	

### **3.4 Circulation Plan**

A Traffic Impact Analysis Report (TIA) was prepared for the Specific Plan by O'Rourke Engineering, and is included in the appendix of this document.

The *existing* circulation accessing the project site is discussed in **Section 2.3**. The project will initiate new improvements to all roads that are contiguous to the site. The required dimensions for these roads are shown on **Exhibit 21, Street Sections**.

Mission Boulevard shall be improved on the southerly side adjacent to the project frontage to the standard recommended in the Mission Boulevard Corridor Plan. This will allow three (3) eastbound lanes with an 8-foot paved shoulder and landscaped swale within a 29-foot parkway.

Milliken Avenue will be improved on the westerly side adjacent to the project to the Divided Arterial Streets standard.

Doubleday Avenue will be improved on the easterly side to accommodate two (2) lanes of traffic, 32 feet of paving within a 33-foot half-width right-of-way. These improvements would conform to the existing half-width improvements constructed as part of the Milliken Industrial Park Specific Plan.

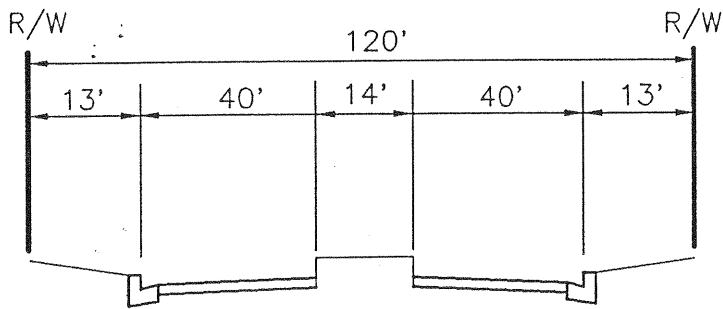
The applicant may desire to construct the full-width improvements on Doubleday Avenue in order to enhance the main truck access to the Phase I Bridgestone warehouse project. However, this would require acquisition of additional offsite right-of-way from an adjoining land owner. Final designs for Doubleday Avenue will be submitted to be reviewed by City Engineering at the time of Phase I development.

Dupont Avenue will be improved as a City standard cul-de-sac for a Local Industrial Street as an extension of the existing improvements constructed with the Milliken Industrial Park Specific Plan.

Additional right-of-way required for the improvements listed above will be granted to the City by the Project Owner by way of an appropriate conveyance document.

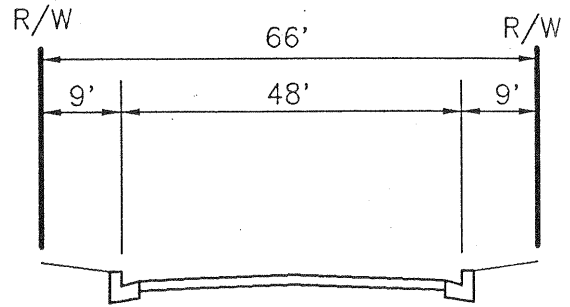
The Specific Plan is proposed to be developed in a minimum of two (2) phases. Final decisions as to the extent of the improvements outlined above to be constructed with each phase of development will be determined at the time of Development Plan Review. All improvements must conform to the recommendation of this Specific Plan, and any recommendations made by the City, based on review of the project Traffic Impact Analysis Report.





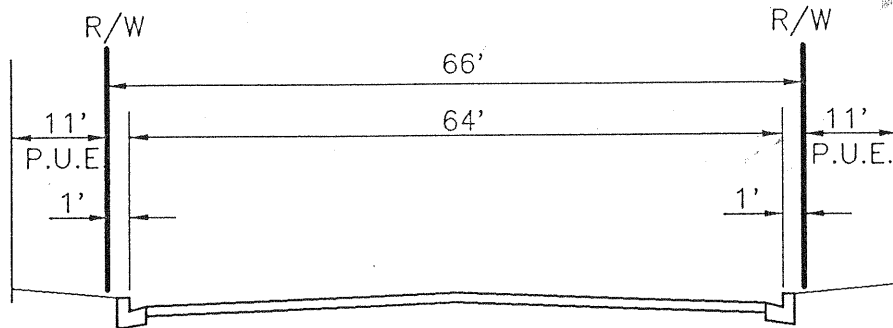
### Milliken Avenue

Divided Arterial Street



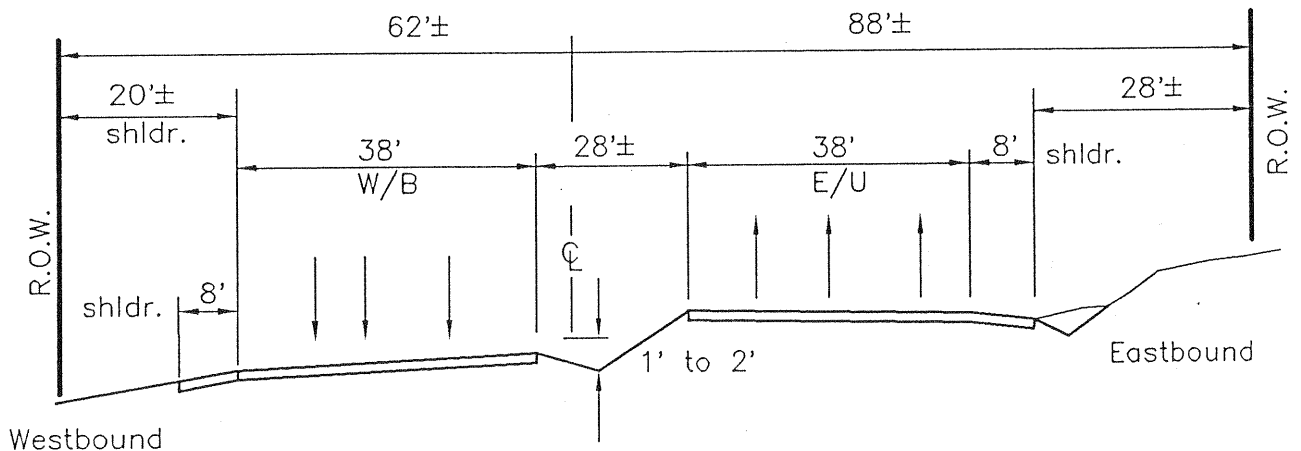
### Dupont Avenue

Local Industrial Street



### Doubleday Avenue

Collector Street



### Mission Boulevard

## Street Sections

Bridgestone/Firestone  
Industrial Park Specific Plan

Exhibit 21



### **3.5 Proposed Infrastructure Plan**

#### **Water**

As part of the Bridgestone development, an additional water main will be constructed on Mission Avenue right-of-way across the project frontage, (see **Exhibit 6, Water Plan**). This line will connect to the existing 18" water main on Milliken Avenue. The existing public water mains in Dupont Avenue and Doubleday Avenue shall be extended within the new street right of ways. Should additional connections be required to meet water demands, public water lines from Dupont Avenue and Doubleday Avenue could be extended onsite to form secondary points of connection.

All water lines will be designed in accordance with the City of Ontario design guidelines, and dedicated to the City for operation and maintenance.

#### **Sewer**

The existing sewer lines in Dupont Avenue and Doubleday Avenue will be extended to serve the project, ( See **Exhibit 7, Sewer Plan**). All sewer connections made to the Industrial Park shall adhere to the City of Ontario Municipal Code for Public Sewer and Storm Water Drainage System, Title 6, Chapter 7. Special considerations shall be given to Sec. 6-7.315 of the Municipal Code. This section specifies the type of monitoring facility needed for each point of connection to the existing sewer lines. All new sewer improvements shall be prepared in accordance with the City of Ontario's design guidelines. New public sewer mains in public streets shall be dedicated to the City for operation and maintenance.

#### **Storm Drain**

A detailed preliminary hydrology study was conducted in accordance with the requirements of the City of Ontario and the San Bernardino County Hydrology Manual, dated May 1983. Rational Method of Hydrology was used to determine peak storm flows for the developed and undeveloped conditions. The hydrology study is included in **Appendix "B"**. Although additional refinements will be performed during the final engineering process, the Q's calculated for the existing and developed conditions by this method sufficiently portray the impact the proposed development will have on the drainage "exit points."

A storm drain system for the Bridgestone/Firestone project was developed after analyzing the conclusions from the above study. This storm drain system proposes to connect to the existing system located south, within the Milliken Industrial Park. In order to account for increased storm runoffs generated by the development, a detention basin is recommended, (see **Exhibit 5, Storm Drain Plan**). The guidelines for designing this detention basin are listed as:

Storm drain systems within public right of way streets shall be maintained by the city. Onsite storm drain systems shall be maintained by the property owner. Private storm drain easements or agreements may be required where storm drain facilities that outlet onto or cross adjacent parcels. The need for these easements shall be determined at the time of project development.

1. The entire area of proposed development will be routed through a detention basin facility to mitigate increased runoff. All basins must have positive drainage; dead storage basins are not acceptable.
2. Storms to be studied will include 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin and outlet sizing will ensure that none of these storm events have a higher peak discharge in the "after" conditions than in the "before" condition. If an existing storm drain facility will be used to dewater the basin, the outflow should not exceed the existing storm drain capacity.
3. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 24-hour events.
4. Low loss rates will be determined using the following:
  - Undeveloped condition = 90%
  - Developed conditions =  $0.9 - (0.8 \times \% \text{ impervious})$
  - Basin site = 10%
5. No outlet pipe will be less than 24" in diameter. Where necessary, an orifice plate may be used to restrict outlet rates. Also, a trash rack shall be provided at the outlet.
6. The basin outlet structure(s) must be capable of passing the 100-year storm without damage to the facility.
7. Detailed detention basin calculations will be required prior to permitting.
8. The basin will be privately owned and maintained.

### **3.6 Proposed Grading**

A Conceptual Grading plan is shown on **Exhibit 22, Grading Plan**. The site will be graded from a northerly to southerly direction, thus directing runoffs to the "exit points" as indicated in the hydrology study. Site grading will include removal of existing vegetation, shrubs, and all organic debris. Site grading will incorporate the recommendations of a Registered Soils Engineer.

Site grading will be performed separately for each phase of development. The recommendations contained in the hydrology study prepared for the specific plan shall be used in the design of each projects grading and drainage plans. Some remedial grading on adjacent phases may be necessary to maintain proper patterns. This grading shall be shown on the projects grading and drainage plans.

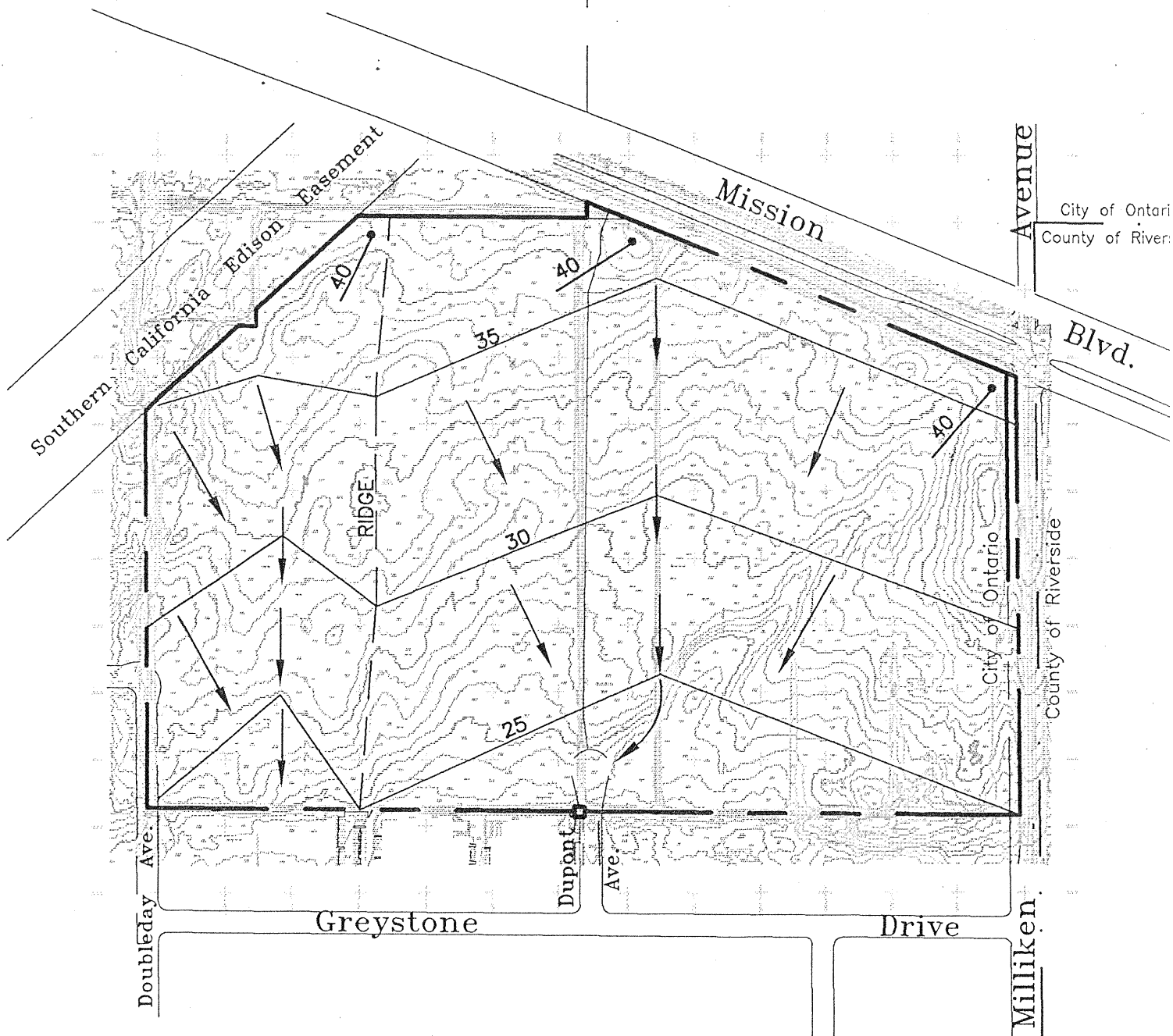
Private drainage easements or agreements will be required if the storm drain water from a proposed project crosses another parcel either as a surface flow or subsurface flow. The need for the easement will be determined on an individual project basis.

#### **Air Quality**

The project site is located within several overlapping districts that regulate air quality. The largest agency, South Coast Air Quality Management District (SCAQMD), regulates fugitive dust generated by grading. Other associated agencies that regulate air quality within the project site are:

- County of Riverside-Dust Control District & Russian Thistle Control District (Ord. 2069)
- West End Resource Conservation District
- City of Ontario Building and Safety

During grading operations, the development will maintain compliance with all of the listed agencies.



**Grading Plan**  
 Bridgestone/Firestone  
 Industrial Park Specific Plan

Exhibit 22 **KCT RD**  
 ARCHITECTURE  
 LAND PLANNING  
 INTERIORS

### **3.7 Public Services**

#### **Electrical Service**

As-built plans received from the electric company show an electric line on Greystone Drive. The project sponsor shall make appropriate arrangement with the electric company for electric service connection, possibly connecting to this existing line in Greystone Drive.

#### **Natural Gas Service**

The Southern California Gas Company provides natural gas service to the area. The gas company presently maintains a four-inch main on Mission Boulevard and Milliken Avenue and a three-inch line at Dupont Avenue. The project sponsor shall make appropriate arrangements with the gas company for gas service connection.

#### **Telephone Service**

Telephone service will be provided by General Telephone Company. The project sponsor shall make appropriate arrangements with the telephone company for telephone service connections.

## **4.0 DEVELOPMENT STANDARDS**

### **4.1 Permitted Land Uses**

#### **A. Wholesale Storage and Distribution**

1. Light Wholesale Storage and Distribution
2. General Wholesale Storage and Distribution

#### **B. Manufacturing and Assembly**

1. Auto and Light Truck Repair- Minor
2. Auto and Light Truck Repair - Major
3. Custom Manufacturing and Assembly
4. Light Manufacturing and Assembly
5. General Manufacturing and Assembly

### **4.2 Definitions of Land Use Types**

#### **A. Wholesale Storage and Distribution**

1. Light Wholesale and Distribution - Activities typically include, but are not limited to: wholesaling, storage and warehousing services within an enclosed building; 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