

CHAPTER II: LAND USE AND DEVELOPMENT

A. LAND USE CONCEPT

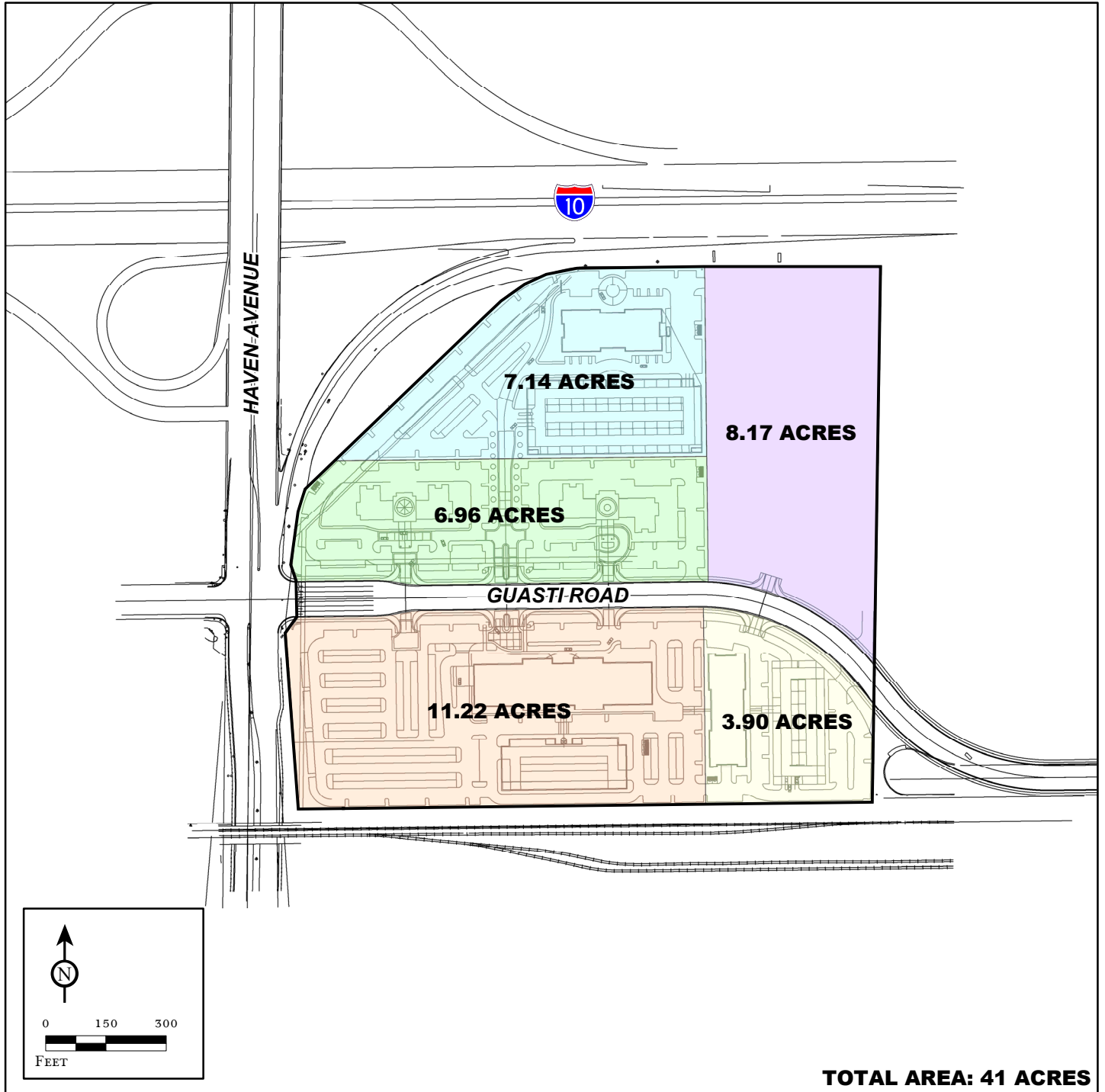
The overall land use and site concept for the Ontario Gateway Specific Plan is to recognize the site's potential for commercial, office, business park, and institutional uses and to take advantage of the excellent freeway access and proximity to Ontario International Airport. The land and development site concept provides for visitor-serving and freeway-serving commercial uses, medical-related uses, hospitality uses, business park uses, and office uses completing the transition of the site from a manufacturing and distributing use to a vibrant, visitor, customer, and patient-serving area. With the freeway access at Haven Avenue, convenient access to the site is provided for both employees and clients. In order to allow for development flexibility, the project site is divided into four different planning areas; each area with specific allowed uses. The land use and development site concept plan envisioned in the Ontario Gateway Specific Plan includes the following five planning categories:

- Mixed Use Planning Area;
- Entertainment Planning Area;
- Office Planning Area I;
- Office Planning Area II; and
- Auto Planning Area.

The uses permitted in these planning areas provide opportunities for a broad range of commercial, office, business park, hospitality, and medical uses to accommodate an ever-changing business and commercial environment. Regulations defining the permitted placement and design of buildings and related appurtenances within the Specific Plan area, as well as the permitted uses of the planning areas are set forth in this chapter.

The boundaries of the five planning areas included in the Specific Plan are shown in Figure 2-1. Each of these planning areas has designated uses with two of the planning areas providing for alternative land use scenarios. Figure 2-2 shows a conceptual site plan for the planning areas.

Table 2.A lists the planning areas and gives the potential uses and intensities in addition to the allowable floor area ratio. A general description of the planning area uses follows.

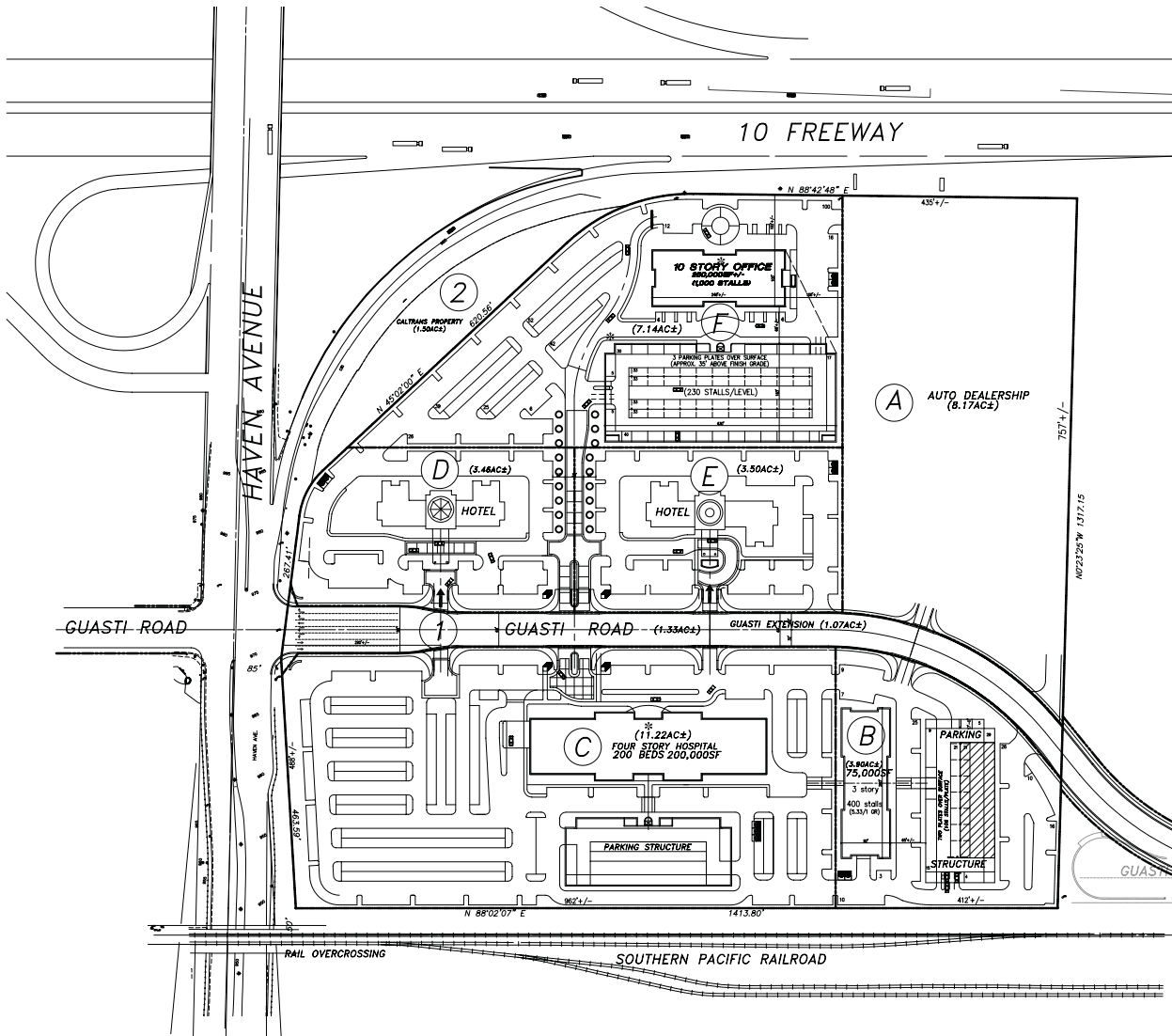


□ PROJECT BOUNDARY
PLANNING AREAS

■ AUTO PLANNING AREA (8.17 ACRES)
■ ENTERTAINMENT PLANNING AREA (6.96 ACRES)

■ MIXED USE PLANNING AREA (11.22 ACRES)
■ OFFICE PLANNING AREA 1 (7.14 ACRES)
■ OFFICE PLANNING AREA 2 (3.90 ACRES)

ONTARIO GATEWAY Specific Plan



PROJECT SUMMARY

| | | |
|-------------------------|-------------------------------|-----------------|
| A | AUTO DEALERSHIP (80,000SF) | 8.17AC± |
| B | FLEX/MED. OFFICE 75,000SF | 3.90AC± |
| C | HOSPITAL (200 BEDS) | 11.22AC± |
| D | HOTEL (200 ROOMS) | 3.46AC± |
| E | HOTEL (200 ROOMS) | 3.50AC± |
| F | OFFICE (250,000SF) | 7.14AC± |
| SUBTOTAL | | 37.39AC± |
| 1 | PUBLIC R.O.W. | 1.33AC± |
| 2 | CALTRANS PROPERTY | 1.50AC± |
| 3 | PUBLIC R.O.W. (ESMNT.) | 1.07AC± |
| TOTAL LAND AREA: | | 41.29AC± |

NOTE: LAND AND BUILDING AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING REVIEW BY CIVIL ENGINEER, CLIENT AND GOVERNING AGENCIES.

PROJECT TEAM

OWNER/DEVELOPER: THE BATES COMPANY
 ATTN: GIL BATES
 ATTN: CHRIS ATKINSON

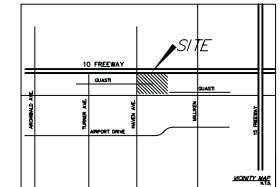
ARCHITECT: MACDAVID AUBORT + ASSOCIATES, INC.
 2030 Business Center Drive, Suite 200
 Irvine, CA 92612
 ATTN: DAN MACDAVID (949)477-1090 X224

GRAPHIC LEGEND

⊕ POTENTIAL ENTRY
 (G.D.) GRAZE DOOR
 [] TRASH ENCLOSURE
 S.W. 8'-0" HIGH SCREEN WALL

PARKING:
 9' x 19' STANDARD
 (2' OVERHANG ALLOWED)
 8.5' x 17' COMPACT
 (25% MAXIMUM)

LEGAL DESCRIPTION



SOURCE: TGA Development & Engineering, Inc.

R:\tbt530\GVReports\Specific Plan\site plan.ai (4/19/07)

Conceptual Site Plan for Planning Areas 2.2

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

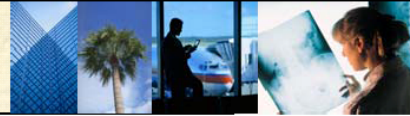


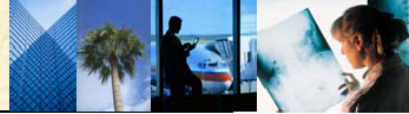
Table 2.A: POTENTIAL LAND USE CONCEPT by PLANNING AREAS

| Planning Area | Gross Acres | Potential Use and Intensity | Max. Allowable Floor Area Ratio |
|-----------------------------|--------------|--|---------------------------------|
| Mixed Use Planning Area | 11.22 | Scenario 1: Hospital (maximum 4 stories) 200 beds and Parking Structure Scenario 2: Business Park (225,000 sq. ft.) | 1.0 |
| Entertainment Planning Area | 6.96 | Scenario 1: Two Hotels (400 rooms) and ancillary retail Scenario 2: General Office (maximum 8 stories, and 200,000 sq. ft.) and Parking Structure plus possible Restaurant (5,500 sq. ft.) and Support Commercial-Retail (35,000 sq. ft.) | 1.0 |
| Office Planning Area 1 | 7.14 | General Office (maximum 10 stories, and 250,000 sq. ft.) Support retail, Parking Structure | 1.0 |
| Office Planning Area 2 | 3.90 | Flex-Medical Office (maximum 3 stories, and 75,000 sq. ft.) and Parking Structure | 1.0 |
| Auto Planning Area | 8.17 | Auto Dealership (approximately 80,000 sq. ft.) | 1.0 |
| Non-Buildings | | | |
| Public Right-of-Way | 2.40 | Includes future Guasti Road connection | |
| Caltrans Property | 1.50 | Not a Part | |
| Total Gross Acreage | 41.29 | | |

A.1 Mixed Use Planning Area

The 11.22-acre Mixed Use Planning Area provides for a hospital complex or a business park with secondary retail and office uses within two different scenarios. Located on the south side of Guasti Road, the Mixed Use Planning Area extends to the Southern Pacific Railroad and is adjacent to Haven Avenue. Mixed Use *Scenario 1* includes a hospital/medical facility with a parking structure. Ancillary commercial uses may be provided with the medical services. In *Scenario 2*, the focus is a business park with a small retail area for shops and services as the market demands.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



A.2 ENTERTAINMENT PLANNING AREA

The 6.96-acre Entertainment Planning Area may include hotels, retail or office uses within two proposed scenarios. The Entertainment Planning Area is located on the north side of Guasti Road adjacent to Haven Avenue. *Scenario 1* includes two hotels with ancillary retail and services. *Scenario 2* includes office buildings up to 8 stories each with support commercial and a restaurant.

A.3 OFFICE PLANNING AREA I

Office Planning Area I is located north of Guasti Road adjacent to Interstate 10. The 7.14-acre planning area is envisioned to include an office building up to ten stories in height. The building will have mainly office uses with a few service-type retail businesses. A parking structure is permitted in this planning area.

A.4 OFFICE PLANNING AREA II

At 3.90 acres, Office Planning Area II is located south of Guasti Road adjacent to the Southern Pacific Railroad. The site would permit a medical office or a general office. A parking structure is allowed in this planning area.

A.5 AUTO PLANNING AREA

The 8.17-acre Auto Planning Area is primarily envisioned to include new vehicle sales, and may include typical accessory uses such as vehicle maintenance, repair, minor bodywork, and installation of accessories; administrative and finance offices; retail sales of parts and accessories; and automobile rental.

B. PERMITTED LAND USES BY PLANNING AREA AND SUBSTANTIAL USE CONFORMANCE

B.1 PERMITTED LAND USES

Table 2.B establishes the uses which are permitted or prohibited (not permitted) within the Ontario Gateway Specific Plan by Planning Areas. The table lists uses in the following categories:

- P Permitted use.
- C Conditional Use Permit required.
- A Ancillary use (allowed in conjunction with another permitted use).
- TUP Temporary Use Permit required.
- Prohibited use (not permitted).

Accessory uses will be reviewed concurrently with each land use proposal.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

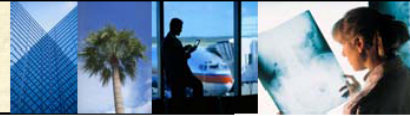


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|--|-------------------------|--|------------------------|-------------------------------------|--------------------|
| <i>Institutional</i> | | | | | |
| <i>Schools/Education</i> | | | | | |
| <i>Vocational/Trade Schools.</i> Typical activities include educational services for adults provided by public and private institutions for the primary purpose of preparing students for jobs or trade or profession, or instructing students in a hobby or craft. | C | — | C | C | — |
| <i>Medical</i> | | | | | |
| <i>Ambulance Service</i> | P | — | — | — | — |
| <i>Animal Hospital/Veterinarian</i> | C | — | — | C | — |
| <i>Hospital, Out-Patient Surgical Center.</i> Activities typically include, but are not limited to, social services, rehabilitation services, respiratory care, pain management services, emergency and non-emergency care services, diagnostic laboratories, and day surgery centers. | P | — | — | P | — |
| <i>Helipad</i> | P | — | C | — | — |
| <i>Industrial Clinic, Sports Medical and Rehabilitative Services.</i> Activities typically include, but are not limited to, the provision of work- or sports-related therapeutic, preventive, or correctional personal treatment (including out-patient surgical services) by physicians and therapist, and other medical practitioners, as well as the provision of work-related emergency medical treatment. | P | — | — | P | — |
| <i>Medical and Dental Offices.</i> Activities typically include, but are not limited to, office visits, treatments, minor surgeries, and other minor medical procedures. | P | — | — | P | — |
| <i>Physical Therapy/Occupational Therapy/ Wellness/Medical Spa</i> | P | — | — | P | — |
| <i>Substance Abuse Clinics/Facilities</i> | P | — | — | P | — |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

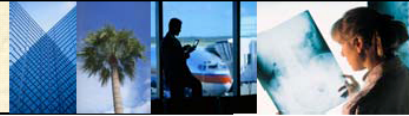


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|---|-------------------------|--|------------------------|-------------------------------------|--------------------|
| Public Facilities | | | | | |
| <i>Government Office.</i> Activities typically include, but are not limited to, management, administration, or clerical services performed by public, quasi-public, and utility agencies. | P | — | P | — | — |
| Non-Profit/Service Organizations | | | | | |
| <i>Non-Profit Organization, Charitable, Philanthropic, Service, and other Non-profit Organization Offices.</i> Activities typically include, but are not limited to, facilities for office and group gatherings conducted indoors. | P | — | P | — | — |
| <i>Campaign Offices</i> | P | — | P | — | — |
| Transportation | | | | | |
| <i>Limousine/Taxi Service</i> | P | P | P | P | P |
| Commercial | | | | | |
| <i>Alcohol Beverage Sales.</i> Activities typically include the sale, subject to required license for the sale of alcoholic beverages. | C | C | C | — | — |
| <i>Auto Sales and Services.</i> Activities include, but are not limited to, the sale of new and used automobiles, automotive and light truck repair; retail sales of goods for automobiles and light trucks; and the cleaning and washing of automobiles and light trucks. Uses typically include, but are not limited to, repair of engines, brakes, electrical, etc., and car washes. | — | — | — | — | P |
| <i>Car Rental Agency</i> | C | A | P | — | P |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

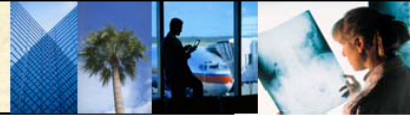


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|--|-------------------------|--|------------------------|-------------------------------------|--------------------|
| Food Establishments | | | | | |
| <p><i>Eating Establishments.</i> 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:</p> <ul style="list-style-type: none"> Full-service restaurants, serving ready-to-eat food and beverages for on-site consumption. | P | P | P | — | — |
| <ul style="list-style-type: none"> Cafes/Delicatessen/Sandwich Shop serving food that is usually quickly prepared and beverages for on-site or off-site consumption, with no drive-through facilities. | P | P | P | — | — |
| <ul style="list-style-type: none"> Mini-Marts | P | A | A | — | — |
| <ul style="list-style-type: none"> Ice Cream/Yogurt/Juice/Coffee shop | P | P | P | — | — |
| <ul style="list-style-type: none"> Catering establishments, preparing ready-to-eat food for delivery to an off-site location for consumption. | P | A | P | — | — |
| <ul style="list-style-type: none"> Banquet Facilities, facilities catering on-site meals to large groups. | P | P | A | — | — |
| <p><i>Bar/Cocktail Lounge.</i> Activities typically include, but are not limited to, the preparation and retail sale from the premises of alcoholic beverages prepared for on-premises consumption. Uses typically include, but are not limited to, taverns, bars, and brew-pubs.</p> | C | C | C | — | — |
| <ul style="list-style-type: none"> Health Club/Gymnasium | P | A | P | — | — |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

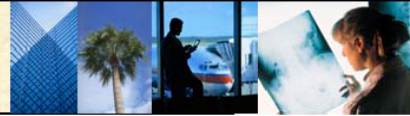


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|--|-------------------------|--|------------------------|-------------------------------------|--------------------|
| Lodging | | | | | |
| <i>Bed and Breakfast Inns.</i> Consist of temporary lodging provided by establishments offering individual rooms or suites for temporary rental to members of the public. Bed and breakfast inns may include incidental food, drink, and services intended for the convenience of guests. | — | C | — | — | — |
| <i>Hotels and Motels.</i> Consist of temporary lodging provided by establishments offering two or more housekeeping units, rooms, or suites individual rooms or suites for temporary rental to members of the public. Hotels and motels may include incidental food, drink, meeting facilities, and services intended for the convenience of guests. | — | C | — | — | — |
| <i>Residence Inns.</i> Consists of establishments offering long-term temporary lodging. Accommodations usually include kitchen facilities. | — | C | — | — | — |
| <i>Live Entertainment.</i> ³ Activities include, but are not limited to, live music, recorded music played by a disc jockey, karaoke, and song, dance or comedic acts. | C | C | C | — | — |
| Commercial Offices | | | | | |
| <i>Administrative, Professional, and Other Offices</i> | P | P | P | — | — |
| <i>Architect, Engineering and Related Services</i> | P | P | P | — | — |
| <i>Business Management Offices</i> | P | P | P | — | — |
| <i>Insurance Agents, Brokers and Related Offices</i> | P | P | P | — | — |
| <i>Real Estate and Related Offices</i> | P | P | P | — | — |
| Retail | | | | | |
| <i>Art Galleries and Art Supply Store</i> | P | P | — | — | — |
| <i>Bakery Retail</i> | P | — | — | — | — |
| <i>Book Stores</i> | P | — | — | — | — |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

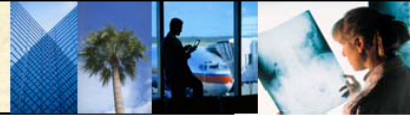


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|---|-------------------------|--|------------------------|-------------------------------------|--------------------|
| <i>Building Materials and Garden Supply</i> | P | — | — | — | — |
| <i>Camera and Photographic Supply Store</i> | P | — | — | — | — |
| <i>Clothing and Accessory Stores</i> | P | P | — | — | — |
| <i>Computer and Home Electronic Stores</i> | P | — | — | — | — |
| <i>Department Store</i> | P | — | — | — | — |
| <i>Florist</i> | P | P | P | — | — |
| <i>Furniture and Home Furnishing Store</i> | P | — | — | — | — |
| <i>Hobby, Toy and Game Store</i> | P | — | — | — | — |
| <i>Home Appliance Store</i> | P | — | — | — | — |
| <i>Jewelry Store</i> | P | P | P | — | — |
| <i>Luggage and Leather Goods</i> | P | P | P | — | — |
| <i>Music & Video Stores</i> | P | — | — | — | — |
| <i>Office Supply, Stationery & Gift Stores</i> | P | — | — | — | — |
| <i>Pet and Pet Supply Store</i> | P | — | — | — | — |
| <i>Pharmacy/Drug Stores</i> | P | P | P | P | — |
| <i>Shoe Store</i> | P | — | P | — | — |
| <i>Sporting Good Stores</i> | P | — | — | — | — |
| <i>Specialty Food Stores</i> | P | — | — | — | — |
| <i>Warehouse Club Store</i> | P | — | — | — | — |
| Services | | | | | |
| <i>Advertising Agency</i> | — | P | P | — | — |
| <i>Day Care</i> | C | C | C | C | — |
| <i>Photocopying and Duplicating Services.</i> Activities typically include, but are not limited to, multi-copy and blue-print services. | P | — | P | — | — |
| <i>Banks, Credit Unions, and other Depository Institutions</i> | P | — | P | — | — |
| <i>Barbershops and Beauty/Nail Salons</i> | P | A | P | — | — |
| <i>Beauty Supply Store</i> | P | — | — | — | — |
| <i>Dry Cleaner</i> | P | A | P | — | — |
| <i>Shoe Repair</i> | P | — | P | — | — |
| <i>Travel Agency</i> | P | P | P | — | — |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

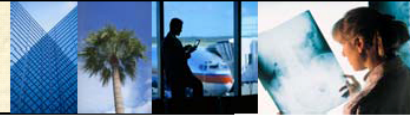


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|--|-------------------------|--|------------------------|-------------------------------------|--------------------|
| Repair Services | | | | | |
| <i>Computer, Home Electronics, and Small Home Appliances Repair</i> | P | — | P | — | — |
| <i>Jewelry/Watches/Clock Repair</i> | P | — | P | — | — |
| <i>Locksmith/Key Shop</i> | P | — | P | — | — |
| Industrial/Business Park | | | | | |
| <i>Research & Development Services Laboratories.</i> Activities typically include, but are not limited to, scientific research and theoretical studies and investigations in the natural, physical, or social sciences; engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. | P | — | — | — | — |
| Manufacturing | | | | | |
| <i>Light Manufacturing.</i> Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light manufacturing activities can not produce odors, noise, vibration, or particulates which would adversely affect uses within the same structure or on the same site. Activities include the following: | P | — | — | — | — |
| ▪ <i>Apparel Manufacturing</i> | P | — | — | — | — |
| ▪ <i>Computer and Home Electronic Manufacturing</i> | P | — | — | — | — |
| ▪ <i>Bakery (Industrial)</i> | P | — | — | — | — |
| ▪ <i>Furniture and Related Products Manufacturing</i> | P | — | — | — | — |

ONTARIO GATEWAY SPECIFIC PLAN

II LAND USE AND DEVELOPMENT

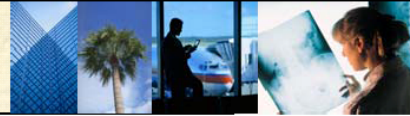


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|--|-------------------------|--|------------------------|-------------------------------------|--------------------|
| <ul style="list-style-type: none"> Instrument Manufacturing (Navigational, Measuring, etc.) | P | — | — | — | — |
| <ul style="list-style-type: none"> Leather Product Manufacturing (excluding tanning and finishing) | P | — | — | — | — |
| <p><i>Machinery Manufacturing.</i> Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Examples of activities include the following:</p> | P | — | — | — | — |
| <ul style="list-style-type: none"> Miscellaneous Manufacturing (jewelry, office supplies, sporting goods, toys, etc.) | P | — | — | — | — |
| <ul style="list-style-type: none"> Printing and Related Activities | P | — | — | — | — |
| Warehousing | | | | | |
| <p><i>Warehouse/Distribution Facility.</i> Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; 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.</p> | P | — | — | — | — |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

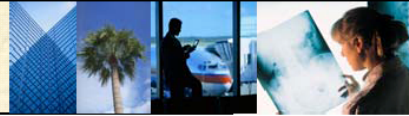


Table 2.B: PERMITTED LAND USES by PLANNING AREAS

| Uses | Mixed Use Planning Area | Entertainment Planning Area ¹ | Office Planning Area 1 | Office Planning Area 2 ² | Auto Planning Area |
|--|-------------------------|--|------------------------|-------------------------------------|--------------------|
| Wholesale/Retail | | | | | |
| <i>Industrial Retail Sales, Retail and Wholesale in Conjunction with Manufacturing.</i> Activities typically include, but are not limited to, retailing and wholesaling of goods and products manufactured on-site. Typical uses include, but are not limited to, furniture manufacturing and sales; computer and electronics assembly and sales; and paper manufacturing and sales, storage and warehousing services. | P | — | — | — | — |
| <i>Wholesale Distribution Establishment.</i> Activities typically include, but are not limited to the distribution of products sold or brought to site to dealers or retailers. | P | — | — | — | — |
| Temporary Uses⁴ | | | | | |
| <i>Amusement.</i> | TUP | TUP | — | — | — |
| <i>Christmas Tree, Pumpkin, and similar lots.</i> | TUP | TUP | — | — | — |
| <i>Tent Sales.</i> | TUP | TUP | — | — | TUP |
| <i>Parking Lot Sales.</i> | TUP | TUP | — | — | TUP |
| <i>Arts and Craft Fair, Farmers Markets.</i> | TUP | TUP | — | — | — |

- 1 Under Scenario 2, the uses permitted in the Entertainment Planning Area are the same as the uses Permitted in Office Areas 1 and 2.
- 2 If the Mixed Use Planning Area is Scenario 2, Office Planning Area 2 shall have the same permitted uses as Office Planning Area 1.
- 3 Adult-oriented businesses, as defined by Section 9-1.0200 and 9-1.1305.C.19.a-i of the Ontario Municipal Code are not permitted within the Ontario Gateway Specific Plan.
- 4 Operators of any temporary/seasonal outdoor sales or events shall obtain a Temporary Use Permit (TUP) from the City of Ontario and abide by the provisions of that permit.

B.2 SUBSTANTIAL USE CONFORMANCE

Uses not listed as permitted in Table 2.B may be permitted, subject to a determination of Substantial Conformance by the City of Ontario Zoning Administrator, based on the following findings:

- a. The proposed use is compatible with the permitted uses of the buildings in the Specific Plan;

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



- b. The proposed use will not create any significant environmental impacts that were not previously addressed in the environmental document approved for the Ontario Gateway Specific Plan;
- c. The proposed use will not substantially increase the severity of any significant environmental impacts that were previously addressed in the environmental document approved for the Ontario Gateway Specific Plan; and
- d. The proposed use is similar to, and no more objectionable than, the permitted uses of the buildings in the Specific Plan.

C. SITE DEVELOPMENT STANDARDS

A combination of other land use and intensities may be developed if the uses are identified as permitted in Table 2.B (Permitted Uses by Planning Areas), subject to the General Planning Area Development Standards set forth in Section C.2, Table 2.C (General Planning Area Development Standards). The land use combinations in the Specific Plan Planning Areas at build out must not exceed the project's cumulative peak hour trips of 1,700 and the cumulative peak daily trips must not exceed 20,000 as determined by the Traffic Analysis prepared by RK Engineering Group, Inc., under the direction of the City of Ontario and available at the Planning Department. Further discussion of the peak hour trips is found in Chapter 3 (Circulation).

C.1 GENERAL SITE LAYOUT CONCEPTS

- a. Buildings shall be oriented on the sites with key consideration given to the visual impact from the perspective of drivers and pedestrians along the primary public streets and the freeway.
- b. The site design shall emphasize building elevations along roadways, freeway, and streetscapes. Parking located between the building and Guasti Road shall be limited in size to only two rows. To the extent feasible, buildings are to be located near the street with parking behind or on the side.
- c. Building placement which creates opportunities for plazas, courts, or gardens is encouraged. Setback areas may be used to provide patio areas.
- d. The placement of buildings should yield a variety of front setbacks with all buildings meeting the minimum landscaping and front setback.
- e. Focal points should be developed to create a definite sense of identification. Plazas, landscape, fountains, artwork, textured pavement, universally accessible changes in pavement levels and vertical building features may be combined to create focal points and identity.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



- f. Buildings should be sited and designed so that there are no barriers or other elements emphasizing property boundaries. Care should be taken when addressing the interface between two or more properties. Property lines should not be treated as walls and barriers.
- g. Due to the high visibility of corner properties, extra care should be given to building orientation and articulation. Buildings located at the intersection of Guasti Road and Haven Avenue should incorporate special architectural elements that emphasize the importance of that location, such as prominent rooftop elements, diagonal walls, or a substantial art form or fountain.

C.2 GENERAL STANDARDS

- a. Table 2.C (General Planning Area Development Standards) presents the general site development standards for the Ontario Gateway Specific Plan.
- b. Individual buildings and parcels need not have direct access to a public street; however, sufficient easements, and/or reciprocal access agreements shall be recorded to ensure that adequate ingress and egress is available to each lot and building.
- c. The premises of all developments shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.
- d. Individual buildings may have ancillary buildings or a building separate from but associated with the main building such as a parking structure, an auto service bay, or an outpatient surgical center. These ancillary buildings should not detract from the main building and should retain some of the architectural features of the main building.

Table 2.C: GENERAL PLANNING AREA DEVELOPMENT STANDARDS¹

| Development Specifications | Entertainment Planning Area | Mixed Use Planning Area (Medical Facility) | Office Planning Area I | Office Planning Area II | Auto Planning Area |
|---|-----------------------------|--|---------------------------|-------------------------|--------------------|
| LOT OCCUPATION | | | | | |
| Lot Area (minimum square footage) | 10,000 | 10,000 | 10,000 | 15,000 | 10,000 |
| Minimum Landscape Coverage ² | 13% | 13% | 13% | 5% | 13% |
| BUILDING HEIGHT³ | | | | | |
| Principal Building | 6–8 stories | 3–8 stories | 4–10 ³ stories | 1–3 stories | 1–2 stories |
| Ancillary Buildings/ Parking Structure | 4 stories | 6 stories | 6 stories | 3 story | 1 story |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

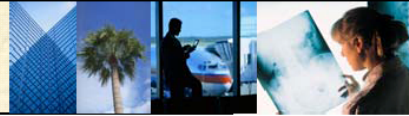


Table 2.C: GENERAL PLANNING AREA DEVELOPMENT STANDARDS¹

| Development Specifications | Entertainment Planning Area | Mixed Use Planning Area (Medical Facility) | Office Planning Area I | Office Planning Area II | Auto Planning Area |
|---|---|---|------------------------|---|--------------------|
| BUILDING SETBACK¹ | | | | | |
| Front ¹ | 25 feet | 25 feet | 25 feet | Average of 20 feet not less than 15 feet | 25 feet |
| Side | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet |
| Front, Side, or Rear (Adjacent to Haven Avenue) | 20 feet | 20 feet | 20 feet | NA | NA |
| Front, Side, or Rear (Adjacent to railroad tracks) | NA | 50 feet from center line of pipelines adjacent to railroad tracks | NA | 50 feet from center line of pipelines adjacent to railroad tracks | NA |
| Front, Side or Rear (Adjacent to 1-10) | NA | NA | 20 feet | NA | 20 feet |
| Rear | 10 feet | 50 feet from center line of pipelines adjacent to railroad tracks | 20 ⁴ feet | 50 feet from center line of pipelines adjacent to railroad tracks | 10 feet |
| ANCILLARY BUILDING/PARKING STRUCTURE SETBACK¹ | | | | | |
| Front | 25 feet from the dedicated right-of-way | 25 feet from the dedicated right-of-way | 25 feet | Average of 20 feet not less than 15 feet | 25 feet |
| Side | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet |
| Front, Side or Rear (Adjacent to railroad tracks) | NA | 50 feet from center line of pipelines adjacent to railroad tracks | NA | 50 feet from center line of pipelines adjacent to railroad | NA |

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



Table 2.C: GENERAL PLANNING AREA DEVELOPMENT STANDARDS¹

| Development Specifications | Entertainment Planning Area | Mixed Use Planning Area (Medical Facility) | Office Planning Area I | Office Planning Area II | Auto Planning Area |
|---|-----------------------------|--|---------------------------|---------------------------|---------------------------|
| | | | | tracks | |
| Front, Side, or Rear adjacent to I-10 | NA | NA | 20 feet | NA | 20 feet |
| Rear | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet |
| PROJECTIONS (STAIRWELLS AND BALCONIES) | | | | | |
| At Building Frontage | 3 feet | 3 feet | 3 feet | 3 feet | 3 feet |
| At Building Side | 3 feet | 3 feet | 3 feet | 3 feet | 3 feet |
| At Building Rear | 3 feet | 3 feet | 3 feet | 3 feet | 3 feet |
| PARKING SPACE SETBACKS¹ | | | | | |
| Front | 13 feet | 13 feet | 13 feet | 13 feet | 13 feet |
| Side (Interior) | 5 feet | 5 feet | 5 feet | 5 feet | 5 feet |
| Side ⁵ (Adjacent to Haven Avenue) | 15 feet | 15 feet | 15 feet | NA | NA |
| Rear (Adjacent to railroad tracks or I-10 ⁴) | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Rear | 5 feet | 5 feet | 5 feet | 5 feet | 5 feet |
| PARKING LOADING AND DRIVE AISLE SETBACKS FROM BUILDING⁶ | | | | | |
| Parking stall to Building | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet |
| Drive Aisle to Building | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet |
| Passenger Loading Area ⁷ | At Building Main Entrance | At Building Main Entrance | At Building Main Entrance | At Building Main Entrance | At Building Main Entrance |

- 1 As measured from property line.
- 2 Includes landscape setback area.
- 3 Height not to exceed 170 feet or as restricted by FAA height regulations.
- 4 A maximum of 15 feet of this 20-foot setback may be located within the Caltrans right-of-way, provided an agreement between Caltrans and the developer for a period of not less than 40 years is entered into prior to approval of any development plan or recordation of any final map.
- 5 Front side of Office Planning Area 1 is on the south side.
- 6 A maximum of 10 feet of this 15-foot setback may be located within the Caltrans right-of-way, provided an agreement between Caltrans and the developer for a period of not less than 40 years is entered into prior to approval of any development plan or recordation of any final map.
- 7 Loading Space is required for developments with 75 or more spaces.
- 8 Required for developments with 75 or more parking spaces. Equivalent to five parking spaces.

C.3 DEVELOPMENT STANDARDS FOR SPECIFIC USES

Before occupancy, all development and design standards of the Specific Plan must be met to the satisfaction of Planning Director.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



- a. **Automotive Facilities, Vehicle Sales:** Activities include the retail sale of predominantly new vehicles together with their maintenance. The major automobile make(s) sold shall be approved by the City of Ontario. Typical accessory uses may include storage, washing, detailing, preparation, bodywork, painting, installation of accessories and repair of vehicles; administrative and finance offices; retail sales of parts and accessories; and automobile rental. Vehicle sales uses shall conform to the following standards:
1. Except for structures and landscaping, the site shall be entirely paved, so that vehicles are not parked in a dirt or otherwise unimproved area.
 2. All landscaping shall be installed and maintained pursuant to applicable provisions within the Specific Plan. Auto display areas shall not be required to meet the parking lot landscaping requirements applicable to general parking lots.
 3. Service areas and vehicle storage areas shall be screened from adjoining properties and public rights-of-way with a decorative block wall.
 4. Vehicle painting and repair facilities and parking areas shall include devices, equipment, or structures to intercept stormwater that may contain contaminants. Such a system shall collect water and separate contaminants and be designed and approved by the City of Ontario prior to grading permit. In addition, see Sections B through D in Chapter IV (Public Services, Utilities, and Community Facilities) for further water quality requirements.
 5. Loading and unloading of vehicles shall not be permitted on public streets.
 6. All vehicles associated with the use shall be parked or stored on-site and not on adjoining streets.
 7. An adequate on-site queuing area for service customers shall be provided. Parking spaces required pursuant to provisions of this Specific Plan shall not be counted as queuing spaces and vice-versa.
 8. No vehicle service repair work shall occur except within a fully enclosed structure. Service bays shall not directly face or front on a public right-of-way (street/freeway).
 9. Vehicles retained on-site for painting and/or repair shall be parked in an enclosed structure or within a clearly marked staging area. Outside staging areas shall be sufficiently screened from public view and be located in a manner that does not interfere with normal flow of on-site traffic. Parking spaces within a staging area

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



shall not count toward the number of spaces required by the Ontario Municipal Code or this Specific Plan.

10. All used vehicles for sale shall be 6 model years or newer or have less than 80,000 miles, be in at least "good condition" aesthetically, and be backed by a written comprehensive warranty.
 11. Subterranean development may be exempted in this area from the floor area ratio calculation for underground parking. Parking shall be for inventory storage and off-street parking uses for auto dealership employees only.
 12. Rooftop parking is permitted subject to the following standards:
 - i. Parked cars are limited to inventory storage only.
 - ii. Parked cars and their access way cannot exceed more than 33 percent of the roof surface.
 - iii. The remaining roof space must be designed with light-colored, reflective cool roofing materials and/or covered with vegetation. Most traditional dark-colored roofs absorb 70 percent or more of the solar energy striking them, resulting in peak roof temperatures of 150° to 190° F. By comparison, light colors are 50° to 60° F cooler on hot days.
 13. Parking shall be provided for employees and customers in accordance with this Specific Plan in addition to that provided for vehicle display. The employee/customer parking lot shall be clearly delineated from the auto display area.
 14. All other applicable City codes, including building, fire and community preservation codes, shall apply.
 15. All project features, including buildings, paving, signs landscaping, shall be well maintained.
 16. Any public address/telephone/employee communication system shall be maintained so as to not be audible outside the confines of the dealership property as determined by the Planning Director.
- b. **Automobile Service Stations:** The following operations are prohibited in conjunction with the operation of an automobile service station: Auto body repair, major mechanical repair, and outside display of new or used vehicles or parts for sale.
1. Exterior display of goods for sale or rent is not permitted, except the following uses, which are subject to design and location approval: vending machines, oil display cabinets, tire displays, and entry to lubrication bays and/or service areas shall be designed to minimize the impact on adjacent uses.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



2. Minimum facilities required:
 - i. Two restrooms open to the public, one for each sex;
 - ii. Equipment and storage area adequate to provide for operation and maintenance of station.
 - iii. Minimum of one air and water outlet and window washing equipment and towels.
3. Automobile service stations engaged in the concurrent sale of fuel and alcoholic beverages shall be permitted only with approval of a Conditional Use Permit, and shall comply with the following standards:
 - i. There shall be no display of alcoholic beverages within five feet of the cash register unless in a permanently affixed cooler.
 - ii. Advertising of alcoholic beverages at motor vehicle fuel island is prohibited.
 - iii. There shall be no sale of alcoholic beverages from a drive-in window.
 - iv. Alcoholic beverages shall not be displayed or sold from an ice tub.
 - v. Self-illuminated advertising for liquor on buildings or windows is prohibited.
 - vi. Employees on duty between the hours of 10 p.m. and 2 a.m. shall be at least 21 years of age to sell alcoholic beverages.
- c. **Restaurant, Outdoor Dining:** Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Eating and drinking establishments with outdoor dining shall conform to the following standards:
 1. The outdoor dining area shall be conducted adjacent to a legally operated eating and/or drinking establishment.
 2. The outdoor dining area shall not block access to contiguous properties or obstruct emergency access to any property.
 3. No sound amplification device, musical instrument or sound reproduction device shall be operated or used within an outdoor dining area unless approved by the City through a Conditional Use Permit.
 4. Outdoor dining areas which serve alcohol shall be surrounded by a decorative wall, decorative steel fence, or other feature, no less than 6 feet in height, which limits access to outdoor dining area.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



5. Design materials and colors used for chairs, tables, lighting and other fixtures, including umbrellas and awnings, shall complement the architectural style and colors used on the adjacent building façade.
6. The hours of operation shall be limited to the hours of operation of the associated eating and drinking establishment.

C.4 Modifications to General Development Standards

- a. In order to achieve superior development which cannot be achieved through the literal implementation of the standards contained above, the Development Advisory Board (DAB) or the Planning Commission may modify the following standards for multi-tenant or multi-building projects as part of its review of individual development projects within the Specific Plan area.
 1. Parking and landscape setbacks for interior side and rear parcel lines.
 2. Parking and loading requirements.
 3. Building setbacks for interior side and rear property lines.
- b. Although development standards may be modified by the Planning Commission such that each building need not be set back from interior property lines, a minimum building separation equal to Uniform Building Code requirements shall be maintained.
- c. Where modified standards are permitted by the Planning Commission, innovative designs such as office/commercial common interest subdivisions may be utilized. Thus, standards for landscape coverage and number of parking spaces need not be met on a parcel-by-parcel basis. Where common parking and/or landscape areas are proposed, appropriate easements and covenants, conditions, and restrictions (CC&Rs) shall be established to ensure adequate access throughout the site, and to ensure ongoing maintenance of common facilities. The CC&Rs are subject to the review and approval by the City.

D. Circulation, Parking, and Loading Requirements

D.1 On-Site Circulation

On-site circulation shall meet the following standards:

- a. On-site circulation within individual building sites shall be designed for efficient vehicular and pedestrian movement. On-site circulation systems shall be logical and easily understood by visitors. In addition, service routes shall not conflict with other on-site circulation routes. Site design should provide reciprocal access between adjacent properties, in an effort to

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



- minimize the use of public streets as the primary access between adjacent parcels.
- b. On-site pedestrian walkways shall link all uses together and shall provide direct, safe, and adequate movement paths between parking, open space, and outdoor work/leisure areas and building entrances. Such pedestrian links shall feature walkways with a 5-foot landscape area on each side.
 - c. Sight lines required for safe automobile movement shall be kept clear. Screens and structures shall not be located where they would block such sight lines, either entering or leaving the individual developments and the project site.
 - d. The design and location of entries (curb cuts) for individual development sites should be such that the driver has ample time to perceive them when approaching the site. Intersection and driveway approaches should be kept clear of obstructions such as traffic and trees.
 - e. No commercial parking shall be permitted in common areas or private streets within the project site. Signs prohibiting parking of commercial vehicles in these areas shall be posted and enforced by property management. Signs prohibiting commercial parking on public streets shall be posted as required by the City of Ontario Police Department.

D.2 Parking Lots

Parking lots shall meet the following standards:

- a. The number and dimensions of parking and loading spaces provided for each building shall be in accordance with the provisions of the City of Ontario Development Code Section 9-1.3010, "Required number of off-street parking and loading spaces," unless a shared parking arrangement has been approved by the Planning Commission. A loading space is required for developments with 75 or more spaces.
- b. Parking lots should not be the dominant visual element of the site. Expansive paved areas between the street and the building(s) are to be avoided in favor of smaller lots separated by landscaping and buildings with the exception of auto-sales buildings.
- c. Parking spaces shall be set back from property lines as listed in Table 2.C (General Building Development Standards). Parking in front of buildings shall be limited in quantity and time allowance and generally provided only for the public.
- d. In the landscaped area provided adjacent to parking lots abutting Guasti Road and Haven Avenue as provided in Table 2.C. Trees shall be planted at least 30 feet on-center and up to 5 feet behind the public right-of-way.



- The landscape buffer shall include a screening feature that is 36 inches in height and consists of a decorative wall, hedge, berm, or equivalent. Earth berms shall not exceed a 3:1 slope and should be rounded and densely landscaped to have a natural appearance.
- e. A patient drop-off or pick-up area shall be provided in front of or near the main entrance of a hospital facility, as detailed in Chapter V (Design Guidelines).
 - f. Parking areas shall be accessed from the street so that circulation and access to parking areas are safe and pedestrian-friendly.
 - g. Parking areas shall be arranged to minimize conflicts with loading activities.
 - h. A reserved carpool or vanpool parking space shall be provided adjacent to or as close as possible to the principal office building entry for projects with 50 or more parking spaces. The space shall be clearly signed or striped.
 - i. All parking areas shall be provided with automatic lighting systems, regulated by photocells, designed to maintain a minimum of one foot-candle from sunset to sunrise.
 - j. All parking areas visible from public streets or adjacent parcels shall be screened with landscape material. A minimum 5-foot landscaped planter shall be placed around the perimeter of a parking lot, with a minimum of 1 tree planted for every 30 linear feet of perimeter edge.
 - k. Parking lots shall provide a 5-foot wide landscape finger between each 10 parking stalls.
 - l. All rows of parking shall terminate with a 5-foot wide planter/landscape finger.
 - m. Pedestrian linkages to and from the parking lots shall have enhanced paving and landscaping treatments.

D.7 PARKING STRUCTURES

Parking structures shall meet the following standards:

- a. Interior heights should be a minimum of 98 inches to ensure openness, safety, and security. It will also allow access for taller SUVs and pick-up trucks.
- b. Elevators shall be glass backed and have glass enclosed or open elevator lobbies.
- c. A system of "Blue Light" security phones shall be installed.



- d. A security system shall be provided on the ground level.
- e. Lighting shall meet or exceed the recommended minimums for parking facility lighting as established by the Illuminating Engineering Society of North America (IESNA).
- f. Lighting shall be consistent throughout all levels of the structure to comply with the OMC Security Ordinance 4-11 requiring minimum lighting standards with a minimum amount of 1 (one) candle-foot at the lowest lighting point in the parking structure. All lighting in the structure will be activated at all times.
- g. An adequate number of disability parking spaces shall be provided for the visiting population having either permanent or temporary disabilities, or access challenges.
- h. All interior walls will need to be painted white to enhance lighting.

D.4 Bicycle Parking

Parking for bicycles shall be required for all buildings and shall meet the following standards:

- a. A secure and adequate bicycle parking area shall be provided within each development area at a rate of 1 bicycle rack capable of holding 3 bicycles for every 30 parking spaces up to a maximum of 10 bicycle racks.
- b. Bicycle parking racks shall be of a size and design that will accommodate the required bicycles and have provisions for locking without damaging the bicycle frames. There shall be no bicycle parking on pedestrian sidewalks.
- c. Bicycle parking facilities shall be placed on well lit, paved surfaces in an area of the parking lot or building frontage areas that are convenient to destination entrances for employees and patrons; or in a secure (locked) area for use only by employees.
- d. Bicycle parking facilities shall be located in highly visible areas to minimize theft and vandalism but should not interfere with pedestrian traffic.
- e. Bicycle parking facilities shall be protected from potential damage by other vehicle traffic.

D.5 Trip Reduction Plans

A Trip Reduction Plan is designed to minimize parking and to take advantage of transit passes and incentives, shuttle services, bicycle and pedestrian facilities, and flexible work hours. A Trip Reduction Plan in accordance with City requirements shall be submitted by development applicants and approved by the City. The Trip Reduction Plans can request fewer parking spaces than the minimum in the City zoning ordinance and/or can use off-site parking spaces.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



Projects must comply with the City of Ontario Parking Requirements or a Trip Reduction Plan can be prepared and submitted to the City for a reduction in parking spaces.

Shared Parking. With the approval of the DAB, a portion of the required parking spaces may additionally be provided on lot within the project area or on a lot adjacent to the project area through a Shared Parking Agreement. Agreements shall be signed by the owners of all involved lots, and may include reciprocal access and use agreements and deed restrictions, as approved by the DAB.

Requests for parking reductions related to joint parking usage shall generally be made at the time of Development Plan Review. Such requests shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the supporting information shall generally follow the format established by the Urban Land Institute (ULI) in its publication titled "Shared Parking."

In granting parking reductions for shared use of parking facilities, the Planning Commission shall follow Section 9-1.3015.b (1) and (2) of the City of Ontario Zoning Code.

Other elements to be considered include work shifts and patient visiting hours, public transit availability, and carpooling and vanpooling programs.

D.6 Loading Areas

- a. Loading areas shall be designed to provide for vehicle braking and maneuvering on-site and not from or within a public street. Direct loading from a public street is not permitted.
- b. Adequate room shall be provided on site for trucks maneuvering or waiting to unload; the area within 120 feet in front of loading docks associated with business park buildings and at least 60 feet for loading areas of other buildings should be paved and kept free of obstacles. In addition, loading and storage areas shall not conflict with connecting walkways or required parking areas.
- c. Commercial loading, service yard, and storage areas should be located to the side and rear of buildings, not facing the street or freeway. When these features must face a street or plaza, they must be screened with a solid decorative 6-foot to 12-foot high wall. Landscaped buffers can be placed in front of the screen wall to soften them.
- d. The grade of loading docks should be lowered, where practical, to minimize views from the street and the need for tall walls or fencing.
- e. Truck access to loading areas should be separate from vehicular access within parking areas.



- f. Truck maneuvering areas shall not encroach into required parking stalls, drive aisles, and pedestrian access.

E. REFUSE AREAS AND PUBLIC TRASH RECEPTACLES

- a. Trash enclosures and equipment shall be provided with easy access for service vehicles while screened from public view. Three sides of the area shall be screened by a solid wall, which is not less than 6 feet in height. The fourth side shall consist of a solid metal gate. Design and materials used shall reflect the architectural style of adjacent buildings. Chain link gate is not permitted. Landscaping or trellis work should be provided on each side of screened enclosures within parking areas and when visible from a street or connecting walkway. All trash enclosures shall meet the City of Ontario standards for acceptable trash enclosures Municipal Code Section 6-3.314.
- b. Refuse bins shall be provided in sufficient number and shall be placed in convenient locations.
- c. Trash areas shall not be used for storage. The trash enclosure area shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of good repair and appearance.
- d. Main entrances to building structures shall include trash receptacles. The responsibility for service and maintenance of these trash receptacles is the building/property owner.

F. ENVIRONMENTAL PERFORMANCE STANDARDS

F.1 PURPOSE AND APPLICABILITY

The purpose of this section is to set forth standards to protect the public and nearby uses from potential negative effects of commercial and other uses within the Specific Plan area by regulating air quality, electrical or electronic interference, hazardous materials management, light and glare, liquid and solid wastes, noise, odors, vibration, and water quality. The following performance standards shall be applied to all development within the Specific Plan area.

F.2 AIR QUALITY

Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or property, or can cause excessive soiling on any other parcel shall conform to the requirements of the South Coast Air Quality Management District (SCAQMD).



F.3 ELECTRICAL OR ELECTRONIC INTERFERENCE

No operation or activity shall cause any source of electrical or electronic disturbance that produces electromagnetic interference with normal radio and television reception or adversely affects the operation of equipment on any other parcel, and that is not in conformance with the regulations of the Federal Communications Commission.

F.4 HAZARDOUS MATERIALS MANAGEMENT

All uses involving the use, storage, handling, transportation, or disposal of hazardous materials are required to comply with the provisions of the most current amendments to the California Code of Regulations, Titles 22 and 27; applicable requirements under the National Pollutant Discharge Elimination System (NPDES); applicable requirements of the City of Ontario Fire Department; and any other applicable City, County, State, or Federal standard relating to the use, storage, handling, transportation, or disposal of hazardous materials.

F.5 LIGHT AND GLARE

No operation, activity, or lighting fixture shall create illumination exceeding 0.5-foot candles outside any commercial area property line, whether the illumination is direct or indirect light from the source. On-site light fixtures within any development area that exceed 20 feet in height shall be full cutoff type fixtures and shall be directed on site for glare control. For further illumination details, refer to Chapter V (Design Guidelines).

F.6 LIQUID AND SOLID WASTES

In order to avoid contaminating water supplies, interfering with bacteriological processes in sewage treatment, or otherwise creating a public health hazard, all discharges of materials into any public or private street or storm drain shall be in accordance with the adopted standards of the City, the California Department of Health Services, and other governmental agencies having legal jurisdiction.

- a. Liquid waste disposal and runoff control shall be conducted within the applicable guidelines.
- b. Solid waste disposal shall comply with applicable State and Federal laws, and shall be regulated as per City Ordinance.

F.7 NOISE

No operation or activity shall create exterior noise levels in excess of the ambient noise standards (Table 2.D) as measured at the nearest residential dwelling to the subject use.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT

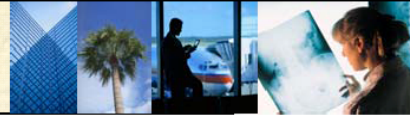


Table 2.D: Noise Standards – Maximum Exterior Noise Level

| Decibels | Time | Subject Use |
|----------|-------------------------|---------------------------------|
| 65 dB(A) | 7:00 a.m. to 10:00 p.m. | Commercial/Office/Business Park |
| 60 dB(A) | 10:00 p.m. to 7:00 a.m. | Commercial/Office/Business Park |

Actual base decibel measurements exceeding the above levels at the corresponding time and use indicated shall be deemed as the “base ambient noise level” (BANL). Exterior noise shall be measured at the exterior of any residential property and no noise level shall exceed the following as indicated in Table 2.E for the duration periods specified.

Table 2.E: Noise Levels and Duration

| Noise Level Exceeded | Maximum Allowed Duration Period |
|---|---------------------------------|
| Base Ambient Noise Level | 30 minutes in any hour |
| 5 dB(A) above Base Ambient Noise Level | 15 minutes in any hour |
| 10 dB(A) above Base Ambient Noise Level | 5 minutes in any hour |
| 15 dB(A) above Base Ambient Noise Level | 1 minute in any hour |
| 20 dB(A) above Base Ambient Noise Level | Not permitted |

The following sources are exempt from the provisions of this section:

- a. Safety devices and warning signals.
- b. Emergency equipment, vehicles, devices, and activities.
- c. Temporary construction, maintenance, or demolition activities conducted between the hours of 7:00 a.m. and 6:00 p.m.

F.8 Odors

No operation or activity that emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property line within which the odor is created shall be permitted.

Uses shall conform to the applicable requirements of the SCAQMD.

F.9 Ground Vibration

No operation or activity shall be permitted to cause a groundborne vibration beyond the property line within which the vibration was originally created that produces a particle velocity greater than two-tenths of an inch per second (0.2 inch/sec) measured at or beyond the property line.

ONTARIO GATEWAY SPECIFIC PLAN II LAND USE AND DEVELOPMENT



Vibration velocity shall be measured with a seismograph or other instrument capable of measuring and recording displacement and frequency, particle velocity, or acceleration. Readings are to be made at points of maximum vibration along any lot line.

Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement, as is ground vibration caused by emergency equipment, vehicles, devices, and activities, as well as from temporary construction, maintenance, or demolition activities conducted between the hours of 7:00 a.m. and 7:00 p.m.

F.10 WATER QUALITY

No operation or activity shall be permitted that would cause groundwater or surface water contamination by fuel, oils, or solvents. All water quality issues are subject to the review by the City Engineering Department.

F.11 CULTURAL RESOURCES

The project area is not located within any Historic District as designated by the City of Ontario and cultural resources are not known to exist in the project area. Nevertheless, during grading and construction activities, the developers cannot knowingly disturb, alter, injure, or destroy any historical or archaeological site, structure, building, object, or cultural site discovered during construction. If a significant discovery is made during these activities, the City is to be immediately notified and the discovery is to be left intact. The City has 30 working days to protect or remove the discovery at the developer's expense, after which operations may proceed.