

RANCON CENTRE ONTARIO SPECIFIC PLAN

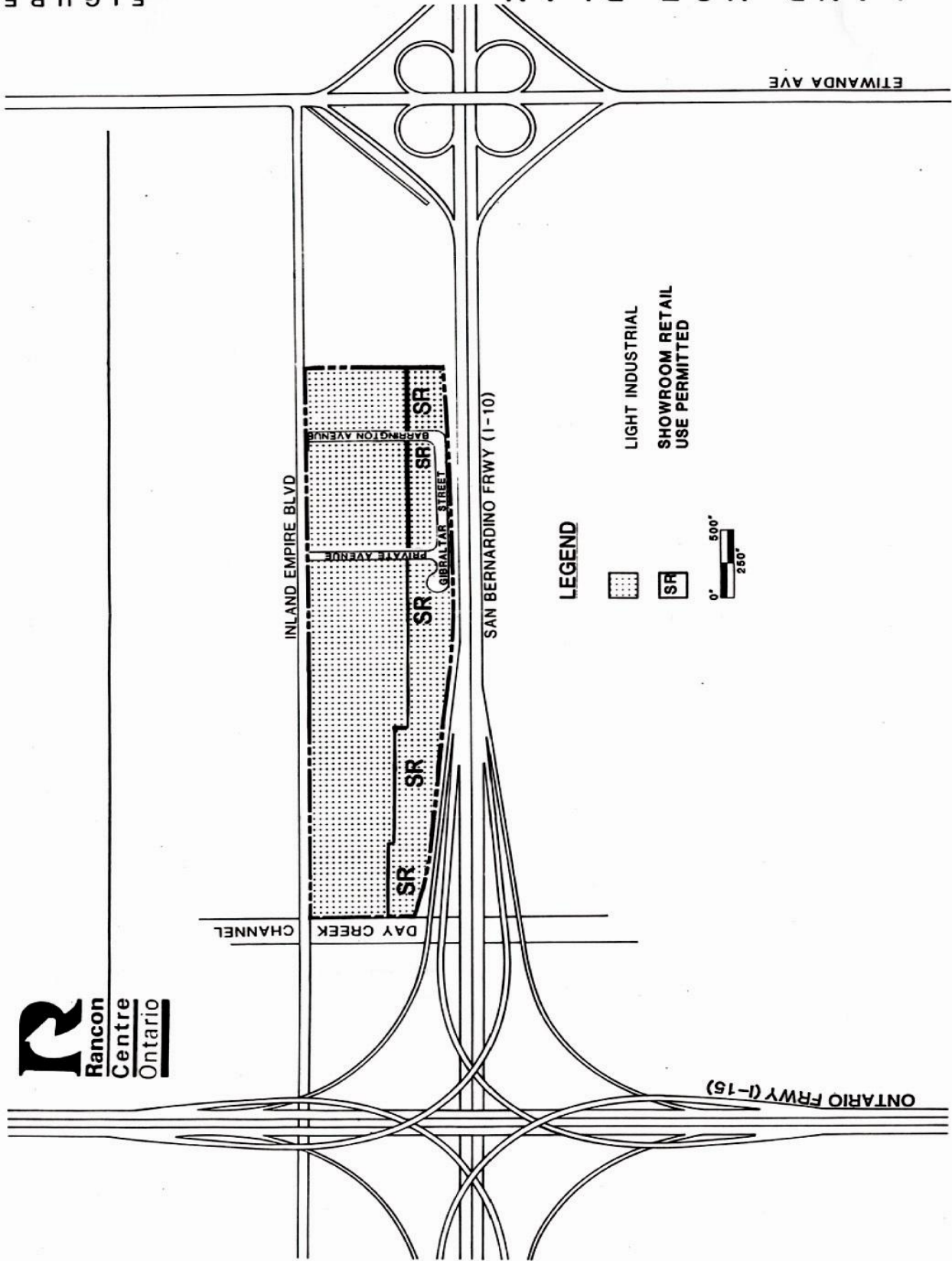
II. LAND USE PLAN AND DEVELOPMENT REGULATIONS

The land uses permitted within the Rancon Centre Ontario Specific Plan area include Light Industrial uses. The land use plan, Figure IV-A-1, depicts the 49.12 acres of Light Industrial

**TABLE IV-1
LAND USE SUMMARY**

<u>LAND USE TYPE</u>	<u>ACREAGE</u>	<u>SQUARE FOOTAGE</u>
Light Industrial	49.12	2,139,667
Street Rights of Way	6.49	282,705
TOTALS	45.61	1,207,919

<u>Land Use</u>	<u>Acreage</u>	<u>Max. Bldg Coverage</u>	<u>Stories</u>
Light Industrial	49.12	45%	1-2
Street Rights of Way	6.49		
TOTALS	45.61		



A. LIGHT INDUSTRIAL

1. Purpose

The purpose of the Light Industrial land use category is to provide for the development of one to two story light industrial buildings incorporating such use types as corporate manufacturing, research and development, multi-tenant industrial and showroom retail for parcels with frontage on the freeway.

The Light Industrial category will also include various administrative business offices where determined as incidental to the primary industrial uses permitted.

2. Permitted Uses

The following uses shall be permitted uses within the Light Industrial land use category:

- a.** Administrative and professional offices
- b.** Light wholesale, storage, and distribution
- c.** Custom manufacturing and assembly
- d.** Light manufacturing and assembly
- e.** Business support services
- f.** Automotive rental agencies
- g.** Wholesale related sales of goods produced on-site
- h.** Auto and light truck repair - minor
- i.** Public facilities and utilities
- j.** Showroom Retail (Parcels with frontage orientation to freeway only, see Figure IV-A-1, Land use)

3. Conditional Uses

The following use shall be permitted in the Light Industrial land use designation upon the granting of a conditional use permit in accordance with the provisions of Article 29 of the Municipal Code.

- a.** Eating and drinking establishments.
- b.** Caretakers residence, where 24 hour surveillance is necessary (Maximum 1,000 square feet).
- c.** Indoor entertainment
- d.** Religious facilities (religious assembly/places of worship)

4. Prohibited Uses

Uses other than those specifically listed above shall be prohibited, unless it is determined by the Planning Commission that the use is similar to and of no greater intensity than the permitted and conditional uses listed herein.

B. MATRIX OF PERMITTED AND CONDITIONAL USES

USE TYPE	LIGHT INDUSTRIAL
MANUFACTURING AND ASSEMBLY	
Auto and light truck repair – minor	P
Custom manufacturing and assembly	P
Light manufacturing and assembly	P
COMMERCIAL USES	
Administrative and professional offices	P
Automotive rental agencies	P
Business support services	P
Eating and drinking establishments	C
Indoor entertainment	C
Showroom retail	P
Wholesale retail of goods produced on-site	P
PUBLIC FACILITIES AND UTILITIES	
Public facilities and utilities	P
CARETAKER’S RESIDENCE	C
RELIGIOUS FACILITY	C

Use Legend:

P: Permitted Use

C: Conditional use permit required

1. Definitions of Land Use Types

a. Commercial Use Types

Administrative and Professional Offices

Activities typically include, but are not limited to executive management, administrative or clerical uses for 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 office data storage centers, architect's, lawyer's, insurance sales, financial planner's and accountant's offices.

Automobile Rental Agencies:

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

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 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.

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 limited to, restaurants and bars, and exclude fast food type services.

Indoor Entertainment:

Activities typically include, but are not limited to, sports performed indoors, cultural, educational, and entertainment services within an enclosed building to assembled group of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Prohibited are such "adult" entertainment businesses as are specified in the Ontario Municipal Code.

- 1) Indoor Entertainment: Predominantly spectator uses conducted within an enclosed building. Typical uses include meeting halls and dance halls.
- 2) Clubs and Lodges: Predominantly halls and meeting facilities for fraternal organizations. Typical groups include the Elks and Moose Clubs.

- 3) Indoor Sports and Recreation: Predominantly participant sports conducted within an enclosed building. Typical uses include indoor electric kart racing facility, bowling alleys, billiard parlors, ice and roller skating rinks, and indoor racquetball courts.

Showroom Retail:

Activities typically include, but are not limited to, the wholesale and/or retail sales of durable goods from structures with improved display area and/or showroom orientation towards the freeway or other high volume vehicular traffic area.

b. Wholesale, Storage, and Distribution Uses

Light Wholesale, Storage, and Distribution:

Activities typically include, but are not limited to, wholesaling, storage, and warehousing services within the premises of finished goods. Excluded are trucking premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage.

c. Manufacturing and Assembly Uses

Auto and Light Truck Repair – Minor:

Activities include, but are not limited to, automotive and light truck repair, the retail sales of goods and services for automotive vehicles and light trucks (less than 6,000 lbs.), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops and automotives drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops are not included.

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 on-site wholesale of the goods produced. The uses shall 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 trucks daily) or the transport of large scale products. The activities shall not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site.

Wholesale/Retail Sales of Products Manufactured On-Site:

Activities typically include, but are not limited to, the wholesale and/or retail sales of products permitted within the land use area and manufactured on-site.

Public Facilities and Utilities:

Activities typically include, but are not limited to, public agency maintenance and corporate yards, water storage tanks, electrical substations, and water pump stations.

d. Other Uses

Caretaker's Residence:

Activities include, but are not limited to, for the purpose of providing 24-hour on-site surveillance is necessary (maximum 1,000 square feet).

Religious Facility

Activities include, but are not limited to, operating religious organizations, such as churches, religious temples, and monasteries and/or administering an organized religion or promoting religious activities. Specifically, the proposed church activities, hours of operation, parking demand, and potential traffic/circulation impacts for the church shall be evaluated and regulated to ensure compatibility with surrounding uses.

C. GENERAL DEVELOPMENT STANDARDS

The regulations and criteria included as Section C, D, and E establish minimum development standards for the land uses proposed within the Rancon Centre Ontario Specific Plan. These regulations are intended to govern the development of all property within the Rancon Centre Specific Plan area, and shall supersede applicable provisions of the City of Ontario Zoning Ordinance.

The following general provisions shall apply to all developments within the Rancon Centre Ontario Specific Plan area.

1. General Plan Consistency

Implementation of the Rancon Centre Ontario Specific Plan development is intended to carry out the goals and policies contained in the City of Ontario General Plan within the Rancon Centre Ontario Specific Plan area 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 off-site improvements shall be subject to the City of Ontario's policies and standards in effect at the time improvement plans are submitted. If any provisions 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 the Rancon Centre Ontario Specific Plan area 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

Minor adjustments to the design guidelines and criteria contained herein may be approved administratively in order to achieve superior design solutions. Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal sideyards, location of parking and loading areas, and the substitution of building materials. Such adjustments will require approval by the City of Ontario Planning Director and Building Official.

5. Planning Area Plan

The Planning Area Plan concept within Phase 2 of the Rancon Centre Ontario Specific Plan is intended to provide for the following:

- Facilitate the ability of small business to purchase appropriately sized buildings or parcels 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.
- The ability to construct subphases (individual areas of any given phase of development) of the Planning Area into small 5-acre minimum increments.

a. Within a Planning Area Plan, the following standards shall apply:

- 1) The area for which the Planning Area Plan is approved shall be a minimum of ten (10) acres.
- 2) The minimum parcel size shall be 0.2 acres for parcels within a Planning Area Plan.
- 3) Each Planning Area Plan shall have a minimum of 15 percent of its area maintained in landscaping. Each phase and subphase, as described above, 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) Landscaping 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 as 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 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 parcel lines along interior side and interior rear parcel lines which are not adjacent to a public street or the Phase I private drive easement. A 5' landscaped setback shall be provided along the Southern California Edison easement. This setback may be reduced to zero should the developer obtain authorization from Edison to provide the landscape edge within the Edison easement.
- b) Zero building separations may be permitted without the requirements 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 (1/2) 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 parcels shall not create requirements for additional

landscaped setbacks from those internal property lines.

- 6) Onsite amenities (e.g. picnic tables, employee break areas, outdoor seating, etc.) shall be identified and provided consistent with the proposed land uses.
- b. A complete application for a Planning Area Plan shall be submitted including, at a minimum, the following information:
- 1) Specific types of proposed uses (e.g. industrial, showroom retail, 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 IV-D-6, E-6, F-6 of this document.
 - 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 parcels 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.

6. Landscaping

In addition to city standard landscape requirements and specification 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 Rancon Centre Ontario Specific Plan shall be submitted to the Public Facilities Development Coordinator for review and approval.

7. Traffic/Parking

All streets that will serve the site are shown to be in conformance with the City's Master Plan of Streets. While the Specific Plan envisions a wide range of uses for the site, it may be necessary during the site plan review process to prepare traffic impact data for a particular project.

All development will be required to meet the off-street parking standards of the Ontario Municipal Code included with Appendix C of this document.

8. Safety Regulations

a. Fire Protection

Fire protection and paramedic services will be provided by the City of Ontario Fire Department. The project is within the response area of Station Five (4th and I-10), and the new Station Seven (Jurupa and I-15). Estimated response time is five minutes.

Fire flow water on site has been determined adequate for phase one, but additional phasing may require a second connection to another water source. The project sponsor shall pay assessments for fire facilities, if required.

All subsequent development applications shall comply with the impact mitigations outlined with Ordinance 2491, Fire Facility Equipment Fees.

b. Police Protection

Police protection will be provided by the Ontario Police Department, with air surveillance provided by the Ontario Police Department Air Support Unit.

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 Rancon Centre Ontario Specific Plan area shall meet 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.

- The Rancon Centre Ontario development shall meet all applicable requirements of the Ontario Building Security Code OMC 4-11.01, and shall participate in all applicable development impact fee programs established to offset future service demands on police protection services.

9. Covenants, Conditions, and Restrictions

A declaration of covenants, conditions and restrictions has been established and previously recorded in May 1988 for the subject property (See Appendix B). The Rancon Centre Ontario Owners' Association shall follow maintenance standards as approved by the City of Ontario and this Specific Plan.

D. LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

1. Minimum Parcel Size: 0.5 acres
2. Maximum Building Height 40 feet or 2 stories,
(whichever is greater)
3. Minimum Building Setbacks Refer to Table IV-E-1
4. Minimum Parking Setbacks Refer to Table IV-E-2
5. Parking Requirement Per City of Ontario
Parking Standards,
(see Appendix C).
6. Landscape Requirements
 - a. Minimum Landscaping Fifteen (15) percent of net
parcel area
 - b. Front and exterior side parking setbacks 100%
 - c. All parking visible from any public street must be shielded by trees, shrubs and grass per Master Streetscape Plan.
 - d. Maximum 10 cars between finger type planters, minimum 5' wide for parking areas. No finger planters shall be required in parking areas adjacent to screenwalls.
 - e. All landscaped areas to be delineated with minimum 6" concrete curb.
 - f. To soften building elevations, a minimum ten foot wide landscape area shall be provided adjacent to the front and exterior building elevations.

TABLE IV-E-1

**BUILDING SETBACK SUMMARY
LIGHT INDUSTRIAL**

Minimum Street Setback Inland Empire Boulevard & Gibraltar Street	

Front	23'
Exterior Side (Corner Parcel)	Setback requirement per affected street frontage requirement
Interior Side	10'
Interior Side (Other side)	0'
Rear	10'
BARRINGTON, WINEVILLE, & PRIVATE DRIVES	

Front	35'
(Private Drives)	25'
Exterior Side (Corner Parcels)	Setback requirement per affected street frontage requirement
Interior Side	10'
Interior Side (Other side)	0'
Rear	10'
All Buildings Over 35 Feet In Height:	1' Front setback per 1' of height over 35 feet.
Front setback maximum:	40'
Building Height Maximum:	40'
All Buildings Over 150 Feet in Length	1' Front setback per 10' of length over 150' to a maximum of 200'.
Note: All setbacks shall be measured from property line.	

TABLE IV-E-2
PARKING SETBACK SUMMARY
LIGHT INDUSTRIAL

**Minimum
Street Setback
Inland Empire Boulevard & Gibraltar Street**

Front	12'
(Gibraltar Street)	20'
Exterior Side (Corner Parcel)	Setback requirement per affected street frontage requirement
Interior Sides	10'
Rear	0'

ALL OTHER STREETS AND PRIVATE DRIVE AISLES

Front	23'
(Private Drive)	10'
Exterior Side (Corner Parcels)	Setback requirement per affected street frontage requirement
Interior Sides	10'
Rear	0'

NOTE: All setbacks shall be measured from the property lines.

All parcels adjacent to the I-10 Freeway or Gibraltar Street shall provide a minimum 20' landscaped setback from property line.

7. Loading Areas

- a. Loading areas shall be designed to provide adequate area for backing and maneuvering on-site and not onto or from a public street.
- b. All loading areas shall be screened from public rights-of-way by a combination of screenwalls, ornamental landscaping, and/or portions of the building.
- c. Where loading doors front a public street, roll-up doors and openings in the screen wall shall be positioned such that the doors are not visible from a street.
- d. 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 roll-up doors are not visible from the public street.
- e. Loading areas and doors not fronting a public street shall be screened from the view of the public street by concrete wing walls with solid gates.
- f. Loading doors fronting a public street shall not be closer than 70' from the front property line.
- g. All screen walls and wing walls shall be a maximum of 12' in height.
- h. A sight-line analysis shall be required with all development applications, and shall show that all roll-up doors are screened from view from public streets (see diagram in Figure IV-D-1).

8. Outdoor Storage

- a. Unless approved in writing by the Rancon Centre Ontario (RCO) Owner's Association and the City Planner, no materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon a site except inside a closed building or behind a visual barrier screening such materials, supplies, or vehicles from non-like uses.
- b. Any storage areas screened by visual barriers shall be located upon the rear portion of a site, unless otherwise approved in writing by the Rancon Centre Ontario Owner's Association. No storage areas may be extended into a setback area.

- c. All storage screening shall be a minimum of 8 feet, maximum of 12 feet in height. No materials shall be stored higher than the screen wall.
- d. All storage areas fronting a public street shall be screened by a concrete screen wall and ornamental landscaping.
- e. Location of outdoor storage areas shall be shown on the development site plan, and shall be subject to approval by the City of Ontario Development Advisory Board.

9. Exterior Building Materials

- a. 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 City.
- b. All exterior walls shall be painted or suitably treated.

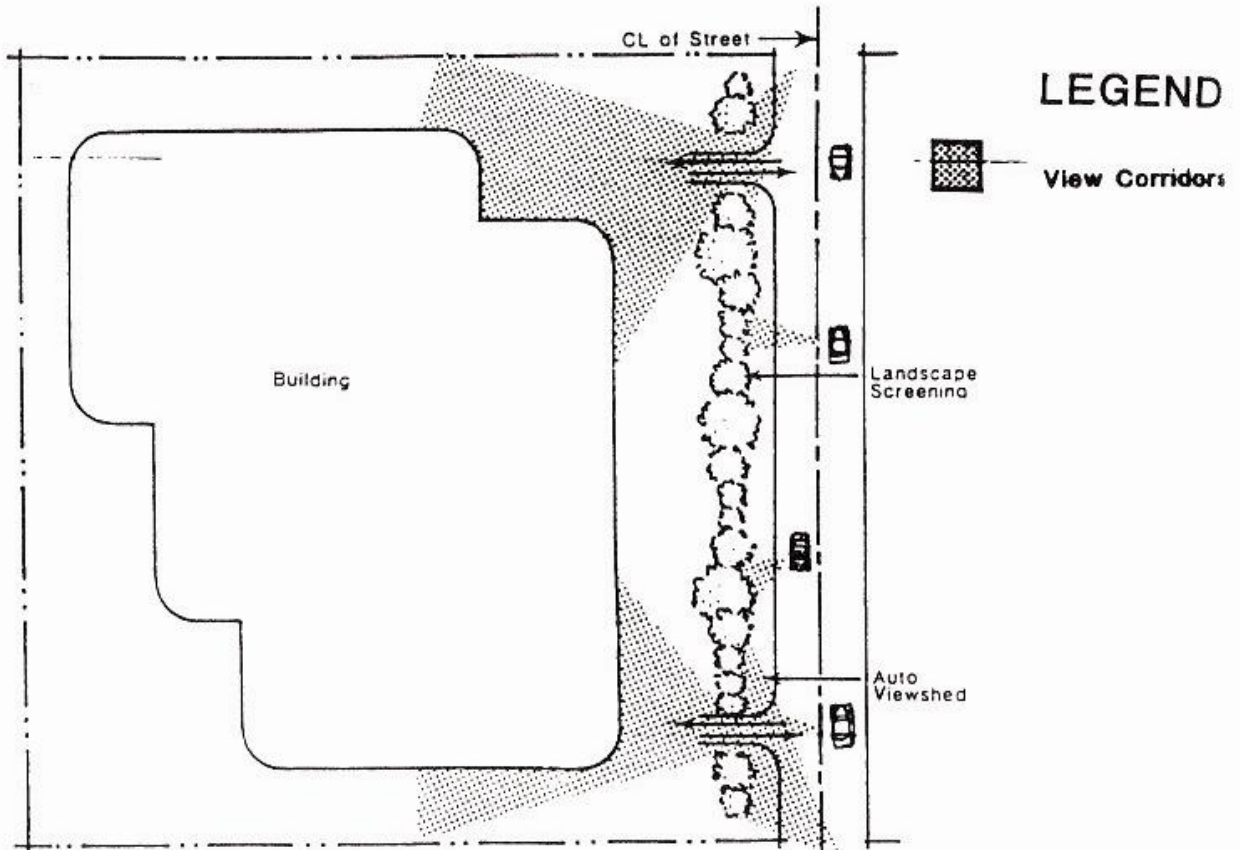
10. Roofing and Rooftop Equipment

- a. Rooftop equipment shall not be visible from adjacent streets, parcels, or the San Bernardino 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, to conceal all rooftop equipment.
- b. Roof screens shall be sheathed in a matching or complimentary material and color to the building. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening shall not be permitted.
- c. Unless roofing materials are a part of the design element, the ridge line elevation shall not exceed the parapet elevation.

11. Signage

All signs shall be subject to the provisions of the Master Signage Plan and will require the approval of the City of Ontario. Refer to Table VI-A-1, Signage and Graphics).

SIGHT LINE ANALYSIS



E. SOUND ATTENUATION CRITERIA

The City of Ontario has adopted within their General Plan, maximum interior sound levels from the State of California Department of Health, Office of Noise Control. (Noise Element Guidelines, Feb. 1976). The following is a table reflecting those sound levels.

TABLE IV-G-1

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
=====	
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 is the Energy Equivalent Sound Level during the hours 7 a.m. to 7 p.m.)

The Rancon Centre Ontario Center Specific plan site is situated in an area where existing noise levels from the San Bernardino Freeway may exceed 70 dba (Ldn). At the time of site plan review, the City may require on-site monitoring to determine the existing noise levels and appropriate mitigation measures needed for project approval.

**F. CRITERIA FOR DEVELOPING
ADJACENT TO THE SAN
BERNARDINO FREEWAY**

The City of Ontario has established standards for regulating development adjacent to the San Bernardino Freeway. These standards relating to building orientation and landscape treatments, have been adopted by the Ontario Planning Commission Resolution No. 2392 on May 27, 1980, and shall apply where applicable to that portion of the Rancon Centre Ontario Specific Plan adjacent to the San Bernardino Freeway.

1. Building Orientation

- a. All buildings shall face the highway, except where the highway is substantially elevated.
- b. The size, height, number and type of on-premise signs shall be the minimum necessary for identification.
- c. Open storage of materials and equipment should be permitted only when incidental to the permitted use, provided that such storage area shall not face the highway, and shall be shown and approved on the site plan.
- d. Overhead doors, garages or loading zones shall be placed facing away from view of the highway.
- e. All mechanical equipment shall be screened from public view.

2. Landscaping

- a. Not less than 20 feet of landscaping shall be provided and permanently maintained.
- b. Proposed development should be designed to preserve existing stands of trees wherever practical.

G. PROPOSED INFRASTRUCTURE PHASING PLAN

PHASE I - Completed

- Streets:** Installed Barrington Avenue, Private Avenue on the western boundary of Phase I, and Gibraltar Street between Barrington Avenue and the Private Avenue. Gibraltar Street is cul-de-sac immediately west of the Private Avenue.
- Sewer:** Gibraltar Street line easterly from Private Avenue to Etiwanda Avenue line. Barrington and Private Avenue lines southerly from Inland Empire Boulevard to Gibraltar Street line.
- Water:** 4th Street line brought south to Inland Empire Boulevard line. Barrington Avenue line south to Gibraltar Street line. Gibraltar Street line is existing between Barrington and Private Avenues.
- Drainage:** Storm drains and "V" ditches installed within Barrington and Private Avenues. Gibraltar Street storm drain installed easterly of Private Avenue to a freeway underpass east of Phase I.
- Electrical:** Installed within Inland Empire Boulevard right-of-way.
- Natural Gas:** Installed within the Barrington and Gibraltar Avenue rights-of-way.
- Telephone:** Installed within Inland Empire Boulevard right-of-way.

PHASE II

- Streets:** Remove Gibraltar Street cul-de-sac. Extend Gibraltar Street to Wineville Avenue. Construct Wineville Avenue to Inland Empire Boulevard.
- Sewer:** Install all sewer mains within Gibraltar Street and Wineville Avenue rights-of-way.

- Water: Install all water mains within Inland Empire Boulevard, and Gibraltar Street, rights-of-way.
- Drainage: Install all storm drains within Gibraltar Street right-of-way. Connection into Day Creek Channel from Gibraltar Street storm drain to be made. An additional storm drain to be built from Gibraltar to Inland Empire Boulevard storm drain.
- Electrical: Underground electrical within Inland Empire Boulevard installed with Phase I development. Electrical to be provided on-site as in Phase I.
- Natural Gas: Install underground natural gas within Gibraltar Street right-of-way.
- Telephone: Underground telephone lines within Inland Empire Boulevard installed with Phase I development.

PHASE III

- Streets: Public streets installed in conjunction with Phase II development.
- Sewer: Sewer installed in conjunction with Phase II development.
- Water: On-site water installed in conjunction with Phase II development. Connect Inland Empire Boulevard line into 4th Street line via Etiwanda Avenue line to complete loop system. Install water line in Phase III north/south easement.
- Drainage: Drainage installed in conjunction with Phase II development. Install storm drain line in Phase III north/south easement.
- Electrical: Same as Phase II.
- Natural Gas: Natural Gas installed in conjunction with street installation of Phase II development. Install gas line in Phase III north/south easement.
- Telephone: Same as Phase II.

Traffic Signal: The project sponsor shall contribute up to $\frac{1}{4}$ the cost of installing a traffic signal at the intersection of Etiwanda Avenue and Inland Empire Boulevard. The remaining cost will be contributed by project sponsors of surrounding developments subject to benefit from the signal.

Emergency Access: A permanent all weather emergency access, extending through Barrington Avenue through Lot 1 of Parcel Map 10898 to the westerly parcel line of Parcel 6 of Parcel Map 13138 will be provided subject to review and approval of design by the Ontario Fire Department.

On-site

Landscaping: Street scape treatments along Inland Empire Boulevard shall be compatible with those off-site treatments across the street to the north.

Telephone: Telephone to be installed within Inland Empire Boulevard from Phase I to Etiwanda Avenue and within the "A" Avenue right-of-way, connecting into Inland Empire Boulevard line.

Traffic Signal: The project sponsor shall contribute up to 1/4 the cost of installing a traffic signal at the intersection of Etiwanda Avenue and Inland Empire Boulevard. The remaining cost will be contributed by project sponsors of surrounding developments subject to benefit from the signal.

Emergency

Access: A permanent all weather emergency access, extending through Barrington Avenue through Lot 1 of Parcel Map 10898 to the westerly parcel line of Parcel 6 of Parcel map 13138 will be provided subject to review and approval of design by the Ontario Fire Department.

PHASE V

Streets:	Public Streets installed in conjunction with Phase IV.
Sewer:	Installed in conjunction with Phase IV development.
Water:	Water line extended in Inland Empire to Etiwanda, line installed in Etiwanda from Inland Empire to Fourth Street, and a line installed in Fourth Street from Etiwanda, westerly to the existing line serving the Ontario North Industrial Specific Plan project, resulting in a complete loop system. Improvement costs will be contributed by project sponsors of surrounding developments subject to benefits received from water line improvements.
Drainage:	Full on-site improvements to Etiwanda Creek shall be completed, connecting to existing flood control facilities at the southern boundary of the site between Parcels 5 and 6.
Electrical:	Installed in conjunction with Phase IV development.
Natural Gas:	Installed in conjunction with Phase IV development.
Telephone:	Installed with Phase IV development.
Traffic Signal:	Installed in conjunction with Phase IV development.

H. PHASING

The development of the Rancon Centre Ontario will be done in three phases (see Figure IV-H-1). Phase I is completed. Phases II and III are tentatively scheduled to begin in the Summer of 1992 and 1993 respectively. The phasing of streets and utilities will generally correspond to this timetable, preceding actual construction of each phase. It should be noted that the phasing schedule as listed may change due to fluctuations in market conditions (Figure IV-H-1).

I. PUBLIC ARTWORK

Artwork within the project area shall be designed and installed in compliance with the existing City ordinance regarding public artwork. If no ordinance has been established, the project sponsor shall install public artwork within the project area pursuant to this section.

The final design and location of the artwork shall be mutually agreed upon by the project sponsor and the City Planner. The artwork within Rancon Centre Ontario need not exceed \$15,000 for its design and installation, unless otherwise indicated in writing from the project sponsor.

FIGURE
M-H-1

PHASING PLAN

