

1.0 LAND USE PLAN AND DEVELOPMENT REGULATIONS

1.1 PROJECT LOCATION

The 100-acre Shea Business Center Specific Plan is located within the northeastern portion of the City of Ontario in southwestern San Bernardino County (Exhibit 1). The site is located adjacent to the interchange of the San Bernardino Freeway (I-10) and the Ontario Freeway (I-15) (Exhibit 2). Indirect Access to the site is from the San Bernardino Freeway via a full interchange at Etiwanda Avenue, which is located east of the site (Exhibit 3). The existing access to this site is through the Caltrans right-of-way via loop road from Etiwanda Avenue (Exhibit 4). A Southern Pacific Railroad mainline is located along most of the southerly project boundary. One parcel is located south of the railroad and north of Airport Drive, at the western edge of the project (Exhibit 3). Ultimately, the main access to the Specific Plan area will be constructed through this parcel and under the rail line. The Shea Business Center Specific Plan is located northeast of the Ontario International Airport.

The site is centrally located in California, lying approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. Nearby cities include Rancho Cucamonga, Fontana, Upland, Chino, and Montclair.

A legal description of the project boundaries is included in Appendix A of this Specific Plan.

1.2 PURPOSE OF SPECIFIC PLAN

The purpose of this Specific Plan is to ensure an integrated, well planned, high quality environment for the development of 100 acres of industrial, office, and compatible commercial uses within the northeast portion of the City of Ontario. The land uses proposed within the Shea Business Center are intended to be responsive to a range of needs and issues including market trends, City regulations, site-specific conditions, and user needs. The intent is to offer a variety of development and employment opportunities.

The Specific Plan attempts to optimize the unique attributes of the site, while accommodating the needs of the community, as well as the developer and to ensure consistency with the General Plan. This plan combines the policies, procedures, and regulations of numerous documents into one. Its aim is to achieve a compatibility between this site and other land uses adjacent to the site. It provides development controls to assure that the Specific Plan will be built out as planned while maintaining an element of flexibility to anticipate future needs. This document fulfills the Specific Plan requirements of the City of Ontario Municipal Code and the State of California relating to the adoption and implementation of Specific Plans.

1.3 AUTHORITY

The Specific Plan for the Shea Business Center has been prepared in accordance with the provisions of California Government Code Section 65450, et. al. and applicable ordinances of the City of Ontario. This Specific Plan was also prepared in accordance with the guidelines set forth in the California Environmental Quality Act and the City of Ontario's General Plan.

1. 4 SPECIFIC PLAN ORGANIZATION

Section 1.0, Introduction defines the location of the Shea Business Center Specific Plan, and includes information on the purpose and authority for preparing the plan along with statement on compliance with the provisions of the California Environmental Quality Act. The introduction also includes definitions of terms used in the specific plan text.

1. 5 DEFINITIONS

For purposes of clarity, the following words, terms and phrases have been defined as they are used in this document. All other definitions shall be per the Ontario Municipal Code. Terms not defined in the Municipal Code shall have the meaning ascribed to them in Webster's Collegiate Dictionary.

Applicant

Person or entity applying for a Site Plan, Subdivision Map or other land use or development approval submitted pursuant to this Specific Plan.

Approving Agent

In order of precedence and succession: (a) Shea Center Ontario (SCO) as long as it owns any interest in the property or a portion thereof or thereafter; and (b) a successor to SCO, which may include: (i) any corporation, association or trust controlled by Shea Center Ontario, or with which SCO has been merged and consolidated, or by which SCO has been acquired, so long as it owns any interest in the property or a portion thereof; or (ii) any successor owner of the interest of SCO in the property or a portion thereof, provided any such successor has been designated by SCO the status as "Approving Agent" with the exclusive right to approve plans and grant variances as hereinafter set forth or thereafter. SCO covenants that such a designation will be made by SCO or by SCO's successor before SCO or SCO's successor ceases to own any interest in the property if a written request for such designation is received from the Owners' Association. Any designation of a new "Approving Agent" shall be effected by a signed, acknowledged and recorded certificate to such effect.

Auto Care Center

Two or more auto repair/care establishments grouped together to function as a single project.

Building Lease

Shall refer to the contract between lessor and lessee for the use and possession of a particular building for a specified time and for fixed payments.

City

Shall refer to the City of Ontario.

Food Park

Two or more restaurant establishments grouped together around an amenity with shared, clustered parking.

Ground Lease

Shall refer to the contract between lessor and lessee for the use and possession of a particular piece of land surrounding or attached to a building for a specified time and for fixed payments.

Intersection Bubbling

Increase in street cross-section to accommodate additional turn lanes.

Low-Rise Buildings

Buildings one (1) to two (2) stories in height.

Master Developer

Shall refer to Shea Business Center or its successor in interest.

Mid-Rise Buildings

Buildings three (3) to eight (8) stories in height.

Owner

Shall refer to the person, corporation or entity who subsequently purchases the project or a portion thereof from the master developer.

Permitted

Without the requirement of further discretionary permits, but subject to all other applicable regulations.

Project

Shall refer to the Shea Business Center.

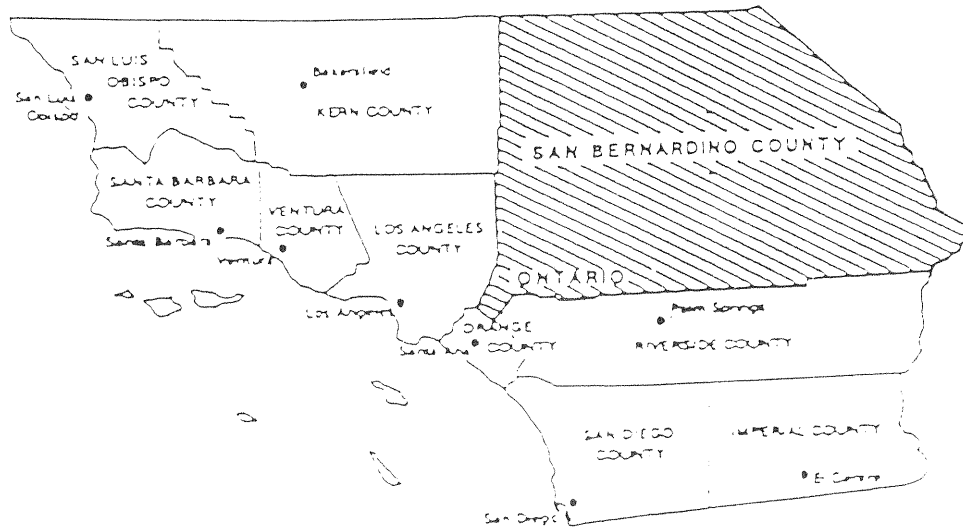
Project Site

Shall refer to the area within the designated legal boundaries of the Shea Business Center.

STATE OF CALIFORNIA SOUTHERN CALIFORNIA REGIONAL MAP

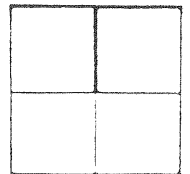


SOUTHERN CALIFORNIA
REGIONAL MAP

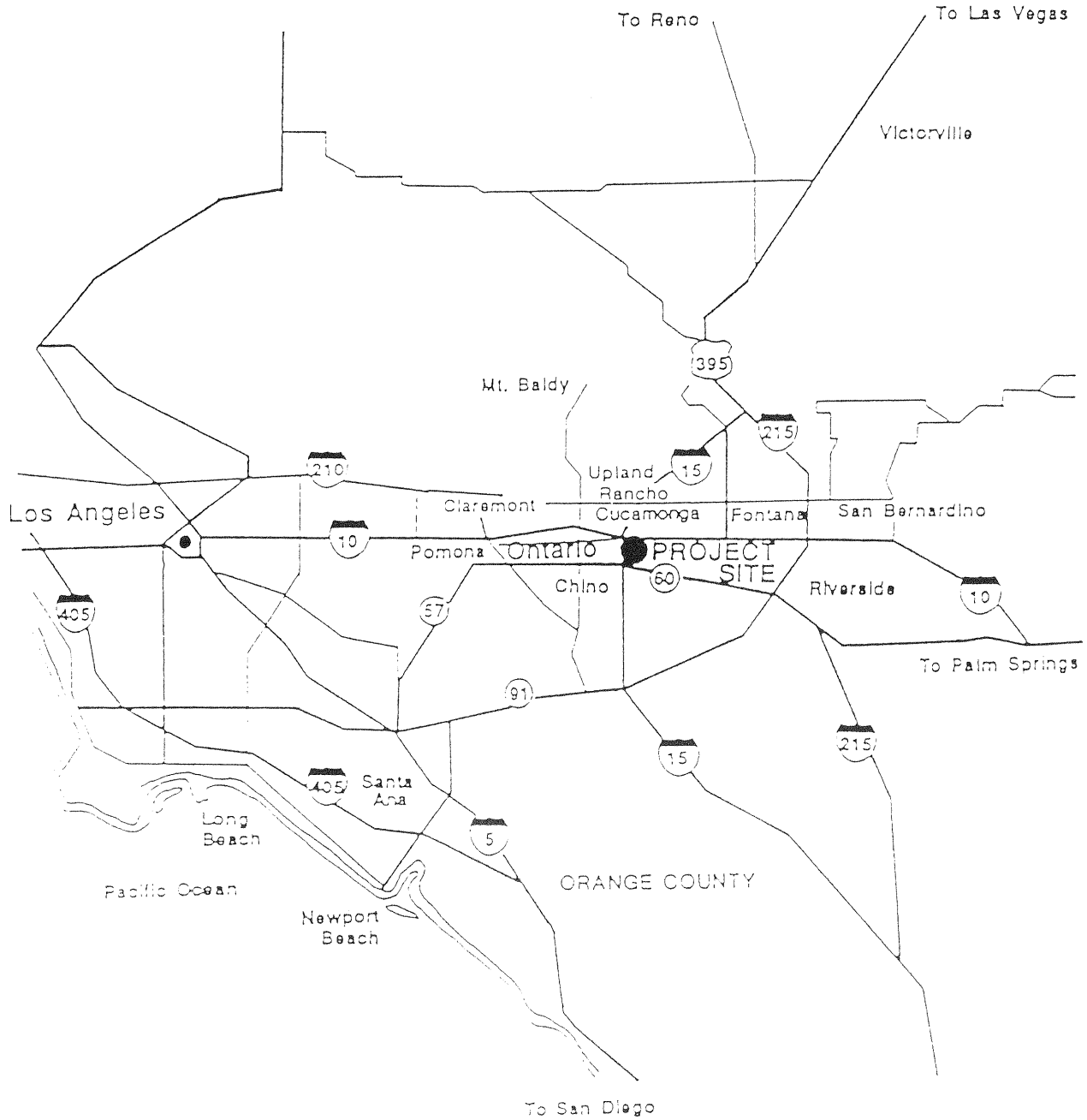


SHEA BUSINESS CENTER SPECIFIC PLAN

SHEA BUSINESS PROPERTIES



REGIONAL CONTEXT



SHEA BUSINESS CENTER SPECIFIC PLAN

SHEA BUSINESS PROPERTIES

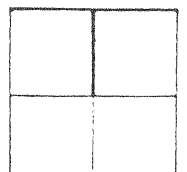
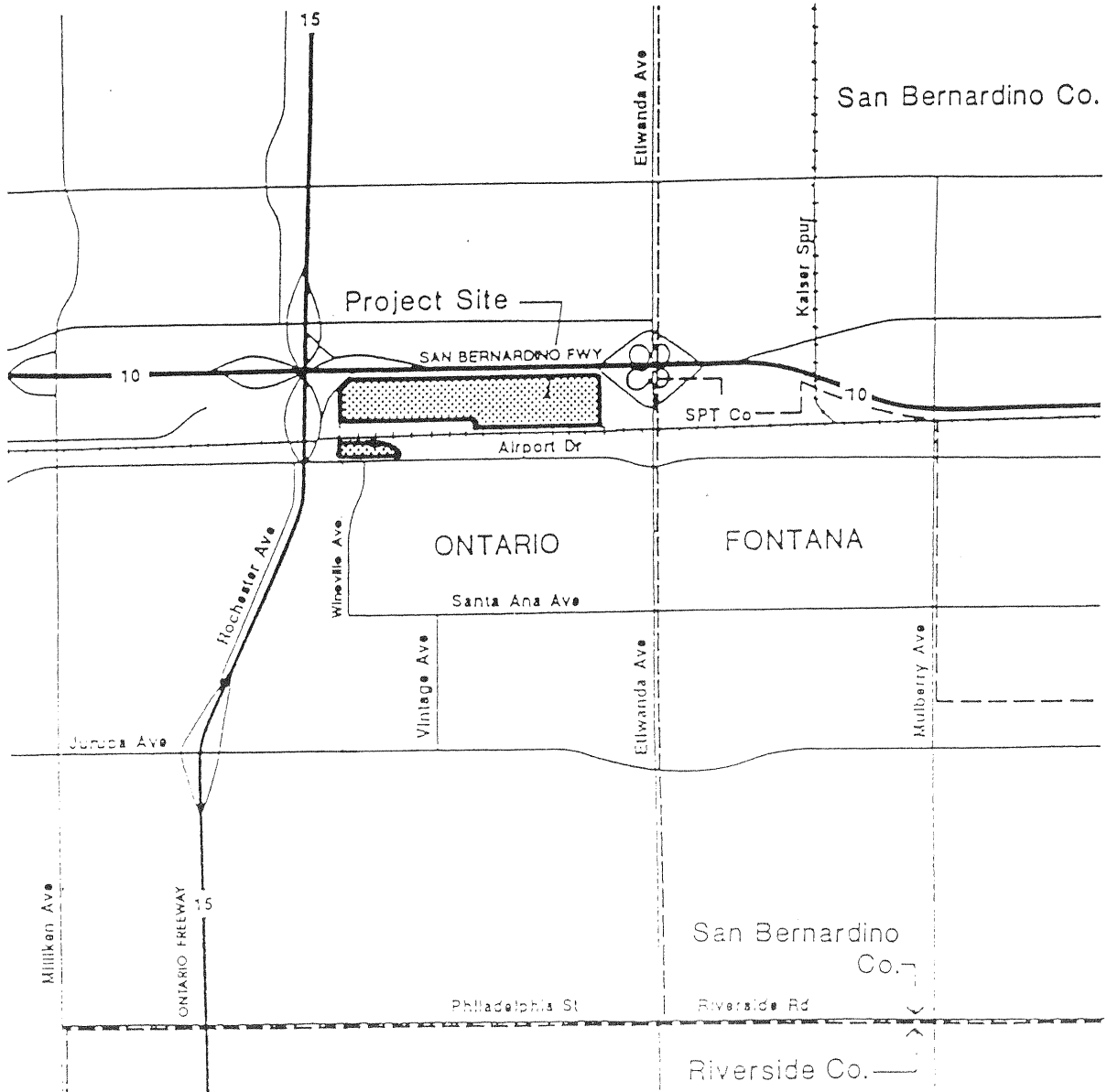


EXHIBIT 2

LOCATION MAP



SHEA BUSINESS CENTER SPECIFIC PLAN

SHEA BUSINESS PROPERTIES

