

## 5.0 ONTARIO CENTER SPECIFIC PLAN TEXT AND MAP REVISIONS

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### 5.1 INTRODUCTION

The proposed Piemonte at Ontario Center Specific Plan Amendment (Specific Plan Amendment) text and related exhibits provide a self-contained and freestanding description of the Piemonte Project and its associated Design Guidelines and Development Regulations. In this manner, the Specific Plan Amendment provides the City and other interested parties with a cohesive and concise document that describes the Piemonte at Ontario Center Project, and presents the information and criteria necessary for evaluation of subsequent development proposals within the area governed by the Specific Plan Amendment. Although constructed as a freestanding document, adoption of the proposed Piemonte at Ontario Center Specific Plan Amendment will require certain related text and map amendments to the current Ontario Center Specific Plan (OCSP), as described below. In summary, the modifications to the current OCSP will recognize establishment of the new Piemonte Overlay Area, together with its (the Overlay's) associated design Guidelines and Development Regulations.

### 5.2 OCSP REVISIONS

Following are specific OCSP map and text revisions that will be realized pursuant to adoption of the Piemonte at Ontario Center Specific Plan Amendment and establishment of the Piemonte Overlay Area. Page and section references are made to the OCSP April 2005 Update. Revised exhibits are attached. Text additions are identified by ***bold italicized font***.

Page 9

The Land Use Exhibit appearing on Page 9 of the OCSP (OCSP Exhibit 3-1) will be revised to reflect establishment of the Piemonte Overlay Area within the existing Urban Commercial land use area. Please refer to the following Figure 5-1.

Page 3-10

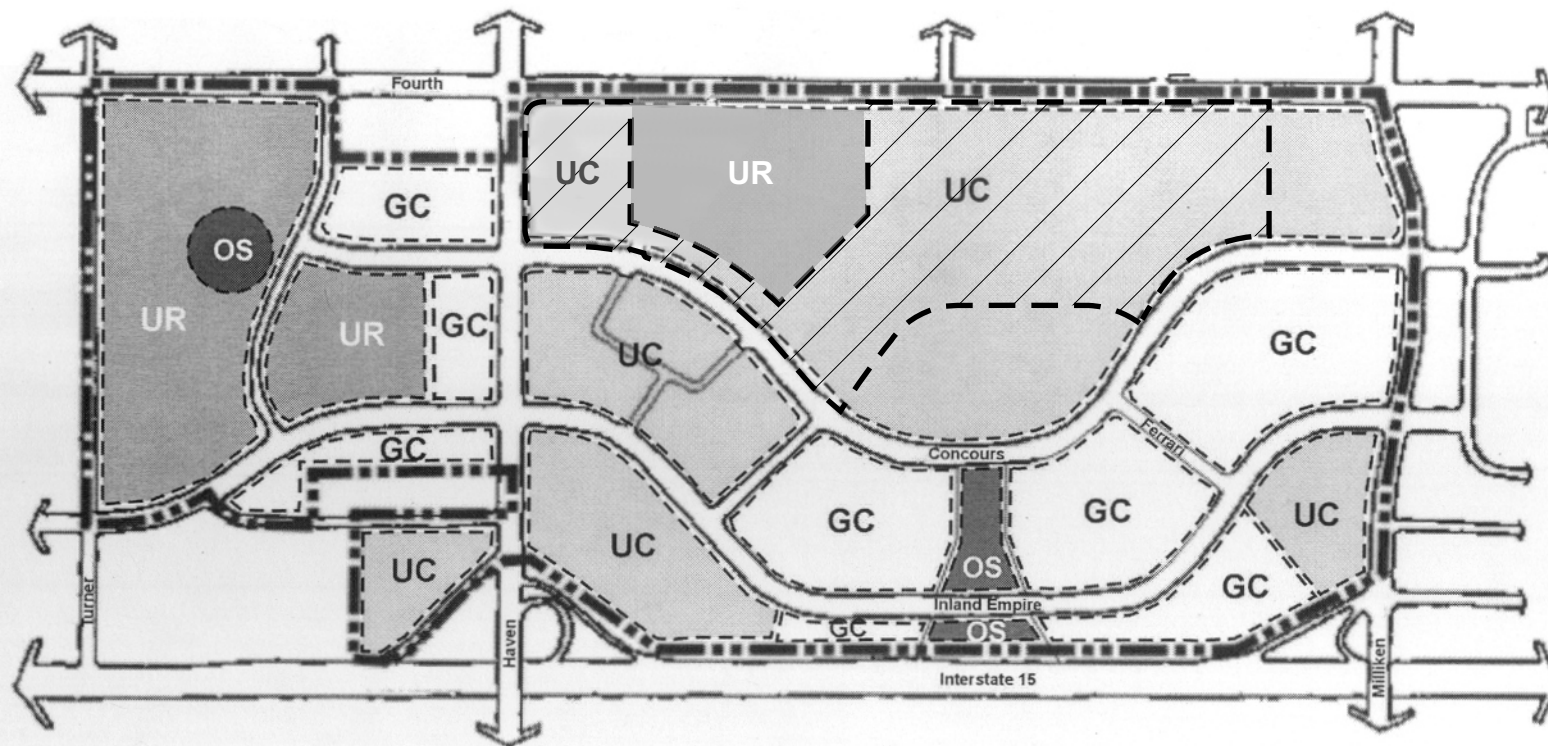
The following text is added to Page 3-10.

3.1.1.1 Urban Commercial

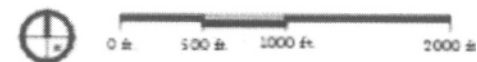
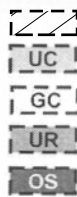
... high and medium-rise office buildings, entertainment/recreation clusters and high density residential uses integrated with adjacent uses.

**3.1.1.1.a Piemonte Overlay Area**

*The Piemonte Overlay Area was established through adoption of the Piemonte at Ontario Center Specific Plan Amendment (Piemonte Specific Plan Amendment). Located within the central portion of the Urban Commercial Land Use Area, the approximately 88-acre Piemonte Overlay Area encompasses, and is coterminous with, the boundaries of the Piemonte Specific Plan Amendment. Boundaries of the Piemonte Overlay Area are delineated on Exhibit 3-1, Land Use Plan. All development within the Piemonte Overlay Area is subject to requirements of the Piemonte Specific Plan Amendment and its associated Design Guidelines and Development Regulations. The Piemonte Specific Plan Amendment text and associated exhibits are available through the City of Ontario Planning Department.*



PIEMONTE OVERLAY AREA  
 URBAN COMMERCIAL  
 GARDEN COMMERCIAL  
 URBAN RESIDENTIAL  
 OPEN SPACE



NOT TO SCALE

Source: Ontario Center Specific Plan, Applied Planning, Inc., August 2005



Figure 5-1  
 OCS Land Use Plan Revision

## **APPENDIX A: LEGAL DESCRIPTION**

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PARCEL A:

LOTS 1, 4, 5 AND THE REMAINDER OF TRACT MAP NO 16666, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 3002, PAGES 55 AND 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES, NON-HYDROCARBON GASES OR GASEOUS SUBSTANCES, ALL OTHER MINERAL OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO THE ABOVE-MENTIONED SUBSTANCES, AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM THE PROPERTY.

ALSO, EXCEPT ALL GEOTHERMAL RESOURCES, EMBRACING INDIGENOUS STEAM, HOT WATER, AND HOT SPRINGS, STEAM AND OTHER GASES, HOT WATER AND HOT BRINES, RESULTING FROM WATER, GAS OR OTHER FLUIDS, ARTIFICIALLY INTRODUCED INTO SUBSURFACE FORMATION, HEAT OR OTHER ASSOCIATED ENERGY FOUND BENEATH THE SURFACE OF THE EARTH AND BY PRODUCTS OF ANY OF THE FOREGOING SUCH AS MINERALS EXCLUSIVE OF OIL OR HYDROCARBON GAS THAT CAN BE SEPARATELY PRODUCED), WHICH ARE FOUND IN SOLUTION OF ASSOCIATION WITH OR DERIVED FROM ANY OF THE FOREGOING.

ALSO, EXCEPT THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO BORE, DRILL AND MAINTAIN WELLS AND OTHER WORKS INTO OR THROUGH SAID PROPERTY AND ADJOINING STREETS, ROADS AND HIGHWAYS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE THEREOF FOR THE PURPOSE OF EXPLORING FOR AND PRODUCING ENERGY RESOURCES, TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS OIL, GAS, WATER AND OTHER SUBSTANCES OF WATER NATURE INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTH AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS.

THE RIGHTS HEREINABOVE EXCEPTED DO NOT INCLUDE AND DO NOT EXCEPT OR RESERVE ANY RIGHT TO USE THE SURFACE OF THE PROPERTY OR THE FIRST 500.00 FEET BELOW THE SURFACE OF THE PROPERTY OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN AS RESERVED IN THE DEED FROM CHEVRON LAND AND DEVELOPMENT, A DELAWARE CORPORATION, RECORDED MARCH 31, 1988 AS INSTRUMENT NO. 88-095116, OF OFFICIAL RECORDS.

PARCEL B

PARCEL 2 OF PARCEL MAP NO. 16056, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 199, PAGES 96 AND 97 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES, NON-HYDROCARBON GASES OR GASEOUS SUBSTANCES, ALL OTHER MINERAL OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO THE ABOVE-MENTIONED SUBSTANCES, AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM THE PROPERTY.

ALSO, EXCEPT ALL GEOTHERMAL RESOURCES, EMBRACING INDIGENOUS STEAM, HOT WATER, AND HOT SPRINGS, STEAM AND OTHER GASES, HOT WATER AND HOT BRINES, RESULTING FROM WATER, GAS OR OTHER FLUIDS, ARTIFICIALLY INTRODUCED INTO SUBSURFACE FORMATION, HEAT OR OTHER ASSOCIATED ENERGY FOUND BENEATH THE SURFACE OF THE EARTH AND BY PRODUCTS OF ANY OF THE FOREGOING SUCH AS MINERALS EXCLUSIVE OF OIL OR HYDROCARBON GAS THAT CAN BE SEPARATELY PRODUCED), WHICH ARE FOUND IN SOLUTION OF ASSOCIATION WITH OR DERIVED FROM ANY OF THE FOREGOING.

ALSO, EXCEPT THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO BORE, DRILL AND MAINTAIN WELLS AND OTHER WORKS INTO OR THROUGH SAID PROPERTY AND ADJOINING STREETS, ROADS AND HIGHWAYS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE THEREOF FOR THE PURPOSE OF EXPLORING FOR AND PRODUCING ENERGY RESOURCES, TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS OIL, GAS, WATER AND OTHER SUBSTANCES OF WATER NATURE INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTH AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS.

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## **APPENDIX B: CODES, COVENANTS AND RESTRICTIONS (CC&Rs)**

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This Appendix is forthcoming.