

1. INTRODUCTORY PROVISIONS

1.1 Introduction

During the last ten years the City of Ontario has experienced unprecedented growth, and is currently one of the most rapidly expanding cities in the Inland Empire. Growth has occurred both in the residential market as well as the job producing industrial sector. This rapid growth is attributed to several factors, including the City's central location between three major transportation corridors, being Interstate 15, State Route 60, and Interstate 10. Moreover, the expansion of the Ontario International Airport has contributed significantly to Ontario's expansion. This extraordinary location has drawn several large companies to establish facilities in Ontario.

In order to insure the continuation of high quality industrial development, the City has designated several primary areas as "Planned Industrial." These areas are regulated by more stringent guidelines for development, and require that a Specific Plan, setting out site specific design and development criteria, be created and approved prior to any subsequent development within these prime areas.

Panattoni Development Company, LLC, a nation-wide industrial developer, has chosen to develop a 10.7-acre Industrial Center within this highly viable "Planned Industrial" area. Following the requirements of the City of Ontario's General Plan, this detailed development plan is identified as the "South Milliken Avenue Specific Plan."

1.2 Purpose Of The Specific Plan

Specific Plans are tools used by legislative bodies for assurance of the systematic implementation of a general plan. The South Milliken Avenue Specific Plan fulfills provisions of the City of Ontario's municipal code and State of California law relating to the adoption and administration of Specific Plans. This Specific Plan document and the associated "SP" - Specific Plan zoning will set policies for development of the South Milliken Avenue Industrial Park by incorporating required components such as land use designations, permitted uses, and development standards.

Major components of the development plan, including circulation, streetscapes, sewer and water systems, drainage and public services are documented herein. Administrative and procedural requirements are also included.

1.3 Project Description

This Specific Plan establishes a framework for the development of the South Milliken Industrial Park project. The South Milliken Industrial Park is an approximately 10.7-acre industrial development. This project, bordered by Milliken Avenue on the east is located less than a mile south of Interstate 10 freeway, approximately one-half a mile east of Interstate 15 freeway and a mile north of State Route 60. The project will take advantage of the excellent location while maintaining the City's commitment to high quality development.

The industrial park proposes ten industrial buildings with an approximate total building area of 212,108 square feet. The park will have an approximately 25,248 square foot Open Space area on the westerly portion of the site. This sixty-foot wide conservation easement will be used for permanent habitat for the Delhi Sands flower-loving fly. The proposed site coverage is 45.1 percent. The South Milliken Industrial Park project will provide 380 parking spaces, utilizing a 1.8/1000 parking ratio. 49,489 square feet of landscaping is proposed, covering 11.4 percent of the site. The overall intent is to create a high quality and integrated industrial project.

1.4 Project Location

Regional

The South Milliken Avenue Specific Plan is located within the City of Ontario in Southern California (see **Exhibit 1, Regional Map**). The site is within the jurisdiction of the City of Ontario. Rancho Cucamonga, Upland, Fontana, Chino, and Montclair are neighboring cities. The County of Riverside lies southerly and easterly of the site.

Three major transportation corridors serve the project site, including Interstate 10, Interstate 15, and State Route 60. Interstate 15 and State Route 60 are less than one mile from the site. Access to these freeways is provided by Milliken Avenue and Jurupa Street. The Ontario International Airport is less than a 10 minute drive northwest.

This area is known geographically as the Chino Basin. The basin is formed by the San Bernardino Mountains to the north, the Jurupa Hills to the east, the Santa Ana Mountains to the south, and the San Jose Hills to the west. The site is also shown on the USGS Quadrangle "Guasti, California".

Vicinity

Milliken Avenue borders the site on the east, and the Milliken Land Fill lies west and south of the project (see **Exhibit 2, Vicinity Map**). Mission Boulevard, a regional arterial highway, is approximately one-half mile south of the project site.

The topography of the site is generally flat. Vegetation covering the area consists of abandoned vineyards, row crops, fallow lands and sparse to moderate amounts of brush and weeds. Several large-scale industrial complexes have been developed nearby.

1.5 Project Intent

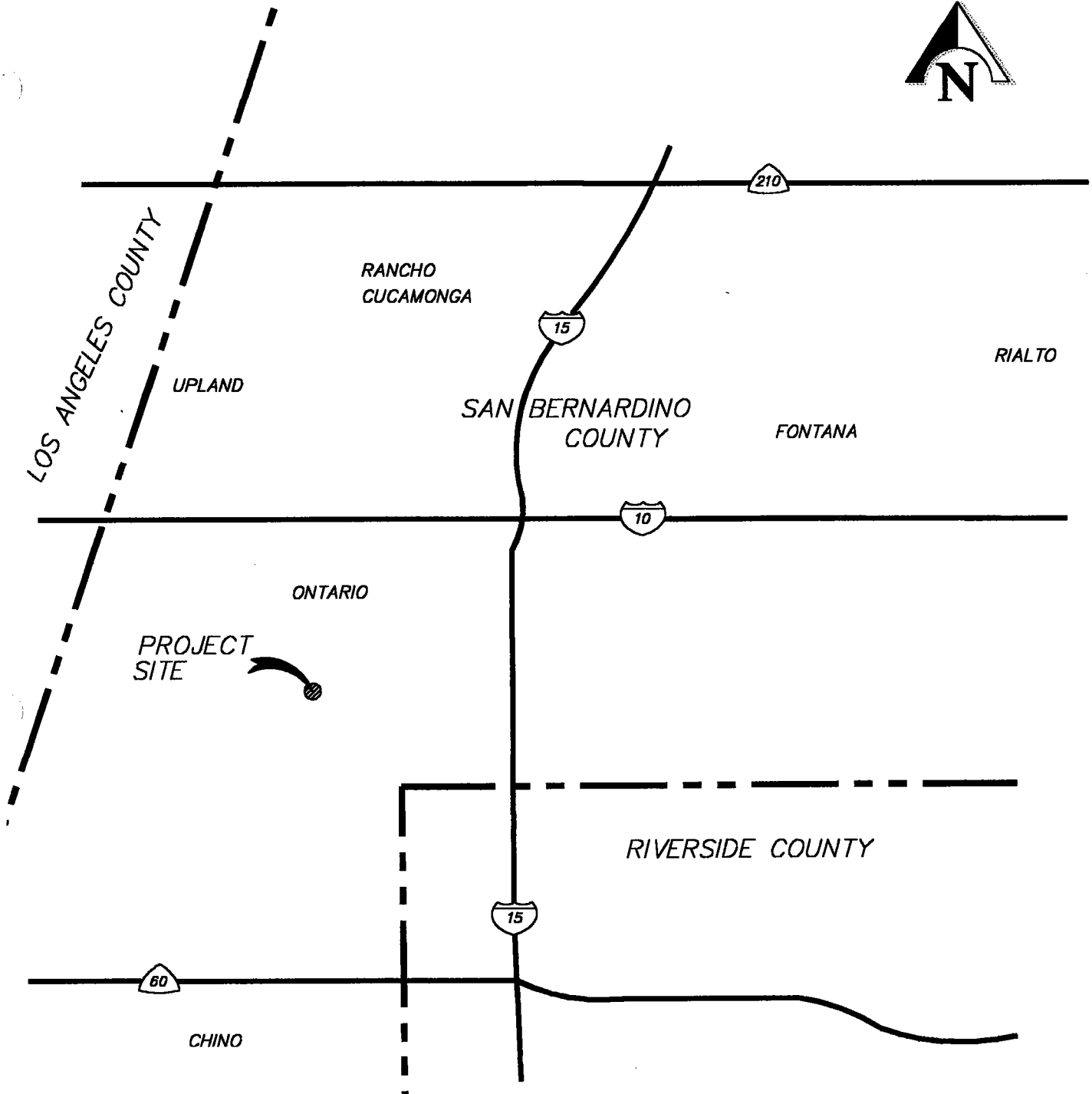
The South Milliken Avenue Specific Plan intends to establish standards and guidelines to provide a distinctive, well-planned development that will enhance existing industrial development, thus ensuring consistency with other existing high quality developments within the City's industrial areas.

1.6 Objectives

Objectives are goals and/or statements that can generally guide future land use decisions and/or developments. The South Milliken Avenue Specific Plan is established to achieve the following objectives:

- To integrate, where possible, the site design and building design elements recommended in the City adopted "Industrial Design Guidelines".
- Achieve design consistency with neighboring industrial complexes where possible.
- Establish development standards that comply with the City's General Plan and promote quality development.

- Create landscaping elements that will enhance primary entrances as well as enhancing the streetscape, and that will be consistent with adjacent projects.
- Provide additional economic development opportunities in the City, and increase employment opportunities for people seeking to locate in the Ontario area.



PROJECT SITE



COUNTY LINE



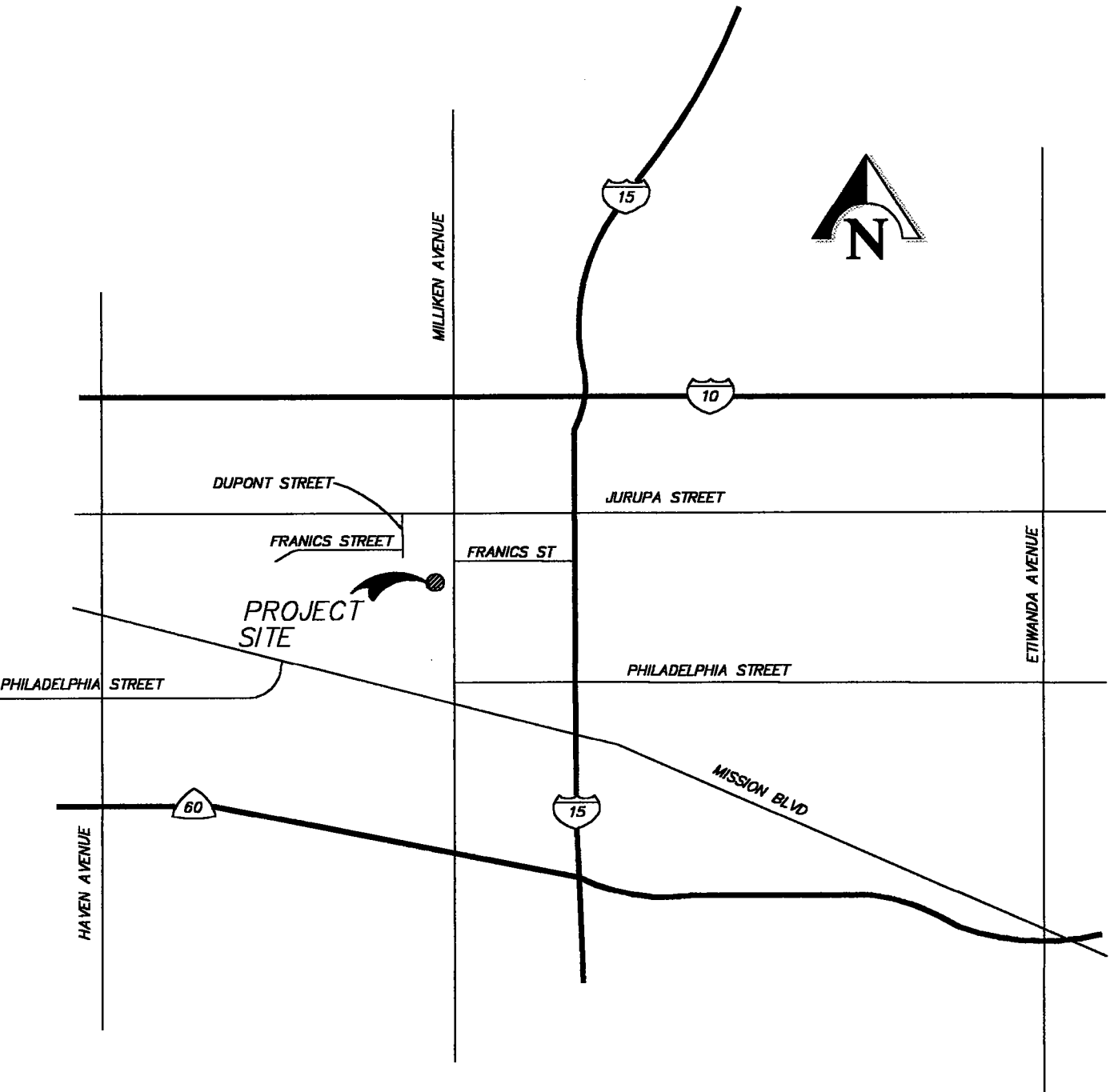
KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

REGIONAL MAP

South Milliken Avenue Specific Plan

May 2003

Exhibit # 1



PROJECT SITE



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 Civil Engineers - Surveyors - Planners

VICINITY MAP	
South Milliken Avenue Specific Plan	
May 2003	Exhibit # 2