



CHAPTER 1 INTRODUCTION

MME 11/85

CHAPTER I - INTRODUCTION

A. Purpose, Intent and Objectives

The purpose of the Milliken Industrial Park Plan (hereinafter referred to as MIP) and Standards is to identify and describe the planning and design concepts, guidelines and development standards to be utilized in developing MIP as a prestigious garden oriented industrial/commercial park in Ontario, California. Through compliance with the Conceptual Site Plan and Standards it is intended the MIP be developed and maintained in a controlled, harmonious and well designed manner with the Conceptual Site Plan and Standards together satisfying the requirements for the specific plan and its processes for development. It is the intent of this specific plan to set forth land used designations, development standards, project phasing, and the development approval process.

The MIP Specific Plan document fulfills the specific plan requirements of the City of Ontario Municipal Code and of the State of California relating to the adoption and implementation of specific plans.

B. Authority

California Government Code Section 65450 et. al. set forth provisions under which a specific plan may be adopted and implemented. The Milliken Industrial Park Specific Plan has been prepared in accordance with the provisions of the California Government Code, and the applicable provisions of the City of Ontario Municipal Code. The MIP Specific Plan will constitute the zoning for the project site, and provide land use standards and regulations. This document will govern all land within the project site as indicated by a legal description of this project boundary (see Appendix).

C. Conceptual Site Plan/Site Data

1. Conceptual Site Plan

MIP is master planned as an Industrial/Commercial Garden Park to be both aesthetically pleasing and uniquely designed. Envisioned within MIP are single occupant industrial buildings, multi-tenant office/commercial space in the form of low-rise garden complexes and mid-rise buildings, and research and development facilities.

A significant portion of MIP is intended for development as Garden Industrial facilities. The Park can accommodate high quality facilities for specialized research and development users, including but not limited to engineering, show rooms, precision light manufacturing, storage and attendant offices to be available for lease, purchase, or build to suit tenant specifications. Also envisioned are carefully designed buildings providing a wide selection of office space to accommodate businesses of many sizes, including single occupant offices for lease or purchase and leased space in low-rise garden office complexes.

The Specific Plan designates the locations and development standards of the above land uses. The Conceptual Site Plan (Exhibit 3) illustrates a single conceptual development alternative describing the character of building, site planning, circulation systems, landscape and streetscape treatments. The Land Use Plan and other plans set forth the actual development guidelines and restrictions for improvements within the Park.

2. Regional Setting/Project Access

MIP is located on the north side of the Pomona Freeway (Route 60) at Milliken Avenue in the City of Ontario, San Bernardino County, California. The site is within thirty-five minutes of both downtown Los Angeles and Newport Beach, in Orange County. Ontario Airport is located within approximately ten minutes drive to the north and west of the project site. Access to the project site is provided by the Pomona Freeway (Route 60) located immediately adjacent to the site's southerly boundary, the Devore Freeway (I-15) located approximately one mile east of the site, Milliken Avenue located immediately adjacent to the site's easterly boundary, and Mission Boulevard located one-half mile north of the site.

MIP is located in an area designated for "planned industrial" land uses according to the City of Ontario General Plan. The proposed light industrial and commercial uses of MIP are therefore compatible with this land use designation. The project location and boundary maps that follow identify the location of MIP and its relationship to regional and local communities.

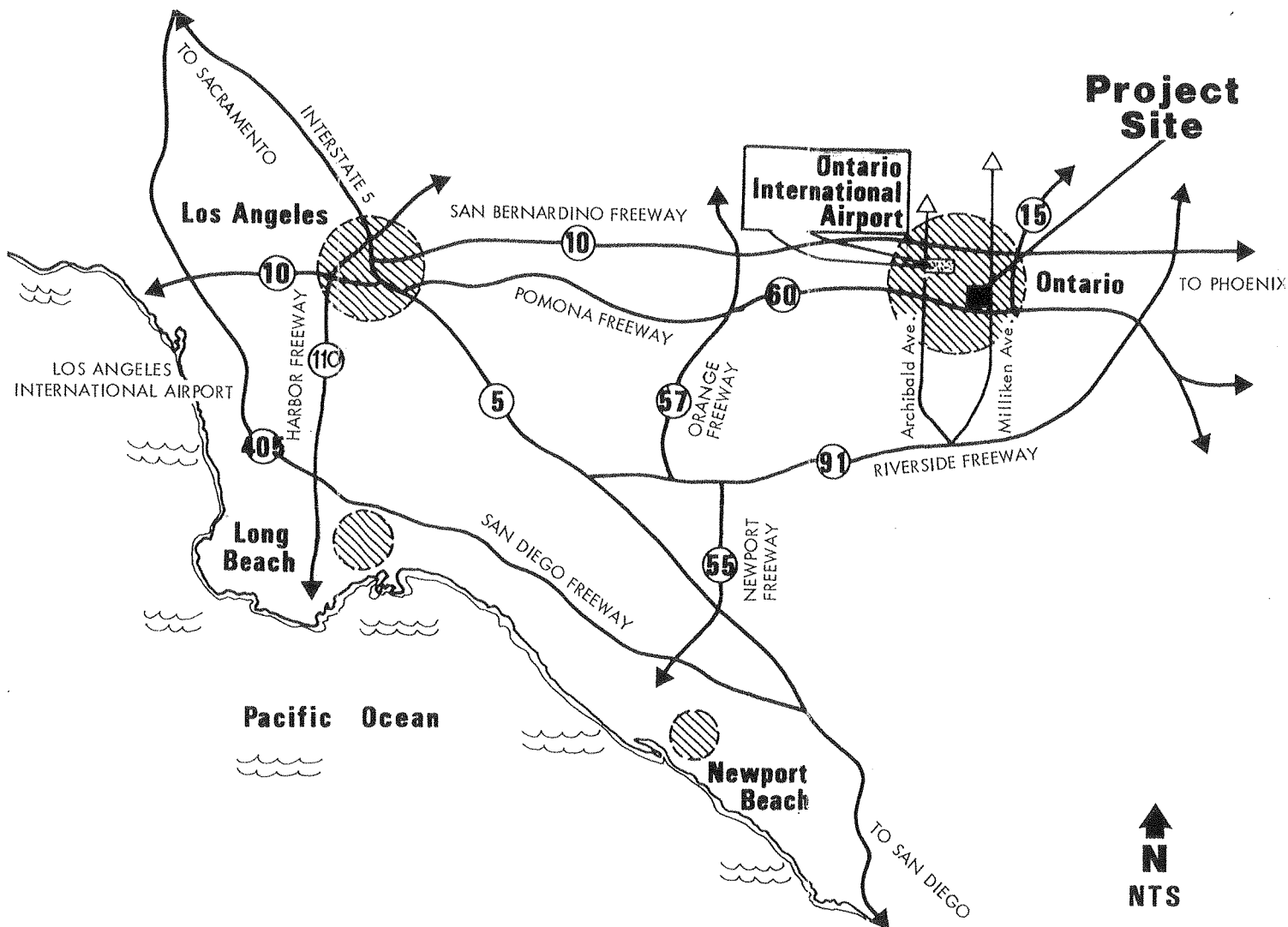
3. Site Data

MIP consists of an area of approximately 61 gross acres (approximately 52 acres net) and contains 15 parcels. Parcels 1 through 13 (approximately 31.5 net acres) are designated Garden Industrial. Parcel 14 (approximately 10.7 net acres) is designated Commercial. Parcel 15 (approximately 10.0 net acres) at the northwest corner of Milliken Avenue and Greystone Drive is designated Garden Industrial on its western 5.0 acres and Commercial on its eastern 5.0 acres.

Infrastructure will be constructed in one phase including streets, utilities, public improvements and grading. Finished lots are to be provided for development by individual developers in accordance with the provisions of this Specific Plan.

4. Development Approval Process

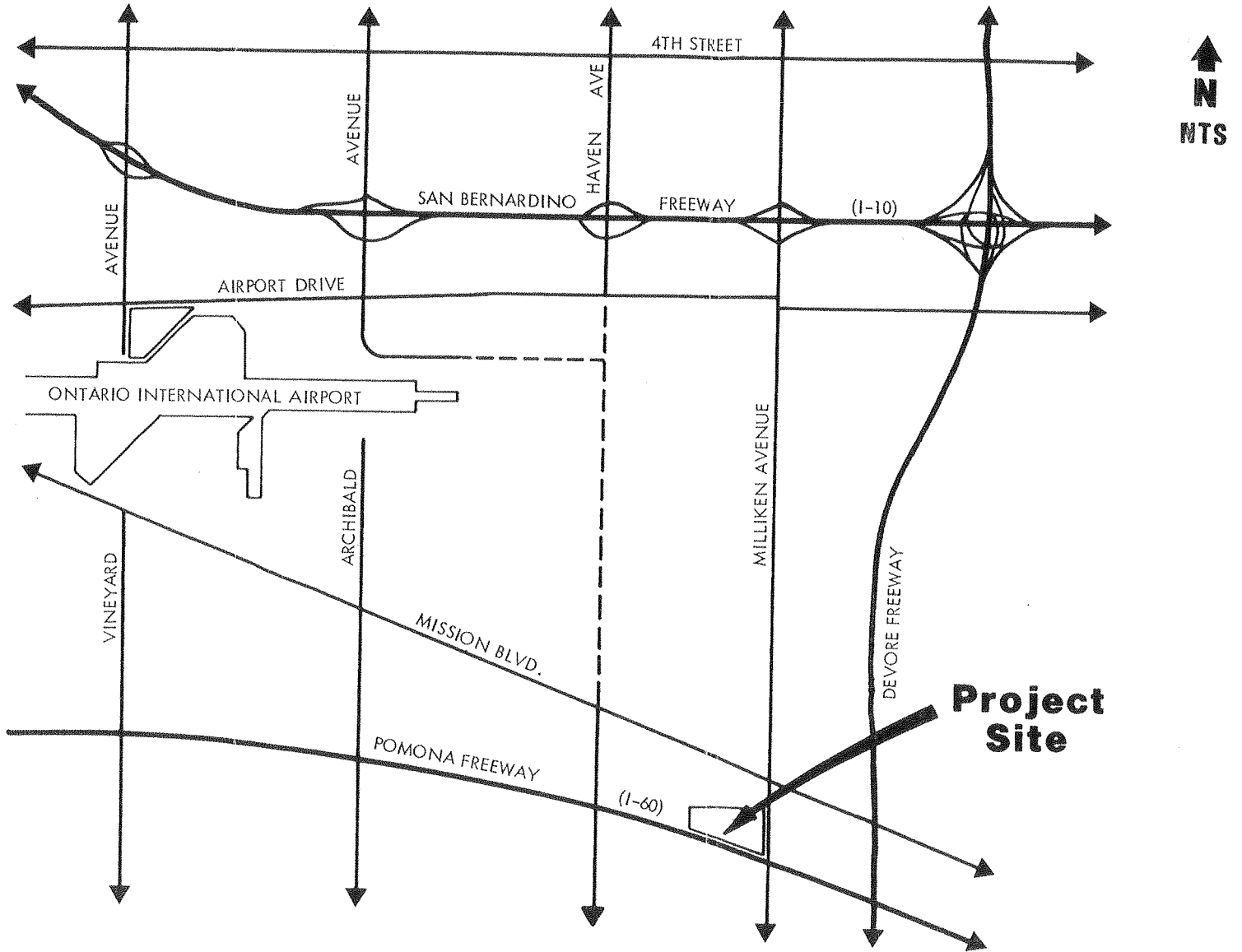
The Development Approval Process includes a pre-design meeting between the applicant and the Milliken Industrial Park Design Review Board, followed by review and approval by the City of Ontario Development Advisory Board.



Regional Map

EXHIBIT I

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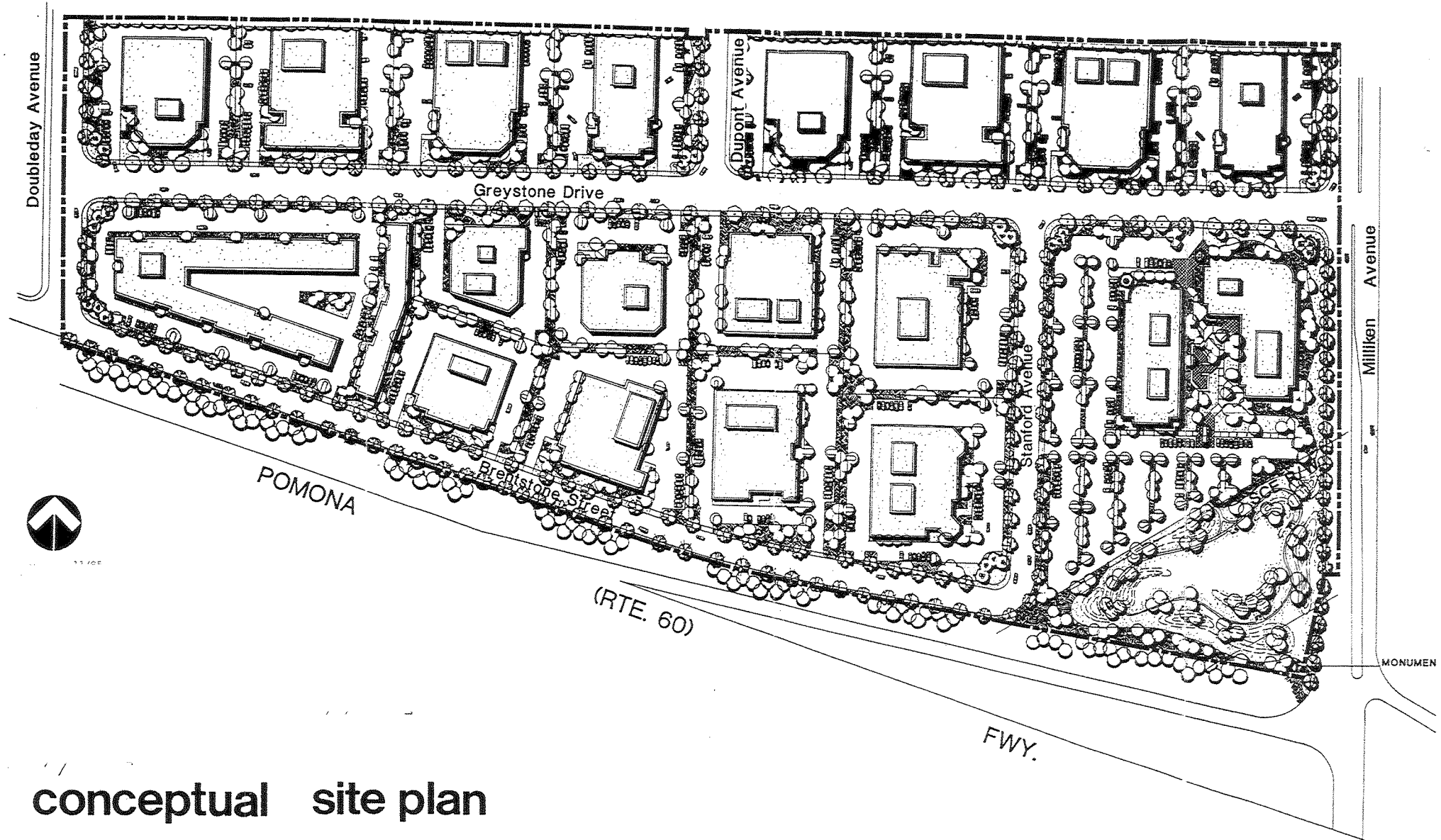


Vicinity Map

EXHIBIT 2

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MILLIKEN INDUSTRIAL PARK



conceptual site plan

EXHIBIT 3