



## **CHAPTER 2**

### **GENERAL NOTES**

**MME** 11/85

## CHAPTER 2 - GENERAL NOTES

### A. Purpose and Intent

The purpose and intent of the General Notes is to describe the several requirements to develop any site within the Milliken Industrial Park.

### B. Standards Conformance

The Land Use Plan, Exhibit 5 , and the Development Plan Standards starting at Page 33 have been established as a guide to the development of Milliken Industrial Park. Strict enforcement of these plans and standards will be upheld by the project owner to insure the envisioned continuity of site planning and design.

### C. Covenants, Conditions and Restrictions Conformance

In conjunction with the Development Plan and Standards for the Milliken Industrial Park, Covenants, Conditions, Restrictions and Easements (CC & R's) will be reviewed and approved by the City of Ontario and then recorded upon the project. Strict conformance to these CC & R's will be mandatory.

### D. Code and Regulation Conformance

The Milliken Industrial Park Development Plan and Standards have been designed to supplement City and County codes and regulations. No construction shall be allowed within the boundaries of Milliken Industrial Park except that which complies with all provisions of this Specific Plan and applicable City of Ontario and San Bernardino County regulations. Development on parcels adjacent to the freeway shall also comply with the standards contained in Ontario Planning Commission Resolution Number 2392, which is reproduced in the Appendix to this Plan.

### E. Off-site Improvements

Unless otherwise specifically approved in this Specific Plan, all off-site improvements shall be subject to the City of Ontario policies and standards in effect at time of submittal of improvement plans.

F. Site Seismology

All construction shall conform to standard structural engineering techniques in accordance with the Uniform Building Code to reduce seismic hazards to an acceptable level.

G. Milliken Landfill

Approximately 2000 feet north of the Milliken Industrial Park is the active Milliken Sanitary Landfill. The landfill is a Class 3 solid waste disposal site owned by the San Bernardino County Environmental Public Works Agency. Sanitary landfills are known sources of methane gas, which can move laterally through subsurface soils.

S.C.S. Engineers was retained by the project sponsor to assess the impacts relative to possible subsurface landfill gas migration from the nearby Milliken Landfill onto property proposed for development. At present there is no threat of subsurface landfill gas migration onto the proposed project site. A copy of the gas migration report is included in the Appendix.

H. Ground Water/Ground Water Quality

Water quality in this project located in the northern part of the Chino Basin is considered good. Significant ground water recharge programs have been instituted (MEA 11-22). The following programs shall be utilized:

1. Prepare an erosion control plan for City review prior to construction.
2. Perform regular on-site sweeping.
3. Install sumps and grease traps at appropriate locations.
4. Site design for each lot shall maximize landscape areas to reduce runoff and maximize absorption rates.
5. Irrigation systems shall be designed utilizing drip irrigation or other suitable systems to prevent soil saturation and runoff.