CALIFORNIA
COMMERCE
CENTER

AT ONTARIO

III. GENERAL NOTES

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1. The City of Ontario will provide water service to the California Commerce Center. The primary source of this water will be groundwater from wells owned and operated by the City Water Department. Four of the City's wells are located on, or near, the project site.

   C.C.C. has prepared a Technical Master Plan under separate cover for water service for the Specific Plan area. Section V.D., Component Plans; Infrastructure, of this report, summarizes the elements and conditions of water service.

2. Wastewater will be discharged into a regional system provided by the Chino Basin Municipal Water District, in a manner approved by the City of Ontario Engineering Department and the Chino Basin Municipal Water District.

   C.C.C. has prepared a Technical Master Plan under separate cover for sewer service of the Specific Plan. Section V.D. of this report, summarizes the elements and conditions of sewer service.

3. Drainage of the Specific Plan area will be provided by storm drain systems tributary to both Lower Deer Creek and the Day Creek Channel System. C.C.C. will prepare a Technical Master Plan of drainage and water conservation approved by the City of Ontario and San Bernardino County Flood Control District, prior to any development west of Milliken Avenue. Refer to Section V.D. of this report for the conceptual drainage plan.

4. Solid waste disposal will be handled by the City of Ontario which maintains and operates its own fleet of refuse pick-up trucks. The City will gradually increase its capacity to service the site as the project develops.

5. Telephone service will be provided by General Telephone Company through the installation of new lines to the project site from General Telephone's existing central facilities.

6. Southern California Edison Company will provide electricity to the site via the existing 12 kV lines that form the system's network.

7. Southern California Gas Company will provide natural gas to the site through the distribution lines currently servicing the project area from the south.

8. Fire protection and paramedic services will be handled by the City of Ontario's Fire Stations Nos. 1, 2, 3, 5, and 6, as well as by a new fire station, located off-site. The California Commerce Center designated a 3.8-acre site at Jurupa Street, east of the Ontario Freeway for the construction of this facility (see Exhibit 32, Fire Station).

9. In the event of an aircraft-related incident on-site, the Los Angeles Department of Airports maintains a fire station at the airport to respond to such occurrences. Through a Mutual Aid Agreement, the Ontario Fire Department acts as an auxiliary back-up team when necessary.

10. Police protection will be provided by the Ontario Police Department, with air surveillance provided daily by the Ontario Police Department's helicopter patrol.

11. The City of Ontario will provide street cleaning services for the streets in the California Commerce Center.

    California Commerce Center shall provide the City of Ontario with two (2) sweeper transfer stations within the Specific Plan area. The Public Services Director shall determine the location of these transfer stations.

12. Noise impacts from the Ontario International Airport, the Southern Pacific and Union Pacific Railroads, and the Ontario and San Bernardino Freeways will be mitigated where necessary by landscape buffers and the application of architectural acoustical design standards.

13. Grading permits may be issued for individual developments, provided that the grading plan is in basic conformance with the conceptual grading plan approved as part of this Specific Plan. Soil may be stockpiled on, or borrowed from, locations within the total project site. All grading plans shall be reviewed by the West End Resource Conservation District. Prior to the stockpiling or borrowing of any soil in order to grade separate parcels, the developer shall obtain an approval from the City Building Department and the Engineering Department to assure conformance with appropriate codes and provision for proper drainage.

14. Continued use of portions of the project site for existing agricultural purposes shall be permitted.

15. Development standards and criteria contained herein will replace and supplement those of the City of Ontario's Zoning Ordinance, and are intended to insure the goals and objectives of the California Commerce Center's Specific Plan.

16. California Commerce Center's Approving Agent shall have the authority to interpret and approve minor adjustments to the design guidelines and criteria contained herein in order to achieve superior design solutions. Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal side yards, location of parking and loading areas, and the substitution of building materials. Such adjustments will also require approval by the City of Ontario Planning Director and Building Official.

17. Any standards or land use proposals not specifically covered by this plan and supplemental text shall be subject to the regulations of the City of Ontario Zoning Ordinance. If any provisions of this document conflict with the regulations of the Ontario Zoning Ordinance, the provisions in this document shall take precedence.

18. A Property Owners' Association shall be formed. This association will maintain all landscaped areas including median landscaping and maintenance, and energy costs of street lighting throughout the Specific Plan area. The Property Owners' Association shall follow maintenance standards as approved by the City of Ontario and California Commerce Center. Those areas to be maintained by an association shall not be dedicated to the City of Ontario in easement or fee title.

19. Amendments or revisions to the Master Plans contained in this document shall not require a revision of the entire Specific Plan document. However, such amendments or revisions shall be subject to the approval of the City of Ontario Planning Commission and City Council and may require review by the Development Advisory Board.

20. Additional rights-of-way will be dedicated to the City for "intersection bubbling" to accommodate added turn lanes as necessary. Intersection bubbling will be determined subsequent to a developer-sponsored traffic study, and in conjunction with a traffic monitoring program approved by the City Engineer. Street and highway rights-of-way and curb widths shown within the Specific Plan may be slightly modified if warranted by a precise traffic lane striping configuration, and approved by the City Engineer. Dedication will be at the time of development of particular parcels adjacent to intersections.

21. Location of all traffic signals shall be based upon a developer-sponsored, City-approved traffic study and traffic monitoring programs. Traffic signals necessitated and resulting from the Specific Plan development will be required in conjunction with construction of the streets and roads of the Specific Plan.

22. The specific requirements for infrastructure improvements shall be determined by the various Technical Master Plans. The various infrastructure necessitated by phase construction will be determined by a phasing infrastructure and circulation plan approved by the City Engineer, through the subdivision process.

23. All exhibits in this document relative to Ontario International Airport runway extensions reflect Noise Abatement Policy No. 13513.

24. California Commerce Center will increase the overdrafting of water from the basin which will require the City of Ontario to purchase additional supplies from the State. The development will also increase sewage discharge and treatment. Approval of the Specific Plan does not guarantee the availability of water or sewer services, including importation and treatment facilities.

25. Bus service, turn outs, and bays within the Specific Plan area will be provided. The specific location and geometrics will be developed pursuant to developer-sponsored, City-approved, traffic study in conjunction with the Traffic Monitoring Program.