CALIFORNIA
COMMERCE
CENTER

AT ONTARIO

I. INTRODUCTION

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A. PURPOSE OF SPECIFIC PLAN

The purpose for filing this Specific Plan document is to insure an integrated, well planned, high quality environment for the development of industrial, office, and service commercial uses. This 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

The Specific Plan for the California Commerce Center has been prepared in accordance with the California Government Code Section 65450 et.al. and applicable ordinances of the City of Ontario, and will constitute the zoning for the project site. Land use standards and regulations contained within this document shall govern all areas within the project. A legal description of the project boundaries is included in the Appendix of this report.

C. DEFINITIONS

For purposes of clarity, the following words, terms, and phrases have been defined as they are used in this document. All other definitions shall be per the Ontario Municipal Code. Terms not defined in the Municipal Code shall have the meaning ascribed to them in Webster's Collegiate Dictionary.

1. Applicant: person or entity applying for a Site Plan, Subdivision Map or other land use, or development approval submitted pursuant to this Specific Plan .

2. Approving Agent: in order of precedence and succession: (a) California Commerce Center (C.C.C.) as long as it owns any interest in the Property or a portion thereof or thereafter; (b) a Successor to California Commerce Center, which may include (i) any corporation, association or trust controlled by California Commerce Center, or with which C.C.C. has been merged and consolidated, or by which C.C.C. has been acquired, so long as it owns any interest in the Property or a portion thereof; or (ii) any Successor Owner of the interest of C.C.C. in the Property or a portion thereof, provided any such successor has been designated by C.C.C. the status as "Approving Agent" with the exclusive right to approve plans and grant variances as hereinafter set forth or thereafter; (c) the Property Owners' Association, provide C.C.C. or C.C.C.'s Successor has granted to such Association the status as "Approving Agent" with the exclusive right to approve plans and grant variances as hereinafter set forth. C.C.C. covenants that such a designation will be made by C.C.C. or by C.C.C.'s Successor before C.C.C. or C.C.C.'s Successor ceases to own any interest in the Property if a written request for such designation is received from the Owners' Association. Any designation of a new "Approving Agent" shall be effected by a signed, acknowledged and recorded Certificate to such effect.

3. Arterial: a through road or street constructed as part of the California Commerce Center's project, which has the minimum design characteristics established herein and which conforms to the City of Ontario's standards.

4. City: shall refer to the City of Ontario.

5. Food Park: two or more restaurant establishments grouped together around an amenity with shared, clustered parking.

6. Hometels: time share hotels offering extended rental periods.

7. Local Industrial Streets: local streets serving internal circulation needs of the project.

8. Low-Rise Buildings: buildings one to two stories in height.

9. Mid-Rise Buildings: buildings three to eight stories in height.

10. Permitted: without the requirement of further discretionary permits, but subject to all other applicable regulations.

11. Project: shall refer to the California Commerce Center.

12. Project Site: shall refer to the area within the designated legal boundaries of the California Commerce Center.

13. Project Sponsor: shall refer to California Commerce Center.

14. Service Commercial: retail establishments that cater primarily to the needs of employees and tenants, with direct sales to the public of personal and professional services.