

## **4. DEVELOPMENT PLAN COMPONENTS**

### **4.1 Land Use Plan**

#### ***General Industrial Use***

The majority of the 10.7-acre site is proposing to allow General Industrial uses **Please see Exhibit 12, Proposed Land Use.** Within the General Industrial District designation a full range of manufacturing assembly, industrial and related uses will be allowed as follows:

#### **WHOLESALE, WAREHOUSING AND DISTRIBUTION**

Light & General Wholesale Storage and Distribution

#### **MANUFACTURING AND ASSEMBLY**

Auto and Truck Repair  
Custom Manufacturing and Assembly  
Light Manufacturing and Assembly  
General Manufacturing and Assembly

Business offices associated with the permitted uses will be allowed, as will small food services such as cafeteria type service serving local employees.

#### ***Non-recreational Open Space***

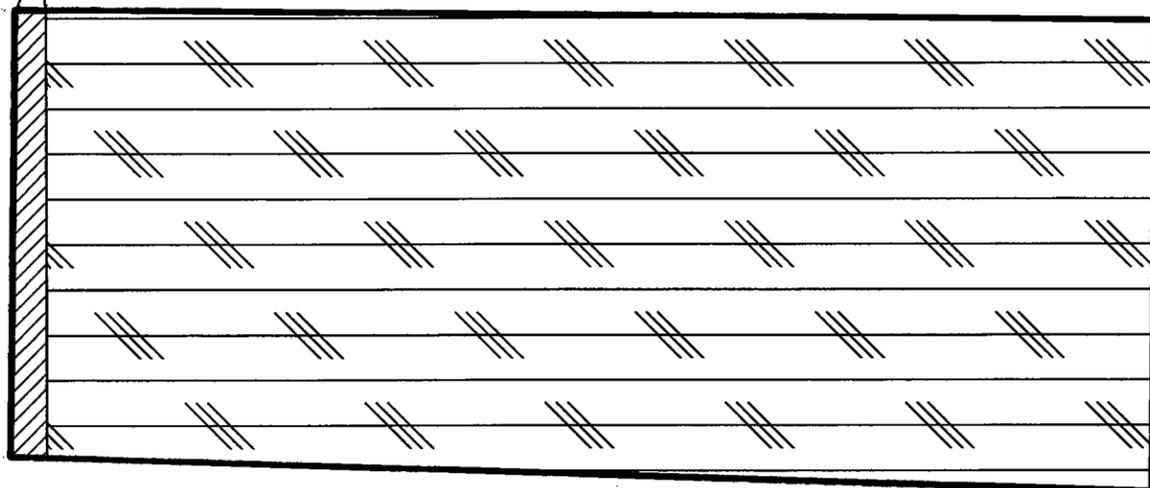
A 25,248 square foot Non-recreational Open Space area is proposed on the westerly portion of the site. This sixty-foot wide conservation easement will be used for permanent habitat for the Delhi Sands flower-loving fly. Within this designation, no development will be permitted.

For a summary of the permitted uses, regulations and standards allowed within the General Industrial designation please refer to **Section 5, Development Standards.**



LEGEND	
	GENERAL INDUSTRIAL
	NON-RECREATIONAL OPEN SPACE
	PROJECT BOUNDARY

60' WIDE CONSERVATION EASEMENT



FRANCIS STREET

MILLIKEN AVENUE

### **4.2 Landscaping Plan**

The intent of the landscape development standards for the South Milliken Avenue Specific Plan are to continue the high quality landscape development established by existing regional development. The typical plans, sections and elevations recognize and incorporate the existing landscape patterns of Milliken Avenue. See **Exhibit 13, Milliken Avenue Streetscape**. The landscape development standards address streetscape, setback and entry issues. Onsite landscape development standards will be reviewed on an individual basis by the owner and City of Ontario Planning Department and Public Services Department. (See **Exhibit 14 Preliminary Landscape Plan and Sections**).

Competently prepared landscape and irrigation plans shall be submitted in sufficient detail for owner and Governing Agency review. Plans shall be detailed such that they conform to all Governing Agency requirements, and that the design intent is clear and harmonious with the streetscape development standards.

#### **Streetscape**

With the understanding that streetscape provides a critical unifying component to region development, the landscape development standards will respect existing adjacent conditions while providing specific identity to the Specific Plan. While others will develop interior landscape standards, the following standards apply to Milliken Avenue.

Proposed plant materials shall conform to the intent of "AB325" (California Water Conservation Measures), utilizing drought tolerant species and restricted use of turf. Further, plant materials shall conform to the neighboring specific plan area of Milliken Industrial Park, as well as the existing landscape patterns of Milliken Avenue.

Generally, linear planted berms of varying height and length shall be constructed to reflect an informal planting theme, provide topographic interest, and direct views onsite.

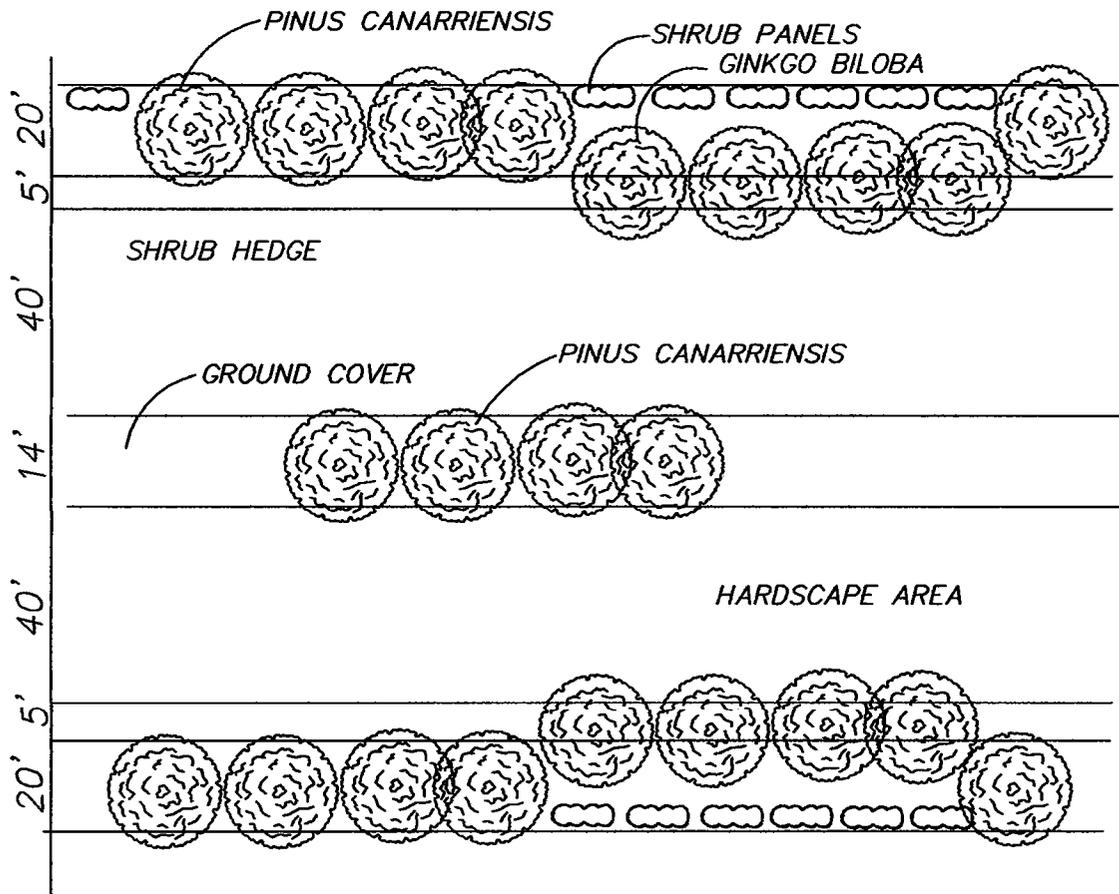
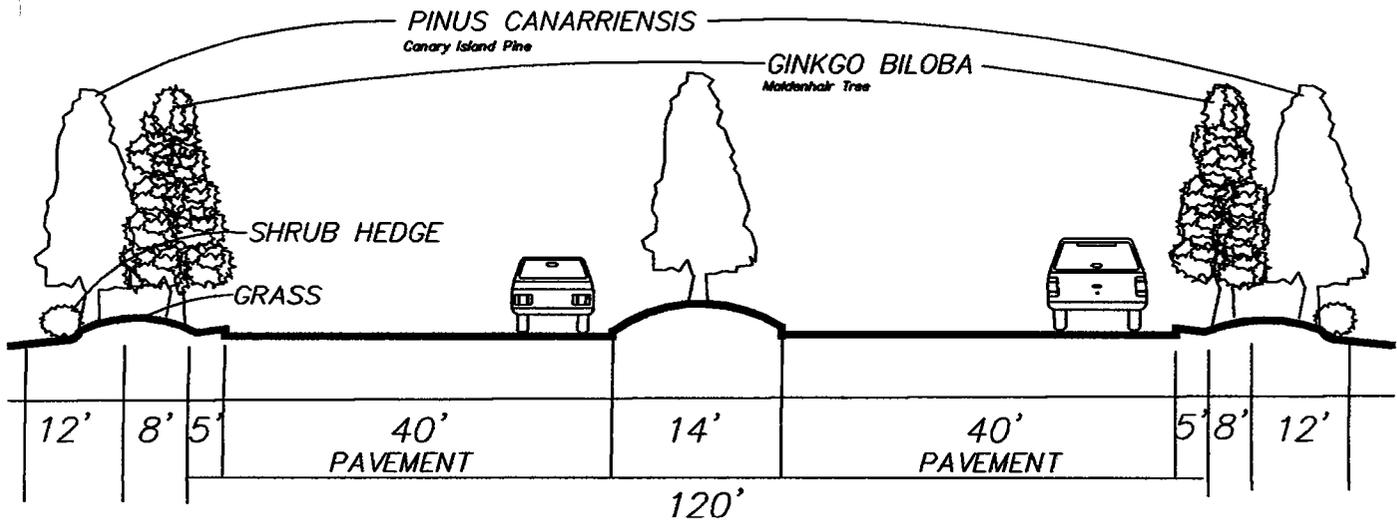
Milliken Avenue is a major divided arterial with a right-of-way of 120' with 40' roadbed on both sides and a 14' raised median with 13' parkways.

All landscaping within the 13' parkway will respect the development standards of the Milliken Industrial Park Specific Plan, which generally depicts a predominant

**Panattoni Development Company, LLC      4. Development Plan Components**  
**SOUTH MILLIKEN AVENUE SPECIFIC PLAN**

use of evergreen plant materials to insure a year-round “green” streetscape with 50% turf areas. Tree placement shall provide a formal cadence of the primary tree with more informal masses of deciduous accent trees. Median landscaping or surfacing shall be compatible with the project themes. Plant species are depicted in the “plant palette” of this text, see **Exhibit 13, Milliken Avenue Streetscape**.

# STREETSCAPE / DIVIDED ARTERIAL



NOT TO SCALE



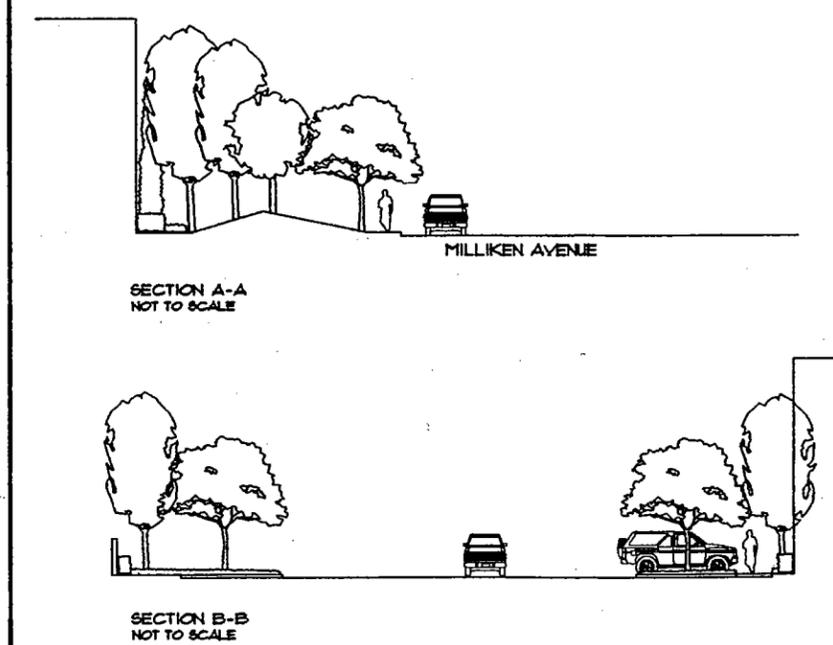
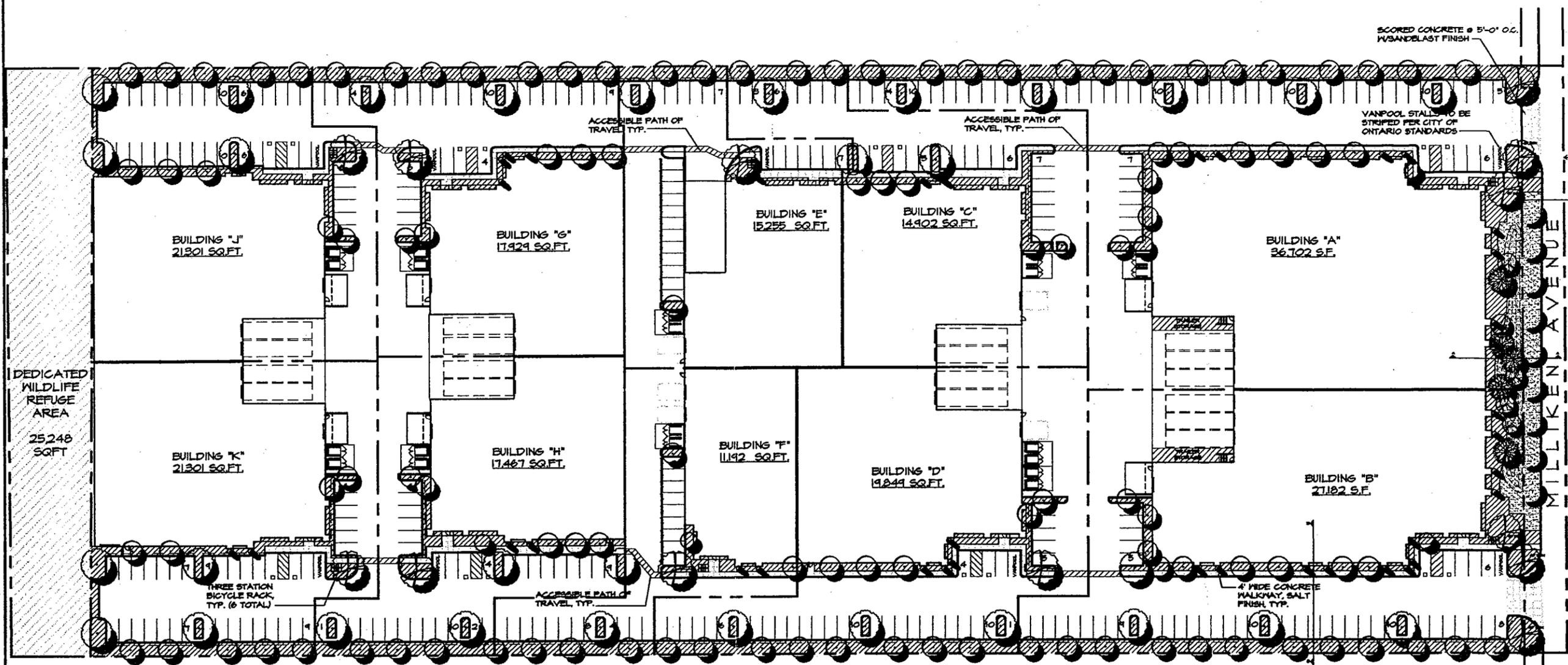
**KCT CONSULTANTS, INC.**  
Civil Engineers - Surveyors - Planners

**MILLIKEN AVENUE STREETSCAPE**

**South Milliken Avenue Specific Plan**

May 2003

Exhibit # 13



**PLANT LEGEND**

**TREES**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CINNAMOMUM CAMPHORA (EVERGREEN SHADE CANOPY TREE)	CAMPHOR	24' BOX
	KOELREUTERIA BIPINNATA - MULTI (DECIDUOUS SHADE CANOPY TREE)	CHINESE FLAME TREE	48' BOX 36' BOX
	LAGERSTROEMIA 'TUSKEGEE' (FLOWERING ACCENT TREE)	TUSKEGEE CRAPE MYRTLE	36' BOX
	MELALEUCA QUINQUENERVIA - MULTI (EVERGREEN VERTICAL TREE)	CAJUPUT TREE	5 GAL
	LAGERSTROEMIA 'TUSCARORA' (FLOWERING ACCENT TREE)	TUSCARORA CRAPE MYRTLE	36' BOX
	LIRIODENDRON TULIPIFERA (DECIDUOUS VERTICAL SCREEN TREE)	TULIP TREE	36' BOX

STREET TREE PER CITY OF ONTARIO PUBLIC FACILITIES DEVELOPMENT 24' BOX

- NOTE:**
- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAFTOWN ROOT BARRIER 24" HIGH.
  - CONTRACTOR TO INSTALL 6" x 6" CONCRETE MOW CURB BETWEEN SHRUBS AND TURF AREAS.
  - ALL WALL AND GROUND MOUNTED EQUIPMENT, INCLUDING BACKFLOWS AND ELECTRICAL UTILITY BOXES SCREENED FROM ALL SIDES WITH LANDSCAPING AND SHALL BE ARCHITECTURALLY INTEGRATED WITH THE BUILDING DESIGN.
  - ALL PLANTING AREAS TO BE PERMANENTLY MAINTAINED AND AUTOMATICALLY IRRIGATED.
  - PROJECT ENTRIES TO HAVE ACCENT TREES WITH HIERARCHY OF SHRUBS AND FLOWERING GROUNDCOVER.
  - ALL SURFACE RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR PERVIOUS AREAS TO THE MAXIMUM EXTENT PRACTICAL.
  - INSTALLATION OF STREET TREES SHALL BE PRIOR TO OCCUPANCY. STREET TREE WILL BE INSTALLED PER CITY STANDARDS. STREET TREE SPACING IS 30' O.K.
  - THIS PROJECT OT COMPLY WITH A6325, THE WATER EFFICIENT LANDSCAPE ORDINANCE.
  - ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.

**SHRUBS**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL
	PHORIDIUM TENAX	NEW ZEALAND FLAX	5 GAL
	PITOSPORIUM TOBIRA VARIEGATA	VARIEGATED MOCK ORANGE	5 GAL
	RHAMPHOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GAL
	XYLOCOPIA CONGESTUM	SHINY XYLOPIA	5 GAL
	PHOTINIA FRASERI	PHOTINIA	5 GAL
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5 GAL

**GROUNDCOVER**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	1 GAL
	HEMEROCALLIS HYBRID	DAY LILY	1 GAL
	LANTANA MONTEVIDENSIS	PURPLE AND WHITE LANTANA	1 GAL
	GAZANIA 'SUNGLOW'	GAZANIA	FLATS
	LONCERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	FLATS
	HEDERA HELIX 'HAHN'	HAHN'S ENGLISH IVY	FLATS

FESQUE ELIATOR 'REBEL TALL' REBEL TALL HYBRID FESQUE FROM HYDROSEED @ 2 LB6/1000 SF.

**SHREDDED BARK MULCH NOTE**  
ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK MULCH (3/4" - 1/2") AVAILABLE THROUGH AGRONIN 800-247-6646

HUNTER LANDSCAPE  
4310 Blackburn Circle  
Anaheim, California 92807  
Tel: 714-970-9900  
Fax: 714-970-9001

Prepared by: [Signature]

Revisions:  
5/1/03  
5/1/03  
5/1/03  
5/1/03

Owner/Developer: PANATTONI DEVELOPMENT  
18600 Fairchild, Suite 200  
Irvine, CA 92612  
(949) 474-1830

Sheet Title: Preliminary Landscape Plan  
Project Name: South Milliken Industrial  
Ontario, CA

Scale: 1" = 30'

Date: 4/21/03

Drawn by: TH

Job No: 01-220

Sheet No: L-1

**PLANT PALETTE**

The following plant palette suggests tree, shrub, and groundcover species per street. Tree species shall be adhered to; shrub and groundcover may be substituted subject to City of Ontario review and approval.

<b>Type</b>	<b>Size</b>	<b>Coverage</b>
<b><u>Milliken Avenue</u></b>		
<b>Trees:</b>		
CINNAMOMUM CAMPHORA Camphor	24" Box	
KOELREUTERIA BIPINNATA-MULTI Chinese Flame Tree	48" Box 36" Box	
LAGERSTROEMIA 'TUSKEGEE' Tuskegee Crape Myrtle	24" Box	
MELALEUCA QUINQUENERVIA - MULTI Cajeput Tree	15 Gal.	
PINUS ELDERICA Elderica Pine	15 Gal.	
PODOCARPUS HENKEL II Long-leafed Yellowwood	15 Gal.	
Street Tree per City of Ontario	24" Box	
<b>Shrubs:</b>		
LIGUSTRUM TEXANUM Texas Privet	5 Gal.	
PHORMIUM TENAX New Zealand Flax	5 Gal.	
PITTOSPORUM TOBIRA VARIEGATA Varigated Mock Orange	5 Gal.	

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RHAPHIOLEPIS INDICA 'SPRINGTIME' Indian Hawthorn	5 Gal.
XYLOSMA CONGESTUM Shiny Xylosma	5 Gal.
PHOTINIA FRASERI Photinia	5 Gal.
<b>Groundcover:</b>	
AGAPANTHUS AFRICANUS Blue Lily of the Nile	1 Gal.
HEMEROCALLIS HYBRID Day Lily	1 Gal.
LANTANA MONTEVIDENSIS Purple and White Lantana	1 Gal.
GAZANIA 'SUNGLOW' Gazania	Flats
LONICERA JAPONICA 'HALLIANA' Hall's Honeysuckle	Flats
HEDERA HELIX 'HAHNS' Hahn's English Ivy	Flats
FESCUE ELIATOR 'REBEL TALL'	Hydroseeded

**4.3 Circulation Plan**

The *existing* circulation accessing the project site is discussed in **Section 3.2**. The project will initiate new improvements to Milliken Avenue, contiguous to the site. The required dimensions for these roads are shown on **Exhibit 13, Milliken Avenue Streetscape**

Additional right-of-way required for the necessary street improvements will be granted to the City by the Project Owner by way of an appropriate conveyance document.

#### **4.4 Proposed Infrastructure Plan**

##### **Water**

All water lines will be designed and installed in accordance with the City of Ontario design guidelines, and the appropriate codes. New waterlines will be for the purpose of onsite distribution of water and will be private, unless otherwise required by the City.

##### **Sewer**

All sewer connections made to the Industrial Park shall adhere to the City of Ontario Municipal Code for Public Sewer and Storm Water Drainage System, Title 6, Chapter 7. Special considerations shall be given to Sec. 6-7.315 of the Municipal Code. This section specifies the type of monitoring facility needed for each point of connection to the existing sewer lines. All new sewer improvements shall be prepared in accordance with the City of Ontario's design guidelines.

##### **Storm Drain**

A preliminary hydrology study was conducted in accordance with the requirements of the City of Ontario and the San Bernardino County Hydrology Manual, dated May 1983. Rational Method of Hydrology was used to determine peak storm flows for the developed and undeveloped conditions. Although additional refinements will be performed during the final engineering process, the runoff volumes calculated for the existing and developed conditions by this method sufficiently portray the impact the proposed development will have on the drainage "exit points."

The project storm drain system proposes to connect onsite surface facilities to the existing County maintained detention basins lying south and west of the project. The connections will be achieved by installing pipelines from the project to the basins, which will terminate at a County approved outlet structure. (See **Exhibit 15 Conceptual Grading Plan**).

#### **4.5 Proposed Grading**

Conceptual grading is shown on **Exhibit 15, Conceptual Grading Plan**. The site will be graded to convey storm flows to the existing detention basins west and south of the project. Site grading will include removal of existing vegetation, shrubs, and all organic debris. Site grading will incorporate the recommendations of a Registered Soils Engineer.

#### **4.6 Public Services**

##### **Electrical Service**

As-built plans received from Southern California Edison show electric lines in Milliken Avenue. The project sponsor shall make appropriate arrangement with SCE to provide electric service connections to the proposed buildings and site facilities.

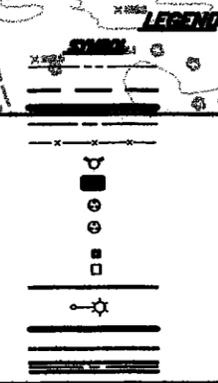
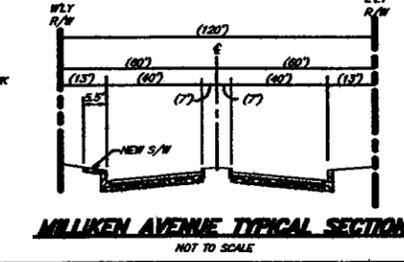
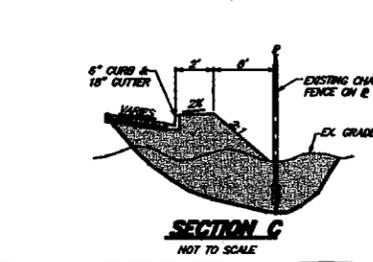
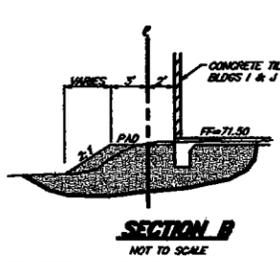
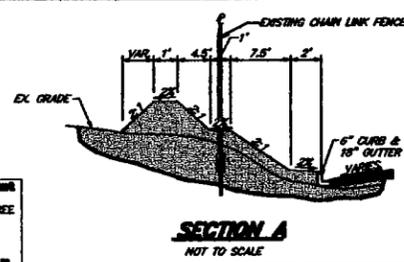
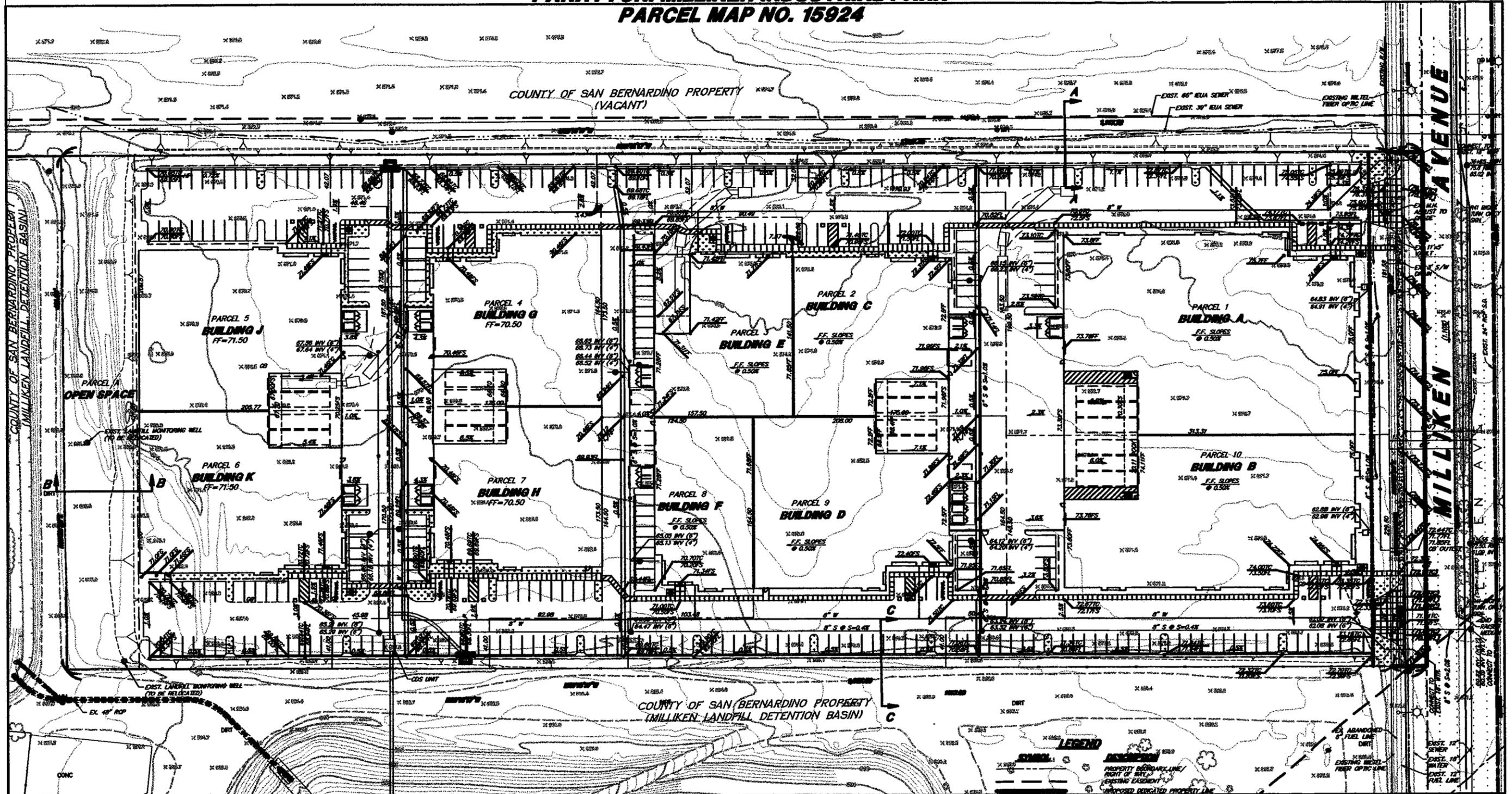
##### **Natural Gas Service**

The Southern California Gas Company provides natural gas service to the area. The gas company presently maintains a four-inch main on Milliken Avenue. The project sponsor shall make appropriate arrangements with the Gas Company for gas service connection.

##### **Telephone Service**

Telephone service will be provided by Verizon. The project sponsor shall make appropriate arrangements with the telephone company for telephone service connections to the proposed buildings.

# CONCEPTUAL GRADING PLAN FOR PANATTONI MILLIKEN INDUSTRIAL PARK PARCEL MAP NO. 15924



**EARTHWORK QUANTITIES**

	EXCAVATION	EMBANKMENT
RAW VOLUMES	17,400 CY	12,700 CY
SHRINKAGE (20%)	(4,000) CY	
SUBSIDENCE (0.1%)		1,700 CY
SPOILS	1,000 CY	
<b>TOTAL:</b>	<b>14,400 CY</b>	<b>14,400 CY</b>

THE ESTIMATE OF EARTHWORK QUANTITIES IS PROVIDED BY THE ENGINEER ONLY FOR THE CONVENIENCE OF THE CONTRACTOR AND DETERMINATION OF PLAN CHECK FEES. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE CONSTRUCTED QUANTITIES BEFORE SUBMITTING A BID.

GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

Background Shading Blank  
DATE TOLL FREE  
1-800  
227-2800

**REVISIONS**

NO.	DATE	BY	APPROVED/REVISION

**CITY OF ONTARIO**

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_\_

BENCH MARK NO. \_\_\_\_\_ ELEV. \_\_\_\_\_  
LOCATION \_\_\_\_\_

**SB & O**  
PLANNING ENGINEERING  
8001 Geneva Blvd., #103  
Rancho Cucamonga, CA 91730  
(909) 948-8400  
FAX: (909) 948-8700

DATE: 3/21/04

CITY OF ONTARIO  
CONCEPTUAL GRADING PLAN  
**MILLIKEN AVENUE**