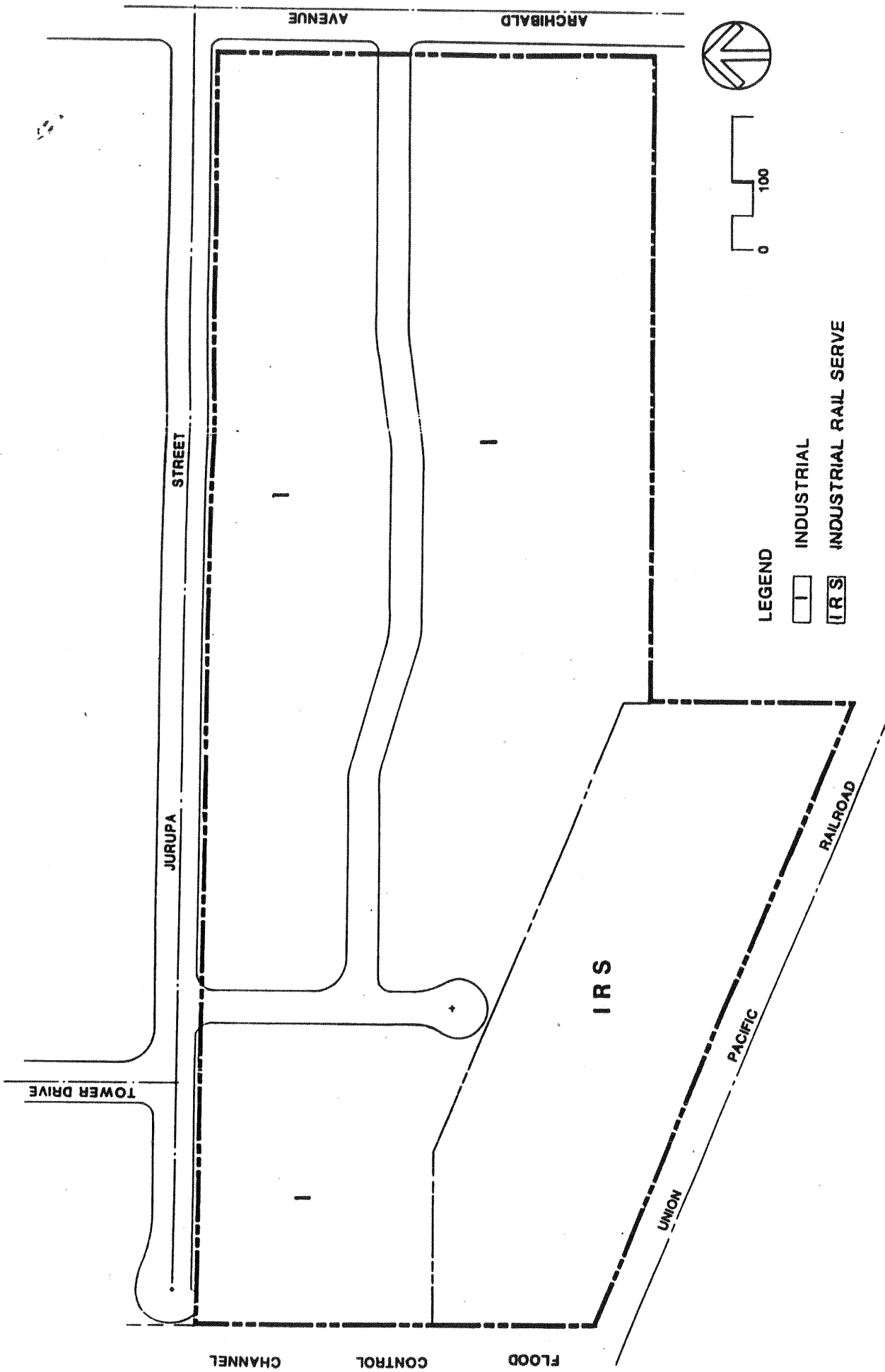


IV. LAND USE PLAN AND DEVELOPMENT REGULATIONS

A. LAND USE PLAN AND PERMITTED USES

The land use types within Archibald Business Center include industrial (I) and rail orientated industrial uses (IRS). As shown in Figure IV-A-1. These designations offer a variety of development and employment opportunities, all within an integrated setting.

The Land Use Plan has been designed to allow for future flexibility in determining specific industrial and industry related land uses and their intensity, so that as market demands change over time, the project can respond to those changes.



LAND USE **FIGURE IV-A-1**

**Table IV-A-1
MATRIX OF PERMITTED AND LIMITED USES**

	INDUSTRIAL	RAIL INDUSTRIAL
MANUFACTURING AND ASSEMBLY		
Auto and Light Truck Repair - Minor	P	
Auto and Light Truck Repair - Major	P	
Custom Manufacturing and Assembly	P	P
Light Manufacturing and Assembly	P	P
General Manufacturing and Assembly	P	P
WHOLESALE, STORAGE, AND DISTRIBUTION		
Light Wholesale, Storage, & Dist.	P	P
General Wholesale, Storage & Dist.	P	P
COMMERCIAL USES		
Administrative & Professional Offices	L [1]	L(1)
Automotive Fleet Storage	P	
Automotive Rental Agencies	P	
Building Maintenance Services	P	
Business Support Services	P	
Communication Services	P	
Laundry Services	P	
Repair Services	P	
Retail Sales of Goods Produced Onsite	L	
Vocational and Trade Schools	L	
PUBLIC FACILITIES AND UTILITIES	P	
CARETAKERS RESIDENCE	L	L

[1] May be permitted as a limited use to support ongoing operations otherwise permitted.

1. Industrial Uses

a. Purpose

The primary use of the Industrial and Rail Industrial areas within Archibald Business Center will be manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses. In addition, supporting administration and professional offices and commercial activities will be permitted on a limited basis.

The character of the Industrial portions of Archibald Business Center will be low-rise industrial. Buildings will primarily be single story.

b. Permitted Uses

The following uses are permitted within areas designated both Industrial and Rail Industrial unless otherwise noted. Land uses are defined in Section IV-B.

Manufacturing and Assembly Uses, including:

- o Automotive and light truck repair - minor (Industrial only)
- o Automotive and light truck repair - major (Industrial only)
- o Custom manufacturing and assembly
- o Light manufacturing and assembly
- o General manufacturing and assembly

Wholesale, Storage and Distribution Uses, including:

- o Light wholesale, storage, and distribution
- o General wholesale, storage, and distribution

Commercial Uses, (Industrial only)

- o Automotive fleet storage
- o Automotive rental agencies
- o Building maintenance services
- o Business support services

- o Communication services
- o Durable goods sales, wholesale
- o Laundry services
- o Repair services

Public facilities and utilities

Utilities (Industrial and Rail Industrial)

c. Limited Uses (Industrial only unless otherwise noted)

The following uses require review by the City Planner prior to approval of a site plan or business license. To approve the use at the proposed location, the City Planner must determine that parking, access, landscaping, and/or any other factors associated with the use of the location will be adequately resolved. Land uses are defined in Section IV-B.

Commercial Uses, including:

- o Administrative and professional offices to support on-going operations which are otherwise permitted within areas designated Industrial or Rail Industrial.
- o Business supply, retail and services

- o Retail sales of goods produced or warehoused onsite
- o Vocational and trade schools

Caretakers residence, where 24-hour surveillance is necessary (maximum 1,000 square feet) shall be allowed as a limited use within both Industrial and Rail Industrial areas.

d. Other Uses

All other uses not listed as Permitted or Limited are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

B. DEFINITIONS OF LAND USE TYPES

Permitted and limited uses identified above are defined as follows:

1. Manufacturing and Assembly Use Types

Automotive and Light Truck Repair-Minor: Activities include, but are not limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks (less than 6000 lbs.), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops and automotive drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops are not included.

Automotive and Light Truck Repair-Major: Activities typically include, but are not limited to, automotive and light truck repair heavy automobile and truck repair such as transmission and engine repair, automotive painting and body work, and the installation of major accessories.

Custom Manufacturing and Assembly: Activities typically include, but are not limited to; manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the onsite wholesale of the goods produced. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site.

Light Manufacturing and Assembly: Activities typically include, but are not limited to; research and development, including laboratories; labor intensive manufacturing, assembly, or repair processes which do not involve frequent truck trips (more than 8 truck trips daily) or the transport of large scale products. The activities do not produce odors, noise, vibration, or particulates which would adversely affect uses within the same structure or on the same site.

General Manufacturing and Assembly: Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment, or fabrication activities which may have frequent truck traffic or the transportation of large scale products. Not permitted within this area are uses which require massive structures outside of buildings such as cranes or conveyer systems, or unscreened open air storage of large quantities of raw, semi-refined, or finished products.

2. Wholesale, Storage, and Distribution Uses

Light Wholesale, Storage, and Distribution: Activities typically include, but are not limited to; wholesaling, storage, and warehousing services within enclosed buildings; storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage.

General Wholesale, Storage, and Distribution: Activities typically include, but are not limited to; warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements.

3. Commercial Use Types

Administrative and Professional Offices: Activities typically include, but are not limited to executive management, administrative, or clerical uses of private and public utility firms. Additional activities include the provision of advice design, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers, architect's, lawyer's, insurance sales, financial planner's and accountant's offices.

Automotive Fleet Storage: Activities typically include, but are not limited to, the storage of vehicles used regularly in business operations and not available for sale on site. Such uses typically include, but are not limited to, overnight storage of rental cars, mobile catering trucks, and taxi cabs.

Automotive Rental Agencies: Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services.

Building Maintenance Services: Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Business Support Services: Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blue-print services. The printing of books, other than pamphlets and reports for another firm is excluded from this use type.

Communication Services: Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Uses typically include, but are not limited to; television and radio studios and telegraph offices.

Durable Goods Sales: Activities typically include, but are not limited to, the retail sales from premises of durable goods which are purchased infrequently. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g. refrigerators), and carpet and flooring stores.

Laundry Services: Activities typically include, but are not limited to, institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.

Repair Services: Activities typically include, but are not limited to, the storage and sale from the premises of used or waste materials except when such activities are part of a manufacturing operation.

Vocational and Trade Schools: Activities typically include, but are not limited to organized instruction of work-related skills by private institutions and firms.

C. GENERAL DEVELOPMENT STANDARDS

The following regulations and criteria establish minimum development standards for the land uses proposed within Archibald Business Center. These regulations shall govern the development of all property within Archibald Commerce Center, and shall supersede the City of Ontario Zoning Ordinance.

The City Staff shall review all proposed development plans prior to review and approval by the City of Ontario.

The following general provisions shall apply to all developments within Archibald Business Center.

1. General Plan Consistency

Implementation of the Archibald Business Center development is intended to carry out the goals and policies contained in the City of Ontario General Plan in an orderly and attractive fashion. All development within Archibald Commerce Center shall therefore be consistent with the provisions of the Ontario General Plan.

2. Relationship of Specific Plan Development Standards and Criteria to the Ontario Zoning Ordinance

Development standards and criteria contained in this document will supplement and replace those of the City of Ontario's Zoning Ordinance. Any standards or land use proposals not specifically covered herein shall be subject to the regulations, standards, and specifications of the City of Ontario.

Unless otherwise specifically approved as part of this specific plan, all offsite improvements shall be subject to the City of Ontario's policies and standards in effect at the time improvement plans are submitted. If any provision of this document conflicts with the regulations of the Ontario Zoning Ordinance, the provisions of this document shall take precedence.

3. Conformance to Uniform Building and Fire Codes

All construction within Archibald Business Center shall be in compliance with the Uniform Building Code, Uniform Fire Code, and all other ordinances adopted by the City pertaining to construction and safety features. All other City standards and policies shall apply at the time of submittal.

4. Minor Adjustments

Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal sideyards, 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.

5. Technical Master Plans

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 of the Development Advisory Board.

6. Provision of Infrastructure and Public Utilities

a. Water Service

The City of Ontario will provide water service to the Archibald Commerce Center.

A Conceptual Master Plan for Water Service has been prepared to identify the manner in which water facilities will be extended to the project site.

b. Wastewater

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.

A Conceptual Master Plan for Wastewater Facilities has been prepared to identify the manner in which sewer service will be provided for the project site.

c. Drainage

Drainage of the Specific Plan area will be provided by a combination of storm drain and surface drainage systems.

A Conceptual Master Plan of drainage has been prepared to identify the manner in which flood protection and drainage of runoff will be accomplished.

d. Circulation Facilities

All required exterior roadways have been constructed and dedicated to the City of Ontario.

e. Solid Waste

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.

f. Telephone Service

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

g. Electricity

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

h. Natural Gas

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

i. Location of Utilities

All utilities shall be placed underground from the nearest overhead facility, except for service lines of 66 kV or higher, and such equipment and structures that must be located above ground.

7. Landscaping

In addition to City standard landscape plans and specifications, and the landscape provisions of this document, the following shall apply:

- a. Permanent automatic irrigation facilities shall be provided in all landscaped areas.

- b. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with the Archibald Business Center Specific Plan shall be submitted to the Public Facilities De-velopment Coordinator for approval.

8. Parking

All development will be required to meet the minimum off-street parking standards of the Ontario Municipal Code. In addition to the provisions of the Ontario Municipal Code, the following shall apply:

- a. A reduction in minimum parking requirements for individual uses may be granted by the Planning Commission where joint use of parking facilities or other factors will mitigate peak demand. Where parking spaces are provided for an individual development on a separate parcel, a joint access agreement will be required between affected property owners, in a form acceptable to the City.
- b. Requests for parking reductions resulting from joint usage shall generally be made at the site plan review stage, and shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format established by the Urban Land Institute in their publication, "Shared Parking."
- c. Shared parking requests shall be analyzed as follows:
 - (1) Initial Project Review involves careful documentation and quantification of proposed land uses and anticipated functional relationships between the parking needs of different land uses. The initial review will also consist of data gathering regarding proximity to transit facilities, general location of parking facilities, surrounding land uses and mix, predicted pedestrian patterns, and similar variables which affect parking needs.
 - (2) Adjustments for Peak Parking Factor includes calculating the number of off-street parking spaces required for each land use within the area proposed for joint parking use. Other elements to be considered include seasonal adjustment for parking demand and a determination of the mode of transit used in reaching or departing the area being considered.

- (3) Analysis of Hourly Accumulation involves an estimation of hourly parking accumulations for each land use during a typical week day or weekend day.
 - (4) Estimate of Shared Parking merges the hourly parking demand estimate to calculate the overall parking required to be provided within the area being considered for shared parking facilities.
- d. In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:
- (1) The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities.
 - (2) The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities.
 - (3) The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple trip purposes to the area in question.
- e. As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties; recordation of conditions, covenants, and restrictions; or creation of other legal instruments to assure the permanent continuation of the circumstances under which parking requirement reductions were granted.

9. Safety Regulations

a. Fire Protection

Fire protection and paramedic services will be provided by the City of Ontario Fire Department. To provide its fair share for fire protection services, the project sponsor has agreed to participate in the Mello-Roos Special Facilities District for Fire Station No. 7.

b. **Police Protection Services**

Police protection will be provided by the Ontario Police Department, with air surveillance provided daily by the San Bernardino County Sheriff's Department's helicopter patrol.

In addition to the requirements of the Ontario Municipal Code and public safety-related guidelines contained elsewhere in this document, the following shall apply:

- o All individual developments within Archibald Business Center shall meet the requirements of the City of Ontario Fire and Police Departments, including, but not limited to adequate access for emergency vehicles, provision of security hardware, onsite fire suppression systems, and lighting.

10. Grading

Site will be mass graded in conformance with conceptual grading plan as approved by city. Additional grading permits may be issued for individual developments within Archibald Commerce Center, provided that the grading plan is in basic conformance with the conceptual surface drainage 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.

11. Severability

If any term, provision, condition, or requirement of this specific plan shall be held invalid or unenforceable, the remainder of this specific plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby; and each term, provision, condition, or requirement of the specific plan shall be held valid and enforceable to the fullest extent permitted by law.

D. INDUSTRIAL AND RAIL INDUSTRIAL DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within the Archibald Business Center.

1. Minimum Parcel Size

The minimum parcel size within industrial areas of Archibald Business Center shall be (0.5) one half of one acre.

2. Maximum Building Height

The maximum building height within the industrial portions of Archibald Business Center shall be 50 feet.

3. Minimum Building Setbacks

Minimum building setbacks adjacent to Archibald Avenue and Jurupa Street shall be 45' and 15' respectively.

Building setbacks from property line for Rail Industrial shall comply with Section 504(b) of the Uniform Building Code.

Minimum building setbacks along interior private drive shall be 25 feet.

4. Minimum Parking Setbacks

Minimum parking setbacks from Archibald Avenue and Jurupa Street shall be 10'.

Parking setbacks from property line for rail industrial and those areas adjacent to Cucamonga Creek Channel to be 7' minimum.

5. Parking Requirements

Parking requirements shall be as per City of Ontario Parking Standards included in the Appendix of this report.

6. Landscape Requirements

o Minimum 10 feet wide landscape parkway along interior private drive.

o The minimum landscape coverage for building front and exterior side setbacks shall be 100%.

- o The minimum landscape coverage for parcels 8, 11-13 shall be 10%.
- o The minimum landscape coverage for parcels 1-7, 9, 10 shall be 15%.
- o To soften building elevations, a 7 foot wide landscape area shall be provided adjacent to side building elevations and a 10 foot wide landscape area shall be provided adjacent to front elevations except where not required at the discretion of the planning department.
- o All parking visible from any public street must be shielded by bermed mounding planted with trees, shrubs and ground cover per the Master Streetscape Plan.
- o A maximum of 10 spaces shall be permitted between finger type planters within parking areas. The planter areas shall have a minimum width of five feet. Alternatively, a minimum of 5.0 percent of the parking area shall be landscaped and distributed throughout the parking area.
- o All landscaped areas are to be delineated with minimum 6-inch concrete curbs.
- o A minimum 10 foot planter in front of screen walls at Buildings 7, 10 and 11.

7. Loading Area Requirements

- o Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street.
- o Loading areas shall not encroach into building setbacks.
- o All loading areas shall be screened from adjacent parcels, Archibald Avenue and Jurupa Street by a combination of screenwalls, ornamental landscaping, and/or portions of the building except where not required at the discretion of the planning department.
- o All loading areas shall be screened from all public streets except where not required at the discretion of the planning department.
- o Buildings should be designed with loading areas primarily located to the side and rear of the building except where not required at the discretion of the planning department.
- o Where loading doors face a public street roll-up doors and openings in the screen wall shall be positioned such that the doors are not visible from the street.
- o All loading areas fronting a public street shall be screened by a combination of screen walls, ornamental landscaping, and/or portions of the building such that the loading areas are not visible from those public streets.
- o Loading areas and doors not fronting a public street shall be screened from the view of the public street by concrete wing walls.

- o Loading doors fronting on a public street shall not be closer than 70 feet from the property line.
- o All screenwalls and wing walls shall be a maximum of 12 feet in height.
- o A sight-line analysis shall be required with all development applications, and shall show that all roll-up doors are screened from view of adjoining parcels and public streets (See Figure IV-D-3).

8. Outdoor Storage Requirements

- o No outdoor storage shall be permitted unless adequately screened by an opaque material approved by the City of Ontario.
- o All storage areas fronting on a public street shall be screened by a concrete screen wall and ornamental landscaping.
- o The location of outdoor storage areas shall be shown on the development site plan, and shall be subject to approval by the City of Ontario Development Advisory Board.

9. Exterior Building Materials Requirements

- o All building improvements, with the exception of trim and minor architectural features, shall be constructed of masonry, concrete, glass, or other material approved by City of Ontario.
- o All exterior walls shall be painted or suitably treated.

10. Roofing and Rooftop Equipment Requirements

- o Rooftop equipment shall not be visible from adjacent streets, or properties. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, or opaque screening shall be provided, as approved by the City of Ontario to conceal all rooftop equipment.

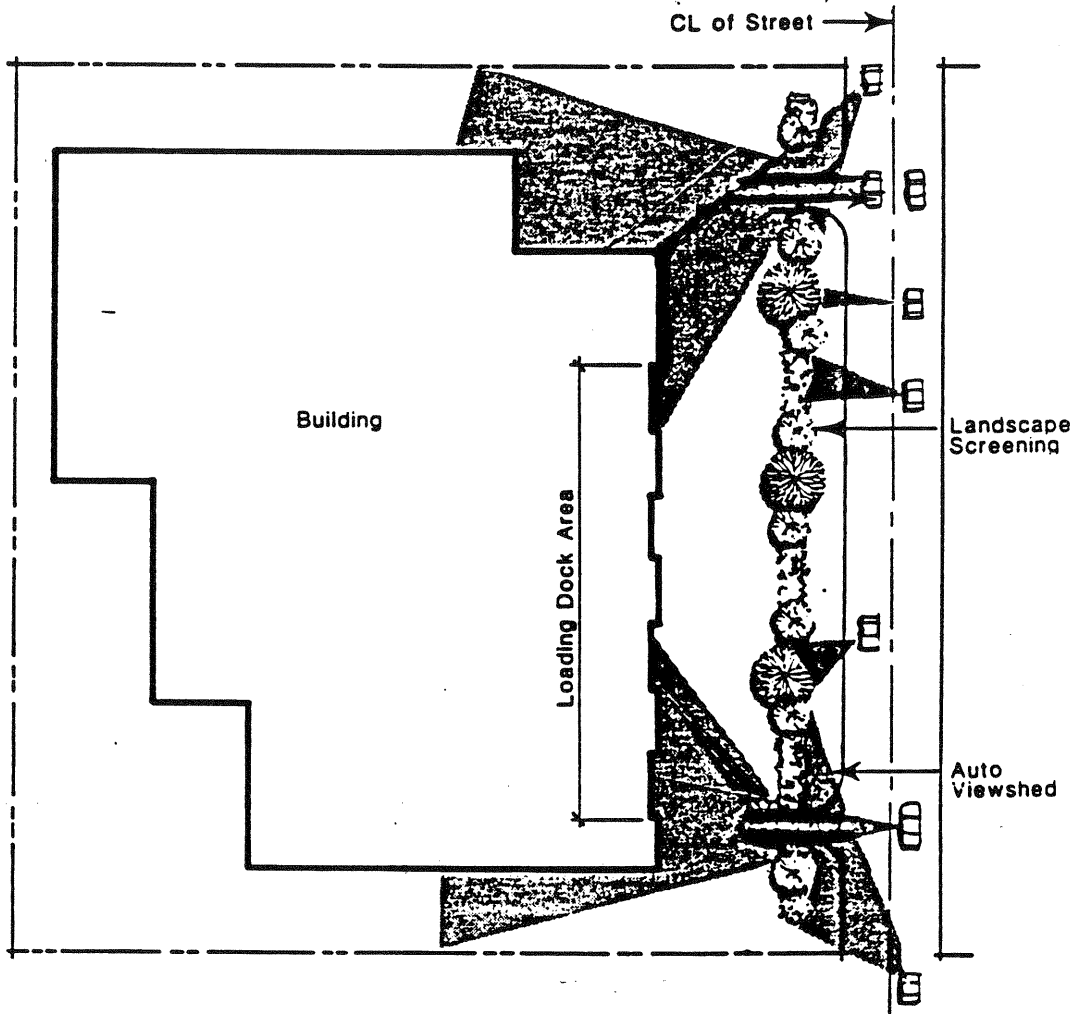
- o Roof screens shall be sheathed in a matching or complimentary material and color to the exterior building material and color. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening is not permitted.
- o Unless roofing materials are a part of the design element (shingles, tiles, etc.), the ridge line elevation shall not exceed the parapet elevation.

11. Signage Requirements

- o All signs shall be subject to the provisions of a Master Signage plan, and will require the approval of the City of Ontario.

(Refer to Signage and Graphics Criteria for further information). (Section VI-A)

SIGHT LINE ANALYSIS



E. SOUND ATTENUATION CRITERIA

The project's location, adjacent to the Ontario Airport and the Union Pacific Railroad, requires the implementation of sound accentuation measures for interior spaces. Maximum interior sound level criteria have been established for each land use. Table 4 illustrates the maximum permitted interior noise levels (measured in LEQ) for non-residential construction. At the time of site plan review the City may require on-site monitoring to determine the existing noise levels and appropriate mitigation measures needed for project approval.

**TABLE IV-E-1
MAXIMUM INTERIOR NOISE LEVELS,
NON-RESIDENTIAL CONSTRUCTION**

Noise levels during the hours from 7 a.m. to 7 p.m. which shall not be exceeded for the interior industrial/ office/ commercial portions of the project are as follows:

Use	Sound Level, LEQ ₁₂
Private Offices	40-50 dBA
General Offices, Reception, Typing, Clerical	45-55
Banks, Retail Stores	50-55
Other Uses and Areas for Manufacturing, Assembly Testing, etc.	55-65

(Where LEQ₁₂ is the Energy Equivalent Sound Level during the hours 7 a.m. to 7 p.m.)

F. AIRPORT LAND USE COMMISSION CONDITIONS

See Appendix C for full comments.