



CHAPTER 5 DEVELOPMENT STANDARDS

MME 11/85

CHAPTER 5 - DEVELOPMENT STANDARDS

The following regulations and criteria establish the permitted uses and minimum development standards for the land uses proposed in MIP. These regulations shall govern all property within the project boundaries. All plans for development within MIP shall be subject to the review and approval of the Milliken Industrial Park Design Review Board, and all applicable City of Ontario reviews and approvals.

A. Permitted Uses

1. Garden Industrial

Distribution/storage/warehousing
Light Manufacturing/assembly/testing/repair
Research/development/laboratories
Service industries including, but not limited to: public utilities, printing/lithography, auto/truck rental agencies
Auto/truck services, excluding body and repair shops, given special locational considerations and design criteria
Wholesale/retail sales of products manufactured or warehoused on-site
Interim agricultural production

Such additional uses that are considered appropriate and consistent with the intent and objectives of this Specific Plan as approved by Milliken Industrial Park and the City of Ontario Planning Commission.

2. Commercial

Administrative/professional/general business offices
Commercial services such as printing/lithography, auto/truck rental agencies/medical offices
Restaurant (seating not in excess of 100 persons inside only)
Interim agricultural production

Additional uses that are considered appropriate and consistent with the objectives of this Specific Plan as approved by Milliken Industrial Park and the City of Ontario Planning Commission.

B. Lot Dimensions

Garden Industrial

Commercial

Lot Area: 1.2 acres net minimum

Lot Area: See note below

Lot Width: 175 feet minimum

Lot Width: N/A

Lot Depth: 175 feet minimum

Lot Depth: N/A

Driveway Width: 26 feet minimum

Driveway Width: 26 feet minimum

Lot Coverage: 44.6% maximum per
net acre

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net acre

Note: There is no minimum lot size requirement for commercial development. The City of Ontario Development Advisory Board shall determine whether proposed lots meet the total space requirements of the proposed development, including setbacks, parking, and access. Thus, an application for subdivision within areas designated as Commercial must be accompanied by a site plan application.

C. Building Heights/Separations

All building heights shall be figured from the finished floor grade to the maximum vertical appendage above that part.

Garden Industrial

Commercial

Building Height: Two stories or 35 feet maximum.

Building Height: Three stories or 35 feet maximum.

Building Separation for Buildings on the Same Lot:

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- 1) Between two single story buildings: 15 feet minimum.
- 2) Between a single story and a two story building: 25 feet minimum.
- 3) Between two two story buildings: 25 feet minimum.

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- 2) Between a single story building and a two story building: 25 feet minimum.
- 3) Between a single story building and a three story building, between a two story building and a three story building, and between two three story buildings: 35 feet minimum.

D. Setbacks

The following building and parking setbacks shall apply to all uses. Setbacks are measured from the property line.

	<u>Building</u>	<u>Parking</u>
From Streets: Milliken Avenue	35'	10'
Greystone Drive	46' *	21' *
Doubleday Avenue	46' *	21' *
Brentstone Street	35'	10'
Dupont Avenue	25'	10'
Stanford Avenue	25'	10'
From interior side and rear property line	0'	5'
From utility easement right-of-way	10'	10'

*Includes 11.00 feet within public utility easement.

Location of Parking:

Parking and associated driveways may be located in required yards subject to provision of landscape in accordance with the following paragraph.

Landscaping of Required Yards:

The full depth of setbacks for parking shall be landscaped and permanently maintained. Where there is no parking provided between the building and public street right-of-way, the full depth of setbacks for buildings shall be landscaped.

E. Parking Standards

All parking standards shall be per the requirements of the City of Ontario Zoning Ordinance as prescribed below. Commercial uses must have a minimum of six parking spaces.

1. Required Parking

Industrial Uses

Warehouses or other storage buildings.

1 space for each 500 square feet of gross floor area up to 20,000 square feet; plus 1 space for each 1,000 square feet of gross floor area over 20,000 square feet.

Automated warehouses, automated distribution facilities, cold storage warehouses.

1 space for each 1,000 square feet of gross floor area, or one space for each employee on the maximum shift, whichever is less, but not less than 6 spaces. Any change in occupancy which results in a more intensive occupancy classification under the Building Code will require additional parking.

Manufacturing plants, assembly plants, and other industrial establishments.

1 space for each 500 square feet of gross floor area, excluding floor area used exclusively for truck loading, or 1 space for each employee on the maximum shift, whichever is greater, but not less than 6 spaces.

Mini-warehouses and enclosed commercial storage facilities.

1 space for each 10,000 square feet of storage area, plus 2 covered spaces for on-site caretaker's unit.

Special provisions.

For a use not specified in the schedule, the same number of off-street parking spaces shall be provided as are required by City ordinance.

Commercial Uses

Medical, dental, and related health care offices and clinics. 1 space for each 175 square feet of gross floor area.

Professional and administrative offices and business offices. 1 space for each 300 square feet of gross floor area.

Banks and financial institutions, and public and private utility offices. 1 space for each 180 square feet of gross floor area.

Restaurants and other eating and drinking establishments. 1 space for each two seats or for each two persons of occupant load, whichever is greater, plus 1 space for each employee on the maximum shift.

Special provisions.

For a use not specified in the schedule, the same number of off-street parking spaces shall be provided as are required by City ordinance.

2. Parking stall design shall conform to the minimum requirements of the City of Ontario Zoning Ordinance as follows:

Parking Space Dimensions

Standard Commercial Stall: 10 feet x 19 feet.

Standard Industrial Stall: 9 feet x 19 feet.

Compact Stall: 8½ feet x 17 feet. Twenty-five percent (25%) of the total number of required parking spaces may be provided for by compact car spaces. (Compact car ratios may be increased over the build-out time of the project if appropriate data is provided indicating that parking can be sufficiently accommodated through a higher percentage of compact car spaces, subject to the approval of the City Planner).

Handicapped Stalls: The City of Ontario Building Department shall be contacted regarding position, size and marking of handicapped stalls per the current standards of Title 24.



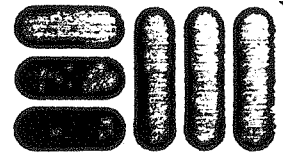
F. Landscape Standards

The purpose of these Landscape Standards is to establish a framework for the site development at Milliken Industrial Park and provide the basis for an overall unified treatment and a high degree of landscape quality throughout the Park. Included as a part of these standards is Planning Commission Resolution 2392, as found in the appendix, which states that a minimum of 20' of landscaping be provided on property fronting the freeway. This standard is met by a combination of 3 feet of landscaping in the public right-of-way on the south side of Brentstone Street, 9 feet of landscaping in the public right-of-way on the north side of Brentstone Street, and a minimum ten foot parking setback or 35 foot building setback.

Detailed landscape and irrigation plans, prepared by a registered Landscape Architect shall be submitted to the Milliken Industrial Park Design Review Committee for concept approval. The landscape and irrigation plans shall also be submitted to the City of Ontario Planning Department and Public Services Department for review and approval prior to issuance of a Building Permit.

- A. All government standards applicable to landscaping and irrigation shall be investigated prior to any preliminary design and incorporation into design schemes prior to plan submittal.
- B. Individual expression, as related to the landscape design of each individual site within Milliken Industrial Park is encouraged and shall be based, in addition to the parameters set forth on the Landscape Plan, on the following criteria:
 - 1. Landscape elements shall be of the "long-lived" variety. "Short-lived" materials can be utilized, but only as a supplement to "longer-lived" elements.
 - 2. Landscape elements within the front yard or visible from the public right-of-way shall be of similar character and compatible with suggested Plant Selection Guide.
 - 3. Simple palettes of materials in simple compositions are recommended to achieve an overall unified design treatment.
 - 4. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site and provide physical protection from sun and wind in paved areas. All trees will be planted in accordance with the City of Ontario's street tree and staking detail.
 - 5. Thorough soil preparation is essential to plant survival. Specifications shall indicate all soil treatment and preparation.





6. As water management is critical, conservation is a key design consideration for irrigation plans. Drip or subsurface systems with moisture sensing devices overriding controllers shall be considered wherever possible. These systems shall be coordinated with specific planting requirements.
7. Drought tolerant planting is encouraged for all selected planting.
8. Street trees are considered to be a part of the front yards. Four (4) trees per 100 linear feet of street frontage is the minimum amount required along the street. A minimum of one 24 inch box tree is to be planted for every four (4) fifteen gallon trees.
9. The front yard is considered to consist of the entire area between a public right-of-way and the face of any building.

Front yard landscaping shall consist of the following:

- a. **Parking lot treatments:** Where parking occurs between a street right-of-way line and the face of the building. This area is to be landscaped with street trees, shrubs, and ground cover treatments. Where appropriate, landscaping shall be designed to screen the parking area from the access street. In addition to street trees and shrubs, the screening must be accomplished by earth berming (natural in character).
 - b. **Building Setback Treatments:** Is the area where no parking occurs between the right-of-way line and the face of the building (see Site Section Plan). This area is to be landscaped with street trees, shrubs, and ground cover treatments.
10. The parking lots shall have one (1) landscape finger per ten (10) parking stalls. The maintenance of all parking lot landscaping is to be the responsibility of the individual property owner(s) or tenant(s).
 11. Side and rear yard trees shall be planted adjacent to all structures on-site where possible. Quantity to be equal to four (4) trees for each hundred (100) lineal feet of the combined length of rear and both side wall dimensions. Minimum tree size shall be fifteen (15) gallons. One (1) 24" box tree per four (4) fifteen gallon trees planted shall also be required.





12. Property Lines Landscaping
 - a. Contiguous (Shared) Property line - The equivalent of four (4) trees per each hundred (100) lineal feet of property line. A minimum size container size of fifteen (15) gallon will be required. One (1) 24" box tree per four (4) fifteen gallon trees is also required.
 - b. Non-Contiguous (Non-shared) Property Line - The equivalent of two (2) trees per each thirty (30) lineal feet of property line. A minimum size of fifteen (15) gallons will be required. One (1) 24" box tree per four (4) fifteen gallon trees is also required.
13. Shrubs and ground cover will also be required planting in both the above situations. (No. 13) The minimum shrub size is to be five (5) gallon except for typical one gallon plant materials, Agapanthus, etc. All other plant material shall be minimum five (5) gallon size and shall make up no less than 40% of the total shrub count. Five gallon material will be spaced no further than 60" on center.
14. All landscaping in this development shall be maintained in a neat and orderly fashion. Periodic inspections will be made by the Milliken Design Review Committee, and reports submitted with regard to the condition of maintenance. If suggestions of improvement are made and which are in the realm of the maintenance standards, the work shall be corrected within thirty (30) days of receipt of the report. The following are minimum maintenance standards:
 - a. All planting areas are to be kept free of weeds and debris.
 - b. Each development site shall incorporate no more than five of the shrub species in the common maintenance area. Two ground covers should be used at each development site.
 - c. Lawn and ground cover are to be kept trimmed and/or mowed regularly.
 - d. All plantings are to be kept in a healthy and growing condition. Fertilizations, cultivation and tree pruning are to be carried out as part of regular maintenance.
 - e. Irrigation systems are to be kept in working condition. Adjustment and cleaning of systems should be a part of regular maintenance.
 - f. Stakes, guys and ties on trees should be checked regularly for correct function: ties to be adjusted to avoid creating abrasions or girdling to the stems.





g. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.

16. The suggested Plant Lists are to serve as a supplement to the Master Landscape Plan. It is the intent of these lists to provide a further basis for over-all site continuity.

The plant list for tree species has been developed and is indicated on the Landscape Master Plan (Exhibit # 14). The following are varieties of shrubs, ground covers and turf grass suggestions for the Milliken Industrial Park development.

SHRUBS	A	M	B	G	D/M	d
C Abelia grandiflora 'Edward Goucher'..	X	X		X		
C Agapanthus africanus 'Peter Pan'.....	X	X				
Arbutus unedo.....						
Bougainvillea spectabilis						
Calliandra tweedii				X		
Carissa grandiflora.....						
Euonymus japonica						
C Grevillea noellii.....		X	X			
C Hemerocallis hybrids.....			X	X	X	X
Juniperus species.....						
Lagerstroemia 'petite'						
C Lantana montevidensis						
Ligustrum texanum					X	
Liriope muscari						
Mahonia species						
C Nandina species						
Nerium oleander 'petite'				X		
C Pittosporum species	X				X	
Plumbago capensis.....		X				
C Raphiolepis indica						X
Viburnum tinus.....						
Xylosma congestum 'compacta'						
GROUND COVERS						
Bacharis pilularis 'twin peaks'						
C Gazania rigens leuc. 'mitsui yellow'.	X	X	X	X	X	X
Delosperma alba.....			X			
Drosanthemum floribundum 'rosea'						X
C Hypericum calycinum				X	X	
Lonicera japonica halliana		X				
C Trachelospermum asiaticum						





- A = ACCENT/ENTRY TREATMENTS
- M = MILLIKEN AVENUE TREATMENT
- B = BRENTSTONE STREET TREATMENT
- G = GREYSTONE DRIVE TREATMENT
- D/M = DUPONT AND STANFORD AVENUE TREATMENT
- d = DOUBLEDAY AVENUE TREATMENT
- C = SUGGESTED FOR COMMON MAINTENANCE AREAS

TURF GRASS

The turfgrass selection for all site developments will be 'Turf type' Tall Fescue or approved equal. The turf can be installed as sod or as seed using the hydroseed method.

The plant list above with a 'C' preceding the plant name represents a suggested list for all common maintenance areas. For privately maintained areas, extended plant palettes are encouraged but designers shall keep in mind that both simplicity and unity are major design criteria for overall site development.





Site Sections Plan Description

The Site Sections Plan (Exhibit # 15) shows a variety of building setbacks and landscaping conditions. Special attention shall be paid to minimizing light and glare from on-site uses that might impact adjacent land use and roadways. The landscape treatment indicated is conceptual in nature and specific landscape plans shall be required and reviewed to assure consistency within the Milliken Industrial Park.

Section A: This section depicts a typical treatment for an interior street, indicating the 32 foot minimum parking setback and the typical 46 foot building setback from the right of way line.

Section B: This section shows a typical entry treatment for the Milliken Industrial Park, with the use of masonry walls, berming and large canopy specimen trees to accentuate the entry.

Section C: This section isolates an example of a building setback with parking in front of the building. The typical 21 foot parking setback is indicated with a 45 foot single isle of parking behind and an optional 10 foot building setback from the parking lot.

Section D: This section indicates a similar situation as section C but with no parking in front of the building. In this case the 46 foot setback from the right-of-way line is indicated and is completely landscaped.

Section E: This Site Section cuts through the entire development to give an overall impression of site character. It indicates a variety of examples including the orientation of the 60 Freeway and associated on-ramp, the 3 foot planting strip next to the freeway, the 44 foot landscaping next to the frontage road and the typical 10 foot planting buffer between building developments at the interior property line. Also indicated is a 10 foot building setback at the north property line.



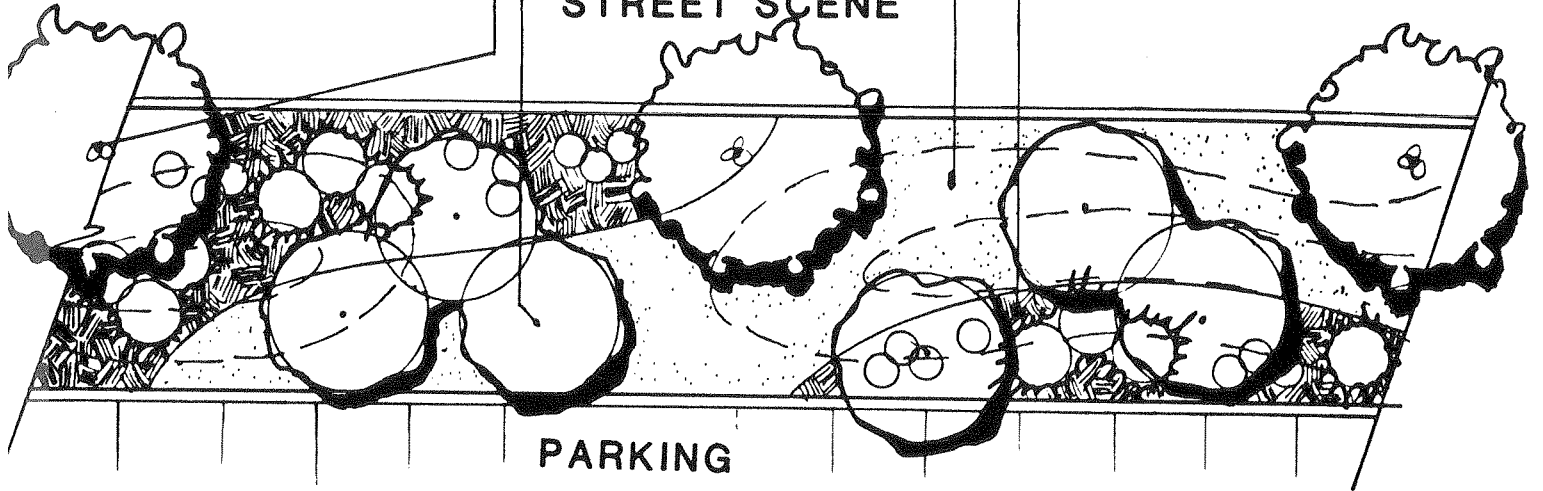
TYPICAL PLANTINGS

STREET TREES

SHRUB PLANTINGS

SECONDARY TREES

TURF 50% MAX.
STREET SCENE



PARKWAY PLANTINGS

STREET TREES

SHRUB PLANTINGS

SECONDARY TREES

TURF 50% MAX.
STREETSCENE

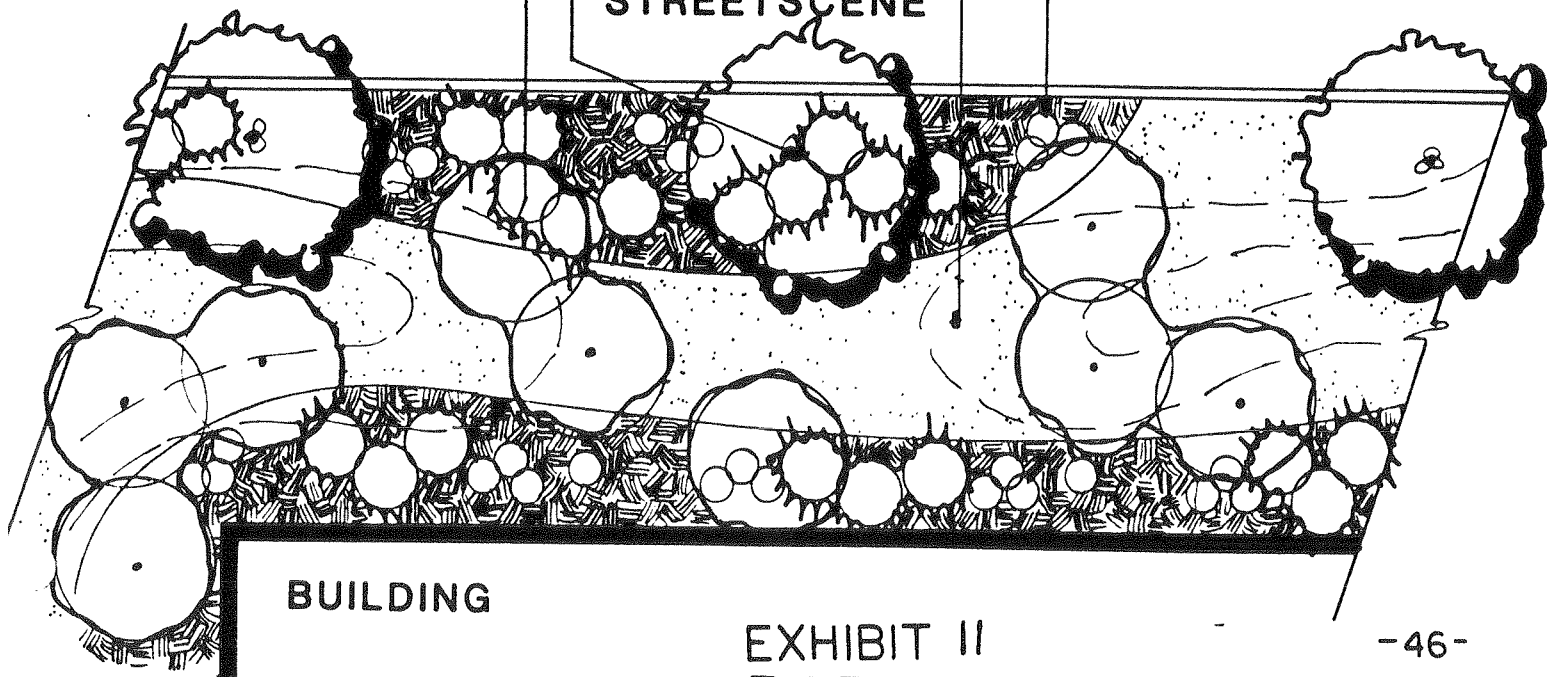
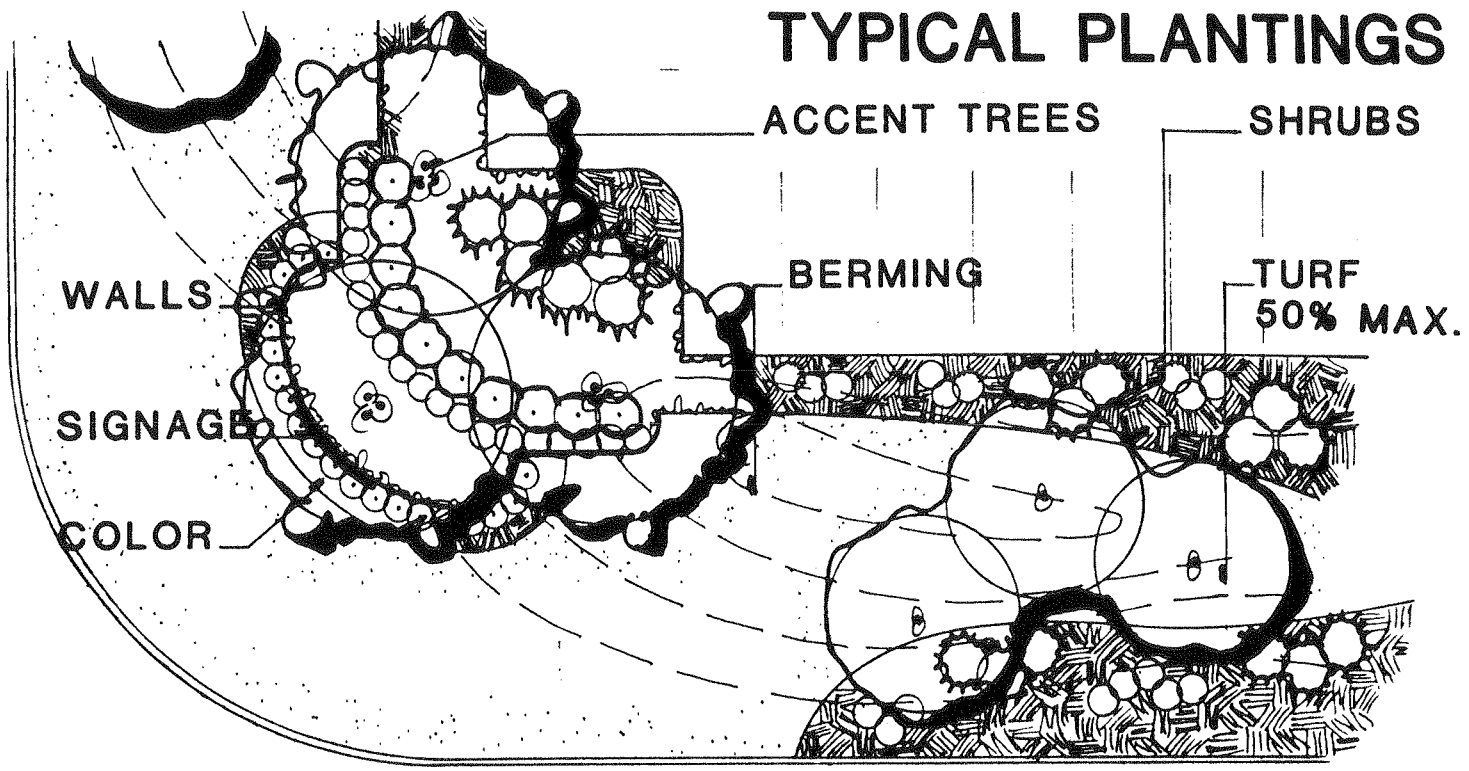
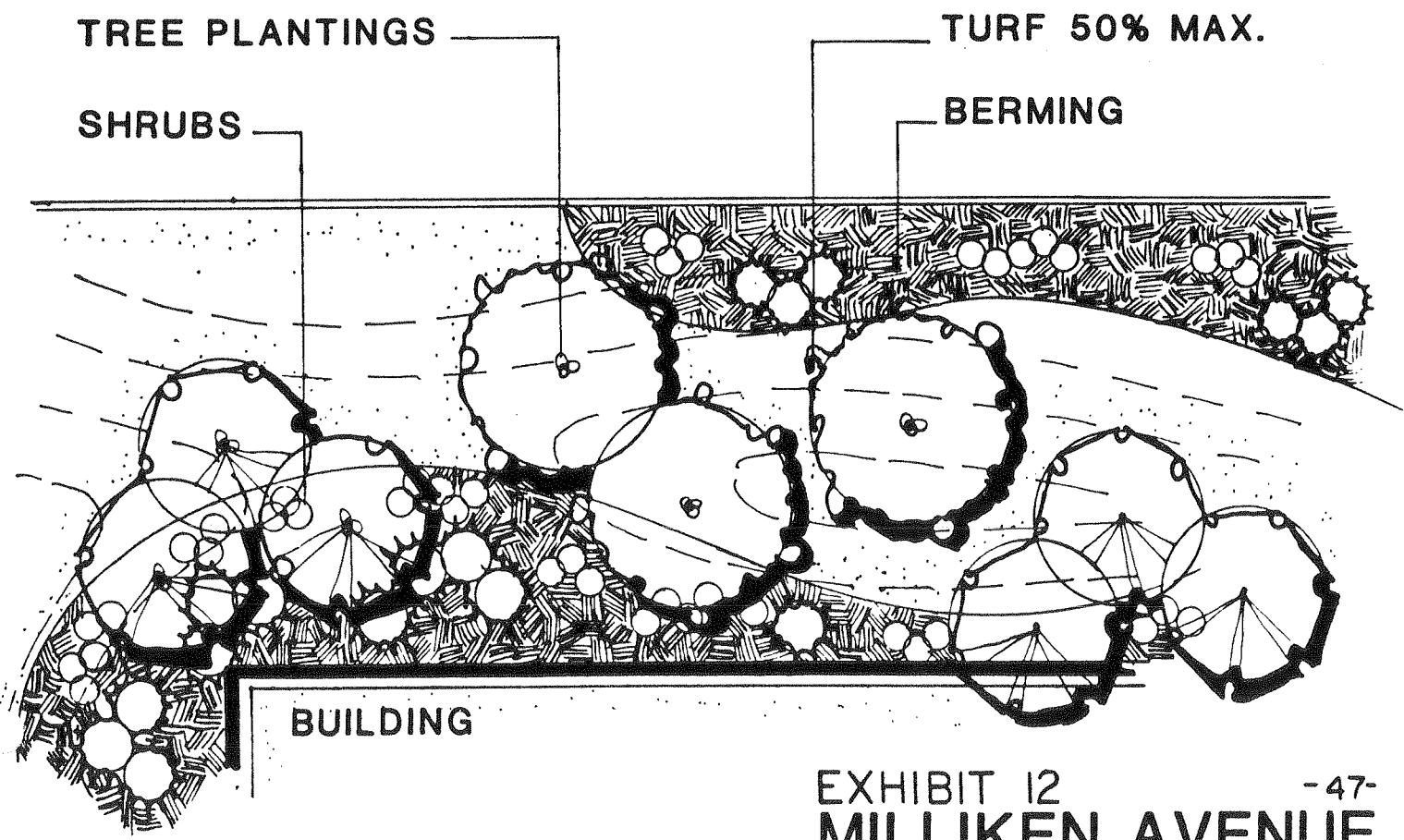


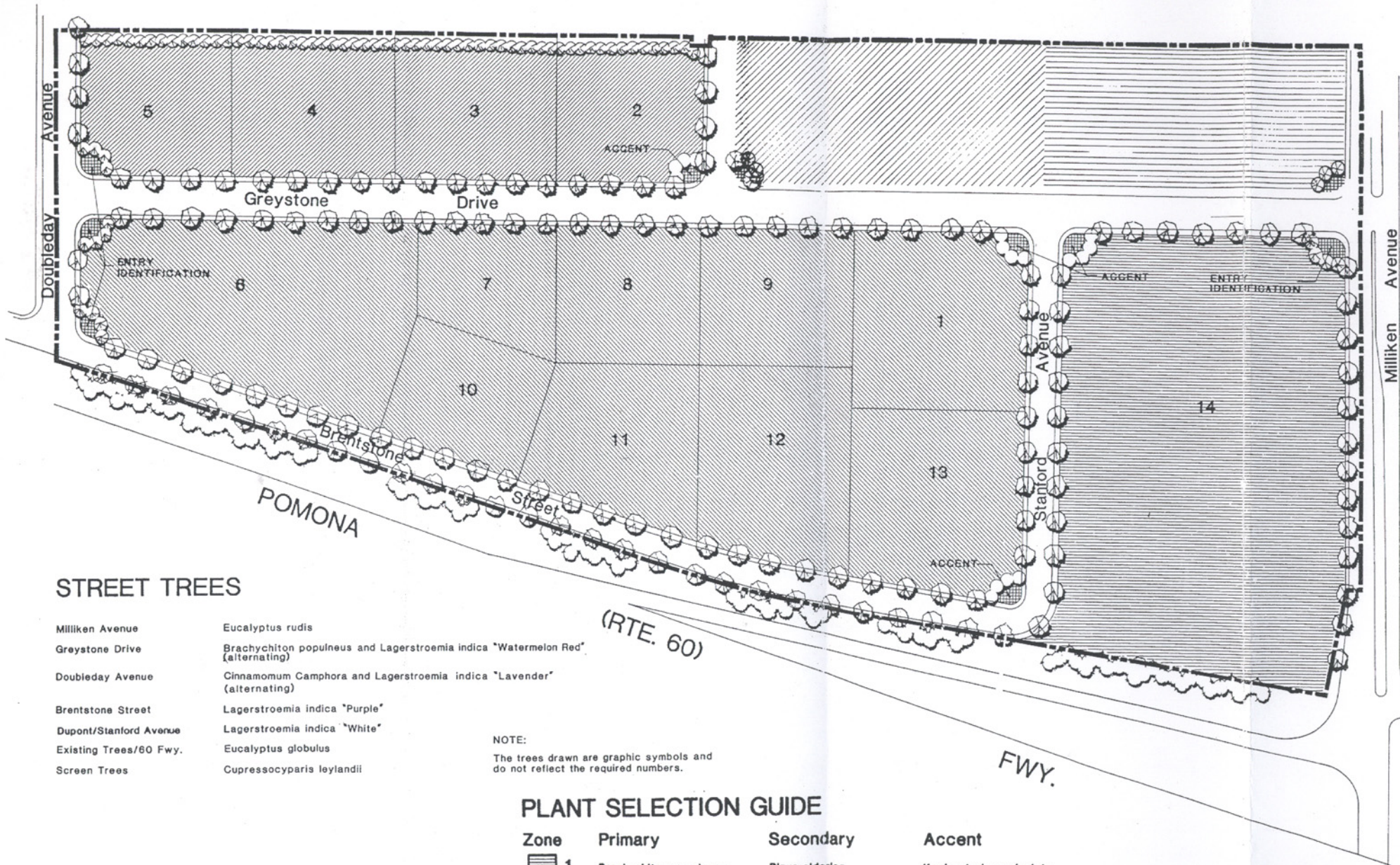
EXHIBIT II
PARKWAY PLANTINGS

TYPICAL PLANTINGS



ENTRY/ACCENT TREATMENT





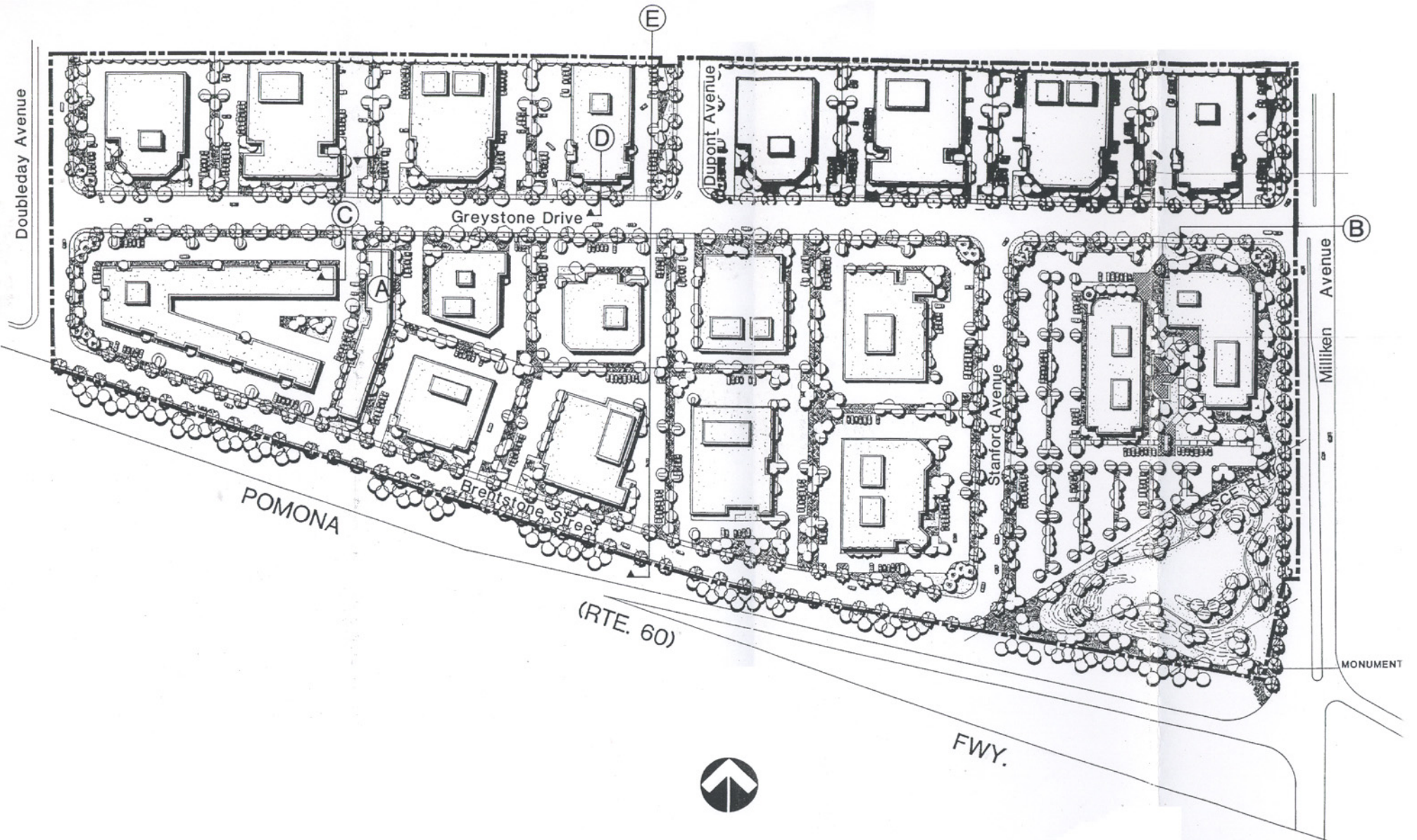
STREET TREES

Milliken Avenue	<i>Eucalyptus rudis</i>
Greystone Drive	<i>Brachychiton populneus</i> and <i>Lagerstroemia indica</i> "Watermelon Red" (alternating)
Doubleday Avenue	<i>Cinnamomum Camphora</i> and <i>Lagerstroemia indica</i> "Lavender" (alternating)
Brentstone Street	<i>Lagerstroemia indica</i> "Purple"
Dupont/Stanford Avenue	<i>Lagerstroemia indica</i> "White"
Existing Trees/60 Fwy.	<i>Eucalyptus globulus</i>
Screen Trees	<i>Cupressocyparis leylandii</i>

NOTE:
The trees drawn are graphic symbols and do not reflect the required numbers.

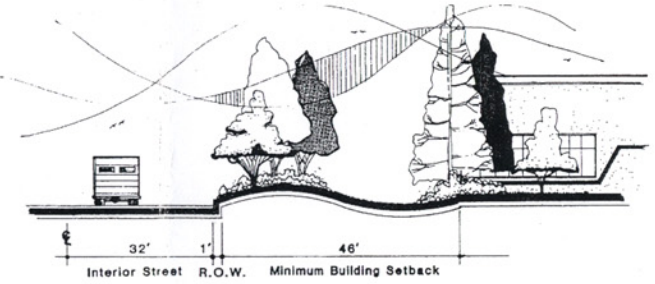
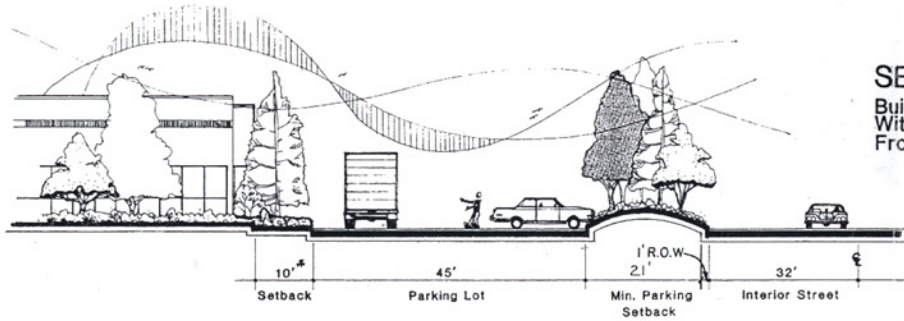
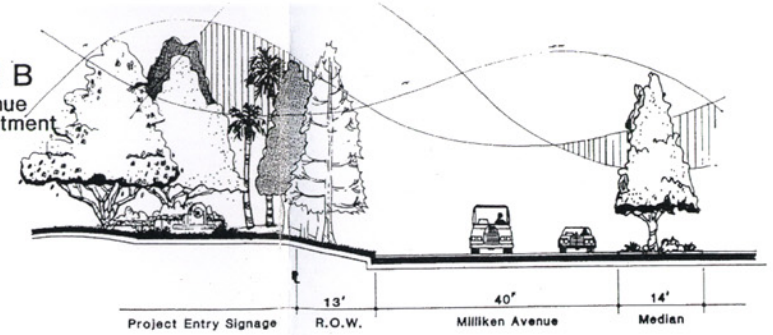
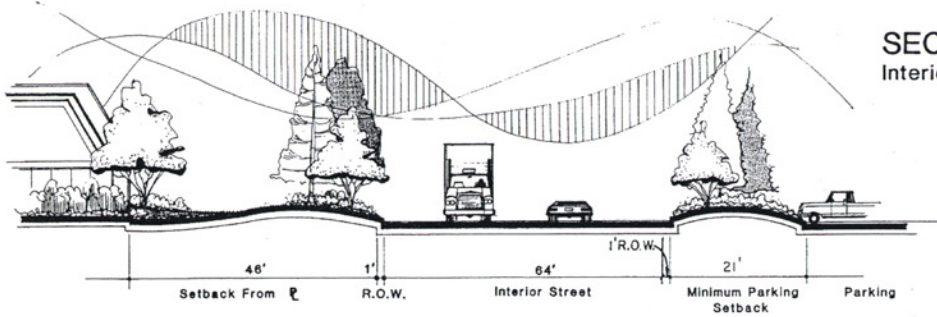
PLANT SELECTION GUIDE

Zone	Primary	Secondary	Accent
1	<i>Brachychiton populneus</i>	<i>Pinus elliottii</i>	<i>Koeleruteria paniculata</i>
2	<i>Alnus rhombifolia</i>	<i>Liquidambar styraciflua</i>	<i>Chorisia speciosa</i>
3	<i>Ulmus parvifolia</i>	<i>Eucalyptus rudis</i>	<i>Schinus terebinthifolius</i>



site sections
 detail key plan

EXHIBIT 14



*OPTIONAL

SITE SECTION E

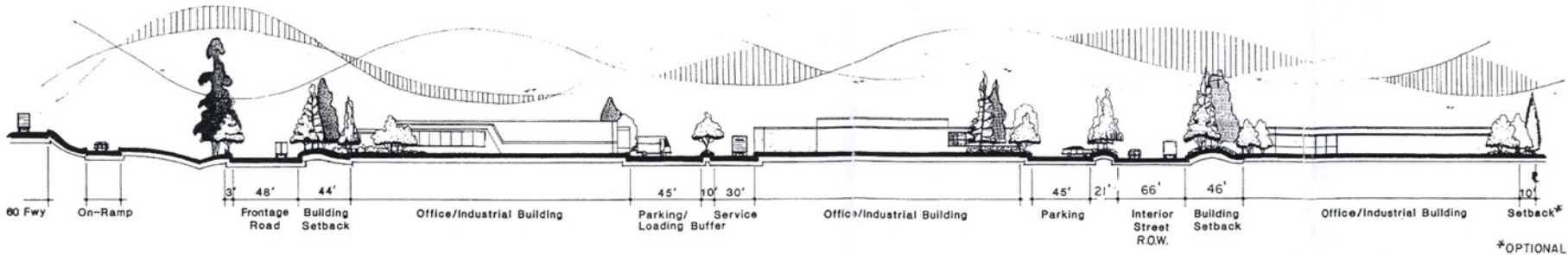


EXHIBIT 15
site sections

G. Loading Areas and Screening

1. Loading Areas

The design and provision of loading spaces shall conform to the standards of the City of Ontario Zoning Ordinances and the following:

Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street.

Loading areas shall not encroach into required building front yard set-backs and drive aisles.

Loading doors fronting a public street shall not be closer than 70 feet from the property line along said street.

2. Screening

All loading areas shall be screened from view from any street through berming, landscaping, and construction of a solid masonry wall, a minimum of 8 feet high.

All outdoor storage areas if approved by MIP shall be entirely screened from off-site view by an 8 foot high solid masonry wall and shall not exceed ten (10%) percent of total building area.

No storage locations shall be permitted in required front or side yards.

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Trash enclosure screening shall consist of a solid masonry wall a minimum 6 feet high and include solid wood or metal gates.

All trash bin locations will be determined within each building's site plan review process.

Any roof mounted equipment shall be screened from view from any public street. All screening shall extend 2'0" vertically above any equipment but shall not exceed 5'0" in height above the roof surface. Roof screens shall be constructed of materials architecturally compatible with the building design. Whenever possible, the building parapet should be utilized to screen equipment.

H. Signs

The purpose of the sign guidelines is to provide the means for identification of buildings and businesses by codifying and controlling the design, location and maintenance of all signs within the Milliken Industrial Park.

The intent of the guidelines is to establish specific standards for all exterior signing that will ensure continuity, consistency, and harmony with the master planned architectural quality of the Milliken Industrial Park. Both permanent and temporary signing is addressed from an off-site as well as an on-site perspective.

1. Approvals

Individual signage must have the approval of both the MIP and the Planning and Building Departments of the City of Ontario. Tenants eligible for exterior signing shall be determined by the Milliken Industrial Park. Prior to obtaining approval from the City of Ontario, sign applicants must first obtain the approval of Milliken Industrial Park by submitting the following:

- a. For Preliminary Approval submit the following in triplicate to the Milliken Industrial Park.
 - 1) Complete building elevations showing the proposed sign location and size with dimensions.
 - 2) Notations as to the proposed materials, finishes and colors.
- b. For Final Approval submit shop drawings containing the following in triplicate to the Milliken Industrial Park.
 - 1) Complete building elevations showing the proposed sign location and size by dimension.
 - 2) Details, materials, finishes and colors.
 - 3) Proposed method of attachment to building and waterproofing at building penetrations.
 - 4) Electrical power requirements.
- c. For City Approval submit shop drawings as approved by the Milliken Industrial Park first to the City of Ontario Planning Department, then to the Building Department.

2. Uncertainty of Sign Standards

If a situation arises that is not covered by these sign standards or there is ambiguity of these standards, the sign applicant shall be referred to both the Milliken Industrial Park and City of Ontario Planning Department for determination and clarification. The Design Committee and Planning Department shall then authorize signing which best fulfills the intent of the Planned Sign Guidelines, and/or the City ordinance requirements.

3. Compliance Required

No person shall erect, reerect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the Milliken Industrial Park and the City of Ontario. Nonconforming or unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

4. Maintenance

All signs shall be maintained in a neat and orderly fashion. Periodic inspections shall be made by the Milliken Industrial Park. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).

5. Supplemental Exhibits

The General Sign Standards (Exhibit 16, Page 56) provides a pictorial illustration of sign types A, B, and C. Exhibit 16 also indicates permitted locations of the major sign elements anticipated. Each proposed sign will be evaluated individually.

6. General Sign Standards

- a. Ground signs are grouped into three types. The size, location and design of each shall not exceed the specified maximum limitations for each group. The Milliken Industrial Park shall determine and approve the specific limitations of each individual sign.

- b. Signs and logos visible from the exterior of any building may be internally illuminated, but no signs or any contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

7. Ground Sign Types

a. Sign Type A

Project Identification Sign

This sign type is 45 feet tall freeway oriented sign with a maximum face size of 20 feet long by 15 feet high and will be integrated into the landscape as much as possible. The sign is to be supported by dual steel supports painted with a compatible color. The exact materials and color have yet to be determined. Maximum of one such sign is permitted to be located at the southeast corner of the site. The type face is palatino italic. Each face is allowed five words maximum. See Exhibit 16 for conceptual style.

b. Sign Type B

Project Entry Sign

This sign type is a 7 feet long by 3 feet high and will be integrated into the landscape berms by a concrete base. The exact materials and color have yet to be determined. This sign may have two faces. One such sign is permitted to be located at both the northwest and southwest corners of the intersection of Greystone Drive and Milliken Avenue. The type face is palatino italic with helvetica light. (See Exhibit 16, Page 56 for letter style).

c. Sign Type C

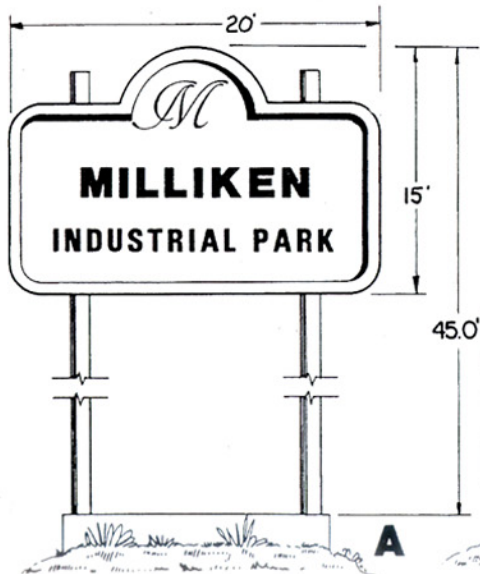
Building Identification Sign

This sign type shall be limited to identifying the building name and address accessible from the intersection of a private driveway and a public street. More than one building may be identified from one sign but only one sign is allowed per parcel. Each sign shall not exceed a maximum area of nine (9) square feet per face, double faced, and shall not exceed four (4) feet above grade in vertical height.

This sign type shall be set back a minimum of 30 feet from the street curb and shall not be closer than 20 feet from any driveway approach.

8. Other Signs

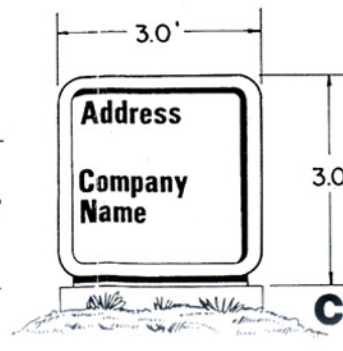
All other signs including wall signs and temporary signs, shall conform to the requirements and specific standards of the City of Ontario sign ordinance and Milliken Industrial Park.



PROJECT IDENTIFICATION SIGN



PROJECT ENTRY SIGN



BUILDING IDENTIFICATION SIGN
(Vertical Format)



BUILDING IDENTIFICATION SIGN
(Horizontal Format)

General Sign Standards

EXHIBIT 16

I. Lighting

Parking areas shall have low profile lighting standards, insuring on-site safety without off-site distraction. Attempts to minimize the glare and reflection of any reflective glass buildings built in Milliken Industrial Park by the utilization of lower reflective glass types, building orientation or other means shall be considered with each such building. Lighting shall be designed so as to confine direct rays to the premises. Any reflective glass used in this development shall be designed so as to minimize any potential glare which might pose a problem to motorists.

Lighting plans, inclusive of lighting patterns, specifications, and details, shall be subject to the review and approval of the City of Ontario Police Department.

J. Architectural Guidelines

Development within MIP shall be as consistent and responsive as possible to the overall Conceptual Site Plan. Building forms and materials shall be controlled and coordinated individually as development occurs by the MIP Design Review Board. The contemporary uses of brick, stucco, glass, concrete, wood and metal trim used in efficient energy savings combinations is encouraged. On-site pedestrian walks are also encouraged but shall not exceed five feet in width.

All proposed buildings shall be subject to the review and approval of the Milliken Industrial Park Design Review Board and City of Ontario Development Advisory Board. Submittals for said review shall include but not be limited to elevations indicating exterior colors and materials, sample board of exterior colors and materials, and colored rendering.

K. Energy Conservation Guidelines

The purpose of these guidelines is to reduce energy consumption by a goal of ten (10) percent beyond Title 24 standards, as reviewed and determined by the building official. Towards achieving this goal the following items should be considered in the design of Milliken Industrial Park buildings. The following considerations shall be implemented as applicable if life cycle cost determine such measures to be energy and cost effective.

- a. Glazing techniques should permit winter interior light penetration at a minimum of 20 feet within buildings.
- b. For interior areas located 20 feet or more from window openings, building design should consider the possible use of skylights, light wells, atriums, interior courts or other similar architectural features.
- c. For interior lighting, utilize low wattage light fixtures, dimmer switches, zoned lighting banks, and time controlled lighting.
- d. Energy efficient equipment should be used such as the following: gas ranges and ovens with pilotless ignition, gas water heaters with pilotless ignition, space heating units with pilotless ignition, automatic thermostats coordinated with on/off timing systems, hot water heating unit and piping insulation.
- e. Coordinated program for reduction in comfort temperature settings to 68° F. in the winter and 78° F. in the summer.
- f. In landscape areas, utilization of drought resistant plant material along with efficient irrigation including additional soil amendments to increase water holding capacity of the soil, use of drip irrigation where possible for major tree planting areas and use of automatic irrigation systems coordinated with tensiometer controls on the irrigation system.
- g. Every attempt should be made to implement a rigorous insulation program exceeding, where feasible, the minimum insulation requirements.
- h. An annual energy audit should be performed in coordination with the utility companies.

L. Maintenance

There will be specific responsibilities assigned to either the City of Ontario, the Milliken Industrial Park properties ownership association, an individual property owner, or others. For a complete Milliken Industrial Park maintenance responsibility chart breakdown of specific responsibilities see below:

	<u>CITY OF</u> <u>ONTARIO</u>	<u>PROP.</u> <u>OWNER</u>	<u>PROPERTY</u> <u>OWNERS'</u> <u>ASSOCIATION</u>	<u>OTHER</u>
1. STREETS (Public Rights-of-Way)				
Street Paving and Striping	X			
Traffic Signals	X			
Traffic Control Signs	X			
Street Signs	X			
Street Lights	X			
Parkway Landscaping		X		
Bus Bench/Appurtant Structures				X ⁶
Median			X	
2. UTILITIES				
Major Water/Sewer Facilities (In Public Right-of-Way)	X ¹			
On-Site Water/Sewer Facilities		X		
Major Drainage Facilities (In Public Right-of-Way)	X ²			
On-Site Drainage Facilities		X		
Natural Gas				X ³
Electric				X ⁴
Telephone				X ⁵

	<u>CITY OF</u> <u>ONTARIO</u>	<u>PROP.</u> <u>OWNER</u>	<u>PROPERTY</u> <u>OWNERS'</u> <u>ASSOCIATION</u>	<u>OTHER</u>
3. PROJECT ENTRIES				
Landscaping/Hardscaping			X	
Project Entry Signs			X	
Lighting			X	
4. ON-SITE OPEN SPACE				
Landscaping/Hardscaping		X		
Pedestrian Walkways		X		
Benches/Appurtenant Structures		X		
Lighting		X		
5. PARKWAY LANDSCAPING ADJACENT TO POMONA FREEWAY			X	

NOTES:

1. The City of Ontario shall maintain on-site water/sewer facilities placed within dedicated easements.
2. The City of Ontario shall maintain on-site drainage facilities placed within dedicated easements.
3. The Southern California Gas Company has the responsibility of maintaining natural gas facilities.
4. The Southern California Edison Company has the responsibility of maintaining electrical facilities.
5. The General Telephone Company has the responsibility of maintaining the telephone facilities.
6. Omnitrans has the responsibility of maintaining the bus stop and appurtenant structures.