

1.0 INTRODUCTION

The Archibald Center Specific Plan is an industrially based multi-use center with industrial, warehouse showroom and support commercial uses. The center integrates a thematic design including site planning, landscaping and architecture. EXHIBIT 1 is an illustrative site plan, delineating the location of buildings, entrances, drives and landscaped areas.

1.1 PURPOSE

The purpose of the Archibald Center Specific Plan is to identify and describe the planning and design concepts, guidelines, development standards and infrastructure and utilities improvements needed to develop the Archibald Center as a multi-use, industrial and warehouse showroom park in Ontario, California. The Land Use Plan, Site Development Standards, and design guidelines provide the basic framework for the development of the Archibald Center. This plan fulfills the Specific Plan requirements of the City of Ontario Municipal Code and State Law.

1.2 PROJECT LOCATION

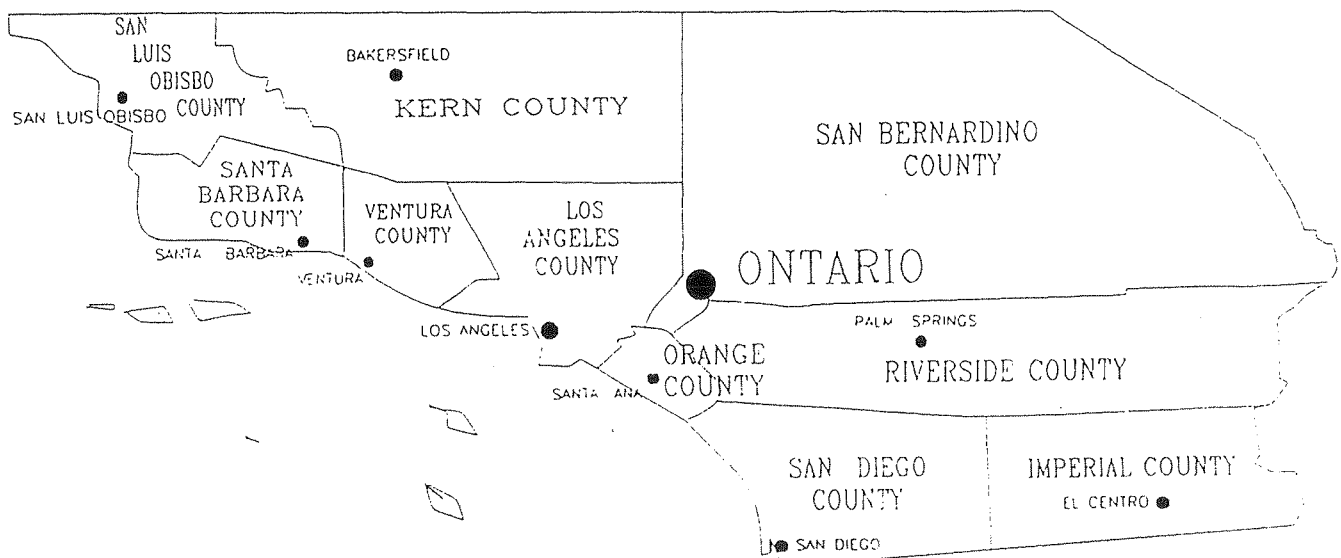
1.2.1 REGIONAL CONTEXT

Archibald Center is centrally located, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino and 30 miles from Orange County. Neighboring cities include Rancho Cucamonga, Upland, Fontana, Chino, and Montclair. Land uses in the region range from agricultural lands devoted to citrus/grape production and the raising of dairy cattle, to industrial and residential land uses. EXHIBIT 2 depicts the regional context of the site.

Archibald Center encompasses approximately 30 acres of land in Southern California, and is located in the southeast portion of San Bernardino County within the City of Ontario as depicted in EXHIBIT 3. This area is part of the Chino Basin, which is formed by the San Bernardino Mountains, the Jurupa Hills, and the Santa Ana Mountains, separated on the west from the Los Angeles Basin by the San Jose Hills.

REGIONAL CONTEXT

EXHIBIT 2



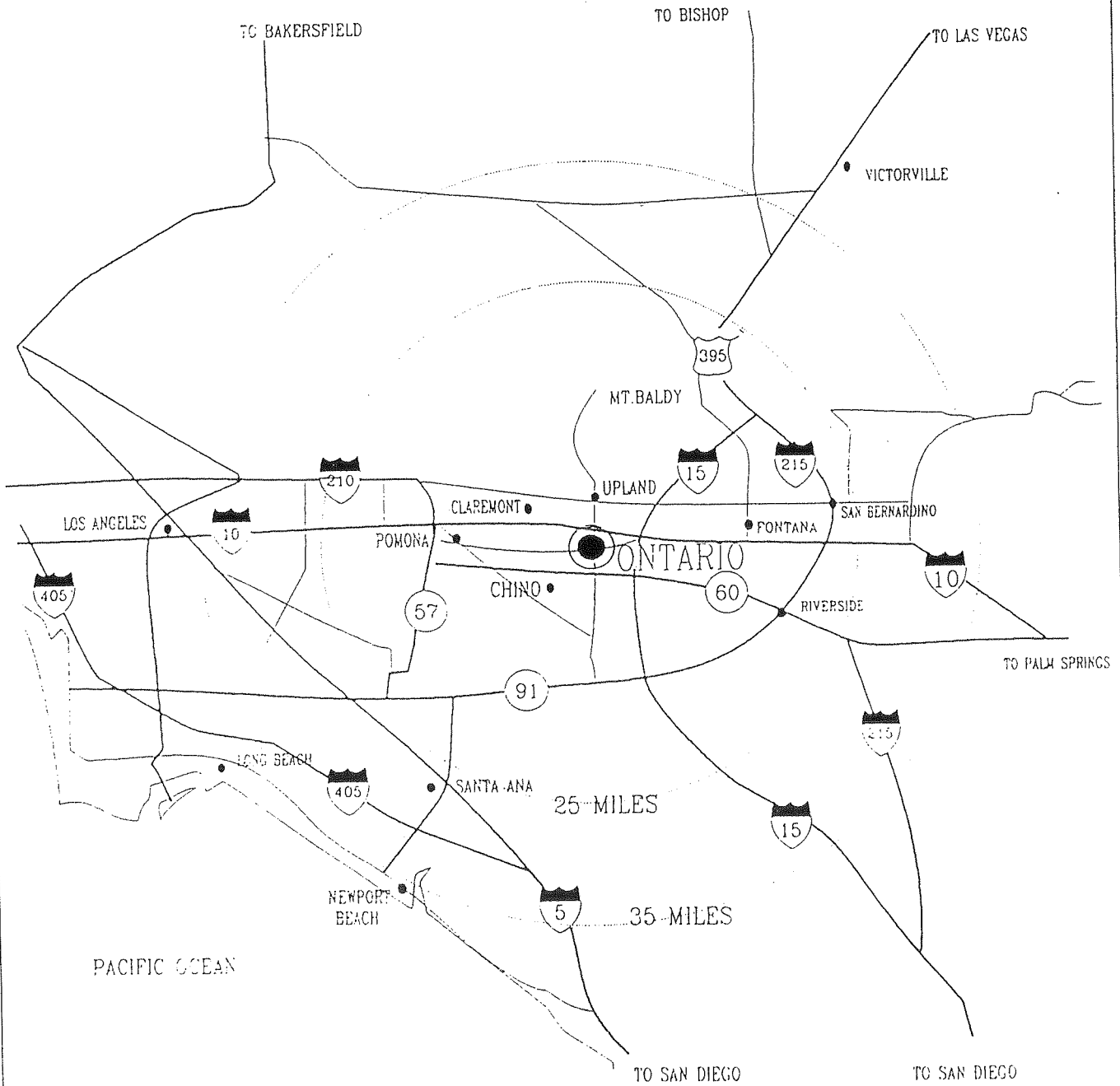
ARCHIBALD CENTER SPECIFIC PLAN

ONTARIO, CALIFORNIA



AREA CONTEXT

EXHIBIT 3



SCALE: 1" = 15 MILES



ARCHIBALD CENTER SPECIFIC PLAN

ONTARIO, CALIFORNIA



1.2.2 LOCAL CONTEXT

The Archibald Center Specific Plan is located in the eastern portion of the City of Ontario, south of the Ontario International Airport. The site is generally bounded by Philadelphia Street to the north, the Cucamonga Creek Channel to the west, the Pomona Freeway to the south, and Archibald Avenue to the east as depicted on EXHIBIT 4. The project site is depicted in EXHIBIT 5.

1.3 DESCRIPTION OF SPECIFIC PLAN COMPONENTS

The Archibald Center Specific Plan contains the comprehensive requirements, regulations, design guidelines and infrastructure improvements needed to effectively accommodate development of the site. The various components of the specific plan are as follows:

SECTION ONE - INTRODUCTION - Provides basic information identifying the purpose, site location, and authority for the project and its relation to other City of Ontario regulations and requirements.

SECTION TWO - SUMMARY OF EXISTING CONDITIONS - Identifies existing land uses, circulation patterns, physical conditions, and infrastructure as they relate to the project site.

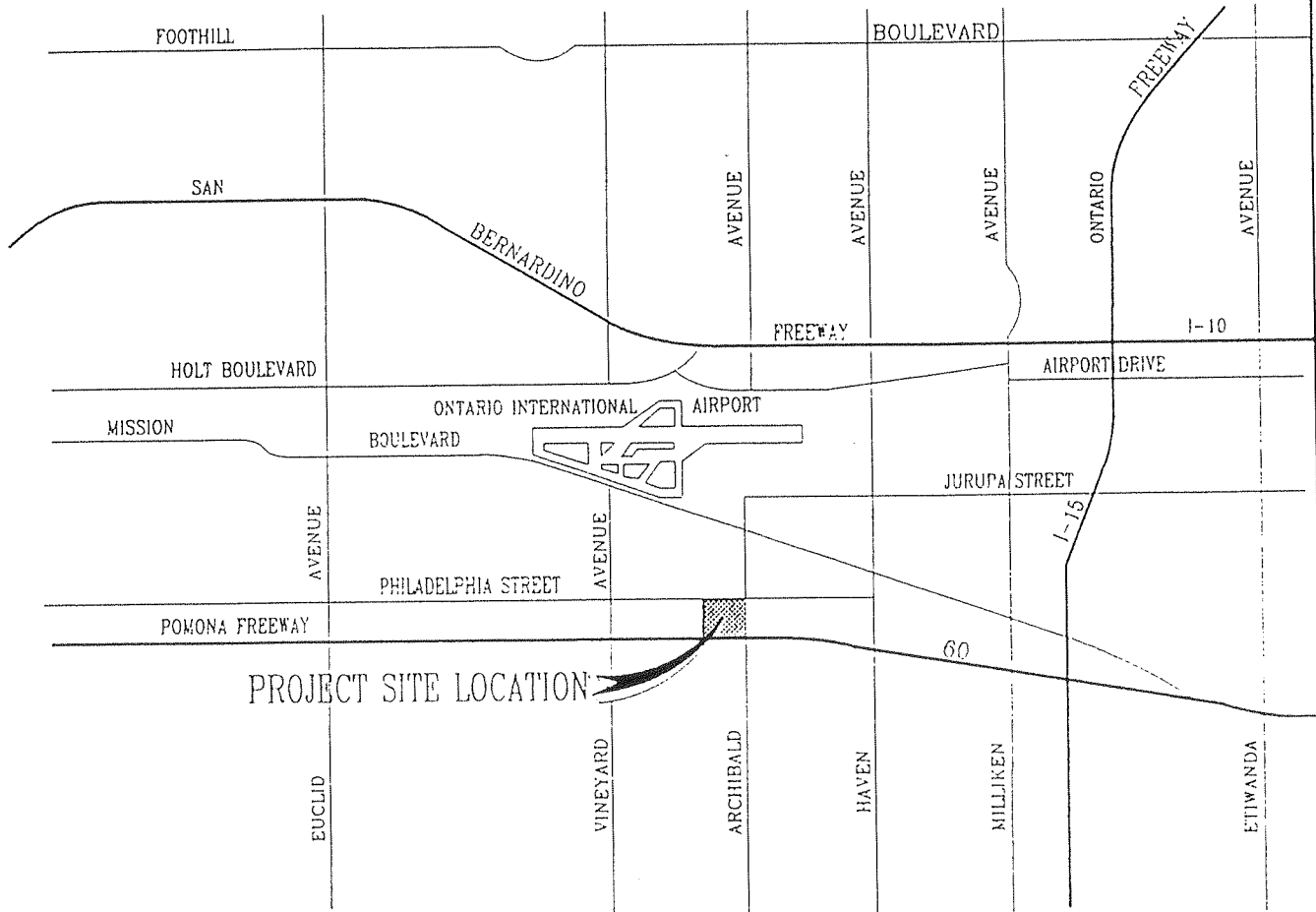
SECTION THREE - LAND USE PLAN AND DEVELOPMENT REGULATIONS - Establishes the specific plan goals and objectives, provides the land use plan which depicts the mix of uses and their arrangement on the site, identifies specific uses permitted in each land use category, and establishes site development standards and requirements.

SECTION FOUR - CONCEPT LANDSCAPE PLAN - Contains guidelines for project landscaping, including streetscapes, intersection treatments, internal landscaping, buffer edge treatments, and plant palette.

SECTION FIVE - ARCHITECTURAL DESIGN CONCEPT - Describes the overall architectural theme for the project and includes an illustrative conceptual site plan.

LOCAL CONTEXT

EXHIBIT 4



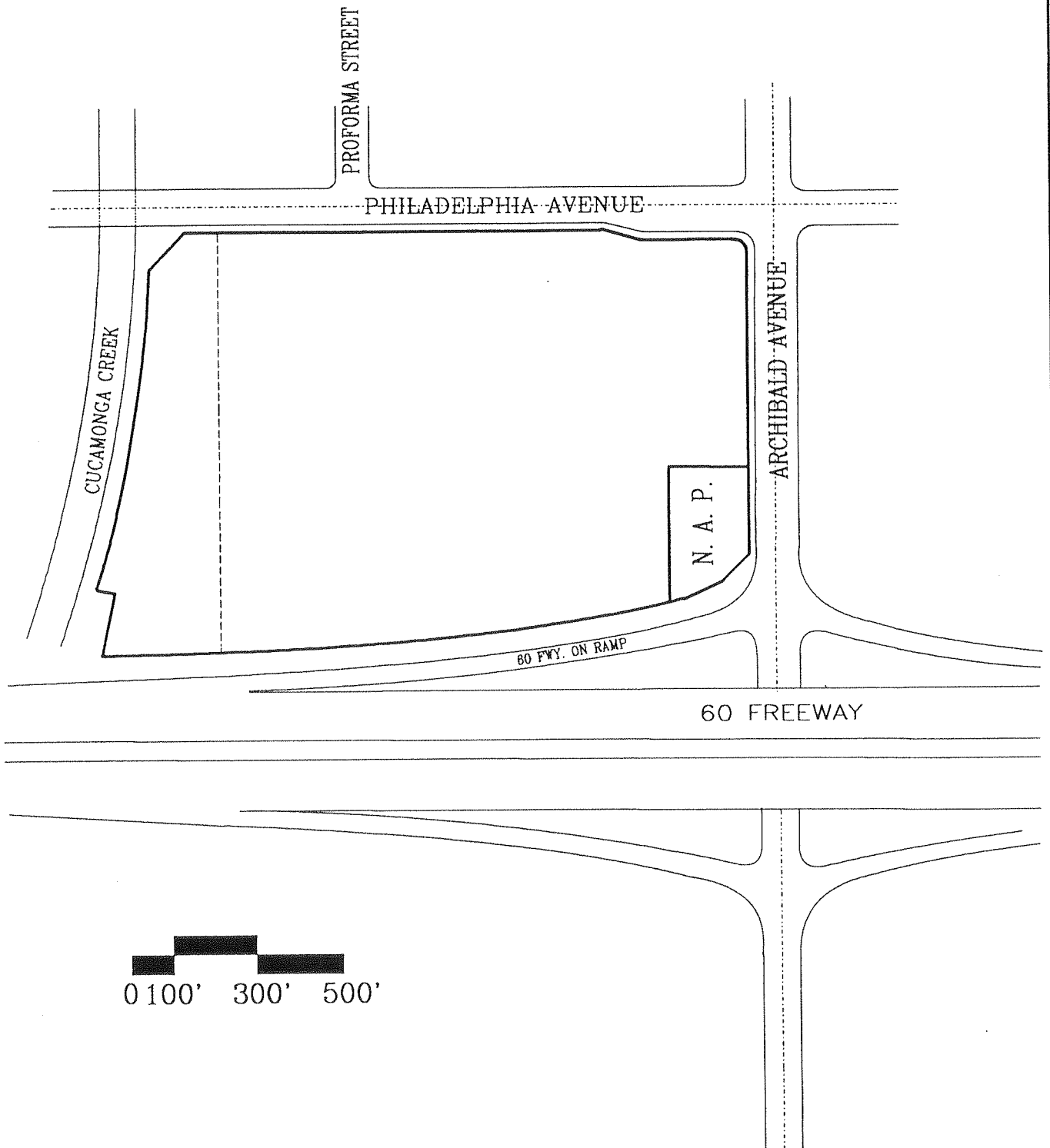
ARCHIBALD CENTER SPECIFIC PLAN

ONTARIO, CALIFORNIA



PROJECT SITE

EXHIBIT 5



ARCHIBALD CENTER SPECIFIC PLAN
ONTARIO, CALIFORNIA



SECTION SIX - CONCEPT GRADING PLAN - Identifies the general concept related to proposed grading for the site.

SECTION SEVEN - CIRCULATION PLAN - Identifies the street and pedestrian circulation improvements necessary to support the uses identified in the Land Use Plan.

SECTION EIGHT - INFRASTRUCTURE AND UTILITIES SYSTEMS - Identifies and describes the infrastructure and utilities improvements necessary to accommodate the project.

SECTION NINE - COMMUNITY FACILITIES - Describes fire protection, police protection, open space, and transit facilities in relation to the project.

SECTION TEN - DEVELOPMENT PHASING - Provides an estimate of the timing of construction and infrastructure improvements.

SECTION ELEVEN - ADMINISTRATION - Outlines the procedures for development review, minor adjustments and amendments to the specific plan, and appeals.

1.4

AUTHORITY

The Specific Plan for Archibald 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 and standards for development of the project site. Land use standards and regulations contained in this document shall govern the Specific Plan area. A legal description of the project boundaries is included in Appendix "A" of this report.

1.5

DEFINITIONS

Special words and terms used in this document are defined below. All other terms shall be defined per the Ontario Municipal Code. Terms not defined herein or in the Municipal Code shall have the meaning ascribed to them in Websters' 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. The applicant herein designated is SDC Development.
2. Arterial: a through road or street already existing as part of the Archibald Center Specific Plan, which has the minimum design characteristics established herein and which conforms to the City of Ontario's standards.
3. City: shall refer to the City of Ontario.
4. City Planner: shall refer to the person with the title of City Planner of the City of Ontario, or their designee.
5. Local/Collector Streets: local streets serving internal circulation needs of the project.
6. Permitted: without the requirement of further discretionary permits, but subject to all other applicable regulations.
7. Project: shall refer to the Archibald Center Specific Plan.
8. Project Site: shall refer to the area designated by the legal description in Appendix A.
9. Project Sponsor: shall refer to SDC Development, their successor or their agent.
10. Individual Property Developer(s): shall refer to the Kontos Enterprises property located at the southeast corner of the Archibald Center Specific Plan, their successor or their agent. This definition shall also refer to any other individual property developer(s) in the Support Commercial Zone.

1.6 RELATION TO OTHER CITY REGULATIONS

1.6.1 GENERAL PLAN

Implementation of the Archibald Center Specific Plan carries out the goals and policies contained in the City of Ontario General Plan in an orderly, effective and aesthetically pleasing manner. Development within Archibald Center shall be consistent with the provisions of the Ontario General Plan. The Archibald Center supports the general plan's policy for planned industrial uses which calls for "labor-intensive industry which utilizes the existing and expected labor force."

The following statements are some of the goals included within the City of Ontario's General Plan. They are included in the italic type. The statements following these goals are examples of how the Archibald Center Specific Plan is consistent with these goals.

Mitigation and eventual elimination, where economically feasible, of all natural and man-made hazards to life and public safety within the City of Ontario.

The Archibald Center Specific Plan implements various standards of design and construction which will mitigate all potential natural and man-made hazards on the subject site. Specifically, plans and standards to mitigate hazards associated with seismic events, flooding and fire have been incorporated into the project design based upon applicable federal, state and city regulations.

Conservation of energy and other critical natural resources through a comprehensive program to protect and enhance the natural environment.

The Archibald Center Specific Plan is located within an area designated by the City's General Plan for urban uses. The area has not been designated by the city as an area for natural resource preservation and enhancement. Water and energy resources will be conserved based upon the implementation of federal, state and city regulations.

Enrichment of the community by optimizing the availability of the City's aesthetic, cultural and recreational resources.

The subject site is presently undeveloped and does not have any known aesthetic, cultural or recreational resources. Once constructed, the project will be compatible with the City's aesthetic goals for urban developments. The buildings and landscaping will all add to the image of the City.

Balanced growth which seeks to provide opportunities for a range of employment and housing, with maintenance of a healthy, diversified economy.

The project will add jobs to the area, thus assisting in balancing the number of homes and jobs in the City of Ontario. The project will also contribute revenues to the City that will assist in the provision of services and maintenance of public facilities.

Construction, maintenance, and future programming for a comprehensive system of streets, utilities, and other public services necessary to the proper functioning of the city.

The project will construct facilities that are consistent with the City's plans for streets, utilities and other public services. The construction of these facilities will provide a benefit to the Ontario residents and visitors.

1.6.2 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 City of Ontario Zoning Ordinance.

Unless otherwise specifically approved as part of this specific plan, all off-site 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 varies from the regulations of the Ontario Zoning Ordinance, the provisions of this document shall take precedence. If any ambiguities occur between this document and the City of Ontario Zoning Ordinance, the Zoning Ordinance shall take precedence.

1.6.3 UNIFORM BUILDING CODE AND UNIFORM FIRE CODE

All construction within Archibald 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. All other City standards and policies in effect at the time of approval shall apply.