

Introduction

Trans-Park '81 is a 35 acre business orientated development proposal located in the City of Ontario. The proposed project is in response to anticipated regional market needs related to the expansion of Ontario International Airport.

Purpose

Trans-Park '81 is located within the Ontario International Center (O.I.C.). The O.I.C. is a 1,500 acre planning area for which a General Plan Amendment was adopted in November, 1980. The General Plan Amendment included the establishment of Comprehensive Planned Development designation (C.P.D.) and a planning process to insure a high quality development of integrated land uses. This document is intended to fulfill the "Specific Plan" requirements of the C.P.D. designation as outlined in the O.I.C. General Plan document.

Authority

This Specific Plan has been prepared in accordance with Section 65450 et. seq. of the California Government Code, applicable ordinances of the City of Ontario including the O.I.C. General Plan Document.

The California Government Code requires that Specific Plans contain detailed regulations, conditions, programs and "proposed legislation" to implement the General Plan and Specific Plan. A Specific Plan must include the following minimum requirements:

1. Location of various land uses
2. Regulations of height, bulk and setbacks

3. Location and standards for streets
4. Standards for population and density
5. Standards for conservation, development and utilization of natural resources
6. An action program for implementation of the open space element of the General Plan
7. Other measures as necessary to insure the execution of the General Plan

General Plan Document

The General Plan document prepared for the O.I.C. designates the Transpark project site as "Comprehensive Planned Development" (C.P.D.). The C.P.D. designation delineates a planning process of which a Specific Plan is the first step. There are several other planning processes required by the General Plan prior to construction.

Zoning

The Specific Plan and subsequent documents required by it will constitute the zoning for the Trans-Park '81 site.

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Project Description

Planning Overview

The Trans-Park '81 project is intended to become a multi-use business center that maximizes the economic potential of its location. Principal land uses on the 35 acre site include an office park, business park and garden industrial park.

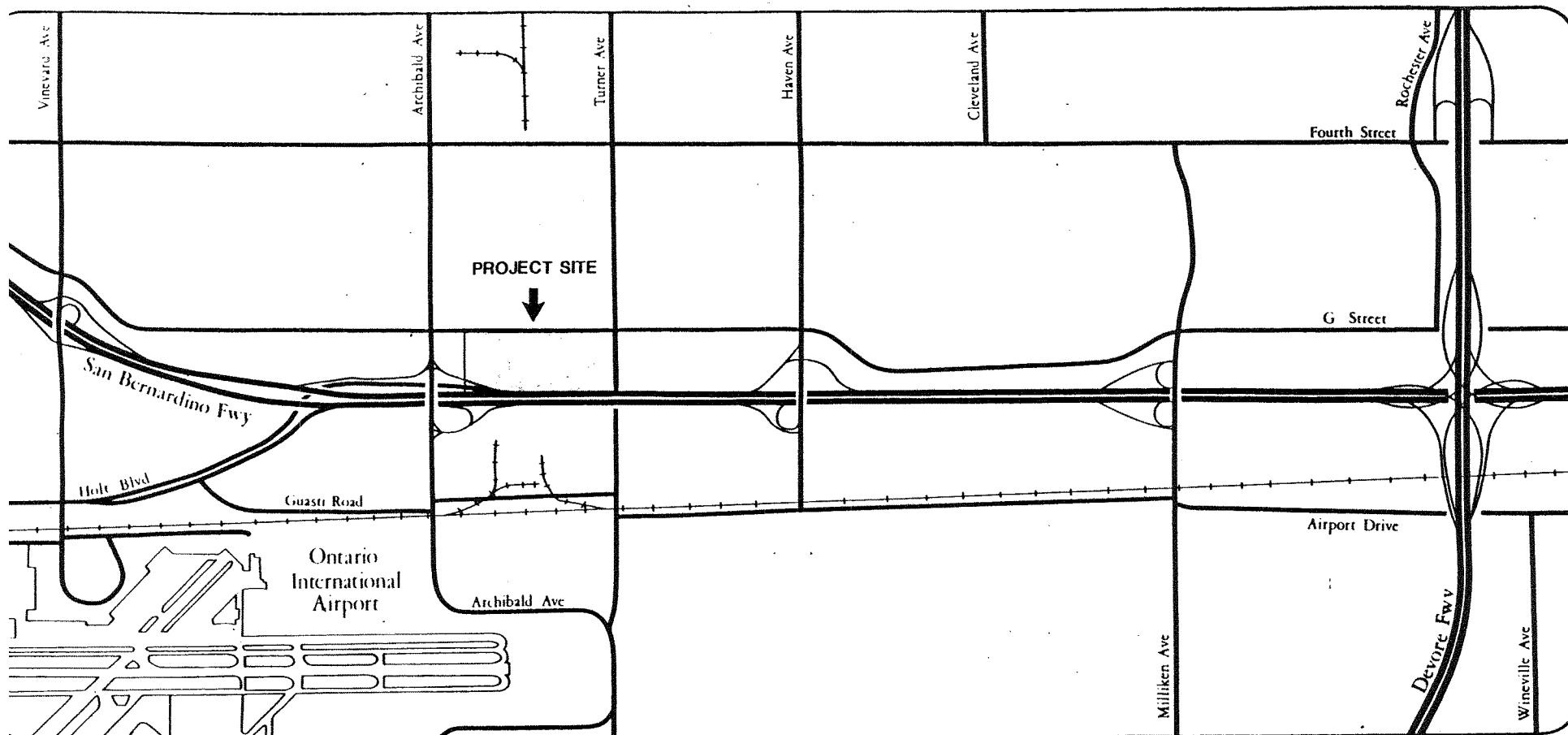
Project Objectives

1. To initiate a high quality business environment within the Ontario International Center, by promoting future growth within the Centre.
2. To provide support business related service to the expanding Ontario International Airport.
3. To develop a business center that relates to the excellent regional access via the surrounding freeway system.
4. To provide jobs in the Ontario area.
5. To create an interesting, architecturally compatible center containing diverse users.

Project Location

The Trans-Park '81 project site is located in the eastern portion of the City of Ontario, at the southeastern corner of "G" Street and Turner Avenue. The San Bernardino Freeway forms the southern boundary of the project site and also provide excellent access and exposure.

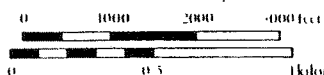
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Trans-Park's

Project Site

Figure 1



prepared by **LIXING**