

Section I

Introduction

1.1 PURPOSE AND INTENT

The purpose of the Centrelake Specific Plan is to identify and describe the planning and design concepts, guidelines and development standards to be utilized in developing Centrelake as a prestigious multi-use business park in Ontario, California. Through compliance with the Development Plan and Standards, it is intended that Centrelake be developed and maintained in a controlled, harmonious and well designed manner with the Development Plan and Standards together satisfying the requirements for the Specific Plan and its' processes for development.

1.2 PROJECT CONCEPT

Centrelake is master planned as a mixed use park to be both aesthetically pleasing and self-sufficient. It is located adjacent to the Ontario International Airport in the City of Ontario and within forty-five minutes of both downtown Los Angeles and Newport Beach, in Orange County. As set forth in the Concept Site and Land Use Plans, Centrelake provides a setting for a variety of land uses.

Envisioned within Centrelake are single occupant buildings, multi-tenant office space, mid-rise office buildings, research and development facilities, and support commercial and hotels.

A significant portion of Centrelake is intended for development as office facilities. Envisioned are several complexes of carefully designed buildings providing a wide selection of office space to accommodate businesses of all sizes, including single occupant office buildings for lease or purchase and leased space in both office complexes and multi-tenant mid-rise buildings. Sites will also be available to accommodate those wishing to build to suit their own individual requirements.

A key element of Centrelake is a lively restaurant, retail, theatre and hotel area. It is anticipated that this area will serve the community, not just the business park, making Centrelake an active evening as well as daytime hub.

At the present time, the market demand at Centrelake is predominantly for office. If that demand decreases Centrelake is also planned to accommodate high quality facilities for specialized Research and Development users, including engineering, show rooms, precision manufacturing, storage and attendant offices to be available for lease, purchase, or build to suit tenant specifications.

The hotels, restaurants and support commercial facilities will augment the office and R&D use. Guasti Road and the lake consist of approximately ten (10) percent of the total site.

The Land Use component of the Specific Plan designates the conceptual locations and conceptual densities of the above uses, and shows alternate land use and densities in some locations.