Section II
Site Plan Concept

2.1 PURPOSE AND INTENT

The concept of the Centrelake Business Park Plan is presented in this section. The intent of the following information is to describe the plan in general.

The following information and drawings are supplementary text and exhibits that describe the Centrelake Business Park as envisioned by the planners and architects who designed it.

A. Project Location

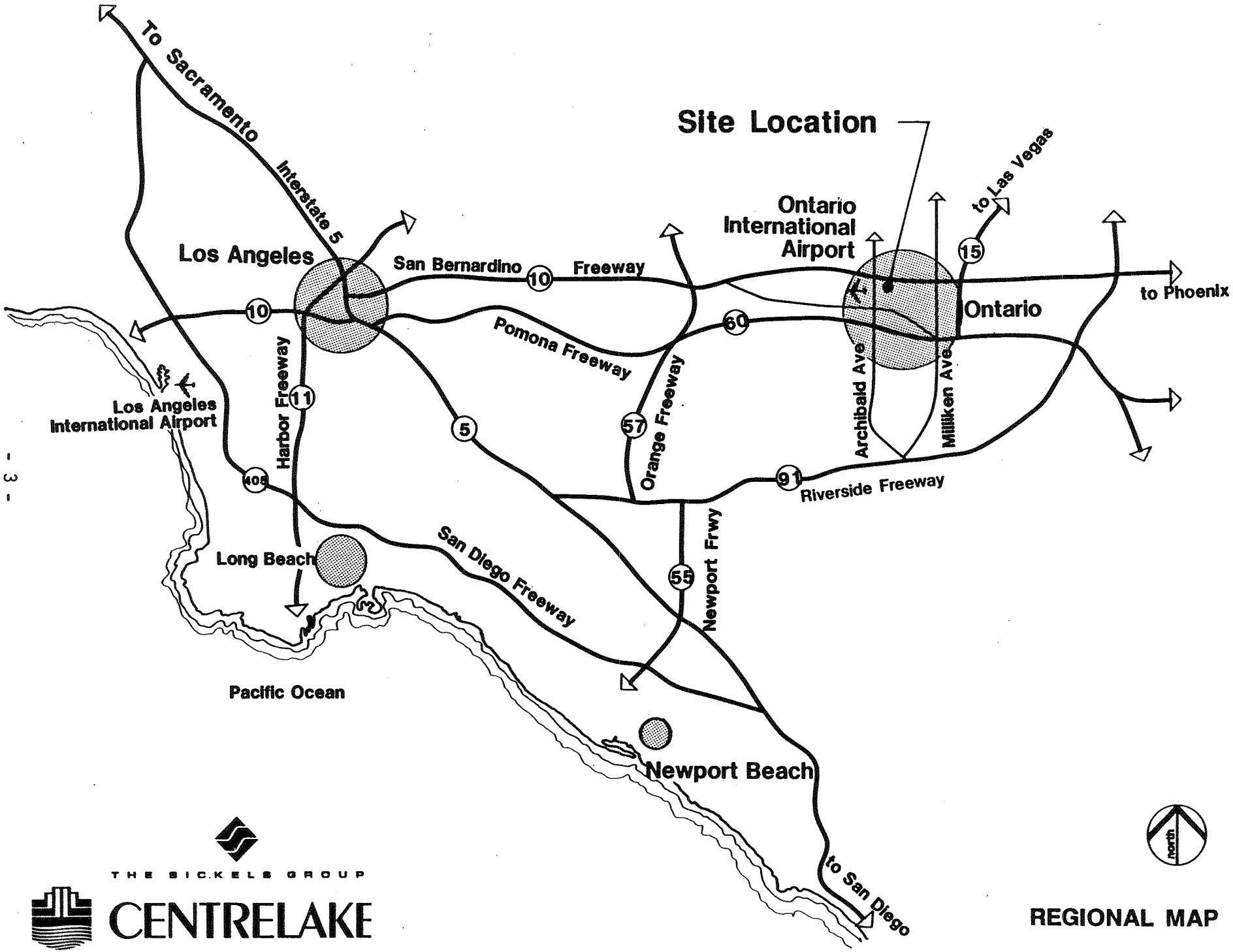
The Project Location, Aerial Photo and Project Boundary maps that follow identify the location of Centrelake and its relationship to both Regional areas and local communities.

B. Project Data

The Site Data Sheet provides a variety of specific site information.

C. Project Concept Site Plan

The Concept Site Plan included in this section is a supplementary exhibit showing one conceptual development alternative describing the character of the buildings, site planning, circulation systems, and the landscape treatment envisioned by the planners and architects for Centrelake. The Land Use and other plans beginning in Section IV, page 15, and Development Plan Standards beginning in Section V, page 51, set forth the actual development guidelines and restrictions for improvements within the park.



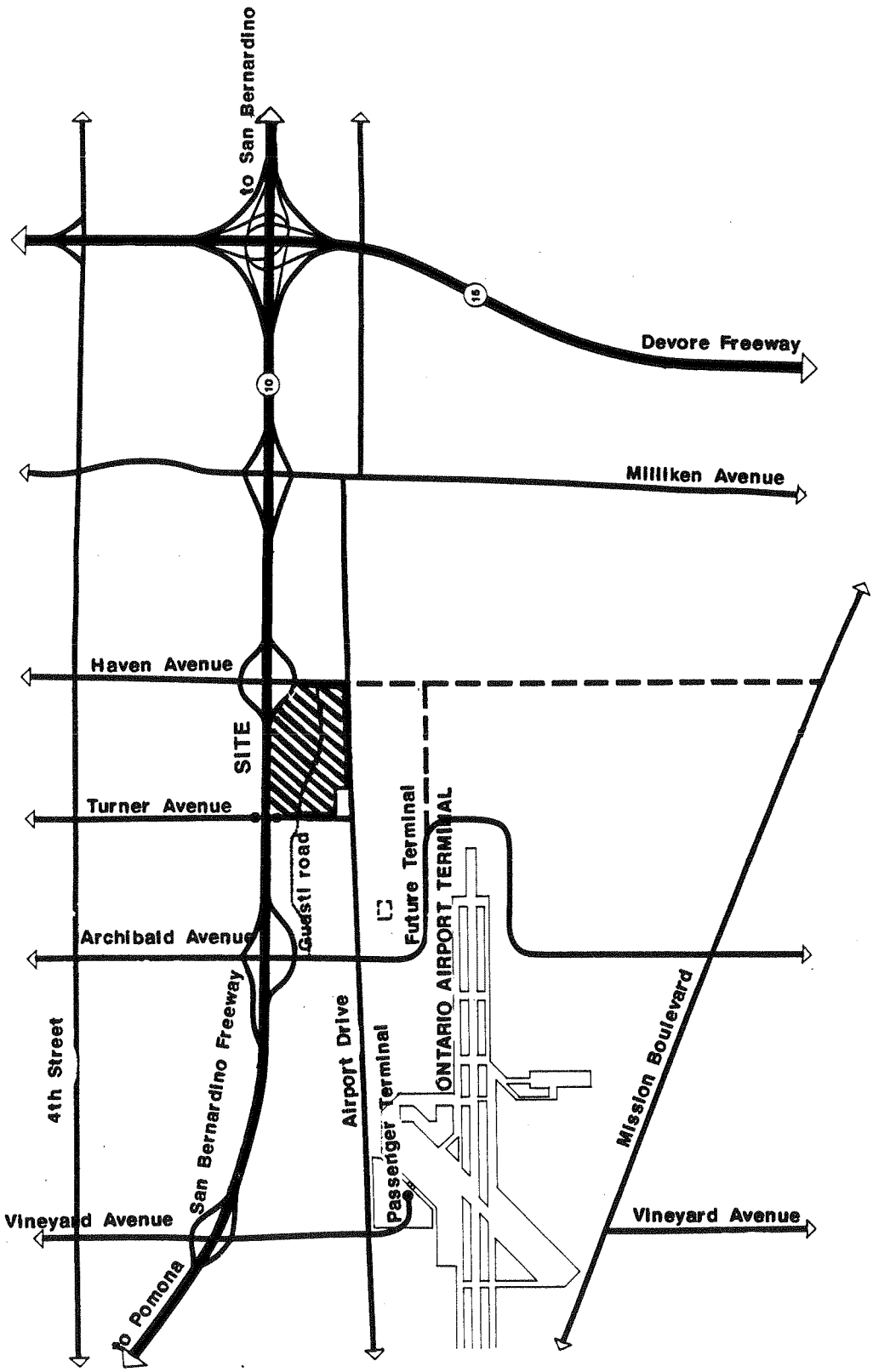
THE SICKELS GROUP

CENTRELAKE

REGIONAL MAP

EXHIBIT 1

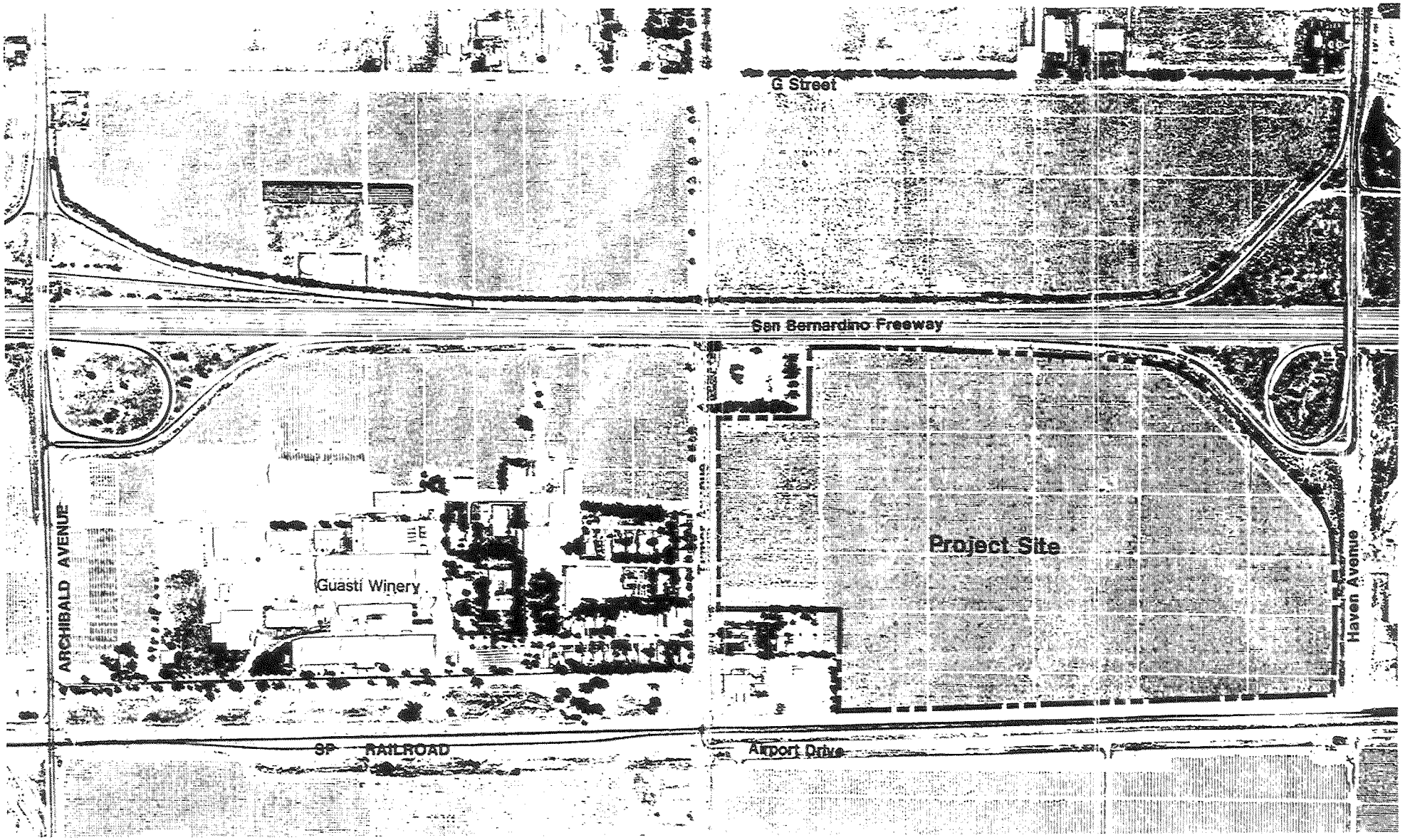
EXHIBIT 2



VICINITY MAP

THE SICKELS GROUP

CENTRELAKE



AERIAL PHOTO & PROJECT BOUNDARY - EXHIBIT 3

2.5 SITE DATA SHEET

A. Location

Centrelake is located within the City of Ontario, California. A variety of agricultural, commercial and industrial uses surround the site. See the legal description on Appendix 2, page A3 and Exhibit 3, Aerial Photo and Project Boundary.

B. Area

Centrelake consists of approximately 69.4 acres.

C. Zoning

The site is presently zoned Specific Plan (S.P.).

D. Land Use

The site is presently designated on the Ontario General Plan as Airport Service Commercial, permitting various land uses described in Section 5.

E. Physical Site Development Potential

The site has no apparent unstable geology. Seismic risk is at a norm with the general community (MEA 11-1). Soil problems do exist on the site associated with moderate blow sand and water erosion potential with the Delhi fine sand, classification (MEA 11-33). There is moderate flooding potential on the project site (MEA 11-4). All major utility services are available and extended into the site.