

I. INTRODUCTION

A. PURPOSE

The purpose of the Crossroads Business Park Specific Plan is to ensure an integrated, well planned, high quality environment for the exclusive development of light industrial uses. This document is intended to guide project proposals within an overall development framework directed toward achieving design consistency with the Rancon Centre Ontario to the south, the Ontario Mills Commerce Center to the east, and other future land uses to be developed adjacent to the site. Pursuant to the City of Ontario's request, this document attempts to duplicate the development standards established by California Commerce Center South, while meeting the individual needs of this particular project.

This document fulfills the specific plan requirements of the City of Ontario Municipal Code and the State of California relating to the adoption and implementation of Specific Plans.

B. AUTHORITY

The Crossroads Business Park Specific Plan 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 for the project site. Land use standards and regulations contained within this document shall govern all areas within the project. A legal description of the project area is included in the Appendix of this report.

C. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan document is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this plan.

D. AMBIGUITIES

Unless otherwise provided, any ambiguity concerning the content or application of this Ontario Specific Plan shall be resolved by the Planning Commission of the City of Ontario,