

1.0 INTRODUCTION

1.1 Purpose of the Specific Plan

This Specific Plan document and the associated "SP" - Specific Plan Zoning District assure the systematic implementation of the City of Ontario General Plan in a logical, comprehensive manner. The plan fulfills provisions of the Ontario Municipal Code and state law relating to the adoption and administration of Specific Plans. Land use standards, regulations and criteria contained within this document, Planning Area Plans and site plans to follow shall govern all territory known as The Ontario Center and other properties, described in the attached Appendix. This document supersedes all previous Specific Plans, Technical Master Plans and similar documents related to The Ontario Center.

1.2 Content of the Specific Plan

This document provides a framework for development within The Ontario Center. Development standards for each classification of land use within the plan are presented in both written and graphic form. Major components of the development plan, including transportation, streetscapes, sewer and water systems, drainage, energy conservation, air quality, and community facilities are documented herein. Administrative and procedural requirements are also addressed.

1.3 Project Description

The Ontario Center is designed as a major focal point for Ontario and surrounding communities, offering a multitude of integrated commercial and retail services, specialty shops, cultural and entertainment facilities, light industrial uses and a diversity of housing opportunities. The Center has a unique and stimulating urban environment, appealing to a broad cross-section of the region, including future residents, shoppers, employees and occasional visitors.

1.4 **Location**

The Ontario Center is situated adjacent to the San Bernardino Freeway west of the Ontario Freeway, and is north of the Ontario International Airport. Comprising approximately 701-549 acres, the Center is generally bounded by Fourth Street to the north, McLaren Avenue-Milliken Avenue to the east, Turner Avenue to the west and the San Bernardino Freeway to the south, as indicated on Exhibit 1-1 (p. 3).

REGIONAL LOCATION

EXHIBIT 1-1

