

## **RANCON CENTRE ONTARIO SPECIFIC PLAN**

### **I. INTRODUCTION**

#### **A. PURPOSE**

The purpose of the Rancon Centre Ontario Specific Plan is to ensure an integrated, well planned, high quality environment for the development of light industrial uses. This document is intended to guide project proposals within an overall development framework directed towards achieving design consistency with previously approved Phase One development, and compatibility between this site and future land uses adjacent to the site. Pursuant to the City of Ontario's request, this document attempts to duplicate the development standards established by the California Commerce Centre 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 Rancon Centre Ontario 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 boundaries is included as Appendix A.

#### **C. VALIDITY**

If any section, subsection, sentence, clause, phrase, or portion of the Rancon Centre Ontario Specific Plan 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 portions of this plan.

#### **D. AMBIGUITIES**

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