

PACIFIC GATE-EAST GATE SPECIFIC PLAN

I. INTRODUCTION

A. PURPOSE

The purpose of the Pacific Gate-East Gate Specific Plan document is to ensure an integrated, well planned, high quality environment for the development of light industrial and support commercial uses. This document is intended to guide project proposals within an overall development framework directed toward achieving design consistency and compatibility between this site and the larger adjacent, California Commerce Center.

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 Pacific Gate-East Gate 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 in the Appendix of this report.

C. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the Pacific Gate-East Gate 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 portion of this plan.

D. AMBIGUITIES

Unless otherwise provided, any ambiguity concerning the content or application of the Pacific Gate-East Gate Specific Plan shall be resolved by the Planning Commission.