

ONTARIO/SIGNAL COMMERCENTRE SPECIFIC PLAN

I. INTRODUCTION

A. PURPOSE

The purpose of the Ontario/Signal Commercentre Specific Plan is to ensure a well planned, high quality environment for industrial development. This document is intended to guide project proposals within an overall development framework directed to achieving design consistency and compatibility between this site, the adjacent California Commerce Center South, and future land uses within local proximity to the site. Pursuant the City of Ontario's request, this document compliments 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 Ontario/Signal Commercentre 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 of this report.

C. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the Ontario/Signal Commercentre Specific Plan is for any reason held to be invalid by a 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 Ontario/Signal Commercentre Specific Plan shall be resolved by the Planning Commission.