



EXECUTIVE SUMMARY

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The JURUPA HAVEN AIRPORT CENTRE site, although relatively small in area, is an important parcel to the City of Ontario. The site has remained unimproved while the surrounding area has evolved into a commercial/industrial center of regional significance. The Ontario International Airport (ONT) is emerging as a major transportation node in the southwestern United States. The site is near Interstate 10 (I-10), Interstate 15 (I-15), and State Route 60 (SR-60), which link the Los Angeles/Orange County metropolitan area to the Inland Empire and beyond. Haven Avenue and Jurupa Street directly connect the site to these freeways, creating a visible, significant, urban focal point.

The Inland Empire has established itself as a complete region, with ample places to reside, work, and shop. This site, owned by the Jurupa-Haven Limited Partnership, is strategically located within this urban fabric.

The subject site is designated as Planned Commercial in the City's General Plan, thereby warranting preparation of this Specific Plan. This designation complements the other corner properties at the Jurupa-Haven intersection, as well as allowing for the appropriate land use and design characteristics to be implemented on this highly visible site. Therefore, it is the two-fold intent of this Specific Plan to: 1) fully utilize the site's strategic location and 2) implement the development goals, policies, and objectives of the General Plan.

The JURUPA HAVEN AIRPORT CENTRE Specific Plan systematically establishes the objectives of the applicant, range and intensity of permitted uses, design standards, infrastructure and environmental context of the site, as well as the means to implement and/or amend the Specific Plan.