



CHAPTER 1.0 INTRODUCTION

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1.1 PROJECT OBJECTIVES

The JURUPA HAVEN AIRPORT CENTRE Specific Plan establishes standards and guidelines for development within the Specific Plan area. The implementation of the Specific Plan would ensure appropriate design, complementary land uses, and time enduring applicability for development projects on this site. The project objectives include the following:

- To implement the policies of the Planned Commercial designation as defined in the Community Development Element of the Ontario General Plan.
- To guide the development of the structural and landscape built environment to a quality and style appropriate for this site that will eventually be one of the most highly visible areas in the City.
- To ensure land uses that will appropriately reflect and respond to the Ontario International Airport and be consistent with other land uses surrounding the project.
- To enable the land uses on the site to evolve to a scale complementary to the emerging urbanization of the surrounding area.

1.2 AUTHORITY

The JURUPA HAVEN AIRPORT CENTRE 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 subareas within the project area.

1.3 VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the JURUPA HAVEN AIRPORT CENTRE Specific Plan is for any reason held to be invalid by decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this plan.

1.4 APPLICABILITY

The JURUPA HAVEN AIRPORT CENTRE Specific Plan applies only to the property described herein.

1.5 CEQA COMPLIANCE

The JURUPA HAVEN AIRPORT CENTRE Specific Plan has been reviewed in accordance with the California Environmental Quality Act (CEQA), as amended, Section 21000 et. seq. of the Public Resources Code. Subsequent development within the ONT Specific Plan boundaries deemed consistent with said Specific Plan standards will not require further environmental review.

1.6 ADOPTION/ADMINISTRATION

The ONT Specific Plan will be adopted by the Ontario City Council, upon a recommendation by the City Planning Commission. Adopted by ordinance, the ONT Specific Plan will then establish the zoning standards for the subject property.

Subsequent development within the ONT Specific Plan boundaries will be consistent with the regulations and guidelines provided in this document, as approved. Implementation, via subsequent development projects, will be subject to the City's Development Review Process administered by the City of Ontario Development Advisory Board (DAB).

1.7 AMENDMENT

Modifications to this Specific Plan may be subject to a substantial conformance determination, an administrative mechanism by which minor adjustments to the Specific Plan not resulting in significant/adverse impacts shall be permitted without a formal and lengthy amendment process. Substantial conformance may include, but is not limited to, modifications necessary to comply with final conditions of approval or modifications relating to infrastructure, public services and facilities, landscape palette, and similar uses to those listed in Chapter 3.0.

Minor revisions to the Specific Plan that relate to realignment of roads or adjustments to individual Master Plans (such as drainage, sewer, and water) shall be approved by the City of Ontario Development Advisory Board.

A major amendment to the Specific Plan will require review and approval by Jurupa Haven Airport Centre Approving Agent, the City of Ontario Development Advisory Board, the Planning Commission, and the City Council. Such major amendments are governed by the California Government Code, Section 65500, which requires an application and fee submitted to the Ontario Planning Department, stating in detail the reasons for the proposed amendment.

An appeal from any determination, decision, or requirement of staff, Development Advisory Board, or the Planning Commission shall be made to the City Council in conformance to the appeal procedures established by Section 9-3.3400 of the Ontario Municipal Code.