

JURUPA-HAVEN AIRPORT CENTRE

Prepared for: **JURUPA-HAVEN
LIMITED PARTNERSHIP**

Prepared by: **LSA ASSOCIATES, INC.**

**MARCH
2000**

**JURUPA HAVEN AIRPORT CENTRE
SPECIFIC PLAN**

*November 1998
Revised June 1999
Revised September 1999
Revised March 2000*

Prepared for:

*City of Ontario
Planning Department
303 East "B" Street
Ontario, California 91764
(909) 391-2506*

Owner/Applicant:

*Jurupa • Haven Limited Partnership
1851 East First Street, Suite 800
Santa Ana, California 92701
(714) 543-9259*

Prepared by:

*LSA Associates, Inc.
1 Park Plaza, Suite 500
Irvine, California 92614
(949) 553-0666
LSA Project #CDO830*



TABLE OF CONTENTS

PAGE

RESOLUTION NO. 2000-16

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION 2

 1.1 PROJECT OBJECTIVES 2

 1.2 AUTHORITY 2

 1.3 VALIDITY 2

 1.4 APPLICABILITY 2

 1.5 CEQA COMPLIANCE 3

 1.6 ADOPTION/ADMINISTRATION 3

 1.7 AMENDMENT 3

2.0 PLAN SUMMARY 4

 2.1 PROJECT LOCATION 4

 2.2 SITE DESCRIPTION 4

 2.3 DEVELOPMENT CONCEPT/VISUAL IMAGE 10

3.0 LAND USE AND DEVELOPMENT CRITERIA 11

 3.1 INTRODUCTION 11

 3.2 LAND USE 11

 3.3 DEFINITIONS OF USES 15

 3.4 DEVELOPMENT REGULATIONS 18

4.0 DESIGN STANDARDS AND GUIDELINES 27

 4.1 URBAN DESIGN GOAL AND OBJECTIVES 27

 4.2 ARCHITECTURAL DESIGN 28

 4.3 LANDSCAPE GUIDELINES 28

 4.4 CONNECTING WALKWAYS 38

 4.5 SIGNAGE GUIDELINES 38

 4.6 LIGHTING GUIDELINES 49

5.0 INFRASTRUCTURE/UTILITIES/PUBLIC SERVICES 52

 5.1 INTRODUCTION 52

 5.2 CIRCULATION 52

 5.3 EXISTING UTILITIES 56

 5.4 GRADING 58

 5.5 PUBLIC SERVICES 58

6.0 ENVIRONMENTAL REVIEW 60

 6.1 INTRODUCTION 60

 6.2 EARTH 60

 6.3 AIR 60

 6.4 WATER 61

 6.5 PLANT LIFE 61

6.6	ANIMAL LIFE	61
6.7	NOISE	61
6.8	LIGHT AND GLARE	62
6.9	LAND USE	62
6.10	NATURAL RESOURCES	62
6.11	HAZARDS	62
6.12	POPULATION	63
6.13	HOUSING	63
6.14	TRANSPORTATION/CIRCULATION	63
6.15	PUBLIC SERVICES	63
6.16	ENERGY	64
6.17	UTILITIES	64
6.18	HUMAN HEALTH	64
6.19	AESTHETICS	64
6.20	RECREATION	64
6.21	CULTURAL RESOURCES	64
6.22	SUMMARY	64
7.0	MAINTENANCE	66
7.1	LANDSCAPE, SIGNING, AND LIGHTING FACILITIES	66
7.2	WATER, SEWER, AND DRAINAGE FACILITIES	66
7.3	OTHER FACILITIES	66
7.4	CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs)	66
8.0	IMPLEMENTATION	68
8.1	SUBMITTAL PACKAGES TO JURUPA HAVEN AIRPORT CENTRE	68
8.2	DEVELOPMENT SITE PLANS/AMENDMENTS	68
8.3	ENVIRONMENTAL EVALUATION - NOTICE OF INTENT ..	68

APPENDIX

A -	DELHI SANDS FLOWER-LOVING FLY PRESENCE/ABSENCE SURVEY REPORT	
-----	---	--

LIST OF FIGURES

	PAGE
1 - Regional Location	5
2 - Local Vicinity	6
3 - Surrounding Projects and Uses	7
4 - Site Dimensions	9
5 - General Setback Requirements	22
6 - Conceptual Site Plans	25
7 - Conceptual Site Plans	26
8 - Landscape Concept of Surrounding Areas	29
9 - Haven Avenue Streetscape Concept	31
10 - Jurupa Street Streetscape Concept	32
11 - Mid-Block Street Sections	33
12 - On-site Grading Concept	34
13 - Streetscape Grading Concept	35
14 - Master Landscape Concept Plan	36
15 - On-Site Landscape Concepts	37
16 - Primary Intersection Landscape Concept	39
17 - Location and Massing Concept Monument Signage	45
18 - Location and Massing Concept Building/Mounted Signage	46
19 - Site Lighting	51
20 - Regional Circulation Map	53
21 - Site Access	55
22 - Existing Utilities	57
23 - Project Review and Approval Process	69

LIST OF TABLES

	PAGE
3.A - Setbacks From Property Lines	21
4.A - Landscape Palette	40
4.B - Sign Standards	47
4.C - Outdoor Parking Facility	50
4.D - Noise Standards	62