

## STATUTORY REQUIREMENTS

California State law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its development. It must contain seven elements including land use, circulation, housing, conservation, open space, noise, and safety. In addition, it permits the inclusion of other elements that address specific needs and objectives of the city.

## PURPOSE OF THE CITY OF ONTARIO SPHERE OF INFLUENCE GENERAL PLAN

This document, City of Ontario Sphere of Influence General Plan, is an amendment to the City of Ontario General Plan adopted in 1992. The City's General Plan, like all general plans, is a State required legal document providing guidance to those who make decisions that affect resource allocation and future development's physical form and character. Although the Plan is composed of individual sections or "elements," it embodies a comprehensive and integrated planning approach for the jurisdiction. Through a General Plan, the City informs the general public, property owners, prospective investors, and business interests of its goals, policies, and development standards. With the City's adoption of the General Plan Amendment, the City of Ontario will communicate its expectations and intent for the Sphere of Influence.

## ORGANIZATION AND CONTENT OF THE SPHERE OF INFLUENCE GENERAL PLAN

### *Document Structure*

The City of Ontario Sphere of Influence General Plan contains each of the seven elements required by State law. As defined by State General Plan Guidelines, the mandated and optional elements overlap in subject matter and policy. To avoid potential redundancy and confusion, the City of Ontario General Plan is organized by resource topic rather than each of the mandated and optional elements. The Sphere of Influence General Plan mirrors the City of Ontario's General Plan organization. The following table indicates the organization of topics for the Sphere of Influence General Plan and how they correspond to the State-mandated elements:

<u>TOPICS/ ELEMENT</u>	<u>STATE MANDATED ELEMENT</u>
<b><i>Community Development</i></b>	
Land Use	Land Use/Open Space
Agriculture	Land Use/Open Space
Housing	Housing
Airport Environs	Not applicable
<b><i>Infrastructure and Public Services</i></b>	
Water Sources	Conservation/Circulation
Wastewater	Circulation
Storm Drainage/ Flood Control	Safety
Solid Waste	Not applicable
Schools	Not applicable
Police Protection	Circulation/Safety
Fire Protection & Emergency Medical Services	Circulation/Safety
Circulation	Circulation

TOPICS / ELEMENT	STATE MANDATED ELEMENT
<b><i>Aesthetic, Cultural, Open Space, and Recreational Resources</i></b>	
Parks and Open Space	Open Space
Trails and Bikeways	Circulation
Scenic Highways and Vistas	Circulation/Open Space/Conservation
Historic and Cultural Resources	Not applicable
Libraries	Not applicable
<b><i>Natural Resources</i></b>	
Groundwater	Conservation
Air Quality	Not applicable
Aggregate Resources	Conservation
Biological Resources	Conservation
<b><i>Hazards</i></b>	
Geologic and Seismic Hazards	Safety/Open Space
Fire Hazards	Safety
Dust, Wind, Blow Sand	Safety
Soils	Conservation
Hazardous Materials and Waste	Safety/Land Use
Emergency Preparedness	Safety
Noise	Noise

### ***Element Structure***

Each General Plan topic/element contains the following subsections:

- Exiting Conditions
- Planning Issues
- Statutory Requirements
- Goals, Objectives, and Policies
  - } Goals - the ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
  - } Objectives - a measurable goal.
  - } Policies - a specific statement guiding action and implying clear commitment.

The Implementation Programs chapter describes actions, procedures, or techniques that carry out the general plan policy. Each policy is linked to a specific action oriented implementation program.

## RELATIONSHIP AMONG GENERAL PLAN ELEMENTS

As a comprehensive strategy for the management of the Sphere of Influence's diverse physical, economic, and social resources, there is a high level of interrelationship among the topics and elements of the General Plan. The Land Use Element provides for the types, density/intensity, design, distribution of residential, commercial, industrial, and open space development. The Agriculture Element provides for the preservation and expansion of existing agricultural uses while other areas of the Sphere of Influence undergo urbanization. The Housing Element provides for the manner in which new housing will be produced in context of the areas permitted for development by the Land Use Element. The Airport Environs Element ensures land use compatibility between the Sphere of Influence and the Chino Airport.

The Water, Wastewater, Storm Drainage and Flood Hazards, Solid Waste, and Circulation Elements primarily address the planning, design, and construction of basic urban facilities. The Schools, Police Protection, Fire Protection and Emergency Medical Services Elements address the siting and design of these facilities and address the provision of special services and programs that would enhance local residents' lives.

The Parks and Open Space Element addresses the planning, siting, design, and acquisition of parks and open space that will serve the residents' active and passive recreational needs. The Trails and Bikeways Element creates a series of greenways providing visual amenities and bike and pedestrian trails. The Scenic Highways and Vistas Element ensures the Sphere of Influence will have an "enhanced" landscaped quality that signifies its unique sense of place. The Historic and Cultural Element ensures that the Sphere of Influence will be evaluated for the presence of historical, cultural, landscape, and archaeological resources. If resources are found to exist, this element ensures their preservation. The Library Element seeks to expand library services to the Sphere of Influence to ensure that the residents have access to library resources.

The Groundwater Resources Element enhances, if not protects, local groundwater resources. The Aggregate Resources Element validates the location of aggregate resources and ensures the resources compatibility with the Land Use Element's land use designations. The Biological Resources Element proposes to enhance onsite and offsite waterfowl habitat and monitor recovery efforts for the Delhi Sands Flower Loving Fly.

The Geologic and Seismic Element validates the presence of geologic and seismic constraints and propose methods to mitigate the hazard potential. The Fire Hazard Element establishes practices that reduce fire hazard within the Sphere of Influence. The Dust, Wind, Blow Sand Element establishes guidelines and practices that minimize the negative impacts of dust, wind, and blow sand. The Hazardous Materials and Waste Element requires environmental assessment and subsequent mitigation prior to the Sphere of Influence's development. The Noise Element establishes a series of design criteria and guidelines to minimize noise generation and the impact of noise on other uses.

## APPLICATIONS OF THE SPHERE OF INFLUENCE GENERAL PLAN

The Ontario Sphere of Influence General Plan is intended to function as a framework document that establishes the "rules" by which subsequent detailed Specific Plans will be prepared. With a limited number of exceptions defined by this Plan, entitlements for individual properties and development projects will be based on the specifications of the subsequent plans.

Following the adoption of the General Plan and prior to annexation into the City of Ontario, properties in the Sphere of Influence would be pre-zoned as "SP" (Specific Plan) including an agricultural component. The agricultural component will permit the use of the properties for agricultural until such time a Specific Plan designates the property for another use. Designation of land uses permitted by the

Sphere of Influence General Plan would occur at the time of the City of Ontario's approval of a Specific Plan, or as otherwise provided by this plan.

Conceptual infrastructure, public service, and biological resources plans were completed as a part of the General Plan. As a part of the implementation program, a number of detailed plans and studies must be completed to the satisfaction of the City prior to approval of a Specific Plan and the designation of properties within the Sphere of Influence. Among these are more detailed infrastructure master plans (storm drainage, water, sewer), refinements to the Parks and Bike Trail master plan, biological habitat resource identification, and impact mitigation/resource management strategy, and impact fee mitigation program.

The need for a tiered planning and zoning process is a function of the scale of the Sphere of Influence and anticipated extended buildout period of in excess of 20 years. Precise, parcel specific land use designations and the corresponding permitted development types may be inappropriate to reflect the dynamics of the market that are likely to occur during this period. Many of the types of development that are now occurring substantially differ from those of 20 and 30 years ago. Consequently, any long term plan must be sufficiently flexible to account for the evolving market and building trends. Additionally, more detailed research and planning are necessary as some of the data used to generate the Sphere of Influence General Plan and backbone infrastructure design were generalized due to the scale of the planning area.

However, it is essential that a fundamental vision and framework for land use, urban design, infrastructure, open space, and environmental resource management be defined to guide future detailed planning. Inherently the basic organizational principles of land use, backbone infrastructure, and open spaces transcend specific uses that may subsequently be supported by the market. These provide a "blueprint" of performance standards within which individual project development decisions can be made.

Subsequent Specific Plans should define the parameters for a scale of development that can be financed, marketed, and absorbed within a reasonable time frame. At the same time, it must encompass sufficient land area and development size to create a cohesive neighborhood, center, or district, rather than a fragment.

Consequently, the Sphere of Influence General Plan articulates fundamental goals, objectives, policies, standards, and implementation programs are primarily intended to guide a more detailed planning program. Specific Plan components will be considerably more detailed and precise to the area under consideration.

The Sphere of Influence General Plan is also intended to supplement the adopted City of Ontario General Plan, largely containing policies, standards, and implementation programs that uniquely address the issues and visions for the Sphere of Influence.

## **RELATIONSHIP TO OTHER PLANNING DOCUMENTS AND PLANS**

### ***Sphere of Influence General Plan Environmental Impact Report***

In accordance with the requirements of the California Environmental Quality Act (CEQA), a separate document has been prepared discussing the environmental impacts anticipated upon implementation of this General Plan.

### ***Sphere of Influence Analysis of Existing Conditions and Trends***

The Analysis of Existing Conditions and Trends is a corollary document to the General Plan. Published in June 1996, it presents extensive discussion and analysis of the existing conditions in the Sphere of Influence pertaining to each topic in this General Plan.

### ***City of Ontario Development Code***

The principal method for the implementation of the Sphere of Influence Land Use Concept Map is the Development Code. Upon this Plan's adoption and upon all or portions of the Sphere of Influence's annexation, the City will apply zoning in accordance with the Development Code. Where necessary, the City will amend the Development Code to include standards or measures that are contained in the Sphere of Influence General Plan.

### ***City of Ontario General Plan***

The City of Ontario General Plan provides guidance to those interested in the City of Ontario (residents, property owners, local businesses, and others) and those who recommend or make decisions (City staff, and appointed and elected City officials) that affect the City's resource allocation and future development's physical form and character. Upon this Plan's adoption, the City of Ontario General Plan is amended to include the goals, objectives, policies, standards, and programs contained within this document.

### ***Parks and Bike Trail Master Plan***

The Parks and Bike Trail Master Plan is one of the primary implementation tools for the Community Development Chapter and Aesthetics, Cultural, Open Space, and Recreation Resources Chapter of this General Plan. The Master Plan prescribes locations, functional type, and facility standards for public parks and recreation facilities in Ontario. This plan will be updated to incorporate the Sphere of Influence area and to incorporate this document's policies, standards, and guidelines.

### ***Streets, Water, and Sewer Master Plans***

These master plans set forth the location, ultimate right-of-ways, phasing, and funding mechanisms needed to ensure adequate street, water, and sewer facilities as the City develops. The master plans are the primary implementation tools of the Infrastructure and Public Services Chapter of this Plan. These plans will be updated to incorporate the Sphere of Influence area and to incorporate this document's policies, standards, and guidelines.

## **COMMUNITY PARTICIPATION IN THE SPHERE OF INFLUENCE GENERAL PLAN'S PREPARATION**

The preparation of the City of Ontario Sphere of Influence General Plan involved an extensive program of community involvement. Its central focus was a 16 member advisory committee (APAC) appointed by the City Council comprised of Ontario residents, Sphere of Influence residents, business persons, school district representatives, interest group spokespersons, and representatives of the Planning Commission. The APAC participated in 17 meetings during the Plan's formulation beginning in November 1995. While the meetings were intended for the conduct of APAC business, the general public was encouraged to speak at each meeting.

Workshops targeted for the entire community's participation were conducted during March 1996, April 1996, October 1996, and May 1997.

The purpose of the first workshop was to solicit input regarding the land use issues, constraints, and opportunities that exist in the Sphere of Influence. The workshop maps and comments were

summarized, presented to the APAC on April 29, 1996, and subsequently used by the APAC, staff, and consultant team to formulate the land use alternative concepts and the goals of the Land Use Element. Copies of the summarized comments are available for review through the City of Ontario Planning Division.

At the second workshop, the four alternative land use concepts and their impacts were presented. Copies of the presentation and public input are available for review through the City of Ontario Planning Division. Public comments were then utilized by the APAC to refine and ultimately select the preferred land use plan.

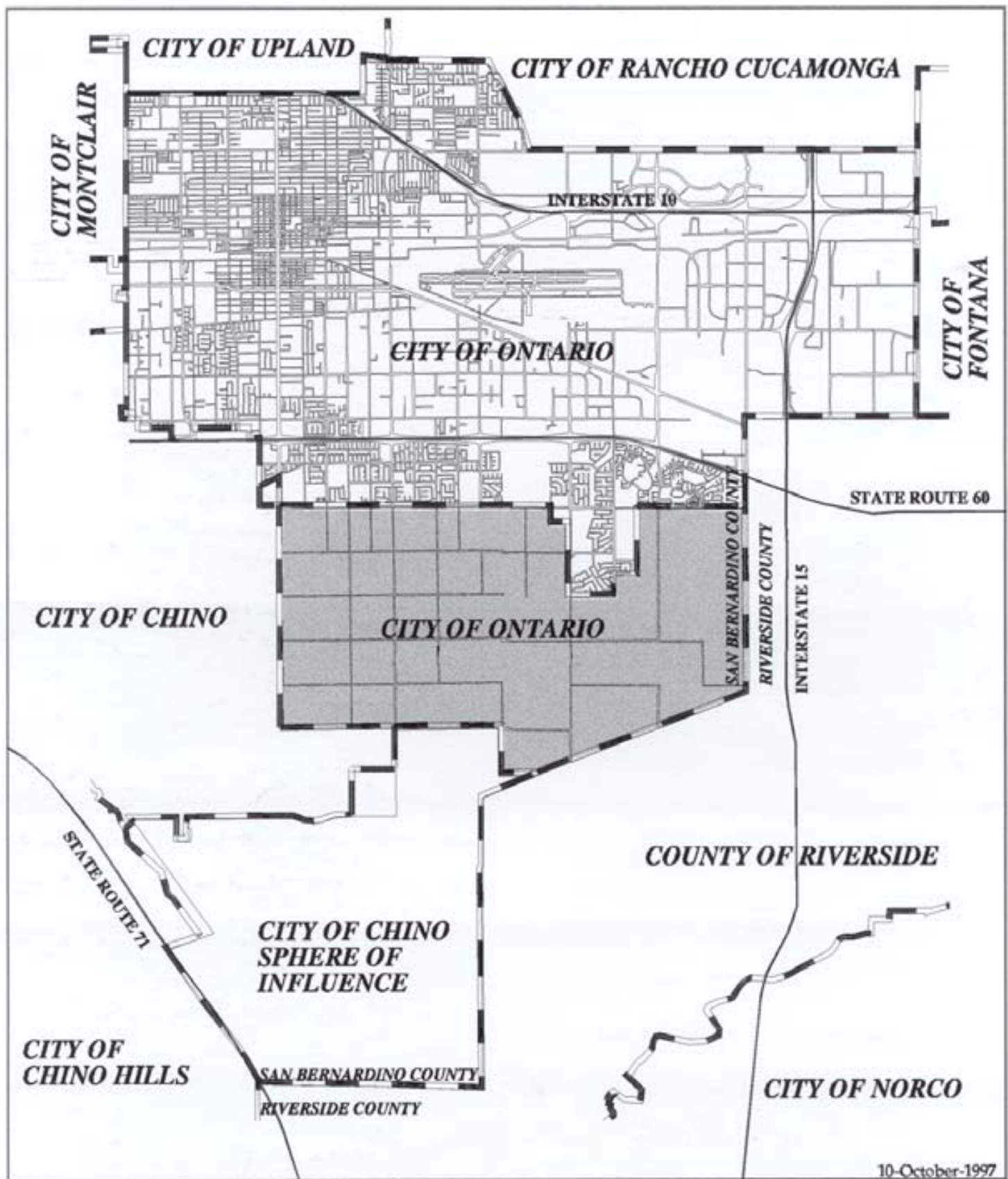
The primary purpose of the third workshop was to present the Draft General Plan including the land use plan and preliminary Environmental Impact Report findings prior to the commencement of the Planning Commission and City Council public hearings and adoption process.

The formal public hearing and adoption process for the General Plan consisted of three public workshops and five public hearings before the Planning Commission and a single public hearing before the City Council. The City Council adopted the Planning Commission recommended General Plan, with further modifications, on January 7, 1998 (City Council Resolution 98-09).

#### **GENERAL PLAN LOCATION AND REGIONAL SETTING**

The City of Ontario Sphere of Influence's 8,200 acres is bounded by Riverside Drive to the north, Milliken Avenue and Hamner Avenue to the east, the Riverside County line and Merrill Avenue to the south, and Euclid Avenue (State Route 83) to the west as shown on **Figure 1-1**. The Sphere of Influence has access to the Pomona Freeway (State Route 60) to the north and the Ontario Freeway (Interstate 15) to the east. These two freeways provide access to communities and cities within Los Angeles, San Bernardino, and Riverside counties as shown on **Figure 1-2**.

Before the area may be annexed, the City is required to prepare a General Plan Amendment and an associated Environmental Impact Report (EIR) for these properties. If the City of Ontario City Council adopts the General Plan Amendment, the City's existing General Plan will be amended to incorporate the information contained within the General Plan Amendment. Although the Ontario General Plan may be amended, the goals and policies contained within the General Plan will apply to the 8,200 acre area only when it is annexed to the City. If the area or portions of the area remain within the County of San Bernardino's jurisdiction, then the County's General Plan will apply to those properties.



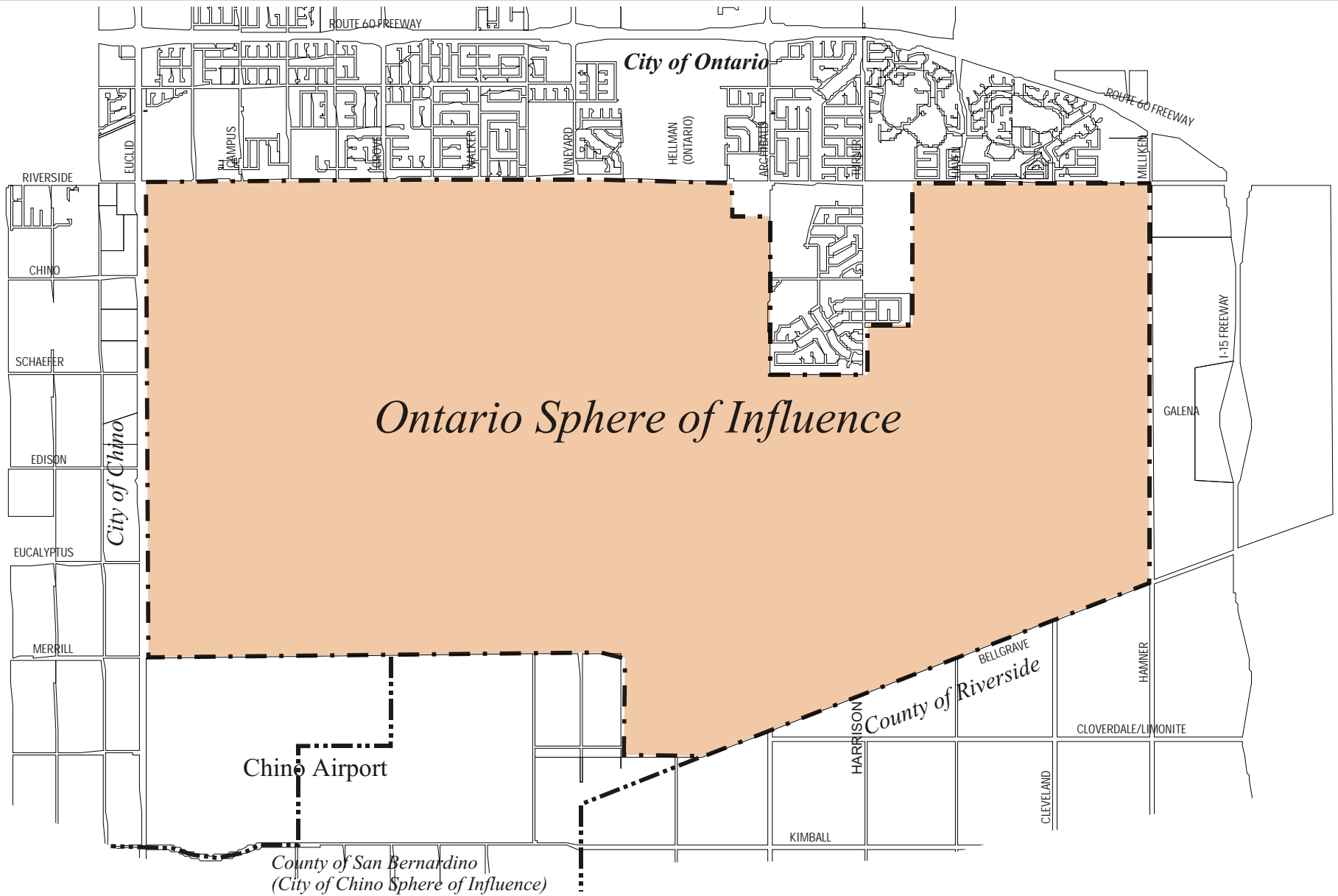
# Regional Context

## General Plan Amendment

1" = 8,000'

Figure 1-1





18-February-1998

# Sphere of Influence

## Ontario Sphere of Influence General Plan Amendment

1" = 3750'

Figure 1-2

