

# City of Ontario New Model Colony Summary



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November, 1999

**City of Ontario Planning Department  
New Model Colony General Plan Amendment Summary**

The area referred to as

**THE SPHERE OF INFLUENCE**

was annexed on November 30, 1999 as the

**New Model Colony**

# City of Ontario Planning Department

## New Model Colony General Plan Amendment Summary

### The Beginning

The Sphere of Influence area, commonly referred to as the “Ag Preserve” was the last significant underdeveloped area in the San Bernardino valley. In 1993 the San Bernardino Board of Supervisors voted to consider dissolving the Ag Preserve status, thus paving the way for the transition of agricultural uses to other locations and the ultimate development of the area within an urban setting.

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 representative of the Planning Commission. The PAAC participated in 17 meetings during the Plan’s formulation beginning in November 1995. The general public was encouraged to speak at each meeting. The new name for the Sphere of Influence was dedicated as the New Model Colony.

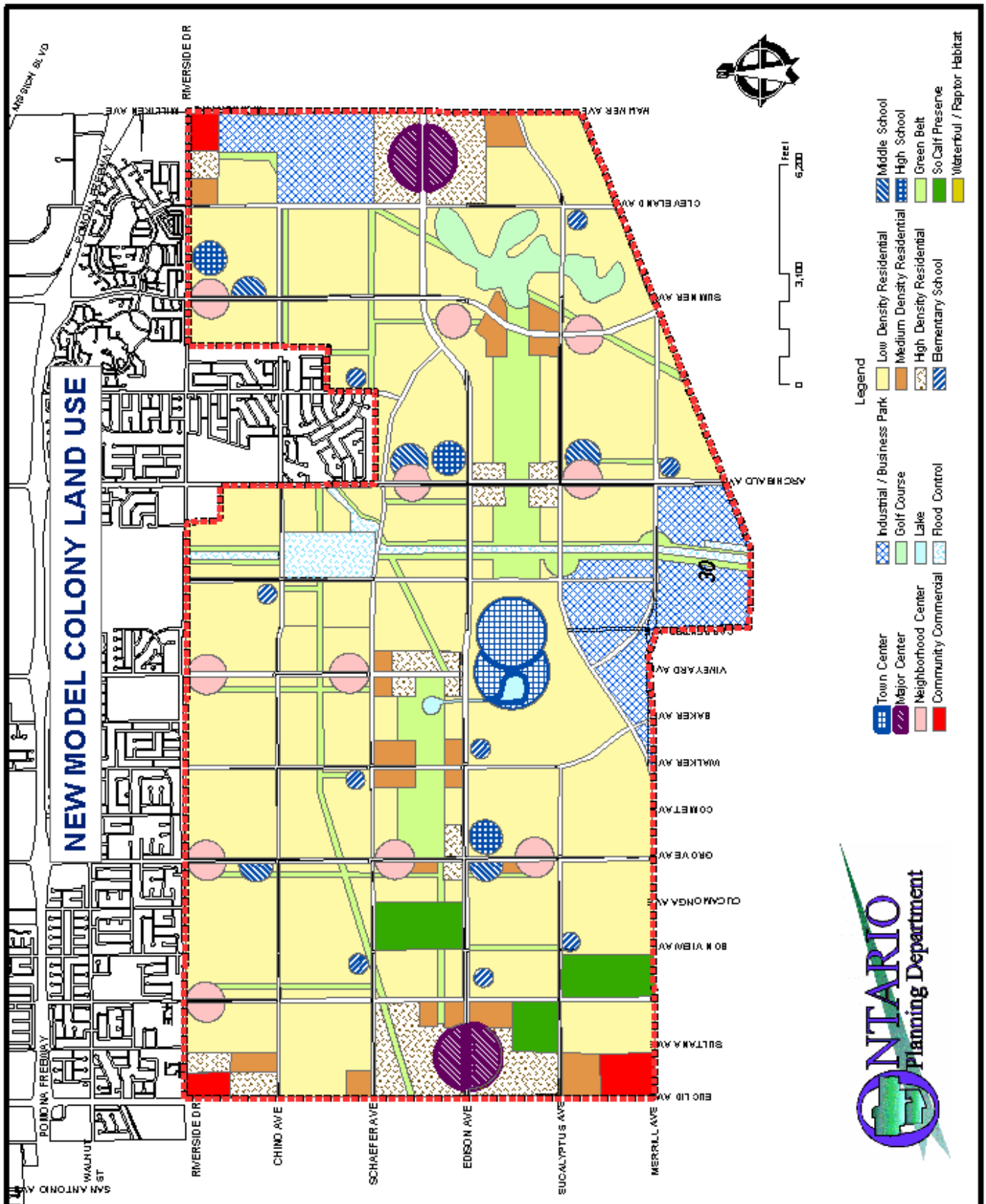
The City of Ontario New Model Colony General Plan contains each of the seven elements required by State law. As defined by State General Plan Guidelines, the mandated and optional elements overlap in subject matter and policy. To avoid potential redundancy and confusion, the City of Ontario General Plan is organized by resource topic rather than each of the mandated and optional elements. The New Model Colony General Plan mirrors the City of Ontario’s General Plan organization.

### **New Model Colony General Plan Amendment (4968-GPA) and Environmental Impact Report (EIR 96-1) Chronology:**

- ◆ **August 1995** – Agricultural Preserve Advisory Committee (APAC) appointed
- ◆ **November 1995 to April 1997** – 17 public meetings and community workshops held by APAC on the General Plan Amendment and related EIR
- ◆ **April 14, 1997** – APAC recommends approval of the plan to the Planning Commission
- ◆ **May 7, 1997** – Planning Commission begins review (3 public workshops and 6 public hearings)
- ◆ **October 30, 1997** – Planning Commission recommended City Council approval of the project
- ◆ **Jan 7, 1998** – City Council approval
- ◆ **November 30, 1999** - Sphere of Influence annexation, dedicated as New Model Colony

In 1998 the City of Ontario prepared and adopted the Sphere of Influence General Plan Amendment, an amendment to the general plan of the City of Ontario. Planning for the 8,069 acre New Model Colony area is the single most important development issue facing the City of Ontario today. The General Plan for the New Model Colony intends to provide the long term vision to create a high quality environment where residents can live, work, and play with a sense of individual neighborhoods rather than engulfed in the New Model Colony.

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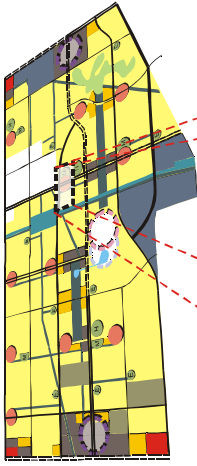
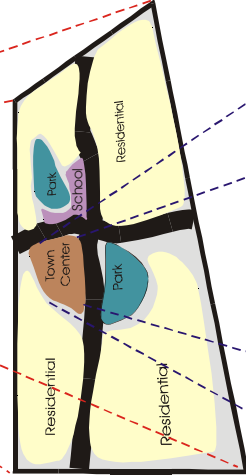

**TABLE 3-3  
Land Use Buildout Analysis Summary**

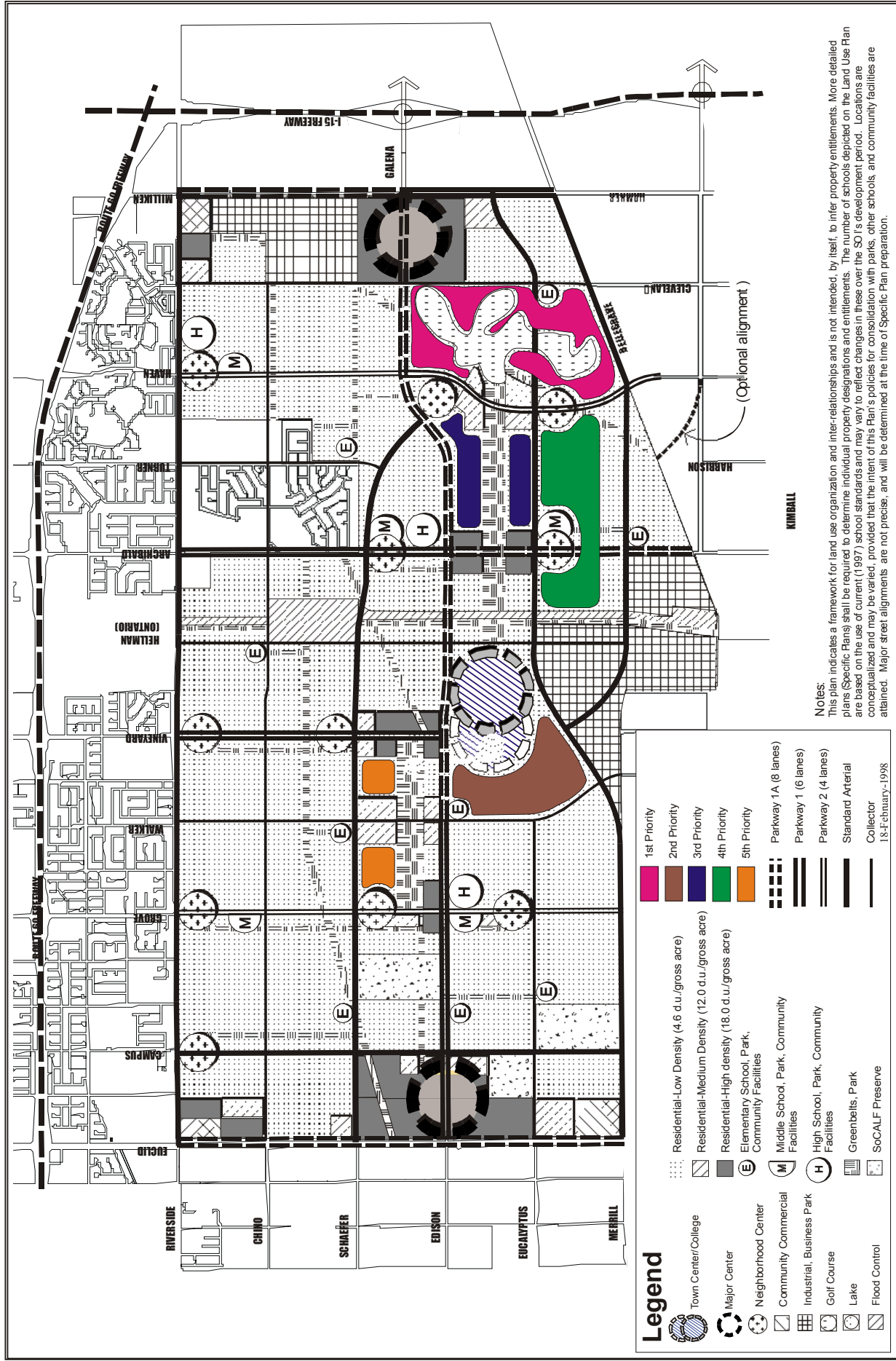
	Acres	Population/Units/ Square Feet	Percent
<b><u>POPULATION</u></b>		101,845	
	<i>Acres</i>	<i>Units</i>	<i>Percent</i>
<b><u>RESIDENTIAL</u></b>			
Single Family	4,434	20,396	65%
Multi-Family (includes mixed use housing in Town Center)	792	10,792	35%
<b>Total</b>	<b>5,196</b>	<b>31,188</b>	<b>100%</b>
<b><u>COMMERCIAL</u></b>			
Neighborhood	120	1,045,440	
Community	40	392,040	
Retail			
<i>Town Center Mixed Use (housing     units listed above)</i>	15	326,700	
<i>Town Center Retail</i>	35	304,920	
<i>In Business Parks</i>	30	261,360	
Office (Town Center only)	29	442,134	
Regional (Retail, Medical, Research)	195	2,123,550	
Hotel/Conference	40	609,840	
<b>Total</b>	<b>504</b>	<b>5,505,984</b>	<b>100%</b>
<b><u>INDUSTRIAL</u></b>			
Light Manufacturing	66	1,006,236	
Business Park			
<i>Research, offices, etc.</i>	272	4,146,912	
<b><u>SPECIALTY</u></b>			
Educational Campus	80		
Medical	-		
Research Facilities	-		
Sports Complex	20		
<b><u>PUBLIC</u></b>			
SCE Sub Station (does not include Transmission corridors)	160		
Drainage/Detention	185		
Community Facility	11		
Park	163		
Schools	420		
<b><u>AMENITY</u></b>			
“Village Green”	355		
Lake	50		
Habitat	-		
Golf Course	150		
SOCALF	200		
Trails/SCE Transmission Corridors	291		
Trails/Passive Open Space	79		

**Note:**

*Approved by the Agricultural Preserve Advisory Committee on January 27, 1997.*

# Ontario Sphere of Influence - Development Plan Process

General Plan / EIR	Description	Prepared By	Approved By	Documents Approval	Annexation
	<ul style="list-style-type: none"> <li>- Overall Land Use Plan Policy</li> <li>- Infrastructure/ Public Facilities Plan</li> <li>- Circulation / Street Plan</li> <li>- Open Space Plan</li> <li>- General Design Policies</li> <li>- Master EIR Program</li> </ul>	<p>City</p> <p>In conjunction with</p> <p>Consultants</p> <p>Ag Preserve Advisory Committee</p> <p>Property Owners</p>	<p>City Council</p> <p>Recommendation by Planning Commission</p>	<p>General Plan Amendment</p> <p>Master EIR</p> <p>LAFCO Document (if annexed)</p>	<p>Consider Annexation of entire area or in phases</p>
	<ul style="list-style-type: none"> <li>- More Detailed Plan</li> <li>- Specific Land Use Locations</li> <li>- Infrastructure Plans</li> <li>- Local Street Access / Circulation</li> <li>- Pedestrian</li> <li>- Design Standards and Criteria</li> </ul>	<p>Property Owners</p> <p>May involve City Assistance</p> <p>Review by City for conformance with General Plan</p>	<p>Development Advisory Board (DAB)</p> <p>Planning Commission</p> <p>City Council</p>	<p>Community Master Plan (CMP)</p> <p>Supplemental Environmental Reports</p> <p>Negative Declaration</p> <p>LAFCO Documentation</p>	<p>If not previously annexed, annexation would be completed following approval of Community Master Plan</p>
	<ul style="list-style-type: none"> <li>- Detailed Site Plans</li> <li>- Engineering Plans</li> <li>- Tentative Tract Maps</li> </ul>	<p>Property Owners</p> <p>Review by City for Conformance with the General Plan</p>	<p>DAB</p> <p>Staff Review of Site Development Plan</p> <p>Planning Commission / City Council approval of tract maps</p>	<p>Site Development plan and/or</p> <p>Tentative Tract Map / Parcel Map and</p> <p>Final Map</p>	

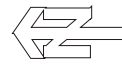


E/Gen Plan/Exec. Housing

# Proposed Locations for Executive Housing Ontario Sphere of Influence General Plan Amendment

1" = 3750'

Figure 3-8





## *Sphere of Influence* *Density & Lot Size Issues*

4.6 D.U.s per gross acre overall density

Allows for creative mixtures of housing products and types

Lot sizes vary from large estate lots (1 acre) to small lots based upon product types. (Overall density cannot exceed 4.6 units per acre)

All development subject to specific plan and site plan approval

Overall average lot size is 6,728 square feet

Plan is responsive to market demand and ensures quality development through extensive design review

Amenities include parks, open space, water features, buffers, parkways, trails and bikepaths

### *Residential Neighborhood Illustrative Concept*

