

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 Sphere of Influence General Plan Amendment Digest

The Beginning

The Sphere of Influence area, commonly referred to as the Ag Preserve is 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.

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 representative of the Planning Commission. The PAAC participated in 17 meetings during the Plans formulation beginning in November 1995. The general public was encouraged to speak at each meeting.

The Digest

A collection of condensed information, derived from the Sphere of Influence General Plan Amendment, has been formatted in this digest. Its purpose is to provide a general abstract, which is neither a complete nor precise extraction, but will provide the reader with a brief coverage of the most significant subjects. It is not intended to provide in depth information in any given element or section of the original document, but gives an overview of its content as well as additional information from other sources that are relevant to the activity in the Sphere of Influence. Please see the Sphere of Influence General Plan Amendment for more detailed information.

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 Ontarios General Plan organization.

Sphere of Influence 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

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The vision

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 Sphere of Influence area is the single most important development issue facing the City of Ontario today. The General Plan for the Sphere of Influence (SOI) 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 Sphere of Influence.

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.

Statutory Requirements

California State law 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 objective of the city.

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 developments 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 owner, 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.

The Structure

The Sphere of Influence will become a place of diversity encompassing a mix of residential neighborhoods, high intensity regional serving centers, employment centers, employment centers, and an activity core that serves as the common focal point for all Sphere of Influence neighborhoods and districts. All uses that are typically found in sustainable communities are herehousing, retail, offices, entertainment, educational, medical, visitor-oriented, industrial, schools, cultural, recreational and parks, government, open spaces, and so on. Each neighborhood and center will become a place that is uniquely identifiable for its residents, employees, and visitors. These will be united through an area wide network of greenways/trails, open spaces, amenities, and infrastructure.

Cumulatively, the Sphere of Influences uses will extend Ontarios fabric of development, rather than isolating itself as an island. However, it will be distinguished from other competing developments in the region in several important aspects. Livability and quality of life are important drivers of its uses and urban form. Development will be organized around a number of amenities including a regionalscaled public park (Village Green), lake and waterways, golf course(s), and extensively landscaped parkways and trails. The amenities will compensate for the lack of natural environmental elements upon which development can capitalize. Cumulatively, these characteristics will offer a cachet that the Sphere of Influence is a special place to live, work, recreate, and visit.

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Existing Conditions

Field observations were conducted on February 26, 1996 and reviewed with aerial photographs dated June 13, 1995.¹

LAND USE

The Land Use Element provides for the types, density/intensity, design distribution of residential, commercial, industrial, and open space development. The Sphere of Influence General Plan Amendment conforms to the State of California law requiring that a land use element be prepared as part of a City's General Plan.

Agricultural

The predominate land use within the Sphere of Influence, agricultural, comprises approximately 7,330 acres, or 89 percent of the Sphere of Influence, as shown on Table 3-1. More than half of the Sphere of Influence's agricultural use is devoted to agricultural industry (dairy, poultry, etc.). Dairy operations currently operating in the Sphere of Influence comprise approximately 3,816 acres (47 percent) of the total area.

Residential

Within this agricultural context, most if not all of the single family residential and multiple family residential uses occur on agricultural parcels in conjunction with other agricultural structures (such as milking parlors, silos, etc.). The residential uses comprise approximately 230 acres² of which an estimated 95 percent is devoted to single family residential uses.

Commercial

The limited commercial uses, primarily located along Euclid Avenue and Riverside Drive, comprise less than one percent of all land use within the Sphere of Influence. Within the commercial use category are office, retail, and other forms (such as meeting halls) or a mix of commercial uses.

Industrial

Industrial uses are located throughout the Sphere of Influence; however, less than one percent of the Sphere of Influence is devoted to some type of industrial use. The most frequently occurring industrial use is trucking operations, but manufacturing/excavation operations use the largest amount of land, approximately 27 acres.

Institutional/Public/Utilities

This land use category is the second largest within the Sphere of Influence, primarily due to the extensive flood control channels and the electrical distribution centers/substation located in the area. The institutional/public/utilities use comprises approximately 490 acres or six percent of all land within the Sphere of Influence.

Vacant

Less than one percent of the 8,069 acres is vacant. Vacant uses include, but are not limited to, those parcels with severe vegetation overgrowth, abandoned vehicles/furniture, and severely dilapidated structures.

AGRICULTURAL

The primary agricultural land use in the Sphere of Influence is dairy farms. Other uses include cultivated crops, forage and row crops, (including grazing lands, alfalfa, barley, strawberries, and others) fallow fields, and plant nurseries. A portion of land use also consists of veal and poultry production, homes associated with agricultural operations, agricultural related businesses, composting facilities, roads and utility corridors. Actual agricultural use may vary throughout the year according to the cyclical nature of the agricultural operations.

¹ Blueline prints at scale 1:2,400 (1=200), provided by Airborne Systems, Inc., Anaheim, California

² Each residential unit and any accessory uses (garage, backyard, etc.) were mapped based on aerial photographs and field surveys. The land area mapped as residential uses were then calculated using the City of Ontario GIS system.

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Prime agricultural soils cover approximately 2,999 acres (36 percent) of the total area in the Sphere of Influence. Any new development proposed in the Ontario Sphere of Influence that would convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land is considered a significant effect under Appendix G of the CEQA guidelines. However, much of the prime soil in the planning area has been compromised by the land disposal of manure in conjunction with long term dairy use. Manure deposition over many years has modified soil drainage and has dramatically increased the quantity of salts and nitrates in soils.

TABLE 3-1
Existing Land Use

Land Use Categories	Land Uses	Acres	% of Sphere Of Influence
Agriculture	Industrial (Dairy, Poultry, Other)	3,816.6	
	Cultivated Crops (Includes grazing)	3,039.0	
	Fallow	436.6	
	Nursery	35.9	
	Subtotal	9328.1	89.4%
Residential	Single Family	219.7	
	Multiple Family	9.2	
	Subtotal	228.9	2.8%
Commercial	Office	0.7	
	Retail	18.3	
	Other Commercial	0.3	
	Subtotal	19.3	0.2%
Industrial	Trucking	25.0	
	Manufacturing	27.2	
	Warehouse	15.1	
	Subtotal	67.3	0.8%
Institutional/Public	Religious	3.7	
	Flood Control	169.5	
	Southern California Edison	111.0	
	Roads/Other Infrastructure	203.4	
	Subtotal	487.6	5.9%
Vacant		68.8	.08%
TOTAL		8,069.0	100.0%

Source: Envicom Corporation survey February 1996 & aerial photographs dated June 1995.

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Williamson Act

Many of the agricultural properties in the Sphere of Influence are currently under Williamson Act (Land Conservation Act of 1965) contracts with the County of San Bernardino. These contracts remain in effect for ten years and are automatically renewed annually unless the property owner files for a notice of non-renewal with the County of San Bernardino. There is also a provision in the legislation that allows the local planning jurisdiction to initiate non-renewal by notifying the property owner.

Intended to assist the long-term preservation of prime agricultural land in the State of California, the contracts provide the agricultural landowner with a substantial property tax break for keeping land in agricultural use. When under contract, the landowner no longer pays property tax for an assessed valuation based upon the property's urban development potential. The Act stipulates that for properties under Williamson Act contracts the highest and best use of such land during the life of the contract is for agricultural uses. Therefore, property under contract is assessed and taxed based upon its agricultural value.

In passing the Act in 1965, the Legislature recognized that the preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources, [t]hat the discouragement of premature and unnecessary conversion of agricultural land to urban uses is a matter of public interest and [t]hat in a rapidly urbanizing society, agricultural lands have a definite public value as open space.

In addition to the 10-year non-renewal process for taking properties out of Williamson Act contracts, contracts can also be canceled upon the mutual agreement of the landowner, and the local land use planning jurisdiction. Unlike non-renewals, it appears that cancellations can only be initiated by the landowner. Per Government Code Section 51283(B), such cancellation requires the landowner to pay the local jurisdiction a cancellation fee in an amount equal to twelve and one-half percent of the assessed valuation of the property for its highest and best use. The least controversial way to allow contracted agricultural properties to urbanize would be for landowners to initiate their own non-renewal notices, or for the City to begin a phased series of City-initiated non-renewals.

The Williamson Act specifies that contract cancellations can only be approved if specific findings are made that the cancellation is not inconsistent with the purposes of the Act, and that the cancellation is in the public interest. It directly states that:

[T]he uneconomic character of an existing agricultural use shall not by itself be sufficient reason for the cancellation of the contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put. (Section 51282(d))

Those involved in the agricultural preserve contracts, or interested parties, may get more information from the Sphere of Influence General Plan Amendment book.

COMPATIBLE LAND USES UNDER THE WILLIAMSON ACT AND THE COUNTY OF SAN BERNARDINO DEVELOPMENT CODE

Land uses which are considered to be compatible with agricultural land under the Williamson Act are determined by the city or county administering the Williamson Act contracts. Currently, the County of San Bernardino administers the active contracts in the Sphere of Influence area; however when the City of Ontario annexes its Sphere, the City of Ontario would administer the contracts. The construction, alteration, and maintenance of flood control, gas, electric, water or communication utilities are generally considered to be compatible with the Williamson Act unless the governing body's land use regulations state that these uses are not compatible. Public works and improvements required for fish and wildlife enhancement and preservation and for the primary benefit of agricultural lands are also deemed compatible.

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TABLE 3-1 (A)
The Current Picture

Subject

Population	1,500
Sphere of Influence acreage	8,069
Agricultural acreage (dairy, poultry, etc.)	3,800
Dairies (approximate)	95
Dairy cows herd size range	250 to 1000
Dairy cows - average herd size	400 to 500

Housing Provisions

As stipulated in Goal 3A and 3B of chapter 3, provisions are intended for adequate housing to support household and job growth and facilitate mobility within the ownership and rental markets. A range of housing types to accommodate a variety of incomes and lifestyles, and enable residents to remain in Ontario throughout their lives.

According to information reported to the 1990 Census, only 110 of the Sphere of Influences housing units had been constructed by 1950. Steady growth has occurred since then with the Sphere of Influences housing stock numbering 789⁴ units in 1990. The Sphere of Influences units mix is dominated by single family detached units (56 percent)k, followed by multiple family units (44 percent) as shown in**Table 3-2**.

It is recognized that in the development of the Sphere of Influence there is a need to create housing units in sufficient quantities to meet anticipated demand. In addition to the range of housing types, there is also a need to create housing units at a variety of densities, including large lots and town homes. Other considerations is to locate housing designed to serve special users such as seniors and students near transportation access points and neighborhood centers.

EXECUTIVE HOUSING

The residential policy of the Sphere of Influence General Plan emphasizes that the provision of quality well-designed housing is a minimum standard for the plan. While a diversity of housing type is encouraged with opportunities for all income levels provided in the plan, there is a need to provide opportunities for those individuals and families whose income and lifestyle require a higher end of residential living environment. This segment of the housing market is defined by the plan as executive housing. The Sphere of Influence General Plan establishes a target of 500 acres of land designated for executive housing.

It is important that areas for executive homes be designed to include a significant area or critical mass in order to establish a distinctive identity and market appeal. Additional design factors such as unique streetscape features, decorative paving textures, and entryway landscape features are important. The key variables include the amount and type of amenities that are provided, the size of the dwelling unit, the lot size, and the minimum acreage of the development to establish the critical mass.

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TABLE 3-2
Selected Housing Stock Characteristics

	<u>Sphere of Influence</u>	<u>Ontario</u>
<u>Total Housing Units</u>		
1990	789	42,536
<u>1990 Ownership Status</u>		
Owner-Occupied	190	23,602
Renter-Occupied	306	16,675
<u>1990 Vacancy Status</u>		
Total Vacant	293 ³	2,259
For Sale	32	463
For Rent	238	1,265
For Migrant Workers	0	--
All Other	23	531
<u>Unit Type⁴</u>		
1 unit detached structure	445	25,109
1-unit attached structure	14	2,902
2-units structure	5	811
3 or 4-units structure	1	3,233
5 to 9-units structure	31	3,117
10 to 19-units structure	89	1,954
20+ units structure	2	1,570
Mobile home or trailer	64	2,386
Other	2	433
<u>1990 Value of Ownership Units</u>		
Median Value	\$62,816	\$143,200
<u>1990 Contract Rent Costs</u>		
Median Contract Rent	\$252	\$562

Source: 1990 U.S. Census, and City of Ontario, GIS Division

Note: These figures will be updated to reflect conditions of the year 2000 as data becomes available.

³ Although the vacancy status information is based on census data, this number appears to be high; it may be attributable to a multiple family rental complex being developed within an area that is now not part of the Sphere of Influence.

⁴ The Total number of units in this category may not equal the total number of housing units within the Sphere of Influence because the unit type data is based on the number of homeowners that responded to the census question.

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Goals and Objectives

This section presents a portion of the *goals and objectives* from the Ontario Sphere of Influence General Plan Amendment, Chapter 3, Community Development. These statements are extracted, in part, and are intended to achieve the Vision described in this communication section titled, The Vision. More detailed information may be obtained, including *policies* supporting these proclamations, from chapter 3 of the SOI Amendment. The following subjects are addressed, consistent with the format of the city's adopted General Plan.

- LAND USE
- AGRICULTURE
- HOUSING
- AIRPORT ENVIRONS

Of the General Plan elements required by the State, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are influenced by or influence this element. The following Land Use goals and objectives, shall be applied in concert with the Land Use Plan shown in Figure 3-5, which depicts the generalized distribution of uses by type and intensity/density throughout the sphere of Influence. This Plan indicates a framework for land use organization and inter-relationships and is not intended, by itself, to infer property entitlements.

The following information is aimed to accommodate residential, commercial, industrial, business park, open space, public, and other uses in accordance with the generalized distribution of uses depicted on the Land Use Plan and Development Capacity table, as shown in **Figure 3-5** and **Table 3-3**.

LAND USE

Goal 1A

A plan that guides the overall structural organization and distribution of uses within the Sphere of Influence, in accordance with the defined Vision.

Objective

- 1.1 Accommodate development in accordance with the organizational principles and standards of the Sphere of Influence General Plan as implemented through subsequent detailed (specific) plans.

Goal 1B

A cohesive and distinctly identifiable mixed use community that integrates a diversity of residential neighborhoods, regional centers, industrial and business parks, and open spaces.

Objective

- 1.2 Accommodate the development of neighborhoods, corridors, and centers that are clearly definable from each other, focus on public and private amenities, and are interlinked by a network of greenways and open spaces.

Goal 1C

Distinct neighborhoods that offer a high quality of life and a variety of housing types for the Sphere of Influence residents.

Objective

- 1.3 Accommodate the development of Residential Neighborhoods as unified areas that contain a full range of uses that support residential needs; emphasize a sense of community offering a balance of social interaction and individual and family privacy; incorporate uses and places that serve as the central focus for local identity, activity, and celebration; may be developed around amenities that promote local identity and character such as golf courses, lakes, open spaces, and similar elements; and emphasize walkability.

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TABLE 3-3
Land Use Buildout Analysis Summary

	Acres	Population/Units/ Square Feet	Percent
<u>POPULATION</u>		101,845	
	<i>Acres</i>	<i>Units</i>	<i>Percent</i>
<u>RESIDENTIAL</u>			
Single Family	4,434	20,396	65%
Multi-Family (includes mixed use housing in Town Center)	792	10,792	35%
Total	5,196	31,188	100%
<u>COMMERCIAL</u>			
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	
Total	504	5,505,984	100%
<u>INDUSTRIAL</u>			
Light Manufacturing	66	1,006,236	
Business Park			
<i>Research, offices, etc.</i>	272	4,146,912	
<u>SPECIALTY</u>			
Educational Campus	80		
Medical	-		
Research Facilities	-		
Sports Complex	20		
<u>PUBLIC</u>			
SCE Sub Station (does not include Transmission corridors)	160		
Drainage/Detention	185		
Community Facility	11		
Park	163		
Schools	420		
<u>AMENITY</u>			
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.

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- 1.4 Accommodate a diversity of high quality housing to support resident needs.
- 1.5 Accommodate the development of Neighborhood Centers that shall serve as the focal point of neighborhood identity, activity, and celebration. They shall consolidate the range of uses that attract community gatherings and frequent use (many of which are traditionally separated) and be designed to promote pedestrian activity.
- 1.6 Development of schools to serve the needs of the Sphere of Influences population and as a focal point for neighborhood activity.

Goal 1D

High density residential uses that provide population support for adjacent centers characterized by a high level of activity, and/or capitalize on the presence of lakes, golf courses, parks, and other amenities.

Objective

- 1.7 Development of multi-family residential areas adjacent to primary activity centers and/or amenity that convey the sense of an integrated urban corridor or center. Such places may also incorporate community services and facilities as the focal point of neighborhood activity.

Goal 1E

A Town Center that serves as the focal point of the Sphere of Influences identity and activity.

Objective

- 1.8 Accommodate a diversity of retail, office, entertainment, housing, cultural, public, and similar uses that serves the entire Sphere of Influence and are integrated in a highly active, pedestrian oriented environment.

Goal 1F

Regional Centers that are characterized by a high level of activity and/or employment and accommodate uses that serve the Sphere of Influence, City of Ontario, and the region.

Objective

- 1.9 Attract the development of high activity, high value uses that serve the region such as large scale retail, professional offices, medical, research, entertainment, sports, and similar uses.

Goal 1G

Commercial Centers that provide a broad range of goods to support the needs of the Sphere of Influences residents.

Objective

- 1.10 Accommodate the development of Community Centers that accommodate large scale commercial uses that serve and are conveniently accessible to multiple neighborhoods.

Goal 1H

An educational campus as a centerpiece of community identity and cultural activity.

Objective

- 1.11 Development of a campus integrated with adjacent Town Center uses that provide educational, cultural, research, and employment opportunities for the community.

Goal 1I

Business and industrial parks that provide employment opportunities for community residents, support the Sphere of Influences region-serving uses, and contribute revenue to the City.

Objective

- 1.12 Accommodate the development of a diversity of distinct, multi-purpose business parks and industrial districts that are accessible to and compatible with the Sphere of Influences residential neighborhoods.

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Goal 1 J

Lakes, golf course, regional parks, open spaces, and other amenities that promote the Sphere of Influences identity and enhance the quality of life of residents.

Objective

- 1.13 Accommodate the development of a lake and streams as the focal point of community identity and to enhance the Sphere of Influences environmental quality. While a lake could be incorporated with a singular use, it could also be used as the focal point of several uses (as shown on the Land Use Plan) such as the Town Center, educational campus, and residential neighborhoods.
- 1.14 Development of one or more golf courses as the focal point of neighborhood identity and community recreation.
- 1.15 Development of a major community park (or village green) as the focal point of community identity.

Goal 1 K

A comprehensive network of greenways and open spaces that interconnect the Sphere of Influences land use neighborhoods and districts.

Objective

- 1.16 Development of a comprehensive network of greenways, pedestrian paths, open spaces, and other corridors that serve as transitions between and link residential neighborhoods, schools, park, Neighborhood, Regional, and Community Centers, the Town Center, educational campus, and other key uses. They should provide visual and physical balance to developed urban and suburban uses.
- 1.17 Improvement and development of electrical energy transmission corridors as linkages, transitions, and for support of Residential Neighborhoods; Neighborhood, Community, and Regional Centers; open spaces; and other uses.
- 1.18 Phase development to ensure that adequate retail, schools, parks, services, and other local serving uses are available to support the needs of Sphere of Influence residents and contribute adequate revenue to support public services and infrastructure.

AGRICULTURE

Goal 2

Continued operation and expansion, as appropriate, of existing farms and agricultural-related businesses.

Objective

- 2.1 Enable existing farms and agricultural-related businesses to operate and/or expand, until economically infeasible, in concert with the development of adjacent properties.
- 2.2 Minimize land use patterns or development that encourage leap frog development.
- 2.3 Minimize the opportunity for agricultural use versus urban use conflicts.
- 2.4 Discourage the adoption of inappropriate, unnecessary, and restricting Federal, State and local regulations that threaten the economic viability of existing agricultural operations.

HOUSING

Goal 3 A

Adequate housing to support household and job growth and facilitate mobility within the ownership and rental markets.

Objective

- 3.1 Maintain a supply of developable residential land adequate to accommodate the amount and type of projected household and job growth.
- 3.2 Ensure that residential sites are served by adequate infrastructure and services.

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Goal 3 B

A range of housing types to accommodate a variety of incomes and lifestyles, and enable residents to remain in Ontario throughout their lives.

Objective

- 3.3 Promote a diversity of housing types, including large-lot development (i.e., one unit per acre or larger), single-family detached and attached residences, multi-family rental and ownership units, second units, senior citizen units, and units combined with nonresidential uses.

Goal 3 C

Neighborhoods that have a high degree of livability.

Objective

- 3.4 Promote residential design that is functional, people and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). Encourage innovative and creative design in residential projects.
- 3.5 Minimize the adverse effects of development on adjacent neighborhoods, to the maximum extent feasible.

Goal 3 D

Provision of housing for all economic segments of the present and future community, including the City's fair share of the regional housing need.

Objective

- 3.6 Minimize governmental constraints on the provision of affordable housing.
- 3.7 Offset the impacts of market-rate housing and nonresidential development on the supply of affordable housing.

Goal 3 E

Housing opportunities for groups with special needs and for all people regardless of race, religion, gender, marital status, ancestry or national origin.

Objective

- 3.8 Promote the provision and maintenance of housing for groups with special needs.

AIRPORT ENVIRONS

1.0 - Existing General Plan Goal

Utilize all feasible air operations and airport facilities modifications to minimize and, where possible, reduce the numbers of residents impacted by noise from Ontario International Airport and Chino Airport

1.2 - Amended Existing General Plan Goal

Protect residents, workers, and Students from potential aircraft accidents and from the adverse effects of aircraft noise.

Goal 8.0 That Supplements the Existing General Plan

Prevent land uses that may increase the incidence of bird strikes in the vicinity of airports.

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Public Services

This section presents a portion of the *goals and objectives* from the Ontario Sphere of Influence General Plan Amendment, Chapter 4, Infrastructure and Public Services. More detailed information may be obtained, including *policies* supporting these proclamations in the aforementioned chapter. The following subjects are addressed, consistent with the format of the citys adopted General Plan.

- SCHOOLS
- POLICE PROTECTION
- FIRE PROTECTION AND
- *EMERGENCY MEDICAL SERVICES*
- *WATER SOURCES*
- *WASTEWATER*
- *SOLID WASTE*
- *STORM DRAINAGE & FLOOD CONTROL*
- *CIRCULATION*

The italicized subjects will not be covered in this communication.

SCHOOLS

Three school districts and one community college district provide services to the Sphere of Influence. The City of Ontario intends to provide adequate educational facilities and programs that meet the needs of Sphere of Influences residents by coordinating development activities all four districts. Work will proceed with the school districts to ensure that school facilities and programs are expanded to commensurate with the Sphere of Influences population growth and development. Figure PS 1 indicates the locations of the existing schools.

POLICE PROTECTION

The San Bernardino County Sheriffs Department cease to serve the Sphere of Influence after annexation. Instead, the City of Ontario Police Department, which currently operates one main and three existing satellite stations, will provide service. The Sphere of Influence will likely need a facility to help provide this service, however, the type of facility is contingent on possible relocation of the main station.

It is the goal of the City of Ontario to provide a high level of police protection for the Sphere of Influences residents, businesses, and visitors. This may be accomplished by increasing Police Department force, periodically evaluate population growth, development characteristics, level of service and incidence of crime.

Development would require working with the Police Department, requiring Specific Plans to incorporate defensible space designs. These designs should help ensure maximum visibility and security for entrances, pathways, and corridors, as well as open space (both public and private) and parking lots/structures. One element of design would provide adequate exterior illumination to facilitate security surveillance around commercial, industrial, multi-family, and public structures.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE

Goal 10.0 of chapter 4.0 Infrastructure and Public Services promotes a desire to provide a high level of fire protection and emergency services to the Sphere of Influence businesses and residences. The objective is to ensure that the Fire Departments facilities, personnel, and equipment needs keep pace with the Sphere of Influences growth. Figure PS-1 indicates the existing fire stations.

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Frequently Asked Questions

November 30, 1999

What is the connection of the Sphere of Influence to the New Model Colony?

The Sphere of Influence was the term used in reference to the area the City of Ontario designated for annexation. This resolution required amendments to the City of Ontario's General Plan and all documents regarding annexation refers to the area as the Sphere of Influence. On November 30, 1999 the final phase of annexation transpired and the City dedicated the area with the new identity of New Model Colony.

What is the vision for the Sphere of Influence in terms of future development?

The SOI will become a place of diversity, encompassing a mix of residential neighborhoods, high intensity regional serving centers, employment centers, and an activity core that serves as the common focal point for all neighborhoods and districts. Each neighborhood and center will become a place that is uniquely identifiable, united through a network of greenways/trails, open spaces, amenities and infrastructure. Livability and quality of life are important drivers of its uses and urban form. The creation of mixed use, commercial and public places that emphasize pedestrian activity is a fundamental premise of the SOI General Plan.

How long will it take for the area to reach build-out?

The General Plan for the area anticipates build-out in 30 years. This figure is only an estimate, and the build-out could vary due to market conditions.

How does land become developed?

The pre-zoning ordinance adopted by the City Council on April 20, 1998 designates the entire sphere of influence area as SP, (Specific Plan District). The zoning designation of SP requires the area be developed with a series of Specific Plans that carry out objectives of the SOI General Plan, with land uses consistent with the approved General Plan.

When will the City begin accepting applications for development, business license requests, new signs, etc.?

The City began accepting applications on November 30th.

How long will it take to review/process Specific Plans within the Sphere of Influence area?

The review process should normally take between 9 to 18 months. No approvals will be made until all development fees have been established, which should be in the summer of 2000.

What are the anticipated impact fees, including infrastructure, parks, utilities, biological mitigation, etc.?

Impact fees will not be determined until completion of the various implementation programs (water master plan, drainage master plan and transportation master plan). The implementation programs are expected to be completed by June, 2000.

How does the Williamson Act apply to property within the SOI; what are the cancellation procedures?

Of the total 8,200 acres within the SOI, approximately 5,400 acres are presently under Land Conservation Contract (LCC) established under the Williamson Act. Once the preserve was established, property owners were permitted to contract with the County to preserve the property and qualify for a property tax assessment based upon use and economic yield rather than full market value of the property. An LCC has a minimum term of ten (10) years. However, this term is automatically renewed each year for an additional year, thereby keeping the term of the contract to a period of ten years. This perpetual contract continues until the administering entity, (City) or the owner files a Notice of Non-Renewal, which terminates the contract at the end of its remaining term. When a Notice of Non-Renewal is filed, the property tax assessment gradually reverts back to being computed upon full market value rather than use. Property owners may petition to have the LCC canceled, subject to specific criteria and payment of cancellation fees. The cancellation fee normally equals twelve and one-half (12.5%) percent of the property's current full market value.

Will current agricultural uses and agricultural support uses be allowed to continue or be allowed to expand?

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Yes. Existing agricultural uses and agricultural support uses will be allowed to continue. It is the intent of the City not to prohibit or discourage the continued agricultural use of the area until a Specific Plan for urban development is approved and development occurs. Each Specific Plan is required to address the appropriate transition of the area from agricultural uses to urban uses and include provisions for buffering between such use as needed to protect agricultural uses as well as the new urban uses.

Will there be any measures to protect existing farming operations from future development?

Yes. Two measures address this: 1) Agricultural Overlay District, allows for interim agricultural uses and agricultural support uses and 2) Right-to-Farm Ordinance protecting existing farming operations from future development. Both ordinances are expected to be adopted by the first part of 2000.

What is the review procedure for interim agricultural uses.

The agricultural overlay district identifies permitted and conditional uses and development standards for interim uses within the SOI. The review procedure is based on the type of use and the extent of construction. The City's development plan review procedures will generally apply to new structures in excess of five thousand 5000 square feet of floor area. An expedited review procedure will be used for this purpose.