

Section 2 Study Area

2-1 Purpose

This section describes the study area of the City of Ontario Recycled Water Master Plan Update and discusses the existing and future land uses within the study area.

2-2 Location

The study area, as shown in Figure 2-1, is coincident with the City boundary, with exception to two areas of the City serviced by Cucamonga Valley Water District which are located in the northeast corner of Interstate 15 and Interstate 10 and the area north of 4th Street and East of Vineyard.

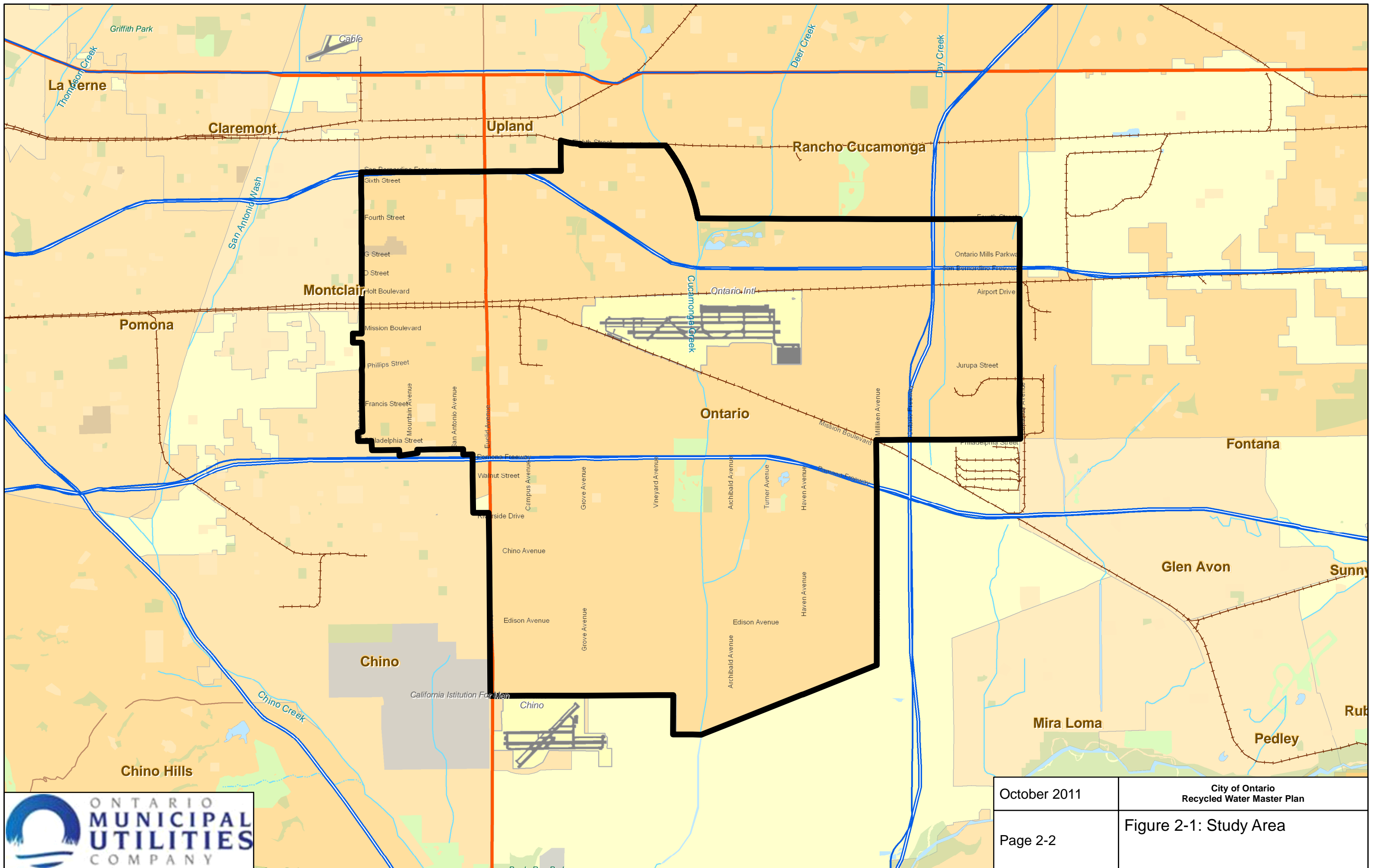
The City is divided into two main areas, the Old Model Colony (OMC) in the north and the New Model Colony (NMC) in the south with Riverside Avenue being the general divider between the two, with exception to a portion of the OMC the lays south of Riverside Avenue between Archibald Ave and the Edison Power Lines to Schaffer Avenue.

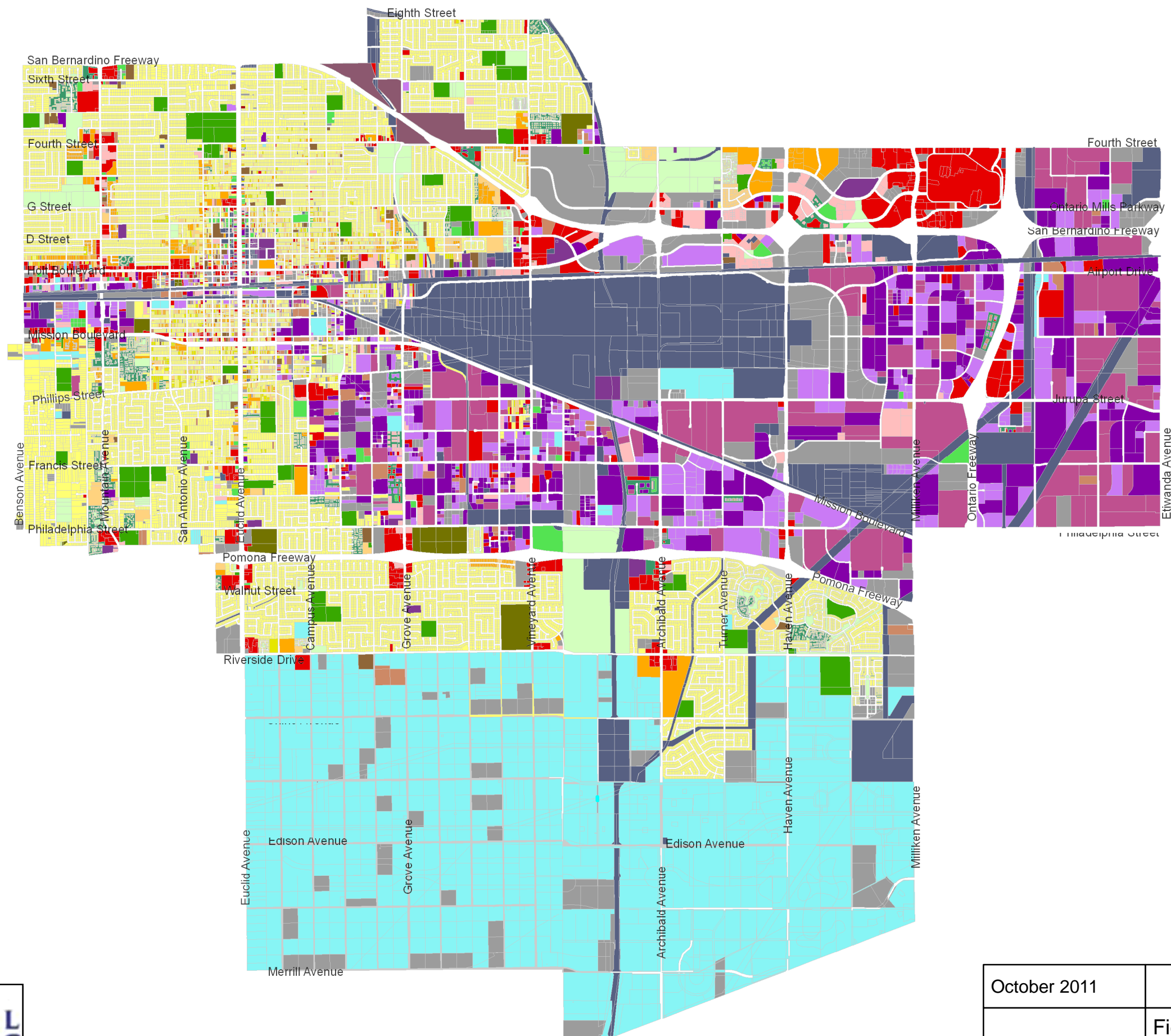
OMC consists of existing residential, commercial, and industrial developments. It comprises approximately 37.3 square miles. NMC is an agricultural area that was annexed in 1999. It currently consists of approximately 12.8 square miles of agricultural land. The City's General Plan 2010 details plans to develop the agricultural lands in NMC into a mix of residential, commercial, industrial, and public uses. The ultimate residential population of NMC is expected to reach 151,932.

The topography of the region generally slopes in a southwesterly direction from 1170 to 630 feet above mean sea level (amsl).

2-3 Existing Land Use

The existing land use types of the City are shown using general categories on Figure 2-2. The OMC is primarily built out, while the NMC is primarily comprised of agricultural land and rural residential land within by agricultural land parcels. The City's GIS and parcel land data was used to determine existing land use information.





- Admin./Prof.
- Ag. Multi-Use
- Commercial
- Group Quarters
- HDR
- Industrial
- LDR
- LMDR
- MDR
- Manufacturing
- Misc. Service Org.
- Mobile Home
- Office
- Other
- Other Residential
- Parks/Rec/Cultural
- Public Facilities
- ROW
- School
- Street/Parking
- Transp./Utilities
- Vacant
- Vacant Bldg
- Warehousing



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Page 2-3	Figure 2-2: Existing Landuses

2-4 Ultimate Land Use

The ultimate land uses are based upon the City's latest general plan document entitled The Ontario Plan (2010). Table 2-2 provides a summary of the ultimate land uses and Figure 2-3 shows the locations of these land uses. From the previous General Plan to the current Ontario Plan, the residential area increases to 10,915 acres (34.2 percent of total) and the employment area, including business parks and industrial uses, is expected to entail about 8,103 acres (25.4 percent of total).

Residential Land Uses

The Ontario Plan defines five residential land use categories: Rural, Low Density, Low-Medium Density, Medium Density, and High Density. The plan assumes densities for each of the residential land use categories and are shown in Table 2-1.

Retail / Service

Four retail / service uses are defined: Neighborhood Commercial, General Commercial, Office Commercial, and Hospitality. The assumed intensities for each commercial use are shown in Table 2-1.

Employment

Two employment uses are defined: Business Park and Industrial. The assumed intensities for each commercial use are shown in Table 2-1.

Open Space

Open Space land use designations include Non-Recreational Open Space, Recreational Open Space and Water Open Space (i.e. lakes, ponds, etc).

Public

Public land use designations include Public Facility and Public School.

Other

Other land use designations include the Ontario International Airport, Landfill, Railroad and Roadways.

Table 3-1: The Ontario Plan Approved Land Use Buildout Estimates (Citywide)¹

Land Use Category	Acres ²	Density (du/ac) ³	Intensity (FAR) ³	Units	Population ⁴	Square Feet (Non-Office)	Square Feet (Office)	Total Square Feet	Jobs ⁵ (Non-Office)	Jobs ⁵ (Office)	Total Jobs ⁵
Residential											
Rural Residential - RR	453	2.0		906	3,621						
Low Density Residential - LDR (OMC)	4,308	4.0		17,232	68,876						
Low Density Residential - LDR (NMC)	3,158	4.5		14,211	56,801						
Low-Medium Density Residential - LMDR (OMC)	295	8.5		2,508	10,026						
Low-Medium Density Residential - LMDR (NMC)	505	8.5		4,295	17,167						
Medium Density Residential - MDR (OMC)	896	18.0		16,124	61,551						
Medium Density Residential - MDR (NMC)	1,059	22.0		23,294	77,964						
High Density Residential - HDR	241	35.0		8,421	28,185						
<i>Subtotal</i>	<i>10,915</i>			<i>86,991</i>	<i>324,192</i>						
Mixed Use (MU)											
Downtown	109	35.0		2,279	4,557	756,202	756,202	1,512,403	543	2,163	2,706
Euclid & Francis	10	30.0		156	312	181,210	0	181,210	419	0	419
Holt	55	30.0		412	824	478,289	1,195,722	1,674,011	343	3,420	3,763
Meredith	246	40.0		2,957	5,914	2,146,637	5,366,592	7,513,229	1,541	15,348	16,890
Hospitality	76	60.0		457	914	1,493,672	1,493,672	2,987,345	1,072	4,272	5,344
Ontario Festival (MxU in 14)	37	20.0		368	736	112,211	240,451	352,662	81	688	768
Guasti	83	30.0		500	1,001	1,089,871	1,271,516	2,361,388	783	3,637	4,419
Ontario Center (E. of Haven)	345	40.0		4,139	8,278	1,502,384	7,511,922	9,014,306	1,079	21,484	22,563
Mills	240	40.0		479	958	3,912,233	1,564,893	5,477,126	2,809	4,476	7,285
NMC south	316	35.0		3,315	6,630	962,632	5,775,795	6,738,427	691	16,519	17,210
NMC east	264	25.0		1,978	3,956	1,378,413	1,206,111	2,584,524	990	3,449	4,439
SR60 & Hamner	41	0.0		0	0	349,112	313,305	662,417	251	896	1,147
<i>Subtotal</i>	<i>1,822</i>			<i>17,039</i>	<i>34,078</i>	<i>14,362,865</i>	<i>26,696,182</i>	<i>41,059,046</i>	<i>10,601</i>	<i>76,351</i>	<i>86,952</i>
Retail/Service											
Neighborhood Commercial - NC	277		0.30			2,896,914	724,229	3,621,143	6,692	2,071	8,763
General Commercial - GC	552		0.30			6,488,654	720,962	7,209,616	4,659	2,062	6,721
Office/Commercial - OC	526		0.75			5,151,406	12,019,946	17,171,352	3,699	34,377	38,076
Hospitality - HOS	145		1.00			5,049,475	1,262,369	6,311,844	3,626	3,610	7,236
<i>Subtotal</i>	<i>1,499</i>					<i>19,586,449</i>	<i>14,727,505</i>	<i>34,313,954</i>	<i>18,675</i>	<i>42,121</i>	<i>60,796</i>
Employment											
Business Park - BP	1,357		0.40			11,821,313	11,821,313	23,642,626	7,684	33,809	41,493
Industrial - IND	6,747		0.55			145,469,382	16,163,265	161,632,647	94,555	46,227	140,782
<i>Subtotal</i>	<i>8,103</i>					<i>157,290,695</i>	<i>27,984,578</i>	<i>185,275,273</i>	<i>102,239</i>	<i>80,036</i>	<i>182,275</i>
Other											
Open Space-Non-Recreation - OS-NR	1,243										
Open Space-Parkland - OS-R	991										
Open SpaceWater - OS-W	59										
Public Facility - PF	99										
Public School - PS	627										
Airport - ARPT	1,422										
Landfill - Rail	247										
Railroad - LF	137										
Right-Of-Way - ROW	4,794										
<i>Subtotal</i>	<i>9,619</i>										
Total	31,958			104,030	358,270	191,240,009	69,408,264	260,648,273	131,515	198,508	330,023

Notes
 1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the General Plan. Accordingly, the buildout estimates in this General Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward to account for variations in buildout intensity. Buildout assumptions are as agreed upon on 2-4-08.
 2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
 3 Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
 4 Estimates of population by residential designation are based on a persons-per-household factor that varies by housing type. 3.347 pph for MF, 3.278 pph for sfa, and 3.997 pph for sfd.
 5 The factors used to generate the number of employees are 2.310 e/1000 sf of community commercial; .718 e/1000 sf of regional commercial; .650 e/1000 sf of industrial; and 2.86 e/1000 sf of office.

