

1. INTRODUCTION

Euclid Avenue can be described as the backbone of the City of Ontario (*See Figure 1.1*). Extending from the San Gabriel foothills to the north, Euclid Avenue was originally designed by George and William Chaffey in 1882 to be a grand boulevard constructed as part of the “Model Irrigation Colony” and was intended to connect to the southern edge of the colony at the Southern Pacific Railroad. Euclid Avenue initially provided street lights, water services and long distance telephone lines and was envisioned to include an electric railway to serve the growing community.

Today, Ontario has grown to become the identifiable center of the inland valley, with commerce and community expanding around the City’s strategic location along regional transportation routes, growing international airport, commerce and cultural amenities. Ontario is situated in the path of expanding urbanization and housing demand in the surrounding region. The project site, the Euclid Mixed-Use Property, is comprised of approximately 84 acres located along the east side of Euclid Avenue in the City of Ontario, California and establishes the west gateway to the Ontario Ranch.

Within Ontario Ranch, the City of Ontario promotes innovative land development principles to continue the legacy of the Model Colony. The City’s general plan, The Ontario Plan, envisions the Ontario Ranch area will include housing, commercial and Business Park areas, parks, recreational uses, trails and bike links. Specific plans are required to guide development in Ontario Ranch to ensure the City objectives are achieved.

On January 26, 2010, the City of Ontario adopted The Ontario Plan, which serves as its new business plan and includes a long term vision and principle-based policy plan, essentially functioning as the General Plan for the city, including Ontario Ranch. The Ontario Plan 2050 was adopted in August 2022 as an update to the original 2010 document. The Euclid Mixed-Use Specific Plan is consistent with The Ontario Plan 2050.

The Euclid Mixed-Use Specific Plan (this “Specific Plan”) is a major “next step,” creating a specific plan to implement the vision outlined by the City of Ontario for the western portion of the Ontario Ranch area, formerly New Model Colony (*See Figure 1.2*). The Ontario Ranch area covers 8,200 acres of the historic San Bernardino Agricultural Preserve, which was predominantly used for dairy or cattle farming. In 1999, the City of Ontario named its portion of the Agricultural Preserve to be the New Model Colony after the original Model Irrigation Colony.

The City’s TOP overall vision for the Ontario Ranch is to create a self-sustaining place of diversity, extending into Ontario’s existing fabric of development. The City’s TOP also envisions each neighborhood and commercial center within the Ontario Ranch as a place uniquely identifiable for its residents, employees, and visitors, united through an area-wide network of greenways, trails, open spaces, amenities, and infrastructure.

The vision for Euclid Mixed-Use is to create a gateway to the City of Ontario and to the Ontario Ranch planned community incorporating a variety of opportunities for small businesses and employment within the Business Park District and a vibrant community with a mixture of uses all connected through a series of trails providing opportunities for people to live, work and play within the Mixed-Use District of the Specific Plan.

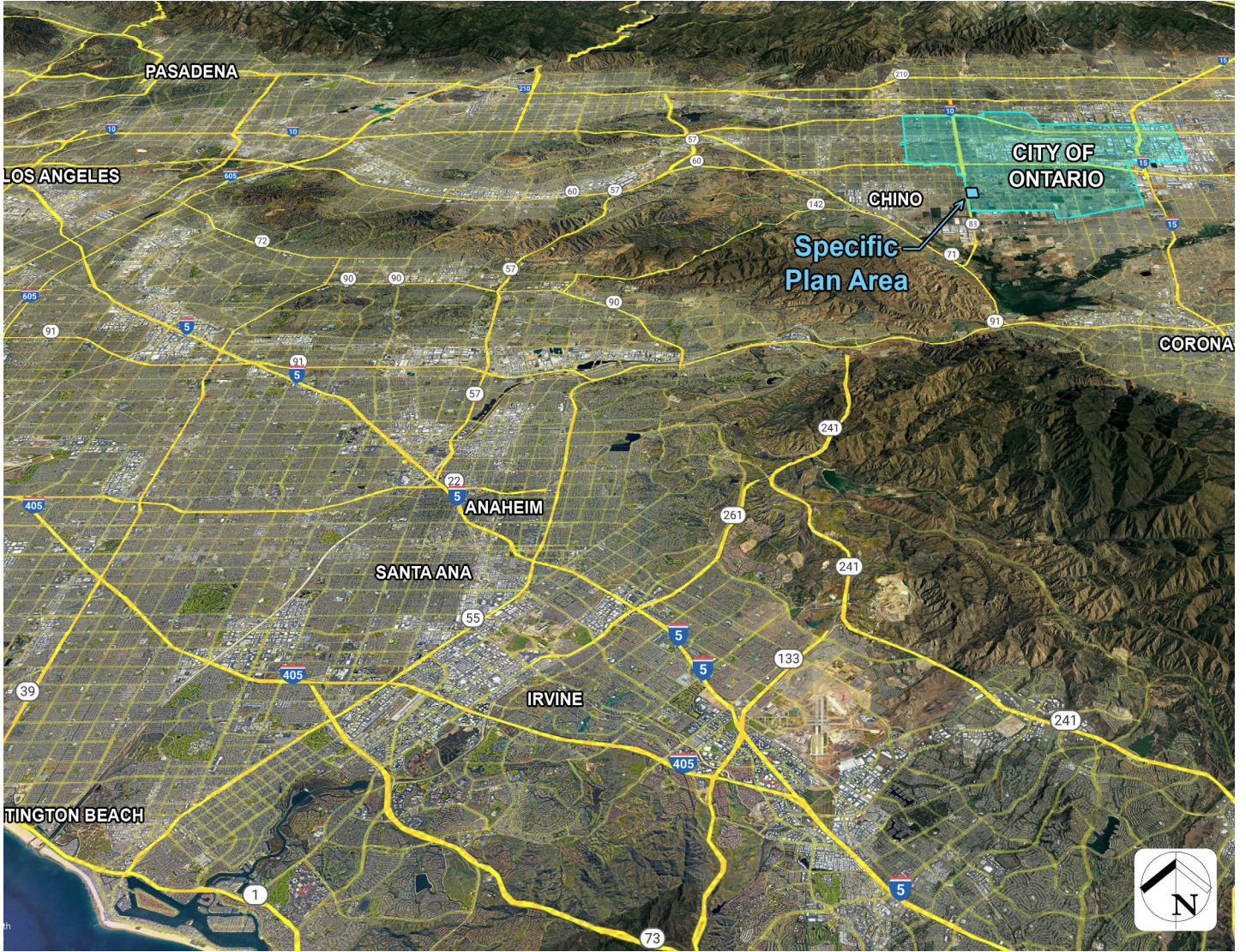


FIGURE 1.1 REGIONAL LOCATION

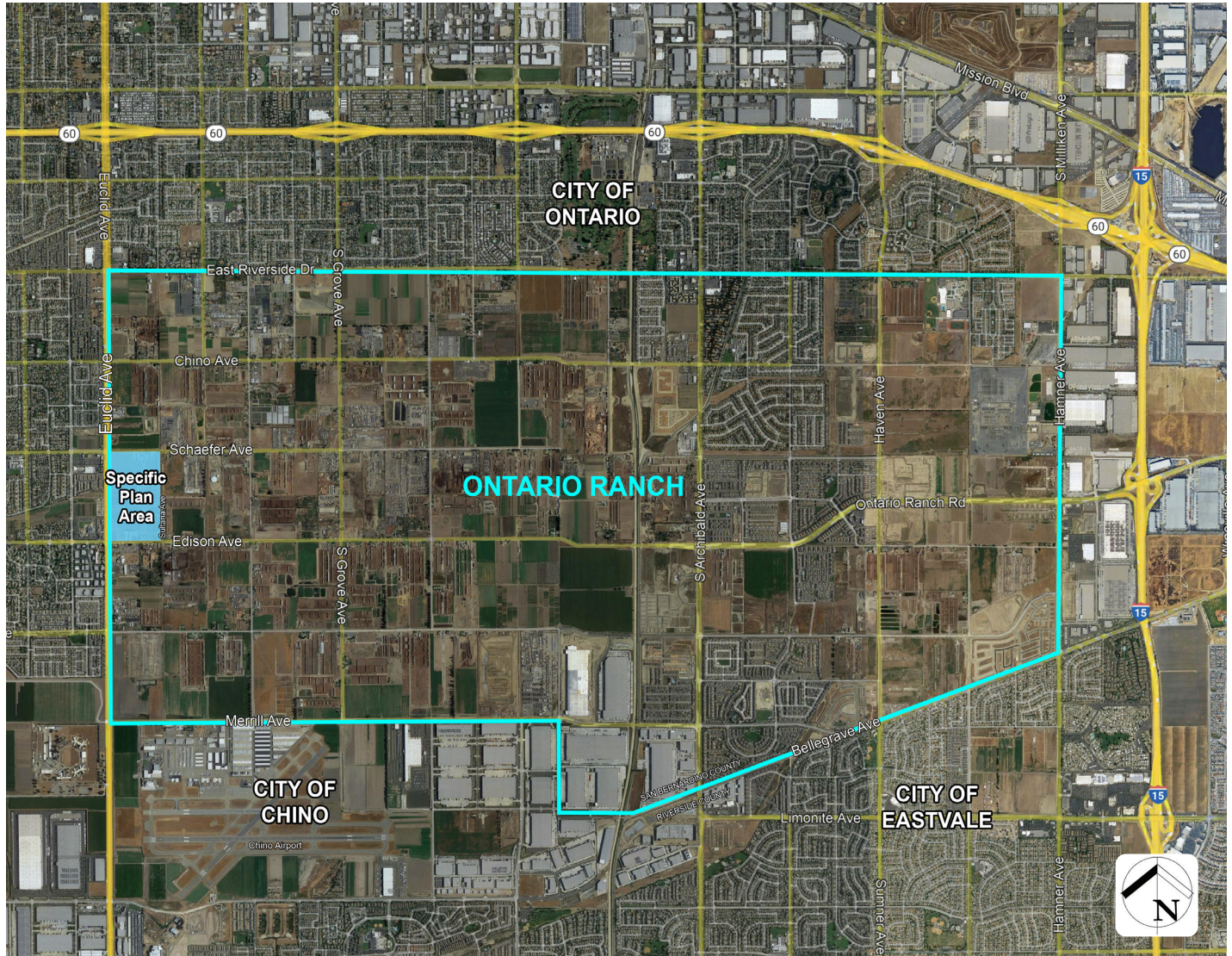


FIGURE 1.2 ONTARIO RANCH

In order to actualize this vision, a series of objectives are provided to augment policies identified within the City's TOP. These objectives and policies are as follows:

Create a place with a Unique Identity.

- Provide a variety of quality building designs that reinforces the rich agricultural history and the high quality of development within the City.
- Provide a walkable plan that ties the future residential, retail and employment areas to surrounding support uses and open space/recreational uses including the Great Park.
- Provide outdoor gathering spaces within attached residential neighborhoods, office parks and retail centers.
- Design convenient access to transit stops to encourage alternatives to vehicular commuting.

Develop a Public Realm that emphasizes Comfort, Safety and Human scale.

- Establish a walkable street pattern linking living and shopping areas with public spaces and the Great Park.
- Design and plan buildings and landscaping to create inviting outdoor living areas.
- Create building elevations with regular articulation and varied facade expressions.

Optimize connectivity within the Mixed Use areas within the overall Community Network.

- Design streets in a grid pattern with short, walkable blocks.
- Establish a street pattern as a logical extension of open space, public transit and neighborhood retail and employment.
- Encourage parking solutions such as alleys, parking courts and structured parking to minimize the visual impact of stored vehicles.

Design buildings that are appropriate and contextual.

- Create design standards for vertical and horizontal mixed use buildings to address market opportunities.
- Orient buildings toward public streets, neighborhood edges and open space areas to establish and urban neighborhood character.
- Concentrate building massing along major streets and corridors and adjacent to the Great Park and near convenient transit stops.

Create active frontages along streets and open spaces.

- Design retail buildings with storefront treatments that optimize indoor/outdoor spaces.
- Orient residential front doors, porches and patios to face walkable streets and away from major streets, non-residential uses and utility lines.
- Provide visual and physical access to connect to City planned trails and bikeways.

Manage infrastructure to accommodate optimal land uses.

- Coordinate the development of project infrastructure to foster future pedestrian opportunities.
- Encourage the timely development of shared infrastructure within the Mixed Use District.
- Facilitate development plans that provide shared parking and multi-modal access/parking within the mixed use area.

1.1 Purpose and Intent of the Specific Plan

The Euclid Mixed-Use Specific Plan provides zoning regulations for the project area by establishing permitted land use, development standards, infrastructure requirements, design guidelines and implementation requirements for future development. Development regulations and design guidelines are included to guide all site planning, architectural character, and landscape treatment within the site area to ensure a standard of excellence in community design throughout project development. The Specific Plan establishes the procedures and requirements to approve new development within the project area.

The purpose of the Specific Plan is to:

- Provide a flexible planning framework that responds to changing physical and market driven aspects of future development opportunities;
- Specify a coordinated phasing of infrastructure, utilities, and public services for this area of the Ontario Ranch;
- Promote compatible uses and interfaces between adjacent properties;
- Ensure the appropriate location and intensity of uses within the site area; and
- Conform to State laws and local ordinances and policies in the preparation of the Specific Plan.

The intent of the Specific Plan is to:

- Create a professional, well maintained and attractive environment for the development of a vibrant Mixed-Use development along Edison Avenue and a multi-purpose business park complex.
- Provide the entitlement and framework for a total of approximately 290,000 sq. ft. of office retail development and a maximum of 466 residential units.
- Provide the entitlements and framework for the development of approximately 1.39 million sq. ft. of business park uses.
- Provide employment opportunities for the surrounding community.
- Facilitate the implementation of roads, utilities, and other infrastructure investments that will be sufficiently sized to serve the Specific Plan area.
- Expand Ontario's retail, office and business park uses in proximity to local airports and regional transportation networks.
- Create an economic driver for future growth in western portion of Ontario Ranch that acts as a catalyst for the development of infrastructure improvements in the area and implementation the City's long term planning vision.
- Provide opportunities for residents to live, work and shop within close proximity.
- Provide a logical extension of planned community trails and bike ways.

1.2 Specific Plan Project

This Specific Plan is the regulatory document for the Euclid Mixed-Use site area, accommodating up to 290,131 sq. ft. of commercial retail/office uses, a total of 466 residential units and 1,386,776 sq. ft. of business park uses on approximately 84.1 acres of land. The Specific Plan provides a land use plan identifying allowed uses and zoning, circulation, infrastructure, streetscape, and landscape plans; establishes allowable uses and development standards for reviewing individual projects; presents design guidelines to create a visually attractive environment; summarizes the development review process; and specifies provisions for administration and implementation of the Specific Plan and outlines its consistency with The Ontario Plan.

Location and Specific Plan Boundary

The Specific Plan area is located along the western boundary of the City of Ontario, on the NE corner of Euclid Avenue and Edison Avenue adjacent to the City of Chino (*see Figure 1.1*). The Specific Plan site area is located within Ontario Ranch (*see Figure 1.2*). The Specific Plan area is bounded by Schaefer Avenue on the north, Sultana Avenue on the east, Edison Avenue on the south, and Euclid Avenue on the west. The Specific Plan area is currently divided into 16 separate parcels. (*see Figure 1.3*).

Employment Generation

At build out, the Euclid Mixed-Use is anticipated to create numerous of jobs in retail, food service, small business light manufacturing/assembly, warehousing, logistics, office, and administration. Actual job creation depends on the type of land uses ultimately developed, as a wide range of business park and Mixed-Use development such as office and retail uses are permitted within the Euclid Mixed-Use Specific Plan. Employment opportunities will range from entry level to highly skilled labor and will expand the City of Ontario's employment opportunities in the region. Euclid Mixed-Use will also provide expanded opportunities for start up businesses.

Infrastructure Framework

The Specific Plan will help establish the necessary framework to enable the continued growth and development of Ontario Ranch in cooperation with adjacent property owners and developers. The Specific Plan identifies master planned water, sewer, and storm drain infrastructure required to serve the Specific Plan site area. The extent of infrastructure to be provided by Euclid Mixed-Use will be established as part of the development agreement.

Community Connectivity and Compatibility

The Specific Plan land use concept includes an internal buffer between potential sensitive Mixed-Use developments and provides an open space corridor extending from Euclid Avenue and planned residential uses located to the east of the site area. The land use concept and development regulations limit the size of buildings to 58,000 s.f. along the frontage of Euclid Avenue to ensure smaller scale buildings that are compatible with future retail and high density residential uses are developed along these sensitive edges.

1.3 Specific Plan Requirements

The range of issues contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans must, at a minimum, address the following:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

1.4 Authority and Scope

The Ontario Plan requires approval of a Specific Plan as the Zoning for all future development within Ontario Ranch, to ensure coordinated communities and neighborhoods and to implement the City's goals and policies. This Specific Plan provides zoning regulations to govern development of the project site and shall take precedence over the City of Ontario Development Code. However, in instances where the Specific Plan is silent, the Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City the authority to adopt a specific plan by ordinance. The minimum requirements of a specific plan are established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125. This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance. Development plans, site plans, and tentative tract/parcel maps must be consistent with this Specific Plan and The Ontario Plan. The topics covered in this Specific Plan include land use, infrastructure, development standards, design guidelines, and implementation requirements.

1.5 California Environmental Quality Act Compliance

The Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report addressing the impacts associated with the development of the project must be certified by the City prior to approval of the Specific Plan.

1.6 Organization of this Specific Plan

The Specific Plan is organized by Sections as follows:

1. INTRODUCTION.

This section states the purpose and intent of the Specific Plan, introduces the proposed project, summarizes specific plan requirements, and explains the scope and authority of the Specific Plan and its compliance with CEQA.

2. EXISTING CONDITIONS.

This section explains the baseline conditions for the project site including current and surrounding land uses, airport influence areas, circulation, utilities, and environmental conditions.

3. DEVELOPMENT PLAN.

This section establishes the overall development concept for the Specific Plan including the land use plan, infrastructure plans for water, sewer, utilities, and circulation, and the provision of public services such as fire, police, and solid waste disposal.

4. LAND USE AND DEVELOPMENT STANDARDS.

This section establishes the land use designations and regulations for the Specific Plan. Upon adoption of this Specific Plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.

5. DESIGN GUIDELINES.

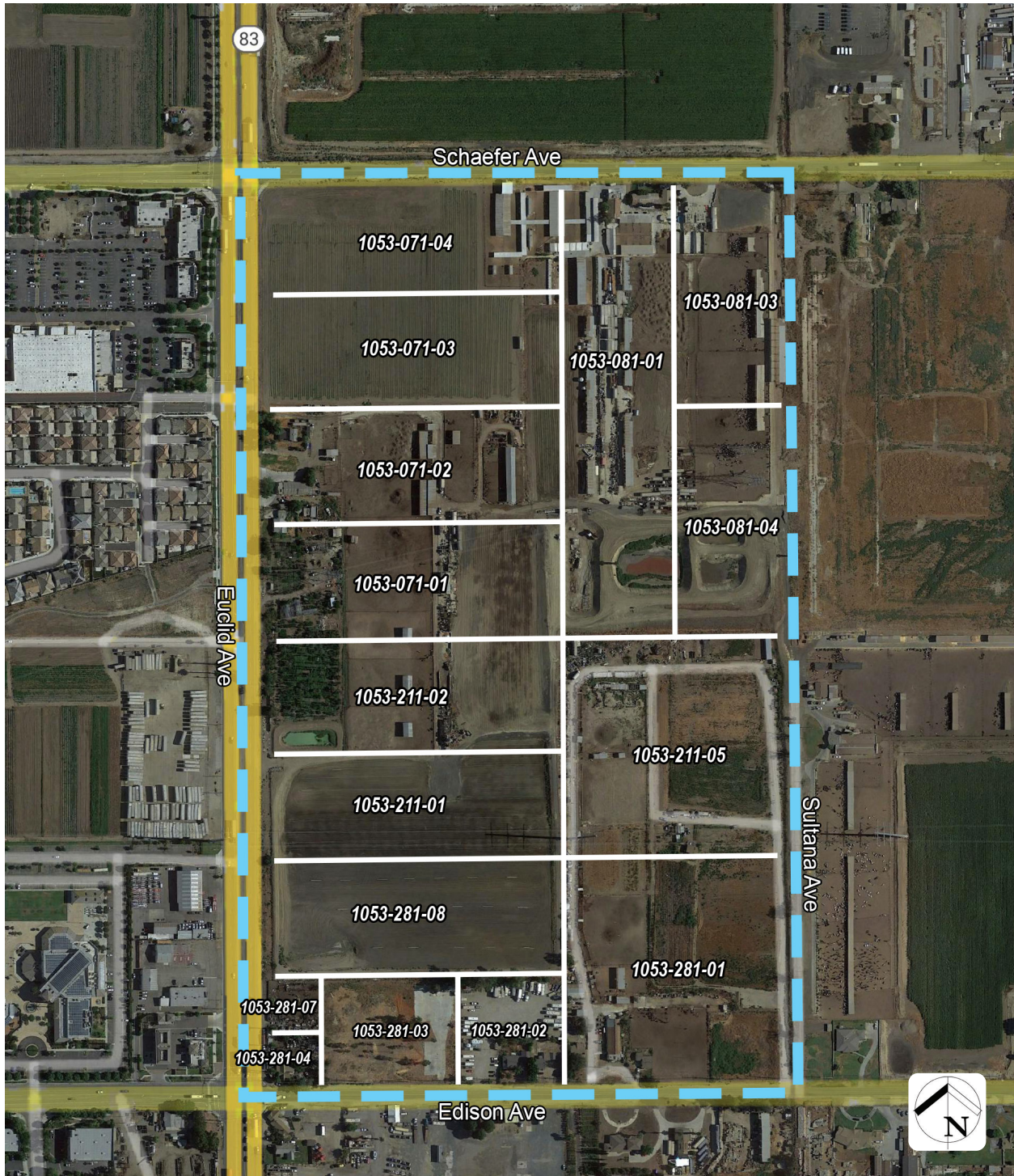
This section identifies the conceptual themes for site planning, architecture, and landscape design in the Specific Plan area.

6. SPECIFIC PLAN IMPLEMENTATION.

This chapter provides requirements for the development review and administration of the Specific Plan including amendment procedures and implementation priorities.

7. CONSISTENCY WITH THE ONTARIO PLAN.

This chapter describes the Specific Plan's conformance with The Ontario Plan.




 SPECIFIC PLAN BOUNDARY
000-00-00 EXISTING ASSESSOR PARCEL NUMBER (APN)

FIGURE 1.3 SPECIFIC PLAN BOUNDARY

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