

# Section 1

# Introduction

## 1.1 Specific Plan Purpose

The purpose of the Ontario Festival Specific Plan (OFSP) is to amend the Meer Capital Partners (MCP) Ontario Festival Specific Plan from a Garden Commercial I (GC-1), Garden Commercial II (GC-2) and Planned Residential project to an existing 5.7 acre Garden Commercial I and Planned Residential project with two Non-Participating (NP) parcels retaining their Garden Commercial II (GC-2) zoning and adding a Planned Residential overlay to both. In this way, the Non-Participating parcels (NP) may develop as GC-2 or Planned Residential as shown on Exhibit 1-10, “Land Use Plan”. The 0.71 acre parcel directly west of the main project entry and east of the westerly 1.1 acre NP parcel will also be zoned GC-2 with a Planned Residential overlay and will be developed consistent with the ultimate development of the 1.1 acre NP parcel. The existing Garden Commercial I project is the westerly 5.7 acre portion of the site. As background, the (MCP) Ontario Festival Specific Plan amended the original Parkcenter Specific Plan (PSP) for this site.

The OFSP provides land use, design guidelines and development regulations for this Planned Residential, GC-2 and existing GC-1 project that includes the existing 5.7 acre commercial site, residential neighborhoods, open space and recreational improvements. The OFSP will redefine the land use plan, as well as expand and clearly define the home types of the previously approved MCP Ontario Festival SP. The OFSP also defines the methods and requirements for development of the project, to ensure that the requirements of the Policy Plan (General Plan) component of The Ontario Plan are implemented.

The Ontario Festival Specific Plan, when adopted, will serve as a legal document, which defines and implements the “Planned Residential” and “Garden Commercial I” and “Garden Commercial II” Land Use Designations. It will serve as the zoning for the Project Site. The Specific Plan will serve as a “blueprint” for development by establishing maximums and criteria for the development of each home type as set forth herein.

Tentative Tract / Parcel Map(s) or Development Plans (C.U.P., Plot Plans, etc.) will be prepared and submitted to the City pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Section 66410 through 66499), the Ontario Subdivision Ordinance and consistent with the applicable provisions of the Ontario Festival Specific Plan. The Subdivision Maps/ Development Plans shall will be submitted for City review and approval prior to development at the Project Site.

## **1.2 Authority for the Specific Plan**

Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code states that Specific Plans may be adopted either by resolution or by ordinance, and may be amended as often as deemed necessary by the legislative body. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for Specific Plans, including provisions of a Land Use Plan, Infrastructure and Public Services Plan, criteria and standards for development and implementation measures. The Government Code also states that specific plans may address any other subjects, which in the judgment of the City are necessary or desirable for implementation of the General Plan.

The Specific Plan Zone includes policies requiring that a Specific Plan be approved for the Project Site to implement any changes from the originally approved land uses. The OFSP is designed to amend the MCP OFSP, as well as meet the requirements of the Government Code and the Ontario General Plan. The City of Ontario will adopt the Ontario Festival Specific Plan by resolution, thereby establishing the zoning regulations for the development of the Project Site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan does not address specific zoning requirements or development guidelines, the City of Ontario Development Code shall prevail.

The Ontario Festival Specific Plan is the major component in the City's entitlement process that will result in the future development of this planned community. The components of the development entitlement process for the Project are discussed below.

## **1.3 Background and History**

The Ontario Festival Specific Plan is located in the City of Ontario and it amends what was formerly the 37.6 acre MCP Ontario Festival Specific Plan. The MCP-OFSP was approved by the City of Ontario in December, 2003. The MCP-OFSP was intended to develop as a mixed-use residential and commercial project, incorporating varying intensities of commercial uses. The commercial uses proposed were Garden Commercial I and Garden Commercial II and are summarized as follows:

### ***Garden Commercial I:***

The Garden Commercial I Land Use Designation is intended to provide necessary retail, office and service uses in close proximity to residents and employees within the MCP - Ontario Festival Specific Plan area, as well as surrounding neighborhoods and developments. It accommodates existing and proposed small-scale commercial centers that introduce minimal impacts on residential neighborhoods, and as far as feasible are integrated with adjacent uses.

As of this date, approximately 5.7 acres, net, located at the corner of Archibald Avenue and Inland Empire Drive, have been commercially developed as Garden Commercial I.

## *Garden Commercial II:*

The Garden Commercial II Land Use Designation is intended to provide primarily administrative and business service offices designed for compatibility with adjacent or nearby residential development; support retail and services are also accommodated. This Land Use Designation requires well-designed professional and administrative office buildings that will serve as a buffer and provide a visually attractive and functionally appropriate transition to neighboring residential uses.

Exhibit 1-1 depicts the “Previously Approved MCP-Ontario Festival Land Use Plan”.

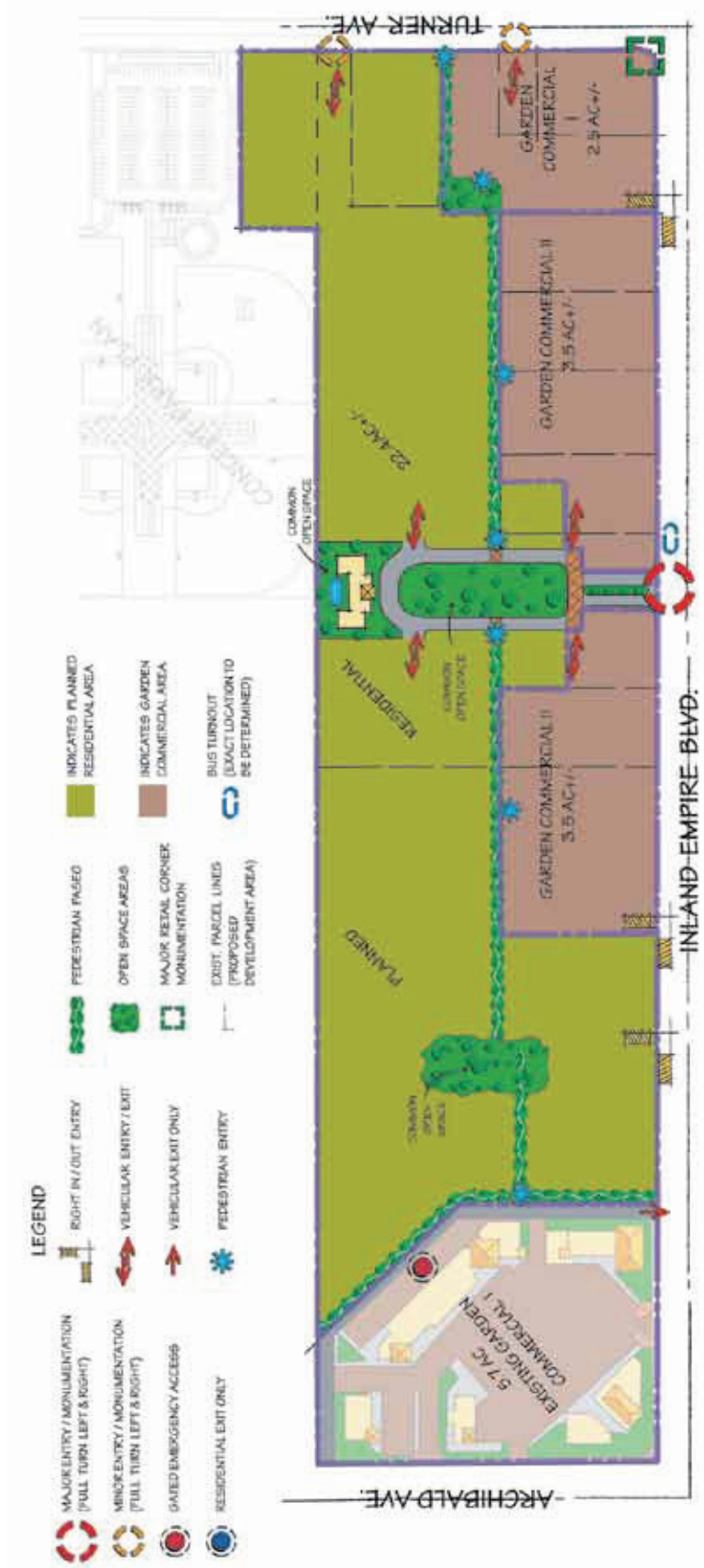
The regional location of the Ontario Festival Project Site is illustrated in Exhibit 1-2, “Regional Context Map”. The Project Site is comprised of approximately 37.6 gross acres of land located in the City of Ontario, north of Inland Empire Boulevard, between Archibald Avenue and Turner Avenue. The Project Site location is illustrated on the “Vicinity Map”, Exhibit 1-3. The project area consists of 21 parcels, which are shown on Exhibit 1-4, “Existing Assessor’s Parcels” (five (5) parcels on the existing 5.7 acre commercial site and 16 parcels to the east). The parcels within the Project Site are currently under five (5) separate ownerships (two (2) on the commercial site and three (3) to the east) as shown on Exhibit 1-5, “Property Ownership”.



*Accessway to Existing GC-1 Commercial Area from the Residential/Commercial Interface*

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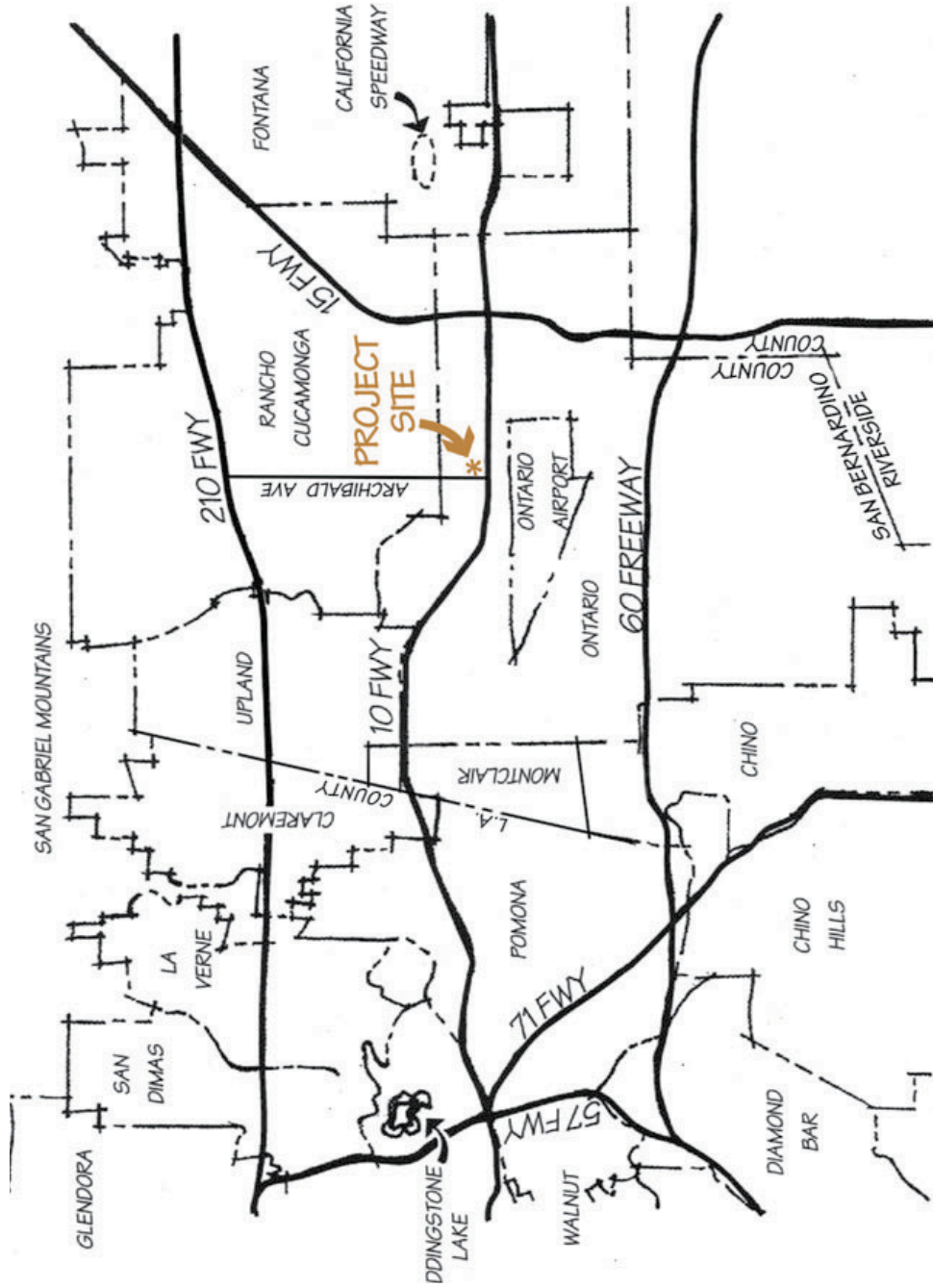
Specific Plan



Credit: LD King

Previously Approved MCP Ontario Festival Land Use Plan

Exhibit 1-1



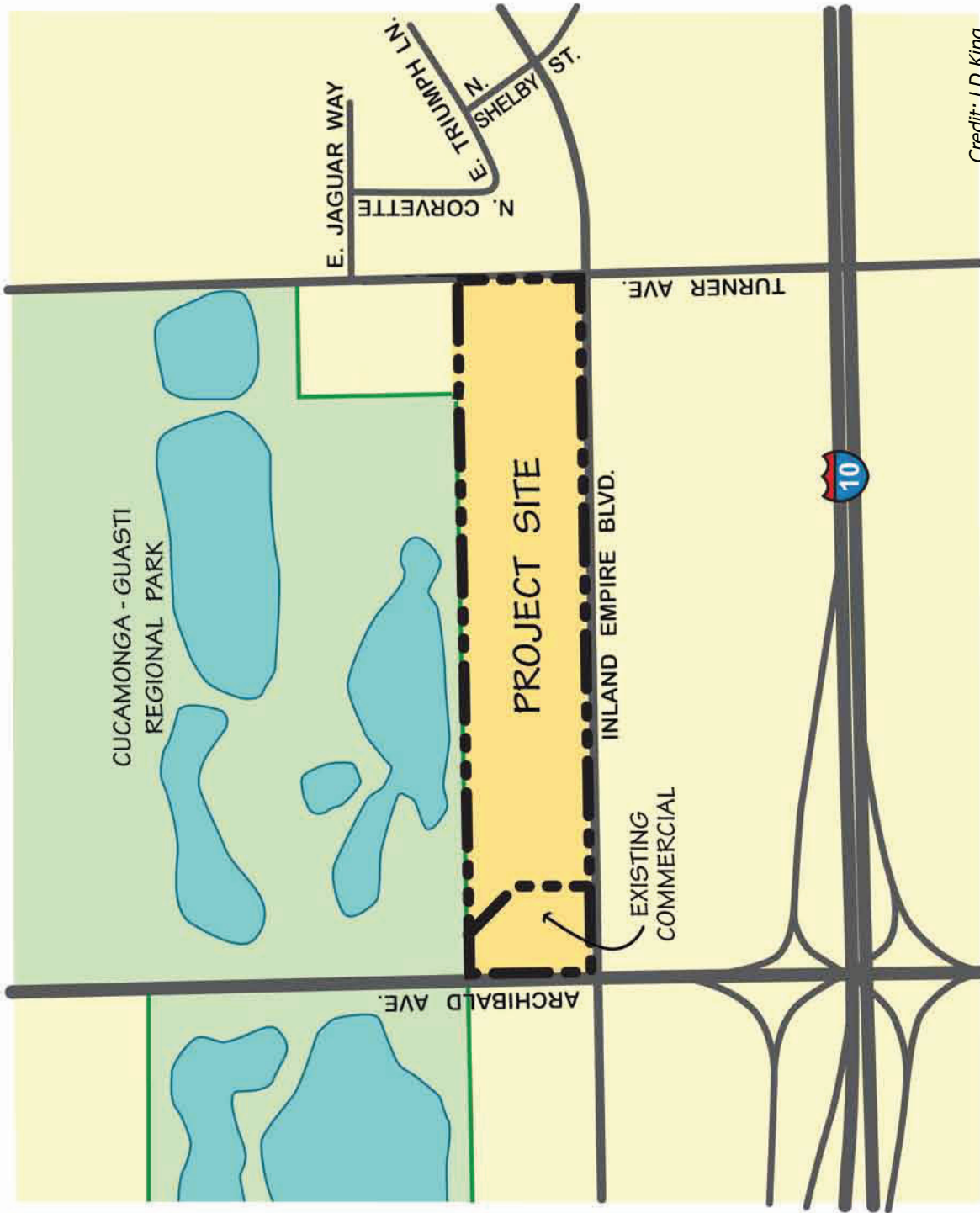
Credit: LD King

## Regional Context Map

## Exhibit 1-2

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Credit: LD King

Vicinity Map

Exhibit 1-3

# ONTARIO FESTIVAL

Specific Plan

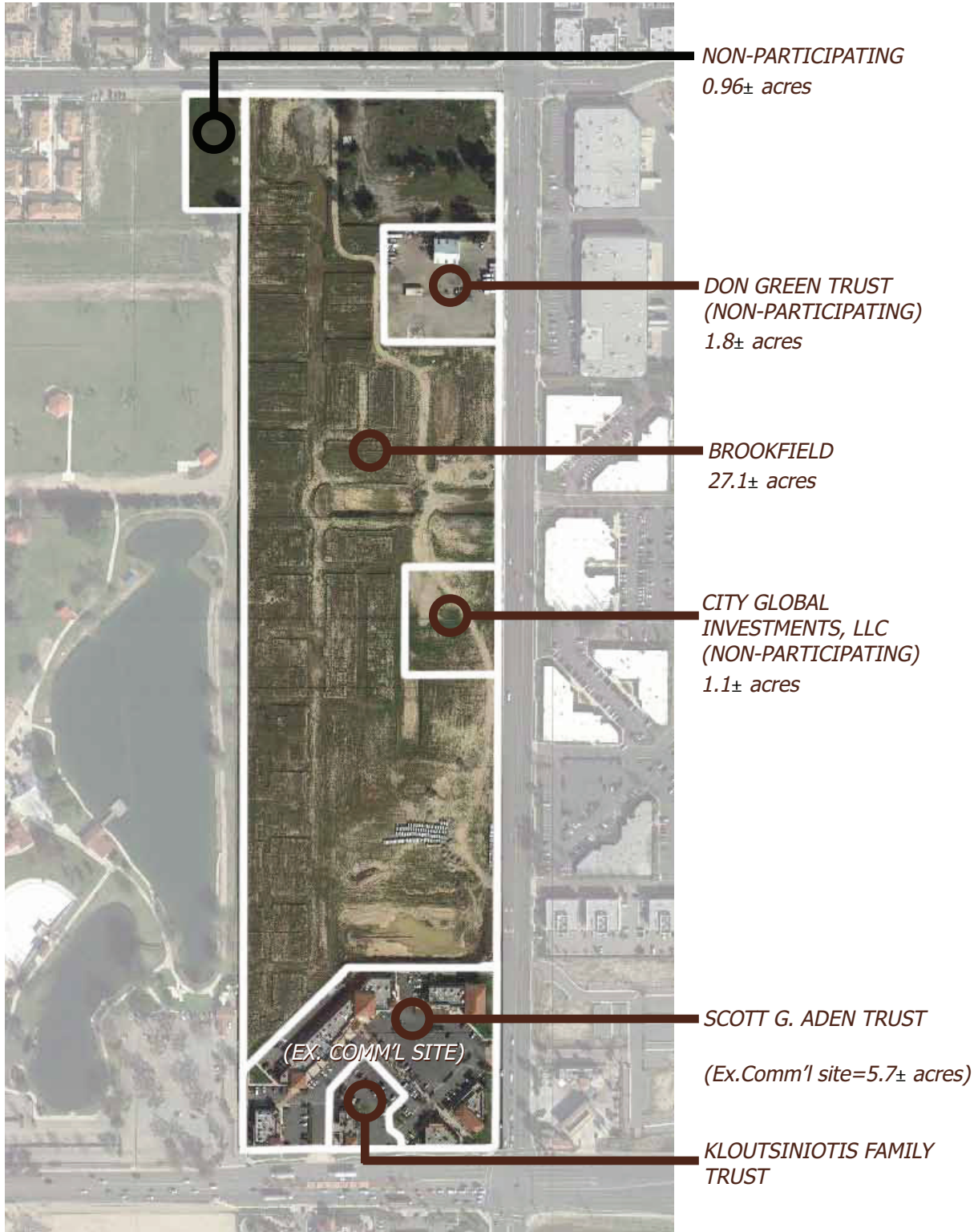


Existing Assessor's Parcels

Exhibit 1-4

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Specific Plan



Property Ownership

Exhibit 1-5



The Project Site land uses consist of vacant and storage related uses, and 5.7 acres of commercial service and office related uses. Exhibit 1-6, “Existing Land Uses”, is an aerial photo depicting the current land uses. Exhibit 1-7, “On and Offsite Photo Index of Existing Land Uses” and Exhibits 1-8 a-c, “On and Offsite Photos of Existing Land Uses” all show existing land uses.

The surrounding adjacent land uses are also depicted on Exhibits 1-6, 1-7 and 1-8 a-c, and are described as follows:

- North – Regional Park and Vacant
- South – Office Commercial
- East – Multi-family
- West – Convenience Commercial

The natural site condition was gently sloping (1.4% or less) to the southwest, with approximately 15-feet of fall across the property, north to south. The site has since been graded in preparation for the OFSP which was abandoned subsequent to preliminary grading. For implementation of the OFSP, the site will require final precise grading. Exhibit 1-9, “Pre-Existing/Natural Topography”, details the native terrain prior to development activities. Eucalyptus trees are scattered in the southeasterly portion of the site. Soils conditions and other geologic factors are addressed in a report prepared by Petra Geotechnical, Inc., dated March 31, 2003.

## **1.4 Project Description**

The Ontario Festival Specific Plan is a comprehensive plan for the development of a Planned Residential site that could accommodate up to 472 dwelling units on approximately 37.6 acres. It is master planned to integrate with the existing 5.7 acres of Garden Commercial I and previously approved Garden Commercial II, to make this a mixed-use development area. The General Plan Land Use Map designates the site Mixed-Use: Inland Empire Corridor.

The City of Ontario General Plan establishes a bike route system connecting the Ontario Festival Specific Plan to existing bike routes within the remainder of the City. A Class 2 Bikeway is designated to be included within the improved right-of-way of Inland Empire Boulevard. It will eventually connect to the City’s bike route system, consistent with the General Plan. The project includes a total of 12-feet of parkway, consisting of 7 feet of landscaping and 5 feet of sidewalk along both Inland Empire Boulevard and Turner Avenue, as shown in Exhibits 4-6a and 4-6b.

Landscaped entry monumentation will be designed at the primary Inland Empire Boulevard entry. There will be two other residential only entries, one west of the main entry on Inland Empire Boulevard and a second on Turner Avenue as shown on Exhibit 4-6. All landscaping will be designed in accordance with City of Ontario standards for corner sight distance visibility.

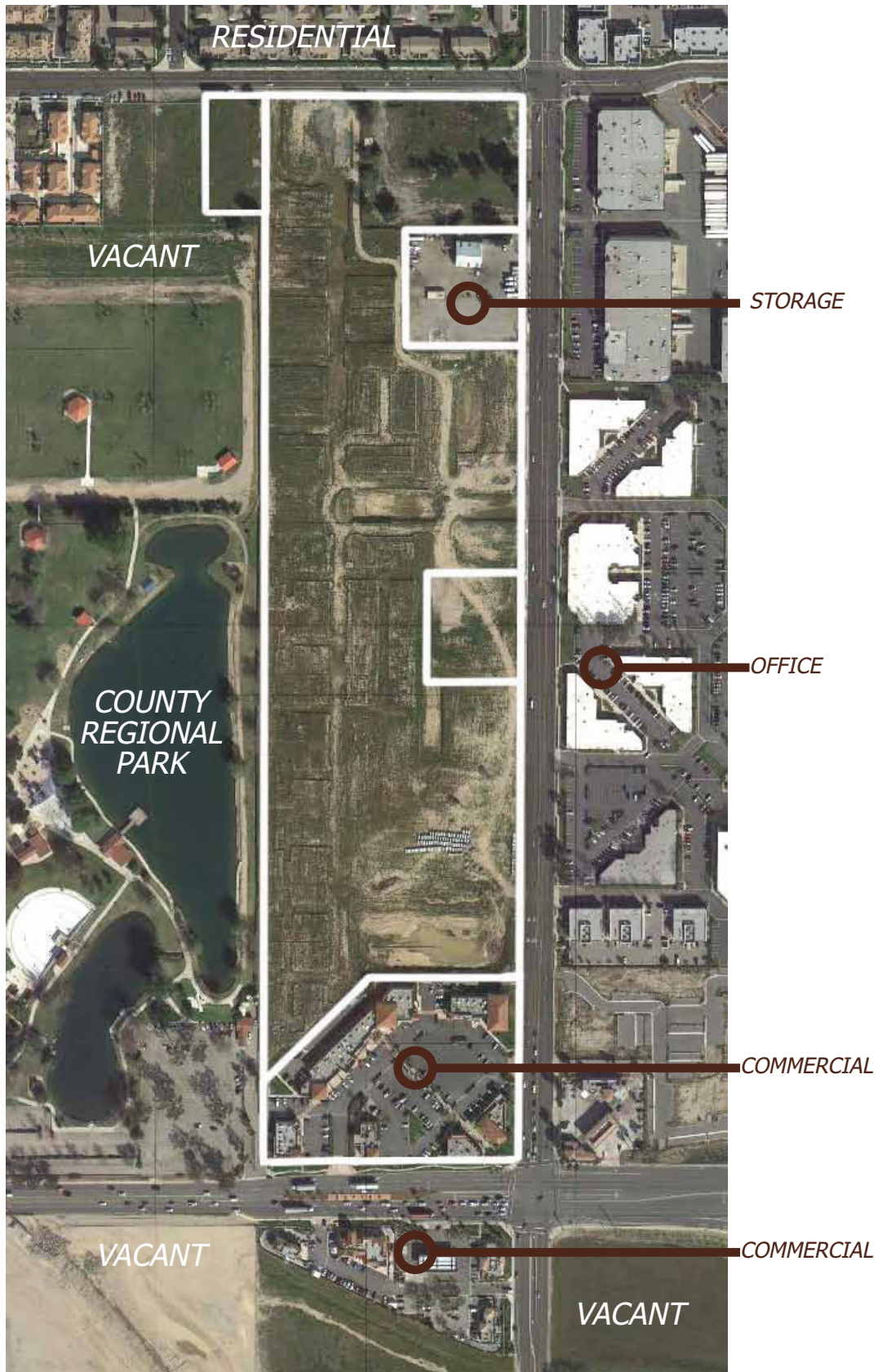
There are two ownership parcels along Inland Empire Boulevard, as identified on Exhibit 1-10, “Land Use Plan”, that will retain the ability to develop with the pre-existing zoning of Garden Commercial II. Exhibits 3-4 and 3-5, Example of NP Parcels on Inland Empire Blvd. as GC-2 and Example of NP Parcels on Inland Empire Blvd. w/Planned Residential Overlay respectively, show how the plan is designed to accommodate their future development. Their interim edge condition imposed upon the development of the surrounding neighborhood is shown in Exhibit 2-3c “Residential Cross Sections”.

The “Land Use Plan”, included as Exhibit 1-10, depicts the proposed land uses and Land Use Tables for the Project Site.

## **1.5 The Ontario Festival Specific Plan Goals and Objectives**

The Ontario Festival Specific Plan proposes to meet the following objectives and address the following issues:

- To provide an integrated, high-quality mixed-use project (commercial and residential), with appropriate density on the Project Site, supported by landscaped open space, landscaped pedestrian walkways and recreational uses.
- To provide a diverse residential community with a variety of housing types, including single-family residences, in clustered, attached, alley loaded and/or apartments.
- To provide for adequate planning, financing and implementation mechanisms for infrastructure and community facilities to serve the community.
- To establish appropriate relationships with existing adjacent commercial and residential land uses.
- To integrate the existing retail area into the community fabric via pedestrian links and/or walkways.
- To provide for a circulation network that promotes pedestrian walkways and bicycle activity as alternative modes of travel, while also providing for safe and efficient movement of automobile travel through the Project Site. This includes:
  - Walkways linking areas of the site and connecting recreation spaces within the community.
  - Creation of a formal entry from Inland Empire Boulevard, with a potential gated entry plaza into the residential areas and a Village Green central to the entry.
- To include well landscaped streetscape and sidewalk connections to provide alternative and or secondary pedestrian connections parallel to Inland Empire Boulevard and Turner Avenue.
- To ensure that the development of the project addresses pertinent City of Ontario General Plan policies and objectives.

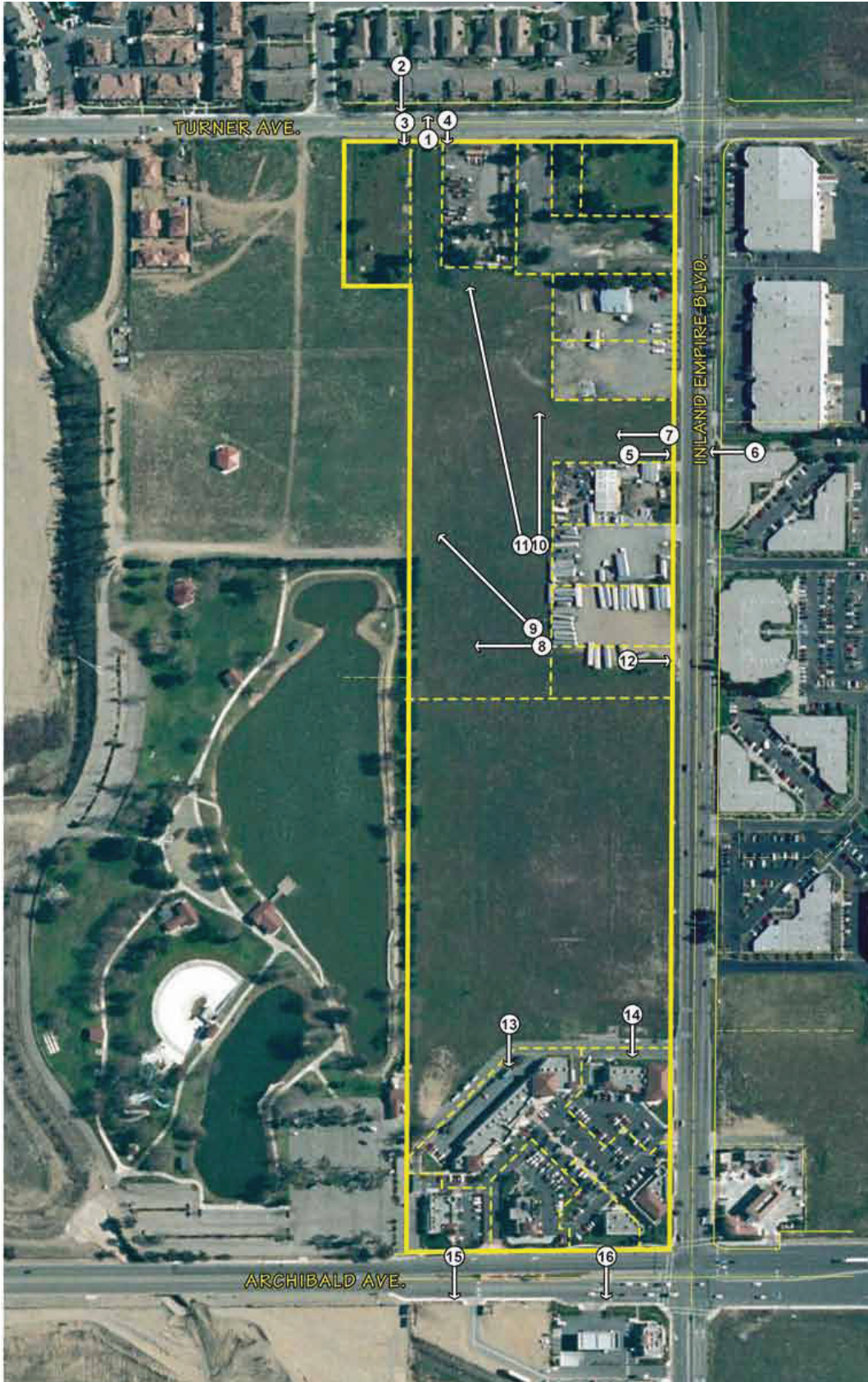


Existing Land Uses

Exhibit 1-6

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## Specific Plan



Aerial Photo from the MCP-OFSP, 2008. Site Conditions have since been altered. Credit: LD King

On and Off Site Photo Index of Existing Land Uses

Exhibit 1-7



*Credit: LD King*

Exhibit 1-8a

On and Off Site Photo Index of  
Existing Land Uses Part A

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## Specific Plan

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Credit: LD King

Exhibit 1-8b

On and Off Site Photo Index of  
Existing Land Uses Part B



*Credit: LD King*

Exhibit 1-8c

On and Off Site Photo Index of  
Existing Land Uses Part C

# ONTARIO FESTIVAL

Specific Plan

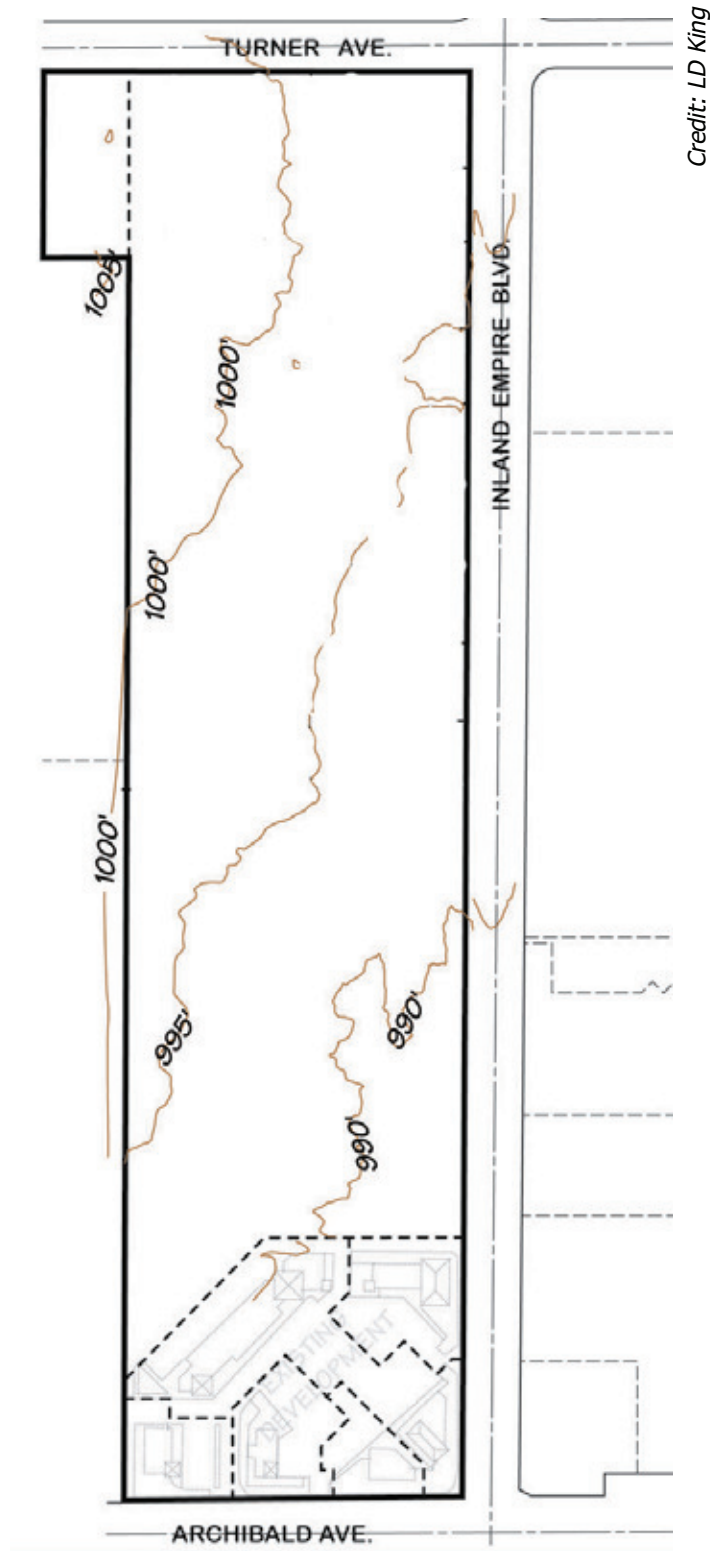


Exhibit 1-9

Pre-Existing/Natural Topography



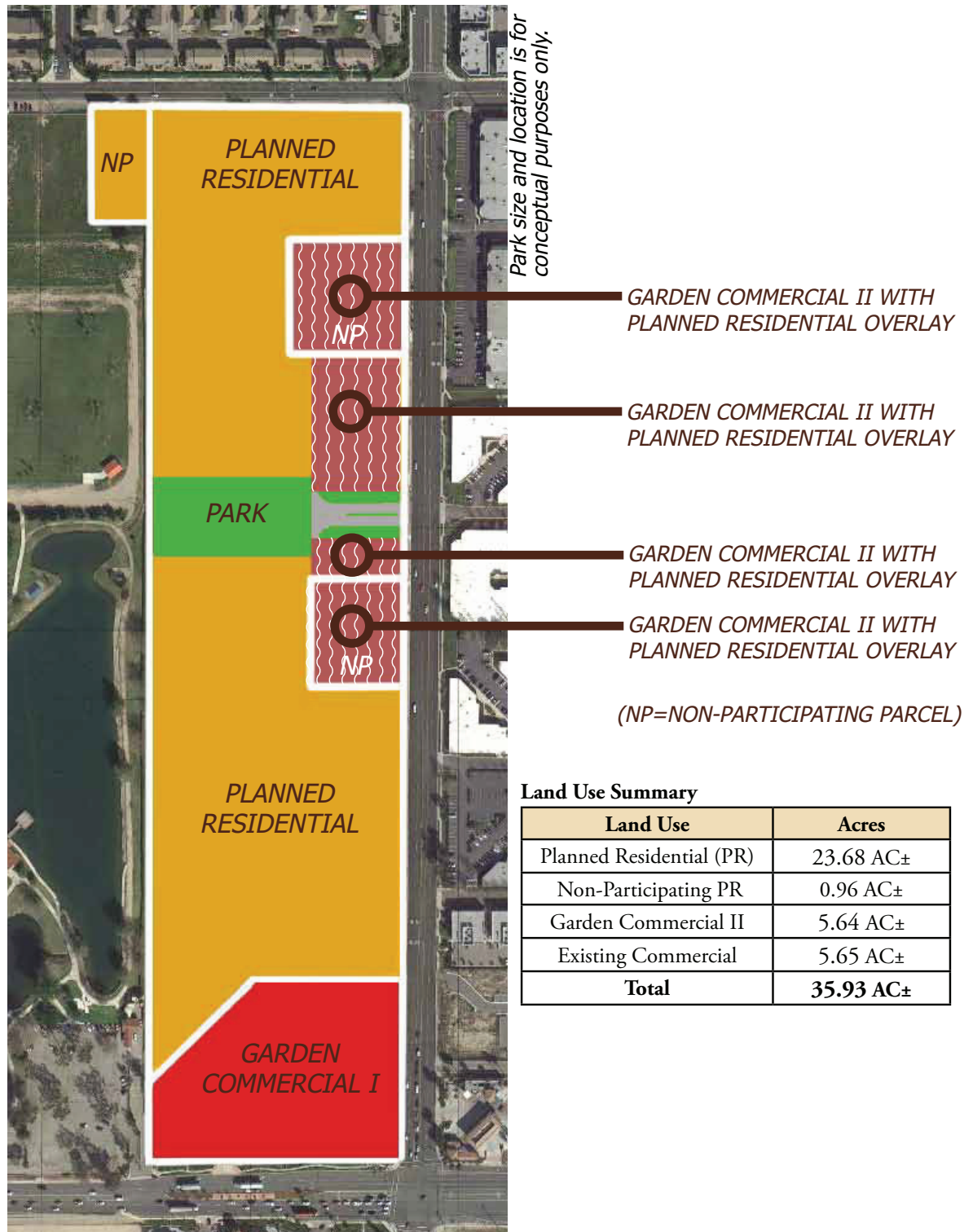


Exhibit 1-10

Land Use Plan

## **1.6 Relationship of the Specific Plan to the City of Ontario General Plan**

The City of Ontario City Council adopted the current General Plan on January 27, 2010. The adopted General Plan sets forth the following elements to address the state mandated General Plan Elements:

1. Land Use Element (LU)
2. Community Design Element (CD)
3. Mobility Element (M)
4. Housing Element (H)
5. Environmental Resources Element (ER)
6. Safety Element (S)
7. Parks & Recreation Element (PR)
8. Social Resources Element (SR)
9. Community Economics Element (CE)

The General Plan contains Goals and Policies within each of the General Plan Elements that describe the City's position on a multitude of issues. The policies serve as a roadmap to guide the future of the City and implement its Vision. In accordance with State law for Specific Plans, projects must prove consistency with the policies of the General Plan as discussed in Section 5.8, *General Plan Consistency*. A General Plan Consistency Analysis is provided in the Appendix for this purpose.

## **1.7 CEQA Compliance**

In accordance with the California Environmental Quality Act (CEQA) and City requirements, an addendum to the previously certified EIR for the OFSP has been prepared to document that the changes to the Specific Plan do not create any new significant impacts.

## **1.8 Severability**

If any regulation, condition, program or portion of the Ontario Festival Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining portions and provisions therein.