

Section 2.0: Environmental Setting

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The proposed Guasti Plaza Specific Plan Amendment would update the discussion of existing site conditions, current regulations, and past approvals for the Specific Plan area, as well as create an overlay designation that would allow future residential or commercial development on approximately 11.72 acres (project site) along Turner Avenue, New Guasti Road, Biane Lane, and the Union Pacific Railroad corridor, and potentially another 9 acres on the western portion of the Specific Plan area along Archibald Avenue.

Regional Setting

The City of Ontario covers a land area of approximately 31,760 acres (or nearly 50 square miles) and is located in the southwestern portion of the County of San Bernardino. The County of San Bernardino, covering approximately 22,000 square miles, is the largest county in the United States and consists of 24 incorporated cities. The County is home to approximately 2.07 million residents, making it the fifth most populated county in California. Population growth of approximately 21.2 percent is estimated to have occurred in the County between the 2000 population of 1,710,139 persons and the 2010 population of 2,073,149 persons. The County's January 2010 housing stock consists of 693,712 dwelling units.

The City of Ontario is located approximately 25 miles west of the City of San Bernardino, 40 miles east of the City of Los Angeles, and 28 miles northeast of the City of Santa Ana in Orange County. To the west, the City of Ontario is bounded by the cities of Chino and Montclair and unincorporated San Bernardino County land. The cities of Upland and Rancho Cucamonga border the City to the north, while the City of Fontana and unincorporated Riverside County land border the City to the east. The San Bernardino/Riverside County line and unincorporated Riverside County land border the City of Ontario on the south side. The counties of San Bernardino and Riverside together form the Inland Empire of Southern California, where significant growth and development has occurred in recent years.

The City of Ontario is located in the Chino Valley area, south of the San Gabriel Mountains and northeast of the Puente and Chino Hills. The San Bernardino Freeway or Interstate 10 (I-10) Freeway crosses through the northern portion of the City in an east-west direction. The Pomona Freeway or State Route 60 (SR-60) Freeway passes through the central portion of the City, also in an east-west direction. Additionally, the Ontario Freeway or Interstate 15 (I-15) Freeway passes through the eastern portion of the City in a north-south direction. Figure 2-1, *Regional Location*, provides the regional location of the City of Ontario.

The City of Ontario is developed with a mix of land uses, with residential areas at the southern and western sections, industrial areas around the LA/Ontario International Airport (also Ontario International Airport or Ontario Airport) and at the eastern section of the City and commercial areas at the northeastern section, along major roadways, and at freeway interchanges. Agricultural uses are present in the New Model Colony area at the southern section. The downtown area and development core of the City is located south of the I-10 Freeway, along and near Euclid Avenue. This area contains the City's older commercial and residential areas. New residential tracts and neighborhoods are located in the southern sections of the City, generally south of the SR-60 Freeway. Here, new residential developments are slowly replacing agricultural lands historically utilized as dairies and agricultural crop fields.



★ City of Ontario



**Figure 2-1
Regional Map**
Guasti Plaza Specific Plan Amendment
Supplemental EIR

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Ontario's 1980 population was estimated at 88,820 persons. By 1990, the City had a population of 133,179 persons. The City's 2000 population was 158,007 persons and the current January 2010 population is estimated at 174,536 persons. This represents a slight increase over the 2009 population and 8.4 percent of the County of San Bernardino's total population for 2010. An approximately 1.04 percent annual increase has occurred in the last ten years and an average annual growth of 3.22 percent during the last 30 years.

Coupled with the City's population growth since 1980 has been the increase in its housing stock. From 1980 to 1990, the City's housing stock increased by 35.7 percent from 31,339 dwelling units to a 1990 total of 42,536 dwelling units. From 1990 to 2000, the number of housing units in Ontario rose to 45,182 units. The current 2010 housing stock is estimated at 47,795 units (a 5.8 percent growth from 2000), along with an average household size of 3.766 persons per household and a vacancy rate of approximately 3.67 percent.

The California Economic Development Department estimated the City's labor force at 81,600 persons (as of December 2010), of which 69,800 persons were employed. Therefore, the City's estimated unemployment rate was 14.5 percent, which is slightly higher than the County-wide unemployment rate of 13.7 percent.

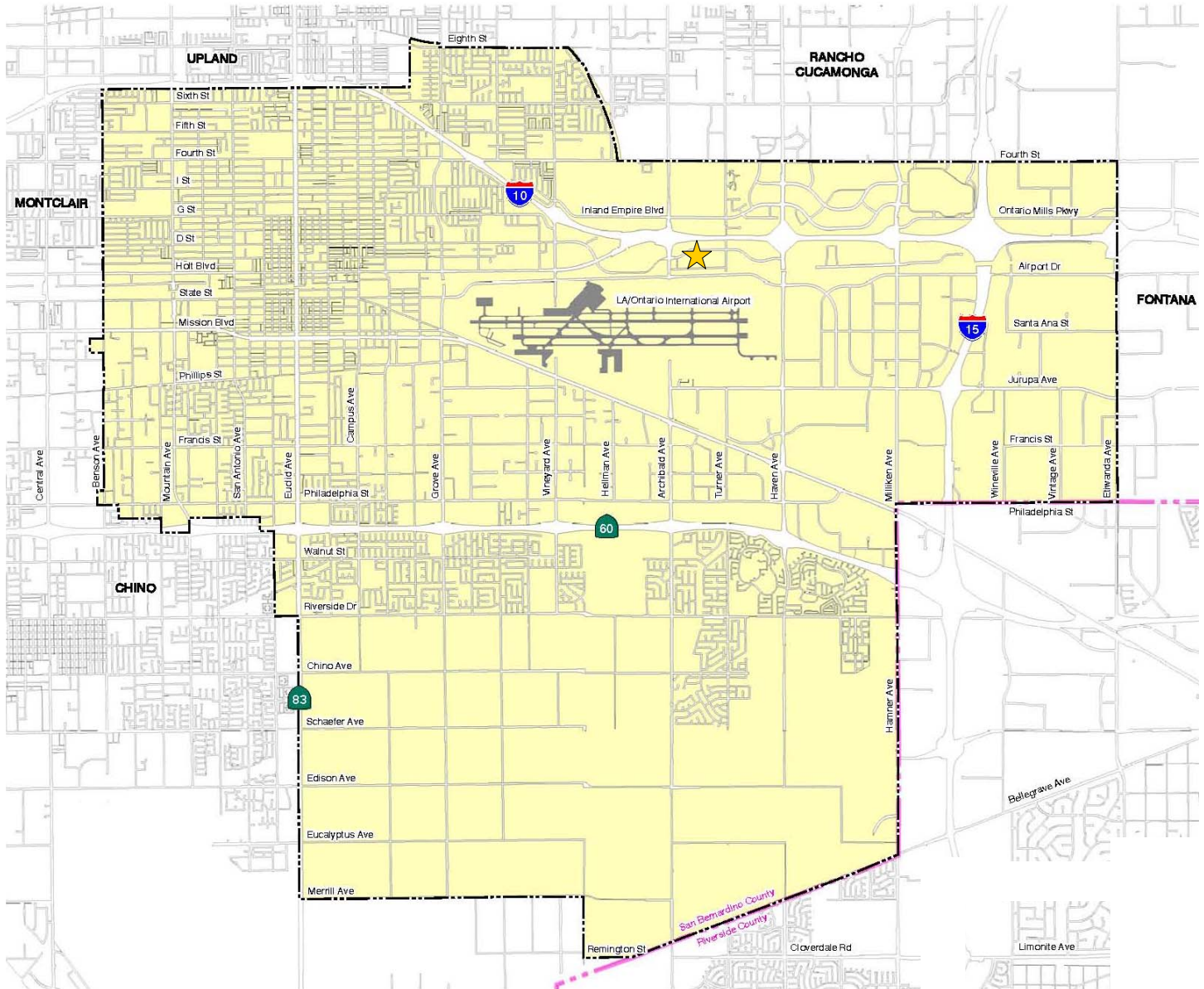
Specific Plan Area

The Guasti Plaza Specific Plan area encompasses approximately 78.4 acres of the historic Guasti community, bounded by the I-10 Freeway to the north, Turner Avenue on the east, the Union Pacific Railroad (UPRR, formerly the Southern Pacific Railroad) right-of-way on the south, and Archibald Avenue to the west. The Ontario International Airport is located just south of the UPRR tracks. Figure 2-2, *Vicinity Map*, shows the location of the Guasti Plaza Specific Plan area.

The Specific Plan area is comprised of the central core of the Guasti winery, which contains remnants of the former Italian Vineyard Company's wine manufacturing facility that was founded by Secondo Guasti in the early 1900's. In August 1996, the Guasti Plaza Specific Plan was adopted for the rehabilitation and reuse of the historic structures and the development of new commercial, office, hotel, and office park uses. As much as 3,184,236 square feet of new hotel, office, retail, restaurant and related land uses is proposed within 3 planning areas. Figure 2-3, *Specific Plan Area*, shows the limits of the Specific Plan area and the location of the different planning areas.

At the time of Specific Plan adoption, the Specific Plan area contained 53 structures constructed between 1900 and 1960, the majority of which were constructed at the start of the 20th century. Structures in the Specific Plan area included the Guasti Mansion, winery buildings, a post office, general store, storage buildings, residential cottages, and other ancillary structures. The northern portion of the Specific Plan area retained an approximately 22-acre remnant of the former vineyard surrounding the Guasti community.

After the winery ceased operations in 1985, the on-site structures were used for various light industrial and storage uses, as well as a restaurant, wine tasting room, a U.S. Post Office, and general store. The Guasti Mansion and its grounds were also used for public functions and special events. However, the majority of the structures remained unused. The remnant vineyard along the freeway was cleared in 2001.

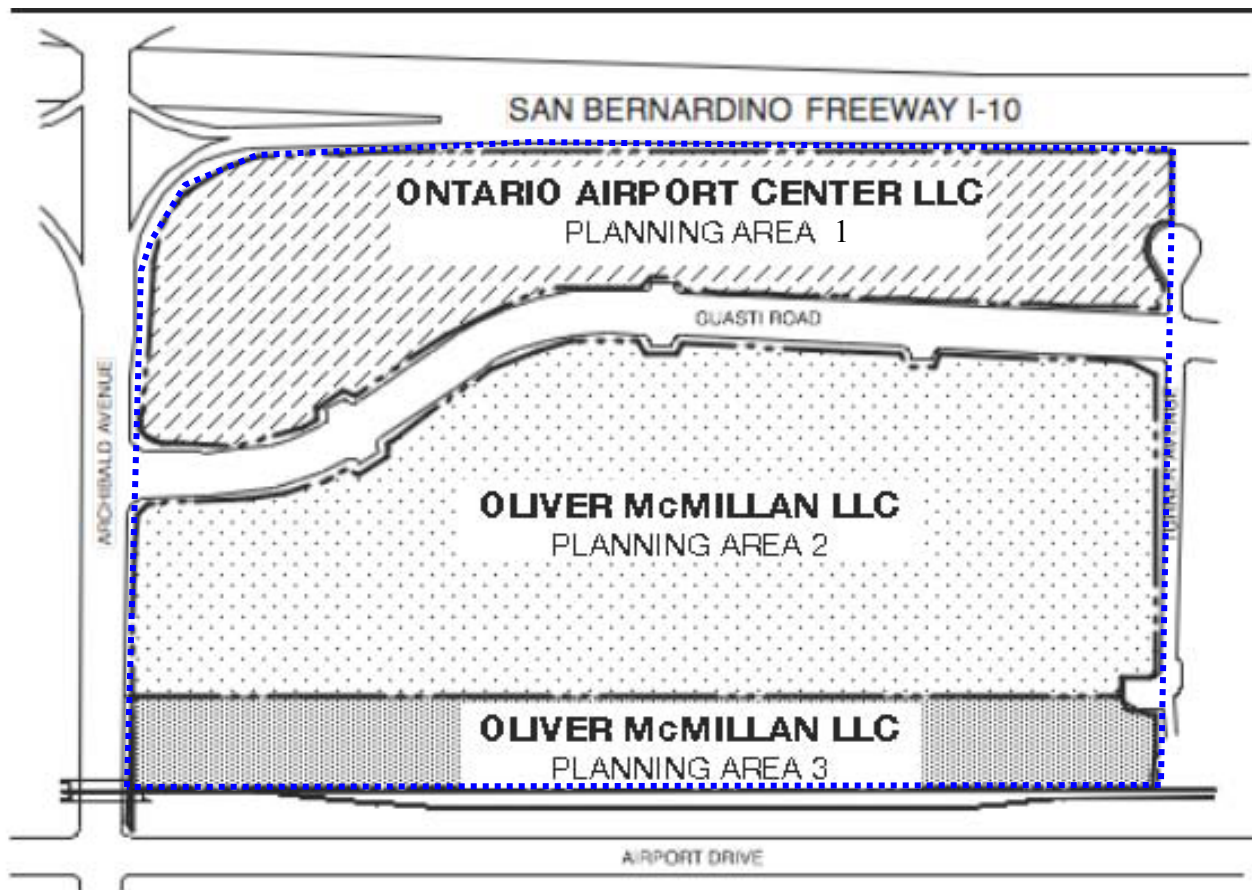


★ Guasti Plaza Specific Plan Area

Source: City of Ontario



Figure 2-2
Vicinity Map
Guasti Plaza Specific Plan Amendment
Supplemental EIR



LEGEND

2010 Ownership	Acreage	Planning Area
Ontario Airport Center LLC	25.08	1
Oliver McMILLAN LLC	42.36	2
Oliver McMILLAN LLC	10.96	3
TOTAL	78.40	
PUBLIC R.O.W.	7.31	
GRAND TOTAL	85.71	

Please note that the overall acreage of Ownership is slightly larger than the areas in the original Specific Plan due to changes in Public R.O.W. and designating internal Private Streets. Regardless of these gross area changes, the maximum area of development remains the same as originally approved.



**Figure 2-3
Specific Plan Area**

**Guasti Plaza Specific Plan Amendment
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A Development Plan for Planning Area 1 and a Planning Area Plan (PAP) for Planning Areas 2 and 3 were approved by the City in 2006 and 2007, respectively, for the development of office, retail commercial, and hotel uses within the central portion of the Specific Plan area.

In late 2007 to early 2008, ongoing light industrial and storage uses and the restaurant operations were discontinued; several dilapidated structures were demolished; large trees boxed; the grounds cleared; and Planning Areas 2 and 3 were fenced in. Also, the US Post Office was temporarily moved from the winery building on Old Guasti Road into a relocatable trailer at the southwestern corner of Turner Avenue and New Guasti Road.

An office building and a retail building were built near the I-10 Freeway (in Planning Area 1) in 2008 but are still unoccupied at this time. New Guasti Road has also been constructed as a four-lane east-west roadway (New Guasti Road) through the Specific Plan area.

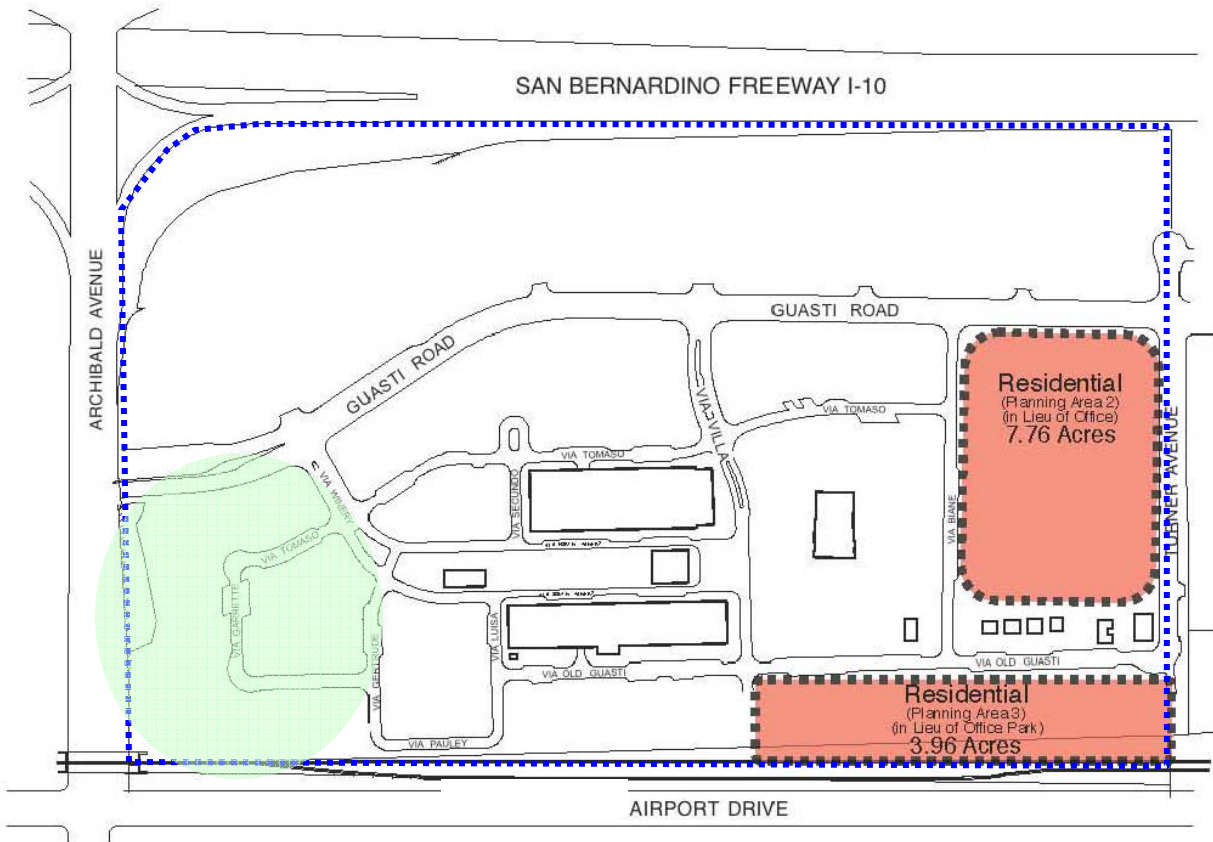
Project Site

The project site that would be affected by potential residential development under the overlay designation proposed as part of the Specific Plan Amendment is located at the eastern and southeastern sections of the Specific Plan area, within Planning Areas 2 and 3 (Parcels 6, 7, 9, and 10 of Parcel Map No. 18799). An additional area where potential residential development may also occur has been identified as Parcels 1, 14, 15, 16, and 17 of Parcel Map No. 18799 at the southeast corner of Archibald Avenue and New Guasti Road. Figure 2-4, *Project Site*, shows the location of parcels where potential residential development may occur within the Specific Plan area.

Since approval of the Specific Plan in 1996, no development has occurred in Planning Areas 2 and 3. Planning Areas 2 and 3 were acquired by OM Guasti, LLC in recent years. Existing on-site structures that were utilized as warehouses were vacated and demolished. Several of the wood-framed cottages (bungalows), bunkhouse, bakery, and warehouse structures were also demolished. Twenty-five of the 32 on-site structures were demolished, and 7 historic structures remain along the former alignment of Pepper Tree Lane, north of Old Guasti Road. These include 5 wood-frame cottages, a firehouse, and the Guasti Market building. The Guasti Mansion, 3 winery buildings, a powerhouse, tasting room, and 2 residences at the central and western sections of the Specific Plan area also remain.

The US Post Office that operated within the winery building was moved in January 2008 into a relocatable trailer at the northeastern corner of the project site (at 323 North Turner Avenue). The trailer is approximately 60 feet long by 24 feet wide and 12 feet high on a concrete pad, with a paved parking area to the west and south. Four employees work at this post office.

While the grounds of the Guasti Plaza Specific Plan area, including the site, have been cleared, large trees remain or have been boxed. A power line runs on wooden poles east-west through the site along the former alignment of Sycamore Lane, with overhead power and telephone lines on the west side of Turner Avenue. The Specific Plan area is now actively managed for weed abatement and vector control, with several areas having been recently disked. Past demolition and grading activities have resulted in scattered soil mounds and construction debris piles.



Residential Overlay Zone

ALTERNATIVES USE

Planning Area 2

ALTERNATIVES USE PER MAJOR AMENDMENT NO.1

HOUSING (IN LIEU OF OFFICE)	400 Units	UP TO 7.76 AC	360,000 SF
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ALTERNATIVES USE

Planning Area 3

ALTERNATIVES USE PER MAJOR AMENDMENT NO.1

HOUSING (IN LIEU OF OFFICE PARK)	100 Units	UP TO 3.96 AC	90,000 SF
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TOTALS	500 Units	11.72 AC	450,000 SF
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Guasti Plaza Specific Plan Area



Additional Area for Potential Residential Development



Source: Guasti Plaza Specific Plan, 2010

**Figure 2-4
Project Site
Guasti Plaza Specific Plan Amendment
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Recently, the remaining structures along the alignment of Pepper Tree Lane (between Planning Areas 2 and 3) have been mothballed to prevent continued deterioration and are monitored for intrusion and break-ins, mold and mildew, water intrusion, vermin infestation, and condition of the surrounding landscape.

The Residential Overlay Zone proposed in the Specific Plan Amendment also allows for the potential development of residential uses on an approximately 9-acre area at the western section of the Specific Plan area along Archibald Avenue (Parcels 1, 14, 15, 16 and 17 of Parcel Map No. 18799).

The 9-acre site would increase flexibility in the Specific Plan so as to disperse the total maximum residential development of 500 units within Planning Areas 2 and 3, as shown in Figure 2-4. Two residences, planned for relocation to the eastern section and eventual reuse at the site, remain in this area. The surrounding area has been cleared and fenced in, with a few trees remaining in place.

Adjacent Land Uses

Adjacent land uses to the project site include New Guasti Road, vacant land, and the I-10 Freeway to the north; a 6-story commercial office (at 2855 Guasti Road) and 1-story retail building (2777 Guasti Road) to the northwest; office buildings (at 3105, 3125, 3115 and 3110 Guasti Road) to the northeast; a church (San Secondo D'Asti Catholic Church) and a Verizon facility to the east; and an industrial building (Erosion Control Company) to the southeast. South of the site is the UPRR railroad, with Airport Drive and the Ontario International Airport further south. West of the site are the Guasti Mansion, winery buildings, tasting room, and vacant land.

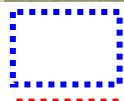
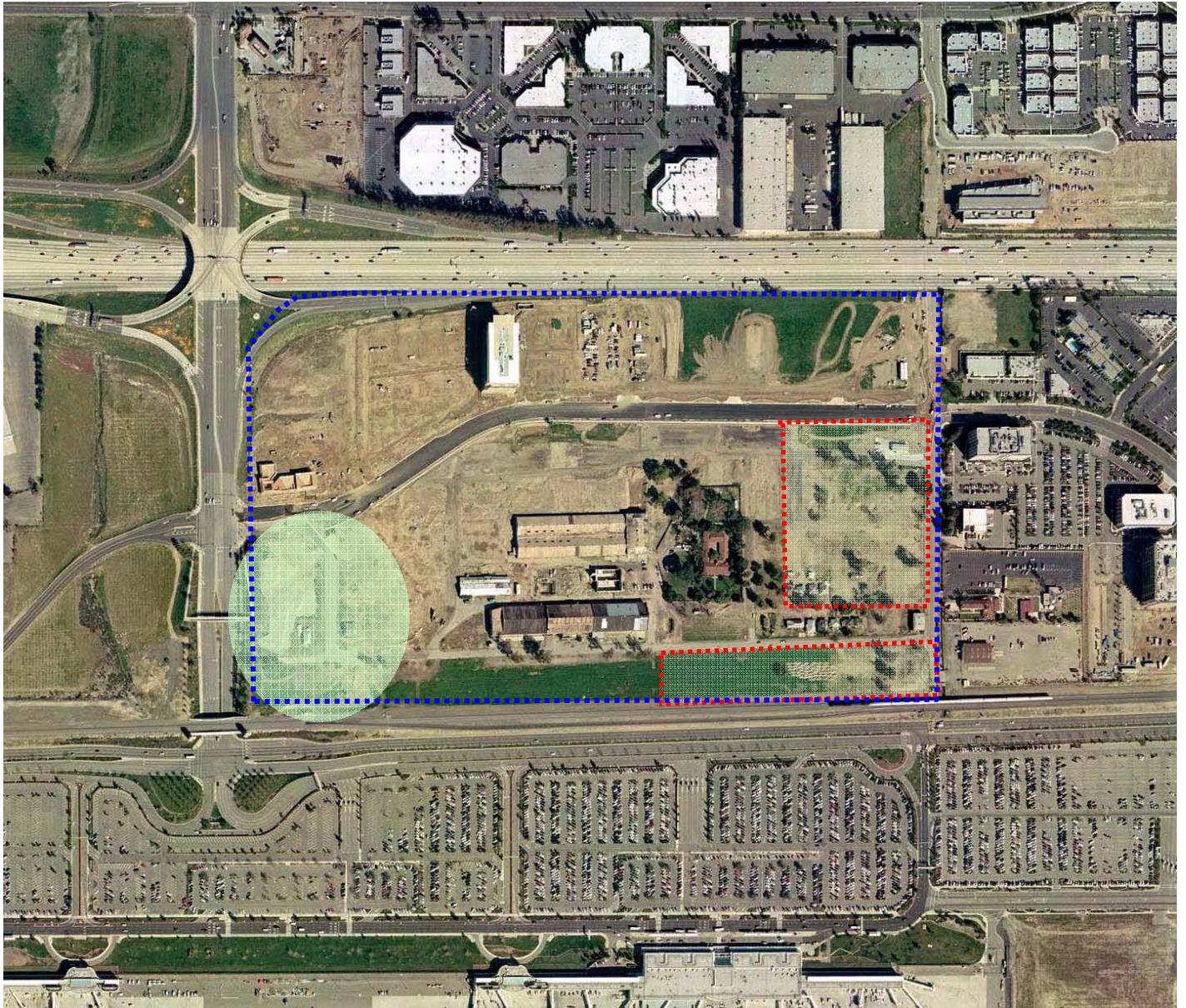
Guasti Road has been extended from Turner Avenue as New Guasti Road, west toward Archibald Avenue, bending southwest to align with the intersection of Archibald Avenue and Guasti Road farther west. This new road defines the northern boundary of the site. It has four lanes, a painted median, curbs and gutters, meandering sidewalks, parkways, and streetlights, with traffic signals at Archibald Avenue and east of Archibald Avenue.

Old Brookside Road, which ran south of and parallel to New Guasti Road near Turner Avenue and north of New Guasti Road near Archibald Avenue, has been abandoned, with the asphalt pavement removed. Other internal roadways (Pepper Tree Lane, Sycamore Road, and Guasti Lane), internal driveways, and parking lots have also been removed.

East of the site, Turner Avenue remains a 2-lane roadway with soft shoulders, overhead power lines on wooden poles along the west side and an open concrete-lined channel (Turner Channel) along the east side. This road defines the eastern boundary of the site, as a short segment from the UPRR railroad tracks on the south to a cul-de-sac at the I-10 Freeway on the north.

Old Guasti Road is a 2-lane roadway with soft shoulders that runs between Planning Areas 2 and 3 at the southern section of the site. It starts at Turner Avenue and ends just before Archibald Avenue but has a north bend that joins New Guasti Road just east of Archibald Avenue.

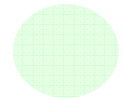
Figure 2-5, *Aerial Photograph*, shows existing developments at the site, the Specific Plan area, and the surrounding areas.



Guasti Plaza Specific Plan Area



Proposed Residential Overlay Zone



Additional Area for Potential Residential Development



Figure 2-5
Aerial Photograph
Guasti Plaza Specific Plan Amendment
Supplemental EIR

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2.2 PROJECT BACKGROUND

The Italian Vineyard Company was founded by Secondo Guasti in what is now the City of Ontario at the start of the 20th century. The Guasti Mansion was located at the center of a small community that included winery buildings, a post office, general store, storage buildings, residential cottages, and other ancillary structures surrounded by vineyards.

Later named the Guasti winery, it ceased operations in 1985 and the on-site structures were used for a variety of light industrial, warehouse, and storage uses, restaurant, wine tasting room, and U.S. Post Office.

In August 1996, the Ontario City Council certified the Final Environmental Impact Report (EIR) and approved the Guasti Plaza Specific Plan, which governs the rehabilitation and reuse of the historic structures within the Specific Plan area, as well as the development of new commercial, office, hotel, and office park uses. The Specific Plan proposes a maximum of 3,184,236 square feet of hotel, office, retail, restaurant and related land uses, along with the retention of several historic structures for adaptive reuse.

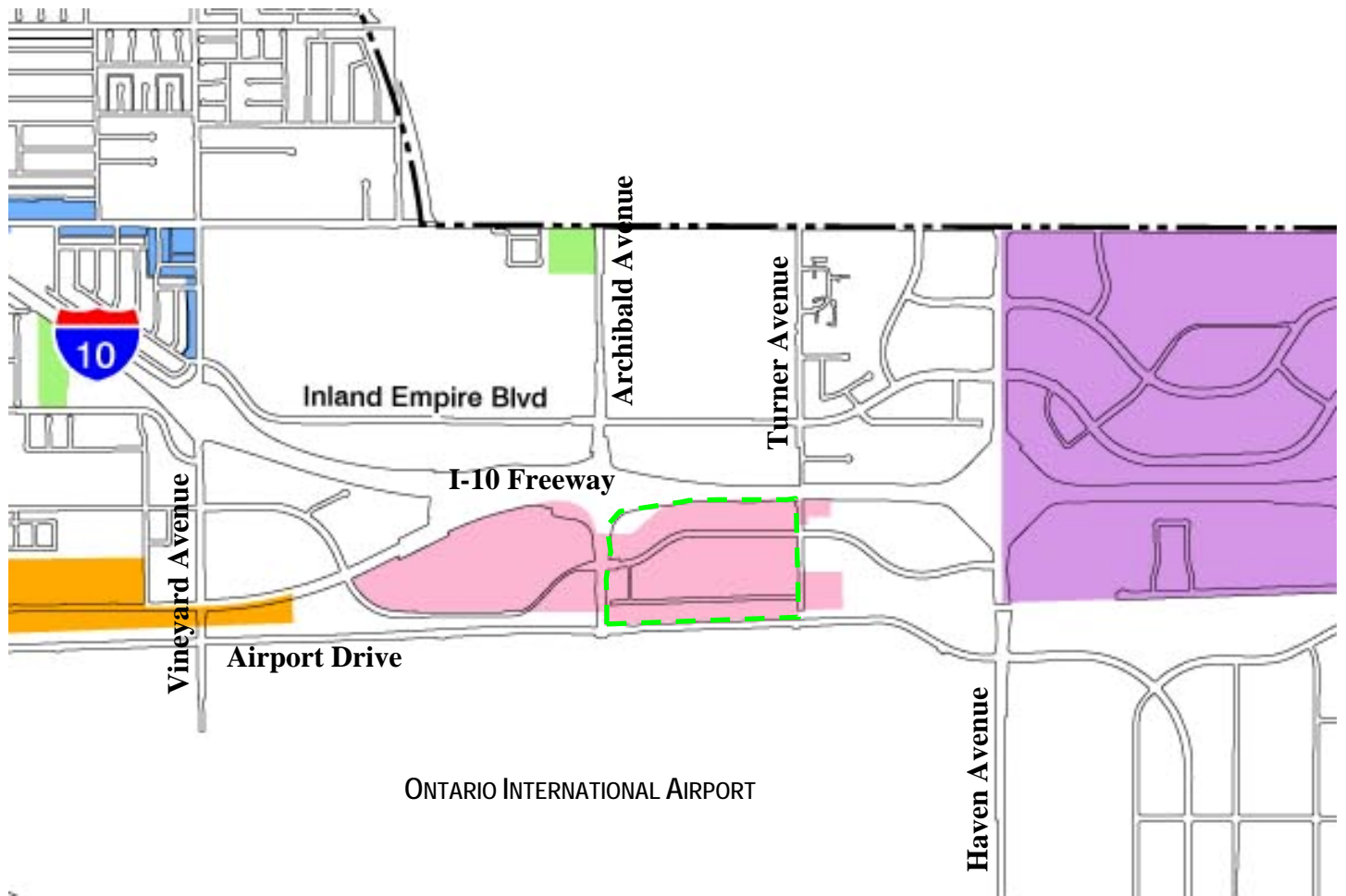
In July 2001, the Ontario Redevelopment Agency adopted the Guasti Redevelopment Plan, which included the Guasti Plaza Specific Plan area (except for the southeastern corner of Archibald Avenue and the I-10 Freeway), the vacant and underutilized areas west of Archibald Avenue to the intersection of Holt Boulevard and Guasti Road, and the vacant and underutilized areas located east of Turner Avenue. Figure 2-6, *Guasti Redevelopment Project Area*, shows the boundaries of the Guasti Redevelopment Project Area.

In March 2006, the City approved a Development Plan for Planning Area 1 (also referred to as the Airport Towers Master Plan), which proposed 936,300 square feet of office, retail and hotel uses, including a 6-story office building, a 1-story retail building, four other office buildings, and a 225-room hotel. The 6-story office building and the 1-story retail building have been recently built but remain unoccupied. New Guasti Road was also constructed as a 4-lane east-west roadway through the northern section of the Specific Plan area.

A Planning Area Plan (PAP) for Planning Areas 2 and 3 was submitted by OM Guasti, LLC and was approved by the City on March 27, 2007. The PAP provided a conceptual site plan showing the ultimate development configuration of approximately 1,710,000 square feet of commercial, office and hotel uses within Planning Areas 2 and 3. The PAP included 260,000 square feet of commercial/restaurant uses, 970,000 square feet of office commercial uses, 390,000 square feet of hotel uses (approximately 600 rooms), 5 parking structures with 7,040 parking spaces, and 480,000 square feet of unspecified future development.

The PAP also shows:

- the West Village, which features offices, a hotel and a parking structure around a central garden and water feature at the western section of the Specific Plan area;
- the Historic Core, which will have the central project entry on Guasti Road and a large open space area bounded by retail and dining opportunities;
- the Historic Mansion Area, which will consist of a hotel around the historic Guasti Mansion and a north garden area; and
- the East Village, which is an office district where historic worker cottages and pepper trees would define the open space areas.



Guasti Plaza Specific Plan Area



Guasti Redevelopment Project Area

Source: City of Ontario



Figure 2-6
Guasti Redevelopment Project Area
 Guasti Plaza Specific Plan Amendment
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The PAP also proposed the retention of 6 historic buildings (Mansion, market, post office/winery, stone warehouse, winery, and tasting room) and the relocation of 10 historic buildings (residences/cottages, foreman house, fire station, rock building, and power house). However, the old rock building (#25) was demolished in 2008 and 15 historic structures remain in the Specific Plan area, with 7 historic structures along the alignment of Pepper Tree lane and north of Old Guasti Road.

The project site was planned for 354,000 square feet of office space within 3 buildings and a parking structure with 2,056 spaces at the northern section. Another 264,900 square feet of office, retail, and restaurant uses were proposed within a future development area along Old Guasti Road in the southern section of the site, near the relocated historic residential structures, fire station, and market.

The western area (where residential units may also be developed) was planned for 2 office buildings (10-story building with 220,000 square feet and 7-story building with 175,000 square feet), a retail building (6,000 square feet), and a parking structure (1,000 spaces).

Several of the winery structures have since been demolished within the Specific Plan area, including 25 structures within the project site. Remaining structures are those proposed for preservation and/or rehabilitation and relocation under the Guasti Specific Plan, including 5 bungalows, a firehouse, and a market along Pepper Tree Lane and north of Old Guasti Road.

As stated, the US Post Office now occupies a relocatable trailer at the southwest corner of Turner Avenue and New Guasti Road, at the northeastern corner of the site. The 60-foot long by 24-foot wide by 12-foot high trailer sits on a concrete pad surrounded by parking areas to the west and south. Four US Postal employees work at this facility.

The Specific Plan area was also cleared and pavement areas removed, except for historic buildings to be retained or relocated and trees to be preserved. Chainlink fences were also placed around Planning Areas 2 and 3. In 2010, the remaining historic structures were mothballed to prevent further deterioration.

In March 2008, Parcel Map No. 18799 was approved for the subdivision of Planning Areas 2 and 3 of the Specific Plan area into 24 parcels to define the limits of each development pad. The Parcel Map corresponds to the PAP and the buildings proposed by OM Guasti, LLC, along with the identification of private roads and utility easements within the Specific Plan area boundaries.

The applicant has applied for building permits for the development of an 114,654-square-foot, 2-story office building to the north of Guasti Mansion, the reuse of the 4 historic winery buildings, and construction of two new retail/restaurant buildings with a total floor area of 197,820 square feet as part of the first phase of development. These projects are currently in the plan check and permit process of the City.

As a result of changing market conditions, OM Guasti, LLC is requesting an amendment to the Specific Plan, to create an overlay that would allow for residential development as an potential development scenario to planned office and commercial uses within the Specific Plan area, specifically in the East Village of the PAP (Parcels 6, 7, 9 and 10 of PM 18799). The proposed Amendment also considers the development of residential uses at the western section of the

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Specific Plan area. As proposed, no more than 500 dwelling units would be built within the overlay designations, to replace planned office and commercial uses.

2.3 APPLICABLE PLANS AND POLICIES

A number of plans and policies adopted by the City of Ontario regulate development on the project site. These are discussed below.

2.3.1 Ontario General Plan

As required by State Planning and Zoning Law, the City of Ontario has developed "a comprehensive, long-term . . . plan for the physical development of the . . . City..." (Section 65300 of the California Government Code). The General Plan for the City of Ontario contains goals and policies for the development and conservation of land within the City, and regulates all development within the incorporated area of the City. The General Plan was recently approved (January 2010) and is contained in The Ontario Plan (TOP). TOP consists of a six-part Component Framework that includes: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback.

- ◆ The Vision expresses the City's intent to promote a sustained, community-wide prosperity within the City, which will continuously add value and yield benefits. The foundation blocks for this Vision include Dynamic Balance, a Prosperous Economy, Distinctive Development and Recognized Leadership.
- ◆ The Governance Manual includes a set of high-level governance principles with long-term value and Vision-driven goals and broad policies that articulate the City's approach to City leadership over time. It promotes the principles of regional leadership, transparency, long-term value, accountability, and inclusivity.
- ◆ The Policy Plan states long-term goals, principles and policies for achieving Ontario's Vision. It guides growth and development to achieve optimum results from the City's physical, economic, environmental and human resources. The Policy Plan serves as the City's General Plan and is made up of nine elements: Land Use, Housing, Mobility, Safety (including Noise), Environmental Resources (including Conservation), Parks and Recreation (including Open Space), Community Economics, Community Design, and Social Resources.
- ◆ The City Council Priorities identify the Council's goals for the year, and was adopted in February 2009. For the 2009-2010 fiscal year, the primary goal is to develop strategies and take actions to minimize the negative impacts of the global financial downturn on Ontario's economy and the City's fiscal health.
- ◆ The Implementation is under development and would consist of actions taken to carry out TOP policies. This would include initiatives by the City, as well as decisions on public and private development projects and City activities and programs. This will be considered for adoption once completed.
- ◆ The Tracking and Feedback is under development would consist of the annual review of TOP to determine progress in implementation and in meeting the performance measures in TOP. This will be considered for adoption once completed.

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In the Land Use Map of TOP, the project site is designated as Mixed Use – Guasti, matching the boundaries of the Guasti Plaza Specific Plan. This designation promotes the development of a mixture of high quality office, lodging, retail and residential uses that incorporate the Guasti Winery. More intensive office and commercial uses are envisioned along the I-10 Freeway, while office, commercial, and lodging uses are envisioned in and around the historic structures. This designation allows buildout of the area with 500 dwelling units and 2,361,388 square feet of office and retail uses. Figure 2-7, *General Plan Designations*, provides the land use designations in the project area.

Review of the Policy Plan in TOP shows that the site is located within the planned Ontario Airport Metro Center Area Plan, which is a growth area envisioned as the most intensive concentration of development in the Inland Empire. This Area Plan includes the Convention Center and hospitality area along Vineyard Avenue; Ontario Mills; Guasti Village, the Events Center, and major office and urban residential centers. The site is also located within the Airport Influence Area and proposed Guasti Historic District. The site is identified to be underlain by young alluvial fan deposits and within the 500-year floodplain, with the southern boundary of the site within the 100-year floodplain and the southwestern corner within the inundation area for San Antonio Dam.

Consistency with the goals of TOP is discussed in Section 4.2, *Land Use and Planning*, of this SEIR.

2.3.2 Ontario Development Code

The Development Code for the City of Ontario (Title 9 of the Ontario Municipal Code) outlines the zoning regulations and development standards for new development and redevelopment in the City. The Code establishes zoning districts and regulations to assist in the implementation of the City's General Plan and to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare. Specifically, the Development Code seeks to achieve the following objectives:

- ◆ “To provide a precise guide for the physical development of the City in such a manner as to preserve the character and quality of existing neighborhoods and to foster a harmonious, convenient and workable relationship among all types of land uses;
- ◆ To achieve the proper arrangement of land uses envisioned in the General Plan, maintain the stability of existing neighborhoods, promote the revitalization of areas that require enhancement, and to protect all areas of the community from intrusions by inharmonious or harmful land uses;
- ◆ To prevent excessive population densities and related overcrowding;
- ◆ To ensure the provision of adequate open space for light, air circulation, visual relief from the built environment and to maximize fire safety provisions;
- ◆ To establish reasonable standards and guidelines promoting quality development, well designed buildings and all other structures, while, at the same time, processing development applications in an expedient manner;
- ◆ To reduce the risk of injury or exposure to hazards for people and property;
- ◆ To allow and encourage a full range of office, commercial, industrial and transportation related activities in appropriate locations, in accord with the General Plan, in order to assure a strong local economic base;

LEGEND

Residential

- Rural (0 - 2 du/ac)
- Low Density (2.1 - 5 du / ac)
- Low-Medium Density (5.1 - 11 du / ac)
- Medium Density (11.1 - 25 du / ac)
- High Density (25.1 - 45 du / ac)

Mixed Use

- Mixed Use
- 1. Downtown
- 2. East Holt
- 3. Meredith
- 4. Multimodal Mixed Use
- 5. Inland Empire Corridor
- 6. Guasti
- 7. Ontario Center
- 8. Ontario Mills
- 9. NMC East
- 10. NMC West
- 11. Euclid/Francis
- 12. 60/Hammer

Retail/Service

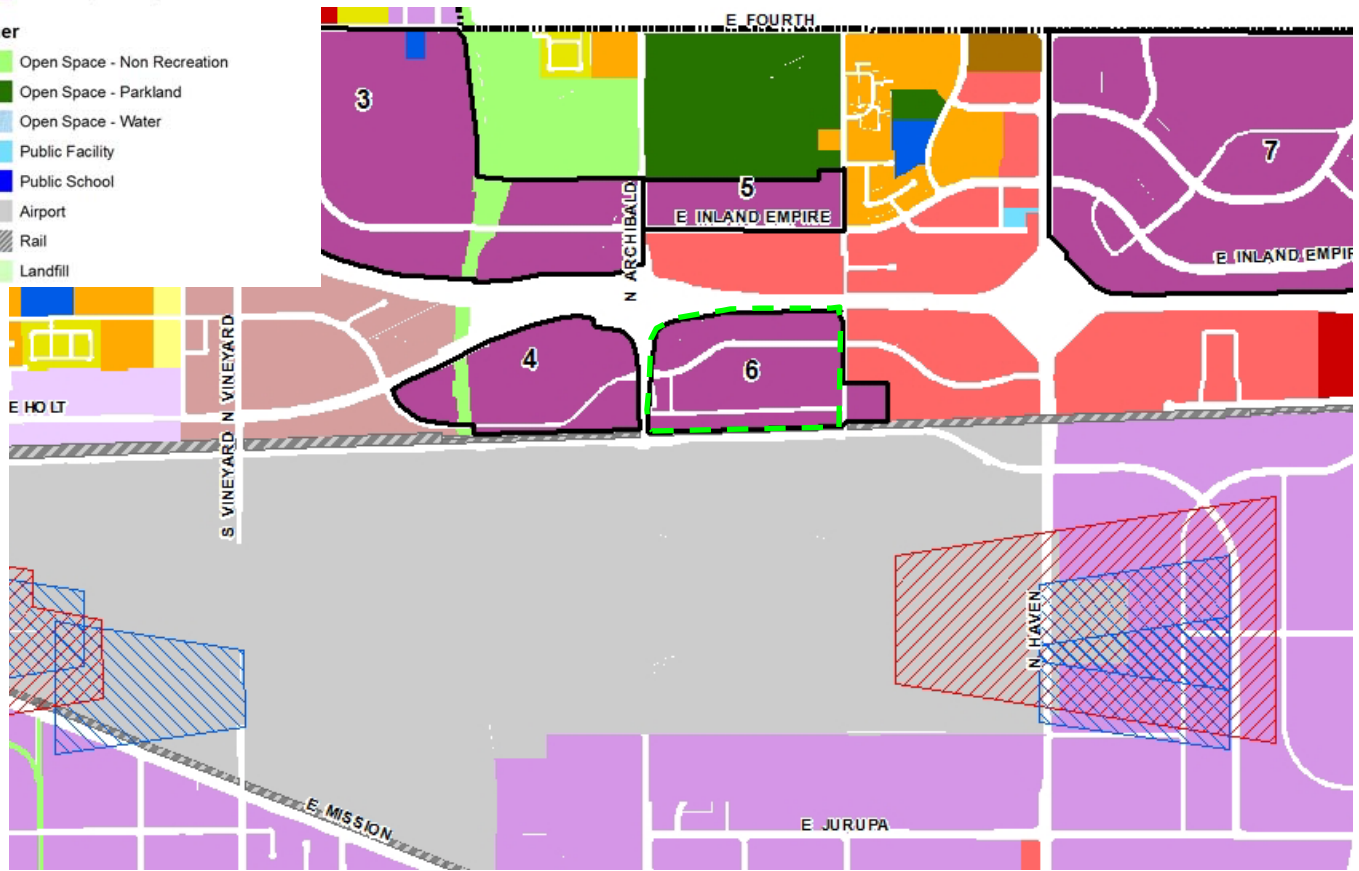
- Neighborhood Commercial (0.4 FAR)
- General Commercial (0.4 FAR)
- Office Commercial (0.75 FAR)
- Hospitality (1.0 FAR)

Employment

- Business Park (0.6 FAR)
- Industrial (0.55 FAR)

Other

- Open Space - Non Recreation
- Open Space - Parkland
- Open Space - Water
- Public Facility
- Public School
- Airport
- Rail
- Landfill



 Guasti Plaza Specific Plan Area

Source: City of Ontario



Figure 2-7
General Plan Designations
 Guasti Plaza Specific Plan Amendment
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- ◆ To require the provision of adequate off-street parking spaces and loading facilities in concert with their need as well as promoting a safe and efficient traffic circulation system;
- ◆ To ensure that new development will not overtax the capacity of existing streets, utilities or community facilities and services;
- ◆ To outline a comprehensive, thorough public review process for new development;
- ◆ To establish development regulations in an understandable format.”

The Ontario Zoning Map is part of the Development Code and identifies the allowable land uses in the City. Figure 2-8, *Existing Zoning*, shows the zoning districts in the project area. As shown, the project site is zoned “Specific Plan” in the Zoning Map, which indicates that the Guasti Plaza Specific Plan contains the development standards for development in the Specific Plan area.

2.3.3 Guasti Redevelopment Plan

The primary goal of the Ontario Redevelopment Agency is the elimination of blight and the improvement of the quality of life of residents in the City. Redevelopment plans are development mechanisms used to promote the rehabilitation and redevelopment of blighted areas through the use of tax increment financing.

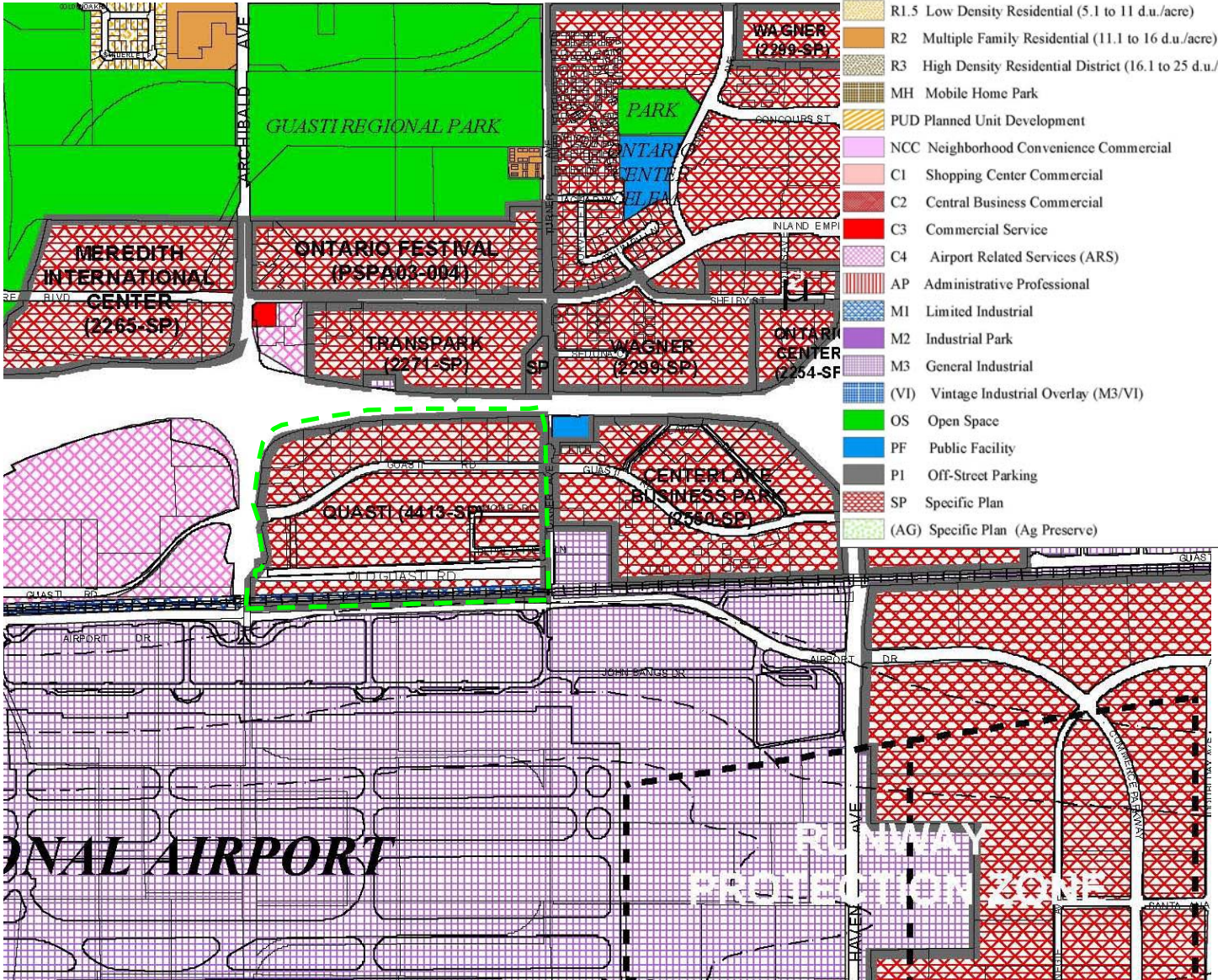
The Ontario Redevelopment Agency established the Guasti Redevelopment Plan in July 2001 for the development and redevelopment of approximately 180 acres of vacant and underutilized land bounded by the I-10 Freeway on the north and the UPRR tracks on the south. The Redevelopment Project Area included the Guasti Plaza Specific Plan area (except for the southeastern corner of Archibald Avenue and the I-10 Freeway), the area west of Archibald Avenue to the intersection of Holt Boulevard and Guasti Road, and the areas located east of Turner Avenue (see Figure 2-6).

The Guasti Redevelopment Plan promotes the redevelopment, rehabilitation, and revitalization of this Redevelopment Project Area to eliminate blighted conditions and allow earlier development or redevelopment of the Project Area. Future development within the Project Area would continue to be regulated by the Ontario General Plan and the Guasti Plaza Specific Plan.

The administration and enforcement of this Redevelopment Plan is performed by the Redevelopment Agency in accordance with the California Community Redevelopment Law. The Redevelopment Agency is authorized to finance its activities pursuant with this Redevelopment Plan, with financial assistance from the City, County, State, and Federal governments, property tax increments, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, sale of Agency-owned property, and/or any other available sources. The Agency may acquire, sell, lease, or donate real property, improve sites, or construct or rehabilitate structures and infrastructure systems to implement the Redevelopment Plan, as well as provide affordable housing opportunities. Property owners in the Project Area are given an opportunity to participate in redevelopment, in conformity with the Redevelopment Plan.

LEGEND

- μ FIRE STATION
 - AIRPORT NOISE CONTOURS (65, 70, AND 75 db LEVELS)
 - AIRPORT CLEAR ZONE
 - SPECIFIC PLANS
 - ▨ EUCLID AVENUE OVERLAY DISTRICT
- ZONING**
- AR Agricultural Residential
 - RE Residential Estate
 - R1 One-Family Residential (1 to 5 d.u./acre)
 - R1.5 Low Density Residential (5.1 to 11 d.u./acre)
 - R2 Multiple Family Residential (11.1 to 16 d.u./acre)
 - R3 High Density Residential District (16.1 to 25 d.u./acre)
 - MH Mobile Home Park
 - PUD Planned Unit Development
 - NCC Neighborhood Convenience Commercial
 - C1 Shopping Center Commercial
 - C2 Central Business Commercial
 - C3 Commercial Service
 - C4 Airport Related Services (ARS)
 - AP Administrative Professional
 - M1 Limited Industrial
 - M2 Industrial Park
 - M3 General Industrial
 - (VI) Vintage Industrial Overlay (M3/VI)
 - OS Open Space
 - PF Public Facility
 - P1 Off-Street Parking
 - SP Specific Plan
 - (AG) Specific Plan (Ag Preserve)



 Guasti Plaza Specific Plan Area

Source: City of Ontario



Figure 2-8
Existing Zoning
 Guasti Plaza Specific Plan Amendment
 Supplemental EIR

Section 2.0: Environmental Setting

2.3.4 Guasti Plaza Specific Plan

As indicated earlier, the Guasti Plaza Specific Plan regulates development on approximately 78.4 acres bounded by the I-10 Freeway to the north, Turner Avenue on the east, the UPRR right-of-way on the south, and Archibald Avenue to the west. The Guasti Plaza Specific Plan was adopted by the City in August 1996 and proposes a maximum of 3,184,236 square feet of hotel, office, retail, restaurant, and related land uses, along with the retention of a number of historic structures. This development capacity is not consistent with the buildout estimates in the recently adopted Ontario General Plan, which redesignates the Specific Plan area as Mixed Use, allowing for 500 dwelling units and 2,361,388 square feet of office and retail uses.

The project site is planned for approximately 450,000 square feet of office uses under the adopted Guasti Plaza Specific Plan.

2.3.5 Regional Plans

In addition to the City's land use and planning regulations, a number of regional plans regulate development in the City of Ontario and the region. These include the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan (RCP), Regional Housing Needs Assessment (RHNA), and Regional Transportation Plan (RTP); the San Bernardino Associated Governments' (SANBAG) San Bernardino County Congestion Management Program (CMP) and Comprehensive Transportation Plan (CTP); the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP); and the Regional Water Quality Control Board's (RWQCB) Water Quality Control Plan for the Santa Ana River. These plans are summarized in Section 4.2, *Land Use and Planning*, of this SEIR.