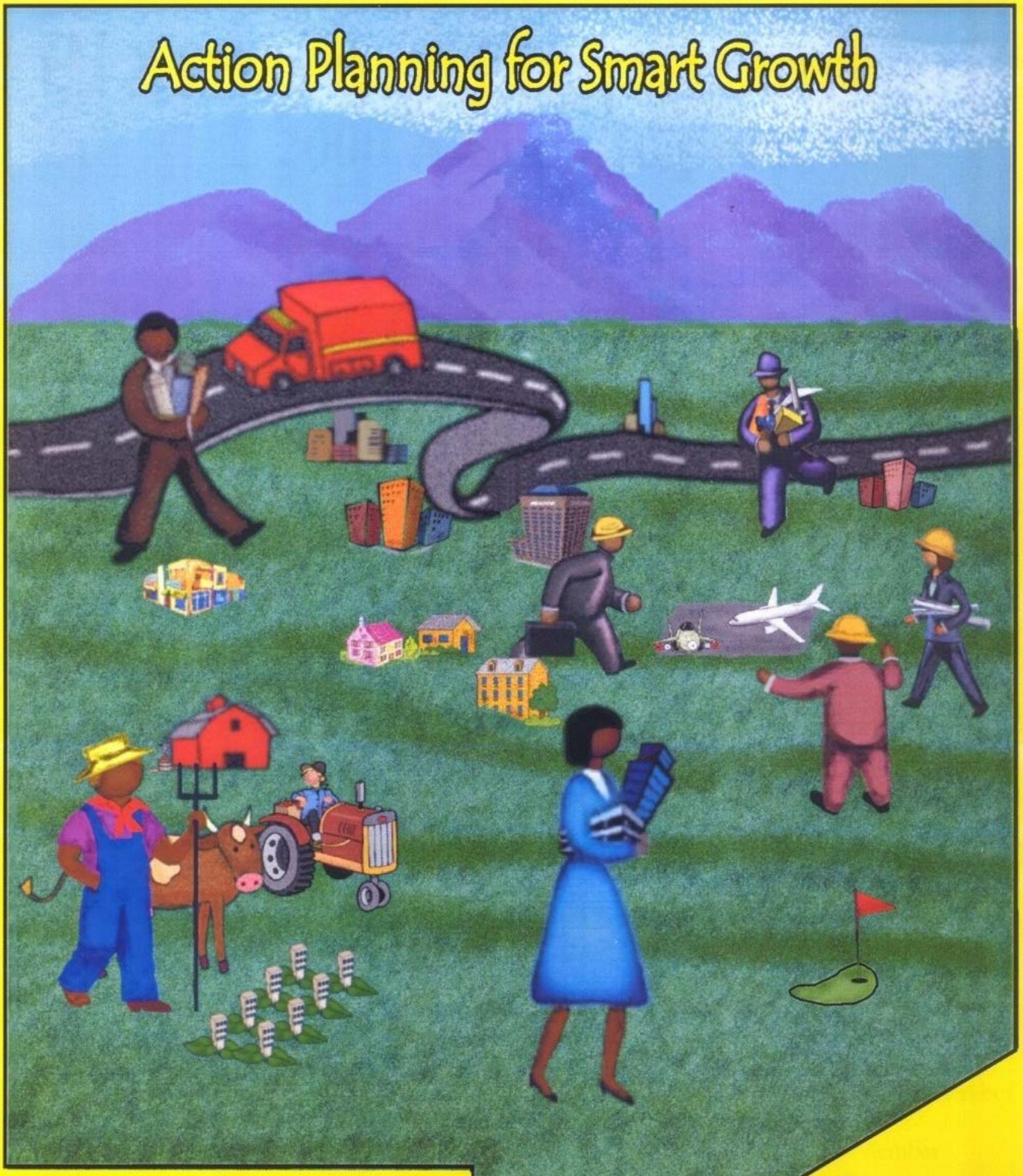
Year 2000 Annual Report



City of Ontario

Planning Department

City of Ontario

Planning Department

2000 Annual Report

Ontario City Council

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Alan D. Wapner, Councilman
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Jason Anderson, new Member

Robert Gregorek, Member
DeAna Hernandez, former Member
Sheila Mautz, Member
Jerry Wiltsey, new Member

Otto Kroutil, Development Director

Jerry Blum, Planning Director

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Letter from Jerry Blum, Planning Director

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I - Year In Review

The year 2000 was an exciting and challenging year for the Planning Department! Applications processed surpassed previous years in quantity and approved designs will have a significant economic and visual impact on the City.

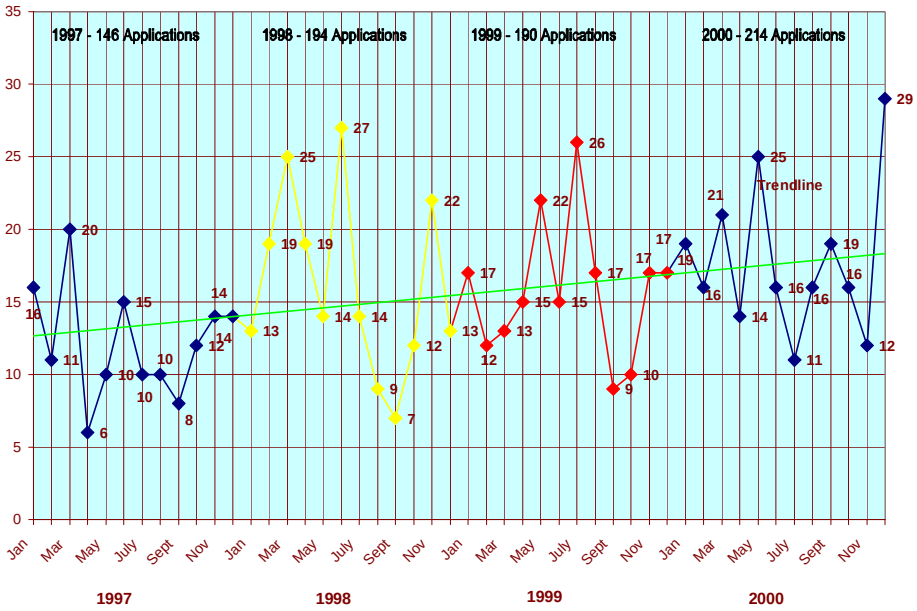
Applications Processed

Development applications received by the Planning Department in the year 2000 were up by 12.5% from the previous year. In 1998, 194 applications were processed, which was higher than the previous 8 consecutive years. In 1999, 190 applications crossed the counter, and in 2000 this figure rose to 214.

Paper applications are still filled out by the public, however, they are then entered into the new computerized Permit Tracking system where they are quickly accessed by the Planners or other departments. This new tracking system was developed and refined during 1999 and then made available to the staff in the fall of 2000.

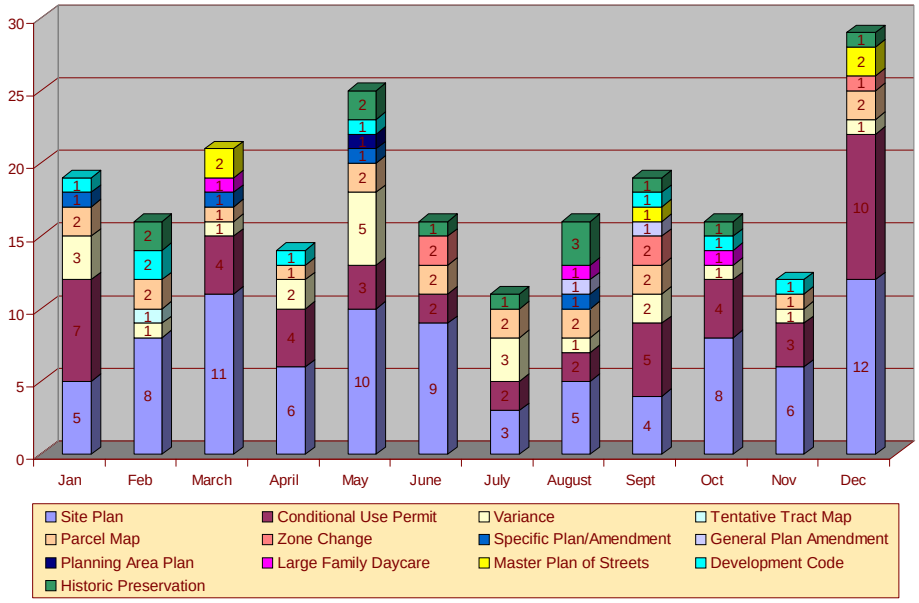
A quick look at the applications of the past four years shows that the year 2000 surpassed other years from the beginning with 19 applications processed in January. The summer months also held onto a high figure of 43 and although November took a dip it made a hasty recovery in December with a record figure of 29 applications. The total for 2000 was 214.

Planning DepartmentApplication Comparison



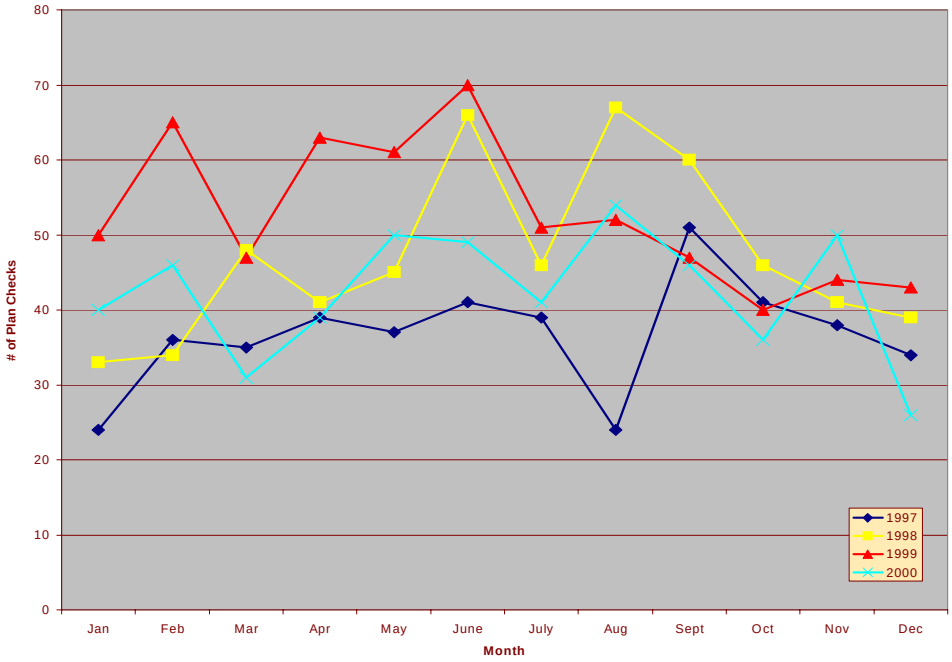
Year 2000 Application Types

May and December seem to be the favorite months for applications. The largest number of applications were Site Plans, at 87 and CUPs with 46.



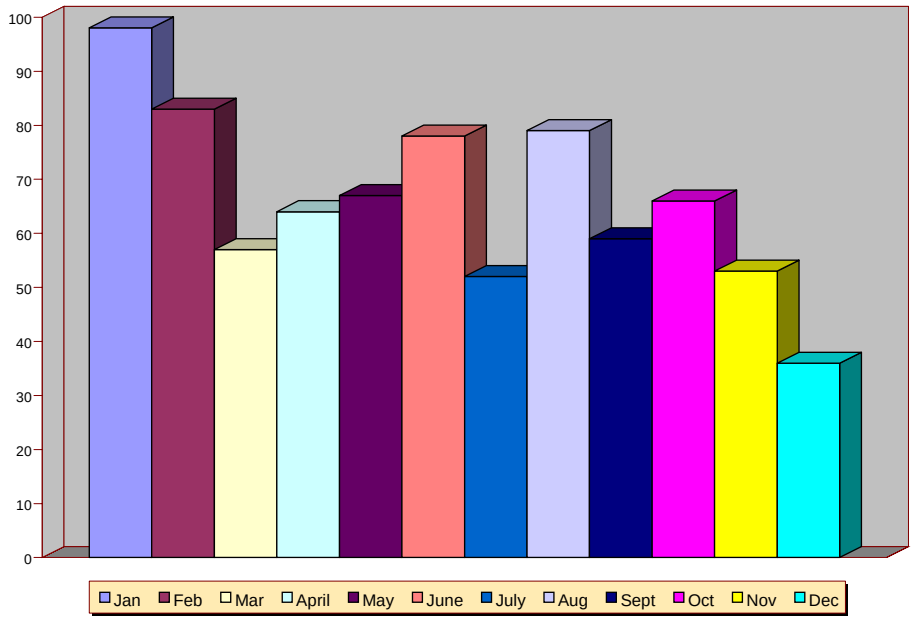
Plan Check Comparisons

Although the total Plan Checks for 2000 was slightly lower than 1999 and 1998, the year stayed pretty much in the middle of the road until December. December was especially high in applications, but as shown here Plan Checks took a dive. It is anticipated that the early months of 2001 will have a slight increase in Plan Checks due to the high volume of applications in December of 2000.



Year 2000 Business Licenses Issued

Business licenses issued inched ahead of 1999 by 9 licenses. The month of January nudged its way into the top position with a sum of 98, December had only 36 but the total number of licenses issued for the year was 792.



Project Highlights

A variety of plans for developments were presented to the Planning Department. One of the most unique projects was submitted by Center Ice, Inc. The site is located in an area that presented some parking and structural challenges, as well as concerns with pedestrian safety. Working closely with the planning department, the developers arrived at a distinctive design that dissolved these issues while enhancing the skyline on Transit Avenue.

The world famous Zamboni cleans and prepares the ice. Planning Department famous Geoff Starns sits at the controls.

The Ice Arena is housed in a metal building that has an unusual, bold look with exterior components of both metal and concrete block.

From the initial submittal to the final design, all projects receive careful review by the Planning Department to assure the high quality of the final development.

This fast food restaurant presented a number of planning issues related to the site planning, circulation and architectural detailing. The planning staff worked successfully with the applicant to resolve the issues prior to the Planning Commission approval of the project. The project was under construction at the time of this photo and is now completed.

Expansions
Double Tree Hotels submitted plans for expanding their hotel at Vineyard and Convention Center Way. A three-story 142 room addition was approved by the Planning Commission.

Mark Christopher Cadillac had plans approved for a two-story office addition..

The Ontario Mills area is sprouting up a new 17,000 square foot building, housing the **La-Z-Boy** retail center. Construction began in 2000.

At the Ontario Center there are two new structures adding to the scene. **Sam's Club** was completed in 2000 and was open for business in January 2001, and **Empire Towers III**, a three story office building, was also completed. Plans for another office building from **Forecast Commercial** was approved and is now under construction. **Ontario Home Center** received approval for a 126,500 square foot retail center at Milliken and Inland Empire Blvd.

Office Buildings
Construction plans were submitted by Sialgi Development and approved by the DAB in August of 2000 for two three-story office buildings totaling 108,000 sq. ft. in Centrelake.

Retail Structure
Sam's Club, located on the west side of Milliken, north of Inland Empire Avenue, was completed at the close of the year, opening its doors for business in January 2001.

Industrial

Eight major industrial developments throughout the City are either completed or under construction. The buildings on these sites total over six million square feet.

Master Development at Crossroads Specific Plan: A Site Plan for an industrial building

Completed Major Industrial developments include:
New Balance warehouse/distribution facility, Prologis Development warehouse building, and two warehouse completed by Majestic Realty. IDS Development completed three of their six warehouses buildings.

Zone Changes

There were five zone change submittals in 2000 which at the end of the year were in various stages of review.

Several buildings are under construction. Development is underway for three buildings on Haven Gateway's approved 48.1 acre Site Plan. Panatoni Development began construction on six industrial buildings and Master Development has begun work on four buildings in the Crossroads Specific Plan. Phase four is underway of the Thoroughbred Business Park.

New homes will soon be available. Lyon Homes, under construction in Archibald Ranch, is a one hundred fifteen lot R1 subdivision for single family homes. Permits were issued for a tentative Tract map to subdivide 28.6 acres into 112 single family lots for John Laing Homes. It was approved by the Planning Commission in January. A third development is a residential tract in an AR zone for 16 single family homes which was approved in August by the Planning Commission and Construction plans were submitted.

II - Hearing Bodies

The Planning Department provides staff support to the four Hearing Bodies; City Council, Planning Commission, Development Advisory Board and the Zoning Administrator. The Development Code specifies the powers and duties of each hearing body.

City Council

In August, and for the remainder of the year, meetings were held in the Historic Chambers of the old City Hall during renovation of the Council Chambers. Exhibits, easels and equipment had to be hauled to the site for each meeting and it was often challenging to find enough space for the displays. The inconvenience was time consuming, but worth the wait for the new chambers, which was used for the first time at the January 2001 meeting.

The City Council has the authority to hear and decide applications for: Development Code Amendments, Ordinances, General Plan Amendments, Zoning Ordinance Amendments, Tentative Maps, Master Plans of Streets, Specific Plans, Specific Plan Amendments, Environmental documents, and Designations of Historic Districts.

Twenty-one applications were acted upon by the City Council. One decision was to approve a Site Plan and Conditional Use Permit for a 3-story, 142-room addition to the existing Doubletree Hotel.

A more rigid ordinance was passed on Sept. 5 curbing the current activities of day laborers. Existing law prohibited soliciting work on public streets, the newly adopted ordinance expanded this law to include unauthorized commercial and industrial parking areas.

Planning Commission

The Planning Commission considered and acted upon 93 applications throughout the year. Over 3,720,753 square feet of industrial and commercial building space was approved. Tentative tract map applications totaled 26 single-family lots and 43 industrial condominium lots. Each case considered was given the opportunity of being heard through a total of 61 public testimonies. The Planning Commission reviewed a total of 21 Site Plans, 6 Zone Changes, 11 Parcel Maps, 11 Variances, 1 Large Family Day Care, 8 Conditional Use Permits, 2 Determinations of Use, 3 General Plan Amendments, 7 Specific Plan Amendments, 2 Master Plan of Streets, and 7 Ordinances.

Other considerations included a subcommittee review of fast food restaurants and cellular towers design, an update of Planning Commission policies and procedures, and Ag overlay interim agricultural uses and agricultural support uses within the New Model Colony.

The Planning Commission Special Recognition Award Program recognizes outstanding development. This year an award was presented to Thoroughbred Business Park.

Historic Preservation Subcommittee

The Historic Preservation Subcommittee, comprised of three Planning Commission members, reviewed 6 requests for Historic Designation including 4 districts (Armsley Square, LaDeney, College Park, and Euclid Avenue).

Over 500 properties were removed from the Historic Resources Eligibility List, and 123 structures were designated. They also reviewed two certificates of appropriateness, the district signage, plaque and awards programs, and a revision to the City's policy on restoration and maintenance of historic rock curbs.

Development Advisory Board

The Development Advisory Board (DAB) consists of the Directors of the various City Departments involved with Development in the City of Ontario. In 2000, the Development Advisory Board reviewed approximately 90 different projects. They were the final decision making body for the majority of the projects they reviewed. Only some of the projects were also taken before the Planning Commission. The Development Advisory Board meets the first and third Monday of each month at 1:30 p.m. in the City Council Chambers.

Zoning Administrator

The Zoning Administrator was established in 1999 to streamline the review procedure for various applications, some of which previously required Planning Commission review and approval.

During the year 2000 the Zoning Administrator reviewed and decided upon 38 applications. After each hearing a decision was prepared indicating facts and reasons supporting the decision and conditions of approval.

Zoning Administrator meetings are held the first and third Monday of each month at 2:00 p.m. in the City Council Chambers.

III - Programs

Setting priorities with a flexible attitude helped the staff pull through some difficult staff changes. With our goals clearly defined, programs had continuity and schedules were met with focused enthusiam and determination.

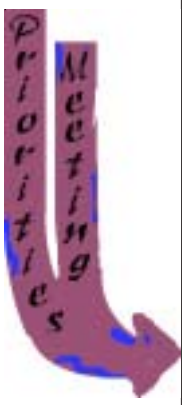
Administration

During the past three years the Planning Department has experienced record high levels of activity in both Current and Advance planning divisions. All of this activity, and much more, has been completed with no increase in staff levels, in fact several positions were left void at the close of the year.

Several large scale projects on the horizon necessitated a plan to reorganize the Planning Department. Implementation of the New Model Colony General Plan required reassignment of the responsibilities of each division, section, and person within the department. Scott Murphy was promoted to the position of Project Manager II in Jan 2001 and coodinates Specific Plans citywide.

A program was initiated this year to help link staff efforts and to assist supervisors with tracking the status of projects. Each staff member meets with his/her supervisor once a month to establish a list of priorities. This procedure helps both teams and individuals to set goals and organize their time.

The priority charts are compared by the supervisors and the Planning Director to the departmental goals.



Major Development Goals

Fiscal Year 2000 - 2001

The goals listed below were created for the fiscal year 2000 and 2001. Activities in bold indicate completed projects.

1. Continue to work on the implementation of the New Model Colony, including the establishment of development impact fees, funding mechanisms, master plans study, special studies, and coordination with outside agencies.
2. Continue to process specific plan applications for the New Model Colony.
3. Prepare a work program for a General Plan update, pursuant to recommendations of the Planning Commission, General Plan subcommittee.
4. **Complete revisions to the Housing Element and Submit for state approval, pursuant to state time frames.**
5. **Conduct a biannual review of the Development Code, process necessary revisions to the Planning Commission and City Council.**
6. Prepare a work program and begin initial work on a program to review and update the City's Sign Ordinance.
7. Plan for and begin initial analysis of the data from the 2000 census.
8. Continue the preparation of a specific plan for the Downtown area, using existing staff and informational resources of the City and limited technical assistance from consultants, in order to achieve a unified vision and clarify zoning patterns.
9. Continue to work with the Planning Commission in the implementation of the Historic Preservation Program including; designation of historic sites and districts, recognition of special community efforts, identification of local landmarks, preparation of tour programs, and creation of a paint and pickup program for businesses along Euclid Avenue.
10. Provide timely, predictable, comprehensive, and professional review of all development and land use applications.
11. Participate in State/Regional Planning issues affecting the City, monitor legislation affecting planning in the region and the City.
12. **Complete an annual report of all planning related activities and present it to the Planning Commission by February of each year.**
13. Monitor and review the effectiveness of the new computer-aided permit tracking system and introduce refinements to expand the capabilities of the system to serve staff and the public.
14. Continue to define, monitor and report on service strategies for the various clients the Planning Department serves and define service level objectives for them.

The staff photo at right was taken during the summer of 2000. Many staff changes occurred shortly afterward. Members are holding some of the awards earned by the department.

New Promotions

Geoff Starns of Advance Planning was promoted from Assistant Planner to Associate Planner.

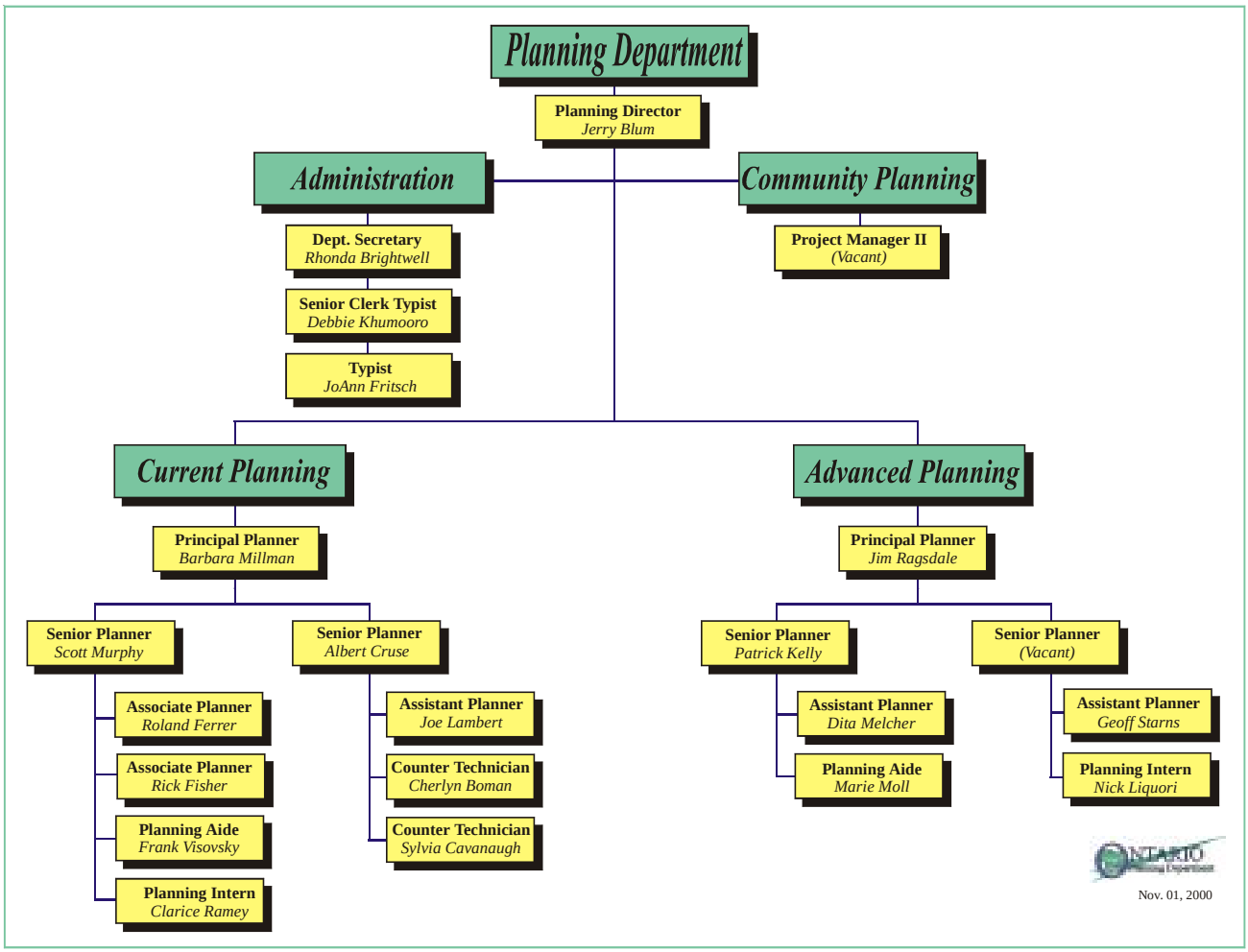
Scott Murphy of Current Planning was assigned the new position of Project Manager II in Community Planning.

Staff Changes

Departmental Staff

There were a lot of staff changes throughout the department this year. Those coming in the door were: Joe Lambert, (second from right) Assistant Planner, and Clarice Ramey, (not shown) Planning Intern, both of Current Planning, Dita Melcher, (front row, third from left) Advance Planning and JoAnn Fritsch, Typist, Administration.

Then there were those that went out the door. Steve Gonzales, (not shown) Assistant Planner from Current Division, Roland Ferrer (front row, first from left) and Rick Fisher (back row, third from right) both Associate Planners in the Current Division, Bill Webb (second from right) Senior Planner, Advance Planning.



Training, Workshops, and Conferences

With all the changes in staff as well as technology and state requirements, several training sessions were scheduled. Scott Murphy instructed classes on how to use the new permit tracking system. Some of the staff also received cross training with one another's duties.

This year several planners attended the APA conference in Long Beach and the National Trust for Historic Preservation. Jerry Blum, the department director also trains for his duties with the EOC (Emergency Operating Center) to help insure safe evacuation in case of an emergency.

Training & Workshops Provided by the Planning Department included staff training and workshops for other City groups.

New Policies and Procedures

Permits Plus

The new system for entering customer information was completed in 1999 and became operational in January 2000. This valuable new element to the planning department makes it possible to observe the status, historical data, staff reports, resolutions, minutes, correspondence, pictures and plans of the project within moments.

Web-site updates

The Web site was completed in January of 2000. It was then modified in April to conform to the City's Web site.

New Computers

The Graphics section received two new Dell computers which greatly improved the speed of producing maps and exhibits. Existing computers were then used to replace some of the less functional ones for more efficient and expanded services to the public.

Annual Report

This is the second year an Annual Report was produced by our department. Last year's provided information about structure and functions as well as brief explanations of programs and projects. The year 2000 report is more specific as to what has actually transpired during the year.

Planning Department Accomplishments

The City of Ontario Planning Department was a double winner at the Inland Empire American Planning Association (APA) Awards Program.

In the category of planning implementation for a large jurisdiction, the City won the Outstanding Planning Award for its Historic Preservation Program. This is a comprehensive program designed to guide the City's preservation efforts through restoration standards, design guidelines, preservation policies, streamlined procedures and a multimedia public awareness campaign for Ontario's Historic Landmarks and Districts.

"We're extremely pleased that these outstanding projects have been recognized by our peers. Our staff put a lot of planning and preparation into each of them, and I think the quality of their work will benefit the City for a long time to come."
Jerry Blum

In the category of Comprehensive Planning, the department won the Outstanding Planning Award for the Park, Open Space, and Biological Resources Plan. The Parks Open Space plan serves as a guide for future development within the New Model Colony, ensuring the integration of parks, open space and biological resources. The program also lays the groundwork to sustain and nurture the unique biological and environmental habitat of the New Model Colony.

Our department also received a plaque from Lord Baltimore Properties for our contribution on the Empire Towers project.

Public Information

A log book for the counter was designed to provide an easy index of the maps and studies available in our department and in GIS. This book gives the price and size of existing maps, including the Zoning Map and General Plan Map. Additional maps were selected for their public interest.

The department coordinated efforts with GIS to produce a new zoning map reflecting changes made in 1999 and 2000. The new City limits made it necessary to produce this map on a 54" X 54" sheet. It was redesigned to fit on a smaller, reproducible sheet which is now available. This map is also located on the "K" drive for City employees.

The new telephone system was installed in April, and has improved customer service. Outside callers may now call directly to whomever they wish to talk, reducing the amount of lost calls and valuable time of the counter staff.

Regional Planning Inter Agency

Census

During the later part of 1999 and early 2000, the Advance Planning Division worked closely with the City Manager's staff, the representatives of the Census Bureau and the Citizen's Count Committee to prepare for the 2000 Census. The effort focused upon communication and incentives to encourage all residents of Ontario to fill out the census forms so that the count could be as accurate as possible. The new census data is expected to be available in the spring of 2001.

Multi-Species Habitat Conservation Plan

The City has continued participation in the preparation of a Countywide Multi-species Habitat Conservation Plan. In January 2001, the City signed an extension to the Memorandum of Understanding between the County and the other Cities in the County to continue this effort. Extensive biological research and mapping of sensitive areas is being completed as a part of this effort.

TheDelhi Sands Flower-Loving Fly is listed by the federal government as an endangered species which has the potential to exist in areas with the Delhi Sands Soils.

Delhi Sands Flower-Loving Fly (DSFLF)

The Planning Department has been working closely with other jurisdictions in the area and the U.S. Fish and Wildlife Service to establish and plan for the acquisition of, properties that have high potential as existing or future habitat. While this process continues, the City requires proposed developers in areas with the Delhi Sands Soils to prepare biological analyses of their project site to assure that there will be no impacts upon the DSFLF.

Santa Ana River Watershed Group

As a part of the implementation of the New Model Colony, the Planning Department has participated with the analysis of the Santa Ana Watershed Basin with a consortium of local, state and federal officials. This has helped to create a continuing dialogue and inter-jurisdictional understanding of the complex issues confronting the Chino Basin. Key issues have included the regional impacts of the land use decisions and transportation planning, dairy water quality drainage, conservation of agricultural and biological resources, waste management and other dairy transition strategies. SARWG has focused its efforts on a proactive search for available State and Federal Funds to address the issues and recommended initiatives.

CEQA is the foundation for environmental policy in California. As the State's economy and population continue to grow, it is necessary to plan for urban development with careful attention to preserving the natural environment. The State is responsible for producing guidelines for local municipalities to use in their efforts to implement the legislation of CEQA. Each local jurisdiction is required to adopt its own policies and procedures for implementing CEQA, based on the State's guidelines.

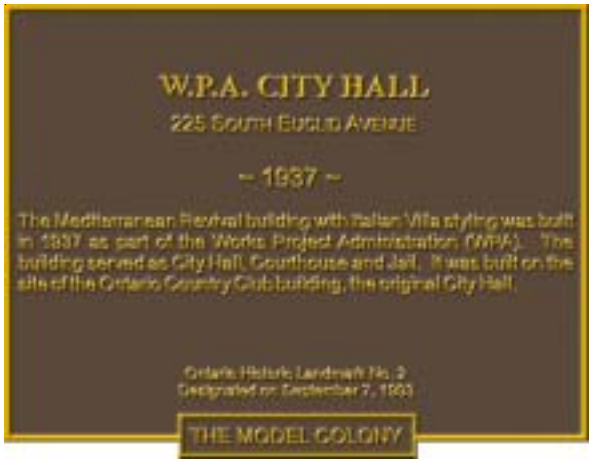
California Environmental Quality Act (CEQA)

In 2000, the Planning Department staff worked closely with the City's attorneys to update the Local Guidelines for Implementing CEQA. Staff and the attorneys carefully evaluated the most recent changes to the legislation and created Local Guidelines to fit the needs of Ontario. Included in the updated Local Guidelines were provisions for dealing with the effects of development on Williamson Act lands and issues related to the presence and release of methane gas, both of which are new concerns for the City because of the annexation of the New Model Colony in 1999. Additional changes in our environmental review efforts include more intense evaluation of the effects of development on water quality, traffic- related concerns, and noise.

Historic Preservation

Next year City Council is scheduled to consider the designation of Euclid Avenue as a Local Historic Landmark and nomination of it to the National Register of Historic Places. Restoration of the old Friend Block and People's Store buildings (known as the Fallis Department Store) should begin and Council will attempt and restore the G.E. - Hotpoint Clubhouse.

Ontario's Historic Preservation Program started off with a bang and remained very active for the remainder of the year. On December 21, 1999, The Euclid Avenue Nativity Display, the subject of much controversy, was designated as Ontario's 65th Historic Landmark. On March 21, 2000, Armsley Square was designated as Ontario's first Historic District. In July, College Park and La Deney Drive became Historic Districts.



In honor of our heritage, a recognition program was developed. The program is divided into three sections: Plaque Program, District Signage Program, and the "Model Colony" Awards. Plaques are available for any designated Landmark or contributing structure in a designated Historic District. The Museum of History and Art and the Nativity Display have both been presented with plaques. There are also plaques for Historic Districts that are being provided by the City. The district signage program created uniform entry signs and street signs for all of designated historic districts. The "Model Colony" Awards are given out annually during National Preservation Week, for outstanding achievements in the restoration, rehabilitation, and preservation of Ontario's historic properties.

This year saw the restoration of the Historic Council Chambers at the Museum of History and Art, the Masonic Hall and the Carriage House. The Old Post Office building returned to its roots by replacing the rolled roofing with red tile. Working with Public Works, a priority system was created to ensure the restoration of Ontario's rock curbs.

Downtown Revitalization

Construction began on the Center Ice skating center and is expected to be completed in early 2001. The University of La Verne Law School renovated the old San Bernardino County Offices and is expected to begin classes in January 2001. The Planning Department has been working extensively with Code Enforcement with violations on downtown properties. The action has forced the clean up many properties, including the old General Electric factory.

The photos at right show the results of renovating the old San Bernardino County building next to City Hall.

General Plan Implementation

General Plan Amendments

Applications for two amendments were submitted as follows:

GPA00-01 - An Amendment from Low Density Residential to Rural Residential.

GPA00-02 - An amendment from existing Public Facility to Vintage Park. Planning Commission met on October 24, 2000 and voted to reccomend approval from City Councel.

Housing Element

The Planning Department recently completed a comprehensive update to the Housing Element of the General Plan. Initiated in 1997, the Housing Element was submitted to the California Department of Housing and Community Development for certification in January 2001. This plan shows how the city will provide housing for its growing population over the next five years.

Specific Plan Management

An effort to better manage the city's 31 specific plans began in 2000 with the creation of a Permitted Uses table that lists all the permitted uses for all specific plans in one place. This should make it easier for counter staff to find uses in the various specific plan areas. The department also created the Community Planning Section, headed by Scott Murphy, to coordinate the development of new specific plans and manage the existing ones.

Development Code

The new Land Use Table is based the NAICS categories (which is replacing SIC).

Subdivision Ordinance

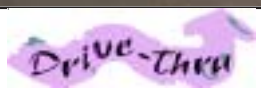
During 2000, staff worked closely with the Engineering Department on a comprehensive update to the City's Subdivision Ordinance, Chapter II of the Development Code. This section of the code regulates and controls the design and improvement of subdivisions. The update reflects changes to the State Subdivision Map Act, simplifies procedures and was reformatted to follow the Development Code format. The ordinance will be made available for review by various engineering firms in early 2001 and final action is expected in the spring of 2001.

Land Use Table

The Planning Department worked extensively on completing a comprehensive revision to the Land Use Table in Article 13 of the Development Code. The new table will be more extensive and detailed, thereby eliminating confusion among the public and staff.

Drive-through Standards

The City Council approved new standards to drive through facilities. These standards should produce higher quality designs from the fast food industry and allow for Planning Commission review when those standards are not met.



Equestrian Trails Master Plan

At the direction of the Planning Commission, Advance Planning is preparing an analysis of the equestrian trails plan and policies of the General Plan. Questionnaires have been prepared for residents in the areas where equestrian trails are located or required. After receiving and evaluating the responses, the Planning Staff will conduct a neighborhood workshop in the community, then the staff will submit a report with recommendations to the Planning Commission and City Council.

New Model Colony

The General Plan Amendment Final EIR for the New Model Colony determined that ongoing development in the region will contribute to the loss of waterfowl and raptor habitat. With implementation of the NMC, the EIR requires that a Waterfowl/ Raptor Conservation Area (WRCA) be created and developed concurrently with development in the area.

Agricultural Overlay District

Another General Plan implementation program that has been completed is the Agricultural Overlay District. The transition of the New Model Colony (NMC) from agricultural to an urban environment will be a gradual process extending over many years. This new ordinance is intended to protect agricultural uses from the impacts of new development in the NMC and to allow for the continuation of agricultural and related support uses on an interim basis. The document was completed with valuable input from the development community, as well as assistance from dairy owners in the area. Through this interactive process, a final ordinance was agreed upon, reviewed by the Planning Commission and adopted by the City Council on December 5, 2000.

Waterfowl, Raptor, Conservation Area Master Plan

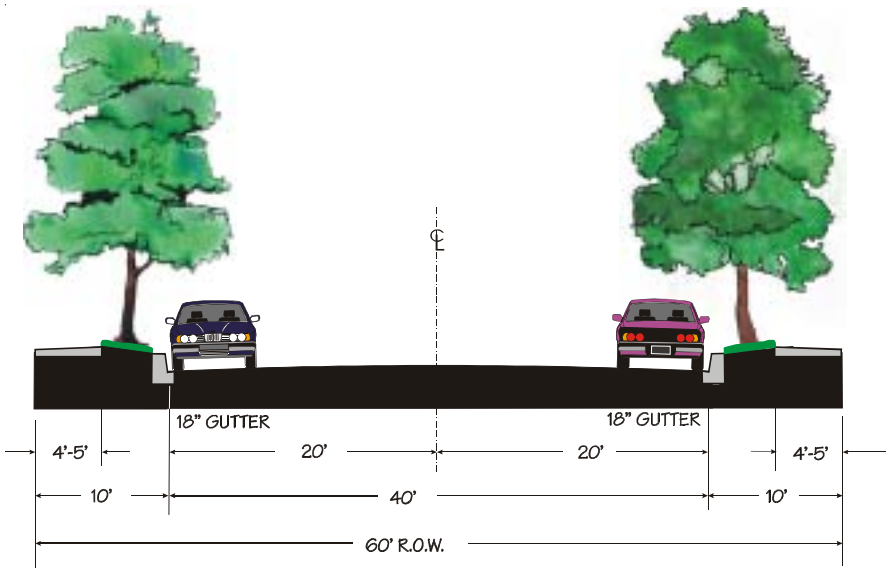
Planning and Engineering Department staff participated in a joint effort with the US Army Corps of Engineers, U.S. Fish and Wildlife Service and the County of San Bernardino Flood Control District to create a plan for the environmental restoration of 80 acres of County owned flood basins. In addition, planning for the WRCA was initi-

ated with the selection of a consulting team of planners and biologists. Jones and Stokes consultants assisting on the project, were authorized to proceed by the City Council in October of 2000. The WRCA will provide a high-quality amenity for the area including wetlands, riparian, and upland habitat, passive recreational features, and educational research facilities.

Master Infrastructure Plans

Detailed Master Plans for Water, Sewer, Drainage, Transportation, Parks and Recreation and Biological Resources have been completed by consultants to the Engineering, Public Works, and Planning Departments. The information in these reports will serve as the basis for the Development Impact Fee Study.

The Streetscape Master Plan It establishes structure, hierarchy, coherence, continuity and visual identity for major streets within the NMC. Landscape design standards identify requirements for public medians and rights-of-way as well as private development street frontages and it provides guidance to developers with respect to the integration of streetscape design into specific plans.



Streetscape Master Plan

The planning department has initiated a streetscape master plan for the New Model Colony (NMC) which will serve as an implementation program for the NMC General Plan. Work on this program will continue through 2001, with adoption expected by the end of 2001.

Specific Plans

A number of preliminary plans have been submitted for informal review, and one formal Specific Plan application has been received. Most of the potential developers are waiting for the Master Infrastructure Plans and Development Impact Fee study to be completed before proceeding with a detailed Specific Plan and Environmental Impact Report.

Development Impact Fee Study

Staff is working with the consultant, Revenue Cost Specialists, on the establishment of the development impact fees. The Planning staff with the assistance of the GIS staff has prepared detailed land use build-out projections to assist in the effort. This work will be completed in the spring of 2001.

The Planning staff has been working with numerous developers interested in projects in the New Model Colony.

Williamson Act (Land Conservation Act of 1965)

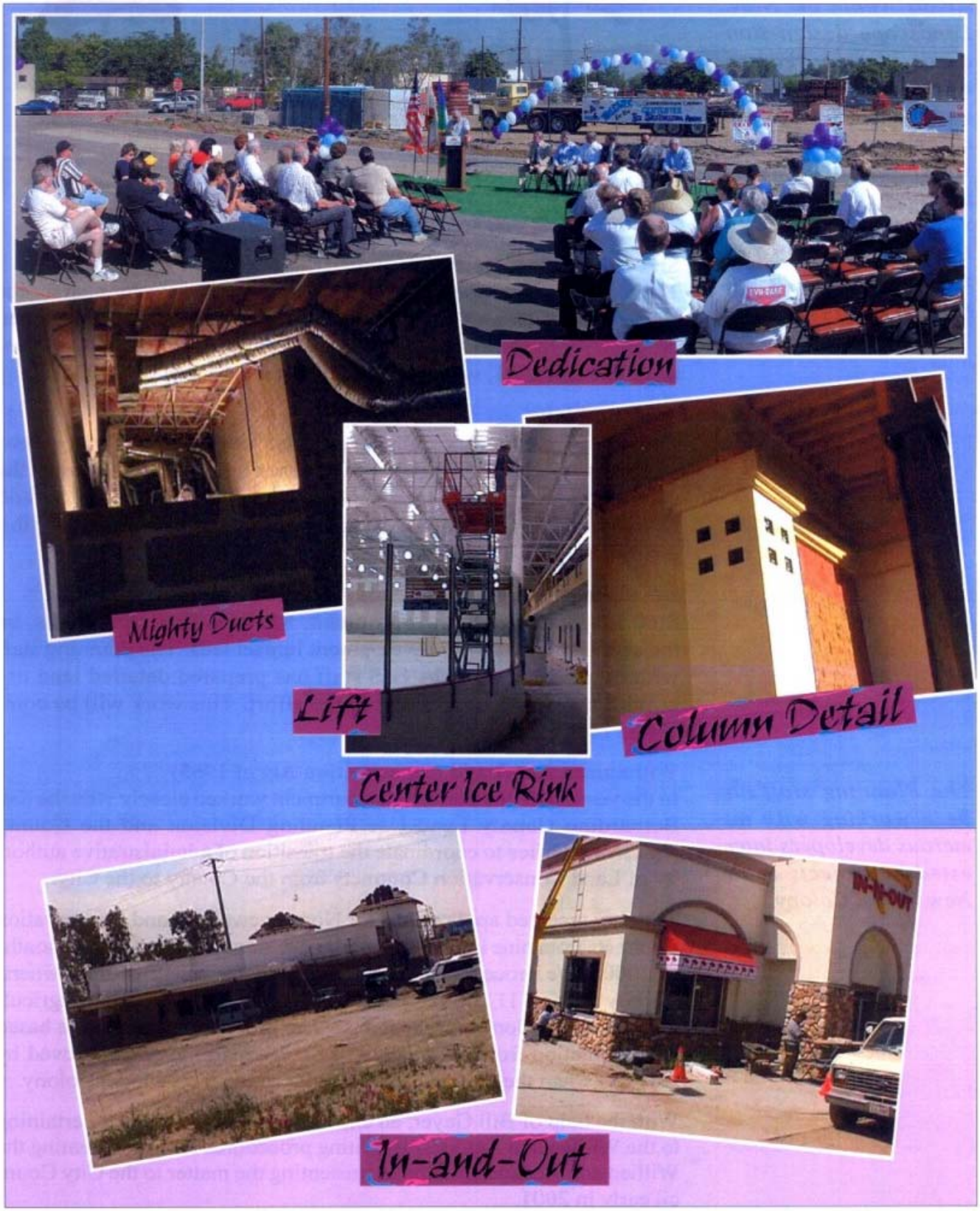
In the year 2000, the Planning Department worked closely with the San Bernardino County Land Use Planning Division and the County Assessor's Office to coordinate the transition of administrative authority of Land Conservation Contracts from the County to the City.

The City received applications for Non-renewal of Land Conservation Contracts from nine landowners during the summer and early fall months in 2000. We processed those applications on behalf of the owners, thereby placing 11 contracts and approximately 388 acres of agricultural land into Non-renewal status. The procedures used were based on information from the County of San Bernardino and approved by LAFCO when the City of Ontario annexed the New Model Colony.

With the help of Bill Geyer, an expert consultant in matters pertaining to the Williamson Act, staff is writing procedures for implementing the Williamson Act and anticipates presenting the matter to the City Council early in 2001.

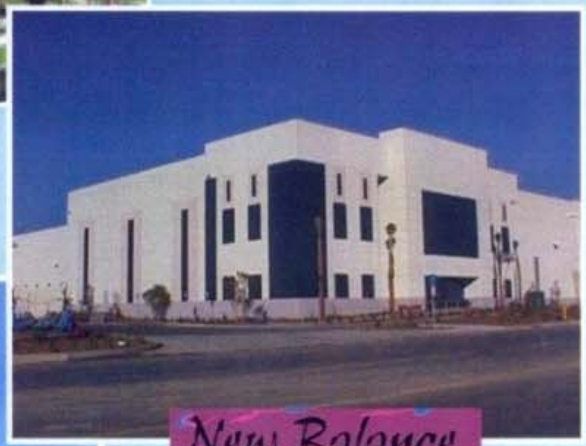
IV - Scrapbook

A collection of snapshots and artist's conception drawings, indicating some of the projects the Planning Department helped bring to fruition.



Sam's Club

Empire Towers



New Balance

Thoroughbred Bus. Park

Just Deserts Wall

A great collection of awards and plaques are displayed just outside the conference room.

Professional Exhibits

Computer generated graphics using Power Point has replaced awkward and out-of-date paper exhibits.

Conference Room

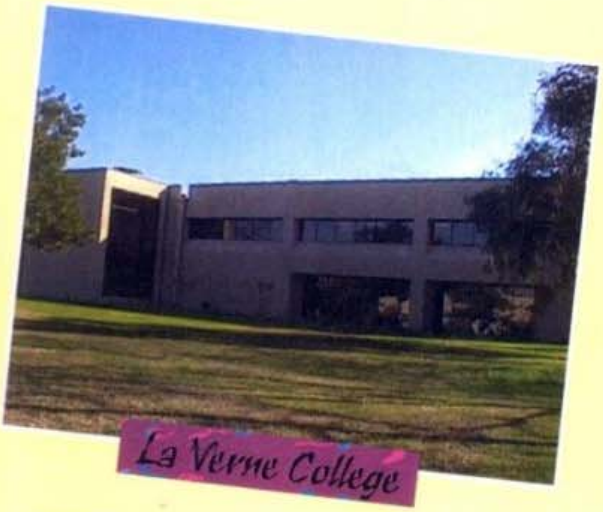
Our conference room appears to have taken on new proportions since being reorganized. After clearing away all the outdated books, the walls were lined with often used maps and aerials. The maps are mounted inside plastic with openings so that they can quickly and efficiently be replaced with updated maps, eliminating the need to remount each time.

IWRCA Field Meeting

Empire Towers Award of Appreciation

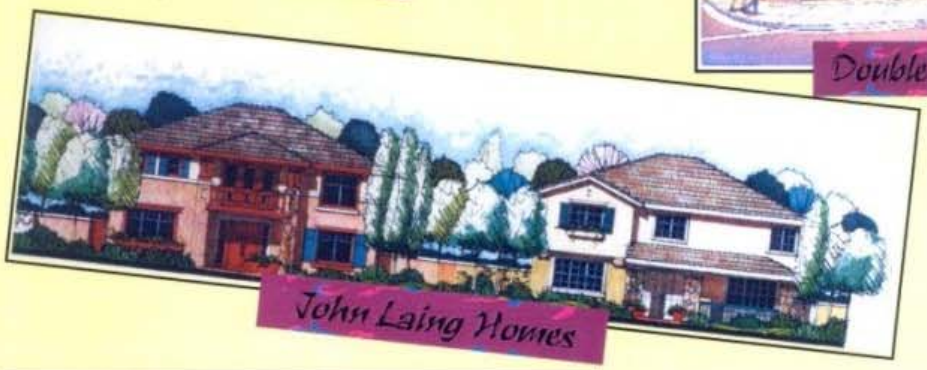
CentreLake Office Bldgs.

Crossroads

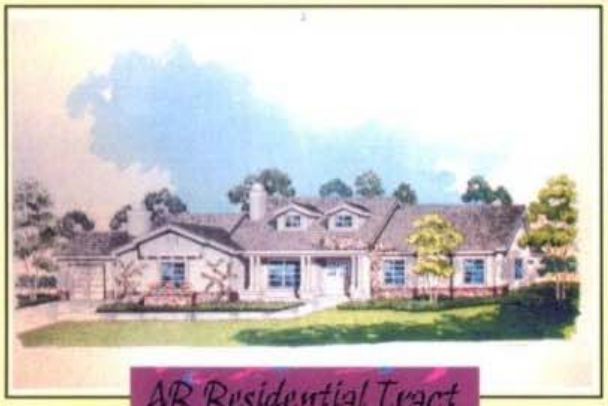


La Verne College

Double Tree Expansion



John Laing Homes



AR Residential Tract

Lyon Homes