

Section 2 Study Area

2-1 Purpose

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

2-2 Location

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

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

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

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

2-3 Existing Land Use

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

<Figure 2-2 Existing Land Use>

2-4 Ultimate Land Use

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

Residential Land Uses

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

Retail / Service

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

Employment

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

Open Space

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

Public

Public land use designations include Public Facility and Public School.

Other

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

<Table 2-1 Ultimate Land Uses and densities>

<Figure 2-3 Ultimate Land Use>