

FACT SHEET

The Ontario Plan (TOP) City of Ontario's General Plan



JANUARY 1998, the Ontario City Council approved a general plan amendment (GPA) and associated Final EIR for the sphere of influence (SOI), which is now known as the Ontario Ranch (previously the New Model Colony (NMC)). The GPA designated Ontario Ranch for a range of urban and suburban uses, including residential, commercial, business park, industrial, and open space. Most of Ontario Ranch was then in agricultural use.

JANUARY 2001, the City adopted the Agricultural Overlay Zoning District, Section 9-1.2700 of the Ontario Municipal Code and incorporated into Section 6.01.035.C.1 of the Development Code, which allows for the continuation of agricultural uses on an interim basis until development is approved for the Ontario Ranch subareas. The Agricultural Overlay Zone (or the Right to Farm Ordinance) requires that each Specific Plan address the appropriate transition of the area from agricultural uses to urban uses and include provisions for buffering between the proposed uses to protect agricultural and urban uses.

JANUARY 2010, City adopted a comprehensive updated creating the Vision for a "Complete Community" with a mixture of land use to ensure a balanced community where citizens can live, work, and play. TOP provides the long-term goals, principles, and policies for achieving the Ontario's Vision.

TODAY 2022, State general plan guidelines recommend general plans be updated every ten years, and also requires that housing elements are updated every eight years. Since 2010, significant state and regional issues affecting the City have developed. An updated general plan is needed to address these issues, meet state mandates (i.e., adopted state law), and guide the City through the year 2050 and towards a prosperous future.

TOP 2050 is a technical update to TOP 2010 addressing state mandates and changes to the TOP's Vision, Governance Manual, and Policy Plan. Since 1992, the City has adopted numerous general plan amendments (GPA), including the 1998 New Model Colony GPA, GPA's for the 2001, 2010, and 2013 Housing Element updates, and various GPA's related to development proposals.

VISION

The Vision describes the future community of Ontario. Its basic purpose is to state a clear and comprehensive picture of where the City wants to be in 2050. It is the rationale and motivation for everything the City does.

GOVERNANCE MANUAL

The Governance Manual describes the foundation for conducting the public's business on behalf of the present and future residents of Ontario. It explains how TOP is a tool for decision-making and communication.

POLICY PLAN

The Policy Plan serves as the City's General Plan, which is mandated by state law. General Plans are required to include eight topics (Land Use, Housing, Circulation, Noise, Safety, Open Space and Conservation, and Environmental Justice).

Ontario's General Plan 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. Consistent with recent state law, TOP 2050 includes Environmental Justice policies interwoven throughout the Policy Plan.

The Policy Plan incorporates the goals and policies necessary for the City to achieve its full Vision beyond what state law mandates.

The Policy Plan is intended to be a long-term policy document. It includes abiding principles for each element, goals (what we want to achieve) and policies (how we accomplish these goals). The short-term actions needed to implement the Policy Plan are housed in a separate Implementation Plan. The portion of the Implementation Plan related to Housing, Environmental Justice, and Safety Element regulations are part of the Policy Plan as required by state law; all other portions of the Implementation Plan are not and do not require an amendment to the Policy Plan to be updated.

HOUSING ELEMENT

The adopted 2021–2029 Housing Element Update explores opportunities to accommodate the Regional Housing Needs Assessment (RHNA), housing production of entitled units, and the availability of properly zoned land to accommodate additional growth.

The Housing Element was prepared to address state mandates, the 6th Cycle RHNA, and an Affordable Housing Overlay District. The Housing Element Update was adopted by the City Council in March 2022.