

CITY OF ONTARIO

Agenda Report
July 7, 2026

SECTION:
CONSENT CALENDAR

Department: Planning
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Approved By:



Submitted To: Council/OHA
Approved: _____
Continued To: _____
Denied: _____
Item No: 14

SUBJECT: AN ORDINANCE APPROVING THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN, FILE NO. PSP24-003

RECOMMENDATION: That the City Council consider and adopt an Ordinance approving the Eucalyptus Business Park Specific Plan (File No. PSP24-003), appended to the attached Ordinance as "Attachment A", pursuant to the facts and reasons contained in the staff report and subject to the conditions of approval appended to the attached Ordinance as "Attachment B".

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:

Invest in the Growth and Evolution of the City's Economy

Operate in a Businesslike Manner

Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

FISCAL IMPACT: Adoption of the Eucalyptus Business Park Specific Plan (EBPSP) will result in both short-term and long-term fiscal impacts to the City. Short-term impacts primarily involve the construction of infrastructure improvements needed to support the proposed development. The developer will be responsible for installing required improvements and/or paying the applicable Development Impact Fee (DIF) associated with these improvements at the time of development.

Long-term fiscal impacts include the ongoing provision of public services and maintenance, such as police, fire, and infrastructure maintenance, required to support the future development. Although the project will generate additional property tax revenue, the projected increase will not fully offset the cost of providing these services. To address this funding gap, future development of the Specific Plan area will require the developer(s) to form and or participate in a Community Facilities District (CFD) to fund the additional public service costs associated with the development.

BACKGROUND & ANALYSIS: On June 16, 2026, the City Council introduced and waived further

reading of an Ordinance approving the Eucalyptus Business Park Specific Plan. The Ontario Plan ("TOP") Policy Plan (General Plan) provides the basic framework for development within the 8,200-acre area commonly referred to as Ontario Ranch. The Policy Plan requires City Council approval of a Specific Plan for new developments of 10 acres or more within the Ontario Ranch area. A Specific Plan is required to ensure that sufficient land area is included to achieve cohesive, unified districts and neighborhoods. Additionally, a Specific Plan is required to incorporate a development framework for detailed land use, circulation, infrastructure improvements (such as drainage, sewer, street and water facilities), provision for public services (including parks), and urban design and landscape standards.

The Eucalyptus Business Park Specific Plan (File No. PSP24-003) project area encompasses 189 acres and is generally bounded by Walker Avenue to the east, Campus Avenue to the west, Eucalyptus Avenue to the south and Ontario Ranch Road to the north. The proposed Specific Plan would allow for the development of 2,939,000 square feet of business park development and up to 10,000 square feet of commercial development. The plan also provides for approximately 37 acres of open space-parkland, which includes a segment of the City's Grand Park. The following major components are included in the Specific Plan document to ensure proper regulation of future development.

- **Land Use and Development Standards.** To facilitate future development, the 189-acres Specific Plan will establish land use designations, development standards and design guidelines, circulation requirements, among others for future Business Park development. The Specific Plan is also designed to accommodate future commercial, and retail uses to support the business park development, future businesses, and their employees. The Business Park land use designation will allow a maximum Floor Area Ratio (FAR) of 0.55, which helps maintain appropriately sized buildings in the Specific Plan project area. The development standards and design guidelines are intended to ensure high-quality development throughout. The standards will promote high-quality architecture that will create a cohesive and well-designed development. The proposed business park buildings will be centered around a Contemporary architectural style, using a mix of appropriate colors and materials and various architectural elements to enhance the design.
- **Circulation.** Several major arterial streets in north/south and east/west directions are or will be constructed around and through the Specific Plan boundary. Primary access to the project will be provided along Eucalyptus Avenue, Campus Avenue, Bon View Avenue, Grove Avenue, and Walker Avenue. The project will also provide a new public street along the north boundary, noted as 'Public Street A'. This street will include substantial landscape improvements along the south edge to help create a buffer between the business park development to the south and the City's Grand Park to the north. This will also help improve the safety and interaction between the Grand Park and Business Park development.
- **Landscape.** Landscape improvements will be provided through the business park

development. The Specific Plan encourages landscaping that enhances the street appeal of the structures, creates and defines public and private spaces, and provides shade that benefits the environment. This will be achieved through comprehensive landscape and open space standards. The standards will help establish a hierarchy for landscape development along the surrounding roadways, as well as establishing a framework for consistency throughout the design. The streetscapes for the roads will include formal landscape parkway designs, neighborhood edges, and landscape medians.

- **Infrastructure.** The backbone infrastructure needed to serve the entire Specific Plan area will be constructed by the developers in accordance with the Ontario Ranch Streets Master Plan and the Ontario Utilities Master Plan. The timing of development phases and the required infrastructure improvements will be established and approved through future Development Agreements. Future development within the Specific Plan area will be subject to development agreements, subdivision approvals, engineering review, and infrastructure financing requirements to ensure that necessary public facilities and services are available concurrent with development.

GENERAL PLAN CONSISTENCY: The Eucalyptus Business Park Specific Plan has been evaluated for consistency with the amended Policy Plan component of The Ontario Plan. The Specific Plan implements the land use framework established through File No. PGPA25-002, supports employment-generating uses in a planned business park environment, provides integrated circulation, infrastructure, and open space improvements, and remains consistent with the City's long-term planning objectives when considered in conjunction with the Policy Plan Amendment.

AIRPORT COMPATIBILITY: The Specific Plan has been evaluated for consistency with applicable Ontario International Airport and Chino Airport compatibility requirements. Future development within the Specific Plan area will remain subject to applicable airport compatibility regulations and development standards.

HOUSING CAPACITY: The residential capacity associated with lands redesignated through the Policy Plan Amendment has been evaluated as part of File No. PGPA25-002. The City determined that the Policy Plan Amendment and associated Housing Element updates maintain sufficient residential development capacity to accommodate the City's remaining RHNA obligations and do not result in a net loss of residential development capacity necessary to comply with State housing law.

PUBLIC BENEFITS: The Specific Plan provides substantial public benefits, including development of approximately 2.9 million square feet of employment-generating business park uses, creating of approximately 1,590 jobs, construction of backbone infrastructure, implementation of circulation improvements, provision of approximately 37 acres of open space and parkland, and implementation of the City's long-term economic development objectives.

PLANNING COMMISSION REVIEW: On April 28, 2026, the Planning Commission held a public hearing on the proposed Eucalyptus Business Park Specific Plan and voted 7-0 recommending the

City Council approve the Eucalyptus Business Park Specific Plan (File No. PSP24-003).

ENVIRONMENTAL REVIEW: The environmental impacts of the Specific Plan were reviewed in conjunction with The Ontario Plan (TOP) 2050 Policy Plan Amendment (File No. PGPA25-002), for which a Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 2025110102) was prepared. The SEIR evaluated the environmental impacts associated with the implementation of the Policy Plan Amendment (PPA), which included the Eucalyptus Business Park Specific Plan (EBPSP) as part of the overall project under File No. PGPA25-002. As a result, separate/additional environmental analysis for the Specific Plan is not required. Public comments received during the SEIR raised issues relating to air quality, truck traffic, noise, greenhouse gas emissions, environmental justice, housing capacity, and warehouse development. Responses to these comments are included in the Final SEIR and demonstrate that the Final SEIR adequately addressed the significant and unavoidable impacts related to air quality, greenhouse gas emissions, noise, cultural resources, and transportation. For impacts that remain significant and unavoidable, the City Council may adopt a Statement of Overriding Considerations if it determines that the Project's economic, social, housing, infrastructure, and planning benefits outweigh those impacts. Such benefits include, but are not limited to, maintaining compliance with State housing law, preserving adequate RHNA capacity, facilitating employment-generating land uses, supporting economic development opportunities, improving land use compatibility, implementing coordinated truck routing improvements, enhancing infrastructure efficiency, and advancing the City's long-term planning objectives. The SEIR was presented to the Planning Commission on April 28, 2026, as part of File No. PGPA25-002, and was recommended 7-0 to City Council for approval. Approval of the Eucalyptus Business Park Specific Plan is subject to the adoption and approval of The Ontario Plan (TOP) 2050 Policy Plan Amendment (File No. PGPA25-002) and the associated SEIR.