



# ONTARIO ESPERANZA SPECIFIC PLAN

City of Ontario  
303 East 'B' Street  
Ontario, California 91764

Armada LLC  
430 Thirty Second Street  
Suite 200  
Newport Beach, California 92663

February 6, 2007

# **ADOPTION**

**ESPERANZA**

**FILE NUMBER: PSP05-002**

City Council Ordinance Number: 2852

*Adopted February 6, 2007*

# **AMENDMENTS**

**FILE NUMBER: PSPA18-007**

**Zoning Administrator Decision Number: ZA 19-008**

*Adopted April 22, 2019*



# ONTARIO ESPERANZA SPECIFIC PLAN

## Consultant Team

### **L. D. KING, INC.**

Planning and Engineering  
2151 Convention Center Way  
Suite 100  
Ontario CA 91764

### **THE GALLOWAY GROUP**

Land Planning and Architecture  
20321 SW Birch Street Suite 200  
Newport Beach CA 92660

### **ARCHITERRA DESIGN GROUP**

Landscape Architecture  
10221-A Trademark Street  
Rancho Cucamonga CA 91730

## Section 1 - Executive Summary

Governing Documents .....	1.1
Specific Plan Components .....	1.2
Section 2 - Introduction .....	1.2
Section 3 - Existing Conditions .....	1.2
Section 4 - Land Use.....	1.2
Section 5 - Infrastructure and Services.....	1.2
Section 6 - Development Regulations .....	1.2
Section 7 - Implementation.....	1.3
Section 8 - Design Guidelines.....	1.3
Section 9 - General Plan Consistency.....	1.4

## Section 2 - Introduction

2.1 Community Vision and Objectives .....	2.7
2.2 Specific Plan Purpose .....	2.9
2.3 Specific Plan Proposal.....	2.9
2.3.1 Project Summary .....	2.9
2.4 Authority and Requirements .....	2.10
2.4.1 Authority .....	2.10
2.4.2 Requirements of the Specific Plan .....	2.11
2.5 Development Approval Components .....	2.12
2.5.1 Specific Plan .....	2.12
2.5.2 Development Agreement.....	2.12
2.5.3 Subdivision Maps .....	2.12
2.5.4 Development Plan Review .....	2.12
2.6 CEQA Compliance .....	2.13
2.7 Relationship to General Plan and Zoning.....	2.13

### Section 3 - Existing Conditions

3.1	Property Ownerships .....	3.15
3.2	Williamson Act Contracts .....	3.15
3.3	Existing Improvements .....	3.15
3.4	Surrounding Land Use Characteristics .....	3.15
3.5	Topography.....	3.19
3.6	Existing Circulation and Access .....	3.19
3.7	Existing Infrastructure / Utilities / Public Services .....	3.20
3.7.1	Water .....	3.20
3.7.2	Sewer .....	3.20
3.7.3	Drainage .....	3.20
3.7.4	Recycled Water .....	3.21
3.7.5	Electricity .....	3.21
3.7.6	Natural Gas.....	3.21
3.7.7	Communication Systems .....	3.21
3.7.8	Solid Waste.....	3.21
3.8	Hydrology .....	3.21
3.9	Geology and Soils.....	3.21
3.10	Seismicity .....	3.22
3.11	Vegetation .....	3.22

### Section 4 - Land Use

4.1	Introduction.....	4.23
4.2	Residential Use .....	4.23
4.2.1	Variety of Housing Types.....	4.23
4.2.2	Neighborhood Design .....	4.27
4.3	Parks .....	4.27
4.3.1	Neighborhood Park .....	4.27
4.3.2	Pocket Parks.....	4.27
4.4	School Site .....	4.27

## Section 5 - Infrastructure and Services

5.1	Circulation .....	5.29
5.1.1	Master Planned Roadways.....	5.29
5.1.2	Local Streets and Alleys .....	5.31
5.1.3	Traffic Calming.....	5.41
5.1.4	Pedestrian Circulation.....	5.41
5.1.5	Bicycle Trails.....	5.41
5.2	Domestic and Recycled Water Master Plan .....	5.45
5.2.1	Domestic Water.....	5.45
5.2.2	Recycled Water System.....	5.45
5.3	Sewer Master Plan.....	5.46
5.4	Drainage .....	5.46
5.4.1	NPDES Compliance .....	5.47
5.5	Schools.....	5.48
5.6	Public Utilities .....	5.48
5.6.1	Natural Gas.....	5.48
5.6.2	Electricity.....	5.48
5.6.3	Telecommunications .....	5.48
5.6.4	Solid Waste.....	5.49
5.7	Grading Concept.....	5.49

## Section 6 - Development Regulations

6.1	Introduction .....	6.59
6.2	Definition of Terms .....	6.59
6.3	Applicability .....	6.59
6.4	Administration .....	6.59
6.5	General Site Development Criteria .....	6.59
6.6	Residential Development Standards .....	6.61
6.6.1	Residential Detached (RD-1 through RD-6).....	6.61
6.6.2	Residential Attached (RD-7 and RD-8) .....	6.65
6.7	Landscape Standards .....	6.69
6.7.1	General Provisions .....	6.69
6.7.2	Landscape Standards .....	6.69
6.8	Signage .....	6.70
6.8.1	Master Sign Program Contents .....	6.70
6.9	Lighting.....	6.71
6.9.1	Street Lights along Public Streets.....	6.71
6.9.2	Alley Lighting Fixtures .....	6.71
6.9.3	Lighting within Parks, Paseos, Tot Lots and Other Recreational Areas .....	6.71
6.10	Park Furniture.....	6.71
6.11	Bus Shelters .....	6.71
6.12	Mailboxes.....	6.71

## Section 7 - Implementation

7.1	Methods and Interpretation.....	7.73
7.2	Applicability .....	7.73
7.3	Interpretation.....	7.73
7.4	Severability .....	7.73
7.5	Implementation of Design Guidelines.....	7.73
7.6	Development Review Process .....	7.73
7.6.1	Subdivision Maps .....	7.73
7.6.2	Development Plan .....	7.74
7.7	Dwelling Unit Allocations.....	7.74
7.8	Specific Plan Modifications and Amendments.....	7.74
7.8.1	Minor Modifications .....	7.74
7.8.2	Reversion of Planning Area 11 to Residential Uses.....	7.75
7.8.3	Specific Plan Amendments .....	7.75
7.9	Variances.....	7.75
7.10	Conditional Use Permits.....	7.75
7.11	Compliance with Mitigation Monitoring Plan.....	7.76
7.12	Project Phasing .....	7.76
7.12.1	Residential Development.....	7.76
7.12.2	Infrastructure .....	7.76
7.12.3	Parks .....	7.76
7.12.4	Community Facilities and Services .....	7.77
7.13	Appeals .....	7.77
7.14	Project Financing.....	7.77
7.14.1	Facilities and Services .....	7.77
7.14.2	Operation and Maintenance .....	7.77
7.15	Maintenance Responsibilities .....	7.77
7.15.1	Public Maintenance .....	7.78
7.15.2	Homeowner Association .....	7.78



## Section 8 - Design Guidelines

88.1	Introduction.....	8.81
8.2	Design Guidelines for Architectural Character .....	8.81
8.3	Architectural Context .....	8.83
8.3.1	Residential Design Objectives .....	8.83
8.3.2	Architectural Styles.....	8.84
8.4	Massing Principles.....	8.98
8.4.1	Front Articulation.....	8.98
8.4.2	Rear Articulation .....	8.98
8.5	Garage Placement.....	8.99
8.5.1	Garage Treatments.....	8.99
8.6	Accessory Structures .....	8.100
8.7	Roof Form/Pitch .....	8.100
8.8	Balconies and Projections .....	8.100
8.9	Building Offsets/Variable Setbacks.....	8.100
8.10	Materials and Details.....	8.101
8.10.1	Wall Materials/Finishes .....	8.101
8.10.2	Accent Materials.....	8.101
8.10.3	Doors and Windows.....	8.101
8.10.4	Roofing Materials and Details.....	8.102
8.10.5	Roof Options .....	8.102
8.10.6	Additional Design Elements.....	8.103
8.11	Home Types.....	8.103
8.11.1	ROW Townhomes.....	8.105
8.11.2	Cottage Single Family Homes.....	8.107
8.11.3	Motorcourt Homes.....	8.109
8.11.4	6-Pack Courtyard Single Family Homes .....	8.111
8.11.5	4-Pack Courtyard Single Family Homes .....	8.113
8.11.6	50 Foot Wide Lots (40' Wide Homes).....	8.115
8.11.8	55 Foot Wide Lots (45' Wide Homes).....	8.117
8.11.9	2-Pack Single Family Homes .....	8.119
8.12	Design Guidelines for Landscape Architectural Character .....	8.121
8.12.1	Perimeter Streetscape Design .....	8.121
8.12.2	Milliken Avenue .....	8.121

8.12.3 Bellegrave Avenue..... 8.124

8.12.4 Mill Creek Avenue ..... 8.124

8.12.5 Interior Streetscape Design..... 8.124

8.12.6 Merrill Avenue..... 8.129

8.12.7 “A” Street..... 8.129

8.12.8 Local Streets, Private Alleys, and Private Neighborhood Streets ..... 8.129

8.13 City of Ontario “Gateway” Monument..... 8.133

8.14 Entries and Monumentation ..... 8.133

8.14.1 Primary Community Entry and Monumentation..... 8.136

8.14.2 Secondary Community Entry and Monumentation ..... 8.136

8.14.3 Neighborhood Entry and Monumentation ..... 8.140

8.15 Parks and Open Space ..... 8.140

8.15.1 The Neighborhood Park..... 8.140

8.15.2 Mini Parks and Pedestrian Trails ..... 8.143

8.16 Community Walls and Fencing ..... 8.145

8.16.1 Community Walls..... 8.145

8.16.2 Solid Walls and Fencing ..... 8.145

8.16.3 View Fencing..... 8.152

8.17 Outdoor Lighting ..... 8.152

8.17.1 Entry Monument Lighting:..... 8.152

8.17.2 Neighborhood Park/Mini Parks/Walkway Lighting..... 8.152

8.18 Landscape Design..... 8.153

8.18.1 Public Landscapes..... 8.153

8.18.2 Front Yard Landscapes..... 8.153

8.18.3 Soil Testing..... 8.153

8.18.4 Slope Landscaping..... 8.154

8.18.5 Interior Slopes: Residential Interior..... 8.154

8.18.6 Streetscape Landscaping..... 8.154

8.18.7 Irrigation Design ..... 8.154

**Section 9 - General Plan Consistency**

The City of Ontario New Model Colony Specific Plan Policy Matrix..... 9.157

## LIST OF EXHIBITS AND TABLES

### Section 1 - Executive Summary

Exhibit 1 <b>Regional Location Map</b> .....	1.3
Exhibit 2 <b>Vicinity Map</b> .....	1.4
Exhibit 3 <b>Land Use Plan</b> .....	1.5
Exhibit 3 (cont.) <b>Land Use Table</b> .....	1.6

### Section 2 - Introduction

Table 1 <b>Specific Plan Statistical Summary</b> .....	2.11
---	------

### Section 3 - Existing Conditions

Exhibit 4 <b>Existing Property Ownerships and Williamson Act Contract Status</b> .....	3.16
Exhibit 5 <b>Existing and Surrounding Land Uses</b> .....	3.17
Exhibit 6 <b>Land Use Designations</b> .....	3.18
Exhibit 7 <b>Existing Site Topography and Well Locations</b> .....	3.19

### Section 4 - Land Use

Exhibit 8 <b>Land Use Plan</b> .....	4.24
Table 2 <b>Land Use Summary</b> .....	4.25
Exhibit 9 <b>Master Plan of Parks</b> .....	4.28

## Section 5 - Infrastructure and Services

Exhibit 10	
<b>Master Circulation Plan</b> .....	5.30
Exhibit 11	
<b>Milliken Avenue</b> .....	5.32
Exhibit 12	
<b>Bellegrave Avenue</b> .....	5.33
Exhibit 13	
<b>Mill Creek Avenue</b> .....	5.35
Exhibit 14	
<b>Merrill Avenue</b> .....	5.36
Exhibit 15	
<b>“A Street” – Primary Local Street</b> .....	5.37
Exhibit 16	
<b>Local Streets and Cul-De-Sac Sections</b> .....	5.38
Exhibit 17	
<b>Private Neighborhood Streets</b> .....	5.39
Exhibit 18	
<b>Private Alley and Drive Aisle Sections</b> .....	5.40
Exhibit 19	
<b>Neighborhood Street Tapers</b> .....	5.42
Exhibit 20	
<b>Alley Tapers</b> .....	5.43
Exhibit 21	
<b>Pedestrian and Bicycle Circulation Plan</b> .....	5.44
Exhibit 22	
<b>Conceptual Domestic Water Master Plan</b> .....	5.50
Exhibit 23	
<b>On Site Domestic Water Plan</b> .....	5.51
Exhibit 24	
<b>Conceptual Recycled Water Plan</b> .....	5.52
Exhibit 25	
<b>Conceptual On Site Recycled Water System</b> .....	5.53
Exhibit 26	
<b>Sewer Master Plan</b> .....	5.54
Exhibit 27	
<b>Conceptual On Site Sewer</b> .....	5.55

Exhibit 28  
**Storm Drain Master Plan** .....5.56

Exhibit 29  
**Conceptual Grading Plan**.....5.57

### Section 6 - Development Regulations

Table 3  
**Residential Detached Site Development Standards** ..... 6.62-6.63

**4-Pack and 6-Pack Typical Plotting**.....6.64

Table 4  
**Residential Attached Site Development Standards** ..... 6.67-6.68

### Section 7 - Implementation

Table 5  
**Maintenance Responsibilities**.....7.79

### Section 8 - Design Guidelines

Exhibit 30  
**Conceptual Landscape Master Plan** ..... 8.122

Exhibit 31  
**Streetscapes Legend**..... 8.123

Exhibit 32  
**Milliken Avenue** ..... 8.125

Exhibit 33  
**Bellegrave Avenue**..... 8.126

Exhibit 34  
**Mill Creek Avenue** ..... 8.127

Exhibit 35  
**Mill Creek Avenue at the SCE Corridor**..... 8.128

Exhibit 36  
**Merrill Avenue** ..... 8.130

Exhibit 37  
**A Street** ..... 8.131

Exhibit 38  
**Local Street and Cul-de-Sac**..... 8.132

Exhibit 39  
**Private Neighborhood Street Section** ..... 8.134

Exhibit 40  
**Private Alleys**..... 8.135

Exhibit 41  
**Primary Community Entry and Monumentation**..... 8.137

Exhibit 42  
**Primary Community Entry and Monumentation – Milliken Avenue** ..... 8.137

Exhibit 43  
**Primary Community Entry and Monumentation – Mill Creek Avenue** ..... 8.138

Exhibit 44  
**Secondary Community Entry and Monumentation Elevation/Plan**..... 8.139

Exhibit 45  
**Neighborhood Entry and Monumentation Elevation/Plan** ..... 8.141

Exhibit 46  
**Pedestrian Circulation Plan**..... 8.142

Exhibit 47  
**Neighborhood Park**..... 8.144

Exhibit 48  
**Mini Park Example (Park 2)**..... 8.146

Exhibit 49  
**Mini Park Example (Park 3)**..... 8.147

Exhibit 50  
**Mini Park Example (Park 4)**..... 8.148

Exhibit 51  
**Mini Park Example (Park 5)**..... 8.149

Exhibit 52  
**Master Walls and Fence Plan** ..... 8.150

Exhibit 53  
**Wall and Fence Details**..... 8.151

Table 6  
**Plant Matrix - Trees** ..... 8.155

Table 7  
**Plant Matrix - Shrubs**..... 8.156