



Parkside

2.0 Introduction

The Specific Plan is comprised of 250.89 gross acres included in Planning Subareas 22 and 23 of the New Model Colony within the City of Ontario. The Specific Plan portions of Planning Subareas 22 and 23 are comprised of 133.76 gross acres and 104.13 gross acres respectively, exclusive of 13.00 acres included in the Cucamonga Creek Channel. The project site illustrated in **Exhibit 2, Vicinity Map**, is bounded by Edison Ave. on the north, Archibald Ave. on the east, Merrill Ave. on the south, and Carpenter Street on the west. The Parkside Specific Plan is a comprehensive plan proposed by SC Ontario Development Corp., for the development of residential neighborhoods designed to reflect the small town character of older established communities. The Specific Plan also includes a commercial site, parks (public and private), and a fire station.

2.1 PURPOSE AND OBJECTIVES

2.1.1 Purpose

The Specific Plan comprehensively describes residential, recreational, commercial, and public (fire station) land uses planned for the site. The resolution adopting the Specific Plan establishes the zoning for the site and defines the development regulations, requirements, and design guidelines governing development of the project, as well as the procedures and requirements to approve development within the Specific Plan, to ensure that the City of Ontario's Sphere of Influence General Plan Amendment, as amended, is implemented.

The Specific Plan is designed to address the following guiding planning principles:

- Diversity and choice of single-family and multi-family housing types and opportunities to address a variety of lifestyles, home sizes, and economic segments of the marketplace;
- Connectivity among land uses within the Specific Plan area and to surrounding public facilities and the existing Ontario community, including the "Great Park";
- Use of traditional development patterns as found in older established neighborhoods in Southern California;
- Recreational amenities within walking distance of all residential neighborhoods;

- Bicycle and pedestrian accessibility and mobility to encourage alternative modes of travel, within the project site, and along the Cucamonga Channel Regional Trail;
- Diversity in architectural design; and
- Sustainable development practices addressing energy efficiency.

2.1.2 Objectives

The following objectives are established for the Specific Plan.

Residential Areas

- Residential neighborhoods designed at a "human scale" and oriented to pedestrian activity;
- Connectivity provided among residential neighborhoods and recreational areas through a network of pedestrian sidewalks and on-street bicycle trails;
- Connectivity provided between residential neighborhoods and the adjacent commercial land use, as well as to the central "Great Park," by means of pedestrian and bicycle trail linkages;
- A variety of housing types incorporated into the land use plan addressing lifestyle considerations of singles, families, and empty nesters;
- Residential neighborhoods designed around a "Great Park" "green core," framing green spaces and promoting passive recreational activity and casual social interaction among neighbors; and
- Residential neighborhoods with diverse architectural styles and traditional design elements reflecting the characteristics of older established Ontario neighborhoods.

Commercial Area

- Neighborhood commercial uses to meet the needs of the residential community within the project site as well as the larger surrounding market area;
- Provision for trails connecting the residential community with the commercial center and adjacent uses;
- The development of plaza areas and other amenities within the commercial center providing space for social interaction; and
- Orientation of commercial buildings to the street and "Great Park" wherever possible, to create an urban edge and sense of arrival.



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Streets and Pedestrian/Bicycle Mobility

- Streets and lanes (private alleys) designed in a modified grid pattern, reminiscent of traditional neighborhood streets;
- Streets with landscaped parkways and pedestrian walkways separated from the street, to create a pleasant pedestrian environment, promoting friendly interaction among neighbors;
- Several traffic calming techniques within the proposed street design, including enhanced parkway landscaping, median landscaping, tapered street intersections, and alley entrances to influence a driver's peripheral vision and encourage motorists to drive more slowly; and
- Inside turning radii at corners reduced to slow traffic at corners.

Recreation / Trails

- New recreational opportunities for residents through the development of the "Great Park" to include areas for passive recreation;
- Private recreation amenities;
- A portion of the City's Master Plan of trails provided through development of pedestrian trails within the Cucamonga Creek Trail Corridor connecting Edison Ave. with Merrill Ave., and the surrounding area; and
- A system of on-street bikeways integrated into the project providing bicycle access from the residential community to surrounding areas.

Sustainable Development

- Residential development will be connected to the commercial land use area located within the site through pedestrian and bicycle trails, promoting walking and bicycling as an alternative means of transportation to and from these areas;
- Residential development will be equipped with the latest technology for internet access, allowing residents to shop and work on-line, thereby reducing vehicle trips to employment and shopping centers;
- Homes will be sited on east/west street alignments wherever feasible, to allow for a southerly orientation of residential development to promote energy efficiency;
- Canopy trees will be utilized in public areas such as parkways, medians, and the "Great Park" to achieve natural ventilation and cooling;

- Roadway widths will be reduced as much as possible to minimize heat generating asphalt surfaces; and
- Recycled water will be utilized for the "Great Park," neighborhood edges and other common landscape areas.

2.2 SPECIFIC PLAN PROPOSAL

2.2.1 Project Summary

The Specific Plan Land Use Plan is described below and in the **Parkside Land Use Summary, Table 1.**

Residential Uses

The Specific Plan will provide for development of a variety of residential housing types, many oriented toward park and open space amenities and designed to promote walkability and interaction among residents. Residential development within 156.83 gross acres of the Specific Plan area will contain up to 1,947 dwelling units, providing a variety of single-family detached, single-family attached, and multi-family attached housing types as described below.

Residential Detached

Examples of single-family detached residential products that may be used in the Specific Plan include:

Green Court and Motor Court (PA1, PA2, PA6, PA7, PA8):

Green Court/Cluster or Motor Court/Cluster single-family detached residential development may consist of residential units with vehicular access provided from lanes (private alleys) or motor courts, via interior streets, with direct access garages. These residential areas will be developed at an approximate density of 10-16 dwelling units per acre.

Larger Green Court/Cluster single-family detached residential development consists of lane-served residential units designed with an orientation to the street or green court spaces. Residential areas will be developed at an approximate density of 8-14 dwelling units per acre.

Residential Attached

Examples of multi-family attached residential products that may be used in the Specific Plan include:

Triplex (PA13, PA16):

Residential development in PA13, PA16 may consist of triplex resi-



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dential homes designed with vehicular access provided from lanes. This residential area will be developed at an approximate density of 10-16 dwelling units per acre, with some buildings fronting the "Great Park." Triplex buildings would include townhomes, flat or carriage units in three (3) unit per building configurations.

Townhomes (PA3, PA4, PA5, PA9, PA10, PA11, PA12, PA14, PA15, PA17, PA18, PA19):

Multi-family attached units with orientation to the "Great Park" and local streets with direct access garages, in varying orientations. Residential neighborhoods will be developed at an approximate density of 12-22 dwelling units per acre, in townhome and condominium designs.

High density multi-family attached homes accessed from lanes (private alleys). Densities average approximately 18-25 dwelling units per acre, and include such residential uses as apartments, condominiums, and townhomes. Multi-family buildings in these four (4) planning areas will front on the "Great Park."

2.3 AUTHORITY AND REQUIREMENTS

2.3.1 Authority

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and that the Specific Plan is required to be consistent with the General Plan. The City of Ontario will adopt the Subareas 22 and 23 Specific Plan by resolution, thereby establishing the zoning regulations for development of the project. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

2.3.2 Requirements of the Specific Plan

California Government Code Section 65451 sets forth the minimum requirements and review procedures for Specific Plans as follows:

A Specific Plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewerage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the project area and needed to support the land uses described in the Specific Plan;
- Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Parkside Specific Plan meets the requirements of the State of California Government Code.

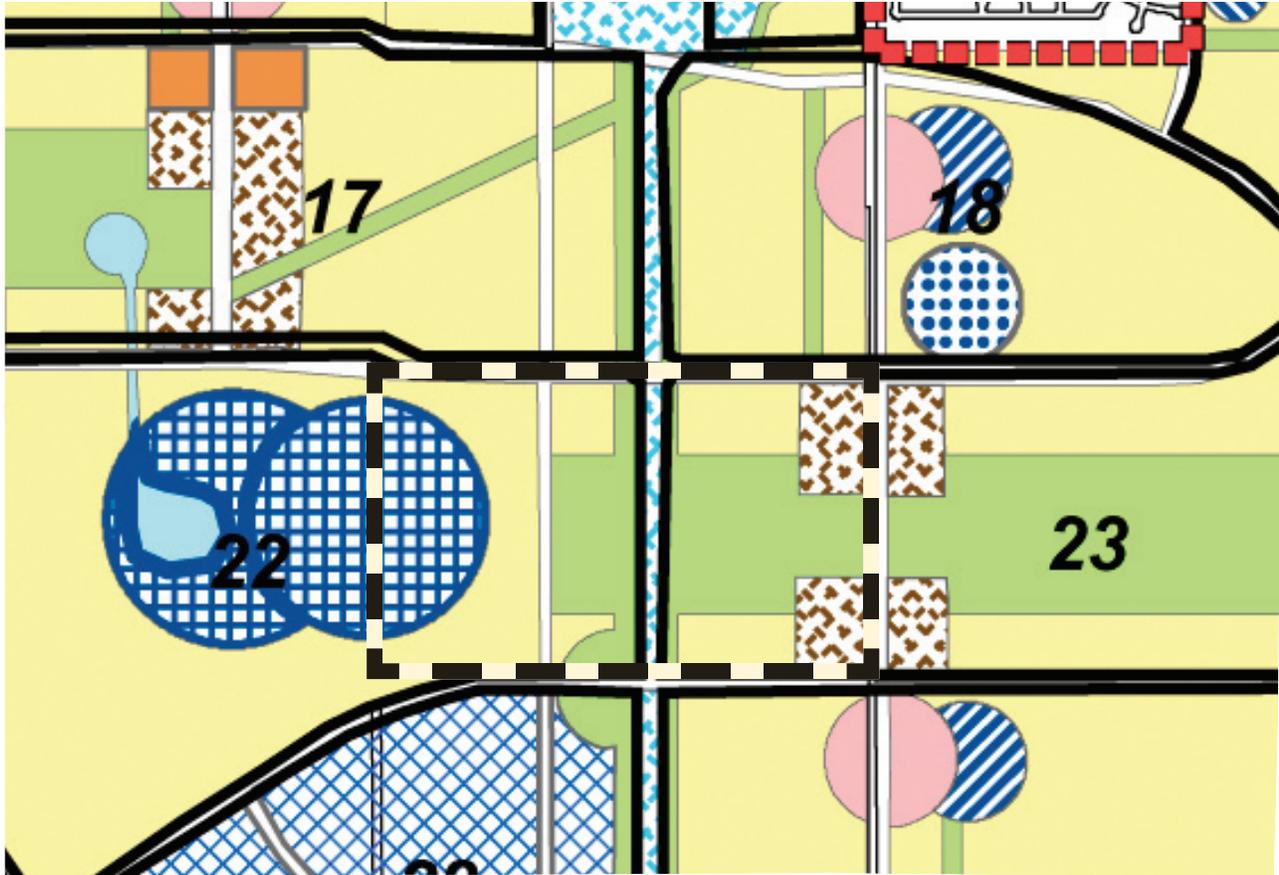
2.3.3 Development Agreement Required

Unless done in a coordinated manner and with adequate fiscal planning, development projects within the New Model Colony are likely to present a challenge in their implementation because of the lack of existing public facilities, including, streets, sewerage, transportation, drinking water, school, and utility facilities. California law has established a mechanism for ensuring the adequate provision of such facilities, while at the same time providing assurances to applicants that, upon approval of the project, the applicants can proceed with their projects. Approval of this Specific Plan without a development agreement may result in a waste of resources, escalate the cost of housing to the consumer, and discourage investment in and commitment to comprehensive planning, as envisioned by the City, which seeks to make maximum efficient utilization of resources at the least economic cost to the public.

Therefore, a statutory development agreement, authorized pursuant to California Government Code sections 65864 et seq., shall be required as part of the approval of this Specific Plan. For the above-mentioned reasons, the development agreement for this Specific Plan shall include, among other things, methods for financing acquisition and construction of infrastructure, acquisition



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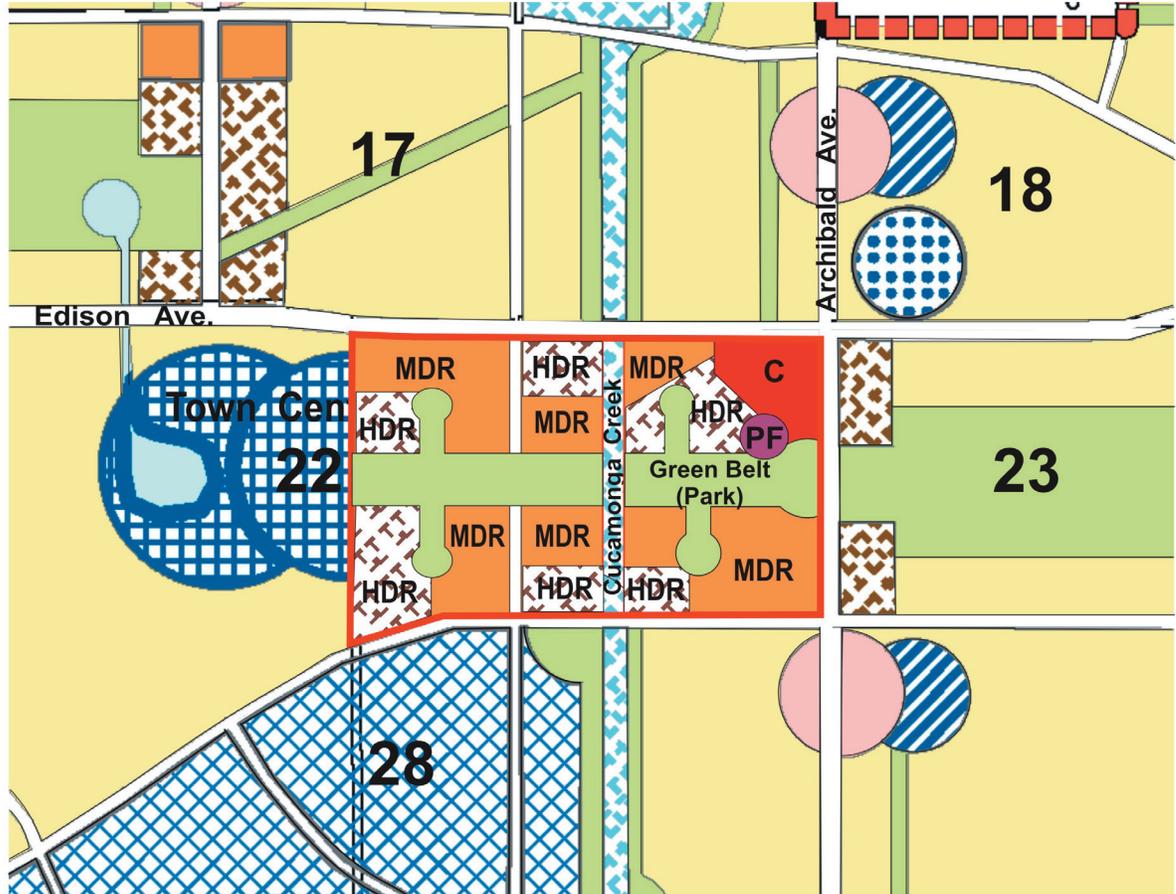
LEGEND			
	Town Center		Middle School
	Major Center		High School
	Neighborhood Center		Greenbelt
	Community Commercial		SoCALF Preserve
	Industrial/Business Park		Specific Plan Site
	Golf Course		
	Lake		
	Flood Control		
	Residential-Low Density (4.6 d.u./gross acre)		
	Residential-Medium Density (12.0 d.u./gross acre)		
	Residential-High Density (18.0 d.u./gross acre)		
	Elementary School		



Exhibit 4—General Plan Land Use Plan



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LEGEND			
	Town Center		Middle School
	Major Center		High School
	Neighborhood Center		Greenbelt
	Community Commercial		SoCALF Preserve
	Industrial/Business Park		Public Facility
	Golf Course		Specific Plan Site
	Lake		
	Flood Control		
	Residential-Low Density (4.6 d.u./gross acre)		
	Residential-Medium Density (12.0 d.u./gross acre)		
	Residential-High Density (18.0 d.u./gross acre)		
	Elementary School		





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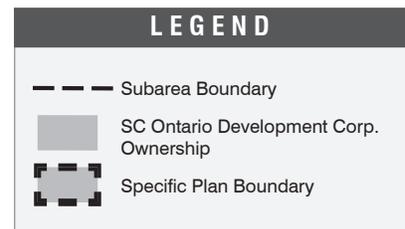
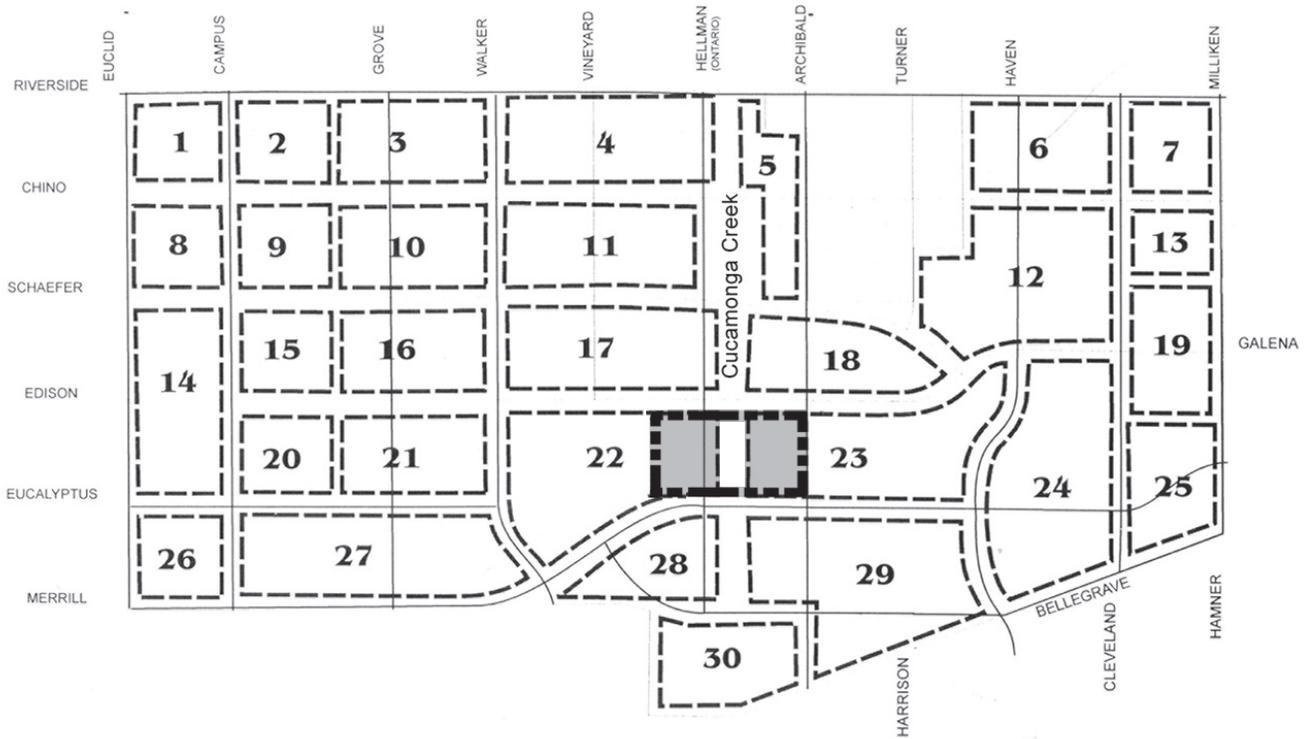


Exhibit 6—Specific Plan Sub-areas



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and development of adequate levels of parkland, and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the regional housing needs assessment. Such development agreement shall have been fully approved before the issuance of the first building permit for this project.

2.4 DEVELOPMENT APPROVAL COMPONENTS

The components of the development approval process for the Specific Plan are as follows:

General Plan Amendment

A General Plan Amendment will be adopted for the project prior to the approval of the Specific Plan. The General Plan Amendment, when adopted, will modify the General Plan Land Use Map to:

- Reassign the high density residential uses around the “Great Park” as the central organizational element of the community;
- Eliminate low density designations;
- Create new medium density designations;
- Add a Neighborhood Commercial Center designation adjacent to the park and Archibald Avenue;
- Add a community facility (fire station) designation directly west of the Neighborhood Center Commercial site; and
- Create a revised 237.9-acre planning area.

No other changes to the General Plan are proposed. The Specific Plan is consistent with overall residential land use intensity established by the General Plan. Refer to **Exhibits 4, 5, and 6, General Plan Land Use Plan, General Plan Amendment, and Specific Plan Subareas.**

Table 2a, General Plan Acreages (Existing) summarizes the total Parkside land use acreages for Subarea 23 in the New Model Colony General Plan, as adopted in 1998.

Table 2a—General Plan Acreages (Existing)

Land Use Designation	Approx. Acres (gross)
K-5/K-6 School	10
Neighborhood Center	10
Residential	192
Parks/Village Green	205
Total	417 (Subarea 23)

Table 2b, General Plan Acreages (Proposed) summarizes land use acreages consistent with the proposed General Plan Amendment.

Table 2b—General Plan Acreages (Proposed)

Land Use Designation	Approx. Acres (gross)
Residential Medium Density (12 du average per gross acre)	63.53
Residential High Density (18 du average per gross acre)	93.51
Neighborhood Center	15.49
Great Park, Paseos	63.79
Public Use (fire station)	1.57
Total	*237.89 (Subareas 22 and 23)

*Acreage does not include Cucamonga Creek Channel

Specific Plan

The Specific Plan provides the zoning for the entire site. It serves as “blueprint” for future development by establishing the distribution of land use and criteria for development as set forth herein. The Specific Plan also serves as the legal document to implement the City’s General Plan, as amended by this Specific Plan proposal.

Subdivision Maps

A tentative tract map(s) will be approved by the City of Ontario for the residential portion of the Specific Plan indicating the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract map(s), a final map(s) will be prepared. Parcel maps will be approved by the City of Ontario for development proposed within the commercial portion of the Specific Plan.



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2.5 CEQA COMPLIANCE

A project Environmental Impact Report (EIR) prepared by the City of Ontario for the Specific Plan, in accordance with the California Environmental Quality Act (CEQA), addresses impacts associated with the Specific Plan and subdivision map. The EIR recommends mitigation measures to reduce impacts of the project to a less than significant level. The EIR has been prepared as a basis for the environmental review for all subsequent discretionary and ministerial actions.

2.6 RELATIONSHIP TO GENERAL PLAN AND ZONING

The City of Ontario New Model Colony General Plan Amendment designates the site as a portion of Planning Subareas 22 and 23 for development of the following land uses:

The General Plan establishes a maximum development capacity of 1,947 residential dwelling units and 115,000 square feet of commercial uses within Planning Subareas 22 and 23. Residential development capacity is single-family detached and multi-family attached.

The City of Ontario has pre-zoned the project site as “SP” (Specific Plan Ag Preserve). The zoning designation of “SP” requires the area to be developed with a Specific Plan that carries out objectives of the New Model Colony General Plan, with land uses consistent with the approved General Plan.

2.7 DEVELOPMENT PLAN REVIEW

Following the approval of the Specific Plan, all development proposals for individual residential neighborhoods or product areas within the Specific Plan will be subject to the Development Plan Review process pursuant to Article 8: Development Plan Review of the City of Ontario Development Code.