



## 2.0 Introduction

The Specific Plan is comprised of 539.85 gross acres designated as Planning Subarea 29 of the New Model Colony, within the City of Ontario. The Specific Plan area illustrated in *Exhibit 2, Vicinity Map*, is bounded by Merrill Ave. on the north, Haven Ave. on the east, County Line Channel on the south, and Cucamonga Channel on the west. The Specific Plan is a comprehensive plan proposed by SL Ontario Development Corporation, Richland Communities, Inc, and Brookfield Homes, 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, and school uses. The Specific Plan establishes Development Standards and Design Guidelines for a commercial land use area within Planning Subarea 29.

### 2.1 PURPOSE AND OBJECTIVES

#### 2.1.1 PURPOSE

The Specific Plan comprehensively describes residential, recreational, commercial, and school 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 site, as well as the procedures and requirements to approve development within the Specific Plan, to ensure that the City of Ontario 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 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;
- ✦ 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;
- ✦ Diversity in architectural design; and
- ✦ Sustainable development practices addressing energy efficiency.

#### 2.1.2 Objectives

The following objectives are established for the Subarea 29 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 elementary school, 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 central park “green core,” “framing” green spaces, promoting active and 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 wherever possible to create an urban edge and sense of arrival.

##### **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 and safe pedestrian environment, promoting friendly interaction among neighbors;
- ✦ Several traffic calming techniques within the project site street design including enhanced parkway landscaping, median landscaping, and



tapered street intersections and lane (private 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 two (2) neighborhood parks centered within the community "green core" to include play fields, tot lots, and picnic areas. Additionally, a private Recreation Center including a recreation building with swimming pool for Park Place residents, community tennis courts, and other areas for passive recreation. The two (2) neighborhood parks amount to 8.46 acres (north) and 6.23 acres (south) of Bellegrave Ave.;
- ♦ A portion of the City's Master Plan of trails provided through development of a multi-purpose trail within the SCE property connecting County Line Channel and Bellegrave Ave. with Merrill Ave.; and
- ♦ A system of on-street bikeways integrated into the project site providing bicycle access from the residential community to surrounding areas.

### **Sustainable Development**

- ♦ The opportunity for development of residential units designed with living areas on the second floor and home office areas on the first floor;
- ♦ Native plant materials and non-invasive ornamental landscape materials will be incorporated into the landscaping plan for portions of the SCE property developed for trail purposes;
- ♦ 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 travel to the automobile 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 centers and shopping;
- ♦ Canopy trees will be utilized in public areas such as parkways, medians, and the public parks to provide shade to counteract the heat island effect;
- ♦ Roadway widths will be reduced as much as possible to minimize heat generating asphalt surfaces; and
- ♦ Recycled water will be utilized for the central public parks, 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 *Specific Plan Statistical Summary, Tables 1-1b, pages 4-3 through 4-5.*

#### **Residential Uses**

The Subarea 29 Specific Plan will provide for development of a variety of residential housing types, oriented toward park and open space amenities and designed to promote walkability and interaction among residents. Residential development within 415.36 acres of the Specific Plan area (per *Table 1b, Specific Plan Land Use Summary*) will contain up to 2,293 dwelling units, providing a varied mix of single-family detached housing types, as described below.

#### **Residential Detached**

Five (5) types of single-family detached residential development products are planned for the site. These include:

##### **Green Court (PA 13, 26 & 27)**

Green court single-family detached residential development will consist of residential units with vehicular access provided from lanes (private alleys) via interior streets, with direct access garages. These residential areas will be developed at an approximate net density of 7-10 dwelling units per acre.

##### **Lane Loaded (PA 9, 16, 17, 19 & 29)**

Detached single-family residential development consists of lane-served residential units designed with an orientation to the street or green spaces, by locating garages to the rear of residential units. Residential areas will be developed at an approximate net density of 5-8 dwelling units per acre with a minimum lot size of 3,150 square feet.

##### **Conventional Less than 4,000 SF Lots (PA 1, 5, 10, 12 & 23)**

Conventional single-family detached residential development will consist of cottage style residential homes designed with vehicular access provided from local interior streets. Residential areas will be developed at an approximate net density of 5-9 dwelling units per acre with a minimum lot size of 3,500 square feet.

##### **Conventional 4,000 SF - 5,000 SF Lots (PA 3, 4, 6, 8, 20, 21, 24, 28, 29 & 31)**

Conventional single-family detached units with orientation to local streets and direct access garages, in varying orientations. Residential neighborhoods will be developed at an approximate net density of 4-6 dwelling units per acre, with a minimum lot size of 4,000 square feet.



### ***Conventional Greater than 5,000 SF Lots (PA 7, 22, 25 & 30)***

These are the largest single-family detached lots in the Specific Plan, conventionally accessed from local streets. Net densities average approximately 3-6 dwelling units per acre, with a minimum lot size of 5,000 square feet.

## **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 Subarea 29 Specific Plan by ordinance, thereby establishing the zoning regulations for development of the project site. 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, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the 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 Subarea 29 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.

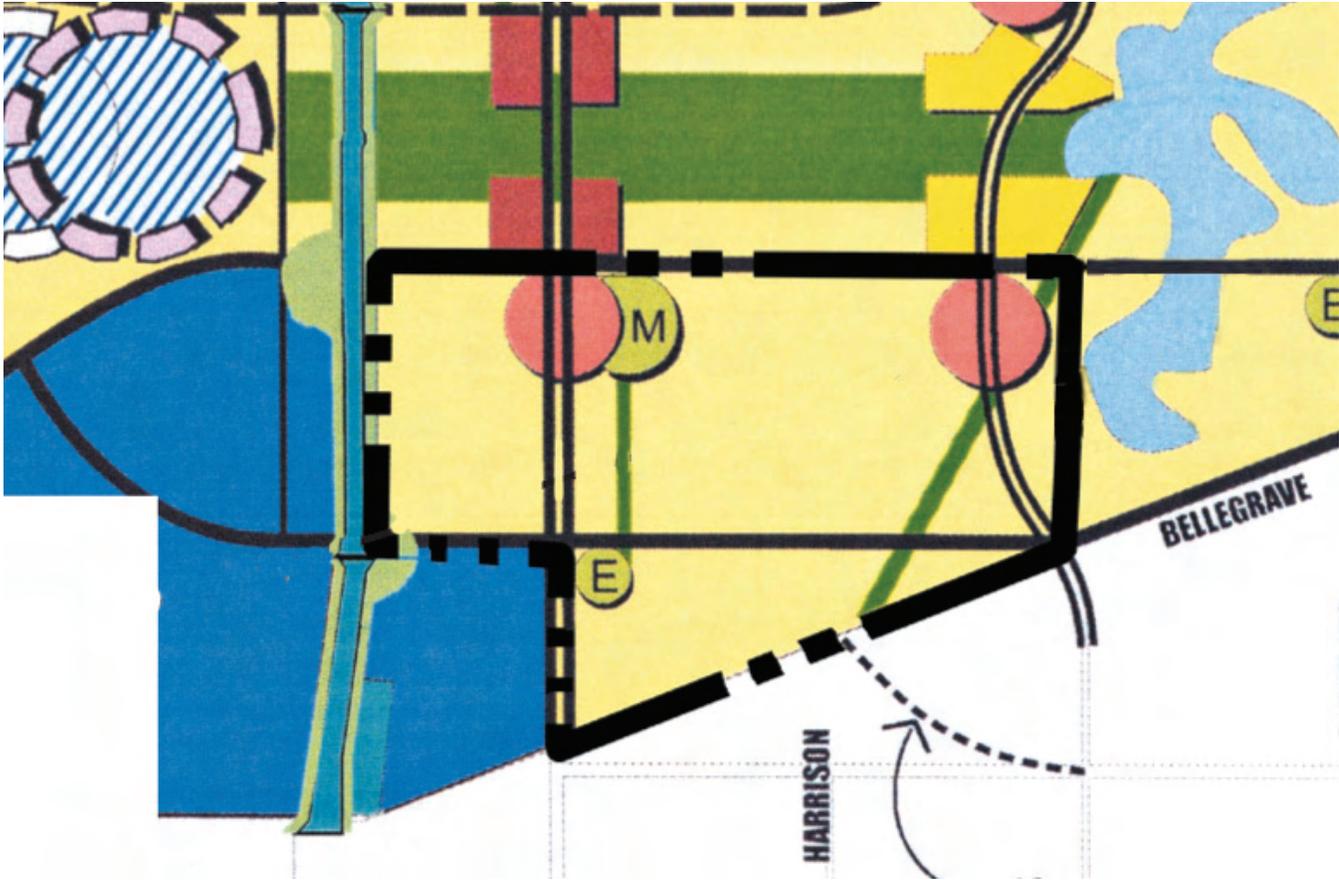
Therefore, a statutory development agreement, authorized pursuant to California Government Code sections 65864 et seq., shall be required as part of the approval of this Specific Plan. For the above-mentioned reasons, the development agreement for this Specific Plan shall include, among other things, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of park land, and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the regional housing needs assessment. SL Ontario Development Corporation, Richland Communities, Inc., and Brookfield Homes may each enter into separate development agreements with the City.

## **2.4 DEVELOPMENT APPROVAL COMPONENTS**

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

### ***General Plan Amendment***

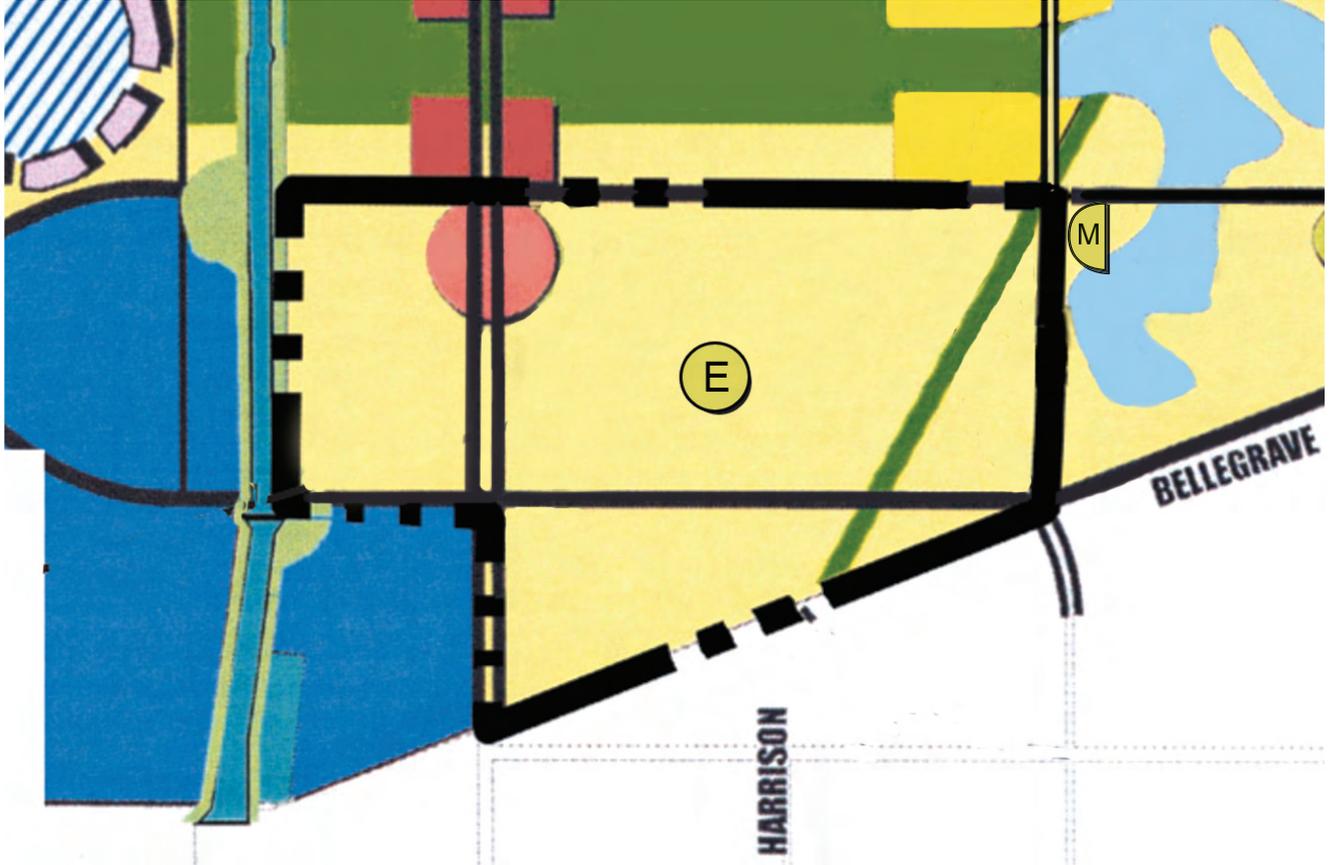
A General Plan Amendment (GPA) will be adopted for the project site prior to the approval of the Specific Plan. The General Plan Amendment, when adopted, will modify the General Plan Land Use and Circulation Maps to relocate an elementary school to the center of the community, enhancing pedestrian connectivity and community sense of place. The



LEGEND	
	Town Center/College
	Major Center
	Neighborhood Center
	Community Commercial
	Medium Density Residential
	Industrial, Business Park
	Golf Course
	Lake
	Residential-Low Density (4.6 du/gross acre)
	Residential-Medium Density (12.0 du/gross acre)
	Residential-High Density (18.0 du/gross acre)
	Elementary School, Park, Community Facilities
	Middle School, Park, Community Facilities
	High School, Park, Community Facilities
	Greenbelts, Park
	SoCAL Preserve
	Parkway 1A (8 Lanes)
	Parkway 1 (6 Lanes)
	Parkway 2 (4 Lanes)
	Standard Arterial
	Collector
	Specific Plan Site



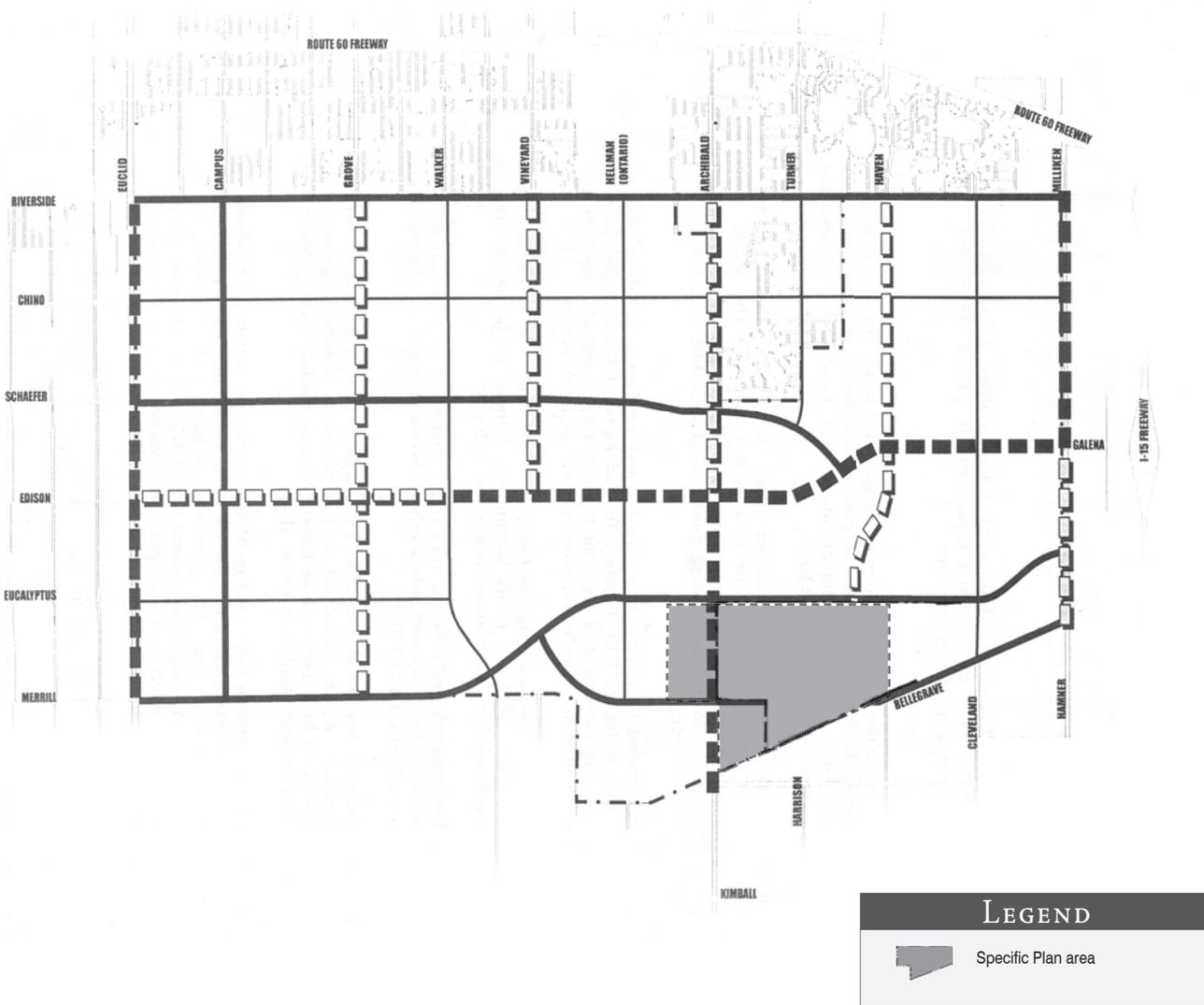
Exhibit 4—GENERAL PLAN LAND USE PLAN



LEGEND	
	Town Center/College
	Major Center
	Neighborhood Center
	Community Commercial
	Medium Density Residential
	Industrial, Business Park
	Golf Course
	Lake
	Residential-Low Density (4.6 du/gross acre)
	Residential-Medium Density (12.0 du/gross acre)
	Residential-High Density (18.0 du/gross acre)
	Elementary School, Park, Community Facilities
	Middle School, Park, Community Facilities
	High School, Park, Community Facilities
	Greenbelts, Park
	SoCAL Preserve
	Parkway 1A (8 Lanes)
	Parkway 1 (6 Lanes)
	Parkway 2 (4 Lanes)
	Standard Arterial
	Collector
	Specific Plan Site



Exhibit 5—GENERAL PLAN AMENDMENT



*Exhibit 6*—SPECIFIC PLAN AREA



GPA will also transfer the Neighborhood Center in the northeast portion of Subarea 29 to Subarea 23 resulting in a reallocation of approximately 12.5 gross acres of low density residential dwelling units per acre from Subarea 23 to Subarea 29 resulting in an increase of 57 dwelling units, relocate the middle school designated at Merrill Ave. and Haven Ave., “straighten” the alignment of Haven Ave. on the eastern edge of the site, eliminate one (1) elementary school, and reassessing a second school site resulting in an additional 356 dwelling units to the Specific Plan. 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 Sub-Areas.*

**Specific Plan**

The Specific Plan provides the zoning for the entire site. It serves as a “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 reviewed 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.

**2.5 CEQA COMPLIANCE**

A project site 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 site 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 original City of Ontario New Model Colony General Plan Amendment designated the site as Planning Subarea 29 for development of the following land uses:

The City of Ontario has pre-zoned the project site as “SP” (Specific Plan Ag Preserve). The General Plan includes policies requiring that a Specific Plan be approved for the project site to implement the “SP” zone.

The General Plan Amendment for Subarea 29, consistent with the Specific Plan *Land Use Plan, Exhibit 3*, includes the following land uses:

**Table 2—GENERAL PLAN LAND USE SUMMARY (EXISTING)**

<i>Land Use Designation</i>	<i>Units/S.F./Total</i>
Residential (Single Family)	1,937 units
Neighborhood Center*	87,000 S.F.
Neighborhood Parks	24 acres
Three Schools (K-5)	3
One School (6-7, 6-8)	1

\*Land Use Plan indicates two (2) shopping centers (as indicated in the NMC 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.

**Table 2a—GENERAL PLAN LAND USE SUMMARY (PROPOSED)**

<i>Land Use Designation</i>	<i>Units/S.F./Total</i>
Residential (Single Family)	2,293 units
Neighborhood Center	87,000 S.F.
School (K-5)	1
School (6-7, 6-8)*	1
Neighborhood Parks**	15.99 net acres
Flood Control Channel, Paseos, Pump Station	7.38 net acres

\*To be moved to Subarea 24.

\*\*Pocket parks will be provided throughout the entire Specific Plan area.