



Section 1 Introduction/Overview

1.1 Vision for The Avenue

The Avenue will be a truly walkable community, featuring pedestrian amenities that encourage walking and biking to schools, parks and basic commercial needs—all within five minutes, for the majority of residents. The Avenue is named after the central Avenue, a tree-lined street with one-way traffic on each side, and a continuous 13' parkway and 8' sidewalk on both sides without curb cuts or driveways to create an uninterrupted path. The Avenue will provide a connection from Archibald Avenue to the Recreation Center, Active Recreation Park, Elementary School, Middle School, and adjacent neighborhood and pocket parks. With a diversity of housing types and styles, The Avenue will have something for everyone—providing a place for everyone to live, learn, play and shop.

1.2 Project Location

The Avenue Specific Plan is approximately 569 gross acres comprised of the original New Model Colony Subarea 18 delineation (approximately 315 gross acres), areas formerly part of Subarea 12 (approximately 59 acres), Subarea 17 (approximately 134 acres), and Subarea 23 (approximately 47 acres). The



gross acre figure of 569 acres also includes 12 acres of the Cucamonga Creek Channel, which is not part of any New Model Colony Subarea, and a 1-acre SCE substation at the northwest corner of Archibald and Edison.

For planning purposes, the City of Ontario has determined that these portions of Subareas 12, 17 and 23 will be combined into The Avenue Specific Plan area. The regional and local contexts of The Avenue Specific Plan are illustrated in Exhibit 1, “Regional Map” and Exhibit 2, “Project Location Map”.

The New Model Colony General Plan Land Use Map will be amended concurrently with the adoption of The Avenue Specific Plan to reflect the modifications of the former Subarea 18 boundary, incorporating parts of Subareas 12, 17 and 23. The Avenue Specific Plan establishes the regulations and guidelines that will govern the development of the overall community.

The Avenue will offer a variety of residential housing types and neighborhoods within walking distance to parks, schools, and recreation facilities. The Land Use Plan, as illustrated in Exhibit 8, “Land Use Plan” is consistent with the goals and policies of the New Model Colony General Plan Amendment, combining walkable residential neighborhoods served by recreational spaces that offer opportunities for social interaction among residents. Planned retail and commercial areas are located within The Avenue at Edison ~~between Schaefer~~ and Haven Avenues, and at Schaefer and Archibald, to serve the commercial needs of the residents of The Avenue as well as surrounding neighborhoods.

The Avenue

SPECIFIC PLAN

The New Model Colony

ONTARIO, CALIFORNIA

The regional context and local setting of The Avenue (the Project Site) are illustrated in Exhibit 1, "Regional Map", and Exhibit 2, "Project Location Map".

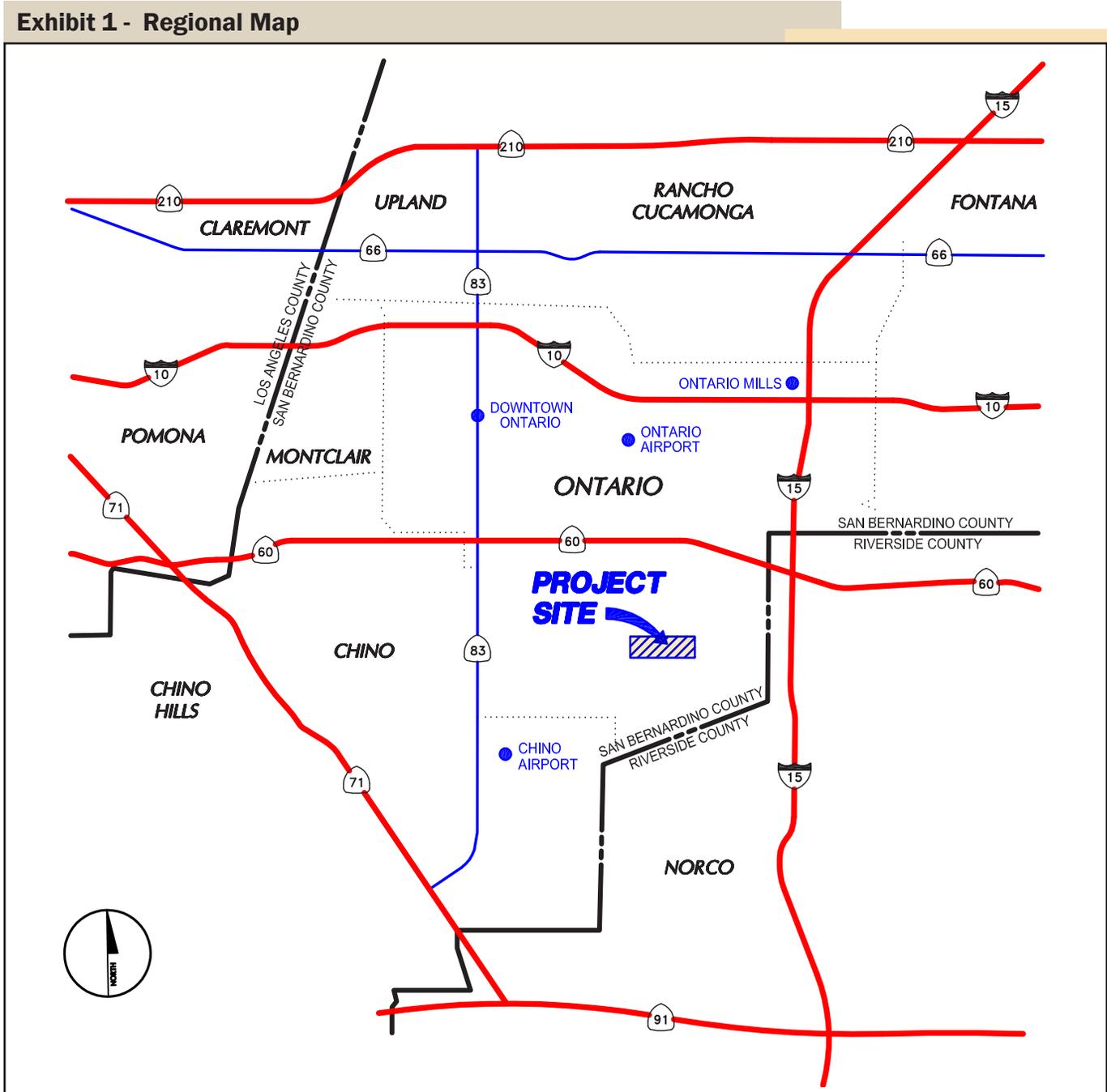
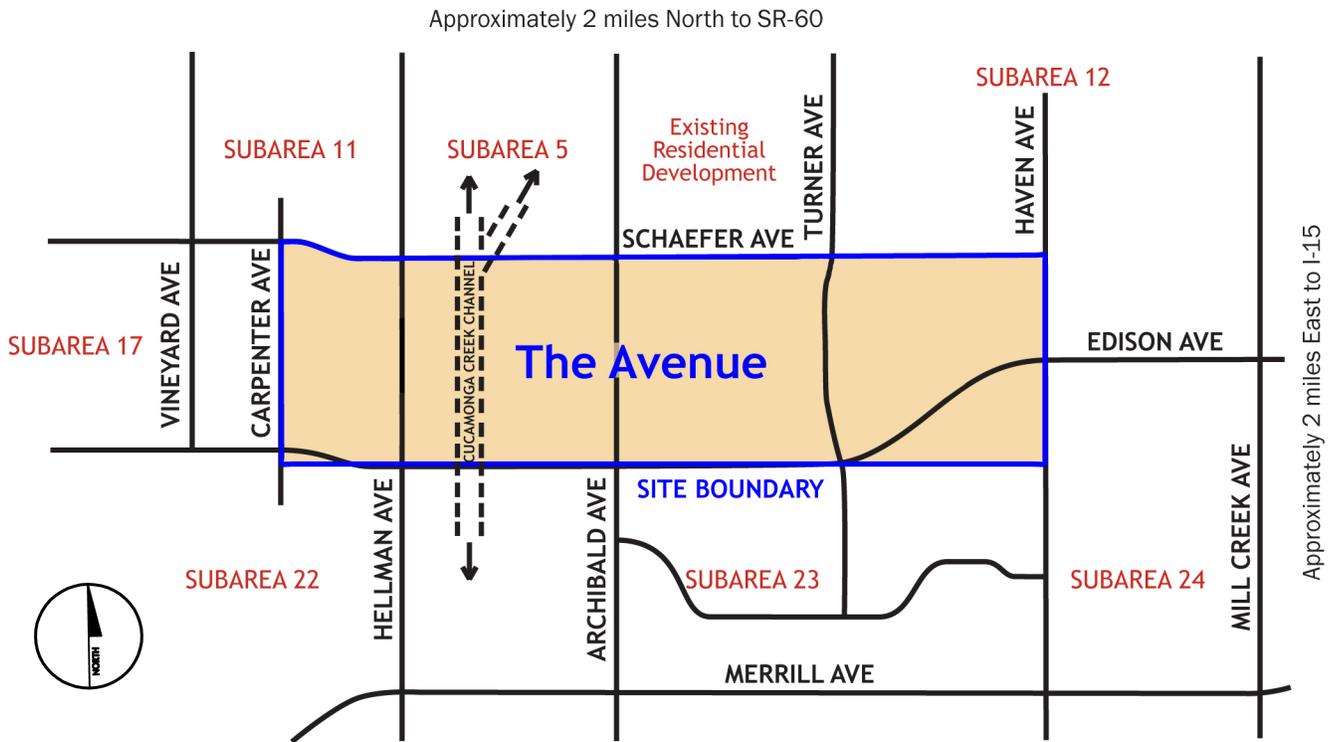


Exhibit 2 - Project Location Map



Note: The Avenue site boundary reflects the inclusions of portions of subareas as proposed in this Specific Plan.

1.3 Project History and Background

After an extensive public participation program, the Ontario City Council adopted the Sphere of Influence General Plan Amendment for the 8,069 acre area known as the “The New Model Colony” on January 7, 1998. On November 30, 1999, the area was annexed into the City of Ontario. The New Model Colony General Plan provides the framework to create a high quality environment where residents will live, work and play. The area was divided into 30 subareas, each requiring the preparation of a specific plan reflecting the unique goals and qualities of each area. In this way, each subarea could be part of the overall New Model Colony, but retain a sense of individuality. The Avenue site has historically been used for agricultural operations, primarily dairy use. Those areas not in active agricultural production are occupied by rural residential housing, farm buildings, and other ancillary agricultural facilities. The natural vegetation and soil conditions that once occurred throughout The Avenue have been significantly altered through agricultural uses, leaving little or no native vegetation.

1.4 Specific Plan Purpose

The purpose of The Avenue Specific Plan is to comprehensively plan, describe, and guide the development of The Avenue. The resolution adopting The Avenue Specific Plan establishes the zoning and defines the development regulations, requirements, and design guidelines governing development, as well as the procedures and requirements to approve development within the plan area to ensure that the City of Ontario Sphere of Influence General Plan Amendment, as amended, is implemented.

1.5 Specific Plan Objectives

The following objectives are established for The Avenue Specific Plan:

Residential Areas

1. Development of a variety of housing types into the land use plan addressing a wide variety of lifestyles and economic segments
2. Provide for both single family attached and detached housing in low density residential districts
3. Plan for seamless transitions between housing product types in order to create cohesive neighborhoods that include a range of types and styles
4. Plan residential neighborhoods around a series of parks and open space areas, promoting outdoor activity and interaction among neighbors
5. Provide for connectivity between residential neighborhoods, recreational areas, and adjacent commercial land uses, as well as to the elementary and middle schools, by means of pedestrian and bicycle trail linkages along the Avenue and trails incorporated into both the Southern California Edison Easement and the Cucamonga Creek Channel
6. Create a strong functional relationship between homes and schools
7. Create an hierarchy of parks, providing for active and passive recreation
8. Create residential neighborhoods with diverse architectural styles and traditional design elements reflecting some of the characteristics of older established Ontario neighborhoods



Typical neighborhood pocket park

Commercial Areas

1. Develop retail and commercial uses to meet the needs of the residential community and larger surrounding market area, as well as implement General Plan Policies
2. Provide trails and sidewalks to connect the residential community with the retail and commercial areas
3. Consider the development of plazas and other public space amenities within the retail and commercial areas providing space for social interaction
4. Orient retail and commercial buildings to the street, wherever possible, to create an urban edge and sense of arrival



Commercial entry concept from adjacent neighborhood

1.6 Development Approval Components

The components of the development approval process for The Avenue are discussed below.

General Plan

On January 26, 2010, the City Council approved The Ontario Plan (TOP), which changed the land use configuration of the eastern portion of The Avenue Specific Plan (between Turner and Haven Avenues and Schaefer and Edison Avenues). The land use configuration resulted in following;

1. Reassigning of the Medium Density Residential land use designation on the southeast corner boundary of The Avenue to both the north and south sides of Edison Avenue, between Haven Avenue and Turner Avenue and on the southwest corner of Haven Avenue and Schafer Avenue.
2. Reassigning the Community Commercial land use designation from the southwest corner of Edison Avenue and Haven Avenue to the northwest corner of Edison Avenue and Haven Avenue.

Specific Plan

The Avenue Specific Plan provides the zoning for the Project Site. It serves as a “blueprint” for development by establishing the distribution of land use criteria for development as set forth herein. The Avenue Specific Plan also serves as the legal document to implement the City’s Policy Plan (General Plan).

On January 26, 2010, the City Council approved an Amendment to The Avenue Specific Plan (File No. PSPA07-004). Consistent with the Vision of TOP, the Specific Plan Amendment proposed the intensification of the commercial uses and a higher density residential neighborhood east of Turner consistent with the Policy Plan (General Plan). This approved Specific Plan Amendment consists of the following:

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1. An increase in the Medium Density Residential land use acres from 10 acres to 48.9 acres and reassigning the Medium Density Residential land use designation east of Turner to both the north and south sides of Edison Avenue, between Haven Avenue and Turner Avenue.
2. An increase in the number of residential units in the areas referenced in the aforementioned from 2,326 to 2,606. The Avenue Specific Plan was approved with a development capacity of 2,326 which included 2,206 single family detached homes and 120 multi-family homes.
3. An increase in the commercial square footage from 174,000 square feet to 250,000 square feet and reassigning the Retail land use designation from the southwest corner of Edison Avenue and Haven Avenue to the northwest corner of Edison Avenue and Haven Avenue.
4. Revised commercial development standards and design guidelines; incorporation of an addition multi-family product; revised product distribution exhibit; and incorporation of Live\Work Overlay Districts within the Specific Plan.

Subdivision Maps

Tentative tract maps will be approved by the City of Ontario for the residential portion of The Avenue indicating the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract maps, final maps will be prepared. The final maps become legal documents that are recorded and define legal parcels and lots that can be sold for development. Parcel maps may be approved by the City of Ontario for development proposed within the commercial and business park/light industrial portions of The Avenue.

Development Plan Review

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

Development Agreement(s) 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 development agreements 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 single statutory development agreement, or multiple agreements, 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(s) for this Specific Plan shall include, among other things, methods for financing acquisition and construction of infrastructure, acquisition 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 agreements shall have been fully approved before the issuance of building permits for plans within this project.

1.7 Specific Plan Authority and Requirements

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 will be adopted by ordinance, and that the Specific Plan is required to be consistent with the General Plan. The City of Ontario will be adopting this Specific Plan, as with other New Model Colony Specific Plans, by ordinance, thereby establishing the zoning regulations for the development of The Avenue. The standards set by The Avenue Specific Plan shall take precedence over the City of Ontario Development Code, and in instances where The Avenue Specific Plan is silent, the City of Ontario Development Code shall prevail.

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:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
2. 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;
3. 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 and 2 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.



Typical outdoor eating area—Middle School

1.8 Relationship to General Plan and Zoning

The City of Ontario New Model Colony General Plan currently designates the site as Subarea 18 (including portions of Subareas 12, 17 and 23) for development of the following land uses:

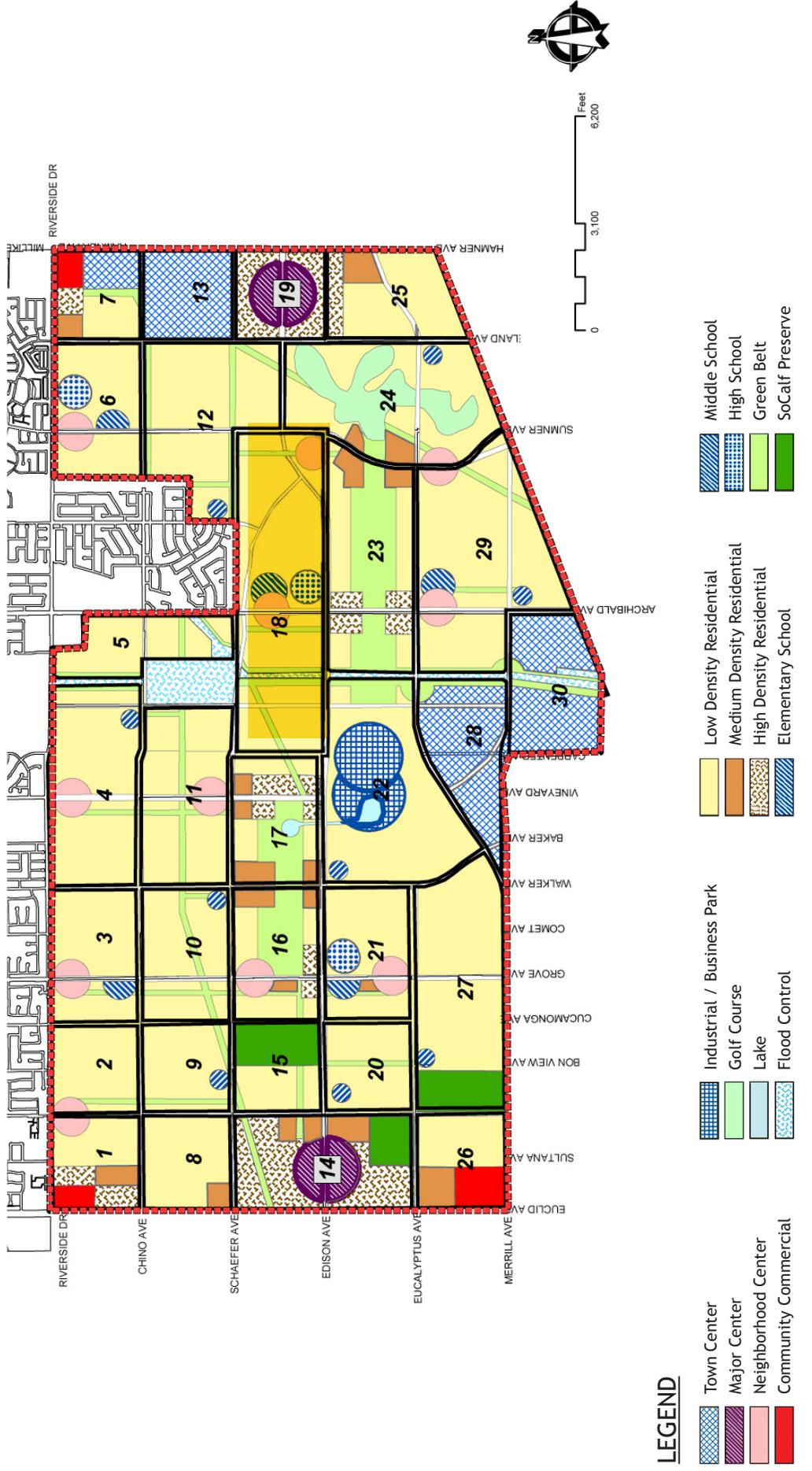
- Low Density Residential
- Flood Control
- Green Belt
- Retail/Neighborhood Centers
- Elementary School (with underlying LDR zoning)
- Middle School (with underlying LDR zoning)
- Low Density Residential (average 4.6 d.u. per residential gross acre, including single family attached and single family detached)
- Medium Density Residential (average 12.0 d.u. per residential gross acre)
- Neighborhood Center
- Elementary School
- Middle School
- Parks/Open Space
- SCE Easement/Substation
- Flood Control

Based on the incorporation of portions of Subareas 12, 17, 23 the General Plan as amended establishes a maximum development capacity of 2,326 dwelling units and 174,000 square feet of commercial uses for Subarea 18. The General Plan Residential Development capacity is further broken down as follows:

| | |
|--|--|
| Subarea 18: | 1,200 Dwelling Units (includes 120 Multi-Family Units) |
| Subarea 12: | 271 Dwelling Units |
| Subarea 17: | 571 Dwelling Units |
| Subarea 23: | 243 Dwelling Units (includes High School Relocation to 23) |
| Dwelling Units Transferred from Edenglen SP: | <u>41</u> |
| Total Dwelling Units: | 2,326 |

The Avenue Specific Plan proposes a total of 2,606 dwelling units which increases the maximum development capacity established by the amended General Plan for Subarea 18 by 280 dwelling units. Based on the Project Site gross acreage of 549 acres, which excludes the Cucamonga Creek, SCE Substation and public right-of-ways, the density for the Specific Plan is 4.6 dwelling units per acre. The Residential Development capacity is further broken down as follows:

| | |
|--|---|
| Subarea 18: | 1,200 Dwelling Units (includes 120 Multi-Family Units) |
| Subarea 12: | 271 Dwelling Units |
| Subarea 17: | 571 Dwelling Units |
| Subarea 23: | 523 Dwelling Units* (includes High School Relocation to 23) |
| Dwelling Units Transferred from Edenglen SP: | <u>41</u> |
| Total Dwelling Units: | 2,606 |



Note: Exhibit reflects the adjustments to the boundaries of Subareas 12, 17, 18 and 23.

The City of Ontario pre-zoning ordinance designates The Avenue Specific Plan area as SP/AG (Specific Plan/Ag Preserve). The zoning designation of SP requires the area be developed with a Specific Plan that carries out the objectives of the New Model Colony General Plan.

The Avenue Specific Plan has been developed to meet the requirements of the State of California Government Code and the New Model Colony Specific Plan policies, as described in the following paragraphs. A summary of the policy compliance is provided below, with a comprehensive policy analysis in the Appendix, “General Plan Consistency”.

The community design for The Avenue accommodates a diversity of high-quality housing with a middle school, an elementary school, retail and commercial, and parks and recreation centers. The public service uses are key to meeting the family-oriented needs of the residents, and are strategically located at both ends of a pedestrian and bicycle-friendly avenue framed by rear-loaded housing to minimize driveway/pedestrian conflicts and bring the architecture forward, maximizing the “eyes on the street”. This avenue acts as a central corridor that links parks, schools and homes. The following is an analysis of how elements of The Avenue Specific Plan address certain General Plan policies. A complete consistency analysis is located in the Appendix.

Policy: 1.4.5 – Consider the use of variable residential densities and housing types along a block where appropriate (e.g. single family attached units placed adjacent to duplexes, which could be adjacent to townhomes).

Compliance: The plan incorporates multiple housing types and configurations including triplex, duplex, rowtown and/or motorcourt housing types adjacent to single family residential types.

Policy: 1.4.6 – Accommodate the development of small clusters of multi-family housing (generally, of a maximum of 2-5 acres) within areas designated as “Residential - Low Density” that are integrated within the overall pattern of residential development avoiding large-scale segregated concentrations of high density uses. These may be developed independently of areas designated for “Residential-Medium Density” and “Residential-High Density.”

Compliance: The plan proposes integrating small clusters of triplex, duplex, motorcourt or rowtown housing with single family detached housing.

Policy: 1.7.1 – Accommodate the development of multi-family residential units (small lot detached, single family attached, townhomes, and apartments) in areas designated as “Residential-Medium Density” and “Residential-High Density”.

Compliance: The plan provides for single family attached housing adjacent to “the Avenue” spine which links the community facilities such as middle school, elementary school, recreation centers, active recreation parks, and neighborhood parks to the residential areas.

Policy: 1.7.2 – Require the inclusion of sufficient on-site recreational amenities in higher density developments to meet resident needs.

Compliance: The overall community plan provides a comprehensive open space and recreation program with the larger facilities purposefully sited within walking distance of the highest densities.

Policy: 1.7.3 – Encourage the inclusion of community oriented uses such as public meeting rooms, plazas/ courtyards, day-care facilities, and similar uses. These may be developed as single purpose buildings or incorporated with residential uses.

Compliance: The plan proposes swim and community building facilities in the recreation centers. The Active Recreation Park shares sports fields with the elementary school, and can support soccer and Little League team sports. The core of the community is comprised of schools, parks, open space/recreation and medium density residential.



Policy: 1.7.5 – Establish visual and physical linkages among individually developed multi-family sites to create a cohesive and continuous corridor, rather than independent “islands.” This may be achieved through the fronting of buildings adjacent or in immediate proximity to the street, use of a consistent landscaped setback incorporating common street trees or other vegetation, minimization of side property setbacks to achieve building continuity (a common “building wall”) along the street frontage, location of all parking to the rear of street-facing buildings, use of interconnecting pedestrian walkways, and similar techniques.

Compliance: The plan proposed front-door residential orientation along the Avenue, siting single family attached residential with deep frontages of 30 and 40 feet. Front doors will be placed facing a pedestrian-friendly paseo or walk.

Policy: 1.7.6 – Design building elevations to promote visual interest in accordance with Policy 1.4.7 (except for the use of extensive landscaped setbacks).

Compliance: The Avenue and trail systems link schools, parks, retail and commercial with residential enclaves. Expanded sidewalks for example are designed to be eight feet (8) wide along the Avenue (combined 8-foot multi-use trail and 5-foot sidewalk).

1.9 CEQA Compliance

An Environmental Impact Report (EIR) was prepared by the City of Ontario for The Avenue Specific Plan in accordance with the California Environmental Quality Act (CEQA), to address impacts associated with the Specific Plan. The EIR was prepared as a basis for the environmental review for all subsequent discretionary and ministerial actions. On December 19, 2006, the City Council certified the EIR for The Avenue Specific Plan.

A Supplemental Environmental Impact Report (SEIR) has been initiated for the Amendment to the Avenue Specific Plan to analyze potential impacts as a result of the changes to the adopted specific plan. The SEIR will address several potential impacts which include, but not limited to, the following: Air Quality; Transportation/Traffic; Land Use; Noise; Population and Housing; Public Services; Recreation; and Utilities/Service Systems. The SEIR will address the short- and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts determined to be significant in the SEIR. Mitigation will be proposed for those impacts determined to be significant. A mitigation monitoring program will also be developed as required by §15150 of the CEQA Guidelines.