

## SECTION 2. INTRODUCTION

The Esperanza Specific Plan (Specific Plan) includes 223 acres of land designated as Planning Subarea 25 of the NMC within the City of Ontario. The Esperanza Specific Plan is a comprehensive plan proposed by Amberhill Development, Armada, LLC and Pietersma Family Trust / Bidart Family Trust, for the development of a residential planned community with a traditional neighborhood design similar to that found in older established communities.

### 2.1 COMMUNITY VISION AND OBJECTIVES

The community vision for the Esperanza Specific Plan is implemented through the application of key design objectives guiding the development of the Specific Plan as discussed below.

#### ***Objective: Create a Livable Environment***

The Esperanza Specific Plan combines residential, recreation and public facilities designed to create a livable community and includes features such as:

- A design which allows for alternative modes of travel such as biking and walking.
- Opportunities for informal neighborhood interaction.
- Diverse architectural design of a high quality.
- Connectivity among neighborhoods.
- Diversity and choice of housing types and opportunities to address a variety of lifestyles and economic segments of the marketplace.
- Residential neighborhoods developed at a human scale oriented to pedestrian activities with connectivity among residential neighborhoods, parks, and schools.

- A simple and well-designed street system providing street separated sidewalks and active and passive recreational opportunities allowing residents to experience increased outdoor living opportunities.
- 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 network of centrally located parks, promoting outdoor activity and casual social interaction among neighbors.

#### ***Objective: Plan for a Circulation System Serving Motorists, Bicyclists and Pedestrians***

The circulation plan for the Esperanza Specific Plan provides a comprehensive system of arterial, collector, and local streets accommodating bicycle and pedestrian travel as well as the safe and efficient movement of automobiles within the Specific Plan area:

- Street design includes landscaped buffer areas and pedestrian walkways, separated from the street, to create an intimate environment promoting social interaction.
- Internal project streets are designed to slow vehicular traffic through the use of traffic calming devices such as a roundabout at “A” Street adjacent to the neighborhood park, landscaped areas adjacent to local streets, and narrowed intersections to influence a driver’s peripheral vision and encourage drivers to proceed more slowly.
- A system of bikeways is integrated into the design of the community to encourage bicycle travel as an alternative to the automobile.

***Objective: Provide for Adequate Public Community Facilities***

The Esperanza Specific Plan provides for the development of needed public facilities to serve the community as follows:

- Reservation of an approximately 10.02 acre site suitable for development of a public elementary school.
- New water, sewer, and storm drain facilities to serve the Specific Plan area.
- New planned bike paths connecting to the City of Ontario bikeway master plan bike paths.

***Objective: Provision of New Parks and Open Space***

New public park and open space amenities are provided to enhance outdoor recreational opportunities to residents of Esperanza and the surrounding community.

- Provision of approximately 9.89 acres of public parks, distributed throughout the community, will offer active and passive recreational opportunities within walking distance of all residential areas.
- Approximately 4.4 acres adjacent to Mill Creek Avenue, including a Southern California Edison Easement, will be landscaped for use as linear open space.
- Approximately 6.62 acres of landscaped open space to include pedestrian trails adjacent to public arterial and collector streets will be provided.
- A bicycle/pedestrian trail system will be developed within the street system of the Specific Plan area connecting the residential areas of the Specific Plan to parks, the school and points surrounding the community providing accessibility to bicyclists and pedestrians throughout the community.

***Objective: Promote Exceptional Architecture and Site Planning***

Diverse and varied architecture combined with comprehensive site planning within the Esperanza Specific Plan will produce neighborhoods that have aesthetic and functional harmony, preserve residents privacy, and encourage neighborhood interaction.

- Streets will be linked together in a manner, which is pedestrian friendly, but also auto-accessible connecting homes with other neighborhoods, open space, public facilities, and recreational areas for residents to either walk, bike, or drive to.
- A variety of housing types, including attached and detached single family homes, will be provided within the Specific Plan area, all of which are located close to the elementary school, parks, and open space.
- Residential planning areas include a variety of housing types oriented toward the street adding interest and encouraging neighborhood interaction along the street.
- Residential neighborhoods are designed with houses addressing the street by:
  - Designing homes to a more human level with porches, stoops, and walkways creating opportunities for neighborly interaction.
  - Homes fronting the street with garages accessed from rear alleys.
  - Minimizing views of garage doors through setback requirements, location, design elements, and landscaping.
  - Incorporating varied architectural styles and elements within each neighborhood.

## 2.2 SPECIFIC PLAN PURPOSE

The City of Ontario will adopt the Esperanza Specific Plan by ordinance thereby establishing the land use plan, development standards, infrastructure requirements, and implementation requirements for the Specific Plan area. The Esperanza Specific Plan establishes the type and distribution of residential land uses, defines the development regulations and design guidelines for residential land use, establishes appropriate locations for development of an elementary school and public parks, and describes the infrastructure requirements and the level of improvements necessary to support development of the Specific Plan area. The Esperanza Specific Plan establishes the procedures and requirements to approve new development within the Specific Plan area and identifies, where applicable, City of Ontario Development Code requirements.

## 2.3 SPECIFIC PLAN PROPOSAL

### 2.3.1 Project Summary

The Esperanza Land Use Plan is described below and in the Specific Plan “Statistical Summary,” Table 1.

#### 2.3.1.1 Residential Uses

Esperanza will provide for development of a variety of residential housing types oriented toward open space amenities and designed to promote walkability and interaction among residents. Residential development within the approximately 223 acre Specific Plan area will contain up to 1,594<sup>1</sup> residential dwelling units, providing a mix of single family detached and single family attached housing types as described below. In the event Planning Area 11, reserved as for a 10.02 acre school site, is not purchased by the Mountain View School District Planning Area 11 may revert to a residential

zoning district for development of up to 46 additional dwelling units subject to approval by the City of a Specific Plan Amendment.

#### 2.3.1.2 Residential Detached

Esperanza offers six different types of single family detached residential products for development within the Specific Plan area.

- SFD Conventional – Conventional single family detached residential units are proposed on lots ranging from 3,900 square feet to 4,900 square feet in size. Vehicular access is provided from interior streets and garages are set back from the front of the residence emphasizing the architectural elements forming the streetscene. These residential types will be developed at density levels between 5.56 to 6.18 dwelling units per net acre.
- SFD Cottage – Alley served single family detached residential dwelling units will be developed in two planning areas designed with an architectural orientation to the street by locating garages to the rear of residential units. Alley loaded residential areas will be developed at an average density of 7.89 dwelling units per net acre with a minimum lot size of 2,400 square feet.
- SFD 2 Pack – Residential single family detached development on minimum lots of 3,400 square feet in size will be developed in a 2 Pack configuration. Residential 2 Pack housing will be developed at a density of 6.84 dwelling units per net acre. Garages within this housing type are alternately placed to the rear of the lot or placed a significant distance from the street maintaining an architecture forward streetscene.

- SFD Courtyard – Two types of single family detached courtyard housing types are planned for Esperanza. Courtyard single family residential consisting of four units per courtyard will be developed at approximately 8.9 dwelling units per net acre. This type of housing will be developed around a 1 acre public park and will be served by public streets with private drive aisles accessing residential units developed around a common motorcourt. Courtyard single family residential courts of six units per courtyard will be developed at approximately 7.48 dwelling units per net acre. This type of courtyard housing will be developed around private streets and parks with private drive aisles serving residential units developed around a common motorcourt. The courtyard design planned for both housing types places garages in alternating side on and street facing conditions either minimizing or eliminating visibility of garages from the street.

### 2.3.1.3 Residential Attached

Two types of single family attached residential development products are planned within Esperanza. Alley loaded row townhomes designed around a private common green will be developed at approximately 16.72<sup>2</sup> dwelling units per net acre. Single family attached motorcourt townhomes will be developed at approximately 13.76 dwelling units per net acre. The motorcourt townhome residential housing type will be served by private streets with drive aisles providing access to a motorcourt serving 10 to 12 residential dwelling units. Both the alley loaded row townhome and the motorcourt townhome residential housing types are designed with garages located to the rear or turned to side on to the street preserving an architecturally interesting streetscene.

### 2.3.1.4 Parks, Trails, and Open Space

A centrally located 5.36 acre neighborhood park is planned to serve the Specific Plan area providing opportunities for informal active recreation such as soccer and baseball. Four additional parks ranging in size from .84 to 1.39 acres are provided offering opportunities for active and passive recreation and informal gathering among neighbors. Approximately 6.62 acres of the Specific Plan area will be developed as enhanced landscaped parkways along major streets serving the community. These enhanced parkways will include pedestrian walkways providing connectivity to and from the Specific Plan area and to the pedestrian network to be developed within the community, connecting all residential neighborhoods to parks and to the elementary school. Within the townhome residential areas, private open space as well as private active recreation centers, including swimming pools and spas, will be provided.

## 2.4 AUTHORITY AND REQUIREMENTS

### 2.4.1 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 Esperanza Specific Plan by ordinance thereby establishing the zoning regulations for development of the Specific Plan area. The requirements of the Esperanza Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Esperanza Specific Plan is silent, the City of Ontario Development Code shall prevail.

LAND USE	ACRES
<b>Residential Detached</b>	<b>Residential Acres are Net <sup>(1)</sup></b>
• RD 1 - 50 foot wide lots/PA-7 and PA-9	25.83
• RD 2 – Typical 55 foot wide lots/ PA-8	19.26
• RD 3 – 2 Pack lots/PA-10	14.62
• RD 4 – Cottages 2,640 sf lots/PA-2 and PA-6	30.81
• RD 5 – 4 Pack Courtyard/ PA-5	17.64
• RD 6 – 6 Pack Courtyard & Rowtowns/ PA-4 <sup>3</sup>	19.92
<b>Residential Attached</b>	
• RD 7 – Row Townhomes/ PA-1	18.62
• RD 8 – Motorcourt Townhomes / PA-3	17.38
<b>Subtotal Residential:</b>	<b>164.08</b>
<b>Other</b>	
Neighborhood Park	5.36
Pocket Parks	4.53
Edge Buffer	6.62
Roadways <sup>(2)</sup>	28.25
School Site	10.02
SCE Easements and Utilities	4.14
<b>Subtotal Other:</b>	<b>58.92</b>
<b>TOTAL</b>	<b>223 Acres</b>

1) Net acres excludes all streets and uses listed as "Other Uses" but includes interior local streets and drive aisles.

2) Includes all Master Plan Streets, Street 'A' and Local Streets serving the Neighborhood Park and School Site.

Table 1  
Specific Plan Statistical Summary

### 2.4.2 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:

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;

4. 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.
5. A statement of the relationship of the Specific Plan to the General Plan.

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

## 2.5 DEVELOPMENT APPROVAL COMPONENTS

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

### 2.5.1 Specific Plan

The Esperanza Specific Plan, when adopted, provides the zoning for the Specific Plan area. It serves as a “blueprint” for development by establishing the distribution of land use and criteria for development as set forth herein. The Esperanza Specific Plan also serves as the legal document to implement the City’s General Plan for Planning Subarea 25.

### 2.5.2 Development Agreement

Unless done in a coordinated manner and with adequate fiscal planning, development projects within the NMC are likely to present a challenge in their implementation because of the lack of existing public facilities including street, 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 discour-

age 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 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.

### 2.5.3 Subdivision Maps

A tentative tract map(s) will be approved by the City of Ontario for the Specific Plan area 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. The final map(s) becomes a legal document that is recorded and defines legal parcels and lots that can be sold for development.

### 2.5.4 Development Plan Review

All development proposals for individual Planning Areas within the Specific Plan will be subject to the Development Plan Review process pursuant to Article 8 of the City’s Development Code.

## 2.6 CEQA COMPLIANCE

A Project Environmental Impact Report (EIR) prepared by the City of Ontario for the Esperanza Specific Plan, in accordance with the California Environmental Quality Act (CEQA), addresses impacts associated with the Specific Plan and subdivision map(s). 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.

## 2.7 RELATIONSHIP TO GENERAL PLAN AND ZONING

The City of Ontario NMC General Plan designates the Specific Plan area as Planning Subarea 25 for development of the following land uses:

Land Use Designation	Approximate Acres (Gross)
Residential – Low Density (4.6 d.u. per gross acre)	163
Residential – Medium Density (12.0 d.u. per gross acre)	20
Residential – High Density (18.0 d.u. per gross acre)	40
<b>Total</b>	<b>223</b>

The General Plan establishes a target development capacity for Planning Subarea 25 of 1,456 residential dwelling units as further described below:

Single Family	736 dwelling units
Multi-Family	720 dwelling units
<b>Total</b>	<b>1,456 dwelling units</b>

The Esperanza Specific Plan proposes the development of a 10.02 acre site for an elementary school. The elementary school site was originally located within Planning Subarea 29. At the request of the Mountain View School District, the school site was relocated to Planning Subarea 25. To accommodate the school site, 46 residential units, representing 10 acres of development area at a density of 4.6 dwelling units per acre, were transferred to Planning Subarea 29. The exchange resulted in a maximum of 1,410 dwelling units to be permitted in Planning Subarea 25. As a result the General Plan target development capacity for Planning Subarea 25 described in the table below has been established. The table below also provides a summary of how the Esperanza Specific Plan land use plan implements the General Plan target development capacity.

GENERAL PLAN TARGET DEVELOPMENT CAPACITY			
Land Use	Target DUs	Gross Acres	Gross Density
Residential High Density	720	40.0	18.0 du/ac
Residential Medium Density	240	20.0	12.0 du/ac
Residential Low Density	450	149.9	3.0 du/ac
<b>Total</b>	<b>1,410</b>	<b>209.9</b>	<b>6.72 du/ac</b>
ESPERANZA SPECIFIC PLAN LAND USE DISTRIBUTION			
Land Use	Dwelling Units	Gross Acres	Gross Density
Residential High Density	573	40.36	14.2 du/ac
Residential Medium Density	333	19.94	14.0 du/ac
Residential Low Density	688	149.6	4.59 du/ac
<b>Total</b>	<b>1,594</b>	<b>209.9</b>	<b>7.65 du/ac</b>

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The General Plan allows for development of multi-family residential units as small lot, single family detached units with a variety of parcel sizes and product types on property designated for multi-family uses, including “Residential-Medium” and “Residential-High” density housing.

The City of Ontario has pre-zoned the Specific Plan area as SP/AG (Specific Plan AG preserve). The zoning designation of “SP” requires the Specific Plan area to implement the objectives of the NMC General Plan land uses.

The Esperanza Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Ontario NMC General Plan. The City of Ontario will adopt the Esperanza Specific Plan by ordinance, thereby establishing the zoning regulations for the development of the Specific Plan area. 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.



Endnotes

- 1 Revised total number of residential units.
- 2 Revised net acreage.
- 3 Revised to include Rowtowns.
- 4 Revised table to show increase in PA4 lots.