

Section 2 Introduction

The Edenglen Specific Plan (Project Site) is comprised of 160.6 acres designated as Planning Subarea 7 of the New Model Colony within the City of Ontario. The Project Site, as illustrated in *Exhibit 4, “Project Location Map”*, is bounded by Riverside Drive on the north, Milliken Avenue on the east, Chino Avenue on the south, and Mill Creek Avenue on the west. The Edenglen Specific Plan is a comprehensive plan proposed by Brookfield Homes, hereinafter referred to as the “applicant”, for the development of residential neighborhoods designed to reflect the small town character of older established communities. The Edenglen Specific Plan also establishes development standards and design guidelines for commercial and business park/light industrial land use areas within Planning Subarea 7, which are not proposed for development by the applicant. Although the applicant is not proposing to develop the commercial and business park/light industrial land use areas contained within the Edenglen Specific Plan, their inclusion in the Edenglen Specific Plan is required by the Sphere of Influence General Plan Amendment in order to ensure that Planning Subarea 7 is comprehensively evaluated by the applicant and the City of Ontario.

2.1 PURPOSE AND OBJECTIVES

2.1.1 Purpose

The Edenglen Specific Plan comprehensively describes residential, recreational, commercial and business park/light industrial land uses planned for the Project Site. The adoption of the Edenglen Specific Plan establishes the zoning for the Project Site and defines the development regulations, requirements, and design guidelines governing development of the Project Site. The adopted Specific Plan establishes the procedures and requirements to approve development within the Project Site to ensure that the City of Ontario Sphere of Influence General Plan Amendment, as amended, is implemented.

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

- Connectivity among land uses within the Specific Plan area, with surrounding public facilities, and to 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.

- Diversity and choice of housing types and opportunities to address a variety of lifestyles and economic segments of the marketplace.
- Sustainable development practices addressing energy efficiency.

2.1.2 Objectives

The following objectives are established for the Edenglen Specific Plan.

Residential Areas

- Residential neighborhoods designed at a human scale and oriented to pedestrian activity.
- Connectivity among residential neighborhoods and recreational areas through bicycle circulation and a network of pedestrian sidewalks.
- Connectivity between residential neighborhoods and adjacent commercial and business park/light industrial land uses, as well as to the adjacent Colony High School, by providing for pedestrian walkways and bicycle circulation.
- 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, promoting outdoor activity and casual social interaction among neighbors.
- Residential neighborhoods with diverse architectural styles and traditional design elements reflecting the characteristics of older established Ontario neighborhoods.

Commercial Area

- Community commercial uses to meet the needs of the community within the Project Site as well as the larger surrounding market area.
- Provision for trails connecting the residential community with the commercial center.
- The development of plaza areas and other amenities within the commercial center providing space for social interaction and community events.
- Orient commercial buildings to the street, wherever possible, to create an accessible urban edge and sense of arrival.

Business Park/Light Industrial Area

- Accommodate the development of a distinct, multi-purpose business park and/or light industrial complex(es) accessible to and compatible with residential neighborhoods.
- Provide employment opportunities for community residents.
- Orient buildings to the street to create an urban edge and sense of arrival.

Streets and Pedestrian/Bicycle Mobility

- Streets and alleys designed in a grid pattern, reminiscent of traditional neighborhood streets.
- Streets with landscaped parkways and pedestrian walkways, separated from the street with landscaped areas, to create a pleasant and safe pedestrian environment, promoting friendly interaction among neighbors.
- Traffic calming techniques within the street design including enhanced parkway landscaping, a one-way loop street, tapered street intersections and alley entrances to influence a driver's peripheral vision and encourage drivers to proceed more slowly.
- Inside turning radii at corners reduced to slow traffic at corners while accommodating fire and trash vehicles.

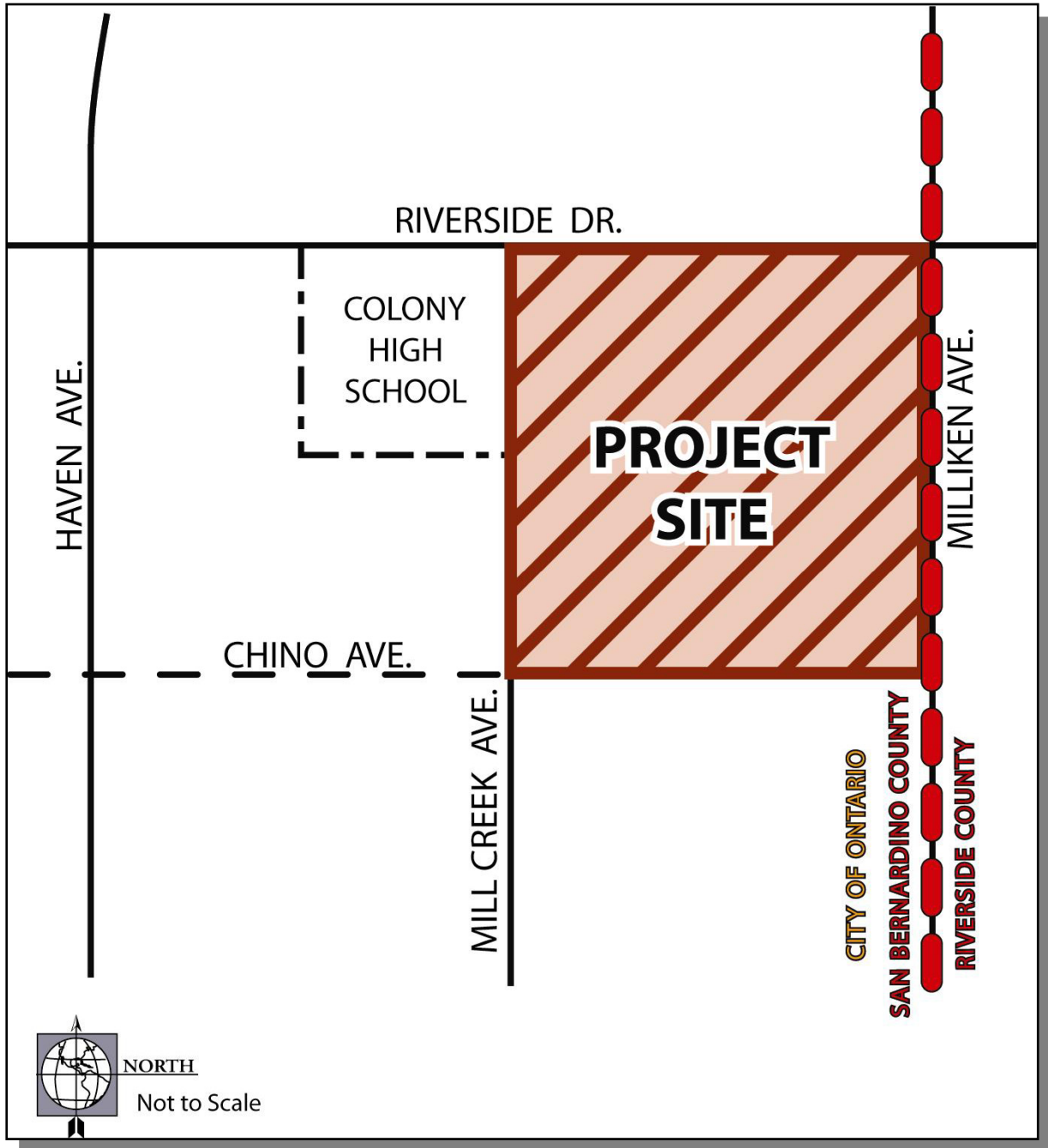
Recreation/Trails

- New recreational opportunities for residents with an approximately 4.0 acre central park including tot lots, picnic areas, a clubhouse with the potential for a small market, and swimming pool, as well as other areas for passive recreation.
- A portion of the City's Master Plan of trails implemented through development of a multi-purpose trail along the westerly boundary of the Southern California Edison property connecting Riverside Drive to Chino Avenue.
- Bicycle circulation, integrated into the project, providing bicycle access from the residential community to Colony High School, located to the west, and to the commercial center, located to the east.

Sustainable Development

- The opportunity for development of residential units designed within the Garden Court areas with living areas on the second floor and home office areas on the first floor.
- Provisions in the Specific Plan are made for a potential neighborhood country market, providing basic necessities, to be incorporated within the recreation building.
- Native plants and regionally-appropriate, non-invasive species will be incorporated into the landscaping plan for portions of the Southern California Edison property developed for trail purposes.
- Pedestrian and bicycle trails promote walking and bicycling as an alternative means of travel between residential and commercial/business park/light industrial 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.
- Homes will be sited on east/west street alignments wherever feasible, to allow for a southerly orientation of residential development to promote energy efficiency and shade streets.
- Canopy trees will be utilized in public areas such as parkways, medians, and the central park to achieve natural ventilation and cooling.
- Reduced roadway widths to minimize heat-generating asphalt surfaces.
- Utilization of recycled water for the central park, neighborhood edges and other common landscape areas.

Exhibit 4 – Project Location Map



2.2 SPECIFIC PLAN PROPOSAL

2.2.1 Project Summary

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

Residential Uses

The Specific Plan 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 77.1 acres of the Specific Plan area will contain up to 584 dwelling units, providing a mix of single family detached, single family attached, and multifamily attached housing types as described below.

Residential Detached

Three types of single family detached residential development products are planned for the Project Site.

The P-1 and P-7 residential, single family detached development will consist of conventional residential units with vehicular access provided from interior streets and garages set back from the front of the residence emphasizing the architectural elements forming the streetscene. Residential areas will be developed at a density range of 3.7 to 6.8 dwelling units per acre with a minimum lot size of 3,528 square feet.

The P-2 and P-6 residential, single family detached development consists of alley-served residential units designed with an orientation to the street by locating garages to the rear of residential units. Residential areas will be developed at a density range of 5.0 to 8.3 dwelling units per acre with a minimum lot size of 2,940 square feet.

The P-3 residential, single family detached development will consist of a cottage style residential development designed as alley-served residential units fronting a common pedestrian parkway or street. A reciprocal use easement will provide a private yard space 10’ wide along the side of the home. The neighboring home will be designed to optimize the feeling of privacy. Residential areas will be developed at a maximum density of 9.8 dwelling units per acre with a minimum lot size of 1,953 square feet.

Residential Attached

Two types of single family attached residential development products are planned for Edenglen. The P-4 residential housing will be designed as triplex homes at a maximum density of 9.5 dwelling units per acre. The P-5 residential housing will be an alley-loaded product designed around a courtyard concept at a maximum density of 16.6 dwelling units per acre. The P-8 residential housing will either be a courtyard concept or rowtown concept with an average density of 15.7 dwelling units per acre.

Parks, Trails, and Open Space

A centrally-located, 4.0 acre central park is planned to serve the Project Site providing a clubhouse, with the potential to include a small market, informal play areas and passive recreational opportunities for residents of the project. Approximately 3.4 acres of the residential area will be developed with enhanced parkways to provide landscaped buffers along major arterial and collector streets serving the Project Site. These enhanced parkways will include pedestrian sidewalks providing accessibility to Colony High School to the west and to the planned community commercial uses to be developed in the project site to the east. Approximately 12.8 acres of Southern California Edison (SCE) property, located to the east of the residential planning area and west of the commercial and business park/light industrial planning areas, will be utilized for informal recreation to the extent permitted by SCE. Within the SCE property, the applicant proposes to develop a multipurpose bicycle/pedestrian community trail providing a portion of the City of Ontario Master Plan of bicycle trails. This community trail will extend from Riverside Drive to Chino Avenue, with points of connection provided across the trail between the residential development and the commercial center.

Commercial

The Edenglen Specific Plan establishes development regulations and design guidelines to permit development of up to 217,520 square feet of commercial uses on approximately 20 acres of land located within the easterly half of the Project Site. The Specific Plan includes development standards and design guidelines for the future development of retail and service commercial uses.

Commercial / Business Park Flex Zone

The Edenglen Specific Plan designates an approximately 10 acre Commercial / Business Park Flex Zone (Flex Zone) to augment the acreage designated as community commercial in order to accommodate a larger commercial shopping center in excess of 100,000 square feet anchored by one or more large retail uses.

Business Park/Light Industrial

The Edenglen Specific Plan will establish development regulations and design guidelines for the development of up to 550,000 square feet of business park/light industrial uses on up to 36.9 acres (if the Flex Zone area is not used for retail) and is located within the easterly half of the Project Site. Business Park/Light Industrial uses will be compatible with residential and commercial uses within Edenglen.

Table 1 - Specific Plan Statistical Summary

LAND USE	ACRES
Residential ¹	
P-1	5.7
P-2	5.8
P-3	10.8
P-4	3.8
P-5	8.4
P-6	10.5
P-7	9.8
P-8	6.3
<i>Residential Subtotal</i>	<i>61.1</i>
Park	4.0
Roadways, Edge Buffer	10.1
<i>Open Space and Roadways Subtotal</i>	<i>14.1</i>
OTHER	
Commercial	20
Commercial Business Park Flex Zone	10
Business Park	26.9
Edge Buffer	5.5
Roadways	8.3
SCE Property	12.8
<i>Other Land Uses Subtotal</i>	<i>83.5</i>
TOTAL	158.7

¹ Includes Pocket Parks within each of the neighborhoods.

2.3 AUTHORITY AND REQUIREMENTS

2.3.1 Authority

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 through 65457 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. Adoption of the Edenglen Specific Plan by the City of Ontario will establish the zoning regulations for development of the Project Site. The requirements of the Edenglen Specific Plan shall take precedence over the City of Ontario Development Code and, in instances where the Edenglen 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 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 development 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 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 Edenglen Specific Plan meets the requirements of the State of California Government Code.

2.4 DEVELOPMENT APPROVAL COMPONENTS

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

General Plan Amendment

A General Plan Amendment will be adopted for the Project Site prior to the approval of the Edenglen Specific Plan. The General Plan Amendment, when adopted, will change the General Plan Land Use Map distribution of Low, Medium, and High Density Residential land use areas in order to implement the vision of a traditional neighborhood design for Edenglen. The total number of units allocated for the Planning Subarea will remain the same. No other changes to the General Plan are proposed. The General Plan Amendment is illustrated on *Exhibit 5, "General Plan Amendment"*.

Specific Plan

The Edenglen Specific Plan provides the zoning for the Project Site. It serves as a "blueprint" for development by establishing the distribution of land use and criteria for development as set forth herein. The Edenglen Specific Plan also serves as the legal document to implement the City's General Plan, as amended.

Subdivision Maps

Tentative tract maps will be approved by the City of Ontario for the residential portion of Edenglen 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 Edenglen.

Development Plan Review

Following the approval of the Edenglen 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 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

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 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 CEQA COMPLIANCE

A Project Environmental Impact Report (EIR) prepared by the City of Ontario for the Edenglen Specific Plan, in accordance with the California Environmental Quality Act (CEQA), addresses impacts associated with the specific plan and subdivision maps. The EIR has been prepared as a basis for the environmental review for subsequent discretionary and ministerial actions.

2.6 RELATIONSHIP TO THE GENERAL PLAN AND ZONING

The City of Ontario Sphere of Influence General Plan Amendment designates the site as Planning Subarea 7 for development of the following land uses:

<i>Land Use Designation</i>	<i>Approximate Acres (Gross)</i>
Residential – Low Density (4.6 d.u. per gross acre)	40
Residential – Medium Density (12.0 d.u. per gross acre)	20
Residential – High Density (18.0 d.u. per gross acre)	20
Community Commercial	20
Industrial/Business Park	47
Trail (SCE Easement)	13
Total	160

The General Plan establishes a maximum development capacity of 584 residential dwelling units, 217,520 square feet of commercial uses, and 550,000 square feet of business park/light industrial uses within Planning Subarea 7. Residential development capacity is further broken down as follows:

Single Family	184 dwelling units
Multi-Family	400 dwelling units
Total	584 dwelling units

The General Plan allows for development of 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 Land Use Map will be amended concurrently with the adoption of the Edenglen Specific Plan, changing the location of the designated residential land use areas in order to implement a traditional planning concept for the residential neighborhoods. The General Plan Amendment will not increase the total number of dwelling units or change any other land use component of the General Plan for Planning Subarea 7.

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 Edenglen Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Ontario Sphere of Influence General Plan Amendment, as amended. Adoption by the City of Ontario of the Edenglen Specific Plan will establish the zoning regulations for the 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.

Exhibit 5 - General Plan Amendment

