

## Section 1 Specific Plan Overview

The Edenglen Specific Plan addresses 160.6 acres, comprising Planning Subarea 7, of the New Model Colony within the City of Ontario. The regional context and local setting of the Edenglen Specific Plan (Project Site) are illustrated in *Exhibit 1, “Regional Location Map”*, and *Exhibit 2, “Vicinity Map”*. Approximately 77.1 acres of Edenglen are planned for the development of residential uses by Brookfield Homes. Approximately 12.8 acres of the Edenglen Specific Plan, comprised of property owned by Southern California Edison, are designated for a public trail. The remaining 70.7 acres, comprised of property owned by Southern California Edison, Sunshine Growers Nursery Inc., and the Kasbergen Cornell & Family Trust are designated for development of commercial and business park/light industrial uses.

The Edenglen Specific Plan establishes the regulations and guidelines which will govern development of a master planned community offering a variety of residential housing types in a traditional neighborhood setting within walking distance to parks, and providing for the development of planned commercial retail and business park/light industrial uses. The master development plan as illustrated in *Exhibit 3, “Illustrative Land Use Plan”*, is consistent with the goals and policies of the Sphere of Influence General Plan Amendment combining livable residential neighborhoods served by recreational areas offering opportunities for social gathering among residents. Commercial retail and business park/light industrial uses are planned in order to assure that development of these areas is implemented in a manner compatible with the surrounding existing and planned residential uses.

A planned multi-purpose trail provides bicycle and pedestrian access linking residential areas with commercial and business park/light industrial areas of the Edenglen Specific Plan area. Pedestrian accessibility is provided to facilitate access from the residential areas to the Colony High School, located west of the Edenglen Specific Plan area, through a system of sidewalks separated from the street by a landscaped parkway. Bicycle circulation is provided for within residential areas connecting to Mill Creek Avenue.

The Sphere of Influence General Plan Amendment, adopted by the City of Ontario, designates Planning Subarea 7 for development of residential, community commercial, and business park/industrial land uses. Residential land uses are further delineated with areas assigned for Low, Medium, and High Density Residential uses with a total of 584 homes permitted. As part of the project, a General Plan Amendment will be adopted concurrently with the Edenglen Specific Plan, changing only the General Plan Land Use Policy Map to reassign the locations of Low, Medium, and High Density Residential land use areas within the Project Site.

## GOVERNING DOCUMENTS

Development of Edenglen will be governed by several documents as follows:

- The City of Ontario Sphere of Influence General Plan Amendment (January 1998), as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Edenglen Specific Plan area.
- The Edenglen Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations.
- The City of Ontario Development Code as applicable to the project in cases where the Edenglen Specific Plan is silent on development standards and regulations.
- The City of Ontario Subdivision Ordinance regulating the subdivision of land within the Edenglen project area.
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Edenglen as a means of ensuring and enforcing quality design and development of the overall community.

## SPECIFIC PLAN COMPONENTS

The Edenglen Specific Plan is organized into the following sections in addition to Section 1, Specific Plan Overview.

### SECTION 2 INTRODUCTION

The Introduction serves to acquaint the reader with:

- The project setting,
- A general description of the project proposal,
- The goals and policies of the Edenglen Specific Plan,
- The entitlements to accompany the Edenglen Specific Plan; and
- The relationship of the Edenglen Specific Plan to the City of Ontario Sphere of Influence General Plan Amendment, as amended, and the City of Ontario Development Code.

### SECTION 3 EXISTING CONDITIONS

This section describes the setting for Edenglen outlining the existing physical conditions on and around the Project Site.

### SECTION 4 LAND USE

The Land Use Section describes residential planning areas and residential types, commercial planning areas, business park/light industrial planning areas, and the parks and trails of the planned community.

### SECTION 5 INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

This section provides information on the circulation improvements, the backbone water, sewer, and storm drain system concepts, the grading concept, and a discussion of public utilities and services to serve the Project Site.

### SECTION 6 DEVELOPMENT REGULATIONS

The Development Regulations specify the permitted uses and the standards regulating the development of various residential types, commercial uses, and business park/light industrial uses. The relationship of the Edenglen Specific Plan development regulations to the City of Ontario Development Code is also provided. The policies and procedures for the City's review and approval of specific development proposals within the Project Site are presented in this section. This section provides the methods and procedures for interpreting and amending the Edenglen Specific Plan as necessary.

### SECTION 7 RESIDENTIAL DESIGN GUIDELINES

The Edenglen Residential Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of residential development. Streetscapes, entries, edge treatments, relationship of new land uses with existing land uses, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines.

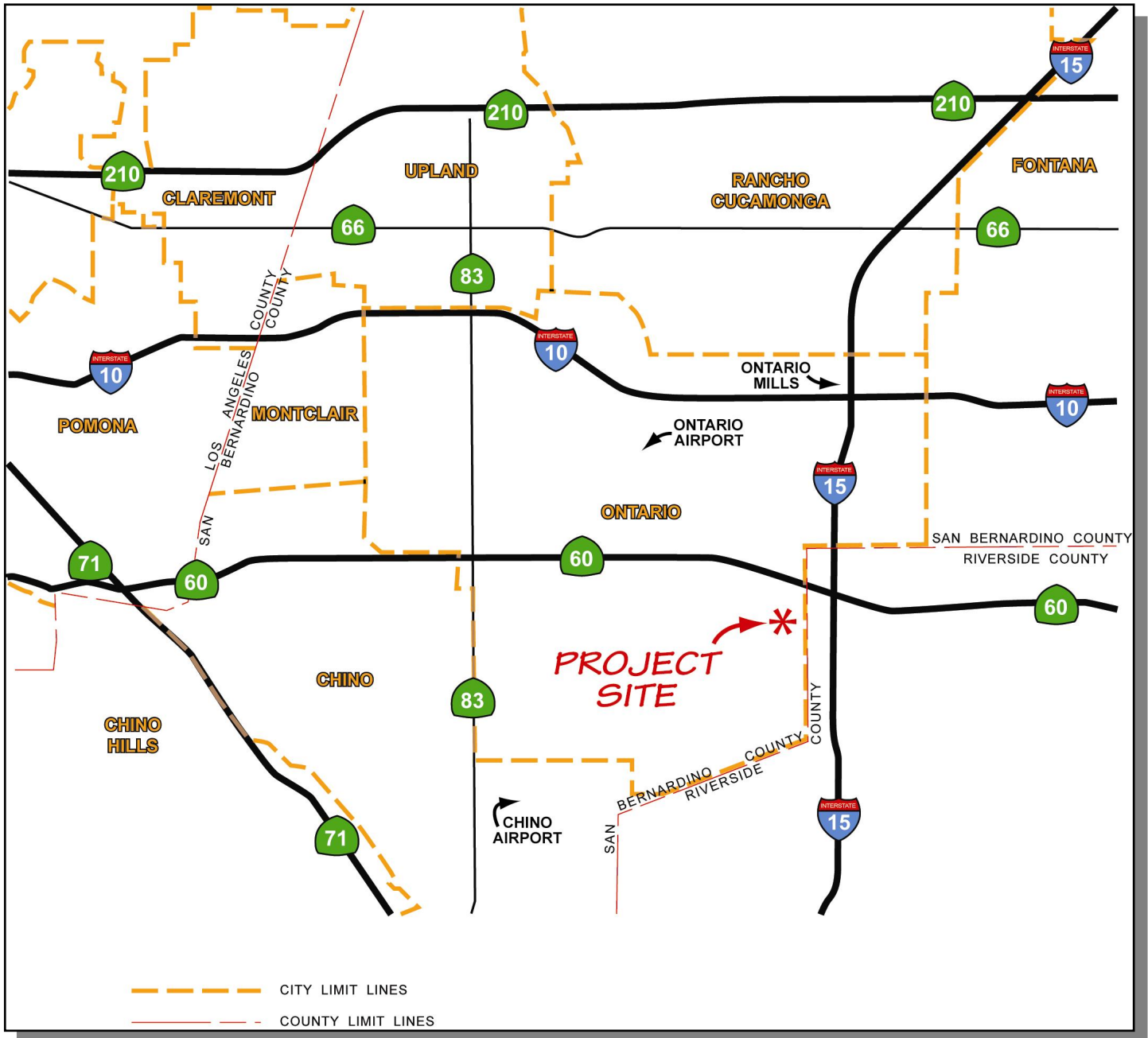
### SECTION 8 COMMERCIAL, BUSINESS PARK AND LIGHT INDUSTRIAL DESIGN GUIDELINES

The Commercial, Business Park and Light Industrial Edenglen Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of these types of uses. Streetscapes, entries, edge treatments, relationship of new land uses with existing land uses, walls and fencing, lighting, signage, and architectural design are some of the features addressed in the Design Guidelines.

### SECTION 9 GENERAL PLAN CONSISTENCY

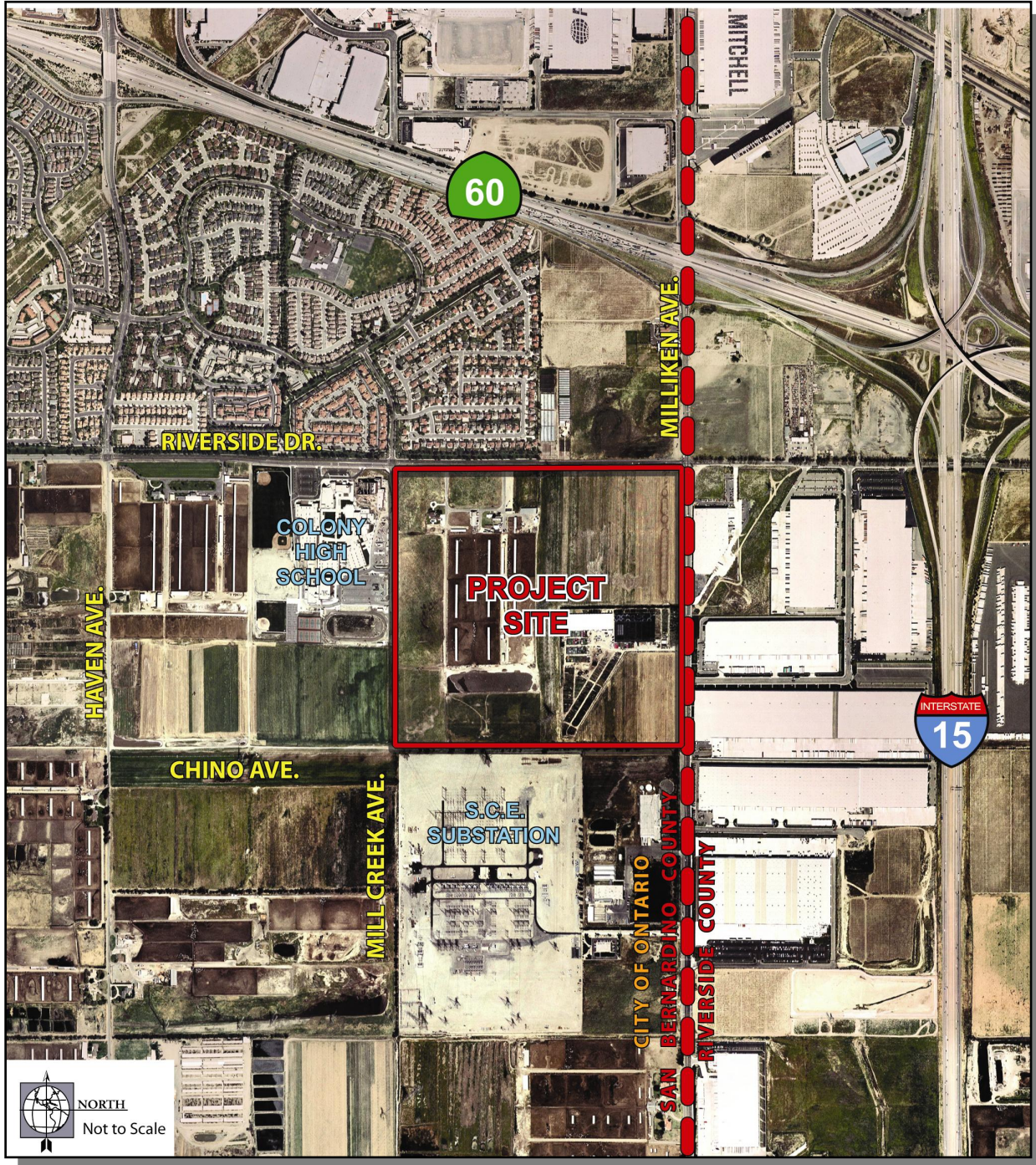
This section includes the City of Ontario General Plan consistency matrix describing the relationship of the Edenglen Specific Plan to each policy of the Sphere of Influence General Plan Amendment.

# Exhibit 1 - Regional Location Map





# Exhibit 2 – Vicinity Map





# Exhibit 3 - Illustrative Land Use Plan

