Section 1. Executive Summary

The Esperanza Specific Plan is a proposal for the development of approximately 223 acres located within the City of Ontario New Model Colony (NMC). The master plan for Esperanza will provide for development of a distinctive residential planned community offering a variety of housing types within walking distance to parks and an elementary school. The regional context and local setting of the Esperanza Specific Plan are illustrated in Exhibit 1, "Regional Location Map" and Exhibit 2, "Vicinity Map."

The Esperanza Specific Plan comprises all of Planning Subarea 25 as depicted on the City of Ontario New Model Colony (NMC) General Plan Land Use Map. The Specific Plan is bounded by Bellegrave Avenue to the south, Milliken Avenue to the east, and Mill Creek Avenue to the west. Planning Subarea 19 abuts the Specific Plan area on the north. Approximately 164.08 net acres of Esperanza are proposed for residential uses along with 9.89 net acres of park uses to be developed by Armada, LLC, Amberhill Development, and the Pietersma Family Trust and Bidart Family Trust. As part of the Esperanza Specific Plan, a 10.02 net acre site will be reserved for the development of an elementary school.

The Esperanza Specific Plan establishes the regulations and guidelines which will govern development of the master planned community within Planning Subarea 25 of the NMC General Plan. The development plan as illustrated in Exhibit 3 "Land Use Plan," is consistent with the goals and policies of the NMC General Plan combining livable residential neighborhoods served by public and recreational facilities as well as active open space offering opportunities for social interaction among residents.

Pedestrian accessibility is provided throughout Esperanza, through a system of sidewalks separated from the street by landscaped parkways and landscaped buffer areas. Bicycle mobility is provided within the community through a system of on-street bicycle trails.

The NMC General Plan, adopted by the City of Ontario in 1998, designates Planning Subarea 25 for development of up to 1,456 residential dwelling units, however, 46 residential dwelling units will be transferred to another Planning Subarea in order to accommodate development of a 10.02 acre school site within Esperanza. The development of the elementary school within Esperanza will limit the total number of dwelling units permitted within Planning Subarea 25 to 1,410. In the event the elementary school site is not purchased by the Mountain View School District, the total number of dwelling units permitted within Planning Subarea 25 may revert to 1,456 subject to approval by the City of a Specific Plan Amendment.

Governing Documents

Development of Esperanza will be governed by the following:

- The City of Ontario NMC General Plan (January 1998), as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Esperanza Specific Plan area.
- The Esperanza Specific Plan which includes a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations. Where the Esperanza Specific Plan is silent, the City of Ontario Development Code shall govern.
- The City of Ontario Subdivision Ordinance regulating the subdivision of land within the Esperanza Specific Plan area.

- A development agreement to include methods for financing, acquisition, and construction of infrastructure, acquisition and development of parks and schools, as well as the provision for housing opportunities consistent with the regional housing needs assessment.
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developers of Esperanza as a means of ensuring and enforcing quality design and development of the master planned community.

Specific Plan Components

The Esperanza Specific Plan is organized into the following sections in addition to Section 1, Executive Summary.

Section 2
Introduction

The Introduction serves to acquaint the reader with:

- Community vision and objectives,
- The project setting,
- A general description of the project proposal,
- The goals and policies of the Esperanza Specific Plan,
- The entitlements to accompany the Esperanza Specific Plan; and
- The relationship of the Esperanza Specific Plan to the City of Ontario NMC General Plan, and the City of Ontario Development Code.

Section 3
Existing Conditions

The physical setting for Esperanza is described in this section outlining the existing physical conditions on and around the Specific Plan area.

Section 4
Land Use

The Land Use Section describes residential planning areas and residential types, allocations of residential dwelling units per planning area as well as the system of parks and public facilities planned within the community.

Section 5
Infrastructure and Services

This section provides information on circulation improvements, planned backbone water, sewer, and storm drain systems, the grading concept for the development of the project, and a discussion of public utilities and services to serve the Specific Plan.

Section 6
Development Regulations

Development Regulations established in this section will govern the permitted uses and the standards regulating the development of various residential types within the Esperanza Specific Plan area. The relationship of the Esperanza 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 Esperanza are presented in this section as well as the methods and procedures for interpreting and amending the Esperanza Specific Plan as necessary.