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.