2.0Introduction

The Specific Plan is comprised of 539.85 gross acres designated as Planning Subarea 29 of the New Model Colony, within the City of Ontario. The Specific Plan area illustrated in ***Exhibit 2, Vicinity Map***, is bounded by Merrill Ave. on the north, Haven Ave. on the east, County Line Channel on the south, and Cucamonga Channel on the west. The Specific Plan is a comprehensive plan proposed by SL Ontario Development Corporation, Richland Communities, Inc, and Brookfield Homes, for the development of residential neighborhoods designed to reflect the small town character of older established communities.

The Specific Plan also includes a commercial site, parks, and school uses. The Specific Plan establishes Development Standards and Design Guidelines for a commercial land use area within Planning Subarea 29.

2.1 Purpose and Objectives

2.1.1 Purpose

The Specific Plan comprehensively describes residential, recreational, commercial, and school land uses planned for the site. The resolution adopting the Specific Plan establishes the zoning for the site and defines the development regulations, requirements, and design guidelines governing development of the project site, as well as the procedures and requirements to approve development within the Specific Plan, to ensure that the City of Ontario Sphere of Influence General Plan Amendment, as amended, is implemented.

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

- Diversity and choice of single-family housing types and opportunities to address a variety of lifestyles, home sizes, and economic segments of the marketplace;
- Connectivity among land uses within the Specific Plan area and to surrounding public facilities and 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; and
- Sustainable development practices addressing energy efficiency.

2.1.2 Objectives

The following objectives are established for the Subarea 29 Specific Plan.

Residential Areas

- Residential neighborhoods designed at a "human scale" and oriented to pedestrian activity;
- Connectivity provided among residential neighborhoods and recreational areas through a network of pedestrian sidewalks and on-street bicycle trails;
- Connectivity provided between residential neighborhoods and the adjacent commercial land use, as well as to the central elementary school, by means of pedestrian and bicycle trail linkages;
- 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 "green core," "framing" green spaces, promoting active and passive recreational activity and casual social interaction among neighbors; and
- Residential neighborhoods with diverse architectural styles and traditional design elements reflecting the characteristics of older established Ontario neighborhoods.

Commercial Area

- Neighborhood commercial uses to meet the needs of the residential community within the project site as well as the larger surrounding market area;
- Provision for trails connecting the residential community with the commercial center and adjacent uses;
- The development of plaza areas and other amenities within the commercial center providing space for social interaction; and
- Orientation of commercial buildings to the street wherever possible to create an urban edge and sense of arrival.

Streets and Pedestrian/Bicycle Mobility

- Streets and lanes (private alleys) designed in a modified grid pattern, reminiscent of traditional neighborhood streets;
- Streets with landscaped parkways and pedestrian walkways separated from the street, to create a pleasant and safe pedestrian environment, promoting friendly interaction among neighbors;
- Several traffic calming techniques within the project site street design including enhanced parkway landscaping, median landscaping, and