



City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764
Phone: (909) 395-2036
Fax: (909) 395-2420

Review of a Preliminary Specific Plan in the New Model Colony

BACKGROUND: The City of Ontario annexed its sphere of influence, called the New Model Colony or NMC, on November 30, 1999. The Sphere of Influence General Plan Amendment (referred to as the GP for the NMC) established thirty distinct Specific Plan Areas to be developed independently, yet within the vision established for the development of the NMC. The GP, and its supporting EIR, set forth goals and policies for developing the NMC as an area of diversity and livability, with a high quality of life.

PURPOSE: The intent of the Review of a Preliminary Specific Plan is to provide an opportunity for project proponents to become familiar with the foundational information pertaining to the NMC at the outset of the project. The role of staff in the review process is to provide project proponents with insight into the vision for the NMC, direction on general plan policies, and to review procedures. Additionally, the Review of a Preliminary Specific Plan will afford staff and project proponents the opportunity to work together to resolve design related issues, infrastructure requirements, and establish open space requirements, etc., in order to reach the goals for development of the NMC.

The application should be filed only after a Pre-Specific Plan conference with the Planning Department.

FILING REQUIREMENTS

1. Completed New Model Colony Policy Matrix.
2. Written description of the intent and purpose of each land use type.
3. Preliminary land use plan showing the following information, in tabular format as much as possible. Statistical information should also be presented in tabular format, including:
 - a. Gross/Net Acres.
 - b. Number and identification of phases.
 - c. Development intensity/density.
 - d. Floor Area Ratio (applicable to commercial and industrial uses).
 - e. Maximum number of units.
 - f. Minimum/Average lot size (for each neighborhood).
 - g. Open Space (i.e. public/private, entry statements, streetscape, landscape setbacks, etc.).
 - h. Location of subdivision walls (i.e. project perimeter).
4. Illustrative plan for individual neighborhoods, showing street and general lot patterns, relationship of individual neighborhoods to trails, mini-parks, pedestrian connections to schools/parks and commercial uses, edge conditions, etc.
5. Map of the surrounding properties that shows the relationship of the proposed planning area to the conditions that exist or are planned for the adjacent area. This map shall include parcel lines, streets, access, circulation, land use, flood control, and any features/components identified by the NMC Land Use Map.
6. Filing fee.
7. Additional information may be necessary during the review process to clarify planning concepts and to insure that the plan adequately implements policies of the NMC General Plan.



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*Application for Review of a
**Preliminary Specific Plan
in the New Model Colony***

GENERAL INFORMATION (*print or type*)

Property Owner: _____

Address: _____

Telephone No.: _____ Fax No.: _____

Applicant: _____

Address: _____

Telephone No.: _____ Fax No.: _____

Applicant's Representative: _____

Address: _____

Telephone No.: _____ Fax No.: _____

(*For staff use only*)

File No.: _____

Related Files: _____

Date: _____

Rec'd by: _____

Fees Paid: _____

Receipt No.: _____

PROJECT DESCRIPTION (*attach additional sheets if necessary*)

ACKNOWLEDGEMENT

I, _____, have received a copy of the New Model Colony General Plan and the General Plan Environmental Impact Report (GPEIR). I understand the goals, objectives, and policies of the General Plan, as well as the measures provided in the GPEIR, all of which were implemented to achieve the vision of the New Model Colony as an area of diversity and livability, with a high quality of life.

Applicant Signature: _____ Date: _____

Applicant Representative Signature: _____ Date: _____