2. PROJECT DESCRIPTION

Project Location

The proposed Esperanza Specific Plan (formerly Legacy) project totals approximately 223 acres and is designated as Planning Subarea 25 of the New Model Colony (NMC) within the City of Ontario. The proposed project area is located near the southeastern portion of the NMC and adjacent to the San Bernardino and Riverside County boundary line. The site is approximately 2 miles south of State Highway 60 and approximately one-half mile west of Interstate 15 (Figure I-2-1, Regional Location). The Specific Plan area is situated between Mill Creek Avenue and Milliken Avenue immediately north of Bellegrave Avenue. The southern and eastern edges of the proposed project site are adjacent to the boundary between San Bernardino and Riverside counties and the northern boundary abuts Subarea 19. For clarification, Milliken Avenue is named Hamner Avenue in Riverside County. Both names refer to the same street that forms the eastern boundary. Also, Mill Creek Avenue is named Cleveland Avenue in Riverside County and forms the western boundary of the Specific Plan (Figure I-2-2, Vicinity Map).

Project Background/Existing Site Conditions

The proposed Esperanza Specific Plan (the Specific Plan) is located within an approximately 8,200-acre portion of the City of Ontario that was annexed into the City in November of 1999. This area was referred to at that time as the City of Ontario Sphere of Influence. This large area, located south of the original City of Ontario, is now referred to as the New Model Colony. The NMC General Plan Amendment (GPA) establishes land use designations for the entire 8,200 acres. The Specific Plan site is located within Subarea 25 of the GPA. All subareas within the GPA, including Subarea 25, are required to be developed through a Specific Plan to implement GPA policy. Subarea 25, in its entirety, allows for the development of 736 single-family residential units and 720 multi-family units, for a total of 1,456 dwelling units. The Specific Plan will be developed in accordance with GPA Subarea 25 policies.

The Specific Plan site is composed of land held by three separate property owners. The Specific Plan applicant is Armada, LLC which owns the southwestern 74 gross acres of the site. The southeastern 64 gross acres of the Specific Plan area are owned by Amberhill Development LTD, and the northern 85 gross acres are owned by Pietersma Family Trust et al. and Bidart Family Trust (Figure I-2-3, Property Ownership).

The existing uses within the proposed Specific Plan site include a variety of rural uses. The site is characterized as agricultural dairy lands with an active dairy operating in the north-central portion of the site and some cropland. Several dairy homes exist on site and some portions of the site remain vacant land. An earthen detention basin exists in the southwest corner of the Specific Plan (Figure I-1-4, Aerial Photograph). Several above ground tanks, well heads, abandoned foundations, and debris dumped on the site are noticeable upon site inspection.

Specific Plan). Landscaped entry areas with project and NMC signs are proposed as a part of the Specific Plan. These areas are planned for all major intersections within the Specific Plan. A Southern California Edison (SCE) easement exists along the east side of Mill Creek Avenue. This easement will also be landscaped if approved by SCE. A class 3 Bike Path is proposed within the improved right of way of Merrill Avenue as required in the New Model Colony GPA. This and other bike/pedestrian pathways will eventually connect residents within Subarea 25 to the planned City of Ontario bikeway system and to their local parks and schools.