



4.0 Land Use

4.1 INTRODUCTION

The 539.85 gross acre Specific Plan is envisioned to provide a neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to the school, recreational amenities, and commercial retail uses. Connectivity within the Specific Plan is provided through a system of pedestrian and bicycle trails linking residential neighborhoods to one another, to parks, to school, and to the commercial land use area. A component of the trail system will be provided through the improvement of a portion of the SCE owned property (SCE Corridor) within the Specific Plan. These improvements represent a part of the City's Master Planned multi-purpose trail system planned for the New Model Colony.

Residential development is designed to address a variety of income levels and lifestyles, such as singles, families, executives, and "empty nesters." Housing types will include clustered "green court" single-family detached homes, lane-loaded detached homes with significant architectural street and "green" frontage, minus garages, conventional single-family detached cottage homes with lot sizes approximately 4,000 square feet, and larger single-family detached homes on lot sizes varying between 5,000 and 6,300 square feet.

A commercial land use is provided for in the Specific Plan, in Planning Area 2. The Specific Plan allows for the development of approximately 87,000 square feet of neighborhood commercial, retail, and service uses conveniently located adjacent to Archibald Ave. and Merrill Ave. on approximately 10 acres.

The Land Use diagram shown in *Exhibit 10, Land Use Plan* illustrates the overall land use pattern within Subarea 29. Table 1 documents statistical totals for the entire Subarea, Table 1a provides residential allocations for Subarea 29 by ownership, and Table 1b provides the Specific Plan Land Use Summary. *Refer to pages 4-3 thru 4-5, Tables 1-1b.*

4.2 RESIDENTIAL USE

Residential land uses within the Subarea 29 Specific Plan comprise approximately 488.52 gross acres (415.36 net acres). The Specific Plan will permit the development of up to 2,293 single-family detached residential dwelling units. Residential land use areas are contained within 26 distinctive neighborhoods, linked by a network of sidewalks and on-street bicycle paths connecting all the neighborhoods to the central neighborhood parks, the elementary school, and a private Community Recreation Center.

4.2.1 Variety of Housing Types

A total of six (6) housing types or product lines are included in the Specific Plan.

The six (6) housing types proposed for Park Place include:

- ♦ Single-family Detached/Green Court;
- ♦ Single-family Detached/Lane Loaded: Minimum 3,100-square feet Lots;
- ♦ Single-family Detached/Lane Loaded: Minimum 4,500-square feet
- ♦ Single-family Detached/Conventional: Minimum 3,500-square feet Lots;
- ♦ Single-family Detached/Conventional: Minimum 4,000-square feet Lots; and
- ♦ Single-family Detached/Conventional: Minimum 5,000-square feet Lots.

4.2.2 Traditional Neighborhood Design

The community plan for Park Place offers a strong neighborhood character and identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar character to that of older traditional Southern California neighborhoods, including Ontario. The design features described below "activate" the streetscene and promote friendly interaction between neighbors.

- ♦ A traditional grid and geometric street design in residential neighborhoods, with sidewalks separated by landscaped parkways, which provide visual interest, slower traffic, lower traffic volumes, and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility, beautify the streetscene, and lend a pedestrian scale.
- ♦ The primary entry street into the residential area (Bellegrave Ave.) shall include on-street parking for park and recreation uses to the north and south, and a "linear" landscape treatment on both sides of the street. Parkways adjacent to both sides of the street are planned to be heavily landscaped. This street leads directly to the central neighborhood parks and the private Recreation Center, the focal point designed to reinforce the sense of arrival and establish a sense of community.
- ♦ The architecture of residences within Park Place will be designed to focus on human scale details which will enhance the pedestrian friendly character of the community. These features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

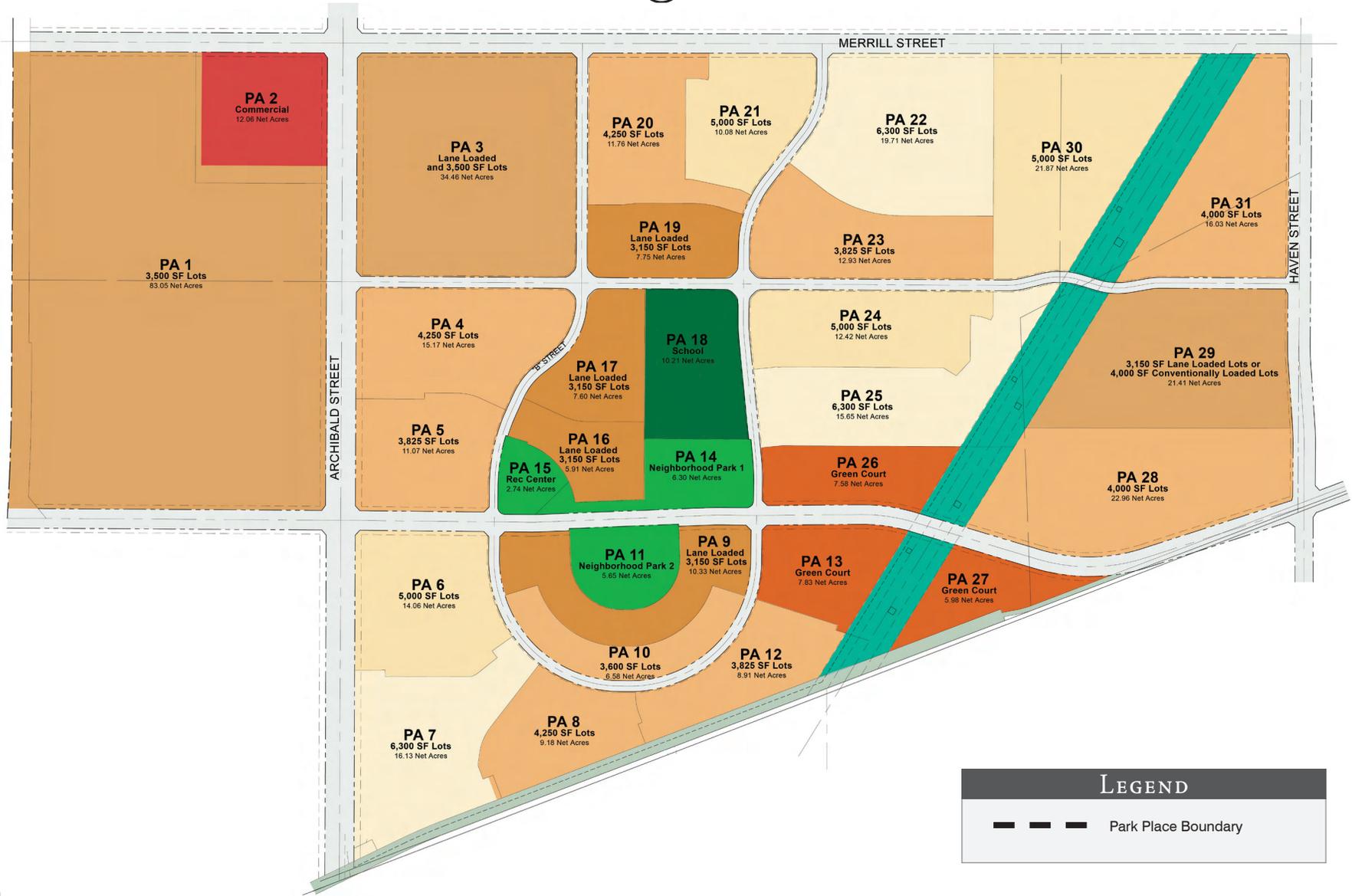


Table 1 - SUBAREA 29 SPECIFIC PLAN LAND USE SUMMARY

Planning Area	Minimum Lot Size/Use (S.F.)	Target Dwelling Units ^{3,4,5}	Gross Acres ¹	% of Gross Acres	Target Gross Density ^{3,5}	Net Acres ²	% of Net Acres
1*	3,500	432	89.77	16.63%	4.81 DU/AC	83.05	18.02%
2*	Commercial ⁶	0	14.48	2.68%	0.00 DU/AC	12.06	2.62%
3*	4,500	186	40.20	7.45%	4.63 DU/AC	34.46	7.48%
4**	4,250	88	17.81	3.30%	4.94 DU/AC	15.17	3.29%
5**	3,825	63	13.67	2.53%	4.61 DU/AC	11.07	2.40%
6**	5,000	68	16.96	3.14%	4.01 DU/AC	14.06	3.05%
7**	6,300	63	18.07	3.35%	3.49 DU/AC	16.13	3.50%
8**	4,250	50	9.56	1.77%	5.23 DU/AC	9.18	1.99%
9**	3,150 (Lane Loaded)	72	11.92	2.21%	6.04 DU/AC	10.33	2.24%
10**	3,600	57	7.81	1.45%	7.30 DU/AC	6.58	1.43%
11**	Neighborhood Park 2	0	6.23	1.15%	0.00 DU/AC	5.65	1.23%
12**	3,825	55	10.21	1.89%	5.39 DU/AC	8.91	1.93%
13**	Green Court	73	11.42	2.12%	6.39 DU/AC	7.83	1.70%
14**	Neighborhood Park 1	0	7.64	1.42%	0.00 DU/AC	6.30	1.37%
15**	Recreation Center	0	3.15	0.58%	0.00 DU/AC	2.74	0.59%
16**	3,150 (Lane Loaded)	38	6.07	1.12%	6.26 DU/AC	5.91	1.28%
17**	3,150 (Lane Loaded)	43	8.38	1.55%	5.13 DU/AC	7.60	1.65%
18**	School ⁷	0	11.19	2.07%	0.00 DU/AC	10.21	2.22%
19**	3,150 (Lane Loaded)	61	8.95	1.66%	6.82 DU/AC	7.75	1.68%
20**	4,250	67	13.29	2.46%	5.04 DU/AC	11.76	2.55%
21**	5,000	48	11.48	2.13%	4.18 DU/AC	10.08	2.19%
22**	6,300	79	21.34	3.95%	3.70 DU/AC	19.71	4.28%
23**	3,825	82	14.41	2.67%	5.69 DU/AC	12.93	2.81%
24**	5,000	61	13.71	2.54%	4.45 DU/AC	12.42	2.70%
25**	6,300	64	18.45	3.42%	3.47 DU/AC	15.65	3.40%
26**	Green Court	71	12.03	2.23%	5.90 DU/AC	7.58	1.65%
27**	Green Court	46	9.58	1.77%	4.80 DU/AC	5.98	1.30%
28*	4,050	121	25.81	4.78%	4.69 DU/AC	22.96	4.98%
29***	3,150 Lane Loaded or 4,000 Conventional	108	27.24	5.05%	3.96 DU/AC	21.41	4.65%
30*	5,040	110	28.34	5.25%	3.88 DU/AC	21.87	4.75%
31*	4,050	87	23.12	4.28%	3.76 DU/AC	16.03	3.48%
Flood Control Channel	Flood Control Channel	0	7.20	1.33%	0.00 DU/AC	7.20	1.56%
Pump Station	Pump Station	0	0.36	0.07%	0.00 DU/AC	0.19	0.04%
Project Total		2,293	539.85	100.00%	4.25 DU/AC	460.70	100.00%

1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
 2) Net Acres excludes street rights-of-way and SCE easements.
 3) Actual total units and gross/net density and acreage will be dependent on final lotting.
 4) Target lot count within the SL Ontario development based on Concept Lotting Study (08/08/05) and Tentative "B" Maps
 5) A density transfer of 15.0% may occur between Planning Areas.
 6) Usable Acres for the Neighborhood Center (PA 2 Commercial) is 11.20 AC, as depicted on Table 1a "Residential Allocation Summary (By Ownership)" (Usable Acres = Net

Acres less Additional Neighborhood Edge Buffer).
 7) Usable Acres for the Elementary School (PA 18 School) is 10.00 AC, as depicted on Table 1a "Residential Allocation Summary (By Ownership)" (Usable Acres = Net Acres less Additional Neighborhood Edge Buffer.
 *) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
 **) Indicates Planning Areas as controlled/owned by SL Ontario Development Corporation
 ***) Indicated Planning Areas as controlled/owned by Brookfield Homes



Table 1a—SUBAREA 29 SPECIFIC PLAN RESIDENTIAL ALLOCATIONS SUMMARY (BY OWNERSHIP)

<i>Description</i>	<i>Stratham/Lewis</i>	<i>Richland</i>	<i>Brookfield Homes</i>	<i>Totals</i>
Total Gross Acres	290.52 ac	222.16 ac	27.17 ac	539.85 ac
SCE Easement	- (11.21 ac)	- (9.22 ac)	- (3.84 ac)	- (24.27 ac)
Elementary School (*)(**)	- (10.0 ac)	-0-	-0-	- (10.0 ac)
Neighborhood Center(**)	-0-	- (11.2 ac)	-0-	- (11.2 ac)
Residential Acreage (Gross Acreage Minus Non-Residential Uses As Listed)	269.31 ac	201.74 ac	23.33 ac	494.38 ac
Percent of Total Residential Acreage	54.47%	40.81%	4.72%	100%
Total Residential Lots (Based on Percent of Residential Acreage)	1,249 du	936 du	108 du	2,293 du (4.60 du/ac)

<i>Description</i>	<i>Dwelling Units</i>
Original Subarea 29	1,937 du
20-ac Middle School Site at 4.6 du/ac	+ 92 du
47.45 ac Add in with Haven Ave. Straight Alignment at 4.6 du/ac	+ 218 du
10-ac Elementary School Site to be Relocated at 4.6 du/ac	+ 46 du
Total	2,293 du

(*) Only one (1) Elementary School, No Residential Allocation for Deleting, one (1) Elementary School and 46 du Allocation for relocating one (1) Elementary School (10 ac). Three (3) were originally planned for Subarea 29.

(**) Elementary School and Neighborhood Center acreages are "Usable" (excluding Street Right-of-Way and Additional Neighborhood Edge).

Table 1b—SPECIFIC PLAN LAND USE SUMMARY

<i>Planning Area</i>	<i>Minimum Lot Size / Use</i>	<i>Target Dwelling Units</i>	<i>Net Acres¹</i>	<i>Net Density</i>	<i>Gross Acres</i>	<i>Target Gross Density</i>
<i>Residential Summary</i>						
PA-1	3,500 S.F.	432 du	83.05 ac	5.20 du/ac	89.77	4.81 du/ac
PA-3	4,500 S.F.	186 du	34.46 ac	5.40 du/ac	40.20	4.63 du/ac
PA-4	4,250 S.F.	88 du	15.17 ac	5.80 du/ac	17.81	4.94 du/ac
PA-5	3,825 S.F.	63 du	11.07 ac	5.69 du/ac	13.67	4.61 du/ac
PA-6	5,000 S.F.	68 du	14.06 ac	4.84 du/ac	16.96	4.01 du/ac
PA-7	6,300 S.F.	63 du	16.13 ac	3.91 du/ac	18.07	3.49 du/ac
PA-8	4,250 S.F.	50 du	9.18 ac	5.45 du/ac	9.56	5.23 du/ac
PA-9	3,150 S.F. (Lane Loaded)	72 du	10.33 ac	6.97 du/ac	11.92	6.04 du/ac
PA-10	3,600 S.F.	57 du	6.58 ac	8.66 du/ac	7.81	7.30 du/ac
PA-12	3,825 S.F.	55 du	8.91 ac	6.17 du/ac	10.21	5.39 du/ac
PA-13	Green Court	73 du	7.83 ac	9.32 du/ac	11.42	6.39 du/ac
PA-16	3,150 S.F. (Lane Loaded)	38 du	5.91 ac	6.43 du/ac	6.07	6.26 du/ac
PA-17	3,150 S.F. (Lane Loaded)	43 du	7.60 ac	5.66 du/ac	8.38	5.13 du/ac
PA-19	3,150 S.F. (Lane Loaded)	61 du	7.75 ac	7.87 du/ac	8.95	6.82 du/ac
PA-20	4,250 S.F.	67 du	11.76 ac	5.70 du/ac	13.29	5.04 du/ac
PA-21	5,000 S.F.	48 du	10.08 ac	4.76 du/ac	11.48	4.18 du/ac
PA-22	6,300 S.F.	79 du	19.71 ac	4.01 du/ac	21.34	3.70 du/ac
PA-23	3,825 S.F.	82 du	12.93 ac	6.34 du/ac	14.41	5.69 du/ac
PA-24	5,000 S.F.	61 du	12.42 ac	4.91 du/ac	13.71	4.45 du/ac
PA-25	6,300 S.F.	64 du	15.65 ac	4.09 du/ac	18.45	3.47 du/ac
PA-26	Green Court	71 du	7.58 ac	9.37 du/ac	12.03	5.90 du/ac
PA-27	Green Court	46 du	5.98 ac	7.69 du/ac	9.58	4.80 du/ac
PA-28	4,500 S.F.	121 du	22.96 ac	5.27 du/ac	25.81	4.69 du/ac
PA-29	3,150 S.F. Lane Loaded or 4,000 S.F. Conventional	108 du	21.41 ac	5.04 du/ac	27.24	3.96 du/ac
PA-30	5,040 S.F.	110 du	21.87 ac	5.03 du/ac	28.34	3.88 du/ac
PA-31	4,050 S.F.	87 du	16.03 ac	5.43 du/ac	23.12	3.76 du/ac
PA-11 ⁵					5.65	3.88 du/ac
PA-14 ⁵					6.30	3.76 du/ac
Residential Subtotal	-	2,293 du	416.49 ac	4.98 du/ac	501.55	4.57 du/ac



Table 1b—SPECIFIC PLAN LAND USE SUMMARY (CONTINUED)

<i>Non-Residential Summary</i>						
PA-2	Commercial/ Retail ²	-	12.06 ac			
PA-11	Neighborhood Park 2	-	5.65 ac			
PA-14	Neighborhood Park 1	-	6.30 ac			
PA-15	Recreation Center	-	2.74 ac			
PA-18	School ³	-	10.21 ac			
Street Right-of-Way	N/A	-	56.91 ac			
SCE Easement (Excluding Paseo)	N/A	-	19.55 ac			
Paseo (Within SCE Easement)	N/A	-	2.63 ac			
County Line Storm Drain Channel R/W (excluding Paseo)	N/A	-	5.02 ac			
Paseo (within County Line Storm Drain Channel R/W)	N/A	-	2.18 ac			
Pump Station	N/A	-	0.19 ac			
Non-Residential Subtotal	-	-	123.44 ac			
Project Total	-	2,293 du	539.85 ac/gr			

- purposes).
- 2 Net Acres are calculated to street rights-of-way minus SCE and County Line Storm Drain Channel easements (16.8 acres of additional Neighborhood Edge Buffer, outside of street rights-of-way, are included in the Net Acres).
 - 3 Usable Acres for the Neighborhood Center (PA 2 Commercial) is 11.20 acres, as depicted on Table 1a "Residential Allocation Summary (By Ownership)" Usable Acres = Net Acres less Additional Neighborhood Edge Buffer).
 - 4 Usable Acres for the Elementary School (PA 18 School) is 10.00 acres, as depicted on Table 1a "Residential Allocation Summary (By Ownership)" Usable Acres = Net Acres less Additional Neighborhood Edge Buffer).
 - 5 As indicated by the City of Ontario, Neighborhood Park 1 and 2 Net Acreages to be indicated in Residential Gross Acreage.



- ♦ Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Design techniques may include varied garage setback requirements, split-garages, turn-in garages, garages located on rear lanes (private alleys), or other similar techniques that de-emphasize the view of garage doors from the street.
- ♦ Lane-loaded homes anticipated in Planning Areas 9, 16, 17 and 19 will front directly on green spaces and local streets, framing these spaces with architecture.

4.3 PARKS, OPEN SPACE AND RECREATIONAL FACILITIES

The Park Place portion of the Specific Plan will have a central, “Green Core” that consists primarily of open space for recreation and passive use, linked to the elementary school. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The “Green Core” is comprised of several facilities and amenities to meet the needs of the community. The following areas make up the “Green Core”: two (2) neighborhood parks, the linear park system, a private Community Recreation Center, and the paseo trail system, which are all linked to the elementary school.

4.3.1 Parks

An integral part of the development of the residential program within the development boundary of the 539.85-acre Specific Plan is park and recreational areas, providing active and passive recreational opportunities for residents of the project site. A total of 13.8 acres of usable neighborhood park is included in Park Place. The Quimby Act for the City of Ontario, provides for the dedication of three (3) acres of parkland per 1,000 residents. However, pursuant to the GPA Goal 12.0, Objective 12.2, Policy 12.1.3, each specific plan is required to define a park acquisition and improvement financing plan to ensure the achievement of a park standard of five (5) acres of parkland per 1,000 residents through a combination of Neighborhood and pocket parks. Pursuant to the foregoing policy, the total parkland requirement for the project is 23.79 gross acres. However, at the City of Ontario election, it was determined that the developers of Subarea 29 may pay park area fees in lieu of park dedication. Neighborhood parks shall be dedicated to the City and pocket parks shall be transferred to a homeowners association. Refer to Chapter 7.6, Landscape Design, included in the overall Residential Design Guidelines for the project, for park plans for Park Place, including the overall core plan and detailed site plans of the two (2) neighborhood parks and the private Community Recreation Center.

4.3.2 Trails

Bicycle trails are an integral element in creating accessibility and mobility within the Specific Plan. An off-street Class I bicycle trail system will be provided within the right-of-way of Haven Ave. (west side of street) adjacent to the project site as part of the ultimate development of the Specific Plan area. An off-street Class I bicycle trail system will also be provided within the right-of-way of Archibald Ave. (west side of street) adjacent to the development area between Bellegrave Ave. and Merrill Ave. Adequate right-of-way will be provided for on-street bicycle routes with the improvement of Archibald Ave. adjacent to the development area south of Bellegrave Ave., Merrill Ave. adjacent to the development area, and Bellegrave Ave. The bicycle trail system will link residential neighborhoods to the planned parks and the elementary school site located within the project site, as well as providing connectivity to future development areas within the Specific Plan area and to the proposed school site located adjacent to the project site at the southeast corner of Haven Ave. and Merrill Ave.

Refer to *Exhibit 11, Master Circulation Plan*, for the location of Class 1 bike paths.

4.4 SCE CORRIDOR TRAIL

A link within the City’s Master Plan of Trails proposed for SCE easements and corridors includes a portion of the trail which will be developed in the Specific Plan, extending a multi-purpose bicycle trail from Merrill Ave. southerly to County Line Channel Trail. Access to the SCE Corridor Trail will be provided at key points within residential areas to provide pedestrian and bicycle accessibility. A conceptual plan for the SCE Corridor Trail is illustrated in *Exhibits 13, Pedestrian and Bicycle Circulation Plan, and Exhibit 29, SCE Easement Paseo System*, in Chapter 7, Design Guidelines.

4.5 COMMERCIAL

The Specific Plan includes approximately 12.06-net acres (11.2 usable acres) designated for development of neighborhood commercial uses.

4.5.1 Neighborhood Center

The Specific Plan provides for the development of approximately 87,000 square feet of neighborhood center commercial land uses adjacent to Archibald and Merrill Avenues. Commercial development at this location is conveniently located to serve Subarea 29. Pedestrian and bicycle connectivity between residential land use areas within the Specific Plan area and the future commercial center will be provided through an



extensive network of trails. Commercial uses which could be developed within this land use district include local servicing commercial uses, such as small restaurants, small retail shops, and personal services.

4.6 SCHOOLS

The Specific Plan is located within the Mountain View School District, which serves the school needs for grades K-8 and the Chaffey Joint Union School District, which serves the school needs for grades 9-12.

One elementary school is included within Park Place and Subarea 29 Specific Plan. A 10.2-acre net (10-acre usable) K-5 elementary school is located in the heart of Park Place, adjacent to the northern neighborhood park, north of Bellegrave Ave. Joint use school/park facilities are envisioned, serving the K-5 school needs generated by the project. A middle school of approximately twenty (20) acres is conceptually planned east of the Specific Plan area, east of Haven Ave. and south of Merrill Ave. The developers of Park Place and other developers in Subarea 29 will be required to pay school fees or construct school facilities, as required by the State of California.

Final approval of the elementary school site rests with the State of California Department of Education. It shall be the responsibility of the school district to seek such approval and to comply with all applicable regulations and procedures. Should the Mountain View School District find it necessary to build the elementary school or another public school in a location other than Planning Area 18, the placement of a school at another location within Subarea 29 Specific Plan shall be considered consistent with the provisions of Specific Plan.

In the event that the Mountain View School District elects to construct the elementary school at an alternate location outside the Subarea 29 Specific Plan, the designated school site (Planning Area 18) will be developed with residential uses. Should this site be developed with residential uses, in lieu of the school, it will be developed as Low Density Residential within a density of 4.6 dwelling units per acre and with a development target of 46 dwelling units; and the total number of dwelling units within the specific plan will be increased to 2,339 dwelling units with the approval of a General Plan Amendment (GPA) and Specific Plan Amendment (SPA).

In order to develop Planning Area 18 with residential uses in lieu of the elementary school, the developer shall be required to obtain written confirmation from the Mountain View School District that it will not utilize the planning area for development of an elementary or other school. The written confirmation will be submitted to the City

of Ontario Planning Department concurrently with any development application for Planning Area 18, which would require an amendment to the Specific Plan.

4.7 DAIRY FARMING

The Specific Plan Area contains existing dairies and feed lots. A minimum 100-foot separation shall be required between a new residential, commercial, or industrial development, or structures used for public assembly and an existing animal feed trough, corral/pen, or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.