



## 1.0 Specific Plan Overview

This Specific Plan includes all of Subarea 29, which lies directly southeast and south of the arterial intersection of Archibald Ave. and Merrill Ave. The entire Specific Plan area, including Park Place (the SL Ontario Development Corporation ownership), Richland Communities Inc., and Brookfield Homes ownerships, amounts to 539.85 gross acres. The Specific Plan includes Park Place and parcels controlled by Richland Communities, Inc. and Brookfield Homes. Residential property to the east and residential and commercial properties to the west of Park Place controlled by Richland Communities, Inc. and Brookfield Homes, amount to 249.10 additional gross acres. *Refer to Exhibit 3, Land Use Plan.*

The net acreage of the Specific Plan area is 460.67 net acres. This excludes street right-of-ways, Southern California Edison (SCE), and County Line easements.

The regional context and local setting of the Specific Plan area are illustrated in the *Regional Location Map, Exhibit 1, and Vicinity Map, Exhibit 2.*

The project site is consistent with and implements an amended gross residential density allocation (4.25 dwelling units per acre) and broad “community design” policy requirements for the New Model Colony, including a general neo-traditional community design. These include:

- ✦ Creation of a “sense of place;”
- ✦ Diversity in housing product and architecture;
- ✦ Pedestrian connectivity;
- ✦ Smaller “neighborhoods;” and
- ✦ Elimination of the “subdivision” feel.

The New Model Colony General Plan Amendment adopted by the City of Ontario designates Planning Subarea 29 for development of residential, Neighborhood Center commercial, three (3) elementary, and one (1) middle school land uses. Residential land uses are delineated with areas assigned for Low Density Residential development with a total of 1,937 dwelling units permitted. A General Plan Amendment will be adopted concurrently with the Specific Plan, modifying only the General Plan Land Use Policy Map and Circulation Map to 1) reassign the location of one elementary school, 2) eliminate one elementary school, 3) relocate the middle school designation southeast of the intersection of Merrill Ave. and Haven Ave., 4) “straighten” the Haven Ave. alignment between Bellegrove Ave. and Merrill Ave., and 5) eliminate Neighborhood Center in the northeast portion of Subarea 29.

Overall, Subarea 29 indicates a total of thirty-one (31) planning areas.

A total of twenty (20) residential neighborhoods are planned within Park Place, with varying lot sizes, product design, and architectural character. *Refer to Exhibit 3, Land Use Plan.* Lot sizes range from Green Court detached condominium to 6,300 square feet. A maximum total of 1,249 dwelling units are proposed for Park Place. Richland Communities, Inc. controls a total of five (5) residential neighborhoods with varying product, and lot sizes ranging from 3,500 square feet to 5,000 square feet. A maximum total of 936 dwelling units are planned for the five (5) planning areas controlled by Richland Communities, Inc. Brookfield Homes owns Planning Area 29. This planning area is planned for 108 lots featuring either lane or conventionally loaded designs.

Subarea 29 was originally allocated a total of 1,937 dwelling units in the General Plan. However, the current Specific Plan land use plan reflects relocation of the middle school, the “straightening” of the Haven Ave. alignment, elimination of one elementary school site, and relocation of a second elementary school site, thereby resulting in an additional 356 dwelling units for a total of 2,293 single family homes allocated to the Specific Plan.

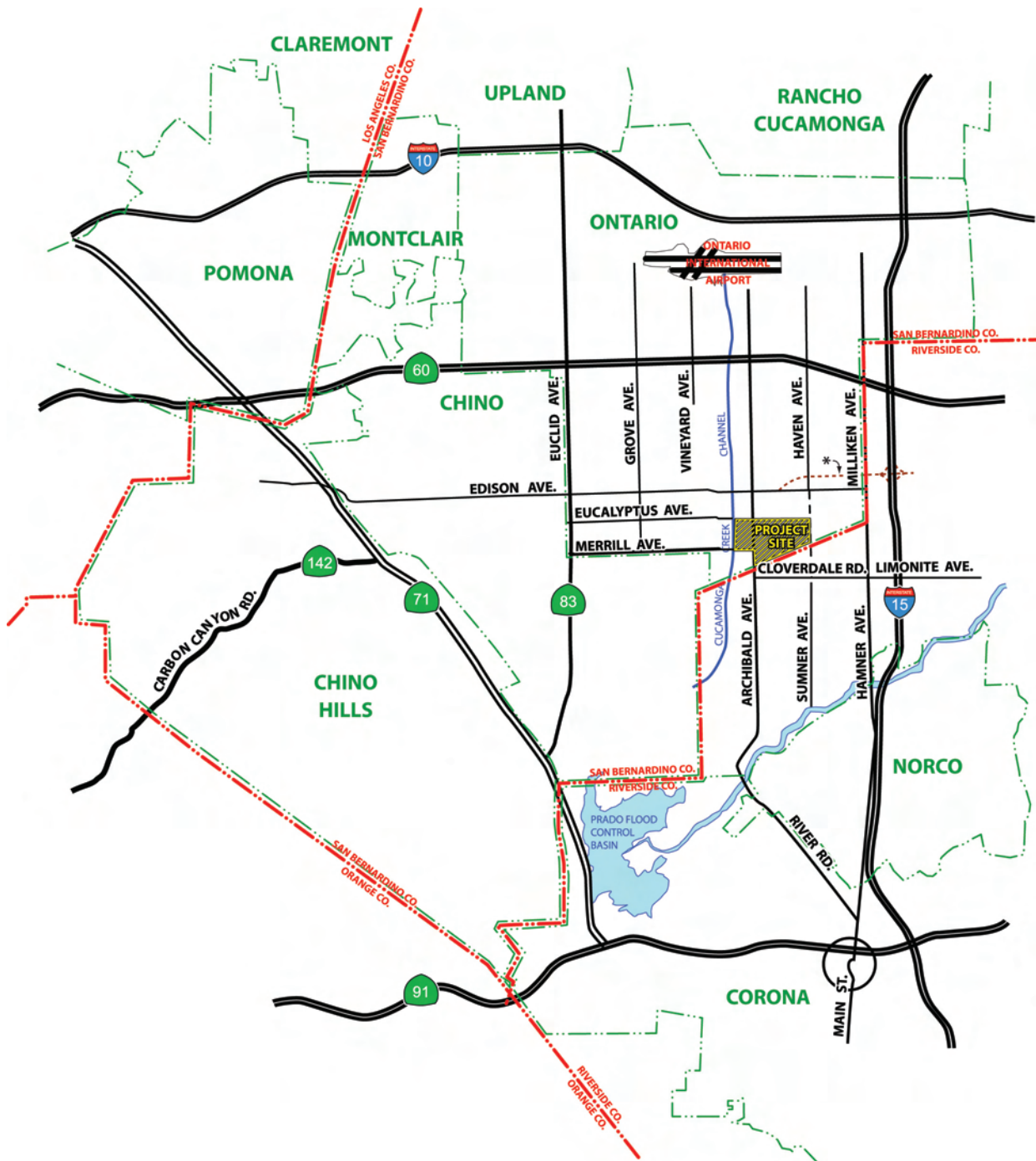
It should be noted that use of the term “Park Place” throughout this document applies only to the SL Ontario Development Corporation ownership.

Non-residential uses proposed in the Specific Plan include a commercial parcel consisting of 14.48 gross acres on the southwest corner of Merrill Ave. and Archibald Ave. An elementary school made up of 11.18 gross acres is included at the center of Subarea 29, directly adjacent to a neighborhood park consisting of 9.76 gross acres.

Parks and the private Recreation Center form the “heart” of the Specific Plan and entire planned community. These include a private 2.13-acre private Recreation Center and two (2) neighborhood parks north and south of Bellegrove Ave. The two (2) neighborhood parks amount to 9.76 gross acres (north) and 6.23 gross acres (south) of Bellegrove Ave. Subarea 29 is planned as a walkable community.

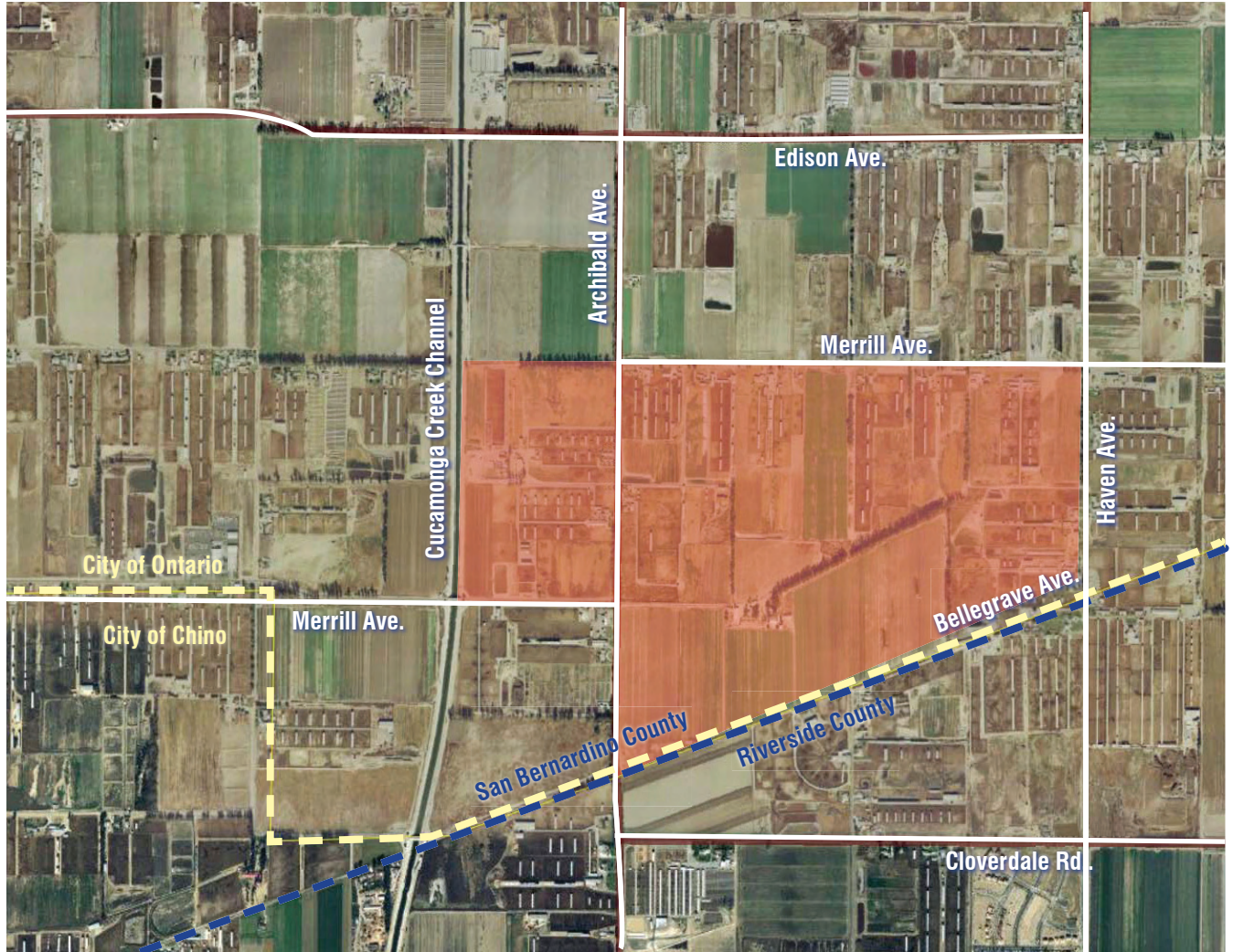
A system of pedestrian trails link all residential neighborhoods with the planned school, parks, and recreation amenities. Additionally, connections to the SCE Corridor trail and County Line Channel trail are also planned.

The internal street system includes a modified grid and landscaped parkways in all local residential streets. *Refer to Exhibit 3, Land Use Plan.*



**\*Cantu - Galleano Ranch Road Realignment**

*Exhibit 1*—REGIONAL LOCATION



LEGEND	
<span style="color: red;">■</span>	Specific Plan Site
<span style="color: blue;">---</span>	County Boundaries
<span style="color: yellow;">---</span>	City Boundaries

*Exhibit 2*—VICINITY MAP



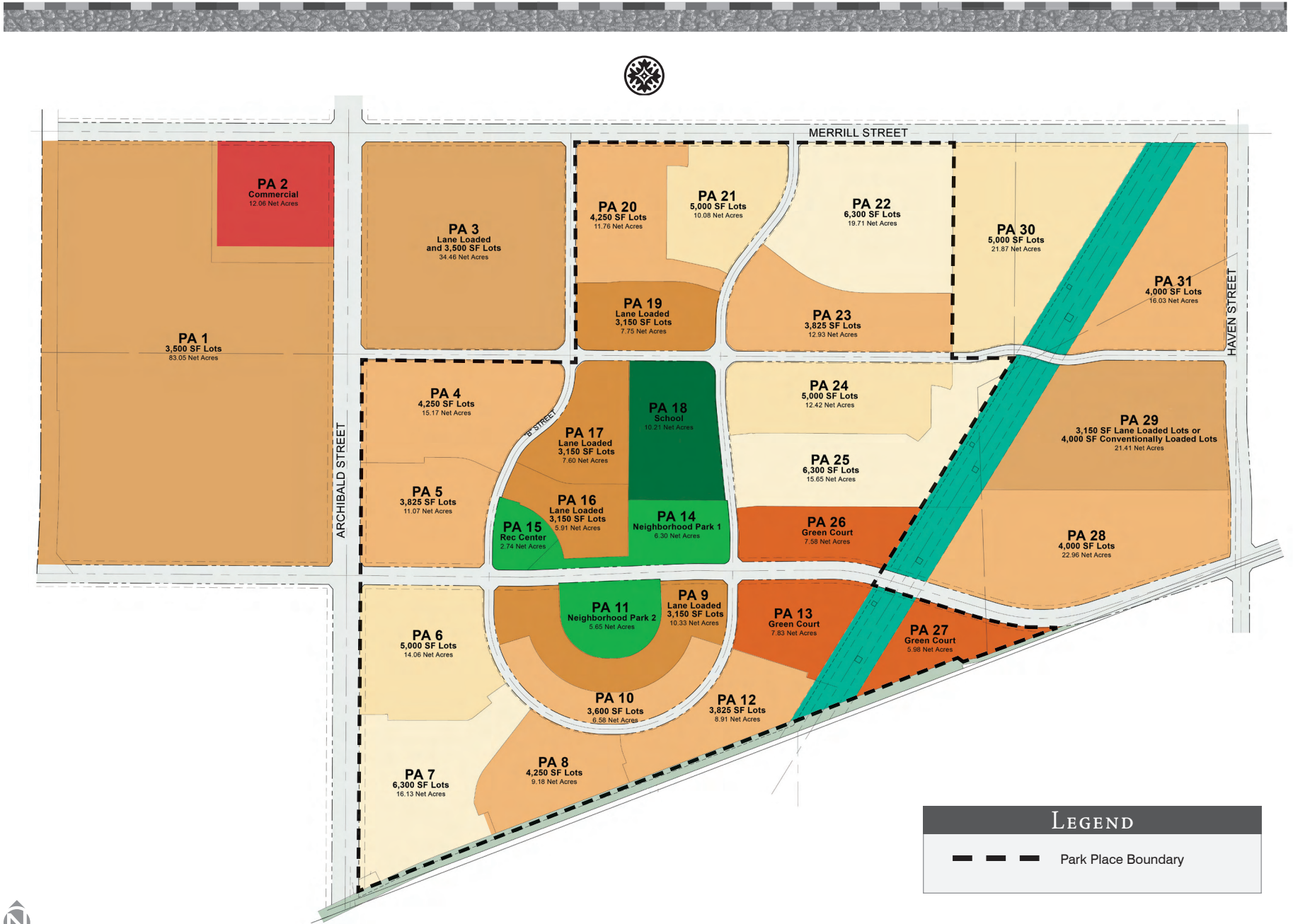


Exhibit 3—LAND USE PLAN

**Table 1 - SUBAREA 29 SPECIFIC PLAN LAND USE SUMMARY**

Planning Area	Minimum Lot Size/Use (S.F.)	Target Dwelling Units <sup>3,4,5</sup>	Gross Acres <sup>1</sup>	% of Gross Acres	Target Gross Density <sup>3,5</sup>	Net Acres <sup>2</sup>	% of Net Acres
1*	3,500	432	89.77	16.63%	4.81 DU/AC	83.05	18.02%
2*	Commercial <sup>6</sup>	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 <sup>7</sup>	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

- 7) Acres less Additional Neighborhood Edge Buffer).
- 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



## A. GOVERNING DOCUMENTS

Development of the Subarea 29 Specific Plan will be regulated by the following documents:

- ♦ The City of Ontario Sphere of Influence General Plan Amendment (January 1998), as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Specific Plan area;
- ♦ The Specific Plan, to include a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations;
- ♦ The City of Ontario Development Code, as applicable to the project site, where the Specific Plan is silent on development standards and regulations;
- ♦ The City of Ontario Subdivision Ordinance, regulating the subdivision of land within the project site area;
- ♦ The approved Subarea 29 Environmental Impact Report; and
- ♦ Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Park Place, and other developers in Subarea 29 as a means of ensuring and enforcing quality design and development of the master planned community.

### ***Specific Plan Components***

The Subarea 29 Specific Plan is organized into the following sections in addition to Section 1, Specific Plan Overview.

#### ***2.0 Introduction***

The Introduction provides:

- ♦ The project site setting;
- ♦ A general description of the project site proposal;
- ♦ The goals and policies of the Specific Plan;
- ♦ The entitlements to accompany the Specific Plan; and
- ♦ The relationship of the Specific Plan to the City of Ontario New Model Colony General Plan Amendment, as amended, and the City of Ontario Development Code.

#### ***3.0 Existing Conditions***

This section describes the setting for the project site, outlining the existing physical conditions on and around the site.

#### ***4.0 Land Use***

The Land Use section describes the various residential planning areas and residential types, commercial planning area, school planning area, and the parks and trails within the planned community.

#### ***5.0 Infrastructure and Public Improvements***

This section provides information on proposed circulation improvements, the planned backbone water, sewer, and storm drain systems, the grading concept for the project site, and a discussion of public utilities and services to serve the Specific Plan area.

#### ***6.0 Development Regulations***

The Development Regulations identify permitted uses and standards regulating the development of various residential product types and commercial use. The relationship of the Specific Plan development regulations to the City of Ontario Development Ordinance is also provided. The policies and procedures for the City's review and approval of future development proposals within the Specific Plan are included in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan, as necessary in the future.

#### ***7.0 Design Guidelines***

The Specific Plan Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are addressed in the Design Guidelines.

#### ***8.0 Commercial Design Guidelines***

This section will direct site planning, architectural design, and landscaping for the commercial parcel.

#### ***9.0 General Plan Consistency***

This section includes the City of Ontario General Plan consistency matrix describing the relationship of the Specific Plan to each policy of the New Model Colony General Plan Amendment.