Subarea 29

SPECIFIC PLAN
OCTOBER 17, 2006
AMENDED MAY 1, 2007
AMENDED MARCH 19, 2008

Updated with no amendments August 2008

ADOPTION

SUBAREA 29 SPECIFIC PLAN
FILE NUMBER: PSP03-003
City Council Resolution Number: *Adopted October 17, 2006*

AMENDMENTS

File No. PSPA07-003
City Council Resolution Number:2007-053 *Adopted May 1, 2007*
To reduce the minimum lot width for the single-family detached (SFD) conventional lots from 50 to 45 feet (interior lots) and 55 to 50 feet (corner lots) for planning area 31 of the specific plan.

File No. PSPA07-007
City Council Resolution Number: 2008-017 *Adopted March 19, 2008*
A change of land use designation minimum lot size and conventional single-family lot sizes. Additionally, modifying the development standards for the conventional single-family land use designation as it pertains to garage set backs, lot widths, and correcting minor text and graphic errors with the specific plan, generally located on the south side of Merrill Ave, on the west side of Haven Ave and north of the Riverside County Line.

Specific Plan

Subarea 29 Specific Plan at New Model Colony PSP 03-003; PSPA 07-003; PSPA 07-007

Approved by City of Ontario City Council on 10/17/2006
Amended by City of Ontario City Council on 05/01/2007
Amended by City of Ontario City Council on 03/19/2008

Community Developers

SL Ontario Development Corporation
2201 Dupont Drive, Suite 300
Irvine, California 92612
Contact: Jeff Evans, Patrick Chandler
(949) 833-1554
or
1156 N. Mountain Avenue
Upland, California 91785
Contact: Darren McCleve, Ben Cendejas
(909) 985-0971

Brookfield Homes
3090 Bristol Street, Suite 200
Costa Mesa, Califorina 92626
Contact: Dave Bartlett, Kristen Fisk
(714) 427-6868

Richland Communities, Inc.
4100 Newport Place, Suite 800
Newport Beach, CA 92660
Contact: John Schafer
(949) 261-7010

Community Planner, Architect

William Hezmalhalch Architects, Inc.
2850 Redhill Ave., Suite 200
Santa Ana, California 92705
Contact: Cathy Baranger, Scott Crawford
(949) 250-0607

Landscape Architect

Architerra
10221-A Trademark Street
Rancho Cucamonga, California 91730
Contact: Richard Krumwiede
(909) 484-2800

Civil Engineer

L.D. King, Inc.
2151 Convention Center Way, Suite 100
Ontario, California 91764
Contact: Tim Stapleton, Carla Berard
(909) 937-0200

This document has been produced by William Hezmalhalch Architects, Inc. for SL Ontario Development Corporation and solely for the use of Park Place, Ontario, California. All rights reserved. No part of this document may be reproduced or used in any form or by any other means including graphics, electronic file, or mechanical, including photocopying, or any other form of storage and retrieval system, without written authorization from William Hezmalhalch Architects, Inc. ©2006 William Hezmalhalch Architects, Inc.

TABLE OF CONTENTS

Chapter *Page*

1.0 Specific Plan Overview 1-1

2.0 Introduction 2-1
2.1 Purpose and Objectives 2-1
2.1.1 Purpose 2-1
2.1.2 Objectives 2-1
2.2 Specific Plan Proposal 2-2
2.2.1 Project Summary 2-2
2.3 Authority and Requirements 2-3
2.3.1 Authority 2-3
2.3.2 Requirements of the Specific Plan 2-3
2.3.3 Development Agreement Required 2-3
2.4 Development Approval Components 2-3
2.5 CEQA Compliance 2-7
2.6 Relationship to General Plan and Zoning 2-7
2.7 Development Plan Review 2-7

3.0 Existing Conditions 3-1
3.1 Property Ownership 3-1
3.2 Williamson Act Status 3-1
3.3 Existing Site Conditions and Improvements 3-1
3.4 Surrounding Land Uses 3-1
3.5 Topography 3-1
3.6 Hydrology 3-1
3.7 Existing Circulation/Access 3-1
3.7.1 Regional Circulation 3-1
3.7.2 Local Circulation 3-4
3.8. Existing Infrastucture/Utilities 3-4
3.8.1 Water Supply Facilities 3-4
3.8.2 Sewer 3-4
3.8.3 Stormwater/Drainage Facilities 3-4
3.8.4 Solid Waste Disposal 3-4
3.8.5 Natural Gas Lines 3-4
3.8.6 Electrical Facilities 3-4
3.8.7 Communications Systems 3-5
3.9 Geology and Soils 3-5
3.10 Seismicity 3-5
3.11 Vegetation 3-5
3.12 Biological Resources 3-5

Chapter *Page*

4.0 Land Use 4-1
4.1 Introduction 4-1
4.2 Residential Use 4-1
4.2.1 Variety of Housing Types 4-1
4.2.2 Traditional Neighborhood Design 4-1
4.3 Parks, Open Space and Recreational Facilities 4-7
4.3.1 Parks 4-7
4.3.2 Trails 4-7
4.4 SCE Corridor Trail 4-7
4.5 Commercial 4-7
4.5.1 Neighborhood Center 4-7
4.6 Schools 4-8
4.7 Dairy Farming 4-8

5.0 Infrastructure and Services 5-1
5.1 Circulation 5-1
5.1.1 Streets 5-1
5.1.2 Traffic Calming 5-12
5.1.3 Pedestrian Circulation 5-13
5.1.4 Bicycle Trails 5-13
5.2 Water Master Plans 5-13
5.2.1 Domestic and Recycled Water Master Plan 5-13
5.2.2 Domestic Water 5-13
5.2.3 Recycled Water System 5-13
5.3 Sewer Master Plan 5-16
5.4 Drainage 5-16
5.4.1 NPDES Compliance 5-16
5.5 Schools 5-17
5.6 Public Utilities 5-17
5.6.1 Telecommunications 5-17
5.6.2 Natural Gas 5-17
5.6.3 Electricity 5-17
5.6.4 Solid Waste 5-17
5.7 Grading Concept 5-22
5.7.1 Preliminary Earthwork Calculations 5-22
5.7.2 Preliminary Grading/Drainage Concept 5-22
5.8 Phasing 5-22

6.0 Development Regulations 6-1
6.1 Introduction 6-1
6.2 Definition of Terms 6-1
6.3 Applicability 6-1
6.4 Administration 6-1
6.5 Methods and Interpretation 6-1
6.6 General Site Development Criteria 6-1
6.7 Implementation 6-2
6.8 Development Permit 6-2

Chapter *Page*

6.9 Subdivision Maps 6-2
6.10 Specific Plan Modifications and Amendments 6-2
6.10.1 Minor Modifications 6-2
6.10.2 Specific Plan Amendments 6-3
6.11 Appeals 6-3
6.12 Project Financing 6-3
6.13 Maintenance Responsibilities 6-3
6.13.1 Public Maintenance 6-3
6.13.2 Homeowner Association 6-5
6.14 Residential Development Standards 6-5
6.14.1 Residential Detached 6-5
6.15 Neighborhood Serving Commercial Land Use Development Standards 6-5
6.16 Landscape Standards 6-8
6.16.1 General Provisions 6-8
6.16.2 Landscape Standards 6-8
6.17 Signage 6-9
6.17.1 Master Sign Program Contents 6-9
6.18 Private Recreational Facilities 6-9

7.0 Residential Design Guidelines 7-1
7.1 Introduction 7-1
7.1.1 Guiding Principles 7-1
7.2 Architectural Styles 7-2
7.2.1 Introduction 7-2
7.2.2 Architectural Philosophy 7-2
7.2.3 Architectural Styles 7-2
7.3 Massing 7-18
7.3.1 Introduction 7-18
7.3.2 General Elements 7-18
7.3.3 Front Articulation 7-19
7.3.4 Roof Forms 7-20
7.3.5 Garage Placement & Treatment 7-20
7.3.6 Balconies and Projections 7-24
7.3.7 Articulation of Elevations 7-24
7.3.8 Varied Massing 7-24
7.3.9 Corner Lots/Critical EdgeConditions 7-25
7.4 Materials and Details 7-25
7.4.1 Introduction 7-25
7.4.2 Doors and Entries 7-26
7.4.3 Windows 7-26
7.4.4 Rakes and Eaves 7-27
7.4.5 Exterior Lighting and Fixtures 7-27
7.4.6 Roof Materials 7-28
7.4.7 Colors 7-28
7.4.8 Accent Materials 7-29
7.4.9 Wall Finishes 7-29

Chapter *Page*

7.4.10 Trash Container Pads in Lanes 7-29
7.5 Home Types 7-29
7.5.1 Introduction 7-29
7.5.2 Home Type Criteria 7-29
7.6 Landscape 7-40
7.6.1 Introduction 7-40
7.6.2 Overall Streetscapes and Entries 7-40
7.6.3 Interior Streetscape Design 7-57
7.6.4 Lanes 7-58
7.6.5 Entries and Monumentation 7-58
7.6.6 Primary and Secondary Community Entry, and Neighborhood Entry Monumentation 7-58
7.6.7 Neighborhood Parks and Open Space 7-64
7.6.8 The Park Place Private Recreation Center 7-65
7.6.9 Paseo Trail System 7-65
7.6.10 Community Walls and Fencing 7-65
7.6.11 Outdoor Lighting 7-70
7.6.12 Mailboxes 7-70
7.7 Landscape Implementation 7-70
7.7.1 Improvement ResponsibilityLandscape Maintenance 7-70
7.7.2 Homebuilder Landscape Requirements 7-73
7.7.3 Soil Testing 7-73
7.7.4 Slope Landscaping - HOA 7-73
7.7.5 Private Interior Slopes: Residential Interior 7-73
7.7.6 Streetscape Landscaping 7-73
7.7.7 Irrigation Design 7-74
7.8 DesignGuideline Implementation 7-74
7.8.1 Design Review Submittal Requirements 7-74
7.9 Plant Matrix 7-74

8.0 Commercial Design Guidelines 8-1
8.1 Introduction 8-1
8.1.1 Guiding Principles 8-1
8.1.2 Review Process 8-1
8.2 Commercial Design Guidelines 8-1
8.2.1 Introduction 8-1
8.2.2 Site Planning 8-1
8.2.3 Building Design 8-2
8.2.4 Architectural Details 8-2
8.2.5 Open Space and Landscaping 8-3

9.0 General Plan Consistency 9-1

Appendix I
Appendix A—Legal Description I
Appendix B—Glossary Of Specific Plan Terms I
Appendix C—Summary of Key Specific Plan Background Information II

List of Exhibits

Chapter ***Page***

Exhibit 1 Regional Location 1-2
Exhibit 2 Vicinity Map 1-3
Exhibit 3 Land Use Plan 1-4
Exhibit 4 General Plan Land Use Plan 2-4
Exhibit 5 General Plan Amendment 2-5
Exhibit 6 Specifc Plan Area 2-6
Exhibit 7 Existing Property Ownerships and Williamson Act Contract Status 3-2
Exhibit 8 Aerial Photo 3-3
Exhibit 9 General Plan Circulation 3-6
Exhibit 10 Land Use Plan 4-2
Exhibit 11 Master Circulation Plan 5-2
Exhibit 12 Arterial Street Sections 5-3
Exhibit 12 Arterial Street Sections 5-4
Exhibit 12 Arterial Street Sections 5-5
Exhibit 12a Local Street Sections 5-6
Exhibit 12a Local Street Sections 5-7
Exhibit 12a Local Street Sections 5-8
Exhibit 12b Lane (Private Alley) Sections 5-9
Exhibit 12c Neighborhood Street Tapers 5-10
Exhibit 12d Lane (Private Alley) Tapers 5-11
Exhibit 13 Pedestrian and Bicycle Circulation Plan 5-14
Exhibit 14 Conceptual Domestic Water Master Plan 5-15
Exhibit 15 Conceptual Recycled Water Master Plan 5-18
Exhibit 16 Conceptual Sewer Master Plan 5-19
Exhibit 17 Conceptual Storm Drain Master Plan 5-20
Exhibit 18 Conceptual Grading Plan 5-21
Exhibit 19 Conceptual Phasing Plan 5-23
Exhibit 20 Conceptual Landscape Master Plan 7-41
Exhibit 21 Streetscape/Paseo Section***s*** ***7-42***
Exhibit 22 Archibald Ave. (South) 7-43
Exhibit 22a Archibald Ave. (North) 7-44
Exhibit 23 Bellegrave Ave. (From Archibald to Rec. Center & From SCE Easement to Haven Ave.) 7-45
Exhibit 23a Bellegrave Ave. (From Rec. Center to SCE Easement) 7-46
Exhibit 24 Haven Ave. 7-47
Exhibit 25 Merrill Ave. 7-48
Exhibit 26 Primary Local Street (60' R/W with 14' Total Landscape Buffer) 7-49
Exhibit 26b Local and Cul-de-Sace Street (60' R/W With 12' Parkway and 7' Landscape Buffer) 7-50

Exhibit 26a Primary Local Street (60' R/W) 7-51
Exhibit 27 Lanes (Private Alleys) 7-52
Exhibit 28 Internal Paseo Easement 7-53
Exhibit 29 SCE Easement Paseo System 7-54
Exhibit 30 County Line Channel Paseo System 7-55
Exhibit 32 Roundabout Intersection with Neighborhood
Paseo Connector 7-56
Exhibit 33 Conceptual Lane (Private Alley) Section 7-59
Exhibit 34 Primary Community Entry & Monument 7-61
Exhibit 35 Secondary Community Entry & Monument 7-62
Exhibit 36 Neighborhood Entry & Monument 7-63
Exhibit 37 Community Portal Entry 7-66
Exhibit 38 Overall Park 7-67
Exhibit 39 Community Recreation Center Public Tennis
Courts & Basketball Court 7-68
Exhibit 40 Public Neighborhood Parks 7-69
Exhibit 41 Conceptual Wall and Fence Plan 7-71
Exhibit 41a Wall and Fence Details 7-72

List of Tables

Table 1 Subarea 29 Specific Plan Land Use Summary 1-5, 4-3
Table 1a Subarea 29 Specific Plan Residential Allocations Summary (by Ownership) 4-4
Table 1b Specific Plan Land Use Summary 4-5
Table 2 General Plan Land Use Summary (Existing) 2-7
Table 2a General Plan Land Use Summary (Proposed) 2-7
Table 3 Maintenance Responsibilities 6-4
Table 4 Neighborhood Service Commercial Site Development Standards 6-6

List of Appendices

Appendix A Legal Description I
Appendix B Glossary of Specific Plan Terms I
Appendix C Summary of Key Specific Plan Background Information II