

## Section 2 • Introduction

The Armstrong Ranch Specific Plan is a comprehensive plan for development of a residential community on approximately 189.8 acres in the area of the City located south of Riverside Drive, north of Chino Avenue, and between the Cucamonga Creek Channel and Vineyard Avenue in an area of the City known as Ontario Ranch. Armstrong Ranch is designed in a village concept comprised of six distinct residential neighborhoods, all within walking and biking distance to parks located within each neighborhood.

### 2.1 Purpose and Intent of the Specific Plan

The purpose and intent of the Armstrong Ranch Specific Plan is as follows:

- Establish a comprehensive land use plan and development standards designed to address the unique features of the Specific Plan area;
- Implement the City’s goals and policies as established in The Ontario Plan (TOP) for the Specific Plan area and establish a mechanism for the implementation of the AG/SP zoning designation for the Specific Plan area;
- Establish design guidelines to guide the City’s review and approval of subsequent development applications for residential development projects such as subdivision maps, development plans, landscape plans, grading plans, and building plans; and
- Provide a plan that ensures development of the Specific Plan area is accomplished in a uniform and cohesive manner.

When adopted by ordinance by the City of Ontario, the Armstrong Ranch Specific Plan will serve as the zoning ordinance for the Specific Plan area establishing the land use plan, development standards, infrastructure requirements, and implementation requirements for the Specific Plan area. The Armstrong Ranch Specific Plan establishes the type and distribution of residential uses, public facilities, and park uses, defines the development regulations and design guidelines for residential and park land uses, and describes the infrastructure requirements and level of improvements required to support development within the Specific Plan area. The Armstrong Ranch Specific Plan establishes the procedures and requirements to approve new development within the Specific Plan area and the applicability, where needed, of the City of Ontario Development Code requirements to develop within the Armstrong Ranch Specific Plan.

### 2.2 Specific Plan Vision and Objectives

The vision for Armstrong Ranch is established through the following key objectives which will result in the design and development of a traditional, walkable community that encourages an

outdoor lifestyle, promotes interaction among neighbors, and provides a sense of place and community identity for residents.

### **2.2.1 Objective: Create a Livable Community**

Armstrong Ranch is designed as a livable community of distinct residential neighborhoods that are functional, emphasize social interaction, and are uniquely identifiable through implementation of the following community design features.

- A village setting comprised of a series of neighborhoods designed with a pattern of smaller, walkable blocks that promote access, activity and safety.
- Neighborhood streets are designed in a simple loop system creating short blocks to promote a neighborhood feeling.
- Pedestrian and bicycle connectivity among all residential neighborhoods, areas and parks within Armstrong Ranch through a comprehensive network of pedestrian walkways and bicycle trails offering opportunities for walking and biking throughout the entire community and to destinations outside of the community.
- Streets incorporating traffic calming techniques such as landscaped areas adjacent to roadways and City approved intersection chokers intended to encourage drivers to reduce their speed and create a pedestrian friendly environment.
- A system of parks providing active and passive recreation facilities, passive open space areas and walkway connections for informal neighborhood interaction.
- Diversity in architectural design and homes fronting the street with varying lot sizes to enhance the pedestrian experience and instill a sense of place and belonging for residents.
- A choice of single family detached housing types provided to address a diversity of lifestyles and varying economic segments of the marketplace.
- Residential floor plans that encourage views onto the street, de-emphasize the visual and physical dominance of garages, and provide front porches and courtyards along the street to encourage interaction and activity along streets and sidewalks.
- Landscaped parkways adjacent to sidewalks separated from the curb to create a pedestrian friendly environment.

### **2.2.2 Objective: Design a Circulation System Serving Motorists, Bicyclists and Pedestrians**

The circulation plan for Armstrong Ranch provides a system of streets designed for the safe and efficient movement of automobiles while also improving walkability and biking opportunities. Street design within Armstrong Ranch strengthens connectivity and enhances community identity

through improvements to the public right of way such as entry monuments, street trees, landscaped parkways, decorative street lighting, and street furniture.

- Streets designed to include landscaped buffer areas and pedestrian walkways, separated from the street, encouraging walking and social interaction.
- Internal project streets designed to slow vehicular traffic to promote walkability through the use of traffic calming devices such as loop streets around parks, landscaped areas adjacent to streets, and narrowed intersections to influence a driver’s peripheral vision and encourage drivers to proceed more slowly.
- A system of bike ways integrated into the design of the community to encourage bicycle travel as an alternative to the automobile.
- Local street patterns that provide access between neighborhoods and discourage through traffic;
- A local street system that is logical and understandable for the user avoiding circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials; and
- Neighborhoods and parks that are linked by pedestrian paths and greenways which also serve to establish connective and gathering features within and between neighborhoods in the Armstrong Ranch Specific Plan area.

**2.2.3 Objective: Provide for Adequate Public Community Facilities**

The Armstrong Ranch Specific Plan provides for the development of required public facilities to serve the community as follows:

- New water, sewer, storm drain, and water quality facilities consistent with City’s Ontario Ranch Technical Master Plans;
- Provision of new private parks at a ratio of 2 acres of developed private park space per 1,000 residents including the development of private parks within each neighborhood and a centrally located trail within a landscaped greenbelt.
- Provision of new bike paths as part of project development providing links of a public bike trail system consistent with the City’s Bike way Master Plan.

**2.2.4 Objective: Create a Community of Parks and Trails**

Armstrong Ranch will provide new private parks to enhance outdoor recreational opportunities for residents of Armstrong Ranch and the surrounding community as follows:

- Development of a central park (Armstrong Park) to include informal formal play areas that may include such amenities, but not limited to: tot lot, clubhouses, shaded areas, swimming pool, basketball courts, gazebos, and others.
- Improvement of landscaped open space within the neighborhood edges to include pedestrian trails adjacent to public arterial and collector streets.
- A pedestrian bridge approximately midway between Riverside Drive and Chino Avenue will provide access from Armstrong Ranch across the Channel onto an adjacent community.
- Development of pocket parks within each neighborhood include park spaces and introduce different purposes such as, a dog park, passive and active park areas, and a rose garden; all of which provide diversity and meet the needs of the community.

### **2.2.5 Objective: Promote Exceptional Architecture and Site Planning**

Diverse and varied architecture combined with comprehensive site planning within Armstrong Ranch will produce neighborhoods that have aesthetic and functional harmony, preserve residents' privacy, and encourage neighborhood interaction.

- Streets linked together in a manner which is pedestrian friendly but also auto-accessible enabling residents to either walk or bike from neighborhoods to the parks.
- A variety of single family detached home styles within the Specific Plan area, all of which are located within walking and biking distance to the parks
- Homes oriented to the street and comprised of a variety of architectural styles adding interest to the street scene creating a unique walking experience and encouraging neighborhood interaction along the street.
- Homes designed at a human scale with porches, stoops, and walkways providing gathering places for neighbors and encouraging interaction among neighbors.
- Street facing homes with views of garage doors minimized through setback requirements, location, design elements, and landscaping.

## **2.3 Project Summary**

The Armstrong Ranch Land Use Plan is described below and in the “**Specific Plan Statistical Summary,**” Table 2-1.

### 2.3.1 Residential Uses

Armstrong Ranch will offer a variety of residential housing types and styles oriented within neighborhoods designed to promote walkability and interaction among residents. Residential development within the 189.8 acre Specific Plan area will contain up to 891 residential single family detached housing types as described below.

- SFD Conventional Homes– Conventional single family detached residential units are proposed on individual lots with vehicular access provided from interior streets and garages set back from the front of the residence emphasizing the architectural elements forming the street scene.
- “Z” Lot Homes – Single family detached homes are proposed on individual lots utilizing design elements including “use easements” in order to optimize usable yard areas and reduce the visual impact of garage doors from neighborhood streets. Vehicular access is provided from interior streets and garages are set back from the front of the residence emphasizing the architectural elements forming the street scene.
- Single Family Cluster Homes- These home types clusters detached homes in enclaves of four or six or eight homes designed around a common private drive to minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets promoting pedestrian connectivity. Front doors face onto the street or private drive.
- Conventional Duplex/Townhomes – Attached single family housing type in buildings comprised of 2 to 7 units per building. This housing type offers an alternative to smaller single family homes while allowing for conventional private rear yards. Varied garage setbacks along with inviting porches and entry courtyards create a pedestrian friendly street scene.
- Alley Loaded Rowtowns/Condominiums – Attached single family housing type in 2 to 6 unit buildings oriented onto neighborhood streets or common greenbelts. Garages are predominantly loaded from private alleys to minimize their visual impact from neighborhood streets and sidewalks. Private open spaces are contained within patio areas and enlarged porches to add visual interest and to encourage activity along neighborhood streets and greenbelts.

### 2.3.2 Parks, Trails, and Open Space

The enhanced neighborhood edges will include pedestrian walkways providing connectivity to and from the Specific Plan area and to the street separated pedestrian walkways to be developed within the community, connecting all residential neighborhoods to the private parks. Additionally, a trail running along the east side of the Cucamonga Channel will provide a separate linkage from Riverside Drive to Chino Avenue with a connection to the Charlotte Armstrong Trail within the Specific Plan area along the trail.

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Armstrong Ranch open space concept encourages a system of private parks spaced throughout the Specific Plan area, in each of the 6 neighborhoods. Each private park will have a minimum of .25 acres and include a variety of facilities.

**Table 2-1 Project Summary**

Land Use	Gross Acres	Net Acres	Dwelling Units	Gross Density	Net Density
Residential Single Family					
Planning Area 1	36.8	33.0	192	5.2	5.8
Planning Area 2	36.4	32.5	173	4.8	5.3
Planning Area 3	26.3	24.6	132	5.0	5.4
Planning Area 4	26.3	26.9	132	5.0	4.9
Planning Area 5	30.2	32.6	151	5.0	4.6
Planning Area 6	22.2	21.0	111	5.0	5.3
Planning Area 7*	11.6	10.0	0	0.0	0.0
Subtotal	189.8	180.6	891	30.0	31.3
Roadways		1.6			
Enhanced Neighborhood Edges		7.6			
Total	189.8 AC	189.8 AC	891	5.0 DU/AC	5.5 DU/AC

\*This parcel contains a 10 AC school site overlay.

Parks provided on site will be consistent with TOP. Actual required park acreage will be determined at the time of tentative tract map approval.

## 2.4 Authority and Requirements

### 2.4.1 Authority

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65453 and 65353 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that Specific Plans may be adopted either by resolution or by ordinance and that the Specific Plan is required to be consistent with the General Plan. When adopted by the City of Ontario by ordinance, the Armstrong Ranch Specific Plan shall establish the zoning regulations for development of the Specific Plan area.

## **2.4.2 Statutory Requirements of the Specific Plan**

California Government Code Section 65451 mandates that a Specific Plan be structured as follows.

A Specific Plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards and criteria by which improvements will proceed, standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out 1, 2, and 3 above;
5. A statement of the relationship of the Specific Plan to the General Plan.

The Armstrong Ranch Specific Plan meets the requirements of the State of California Government Code.

## **2.5 Relationship to The Ontario Plan (TOP) and Zoning**

### **2.5.1 The Ontario Plan (Policy Plan)**

The Ontario Plan (TOP) designates the Specific Plan area for the following land uses:

- Low Density Residential (2.1-5.0 dwelling units per acre) with a minimum of 399 residential units and maximum development capacity of 949 residential units. The Armstrong Ranch Specific Plan proposes a maximum of 891 single family residential dwelling units at an overall density of 5.0 units per the TOP Adjusted Gross Acreage consistent with the City's TOP policies. The table below provides a breakdown of the number of units allowed per Planning area.

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- A 10-acre (net acre) school site is proposed within PA 7 of the Armstrong Ranch Specific Plan. However, if the school site is not developed, then a minimum of 24 units or a maximum of 58 residential units would be allowed (see table below). If PA 7 is developed with a school these units shall not be transferred to other planning areas.
- Private improved parks at a ratio of 2 acres per thousand population. The Armstrong Ranch Specific Plan provides for development of private parks, greenbelts and trails consistent with the City's TOP policies.

TOP Land Use Designation	Specific Plan - Land Use/ Planning Area	TOP Adjusted Gross Acreage	Gross Acreage	Net Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Density (du/ac)
Low Density Residential (2.1 - 5 du/ac)	Single Family Residential - Planning Area 1	36.8	38.6	33	77	184	192	5.2 <sup>2</sup>
Low Density Residential (2.1 - 5 du/ac)	Single Family Residential - Planning Area 2	36.4	36.2	32.5	76	182	173	4.8
Low Density Residential (2.1 - 5 du/ac)	Single Family Residential - Planning Area 3	26.3	26.8	24.6	55	132	132	5.0
Low Density Residential (2.1 - 5 du/ac)	Single Family Residential - Planning Area 4	26.3	26.9	26.9	55	132	132	5.0
Low Density Residential (2.1 - 5 du/ac)	Single Family Residential - Planning Area 5	30.2	34.2	32.6	63	151	151	5.0
Low Density Residential (2.1 - 5 du/ac)	Single Family Residential - Planning Area 6	22.2	24.5	21	47	111	111	5.0
Low Density Residential (2.1 - 5 du/ac)	Planning Area 7 (School Site)	11.6	11.6	10	24	58	0	0.0
<b>Total</b>		<b>189.8</b>	<b>198.8</b>	<b>180.6</b>	<b>399</b>	<b>949</b>	<b>891</b>	<b>5.0<sup>3</sup></b>

<sup>1</sup> TOP Adjusted Gross Acreage - The existing parcel size before removing the required dedication.

<sup>2</sup> 9 units were transferred to Planning Area 1 from Planning Area 2, below the 15% maximum "Transfer of Residential Dwelling Units" allowed (see Section 8.7).

<sup>3</sup> Density Calculation reflects the number of units proposed for Planning Areas 1 thru 6 (891 units) divided by the TOP Adjusted Gross Acreage (178.2 acres) which excludes Planning Area 7 - School Site (11.6 acres).

The Armstrong Ranch Specific Plan Land Use Plan is consistent with The Ontario Plan. For more detailed information, see the Policy consistency matrix in Section 9.

### **2.5.2 Zoning**

The City of Ontario has zoned the Specific Plan area as SP/AG (Specific Plan/AG preserve).

The zoning designation of “SP” requires approval of a Specific Plan to implement the goals, policies and objectives of The Ontario Plan. The Armstrong Ranch Specific Plan is designed to meet the requirements of the State of California Government Code and The Ontario Plan. The City of Ontario will adopt the Armstrong Ranch Specific Plan by ordinance, thereby establishing the land use and zoning regulations for the development of the Specific Plan area. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

## **2.6 Development Approval**

### **Components**

The components of the development approval process for projects within Armstrong Ranch are discussed below.

#### **2.6.1 Specific Plan**

The Armstrong Ranch Specific Plan, when adopted, provides the land use and development regulations and zoning for the Specific Plan area. It serves as a “blueprint” for development by establishing the distribution of land use and criteria for development as set forth herein. The Armstrong Ranch Specific Plan also serves as the legal document to implement the General Plan goals, objectives and policies established in The Ontario Plan for the Specific Plan area.

#### **2.6.2 Development Agreement**

Unless developed in a coordinated manner and with adequate fiscal planning, development projects within the City are likely to present a challenge in their implementation due to the lack of existing public facilities that include streets, sewage, transportation, drinking water, schools, and utility facilities. California law establishes a mechanism for ensuring the adequate provision of such facilities while providing assurances to applicants that, upon project approval, applicants can proceed with their projects. Approval of the Armstrong Ranch Specific Plan will be followed by an application for approval of a development agreement to encourage investment in and commitment to comprehensive planning as envisioned by the City, which seeks to maximize efficient utilization of resources at the least economic cost to the public. A statutory development agreement, authorized pursuant to California Government Code Sections 65869.5 et seq., shall be required as part of the

approval of the Armstrong Ranch Specific Plan. The development agreement shall include, but not be limited to, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of parkland and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the City's regional housing needs assessments.

The above mentioned development agreement must be fully approved prior to or concurrent with the approval of any Tentative Tract Map submitted within this Specific Plan area.

### **2.6.3 Subdivision Maps**

A tentative tract map(s) will be submitted by the applicant for approval by the City of Ontario for the Armstrong Ranch Specific Plan area indicating the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract map(s), and a final map(s) will be prepared for acceptance by the City. The final map(s) becomes a legal document that is recorded and defines legal parcels and lots that can be sold for development.

### **2.6.4 Development Plan Review**

All development proposals for individual Planning Areas within the Armstrong Ranch Specific Plan will be subject to the Development Plan Review process pursuant to the City's Development Code.

## **2.7 CEQA Compliance**

A Project Environmental Impact Report (EIR) prepared by the City of Ontario for the Armstrong Ranch Specific Plan, in accordance with the California Environmental Quality Act (CEQA), evaluates impacts associated with the Specific Plan and subdivision map(s). The EIR recommends mitigation measures to reduce impacts of the project to a less than significant level. The EIR serves as the required CEQA environmental review for the Specific Plan and provides a basis for the required CEQA environmental review of all subsequent discretionary and ministerial actions.

## **2.8 Airport Land Use Compatibility**

All development proposals of Specific Plan Amendments are required to be consistent with the Airport Land Use Compatibility Plan of Ontario International Airport.