

RICH - HAVEN

SPECIFIC PLAN AMENDMENT

ONTARIO, CALIFORNIA

Amended Draft for Review Feb. 16, 2023



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SECTION 1 - INTRODUCTION

The Rich-Haven Specific Plan applies to approximately 584.9 gross acres of land in the southern portion of the City of Ontario, within the Ontario Ranch, (previously referred to as the New Model Colony - NMC). The Rich-Haven Specific Plan must be consistent with the planning guidelines of the City's The Ontario Plan, adopted by the City of Ontario in 2010 or as amended.

The Ontario Plan (TOP) establishes the direction and vision for the City of Ontario, providing a single guidance system that will shape the Ontario community for the future. The Plan provides for policies to accommodate change over 30-year period. The Ontario Plan consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback.

The Rich-Haven Specific Plan defines a development that can be financed, marketed, and absorbed within a reasonable time frame. At 584.9 gross acres, Rich-Haven will be developed as a cohesive community, incorporating a series of well-integrated neighborhoods, including residential, regional commercial, commercial, mixed use, light industrial and community facility land uses. Upon adoption, the Rich-Haven Specific Plan will be implemented through the development standards, design guidelines, and land use plan contained within this document. Development within the Rich-Haven Specific Plan area that is consistent with this Plan and the City's TOP will not require subsequent specific plans or environmental review, as the planning requirements for consistent development will have already been satisfied.

The Rich-Haven Specific Plan is a regulatory document prepared pursuant to California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457, and serves as the regulating zoning document for the property within the Specific Plan area.

1.1 LOCATION AND SETTING

The Rich-Haven Specific Plan is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site is located west of Interstate 15 (I-15), and south of State Route 60 (SR-60), within the 8,200-acre Ontario Ranch. The Rich-Haven Specific Plan area is located in the southeast portion of The Ontario Plan (TOP). The TOP land use designations for the project area are Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Industrial, Mixed-Use, Open Space-Non Recreation and Open Space-Parkland.

The project site is bounded to the north by Riverside Drive and the property line for Colony High School and the Southern California Edison substation. Haven Avenue bounds the project to the west. Mill Creek Avenue and Hamner Avenue form the eastern boundaries and Old Edison Road forms the boundary to the south. The Esperanza Specific Plan is located to the south of the eastern half of the site. See Figure 1-1, *Regional Map*, and Figure 1-2, *Local Map*.



 NOT TO SCALE

RICH-HAVEN SPECIFIC PLAN LOCAL VICINITY MAP

FIGURE 1-2

1.2 SPECIFIC PLAN PURPOSE AND OBJECTIVES

The Rich-Haven Specific Plan serves to implement the City's TOP Policy Plan (General Plan) for the project site and provides zoning regulations for the development of the project site by establishing permitted land uses, development standards, design guidelines, infrastructure requirements, and implementation requirements for development. The Rich-Haven Specific Plan includes the potential development of up to 7,194 dwelling units, a maximum 925,002 square feet of commercial/office uses and a maximum of 2,767,148 square feet of light industrial uses.

The City's TOP overall vision for the Ontario Ranch is to create a self-sustaining place of diversity, extending into Ontario's existing fabric of development. The City's TOP also envisions each neighborhood and commercial center within the Ontario Ranch as a place uniquely identifiable for its residents, employees, and visitors, united through an area-wide network of greenways, trails, open spaces, amenities, and infrastructure.

The Rich-Haven Specific Plan provides the specific regulations necessary to meet and enhance the City's TOP's vision and goals. To do so, the Rich-Haven Specific Plan establishes its own vision, objectives, and policies, and provides regulations and standards pertaining to the density, permitted, conditional, and prohibited uses, implementation, and design of Rich-Haven.

The vision for Rich-Haven is to *"create a vibrant community with a mixture of uses all connected through a series of trails providing opportunities for people to live, work and play."* In order to actualize this vision, a series of objectives are provided to augment the NMC-wide objectives and policies identified within the City's TOP. These objectives and policies are as follows:

Livable Neighborhood Development

- ❖ Incorporate Traditional Neighborhood Design guiding principles during the design phase to provide for opportunities to achieve the project's vision statement, including:
 - **Central Focus.** To create a community with a central focus that combines commercial, civic, cultural, and recreational uses.
 - **Connections.** To provide a series of sidewalks and trails connecting community parks, civic uses, employment areas, mixed-use and transit stops designed to be pedestrian friendly to avoid unnecessary automobile trips.
 - **Traditional Street Network.** To design a hierarchy of streets connected in a grid network with a variety of routes for pedestrians and vehicles, as well as creating a visually favorable and comfortable environment for pedestrians and bicyclists.
 - **Main Street Environment.** To design commercial/retail areas to a human scale with storefronts oriented to the street providing a "Main Street" atmosphere for strolling and shopping, all within walking distance from most homes.

- **Public Spaces.** To create plazas, parks, and community gathering places placed within centralized areas providing synergy between adjacent land uses.
 - **Identifiable Neighborhoods.** To design neighborhoods around a discernable center, which may include a small park, square, school or mixed-use center, within a five-minute walking distance.
 - **Mix of Housing.** To provide neighborhoods with a range of household types: a variety of single-family detached homes, attached units for young families, and live/work units for small at-home businesses.
-
- ❖ Design a mixed-use environment to ensure compatible uses that are cohesive and integrate a diversity of residential neighborhoods, with a range of commercial uses, and supporting open spaces.
 - ❖ Utilize transportation, utility, and greenways/open space networks to establish clear edges and boundaries.
 - ❖ Accommodate residential, commercial, open space, public, and other uses in accordance with the generalized distribution of uses depicted within the City's TOP Land Use Plan.
 - ❖ Implement elements that will ensure walkability throughout the Project Area to discourage automobile dependency and encourage walking, biking, and other forms of transportation. This is achieved through the incorporation of subarea greenways and pedestrian connections and through sensitive site design of mixed-use development.
 - ❖ Implement technological advances within residential communities, including internet access, to allow residents to shop and work from home and to decrease reliance on automobiles.
 - ❖ Provide opportunity for at least one major public plaza/square as a centerpiece of community activities, including events and celebrations, outdoor performances, community meetings, picnics, farmers markets, and similar functions.
 - ❖ Establish a clearly defined "edge" for the City's TOP area, where appropriate, that avoids the use of walls and creation of a "walled" enclave.
 - ❖ Incorporate electrical transmission corridors and similar elements to form "edges" for residential neighborhoods and centers and/or accommodate public greenways/trails/corridors.

Residential District

- ❖ Create a livable community with neighborhoods designed at a human scale and oriented for pedestrian access to mixed-use, educational, and recreational uses.
- ❖ Provide for a range and diversity of housing products (detached single-family, detached and attached condominiums, and townhomes) that respond to a variety of homeownership needs and desires.
- ❖ Design residential projects to complement the character of adjacent neighborhoods.
- ❖ Encourage interaction among residents through the provision of an organized, simple, and “neo-traditional” system of streets, pathways, and entries to allow residents to walk or bike to parks, recreation, and public facilities (including schools).
- ❖ Promote outdoor activity and casual social contact among residents and neighbors by designing neighborhoods around a central park where they can gather.
- ❖ Provide a focal point of activity within each residential planning area that may include a park, school, common area, or public meeting facility.
- ❖ Encourage architectural styles and traditional design elements that reflect the historic and eclectic mixture of architecture, reflective of the greater Ontario area.
- ❖ Increase densities adjacent to commercial centers.
- ❖ Establish clearly defined “edges” and “entries” that contribute to the neighborhood identity.
- ❖ Avoid the use of walls to separate residential areas from arterials and other high traffic volume streets by expanded landscape setbacks, frontage roads, and other appropriate techniques.
- ❖ Include clustered multi-family housing within the Residential District, in order to create a diverse range of housing products and opportunities, while still in keeping with the overall low-density residential designation.
- ❖ Locate higher-density residential uses that provide population to support adjacent regional commercial centers.
- ❖ Provide sufficient on-site recreational amenities within higher density developments.
- ❖ Include community-oriented uses such as public meeting rooms, plazas and courtyards, and similar uses.
- ❖ Establish visual and physical links among the individual multi-family developments to create a cohesive and continuous corridor.
- ❖ Design building elevations to promote visual interest.
- ❖ Provide linkages between community service facilities, multi-family corridors, and residential neighborhoods.

Regional Commercial/Mixed-Use District

- ❖ Accommodate a diversity of large-scale retail, community and neighborhood shopping, office, medical research, entertainment, hotel/motel, dining, housing, cultural, public, and similar uses that will serve the project area and neighboring Planning Areas.
- ❖ Function with a high level of activity and/or employment.
- ❖ Accommodate development of multi-family housing, mixed-use buildings that incorporate housing and retail/office, and live/work facilities.
- ❖ Accommodate single-use buildings and mixed-use structures containing a variety of uses from residential over retail or office-to-office over retail.
- ❖ Encourage traditional, mixed-use design of commercial buildings, by requiring a lower maximum floor area ration (FAR) for single-use buildings, and a higher maximum FAR for mixed-use buildings.
- ❖ Develop plaza areas and other amenities to provide places of social interaction.
- ❖ Include one or more public “squares” to serve as gathering places.
- ❖ Incorporate modulated building volumes, mass, height, and articulated facades to create individual spaces.
- ❖ Site a portion of the buildings on peripheral streets to provide connectivity to adjacent uses.
- ❖ Orient buildings towards the local streets whenever possible to create an urban edge and sense of arrival and place.
- ❖ Include sidewalks of sufficient width to accommodate pedestrian activity and outdoor restaurants, newsstands, and other uses.
- ❖ Create visual interest through the opening of streets and sidewalks/plazas towards building elevations.
- ❖ Incorporate landscaping to enhance the environment.
- ❖ Visually integrate parking structures to continue the intended design character of the district.
- ❖ Incorporate multi-family housing to create a cohesive and continuous corridor.
- ❖ Ensure an appropriate mix of uses (residential and commercial) that are compatible.
- ❖ Encourage pedestrian access and ease of use within the mixed-use area by designing pedestrian and bike paths.
- ❖ Create a “Main Street” environment with buildings designed to a human scale where pedestrian activity is not overwhelmed by automobile traffic.
- ❖ Utilize urban design to create a “Gateway” or portal to the Ontario Ranch.

Industrial District

- ❖ Incorporate transitions and/or buffers between commercial/mixed-use and industrial areas and adjacent residential areas.
- ❖ To contribute to the regional jobs to housing balance by providing employment opportunities while minimizing development impacts on surrounding neighborhoods.
- ❖ To create a high-quality industrial park development that attracts an array of businesses and provides employment opportunities within proximity to area residents.
- ❖ Provide safe and efficient access/circulation routes for the distribution/transportation of goods.

Circulation

- ❖ Provide a circulation system designed to promote pedestrian activity through a network of off-street pedestrian walkways linking each neighborhood to parks, mixed-use commercial, and residential uses.
- ❖ Design a hierarchy of streets connected in a grid network with a variety of routes for pedestrians and vehicles, creating a visually attractive, enhanced, and comfortable environment for pedestrians and bicyclists.
- ❖ Design streets to incorporate landscaped parkways and pedestrian walkways separated from the street to enhance safety and enjoyment of residents and visitors.
- ❖ Provide opportunities for transit connections and alternative modes of transportation.

Recreation/Trails

- ❖ Provide new recreational opportunities for residents through the development of a series of public and private parks.
- ❖ Provide a series of pedestrian trails connecting community parks, civic uses, mixed-use, and transit stops designed to be pedestrian friendly to avoid unnecessary automobile trips.
- ❖ Incorporate off-street multi-use trails within the Southern California Edison easements.
- ❖ Incorporate a system of on- and off-street bicycle pathways with access from the residences to mixed-use areas.
- ❖ Use landscaping and streetscape materials that are low maintenance in recreation and trail areas.
- ❖ Provide a system of on-street bikeways integrated throughout the project to provide access to schools, parks, and commercial uses.

- ❖ Provide new recreational opportunities for residents through the development of a series of parks ranging in size.

Community Facilities

- ❖ Incorporate existing major utilities into the overall fabric of the community.
- ❖ Provide opportunities for incorporation of community facilities (e.g. schools, fire station) as identified by the various agencies.

1.3 LAND USE PLAN OVERVIEW

The Rich-Haven Specific Plan proposes a land use plan that includes a mixture of uses and is based on Traditional Neighborhood Design principles and concepts, including pedestrian and bicycle connectivity, a traditional grid street network, and a variety of housing types and architectural styles. The land use plan provides a logical extension of commercial and residential uses and a transitional Light Industrial buffer adjacent to existing utility facilities and industrial/warehouse land uses.

The Specific Plan area is separated into a Residential District encompassing approximately 218.7 gross acres, Regional Commercial/Mixed-Use District encompassing approximately 231.9 gross acres, and Light Industrial District encompassing approximately 134.3 gross acres. The Residential District is planned to include low-, medium-, and high-density residential units, park and open space areas, and a public park. A variety of uses, as identified within Section 5, *Development Regulations* and allowed by the City's TOP, are proposed within the Regional Commercial/ Mixed-Use District. Together, the Residential District, the Regional Commercial/Mixed-Use District and Light Industrial District include a project-wide total of a maximum of 7,194 dwelling units, a maximum of 925,002 square feet of commercial/office uses and a maximum of 2,767,148 square feet of industrial uses.

1.3.1 Residential District

The Rich-Haven Residential District includes approximately 218.7 gross acres within Specific Plan Planning Areas 1A, 1B, 1C, 2B, 3A and 3B. This District provides for a variety of housing types at low and medium densities, and a total of 2,393 dwelling units. In addition to housing, the Residential District also includes approximately 27.0 acres of public parks and 20.0 acres of open space within the Southern California Edison parcel.

Housing units planned within the Residential District are oriented around park and open space amenities, fostering identifiable sub-neighborhoods and enhanced opportunities for people to meet and recreate. Some residential neighborhoods may be gated with private streets. Integrated throughout the Residential District is a series of trails and sidewalk systems providing connectivity and opportunities to utilize alternative modes of transportation to the public park, Regional Commercial/Mixed-Use District, and the greater Ontario area.

1.3.2 Regional Commercial/ Mixed-Use District

The Regional Commercial/Mixed-Use District includes approximately 231.9 gross acres within Specific Plan Planning Areas 4A, 4B, 5B, 5C, 6B, 7,8, 9, 10A and 10B. This District is envisioned per the City's TOP as a highly active area with a variety of uses that are responsive to market demands, including commercial, office, residential, medical office, and research, as well as other uses identified in Section 5, *Development Regulations*. In total, a maximum of 4,801 dwelling units and a maximum of 925,002 square feet of regional commercial uses are planned within this District. Residential uses shall include

both mixed-use, multi-family attached residential as well as stand-alone residential neighborhoods, accommodated for through a “Stand Alone Residential Overlay”.

To provide developers with the opportunity to respond to changes in the market, the ultimate mix of uses developed within the Regional Commercial/Mixed-Use District is flexible.

1.3.3 Light Industrial Land Use District

The Industrial District includes approximately 134.3 gross acres within Specific Plan Planning Areas 2C, 3C, 5A and 6A. This District is envisioned per the City’s TOP as a transitional area with a potential for a variety of uses that are responsive to market demands, including uses allowed within the Regional Commercial/Mixed Use District and Industrial uses identified in Section 5, *Development Regulations*. In total, a maximum of 2,767,148 square feet of Light Industrial uses are allowed within this District.

To provide developers with the opportunity to respond to changes in the market, the ultimate mix of uses developed within the Industrial Land Use District is flexible.

1.4 SPECIFIC PLAN AUTHORITY AND REQUIREMENTS

1.4.1 AUTHORITY

The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared. As with General Plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance.

The Specific Plan is regulatory in nature and serves as zoning law for the properties involved. Development plans, site plans, and tentative tract and parcel maps must be consistent with both this Rich-Haven Specific Plan and the City of Ontario's TOP. The scope of subjects covered in the Specific Plan is the same as that of the City's TOP to the extent that the subject under consideration involves the Ontario Ranch portion of the City of Ontario.

The Rich-Haven Specific Plan is established through the authority granted to the City of Ontario by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

1.4.2 REQUIREMENTS

The California Government Code, Article 8, Sections 65450 et seq., establishes the minimum requirements and review procedures for specific plans, requiring that a specific plan include text and diagrams that specify all of the following in detail:

- ❖ The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- ❖ The proposed distribution, location, and 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.
- ❖ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- ❖ A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project.

1.4.3 DEVELOPMENT APPROVAL COMPONENTS

Rich-Haven's development approval process is as follows:

SPECIFIC PLAN – The Rich-Haven Specific Plan is a regulatory document that establishes the zoning, land use designations, densities, and design guidelines for the entire Specific Plan Project Area. The Rich-Haven Specific Plan will implement the City's TOP, as amended by this Specific Plan proposal. The Specific Plan will be considered by the Planning Commission and City Council and will be adopted by Ordinance. Subsequent tract or parcel maps and site development plans must be in compliance with the adopted Specific Plan.

ENVIRONMENTAL IMPACT REPORT – The Rich-Haven Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). As part of the approval process for the Specific Plan, an Environmental Impact Report must be considered and certified by the City prior to approval of the Specific Plan.

SUBDIVISION MAPS – A series of subdivision maps will be reviewed and approved by the City of Ontario for the residential components of the project area that will include information on lot layout and dimensions, roads, grading, easements, and slope. Subsequent to approval by the City, final maps will be prepared that will become the legal recorded documents that will establish legal parcels. Development in the Regional Commercial, Mixed-Use and Light Industrial Districts of this Specific Plan will require approval of parcel subdivision and/or condominium maps by the City of Ontario for residential, mixed-use, light industrial and commercial plans.

DEVELOPMENT PLAN REVIEW – Development of individual planning areas within the Rich-Haven Specific Plan will be subject to the Development Plan Review process consistent with the City of Ontario's Development Code.

DEVELOPMENT AGREEMENT – Unless done in a coordinated manner and with adequate fiscal planning, development projects within Ontario Ranch are likely to present a challenge in their implementation because of the lack of existing public facilities, including streets, sewer, transportation, drinking water, school, and utility facilities. California law has established a mechanism for ensuring the adequate provision of such facilities, while at the same time providing assurances to applicants that, upon approval of the project, the applicants can proceed with their projects. Approval of this Specific Plan without a development agreement may result in a waste of resources, escalate housing prices for the consumer, and discourage investment in and commitment to comprehensive planning, as envisioned by the City, which seeks to make maximum efficient utilization of resources at the least economic cost to the public.

Therefore, a statutory development agreement, authorized pursuant to California Government Code sections 65864 et seq., shall be required in conjunction with the approval of this Specific Plan. For the abovementioned reasons, the development agreement for this Specific Plan shall include, among other things, 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 regional housing needs assessment. Such development agreement shall have been fully approved before the issuance of the first building permit for this project.

1.4.4 RELATIONSHIP TO THE ONTARIO PLAN, AIRPORT LAND USE COMPATIBILITY PLANS AND ZONING

On August 16, 2022, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City’s new business plan and includes a long-term Vision and a principle-based Policy Plan (General Plan).

The City’s Policy Plan, which acts as the City’s General Plan, designates the project site for the following land uses:

- Low Density Residential (2.1-5.0 dwelling units per acre) – Planning Area 1A.
- Low Medium Residential (5.1- 11.0 dwelling units per acre) – Planning Area 1B.
- Medium Density Residential (11.1-25.0 dwelling units per acre) – Planning Area, 1C, 2B, 3A and 3B.
- Mixed Use (14.0-50.0 dwelling units per acre for residential and maximum 0.7 FAR for commercial/office) – Planning Areas 4A, 4B, 5B,7, 9 and 10A.
- Industrial (maximum 0.55 FAR) – Planning Areas 2C, 3C, 5A and 6A.
- Open Space: Parkland – Planning Area 2A.
- Open Space: Non-Recreation – Planning Areas SEC 1 and portions of 3A, 3C, 4B, 5A, 5B and 6A.

Section 9 – (TOP Residential, Mixed Use and Light Industrial Use Consistency Tables) provides a summary of the minimum and maximum number of units allowed within each Residential Planning Area and shows that the Rich Haven Specific Plan Land Use Plan is consistent with the assigned TOP Land Use Designation.

The Mixed-Use Planning Areas TOP designates within the Rich Haven Specific Plan allow for a combination of Regional Commercial, Mixed-Use Overlay and a Stand-Alone Residential Overlay uses. Projects within these areas shall be required to maintain a Residential density range of 14.0 – 50 du/ac and shall not exceed 0.7 Floor Area Ratio for any commercial/office use to be consistent with City’s TOP policies. Light Industrial projects shall not exceed 0.55 Floor Area Ratio to be consistent with City’s TOP policies. The Consistency Tables within Section 9 includes a detailed breakdown of how each Mixed Use and Light Industrial Planning Area is consistent with the TOP.

The Rich-Haven Specific Plan is located within the Airport Influence Area (AIA) of the Ontario International Airport and Chino Airport and required to be consistent with both Airport Land Use Compatibility Plans.

1.4.5 CEQA COMPLIANCE

An Environmental Impact Report (EIR) has been prepared for the project to analyze significant environmental impacts of the project, discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provisions of the California Environmental Quality Act (CEQA). This EIR has analyzed the entire Rich-Haven Specific Plan area and addresses potential impacts associated with development of the Specific Plan area. The EIR includes recommended mitigation measures and will analyze implementing actions for development. The EIR has been prepared to fulfill the requirements for environmental documentation for most subsequent discretionary and ministerial applications for development within the Rich-Haven Specific Plan.

The Rich-Haven Specific Plan (RHSP) was approved by the City of Ontario in 2015, with subsequent Specific Plan Amendments approved in 2016, 2018, and 2021. The current (2021) Rich-Haven Specific Plan (“2021 Specific Plan”) comprises approximately 584 acres located west of Interstate 15 (I-15), and south of State Route 60 (SR-60). The 2021 Specific Plan Area lies within the 8,200-acre Ontario Ranch area, in the southeast portion of The Ontario Plan (TOP). The 2021 Specific Plan Area is bounded generally by Riverside Drive to the north, “Old” East Edison Avenue [alignment] to the south, Mill Creek Avenue and Hamner Avenue to the east, and Haven Avenue to the west. Location of the 2021 Specific Plan is presented at Figure 2.1-1. The location of the 2022 RHSP Specific Plan Amendment evaluated in this Initial Study (IS) is coincident with the 2021 Specific Plan.

The 2021 Specific Plan entitlements allow for development of up to 7,194 dwelling units (all residential types), up to 990,902 square feet of commercial/office space, up to 1,183,525 square feet of light industrial uses, approximately 27 acres of public parkland, and approximately 20 acres of Southern California Edison (SCE) Parcel open space and SCE Easements. The 2022 RHSP Specific Plan Amendment (2022 Specific Plan Amendment, Project) evaluated in this Initial Study (IS) proposes a new amendment of the RHSP as described herein.

Under the proposed 2022 RHSP Specific Plan Amendment, the Specific Plan Area would be developed with up to 7,194 dwelling units, up to 925,002 square feet of commercial space, and up to 2,767,148 square feet of light industrial uses. Other existing RHSP land uses, e.g., public parkland, Southern California Edison (SCE) Parcel open space and SCE Easements would not be substantively affected under the 2022 RHSP Specific Plan Amendment. This evaluates potential environmental impacts of buildout of the Specific Plan Area in total that would result from the 2022 RHSP Specific Plan Amendment.

1.5 SPECIFIC PLAN ORGANIZATION

The Rich-Haven Specific Plan is organized into the following sections:

INTRODUCTION – This section includes an overview of the Specific Plan, an overview of the Development Plan, identifies the Specific Plan’s authority and requirements, and also includes a glossary of terms.

EXISTING CONDITIONS – Provides the location of the property, the surrounding land uses, and discusses environmental opportunities and constraints of the site.

LAND USE – Contains the overall design concepts that define the community as well as the neighborhoods, regional commercial, mixed-use and light industrial areas.

INFRASTRUCTURE AND SERVICES – Establishes circulation improvements, identifies development criteria for the community facilities, and provides master planned and conceptual infrastructure requirements for water, wastewater, storm drainage, and dry utilities in the Specific Plan Area.

DEVELOPMENT REGULATIONS – Sets forth the land use designations, development standards and regulations and describes the development plan of the Specific Plan area for residential, commercial, mixed-use and light industrial uses.

DESIGN GUIDELINES – Sets forth the Design Programs and provides requirements for development, including site planning, architecture, landscaping and signage.

ADMINISTRATION AND IMPLEMENTATION – Sets forth administrative procedures for implementing the mixed-use implementation mechanisms, modification, and procedures for amending the Specific Plan, and establishes the implementation, phasing, financing, improvement responsibilities, and subsequent Design Review submittal requirements.

THE ONTARIO PLAN CONSISTENCY – The City of Ontario Policy Matrix describes the relationship of the Rich-Haven Specific Plan to the policy requirements of the City’s TOP.

1.6 GLOSSARY OF TERMS

The meaning and constructions of words, phrases, title, and terms shall be the same as provided in the City of Ontario Development Code unless otherwise provided herein.

Ancillary use: A use which is incidental or supplementary to a primary permitted use.

Area, gross: A unit of land measure, including easements, existing and future right-of-ways and other future dedications.

Area, net: A unit of land measure, not including the area within the established rights-of-way of a public or private street, or any other area dedicated or required to be dedicated in the future for a public use.

Conditional Use Permit (CUP): A zoning instrument used primarily to review the location, site development, or operation of certain land uses. A conditional use permit is granted at the discretion of the Planning Commission or Zoning Administrator and is not the automatic right of the applicant or landowner.

Daily Vehicle Trips: The number of vehicle trips per a specific use during an average day.

Development Advisory Board (DAB): A board in the City as established by the City Council charged with the responsibility for the review and approval of development plans.

Dwelling unit, single family: An attached or detached building not to contain more than one kitchen and which, regardless of the form of ownership, is not designed to accommodate more than one household.

Dwelling unit, multi-family: One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the same unit for the exclusive use of the household.

Floor area ratio (FAR): The total building square footage on a given lot, divided by the lot area of the same lot. Building square footage includes all structures on the lot, including accessory structures.

Height, building: The vertical dimension of a building or any other structure, measured from the highest point of the roof to adjacent grade within five feet of the building immediately below the point of measurement, not including chimneys, antennas, elevators, or other appurtenant structures.

Home occupation: An occupation conducted by the occupant of a dwelling as a secondary use in which there is no display, no stock-in-trade, no commodity sold on the premises, no person employed other than residents of the dwelling, and no mechanical equipment used except for that necessary for housekeeping purposes.

Light Industrial: The Light Industrial Specific Plan area, accommodates lighter manufacturing and assembly activities, storage and warehousing activities and other similar uses developed at a maximum intensity of 0.55 FAR. This land use district is intended to serve as a buffer between heavier industrial uses and commercial, residential, parks and schools.

Lane: A public or private way permanently reserved as a secondary means of access to abutting property.

Live/Work: A dwelling unit that acts as both a residence and a place of commercial activity, where the residential use is the primary use, and the commercial activity is the secondary use.

Mixed use: Horizontal mixed use includes a variety of uses adjacent to each other from commercial to office, etc. Vertical mixed use includes a mixture of uses vertically stacked on one parcel or building from office over commercial to residential over commercial.

Open Space/Non-Recreation: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use.

Setback, front yard: The horizontal distance between the front property line and a line parallel thereto at the nearest point of a structure on the site.

Setback, rear yard: The horizontal distance between the nearest part of a main building and the nearest point of the rear property line.

Setback, side yard: The horizontal distance between the side property line and a line parallel thereto at the nearest point of a structure on the site.

Street, arterial: A street with signals at important intersections and stop signs on the side streets, that collects and distributes traffic to and from other arterial streets and moves regional traffic.

Street, collector: A street that collects traffic from local streets and connects with arterial streets. Collector streets may be signalized under certain conditions.

Street, local: A street designed to provide vehicular access to abutting property.

Trip Allocation: The number of average daily trips for individual planning areas.

Trip Budget: The total average daily vehicular trips generated by use located within the project.

Use: The purposes for which a site or a structure is arranged, designed, intended, constructed, or erected.

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SECTION 2 - EXISTING CONDITIONS

This section of the Rich-Haven Specific Plan discusses the existing physical natural and man-made conditions of the Rich-Haven Specific Plan area at the time of the preparation of the Specific Plan, including existing land uses, infrastructure and improvements, topography, geology, and vegetation and wildlife.

2.1 OWNERSHIP/WILLIAMSON ACT CONTRACTS

Within the Specific Plan area, one private property owner has property currently under Williamson Act contracts. See Figure 2-1, Ownership Map.

2.2 LAND USES

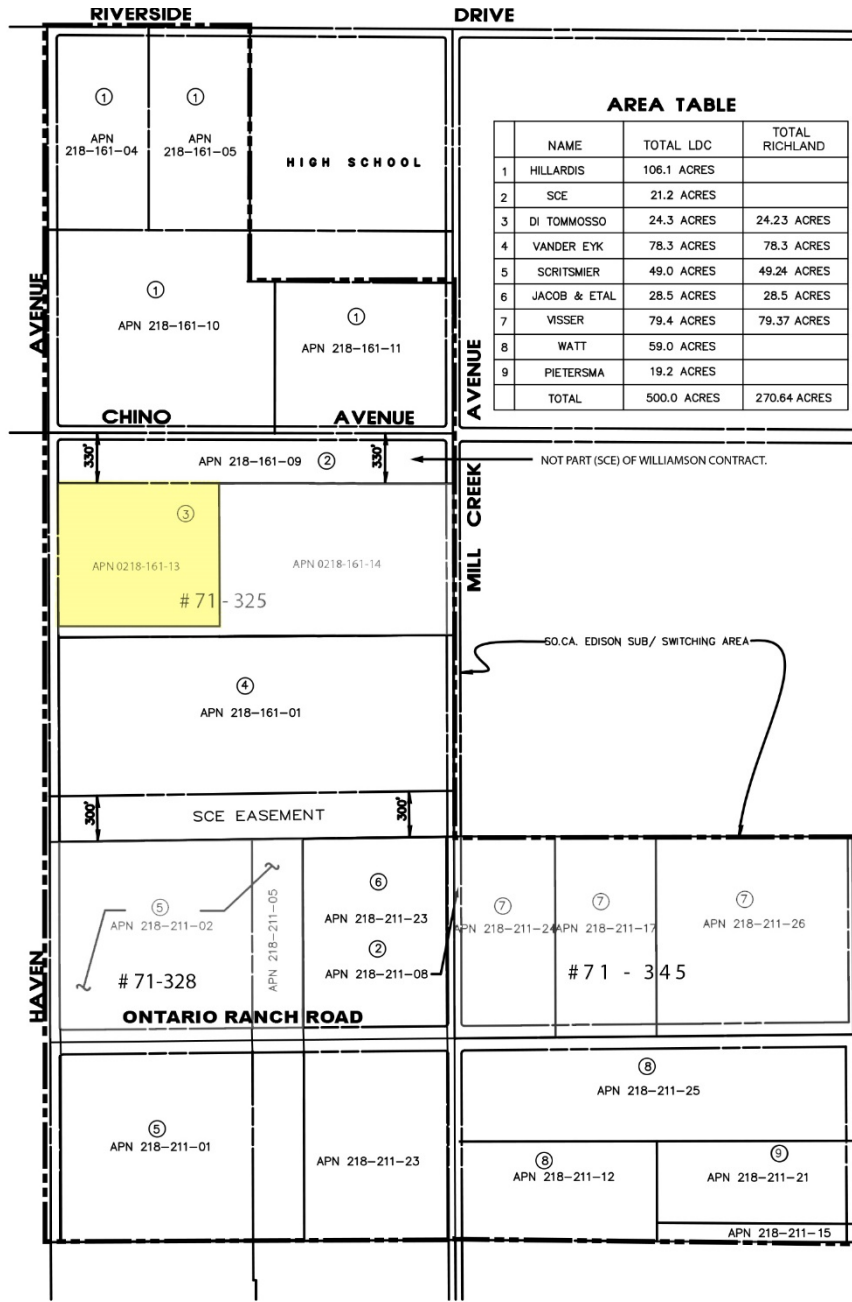
2.2.1 ON-SITE LAND USES

The Rich-Haven project site is presently used for agricultural purposes, including the raising of livestock, however the southern portion of the project site along Ontario Ranch Road is transitioning to commercial and residential development with the ongoing implementation of the Rich Haven Specific Plan. Fallow and cultivated fields are present, with multiple dry basins and windrows throughout the central portion of the site. Additionally, Southern California Edison (SCE) easements containing power transmission lines cross the site in an east to west direction directly south of the Chino Avenue alignment (mid-way between Chino Avenue and Ontario Ranch Road) and directly south of Ontario Ranch Road. Transmission lines also run north/south along the east side of Mill Creek Avenue, and northeast to southwest diagonally across the site near the intersection of Mill Creek Avenue and Ontario Ranch Road. See Figure 2-2, *Existing Conditions*.

2.2.2 SURROUNDING LAND USES

Existing land uses in the vicinity include residential development to the north, and Colony High School to the northeast. A Southern California Edison (SCE) Substation is located adjacent to the project on the east, separating the site from existing industrial uses to the east of the Substation. Both active and fallow agricultural lands, including dairy farms, are present to the west and south of the project area. To the west, east, and south, new development is proposed for the adjacent existing agricultural areas.

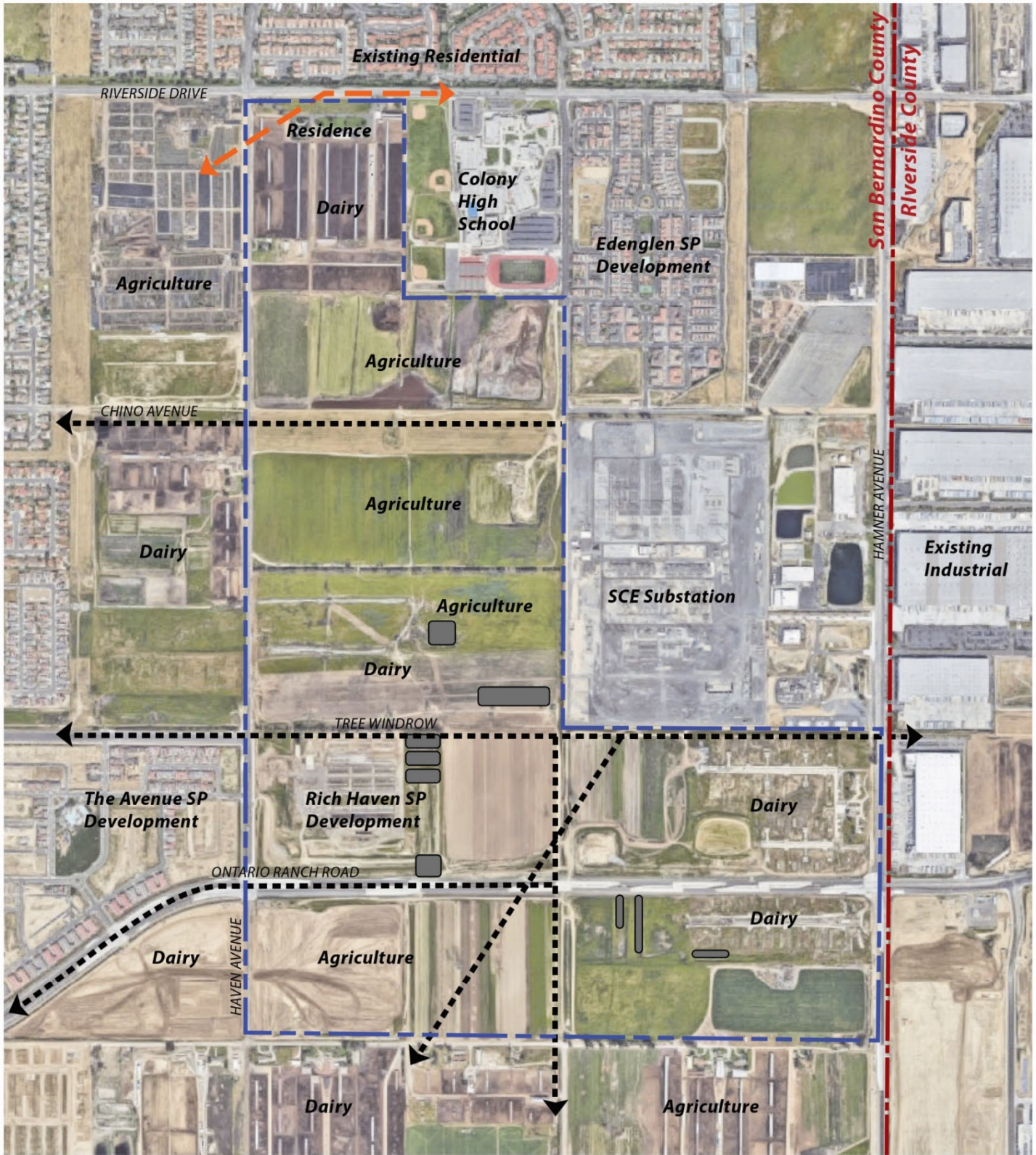
EXISTING CONDITIONS



LEGEND
 Williamson Act - Active Contracts

NOTE:
 LDC TOTALED NUMBERS ARE FOR REFERENCE ONLY





LEGEND

- SCE Power Line
- 30 Foot Natural Gas Line
- Project Boundary
- County Boundary
- Dairy Pond



NOT TO SCALE

RICH-HAVEN SPECIFIC PLAN
EXISTING LAND USES

FIGURE 9-9



 NOT TO SCALE

RICH-HAVEN SPECIFIC PLAN
 SURROUNDING PROPOSED LAND USES

FIGURE 9-3

Projects proposed in the immediate area include the West Haven Specific Plan area, directly to the west of the project across Haven Avenue, designated low- and medium-density residential, and an elementary school. The Edenglen Specific Plan area is adjacent to the project on the northeast side, and also proposes low and medium-density residential areas. The Esperanza Specific Plan located adjacent to the southern portion of the project and includes a mixture of residential uses and a school. Residential low and medium-density and Neighborhood Commercial uses are also designated in The Avenue Specific Plan consistent with the City's TOP for the lands generally to the southeast of the Rich-Haven Specific Plan. See Figure 2-3, *Surrounding Land Uses*.

2.2.3 ONTARIO AIRPORT INFLUENCE AREA SECTION

The Rich Haven Specific Plan is located within the Ontario Airport Influence Area and shall be subject to the Ontario International Airport and Land Use Compatibility Plan (ONT ALUCP) for additional requirements.

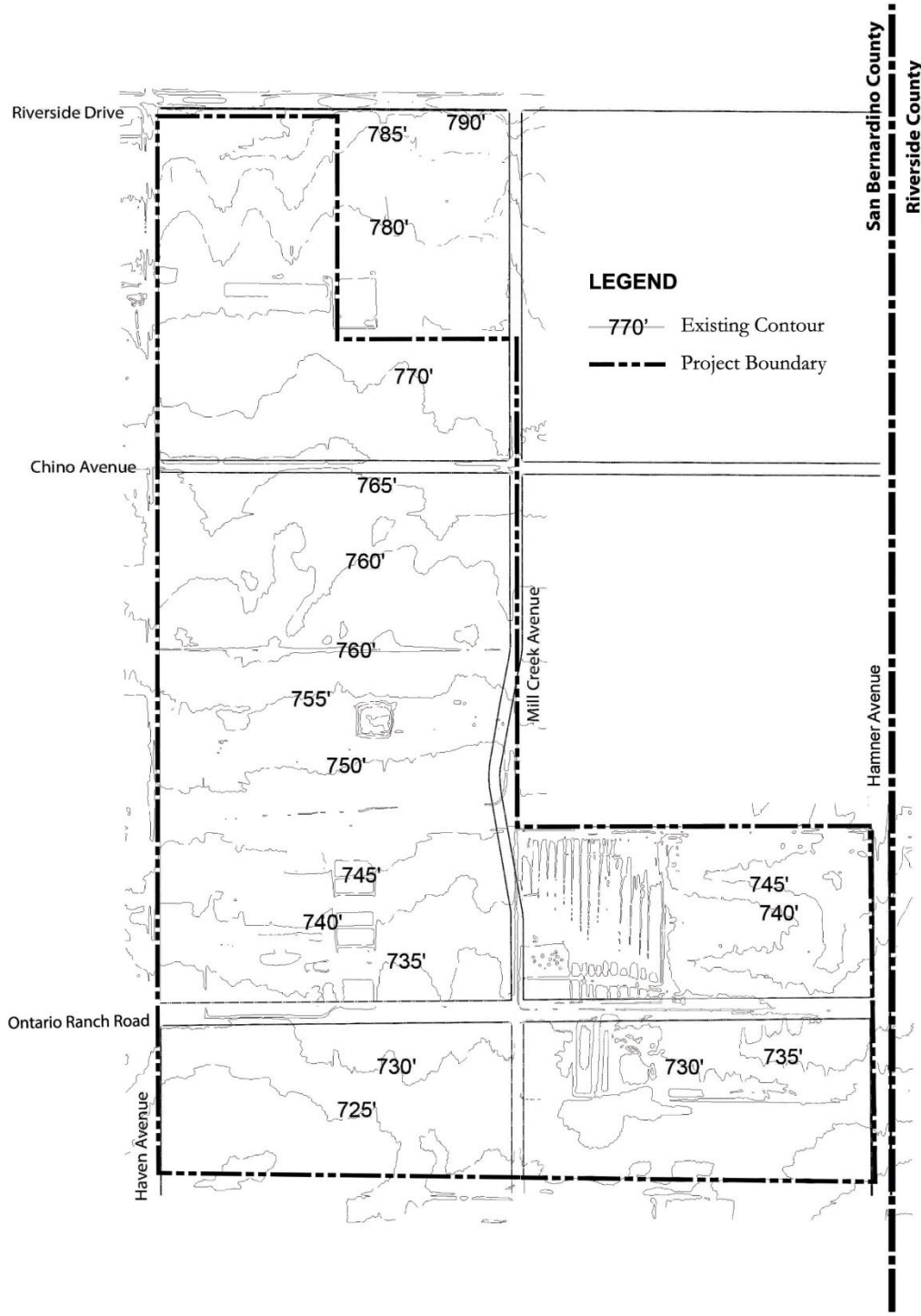
2.3 EXISTING IMPROVEMENTS

Roadway and utility infrastructure improvements within and adjacent to the Rich-Haven project are expanding to accommodate the implementation of several Specific Plans that surround the project site and to accommodate approved development projects within the Rich-Haven project area. Riverside Drive, portions of Mill Creek, Chino Avenue, Haven Avenue and Ontario Ranch Road have been constructed to their ultimate design and improvements will continue to be expanded as future development occurs around and within the project area.

Remaining structures associated with the current agricultural and dairy uses of the site are present mainly in the northwest and southeast portions of the project area. Dairy ponds are also present in active and abandoned dairy properties. See Figure 2-2, *Existing Land Uses*.

2.4 TOPOGRAPHY

Like the rest of the Ontario Ranch, the Rich-Haven Specific Plan area is relatively flat, located in the central portion of the Chino Basin. Ground elevations in the Ontario Ranch vary from 780 to 630 feet above sea level, and, like the area at large, the Rich-Haven Specific Plan Area is relatively flat with an average slope of approximately two percent (2%). See Figure 2-4, *Site Topography*.



 NOT TO SCALE

**RICH-HAVEN SPECIFIC PLAN
SITE TOPOGRAPHY**

FIGURE 2-4

2.5 CIRCULATION AND ACCESS

The Ontario Ranch is served by two freeways, State Route 60 to the north and Interstate 15 to the east, and one state highway, Euclid Avenue (SR-83) to the west. Euclid Avenue (SR-83) is a major divided arterial, with four to six lanes.

The Rich-Haven Specific Plan is directly accessed by arterial and collector roads that pass through and adjacent to the site, including Riverside Drive to the north, Haven Avenue to the west and Hamner Avenue to the east. Riverside Drive is a three-lane primary arterial with an existing 60-foot right-of-way. Haven Avenue is a two-lane major arterial with an existing 60-foot right-of-way. Hamner Avenue is a four lane major arterial with an existing 80-foot right-of-way. Mill Creek Avenue is unimproved south of the Colony High School, and is a rural dirt road as it passes the project site.

Chino Ave is unimproved and currently proposed to be a two lane modified collector between Haven Avenue and Hamner. Various internal road have been constructed with recent development of several residential projects withing the specific plan area, including 20081 and 20134. Additional internal roads are anticipated to be constructed in the near future with the ongoing residential developments within the area. In some cases, existing Agricultural operations are currently being served by private dirt roads. The existing Ontario Ranch Road roadway alignment to the south of the project site is proposed to be realigned through a portion of the Rich-Haven Specific Plan.

2.6 INFRASTRUCTURE AND UTILITIES

See Figure 2-5 for existing onsite and surrounding electric, communications, wells, and gas lines locations.

2.6.1 WATER

The Rich-Haven Specific Plan area is located within the Chino Groundwater Basin, and water demand from the Rich-Haven Specific Plan is currently served by private wells, as the Ontario Ranch area currently does not have a water distribution infrastructure system. The Chino Groundwater Basin, the primary source of groundwater for the City of Ontario, has an estimated storage capacity of 13 million acre-feet and a current storage of approximately 7.5 million acre-feet.

The project site is located within the 1010 and 925 Pressure Zones of the City's water delivery system. Existing infrastructure near the project within the 1010 Pressure Zone includes 12-inch water main within Archibald Avenue and Turner Avenue to the west of the project, and both a 10-inch and a 12-inch water main within Riverside Drive, adjacent to the project to the north. The 925 Pressure Zone includes an existing 16-inch high-

pressure water main along a portion of the east side of Hamner Avenue, within the County of Riverside, owned by Jurupa Community Services District. There is a City of Ontario existing water line in Hamner Avenue which has an existing 24"/30" water main.

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from the County Health Department.

A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

2.6.2 SEWER

Wastewater from the project site is currently disposed of through private septic systems. An existing 10-inch sewer line is located within Riverside Drive, although, it does not service the site. The Eastern Trunk Sewer line is also located in the vicinity of the project, running north to south, to the west of the Rich-Haven project site in Archibald Avenue.

Four wastewater treatment plants are in the vicinity of the Ontario Ranch: RP1 to the north, RP2 to the North, Carbon Canyon Wastewater Treatment Plant (CCWTP) to the southwest, and RP5 also to the southwest. Sewage will ultimately be conveyed to RP5 from the Rich-Haven Specific Plan area through the Eastern Trunk Sewer line to the Kimball Interceptor.

2.6.3 STORM DRAINAGE

The major improved drainage facility affecting the Rich-Haven Specific Plan is the Cucamonga Creek Channel, which runs parallel to Archibald Avenue, west of the project site. Cucamonga Creek Channel is a major north-to-south rectangular concrete line channel, carrying storm water from the mountains to the Santa Ana River.

Lower Deer Creek Channel feeds into the Cucamonga Creek Channel, by way of the Chris Basin, a county-owned groundwater recharge basin west of the project site. Lower Deer Channel also conveys flows from a very small portion of the eastern half of the Ontario Ranch area.

Drainage facilities on-site include unimproved basins and open earthen swales along area roadways. Because of the existing agricultural uses, normal rainfall does not cause runoff. Ground waters within the NMC, as a whole, contain high concentrations of salt, attributable to historic agricultural activities such as dairy farming. The high organic content of on-site soils has contributed incrementally to the degradation of surface and groundwater quality.

2.6.4 ELECTRIC

Currently, the project site is located within the service territory of the Southern California Edison Company (SCE). SCE facilities located within and adjacent to the project area consist of a substation, 500 kV, 220kV, 115kV, 66kV, and 12kV lines, and SCE Communications lines. See Figure 2-5, *Existing On-Site Facilities*.

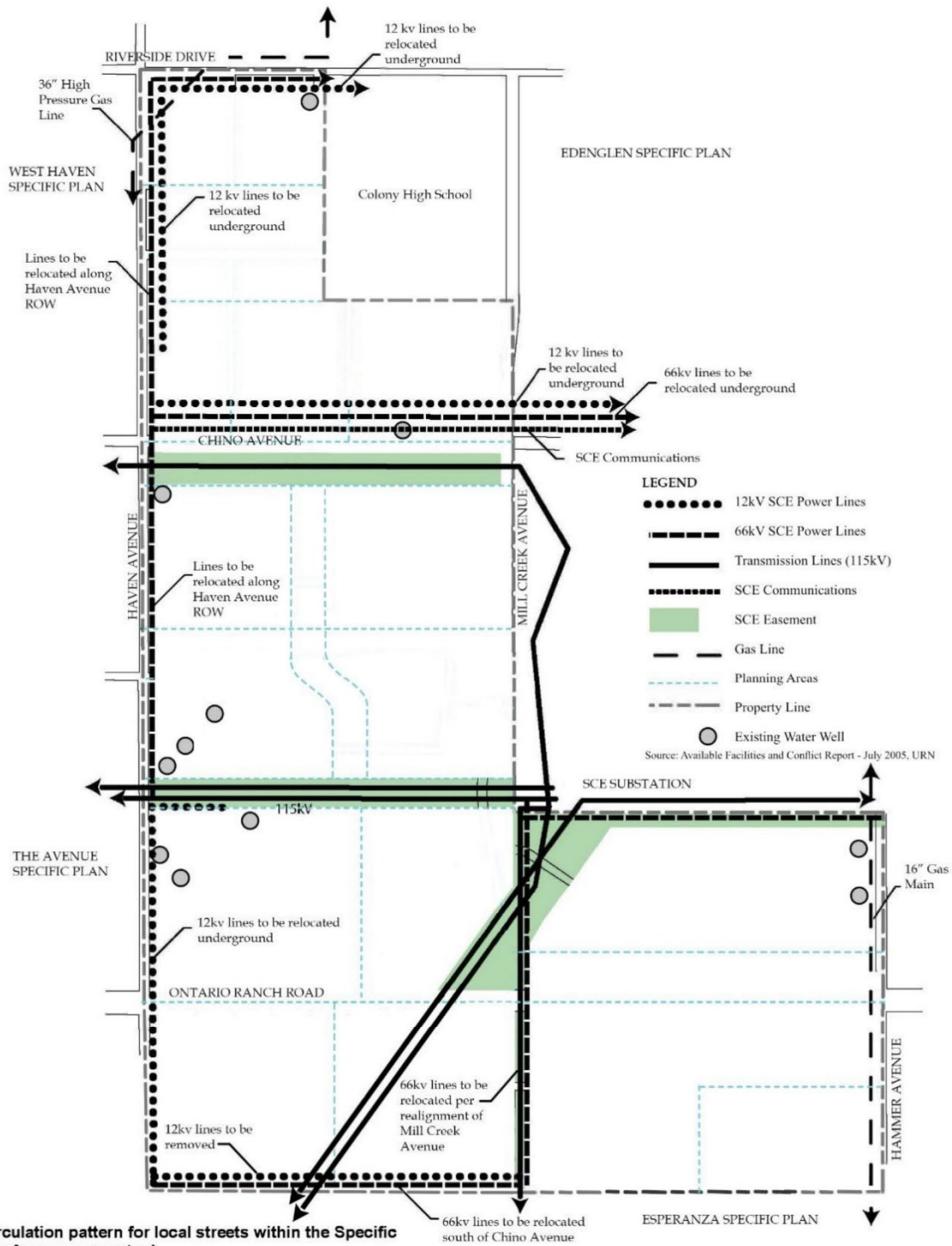
Electric power transmission lines associated with the adjacent Southern California Edison (SCE) Substation transverse the site. Electric power 115kv transmission lines are present within a 330-foot wide SCE easement, crossing the site east to west.

Electric power 115kv transmission lines are also present between Chino Avenue and Ontario Ranch Road within a 300-foot SCE easement, which also crosses the site east to west. In a 355-foot-wide SCE easement running northeast to southwest near the intersection of Mill Creek Avenue and Ontario Ranch Road, 115kv transmission lines cross the site as they follow Mill Creek Avenue north. These lines connect to north-to-south 115kv transmission lines along the east side of Mill Creek Avenue, ultimately connecting to the SCE Substation.

In addition to the 115kv transmission lines, there are existing 66kv, 12kv, and SCE communications lines that transverse the site. Electric power 66kv and 12kv lines exist along the north side of the existing old Ontario Ranch Road roadway alignment running east to west. Electric power 66kv, 12kv, and communication lines are located along the north side of Chino Avenue running east to west. Along the east side of Haven Avenue electric power 66kv and 12kv lines exist running north to south. Electric power 66kv lines exist along the east side of Mill Creek Avenue running north to south. Electric power 66kv, 12kv, and communication lines are located along the north side of Chino Avenue running east to west as well as, along northern portion of property between Mill Creek Avenue and Hamner Avenue. All existing facilities with 34.5kV or less will be underground in accordance to City ordinance.

Until the development of the tract at the Southern boundary, Edison Avenue shall remain in place with low maintenance landscaping between Edison Avenue right-of-way and the perimeter block wall for the community. At full build out, Edison Avenue shall be removed and replaced with a new maintenance access road per SCE requirements. This road may serve a dual purpose as a pedestrian trail. New permanent landscaping shall be installed between the property boundary and community perimeter block wall. All trees used in land shall be per SCE height requirements.

EXISTING CONDITIONS



*Circulation pattern for local streets within the Specific Plan Area is conceptual.



NOT TO SCALE

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RICH-HAVEN SPECIFIC PLAN
EXISTING ONSITE FACILITIES

FIGURE 2-5

2.6.5 NATURAL GAS

Southern California Gas Company (The Gas Company) provides natural gas service to the area. The Gas Company has an existing 36" high pressure main extending through the site at the northwest corner of the project along a gas easement that continues extending east along Riverside Drive and turns north at about 1,000 feet before the extension of Mill Creek Avenue. There is a four-inch main that extends in an east/west direction along Riverside Drive and parallels the 36" high-pressure main along Riverside Drive for about 800 feet. A three-inch main is located on the west side of Haven Avenue and extends in a north/south direction and continues south to existing Ontario Ranch Road, transitioning east for about 1,200 feet. In addition, a 16" main extends in a north/south direction along the west side of Hamner Avenue.

2.6.6 COMMUNICATIONS SYSTEMS

Currently, Verizon provides telephone service within the project area. Verizon has existing underground facilities located on the east side of Haven Avenue that transition to overhead lines just south of Riverside Avenue to Chino Avenue, where the lines cross over to the west side of Haven Avenue terminating approximately 1,200 feet south.

SBC has existing underground telephone lines on the east side of Hamner Avenue extending in a north/south direction.

Charter Spectrum and Frontier have existing overhead facilities on the south side of Riverside Drive.

2.6.7 SOLID WASTE

The Ontario Municipal Utilities Company (OMUC) currently, by request, provides solid waste collection and disposal services to the Ontario Ranch.

2.7 GEOLOGY AND SOILS

A Preliminary Geotechnical Investigation for a majority of the project was prepared by Petra in September 2005 and revealed from subsurface investigation that the project site is underlain by Quaternary-age alluvial deposits to the maximum depth explored (51.5 feet below ground surface). A relatively thin layer of artificial fill mantles the ground surface throughout the entire site. Surface layers of manure, generally six to 12-inches thick were observed within existing cattle pens at the dairy farms, in addition to stockpiles of manure, some several feet high, within the dairies and the pig farm.

2.7.1 SEISMICITY

The project site is located within the Southern California area, dominated by northwest-trending faults associated with the San Andreas system. No active or potentially active faults are known to extend through the site. Several active or potentially active faults are in close proximity and include the Chino-Central Avenue fault approximate 7 mile to the northeast, the San Jose fault 10 miles to the southeast, Cucamonga fault 11 miles to the south, Whittier fault and Glen Ivy fault 11 miles to the northeast, and the San Andreas fault 19 miles to the southwest.

2.8 VEGETATION & WILDLIFE

Little or no naturally occurring vegetation is present on the project site, due to its historic dairy and agricultural use. Existing vegetation within dairy lands include cattle pastures, while agricultural uses consist of cultivated and fallow fields, in addition to windrows along internal, unimproved roadways.

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SECTION 3 - LAND USE

This section of the Rich-Haven Specific Plan discusses the land uses proposed within the Rich-Haven development. Land uses include the residential, commercial, mixed-use, retail, office, light industrial, parks and open space, and community facility components planned for Rich-Haven.

3.1 COMMUNITY DESIGN

The Rich-Haven Specific Plan is envisioned as a high quality residential and mixed-use community, designed with reference to “Traditional Neighborhood Design” principles. Rich-Haven is organized into three Districts, a Residential District, a Regional Commercial/Mixed-Use District and a Light Industrial District. Each district is designed around Planning Areas, which form smaller neighborhoods.

3.1.1 TRADITIONAL NEIGHBORHOOD DESIGN

To best create Rich-Haven’s distinct Residential District and plan for a well-integrated Regional Commercial/Mixed-Use District, the Rich-Haven Specific Plan proposes numerous Traditional Neighborhood Design (TND) principles. The application of TND principles can simultaneously give Rich-Haven identity as well as better connect it to the rest of the Ontario Ranch. The TND principles to be implemented at Rich-Haven include:

- ❖ **CONNECTIONS** – Rich-Haven is designed to provide both internal and external connectivity, providing connections between Rich-Haven’s own land use components and between Rich-Haven and surrounding future and existing developments. Sidewalks, linear parks and bike trails will internally connect Rich-Haven’s residential areas, neighborhood parks, community facilities, proposed public parks, and the retail, commercial, and office uses of the Regional Commercial/Mixed-Use District. Additionally, Rich-Haven’s Land Use Plan includes a segment of the SCE Corridor Trail System, which extends through all of the Ontario Ranch, connecting Rich-Haven’s residents with important uses and amenities outside of Rich-Haven.

Connectivity within Rich-Haven is also achieved by designing the community at a walkable scale and density, similar to those of traditional neighborhoods. This allows non-drivers, such as children, seniors, and those with disabilities to be active and independent.

TRADITIONAL STREET NETWORK – The Rich-Haven Land Use Plan is designed around a hierarchy of streets, connected by a grid network with a variety of routes for pedestrians and vehicles. The Rich-Haven Street grid extends through both the Residential and Regional Commercial/Mixed-Use Districts. Traditional street networks are visually favorable and comfortable environment for pedestrians, bicyclists, and Rich-Haven’s residents at large.

- ❖ **INCORPORATION OF NEIGHBORHOOD AND COMMUNITY INSTITUTIONS** – The Rich-Haven Specific Plan proposes a public park site within the Rich-Haven community. Inclusion of a school site helps to define Rich-Haven as a cohesive and complete community, and draws on the traditional organization of a community around a neighborhood school. Other community facilities, including a fire station, will also be located within the Residential District.
- ❖ **IDENTIFIABLE NEIGHBORHOODS** – Identifiable neighborhoods can make Rich-Haven more attractive to residents and employers by increasing a “sense of community” and belonging. This document’s Design Guidelines stress the use of defined neighborhood edges and entrances within the Residential District to make this District’s neighborhoods more distinct and identifiable. Within the Regional Commercial/Mixed-Use District, neighborhoods will be identifiable through other means, as the normally defined edges between adjacent uses are intentionally blurred to create a well-integrated mixed-use neighborhood. The mix of residential and commercial uses within the Regional Commercial/Mixed-Use District can itself provide neighborhood identity.
- ❖ **MIX OF HOUSING TYPES** – A variety of housing types and varying architectural styles are proposed within Rich-Haven, in order to address varying housing needs caused by the different lifestyles of families, singles, students, executives, retirees, and empty nesters.
- ❖ **PUBLIC SPACES** – Rich-Haven’s residential neighborhoods are organized around a number of small parks and open space areas. These public spaces provide opportunities for neighbors to meet and socialize, and children to play, within a safe and visible environment. The Regional Commercial/Mixed-Use District will also be organized around common public facilities including central parks, plazas, and paseos.
- ❖ **MAIN STREET ENVIRONMENT** – The Regional Commercial/Mixed-Use District may include retail, commercial, office and residential uses, along with well-incorporated central parks, plazas, and paseos, designed to a human scale. Creation of a Main Street environment aids in keeping pedestrian activity from being overwhelmed by automobile traffic. A vital “town center” atmosphere will offer the opportunity for higher-density residential uses to be within a five-minute walk of all goods and services offered in the heart of each mixed-use neighborhood. These higher-density units will provide for a more vibrant Main Street environment.

3.2 LAND USE PLAN

The Rich-Haven Land Use Plan outlines how land uses, dwelling units, and commercial square footage are allocated within the community’s two Districts. The Land Use Plan is organized into Planning Areas, with Planning Areas 1A, 1B, 1C, 2B, 3A, and 3B comprising the Residential District, and Planning Areas, 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10 A and 10B comprising the Regional Commercial/Mixed-Use District. The Light Industrial District comprises of Planning Areas 2C, 3C, 5A and 6A. In total, the Land Use Plan proposes a maximum of 7,194 dwelling units (including all residential dwelling unit types), a maximum of 925,002square feet of commercial/office space, a maximum of 2,767,148square feet of industrial space, 27 acres of public parkland, approximately 20.0 acres SC Edison Parcel open space along with additional private parklands and Edison Easements.

Figure 3-1, *Specific Plan Land Use Plan*, and Table 3-1, *Land Use Plan Summary*, describe how these uses and dwelling units are allocated within the three districts and 10 Planning Areas of the Rich-Haven Specific Plan.

3.2.1 RESIDENTIAL DISTRICT

Rich-Haven’s Residential District includes approximately 218.7 acres organized into 8 Planning Areas, each planned around local parks and open space. In total, the Residential District includes 2,393dwelling units, approximately 27.0 acres of public park and 20.0 acres of open space within the Southern California Edison parcel.

Rich-Haven’s Residential District Planning Areas include a variety of housing products that respond to a variety of homeownership needs and desires. These housing products may include detached single-family, detached and attached condominiums, townhomes, and live/work units. Clustered multi-family housing may be included throughout the District, including its lower density neighborhoods. In general, the density of the District’s neighborhoods increase from north to south, with:

- Planning Area 1A up to 5.0 dwelling units per acre,
- Planning Area 1B up to 11.0 dwelling units per acre,
- Planning Areas 1C, 2B, 3A and 3B up to 25.0 dwelling units per acre.

LAND USE



* Circulation pattern for local streets within Specific Plan Area to be established at Tentative Tract Map submittal.

** Residential development along the frontage of Haven Avenue within Planning Areas 3A and 4A and residential development along the frontage of Ontario Ranch Road within Planning Area 4A, 4B and 5B shall average a density of 18 to 25 dwelling units per acre to support Bus Rapid Transit (BRT) along Haven Avenue.

*** After full dedication of Master Plan streets and neighborhood edges, residential development within Stand Alone Residential Overlay shall meet a minimum net density of 14 dwelling units per acre.

The minimum density in Planning Areas can be averaged between two areas, which shall be established at Tentative Tract submittal for each Planning Area.

**** Planning Area 6B shall have a minimum depth of 300 feet along Ontario Ranch Road measured from the back of the ROW and Neighborhood Edge.

RICH HAVEN SPECIFIC PLAN
LAND USE PLAN

FIGURE 3-1

Planning Area ^{3,4,5}	Land Use	Gross Acreage	Dwelling Units ¹ Maximum	Residential Density ²	Commercial/Office Maximum Square Footage	Light Industrial Maximum Square Footage
1A	Low Density Residential	25.5	128	5.0	-	-
1B	Low Medium Density Residential	24.5	270	11.0	-	-
1C	Medium Density Residential	60.6	1,055	17.4	-	-
SCE 1	Edison Parcel	20.0	-	-	-	-
2A	Public Park	27.0	-	-	-	-
2B	Medium Density Residential	8.1	190	23.5	-	-
2C	Light Industrial	23.4	-	-	-	560,617
3A	Medium Density Residential Open Space-Non Recreation	36.1 8.3	560	15.5	-	-
3B	Medium Density Residential	8.6	190	22.1	-	-
3C	Light Industrial Open Space-Non Recreation	21.4 8.5	-	-	-	512,701
4A	Stand Alone Residential Overlay	45.0	1,099	24.4	-	-
4B	Regional Commercial Stand Alone Residential Overlay Open Space-Non Recreation	5.0 35.2 0.4	1,150	32.7	166,182	-
5A	Light Industrial Open Space-Non Recreation	21.3 3.7	-	-	-	510,305
5B	Regional Commercial Stand Alone Residential Overlay Open Space-Non Recreation	5.0 26.6 7.5	1,150	43.2	76,320	-
5C	Regional Commercial	1.0	-	-	7,500	-
6A	Light Industrial Open Space-Non Recreation	49.4 6.6	-	-	-	1,183,525
6B	Regional Commercial	25.1	-	-	300,000	-
7	Mixed Use Overlay	20.5	552	26.9	162,500	-
8	Regional Commercial	20.5	-	-	162,500	-
9	Stand Alone Residential Overlay	20.4	300	14.7	-	-
10A	Stand Alone Residential Overlay	16.9	550	32.5	-	-
10B	Regional Commercial	2.8	-	-	50,000	-
Total		584.9	7,194	-	925,002	2,767,148

NOTES:

- ALL RESIDENTIAL DWELLING UNITS SHOWN IN LAND USE SUMMARY ARE MAXIMUMS.
- RESIDENTIAL DENSITIES AREA CALCULATED USING RESIDENTIAL ACREAGES ONLY, THEREFORE OPEN SPACE- NON RECREATION ACREAGES ARE NOT INCLUDED.
- WITHIN THE SPECIFIC PLAN DOCUMENT, REFERENCES TO PLANNING AREA ARE ONLY 1 THROUGH 10. SUB-PLANNING AREAS SUCH AS 1A, 1B, ETC. ARE DESIGNATED TO HELP ADDRESS OWNERSHIP PATTERNS AND ARE NOT INTENDED TO BE USED FOR DENSITY TRANSFER.
- RESIDENTIAL DEVELOPMENT ALONG THE FRONTAGE OF HAVEN AVENUE WITHIN PLANNING AREAS 3A AND 4A SHALL AVERAGE A DENSITY OF 18 TO 25 DWELLING UNITS PER ACRE TO SUPPORT BUS RAPID TRANSIT (BRT) ALONG HAVEN AVENUE.
- RESIDENTIAL DEVELOPMENT WITHIN PLANNING AREAS 4A, 4B, 5B, 7, 9 AND 10A SHALL MEET A MINIMUM NET DENSITY OF 14 DWELLING UNITS PER TOP ADJUSTED GROSS ACREAGE. THE MINIMUM 14 DWELLINGS PER ACRE MAY BE AVERAGED OVER A SINGLE PLANNING AREA SUBJECT TO PLANNING DIRECTOR REVIEW AND APPROVAL AND SHALL BE CODIFIED WITHIN A DEVELOPMENT AGREEMENT.

RICH HAVEN SPECIFIC PLAN

LAND USE SUMMARY

TABLE 3-1

Consistent with the City's TOP, the Rich-Haven Specific Plan encourages residential neighborhoods designed around Traditional Neighborhood Design (TND) principles, planned to include multiple pedestrian routes, bikeways, and multi-use trails, neo-traditional street-grid systems, a diversity of housing types, and the integration of public facilities into the community fabric.

The land use plan for the Rich-Haven Residential District responds by including park and open space amenities throughout, including linear parks and SCE parcel/easement areas that provide pedestrian and bikeway connectivity. The internal backbone streets proposed within the District are planned on a traditional grid system, creating a visually attractive street network that connects well both internally, between the Residential and Regional Commercial/Mixed-Use Districts, and between Rich-Haven and its surrounding development. Additionally, the Residential District includes a variety of housing types, with a gradient increase in density from the north to the south and may include gated neighborhoods. Finally, the Residential District is designed to include community facilities and public institutions, including a proposed public park and fire station site.

3.2.2 REGIONAL COMMERCIAL/MIXED-USE DISTRICT

The Regional Commercial/Mixed-Use District includes approximately 231.9 gross acres within Planning Areas 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10A and 10B. This District is envisioned as a highly active area with a variety of commercial uses, including retail, office, residential, medical, research, entertainment and other comparable uses identified in Section 5, *Development Regulations*. As a true mixed-use district, residential uses are also to be included in areas with the overlays. In total, a maximum of 4,801 dwelling units and a maximum of 925,002 square feet of regional and local commercial uses are planned within this District. Additionally, the Regional Commercial/Mixed-Use District includes appropriate required acreage of private parklands, - and additional open space found within the existing Southern California Edison easements.

Residential uses allowed within the Regional Commercial/Mixed-Use District include high-density attached residential / mixed-use, as well as standalone residential neighborhoods, accommodated through a "Stand Alone Residential Overlay". The Stand-Alone Residential Overlay is identified on the Land Use Plan Figure 3-1 and may include gated residential neighborhoods. Within this overlay area, residential uses are permitted without being vertically mixed with commercial uses and may include single-family detached residential units. Stand Alone Residential Development within the Mixed Use Areas (Planning Areas 4A, 4B, 5B, 9 and 10A) are required to be developed at a minimum average density of 14 units per TOP adjusted Gross Acreage, consistent with the City's TOP. Compliance with the TOP's minimum density shall be established with Tentative Tract Map submittal.

The community design concept to be implemented within the Regional Commercial/Mixed-Use District is one of a Main Street environment, with uses seamlessly integrated and designed at a pedestrian friendly scale. Like the Residential District, the Regional Commercial/Mixed-Use District will be designed with a high level of connectivity, both between its own land use components, between the District and the rest of Rich-Haven, and between Rich-Haven and the rest of the Ontario Ranch. The integration of common public spaces, including plazas, paseos and small park areas will be included in the design of this District, and a mix of housing products will provide a diversity of opportunities for the District's residents, further executing the Traditional Neighborhood Design Principles encouraged by the City's TOP.

Commercial development within Planning Area 6B is proposed to extend along Ontario Ranch Road between Mill Creek Avenue and Hamner Avenue incorporating a minimum of 25.1 gross acres. There is no maximum area allowed to be within Planning Area 6B. Additional mixed use development above the 25.1 acre minimum will be reduced from the remaining acres within Planning Area 6A.

The design concept to be implemented within Planning Area 6B is intended to encourage retail, office, medical office and restaurant uses to establish a commercial/mixed use character along Ontario Ranch Road with a pedestrian friendly scale and a high level of connectivity to the balance of the Regional Commercial/Mixed Use development components, the residential development and the rest of the Ontario Ranch. Within Planning Area 6B, a minimum of 100,000 square feet and a maximum of 300,000 square feet of retail/office, medical office and/or retail uses are allowed.

3.2.3 LIGHT INDUSTRIAL LAND USE DISTRICT

The Light Industrial Land Use District includes approximately 134.3 gross acres within Planning Areas 2C, 3C, 5A and 6A. This District is intended to allow for large scale industrial and warehouse uses to provide a transition to the SCE substation and similar industrial uses to the east of the project site. A maximum of 2,767,148 square feet of industrial uses are planned within this District.

The TOP and Specific Plan Land Use Plans designates the land use on SCE easement area within the Industrial District as "Open Space – Non-Recreational". In Planning Areas 3C, 5A, and 6A, this land use designation allows for truck, trailer and vehicle parking that is compatible with the adjacent Light Industrial uses.

3.3 COMMUNITY FACILITIES

A variety of community facilities are included within the Rich-Haven Specific Plan Land Use Plan, including private parks and open space, a proposed public park site, a fire station site, and a network of greenbelts and landscaped neighborhood edges.

3.3.1 PARKS

A series of private parks will be provided throughout the Rich-Haven community, in both the Residential and Regional Commercial/Mixed-Use Districts. Linear parks are proposed within the Edison easements, and a series of private parks are proposed within each of the community neighborhoods or districts. Refer to Figure 3-1, *Land Use Plan*, for general individual private park locations.

The Policy Plan (Policy PR1-5) has established a standard of 5-acres of parklands (public and private) per 1,000 residents, with a minimum of 2-acres of developed private park space per 1,000 residents (Policy PR1-16). The proposals within the Rich-Haven Land Use Plan will include enough parkland to meet the minimum ratio of 2-acres per 1,000 residents. The remaining acreage of parkland required will be accommodated through the payment of in-lieu park fees.

A portion of the required park area may be provided within the SCE Easement. Any easement area will be required to be improved and maintained by the Master Development and/or Homeowners Association in order to receive park credit. Refer to Section 5.4.1.13 of the Development Regulations.

Additionally, a 27.0-acre public park area will be located in Planning Area 2A. Access to this park will be provided along Haven Avenue and internal streets.

3.3.2 GREENBELTS AND LANDSCAPED NEIGHBORHOOD EDGES

Greenbelts

Greenbelts throughout the Rich-Haven Specific Plan encompass a network of easements belonging to Southern California Edison (SCE). These greenbelts crisscross the Ontario Ranch, are to be jointly used as a trails and bikeways system and identified as the SCE Corridor Trail connecting the various neighborhoods of the Ontario Ranch.

The greenbelts extend across the Rich-Haven Specific Plan area in two places; east to west between Twinkle and Hamner Avenue to the south of Rich-Haven Planning Areas 3A; and extending diagonally to the southwest across the proposed Mill Creek (Cleveland) Avenue. See Figure 4-3, *Trails and Bikeways Plan*.

Access to the SCE trails will be provided through the various residential areas of the Rich-Haven development, providing pedestrian and bicycle accessibility between residential areas, parks, schools, and shopping and town centers. The corridor will include a multi-use pathway, fencing, signage, and landscaping, and will be accessible to wheelchairs, bicycles, and pedestrians. The multi-use pathway will also provide access for maintenance equipment and vehicles.

Planning Area SEC 1, running east to west along the southern side of Chino Avenue, is fee owned property of SCE and is not included to have trail or bikeway system.

Landscape Neighborhood Edges

Landscape neighborhood edges will be located along the internal backbone roadway system of the Specific Plan and include expanded parkways.

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SECTION 4 - INFRASTRUCTURE AND SERVICES

This section of the Rich-Haven Specific Plan discusses the proposed infrastructure and public services that will support Rich-Haven’s residential, commercial, mixed use and light industrial districts. Infrastructure discussed herein includes the construction of master planned facilities. Public services include schools, parks, fire, law enforcement, library, telephone and technology wiring, natural gas, electricity, and solid waste disposal. A discussion of project grading is also provided.

General Notes

1. Master planned utilities serving and surrounding each project site development, as identified in the approved respective Master Plan, shall be constructed prior to issuance of first occupancy.
2. All development and corresponding utilities shall be constructed and be consistent with the NMC Construction Agreement.
3. Public Utilities construction shall be avoided within private alleys; where city has limited access.
4. Public Utilities construction (especially water lines) shall be avoided beneath roundabouts/traffic circles.
5. All signalized intersections and approaches on designated truck routes shall be concrete.

4.1 CIRCULATION PLAN

The Circulation Plan for the Rich-Haven Specific Plan will provide effective movement of automobiles and trucks as well as pedestrians, bicyclists, and transit. The Rich-Haven Specific Plan will be served by a system of new and varied parkway, arterial, and collector roadways to be improved per City’s The Ontario Plan(TOP) and current Master Plan of Streets and Highways, and, through proposed local backbone streets to be constructed as part of the project site development. Improvements will be constructed for Haven Avenue, Ontario Ranch Road, Hamner Avenue, Chino Avenue, and Mill Creek Avenue, which run through or border the project site.

Within the Specific Plan area, local backbone streets will provide efficient movement of vehicles and pedestrians. Roadways will be designed to meet current and approved design standards. Figure 4-1, *Conceptual Circulation Plan*, illustrates backbone on-site roadway circulation, access points, potential roundabout locations, signalized intersections, and non-signalized access points. Access points are from Hamner Avenue to the east, and Haven Avenue to the west of the project site, as noted in figure 4-1. The location of final access points and round-about locations will be determined at time of the tentative tract mapping in the residential areas and site plan review in commercial areas. The traffic study will verify the need for additional right-of-way at critical intersections to accommodate left and right turn lanes.

The minimum design speeds to be used for centerline curve radii, super-elevation, corner sight distance, vertical and horizontal alignment and sight distance, are listed below:-

Ontario Ranch Road: 50 mph	- Haven Avenue: 45 mph
- Chino Avenue: 40 mph	- Mill Creek Avenue: 40 mph
- Riverside Drive: 45 mph	- Hamner Avenue: 50 mph

4.1.1 STREET NETWORK

The proposed Rich-Haven street network is based on the existing underlying grid system of improved and unimproved streets, adjacent to and within the project site, and will be consistent with the City's Master Plan of Streets and Highways. See *Street Cross Sections, Figure 4-2A through 4-2E*. The developer(s) of the Rich-Haven Specific Plan area will be responsible for all off-site improvements for the entire project frontage or as otherwise indicated. Phasing of the improvements will be implemented as required by the City Engineer and pursuant to the mitigation measures identified in the Environmental Impact Report (EIR) and/or the Conditions of Approval established on the approved tentative tract maps for the project. Additionally, bus turnouts and shelters, to serve the future residents, shall be provided on arterial and collector roadways prescribed by the City.

The following is a description of the streets to be improved within the Rich-Haven Specific Plan and NMC L.L.C. associated improvements:

HAMNER AVENUE – Bounding the project at the east, Hamner Avenue is designated as a divided Other Principal Arterial with eight lanes and a minimum right-of-way of 140 feet. Access to Hamner Avenue via driveways from residential units and on-street parking will be prohibited. Vehicular access locations to the proposed development from Hamner Avenue will be allowed at controlled locations identified on the Land Use Plan. Additional access locations may be approved by the City Engineer to provide for safe and efficient traffic distribution for the intended mix of land uses. The developer shall be responsible for those improvements to Hamner Avenue as determined by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or to the Conditions of Approval established on the approved tentative tract maps for the project. Bus pads will be required to the satisfaction of the City of Ontario and Omnitrans. Proposed traffic signals along Hamner Avenue are shown in Figure 4-1.

Hamner Avenue is a designated truck route. Ontario Ranch designated truck routes will direct truck traffic along arterial roadways and out of residential areas. **HAVEN AVENUE** – Located on the western boundary of the project site, Haven Avenue is classified by the Mobility Element of Policy Plan (Figure M-2 Functional Roadway Classification Plan) as a proposed Other Principal Arterial, with four travel lanes and a double row of parkway trees. Haven Avenue, as it borders the project site, is proposed at a minimum right-of-way of 124 feet with multi-purpose trail. Right of way areas with parkways and sidewalks are also proposed. Access to this street via driveways from residential units and on-street parking will be prohibited. The developer shall be responsible for those improvements to Haven Avenue as determined by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or to the Conditions of Approval established on the approved tentative tract maps for the project. Bus pads will be required to the satisfaction of the City of Ontario and Omnitrans. Proposed traffic signals along Haven Avenue are shown in Figure 4-1.

ONTARIO RANCH ROAD – Bounding and crossing the site along the south, Ontario Ranch Road is classified the Mobility Element of Policy Plan (Figure M-2 Functional Roadway

Classification Plan) as an Other Principal Arterial, with eight travel lanes at build-out, and a minimum right-of-way of 160 feet. The right of way area is proposed with landscaped buffers/parkways, sidewalks and an 8-foot multipurpose trail on the south side between Mill Creek Avenue and Hamner Avenue within the Rich-Haven Specific Plan. Access to this street via driveways from residential units and on-street parking will be prohibited. Ontario Ranch Road connects the project site to Hamner Avenue to the east, the rest of the Ontario Ranch to the west and the City of Chino further to the west. To the east of the project is the Cantu-Galeano Ranch Road/I-15 Interchange. The developer shall be responsible for those improvements to Ontario Ranch Road as determined by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or to the Conditions of Approval established on the approved tentative tract maps for the project. Bus pads will be required to the satisfaction of the City of Ontario and Omnitrans. Proposed traffic signals along Ontario Ranch Road are shown in Figure 4-1.

Ontario Ranch Road is a designated truck route. Ontario Ranch designated truck routes will direct truck traffic along arterial roadways and out of residential areas.

RIVERSIDE DRIVE – Bounding the site on the north, Riverside Drive is designated as a Minor Arterial with a 108-foot right-of-way with a landscape buffer along its neighborhood edge. A sidewalk and parkway is also proposed within the right of way area, as well as an 8-foot multipurpose trail on the north side between Haven Avenue and Mill Creek Avenue and curb adjacent 5-foot bike lanes on both sides of the street. Access to this street via driveways from residential units and on-street parking will be prohibited. The developer shall be responsible for those improvements to Riverside Drive as determined by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or to the Conditions of Approval established on the approved tentative tract maps for the project. Bus pads will be required to the satisfaction of the City of Ontario and Omnitrans. Proposed traffic signals along Riverside Drive are shown in Figure 4-1.

CHINO AVENUE – Crossing the site from east to west, Chino Avenue is identified as a modified Collector Street the Mobility Element of Policy Plan (Figure M-2 Functional Roadway Classification Plan), to be improved to one travel lane in each direction with a minimum 88-foot right-of-way, which includes raised median between Haven Avenue and Mill Creek Avenue and two roundabouts, parkway, sidewalk on the south side, 8 foot multipurpose trail on the north side between Haven Avenue and Mill Creek Avenue and curb adjacent 5-foot bike lanes on both sides of the street. Access to this street via driveways from residential units and on-street parking will be prohibited. The developer shall be responsible for those improvements to Chino Avenue as determined by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or to the Conditions of Approval established on the approved tentative tract maps for the project. Bus pads will be required to the satisfaction of the City of Ontario and Omnitrans. Proposed traffic Signals along Chino Avenue are shown in Figure 4-1.

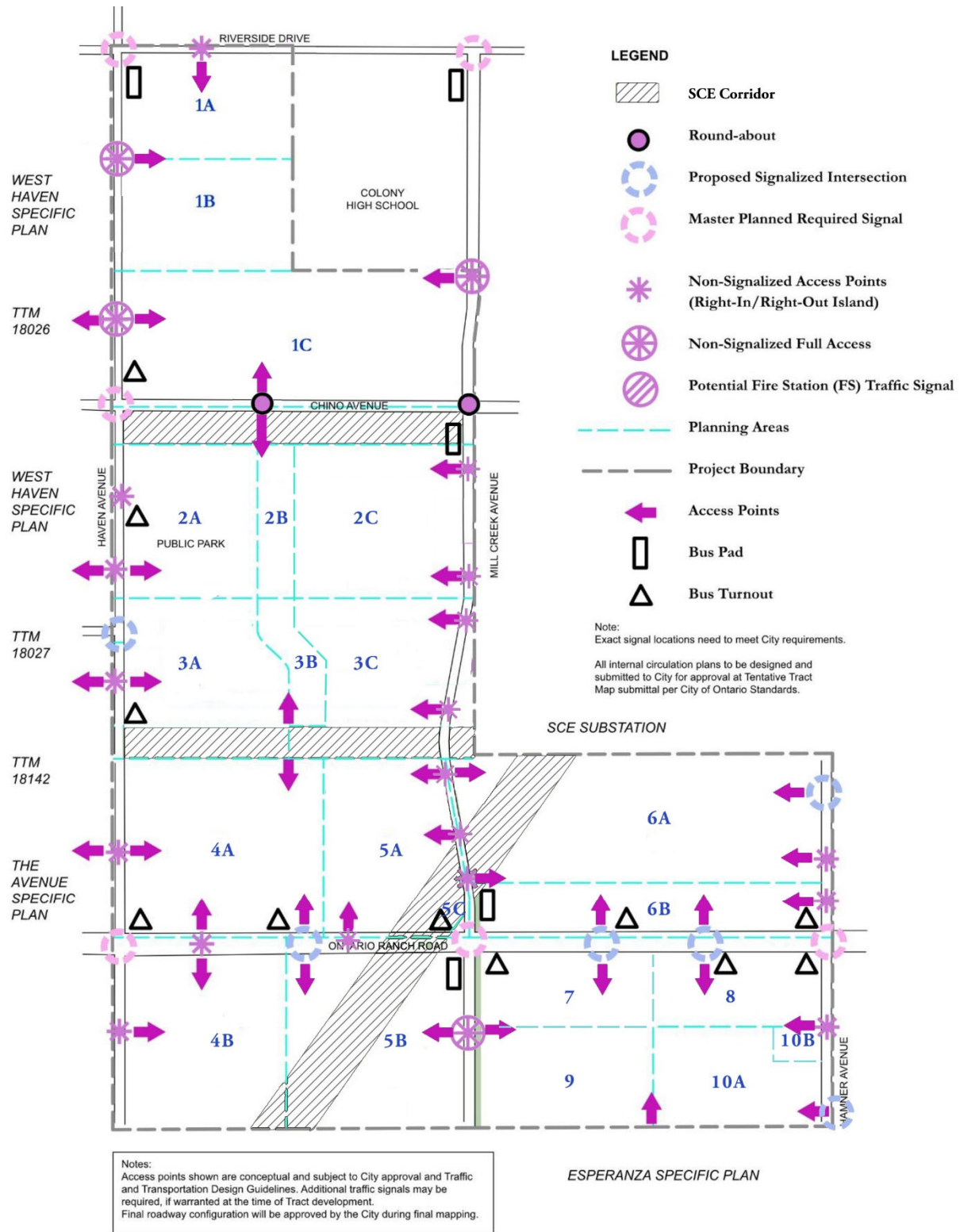
MILL CREEK AVENUE – Bisecting the site from north to south, Mill Creek Avenue is identified as a Collector Street the Mobility Element of Policy Plan (Figure M-2 Functional Roadway Classification Plan), to be improved to four lanes, with a minimum 88-foot right-of-way.

For the portion of Mill Creek Avenue between Ontario Ranch Road and Chino Avenue, proposed minimum right of way is 83-feet. Right of way areas are also proposed that consist of raised median in select locations to provide traffic directing measures at industrial project driveways, a sidewalk, an adjacent parkway, an 8 foot multipurpose trail on the west side between Chino Avenue, and Ontario Ranch Road and curb adjacent 5-foot bike lanes on both sides of the street. Access to this street via driveways from residential units and on-street parking will be prohibited. The roadway will be realigned along the frontage of the Mira Loma Substation. The ultimate alignment of Mill Creek Avenue will be determined as part of the Master Infrastructure Improvements to be determined by the City and NMC, LLC. The developer shall be responsible for those improvements to Mill Creek Avenue as determined by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or to the Conditions of Approval established on the approved tentative tract maps for the project. Bus pads will be required to the satisfaction of the City of Ontario and Omnitrans. Proposed traffic signals for Mill Creek Avenue are shown in Figure 4-1.

LOCAL BACKBONE STREETS – Connecting the above regional backbone roadways, the project’s local backbone streets will connect the project’s various components and provide for safe and efficient vehicular circulation. Internal project access points will be taken from Haven Avenue on the west side of the project, Mill Creek Avenue and Hamner Avenue on the east side, while another access point will occur along Hamner Avenue. Alternative internal street connections may be allowed subject to the approval of the City Engineer. See Figure 4-2E, Street Cross Sections.

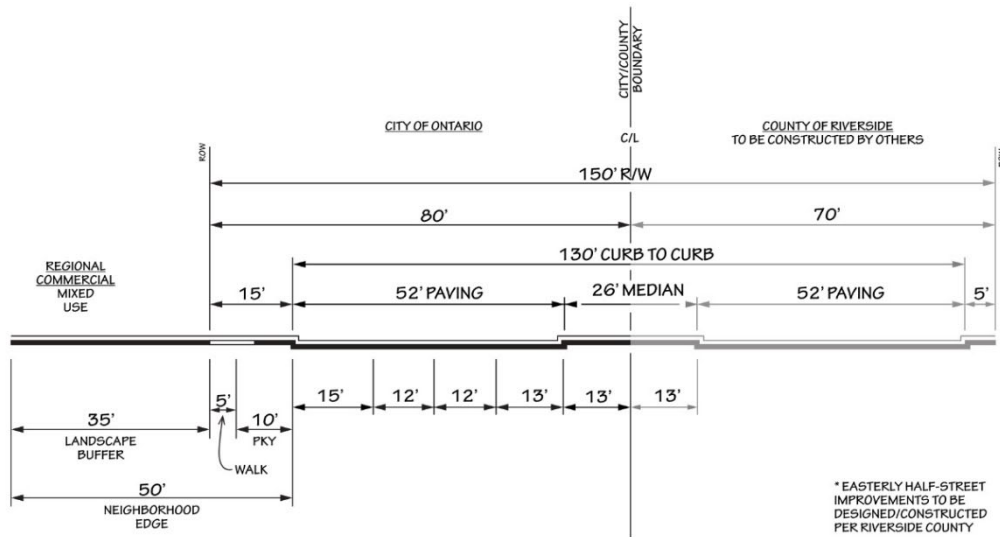
LOCAL NEIGHBORHOOD/PRIVATE STREETS – Local Neighborhood/Private Streets that carry neighborhood related traffic and be constructed with a 60-foot right-of-way, which includes a minimum 12-foot landscaped parkway with sidewalk. Themed Streets will have an additional 5-foot wide lettered lot along the theme street edge, located adjacent to ROW. To be maintained by HOA. See Figure 4-2E, Street Cross Sections.

COMMON DRIVES – Common Drives will be constructed with a 20-foot minimum right-of-way. Common Drives will contain a minimum 20-foot travel lane and 24-foot travel lane for emergency access roads. A 30-foot minimum distance is required between buildings on each side of the common drive. Final alley design shall be subject to review and approval by the planning, engineering, and fire departments. See Figure 4-2E, Street Cross Sections.



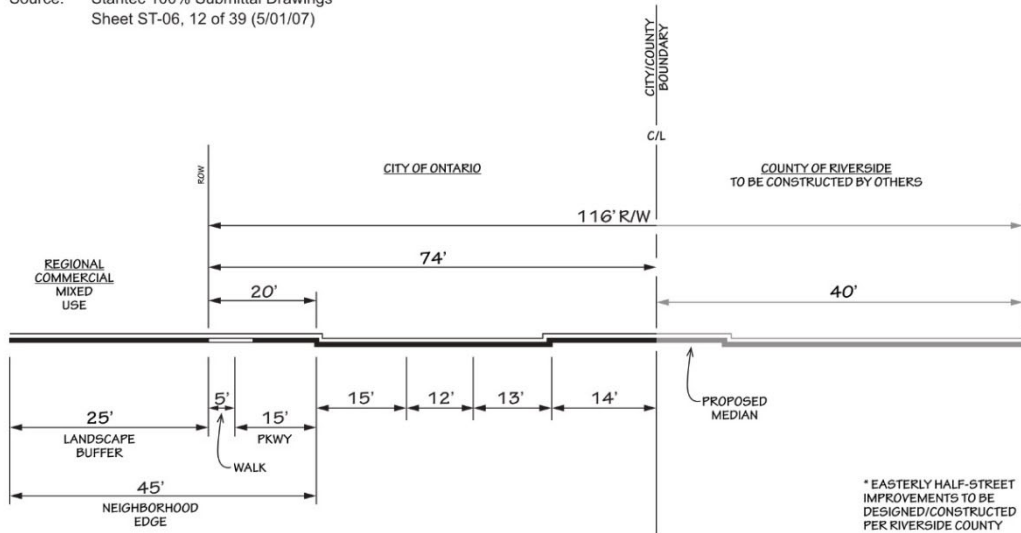
RICH-HAVEN SPECIFIC PLAN
CONCEPTUAL CIRCULATION PLAN

FIGURE 4-1

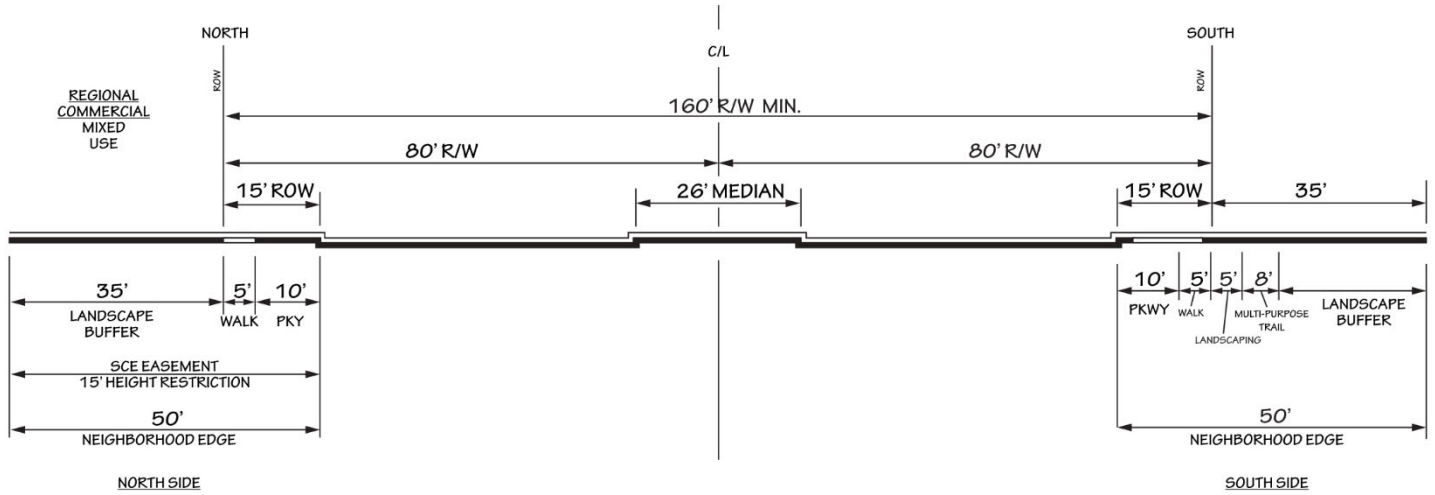


Hamner Avenue - Westside (North of Ontario Ranch Road)
 Between Riverside Drive and Ontario Ranch Road
 Divided Other Principal Arterial
 Interim Improvements

On-Street Parking Prohibited
 Source: Stantec 100% Submittal Drawings
 Sheet ST-06, 12 of 39 (5/01/07)



Hamner Avenue - Westside
 South of Ontario Ranch Road
 Divided Other Principal Arterial
 On-Street Parking Prohibited
 (three-lanes/median)



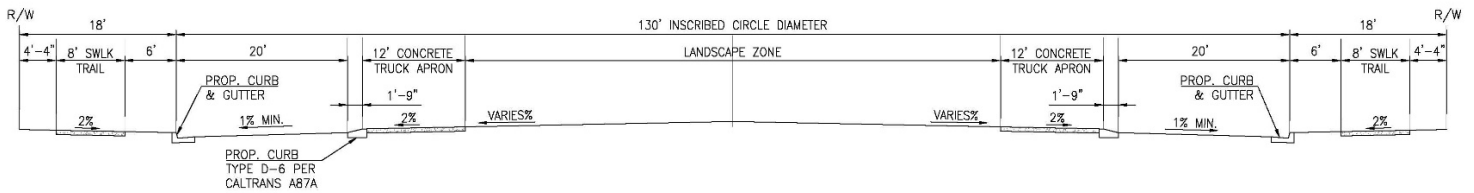
Ontario Ranch Road

Between Haven Avenue and Hamner Avenue

Divided Other Principal Arterial w/ Bikeway

On-Street Parking Prohibited

Source: Stantec 35% Submittal Drawings, Sheet DT-01



Roundabout Section

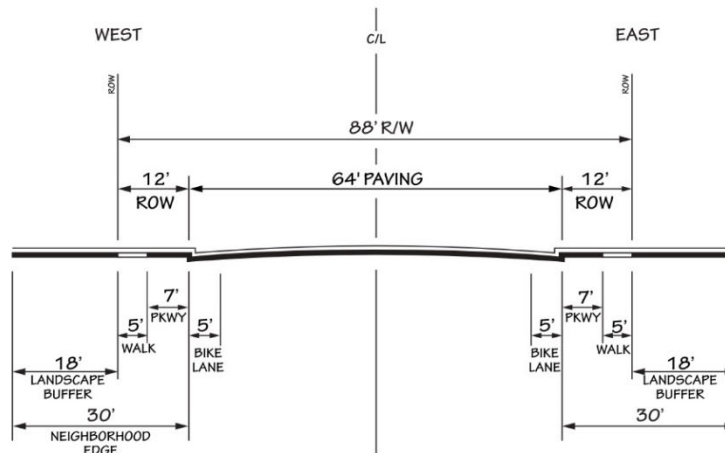
On-Street Parking Prohibited

Note: Refer to Chapter 7 for Streetscape Design.



RICH-HAVEN SPECIFIC PLAN
STREET CROSS SECTIONS

FIGURE 4-2B

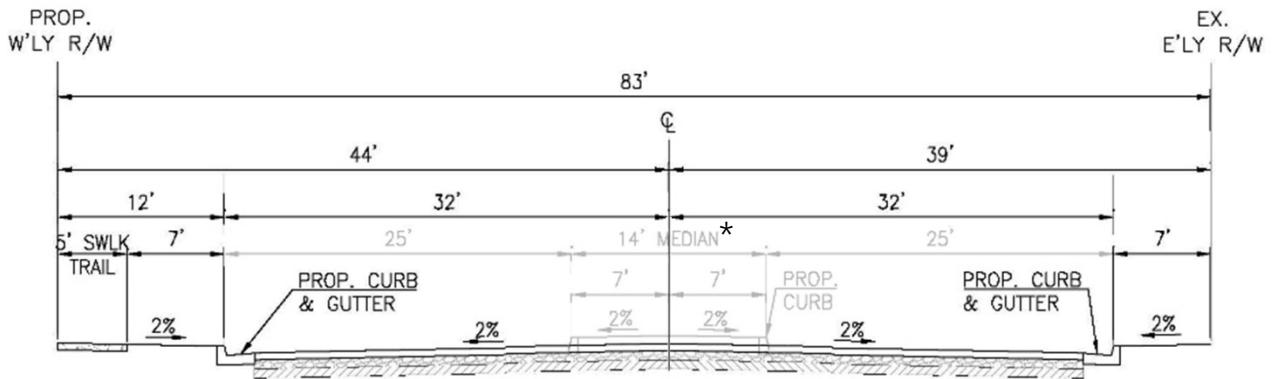


Mill Creek Avenue

Collector Street

On-Street Parking Prohibited

Source: Stantec 100% Submittal Drawings
Sheet ST-06, 3 of 32



*Raised median at select locations to provide traffic directing measures at Industrial project driveways

Mill Creek Avenue (Between Ontario Ranch Road and Chino Avenue)

Collector Street

On-Street Parking Prohibited

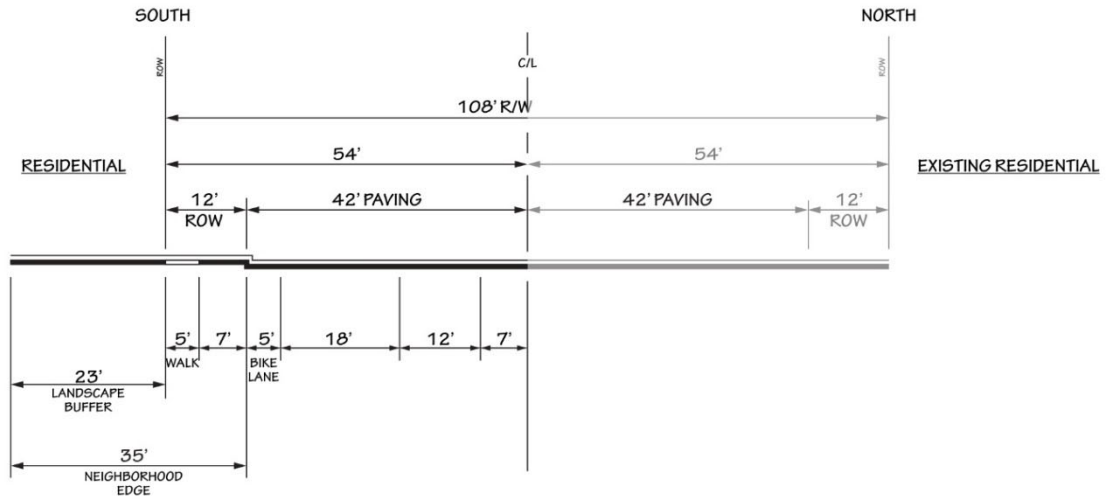
Source: Stantec 100% Submittal Drawings
Sheet ST-06, 3 of 32

Note: Refer to Chapter 7 for Streetscape Design.

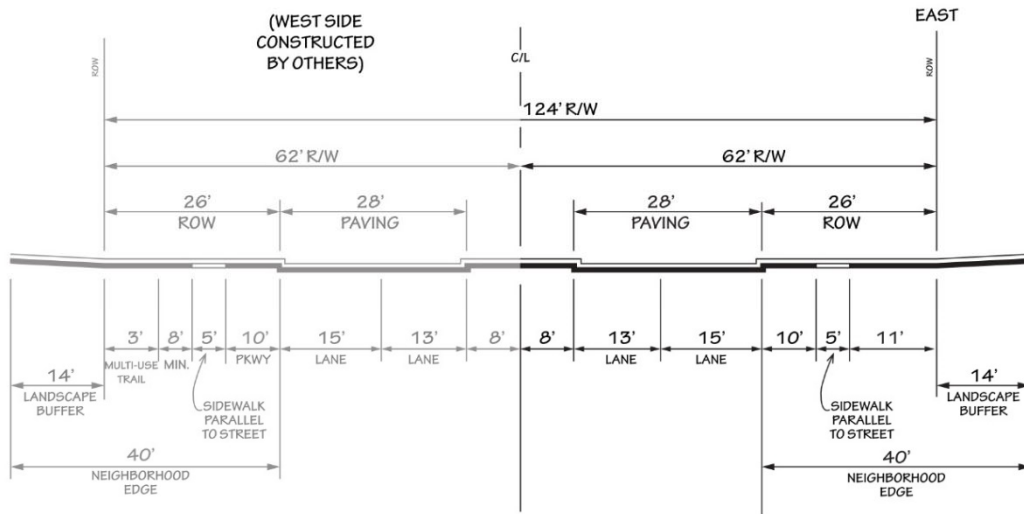


RICH-HAVEN SPECIFIC PLAN
STREETCROSS SECTIONS

FIGURE 4-2C



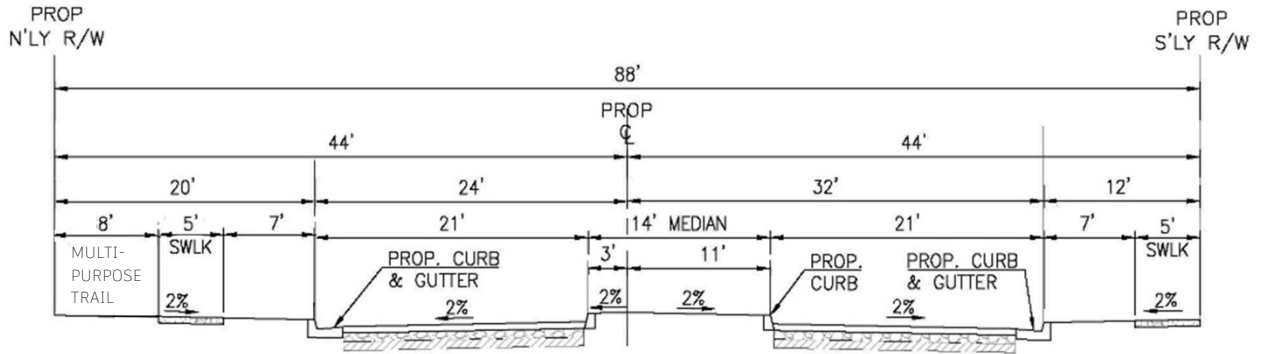
Riverside Drive
 Arterial
 On-Street Parking Prohibited



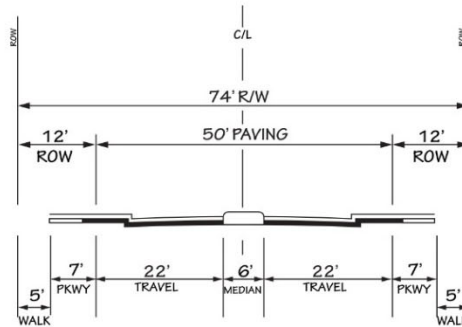
Haven Avenue
 Divided Other Principal Arterial
 On-Street Parking Prohibited

Note: Refer to Chapter 7 for Streetscape Design.





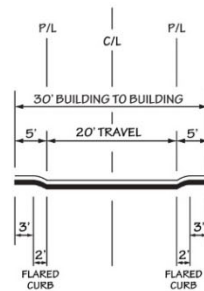
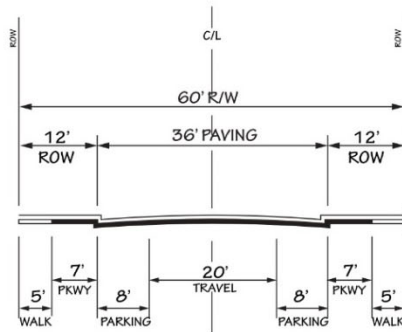
Chino Avenue
 Collector Street
 On-Street Parking Prohibited



ENTRY STREETS ADJACENT TO COMMERCIAL AREAS SHALL BE DESIGNED TO ACCOMMODATE A WB-50 VEHICLE, WHICH MAY RESULT IN DIMENSIONS THAT EXCEED THIS CROSS-SECTION.

FINAL ROADWAY SECTION WIDTHS WILL BE DETERMINED BY THE CITY ENGINEER BASED ON THE NEED FOR INTERSECTION LEFT AND/OR RIGHT TURNS.

Residential Entry Street (Public or Private)
 No Parking Permitted



Residential Neighborhood Street (Public or Private)
 Parking Permitted
 Sidewalk and Parkway widths may increase along "Theme Edges", and near the school

Common Drive/Alley (Private)
 20' travel minimum
 *24' travel for emergency access road.
 ** 5' minimum setback from curb or sidewalk to porch or living area.

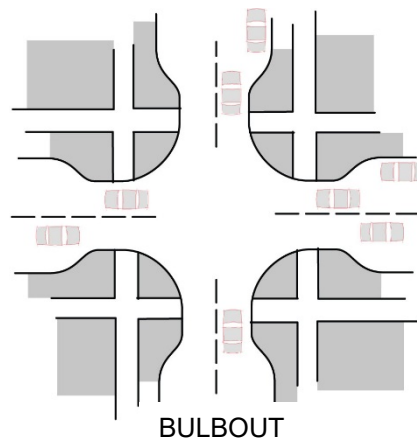
Note: Refer to Chapter 7 for Streetscape Design.

*minimum dimension



4.1.2 TRAFFIC CALMING

The Rich-Haven Land Use Plan is designed on a traditional grid and with a hierarchy of streets, offering a variety of routes for pedestrians and vehicles. Traditional street networks can result in a visually favorable and comfortable environment for pedestrians, bicyclists, and Rich-Haven’s residents at large. Traffic calming measures incorporated within the Rich-Haven Specific Plan development will include roundabouts and curb-bulbouts. See Figure 4-1, *Conceptual Circulation Plan* for locations of proposed roundabouts. Additional traffic calming measures include the incorporation of landscaped parkways and medians to add interest in the street, encouraging drivers to slow their travel speed and observe the surroundings.



Additionally, within the Regional Commercial/Mixed-Use District, on-street parallel parking will be used to control the speed of traffic in and near pedestrian zones. Angled parking may also be used at the discretion of the City Engineer.

4.1.3 PEDESTRIAN AND BICYCLE CIRCULATION

The Rich-Haven Specific Plan is consistent with and implements the Multipurpose Trails and Bikeway Corridor within the Mobility Element of the Policy Plan (Figure M-3).

In addition to the hierarchical street grid, which can increase available routes, the Rich-Haven Specific Plan proposed pedestrian trails and bikeways plan will be interconnected with the Ontario Ranch multi-purpose trail system, which includes a comprehensive network of greenways, pedestrian paths, and bike trails. See Figure 4-3, *Trails and Bikeway Plan*.

Internal project streets will be constructed with sidewalks, providing pedestrian access and inter-connectivity between the project’s Residential and Regional Commercial/Mixed-Use Districts. The pedestrian system will also allow for easy pedestrian access to Rich-Haven’s proposed approximately 27.0-acre public park site and

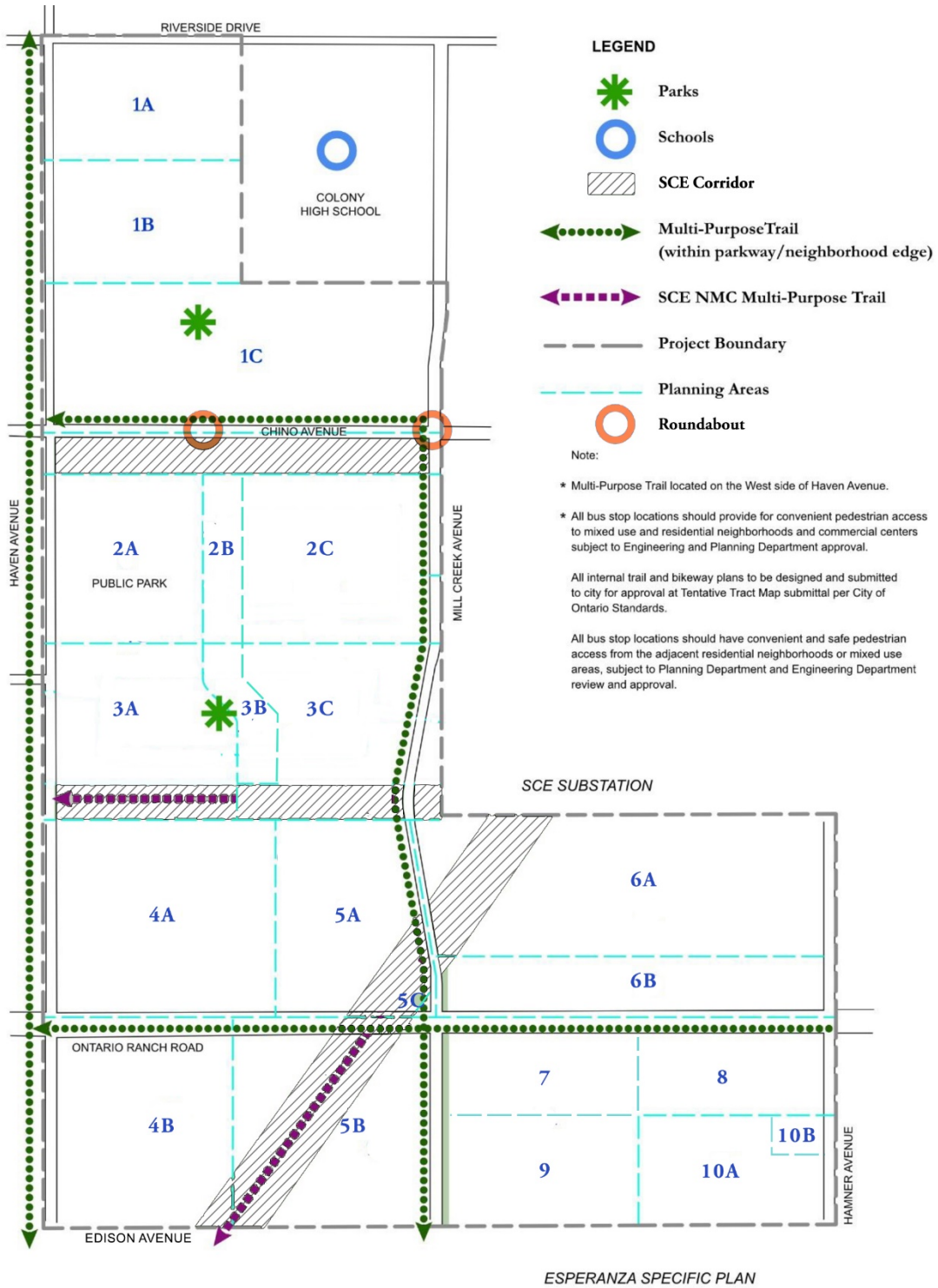
several smaller private parks, Colony High School, and proposed elementary school sites within the West Haven Specific Plan and Esperanza Specific Plan.

Multi-purpose trails and sidewalks connect with a network that flows throughout the Ontario Ranch, connecting Rich-Haven with schools and other proposed residential areas in the region. Directional signage will be provided to facilitate movement to and from crosswalks and trail connections. Within the Residential District, the pedestrian sidewalks on cul-de-sac streets will connect to the Multi-purpose trails and Bikeway Corridor Plan trails within the linear parks. Internal paseos, sidewalks, and pathway connections will be incorporated into the Regional Commercial/Mixed-Use District to connect with residential areas and multi-purpose trails.

Additionally, Ontario Ranch multi-purpose trails are designated within proposed parkways along Haven Avenue, Ontario Ranch Road, Chino Avenue, Mill Creek Avenue and Riverside Drive. These multi-purpose will be accessed from the project directly, or through the multi-purpose trails within the SCE parcel/easements. Bike racks will be provided as per City standards.

As part of the City's Master Plan of Trails, the SCE Corridor Trail will be extended within the linear park areas located within the SCE easements, as shown within Figure 4-3, *Trails and Bikeway Plan*. Access to the SCE Corridor Trail will be provided throughout the Specific Plan area at key points to provide safe accessibility to the multi-purpose trails and opportunities to utilize alternate modes of transportation between the residential and commercial uses and to the greater NMC.

On-street curb adjacent 5-foot bike lanes will be provided on both sides on Riverside Drive, and Chino Avenue.



4.1.4 TRANSIT

Public transit in the City of Ontario is currently provided by Omnitrans, which does not presently provide regular fixed route transit services inside the Ontario Ranch area. Bus turnouts and shelters, to serve the future residents, shall be provided on arterial and collector roadways prescribed by Omnitrans and approved by the City, as per Figure-3 found in Ontario Ranch East Proposed Bus Facilities plan.

In addition, the Riverside Transit Authority (RTA) service area boundaries are located to the east of Planning Areas 7 and 8, along Hamner Avenue. Currently, service by RTA will not be provided within the Rich-Haven Specific Plan Area.

4.2 WATER MASTER PLAN

Rich-Haven's Water Master Plan shall conform to the City of Ontario's Water Master Plan and will include both domestic (potable) and recycled water infrastructure. Water service will be provided by the City of Ontario as identified within the Water Master Plan. The NMC Construction Agreement (Phases 1a-1e) water facilities are proposed to include two reservoirs, four wells, a treatment plant, and potable and recycled water lines. All Master Planned potable water infrastructure surrounding the Specific Plan shall be the responsibility of the NMC Developers' consortium and/or the Rich Haven Developer(s). In addition, the Master Planned domestic and recycled water main lines surrounding and within the Specific Plan, as identified in the most currently approved Water Master Plan Update shall be constructed prior to issuance of the first certificate of occupancy.

Water, recycled water, and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed per City standards and contained within acceptable easements. The CC&Rs shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas, or driveways. Utilities within commercial and industrial parking lots and loading areas will be designated as private. The extent to which said utilities would be accepted, as public utilities shall be determined, at the full discretion of the City, during final design plan review.

4.2.1 DOMESTIC WATER

The ultimate utility sizing and alignment shall follow the most currently approved Master Plan.

In the interim scenario in Ontario Ranch, when the ultimate master planned pipeline network has not been completed, there may be instances whereby just constructing the master planned pipeline improvements to serve the project may not meet the required fire flow demands. Therefore, the proposed project may be required to construct additional pipelines whether specifically called out in the Master Plan or not; or upsize

master planned pipelines in order to meet the necessary fire flow requirements per Fire Department and/or the criteria as provided for in the Water Master Plan. Developer shall submit a hydraulic analysis to the City for review/approval to demonstrate adequate fire flow protection requirements.

REGIONAL DOMESTIC WATER PLAN

The Rich Haven Specific Plan falls into two pressure zones, with the portion of the project north of Chino Avenue falling within the 1010 Pressure Zone, and the portion of the project south of Chino Avenue falling within the 925 Pressure Zone. See Figure 4-4A *Master Planned Domestic Water Plan*, please refer to *The City's Master Plan for specific sizing and alignment*.

1010 Pressure Zone. New domestic water mains to be constructed as part of the development of Rich-Haven include a 24-inch main from the 1010 Pressure Zone reservoir north of the project site to Riverside Drive and Hamner Avenue, a 24-inch domestic main in Archibald between Ontario Ranch Road and the Pressure Reducing Station at Schaefer Avenue, an 18-inch main in Riverside Drive from Hamner Avenue to Haven Avenue, an 18-inch main in Chino Avenue from Haven Avenue to Vineyard Avenue, the designated Master Plan domestic water line along Haven Avenue between Riverside and Chino Avenues. In addition, the 24-inch main in Hamner Avenue and Riverside Drive reduces down to a 12-inch main to Chino Avenue and heads west along Chino Avenue to Mill Creek Avenue ultimately connecting to the existing 12-inch water main within Mill Creek Avenue.

Smaller 12-inch water mains will be constructed adjacent to the project site that ultimately connects to the regional water system in Riverside Drive, Haven Avenue, and Hamner Avenue.

925 Pressure Zone NMC Builder's Loop. New domestic water mains to be constructed as part of the NMC Builder's Loop include a 24-inch to 42-inch main in Hamner Avenue from the 925 Pressure Zone reservoir to Eucalyptus Avenue, a 24-inch main in Eucalyptus Avenue from Hamner Avenue to Archibald Avenue, a 24-inch main in Archibald Avenue from Eucalyptus Avenue to Ontario Ranch Road, and a 24-inch main in Archibald Avenue from Ontario Ranch Road to the Pressure Reducing Station #17 at Schaefer Avenue.

Within the 925 Pressure Zone, 12-inch water mains will be constructed in Haven Avenue, Mill Creek Avenue, and Ontario Ranch Road and ultimately connect to the regional NMC Builder's Loop. Additionally, a 12-inch water main will be constructed within Chino Avenue from Haven Avenue to Mill Creek, and an 18-inch water main from Mill Creek to Hamner Avenue. Within the project site, a network of minimum 8-inch water lines will be installed. The proposed on-site public water system sizing is subject to the recommendations and approval of the required hydraulic analysis.

NMC Builders is currently constructing the first series of master planned domestic water main lines per the construction agreement with the City. The 925 PZ alignment is from

Riverside Drive PRS #18, then easterly in Riverside, southerly in Milliken, westerly in Eucalyptus, and northerly in Archibald to Schaefer PRS #17. Proposed Rich Haven Specific Plan development shall connect to the above mentioned series of domestic water lines via 2 separate points of connection. The above mentioned alignment shall be fully operational prior to first occupancy.

CONCEPTUAL DOMESTIC WATER PLAN

Local backbone domestic water mains to be constructed as part of the Rich-Haven Specific Plan project will include 8-inch to 12-inch water mains throughout the local backbone street system. Additionally, the Chino Basin Water master Water Quality Map identifies the Rich Haven area within an optimum water quality zone and requires that the owner/developer dedicate a total of two wells within the Specific Plan area to the City of Ontario for production of potable water. The owner/developer of Planning Area 5 has identified a well location site within the greenbelt in the area east of Mill Creek Avenue. A second well location site within the Specific Plan area shall be located within Planning Areas 1 or 8 as approved by the City. Master planned domestic water main lines serving the surrounding area and within the Specific Plan, as identified in the most currently approved Water Master Plan Update, shall be constructed prior to issuance of first occupancy.

Within the project site, a network of minimum 8-inch water lines will be installed. The proposed on-site public water system sizing is subject to the recommendations and approval of the required hydraulic analysis. All water mains and wells internal to the Rich-Haven Specific Plan project, will be provided by the merchant builder. In-tract water system design will be provided at the time of subdivision. Offsite water improvements to serve the Specific Plan will be implemented according the most current version of the City's Water Master Plan. See Figure 4-4B, Conceptual Domestic Water Plan.

Eleven existing wells have been identified within the Rich-Haven Specific Plan project site.

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from the County Health Department. A copy of such permit shall be provided to the Engineering and Public Works Agency prior to issuance of grading and/or building permits.

4.2.2 RECYCLED WATER

The ultimate utility sizing and alignment shall follow the most currently approved Master Plan.

REGIONAL RECYCLED WATER PLAN

Recycled Water will be provided by City of Ontario. The Rich Haven SP development shall connect to the forthcoming NMC Builders' first phase of recycled water pipeline, generally described as follows: (#1) From IEUA's RP-1, southerly to Riverside Drive, easterly to Archibald, southerly in Archibald to Merrill (including the Pressure Reducing Station at Archibald & Chino Avenue); and (#2) Ontario Ranch Road, between Archibald and Hamner. The above mentioned NMC Builders recycled water pipeline shall be fully operational prior to first occupancy. The Specific Plan area is located within two pressure zones. The portion of the project north of Chino Avenue will be served by the 1050 Pressure Zone and the area south of Chino Avenue will be served by the 930 Pressure Zone. A range of recycled water lines will be constructed both on-site and off-site to service the project. There will be 8-inch to 24-inch lines constructed within the 1050 Pressure Zone, and 8-inch to 24-inch lines within the 930 Pressure Zone. Master Planned domestic and recycled water main lines serving the surrounding area and within the Specific Plan, as identified in the most currently approved Water Master Plan Update, shall be constructed prior to issuance of first occupancy. Offsite recycled water improvements to serve the Specific Plan will be implemented according the most current version of the City's Recycled Water Master Plan.

LOCAL BACKBONE RECYCLED WATER PLAN

The Rich Haven Specific Plan shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to irrigation of parks, schools, street landscaping, recreational trails, HOA maintained on-site common areas and commercial/industrial landscaping. An engineering report approved by the City and the California Department of Public Health is required prior to the use of recycled water.

The local backbone recycled water system will be built with 8-inch to 12-inch lines throughout the backbone street system. In-tract recycled water system design will be provided at the time of subdivision. See Figure 4-5A, *Master Planned Recycled Water Plan*, please refer to *The City's Master Plan* for specific sizing and alignment.

Recycled water will be used in the Rich Haven Specific Plan area for irrigation of parks, schools, street landscaping, recreational trails, parkways, common area residential landscaping and commercial/industrial landscaping. See Figure 4-5B *Conceptual Recycled Water Plan Areas* for locations of recycled water use. Locations of common residential landscaping areas will be determined at the time of the Tentative Tract Map.

An Engineer's Report approved by the City and the Department of Health is required prior to the use of recycled water in the Rich-Haven development. There may be an interim period where recycled water supply does not have adequate pressure depending on the timing of development and construction of a regional booster station.

Master planned recycled water main lines serving surrounding and within the Specific Plan, as identified in the most currently approved Water Master Plan Update shall be constructed prior to issuance of first occupancy.

Additional backbone recycled water improvements shall include:

- In-tract system of recycled water lines;
- Haven Ave. pipeline, between southerly property limits to Chino Ave.;
- Pressure Reducing Station @ Haven Ave. and Chino Ave.;
- Riverside Drive pipeline between Haven Ave. and Cucamonga Creek; and
- Pipeline between Riverside Drive and IEUA's RP-1 facility
- Haven Avenue pipeline between Chino Avenue and Riverside Drive.

Please note that the recycled water system, in Rich Haven, is in two separate pressure zones (1050 pressure zone = north of Chino Ave. and, 930 pressure zone = south of Chino Ave.)

It should be noted that NO recycled water can be used on single family single lot ownership properties. And there shall be a clear physical separation between potable and recycled water systems such as a wall, fence, sidewalk, or mow strip. Common areas are to use recycled water and either maintained by HOA or CFD, and shall be In a ROW or within a lettered lot.

4.3 SEWER MASTER PLAN

The ultimate utility sizing and alignment shall follow the most currently approved Master Plan. Sewer service for the Rich-Haven Specific Plan will be provided by the City of Ontario. Rich-Haven's Sewer Master Plan shall comply with the Sewer Master Plan, which is designed as a gravity sewer system that generally drains to the west and east from the central spine road. The areas located between Haven Avenue and Mill Creek Avenue should flow into Haven Avenue trunk sewer, while flows generally east of the spine road will flow to the Mill Creek Avenue trunk sewer. Within the project site a network of minimum 8-inch sewer lines will be installed. The proposed on-site public sewer system sizing is subject to the recommendations and approval of the required sewer analysis.

REGIONAL SEWER PLAN

The Specific Plan area is within three separate Master Plan Trunk Sewer Tributary Areas and six Master Plan Trunk Sewers. Regional sewer improvements include:

- a. The Mill Creek Avenue Trunk Sewer with a proposed 12-inch line within Mill Creek north of Chino Avenue transitioning to 15-inch sewer line from Ontario Ranch Road south to Eucalyptus Avenue and then a 21-inch lines south to Bellegrave Avenue;
- b. The Merrill/Bellegrave Trunk Sewer with a 24-inch line in Bellegrave/Merrill Avenue from Mill Creek Avenue to Celebration Avenue transitioning to a 27-inch line to Archibald Avenue to connect to the Eastern Trunk Sewer;
- c. The South Haven Trunk Sewer with a 15-inch line in Haven Avenue from south of Ontario Ranch Road to Merrill/Bellegrave Avenue;
- d. The North Haven Trunk Sewer with a 21-inch line in Haven Avenue from Riverside Drive to Ontario Ranch Road; and,
- e. The Ontario Ranch Road trunk Sewer with a 27-inch line in Ontario Ranch Road from Haven Avenue to Turner Avenue transitioning to a 30-inch line to Archibald to connect to the Eastern Trunk Sewer.
- f. An additional 21-inch sewer line will be constructed in Haven Avenue from the Haven Pump Station north of the project site to Riverside Drive.

Wastewater in these facilities will be conveyed from the Eastern Trunk Sewer south to the Inland Empire utility Agency's Kimball Interceptor in Kimball Avenue, which will then convey waste water west to Regional Plant 5. See figure 4-6A, Master Planned Sewer Plan, please refer to The City's Master Plan for specific sizing and alignment. Offsite sewer improvements to serve the Specific Plan, and/or capacity improvements such as the potential purchase of additional capacity in the Eastern Trunk Sewer, will be implemented according to the most current version of the City's Sewer Master Plan and required sewer analysis.

LOCAL BACKBONE SEWER PLAN

In order to serve residential and commercial uses, the merchant builder will install 8-inch to 10-inch sewer mains within the local backbone street system. In-tract sewer system design will be provided at the time of subdivision processing. See Figure 4-6B, *Conceptual Sewer Plan*. Within the project site, a network of a minimum of 8-inch sewer lines will be installed. The proposed on-site public sewer system sizing is subject to the recommendations and approval of the required sewer analysis.

4.4 DRAINAGE MASTER PLAN

REGIONAL BACKBONE DRAINAGE PLAN

The Master Plan of Drainage proposes multiple storm drain facilities that will serve the Rich Haven project site. Within Hamner Avenue a 36-inch to 54-inch storm drain will be constructed from north of Ontario Ranch Road to Bellegrave Avenue, a 72-inch to a 10' x 8' box storm drain in Mill Creek Avenue from Chino Avenue to Bellegrave Avenue, a 48-inch to 96-inch storm drain in Haven Avenue from Riverside Avenue to Bellegrave Avenue, and a 48-inch to 72-inch storm drain that generally runs north-south Colony High School and connects to the proposed Haven Avenue storm drain. Additionally, there will be a 48" storm drain in Ontario Ranch Road starting at Haven Avenue and running approximately 1/3 of the way towards Mill Creek and a 54" storm drain in Ontario Ranch Road running from halfway between Haven Avenue and Mill Creek Avenue through until it connects with a 48" drain East of Mill Creek. All storm drains serving the project site will drain

south to the County Line Channel and ultimately to the Cucamonga Creek Channel. See Figure 4-7A, Master Planned Drainage Plan, please refer to the City's Master Plan for specific sizing and alignment. Offsite drainage improvements to serve the Specific Plan will be implemented according to the most current version of the City's Drainage Master Plan.

STORMWATER QUALITY MEASURES

The grading and drainage of the Rich Haven Specific Plan area shall be designed to retain, infiltrate, and/or biotreat surface runoff to the maximum extent practicable, in order to comply with the requirements of the current San Bernardino County NPDES Stormwater Program's MS4 Permit and Water Quality Management Plan (WQMP) for priority development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects shall be minimized through the implementation of on-site and off-site Low Impact Development (LID) Site Design Best Management Practices (BMPs) that reduce runoff and pollutant transport by minimizing impervious surfaces, maximizing on-site infiltration, and specifically retain/in-filter or biotreat the 85th percentile storm event. In addition, non-structural and structural Source Control Best Management Practices (BMPs), shall also be implemented and documented in the project's approved Water Quality Management Plan(s) to reduce pollutant generation and transport from the project site.

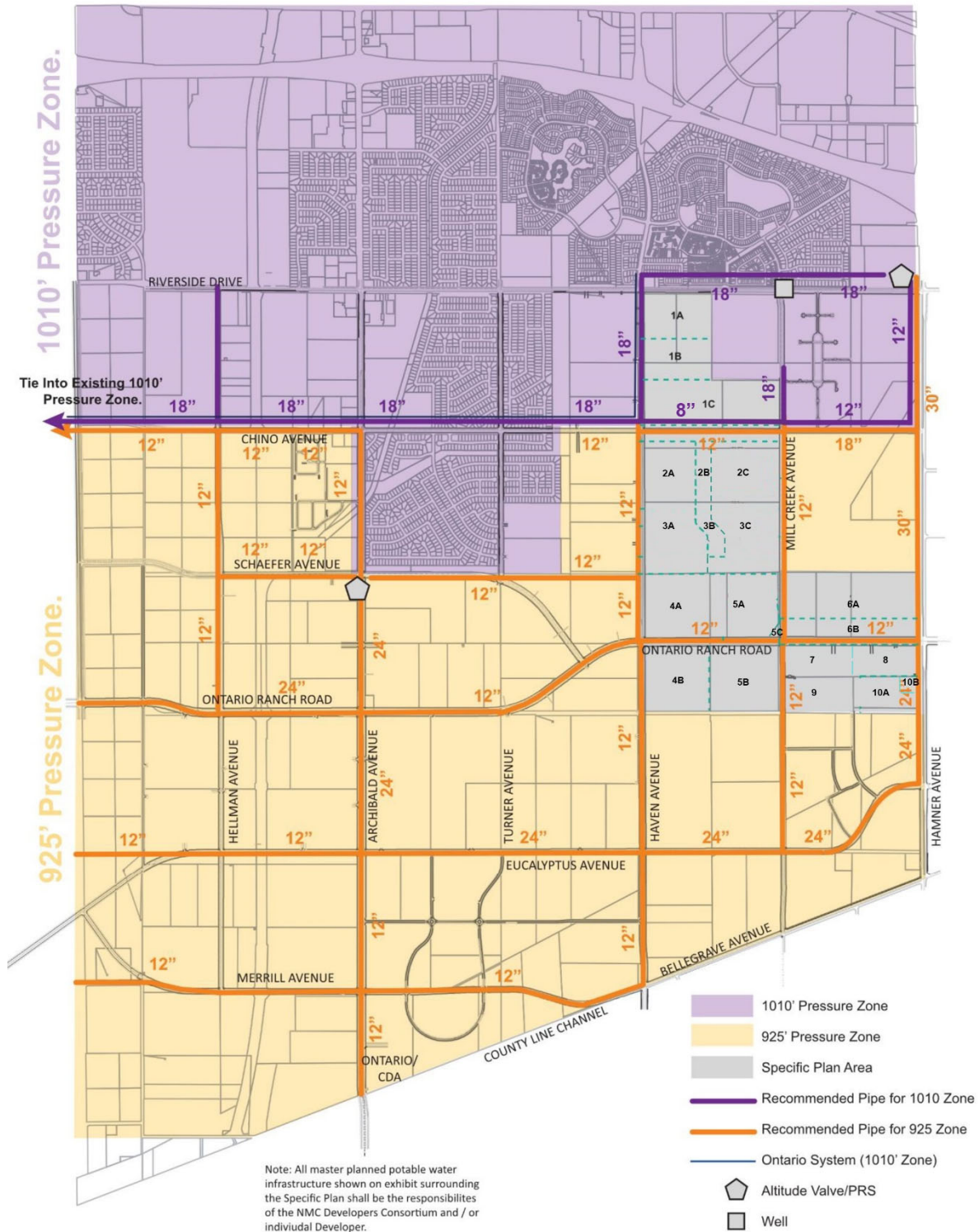
Prior to the issuance of a grading or construction permit, each development project within this Specific Plan area which disturbs >1 acre of land shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and shall obtain coverage under the California State Water Resources Control Board's (State Water Board) current "General Permit to Discharge Storm Water Associated with Construction Activity" and the current Area-wide Urban Storm Water Runoff (Regional NPDES) Permit. The SWPPP will identify and detail all appropriate Best Management Practices (BMPs) to be implemented or installed during construction of the project and permit coverage shall be evidenced by the issuance of a Waste Discharger's Identification number.

In addition to the preparation of a SWPPP for construction-related activities, and as part of the approval of any grading plans within the Specific Plan Area, project applicants will be required to submit a Water Quality Management Plan (WQMP) on the current SB County model template form, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>. The WQMP shall identify and detail all on-site and off-site Low Impact Development Site Design BMPs, Source Control BMPs, and Treatment Control BMPs to be implemented or installed within the project, in order to reduce storm water pollutants and site runoff.

All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.

LOCAL BACKBONE DRAINAGE PLAN

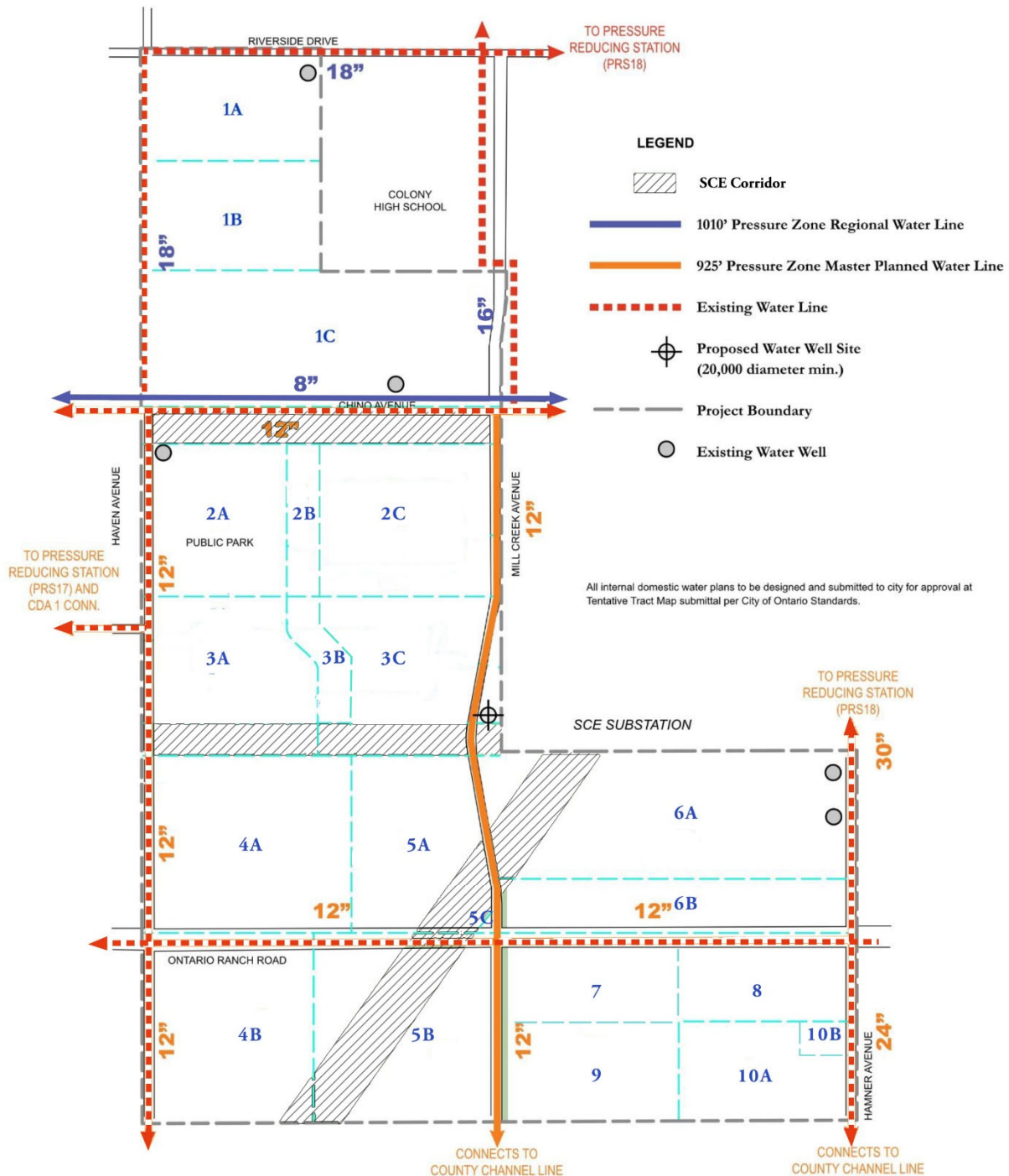
The local storm drain system will convey flows within the project streets to a series of culverts, with pipe sizes ranging from 24-inches to 108-inches. It should be noted that storm drain pipe sizes are conceptual. Final design will be determined upon submittal of individual tentative tract maps and associated hydrology studies. See Figure 4-7B, *Conceptual Drainage Plan*.



NOT TO SCALE

RICH-HAVEN SPECIFIC PLAN
MASTER PLANNED DOMESTIC WATER PLAN

FIGURE 4-4A



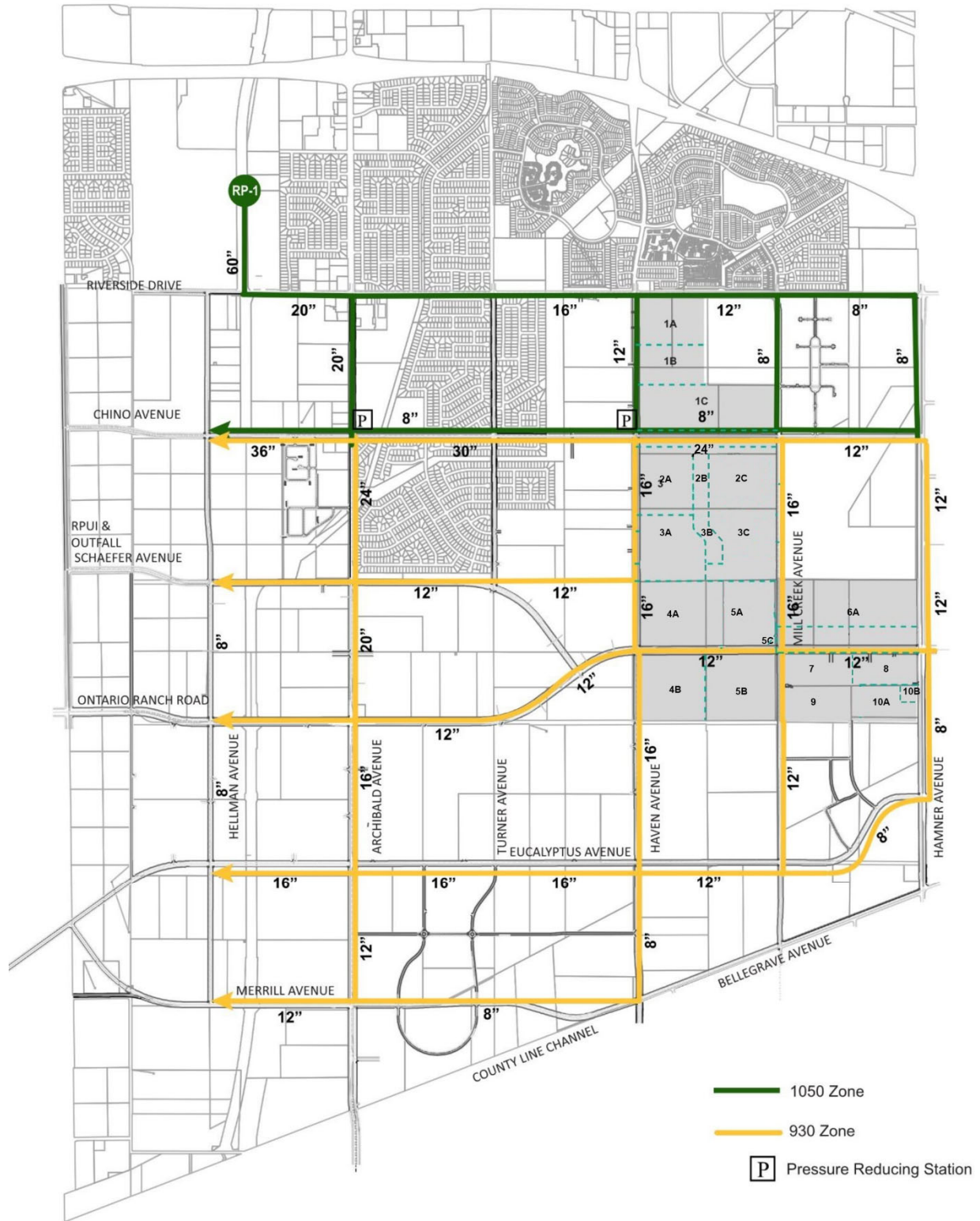
Source: - Guidelines for the Preparation and Review of Hydraulic Analysis for new Development in the City of Ontario.
 - City Existing Agricultural Wells Map 27/06.

ESPERANZA SPECIFIC PLAN



RICH-HAVEN SPECIFIC PLAN
 CONCEPTUAL DOMESTIC WATER PLAN

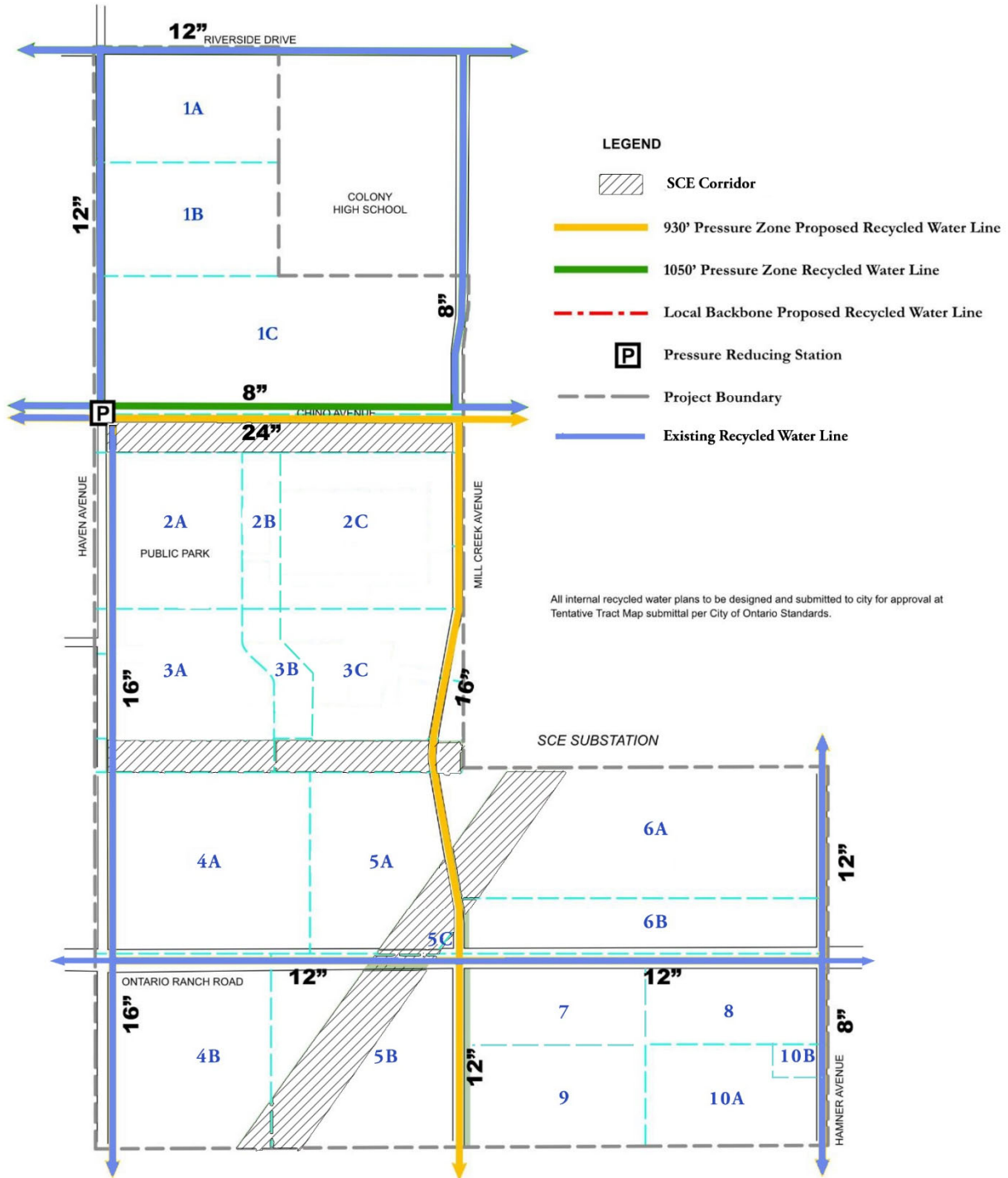
FIGURE 4-4B



NOT TO SCALE

Rich-Haven Specific Plan
MASTER PLANNED Recycled Water Plan

FIGURE 4-5A



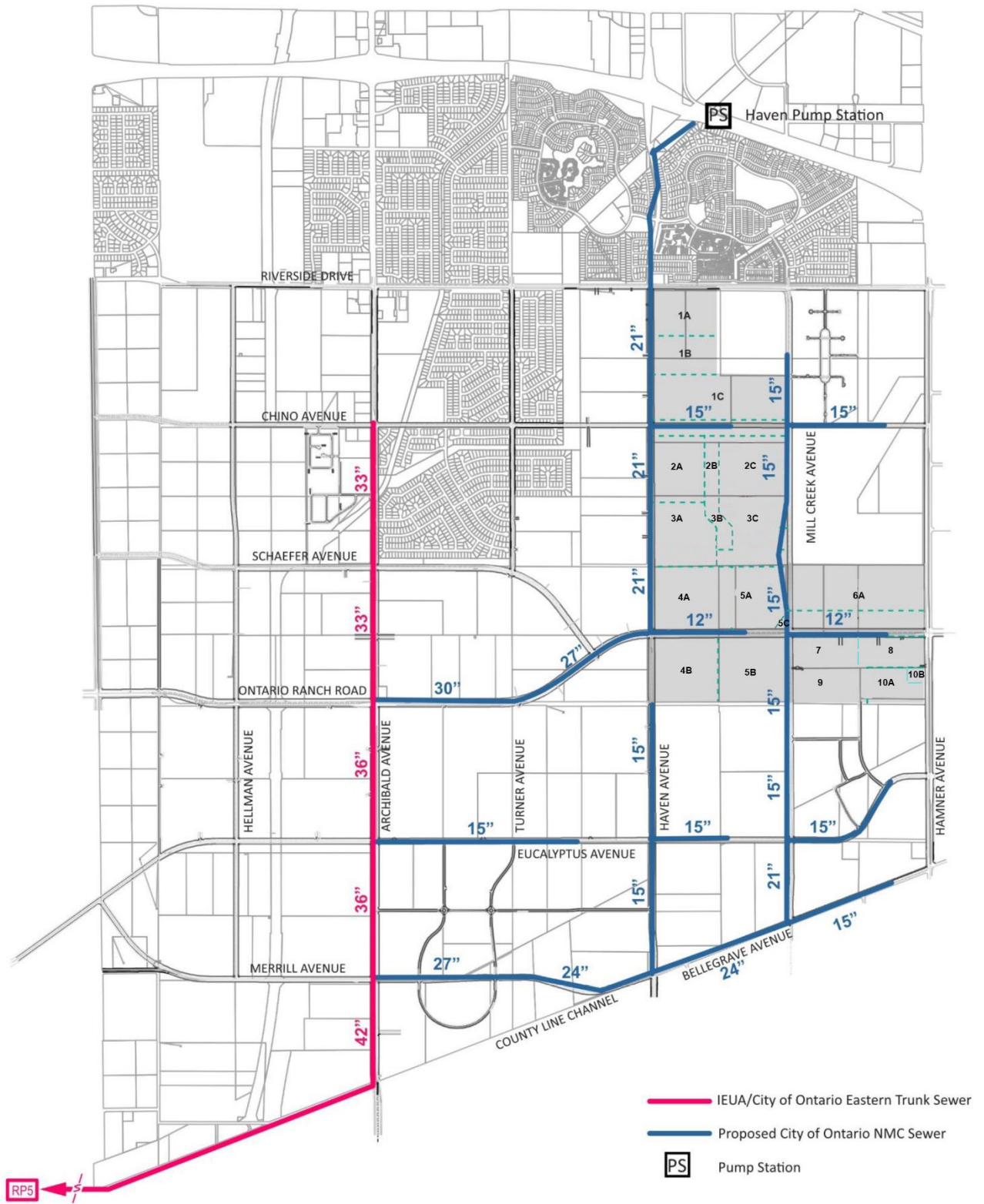
Source: - Guidelines for the Preparation and Review of Hydraulic Analysis for new Development in the City of Ontario.
 - City Existing Agricultural Wells Map 2/7/06.

ESPERANZA SPECIFIC PLAN



RICH-HAVEN SPECIFIC PLAN
 CONCEPTUAL RECYCLED WATER PLAN

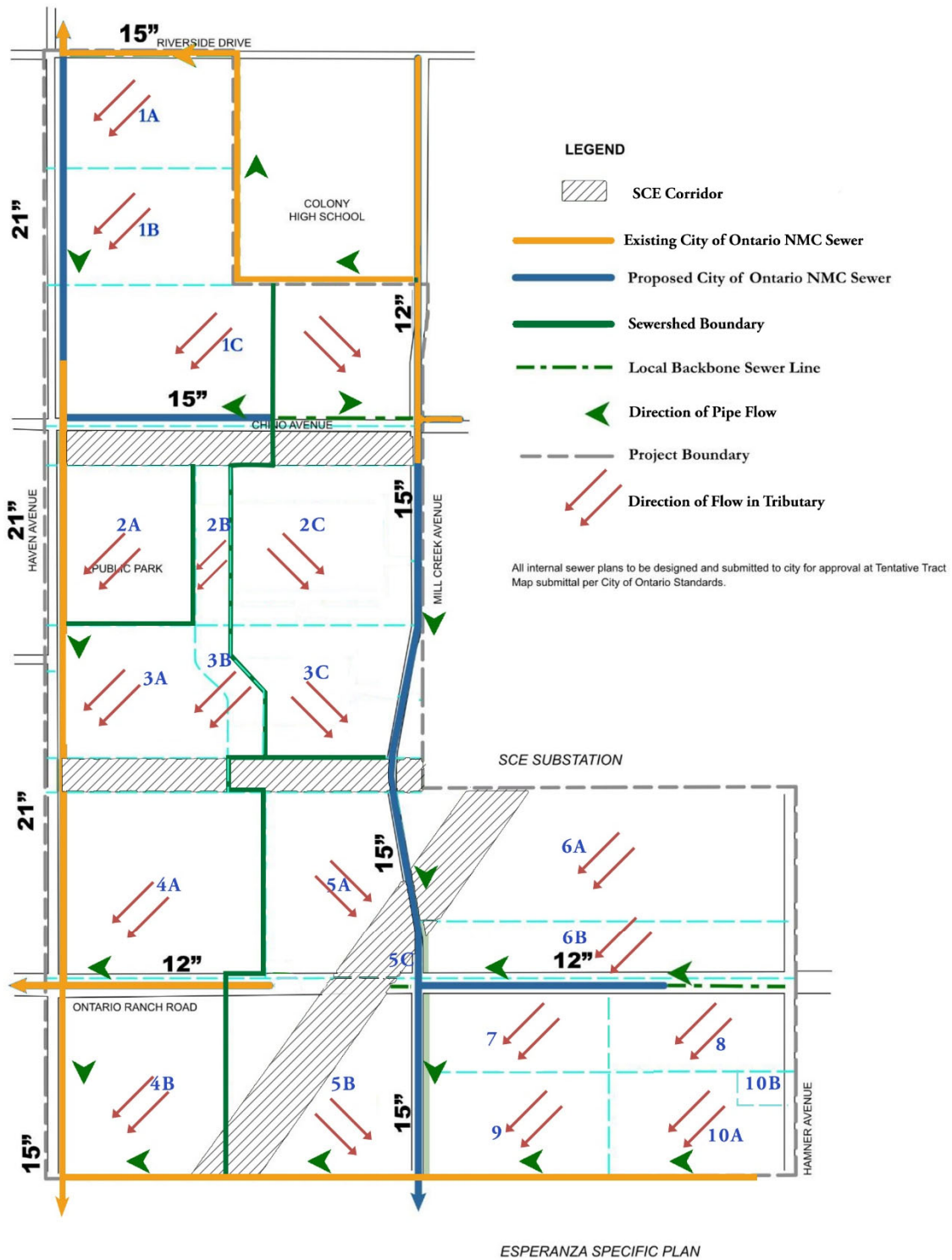
FIGURE 4-5B



 NOT TO SCALE

Rich-Haven Specific Plan
MASTER PLANNED Sewer Plan

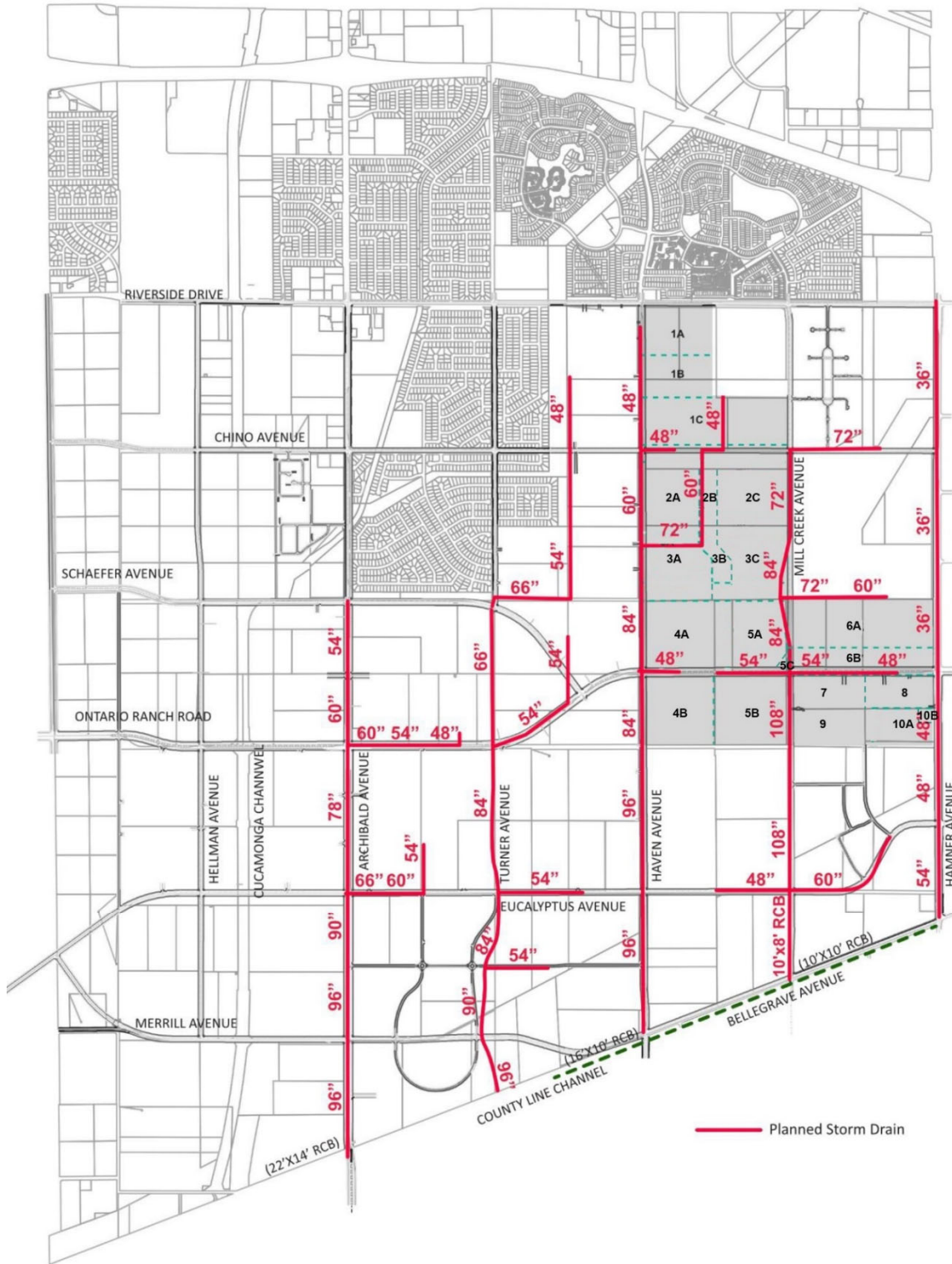
FIGURE 4-6A



NOT TO SCALE
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RICH-HAVEN SPECIFIC PLAN
CONCEPTUAL SEWER PLAN

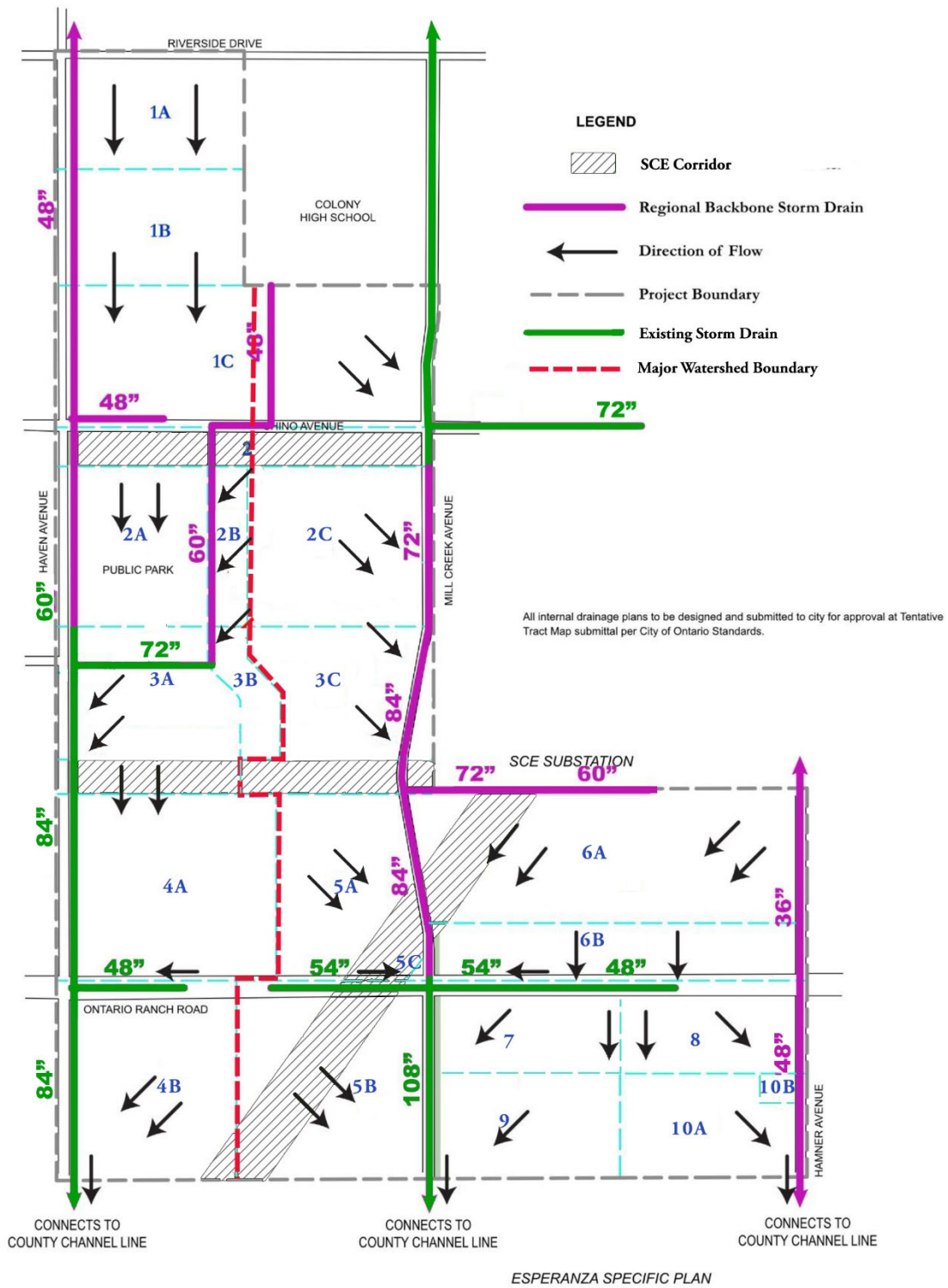
FIGURE 4-6B



 NOT TO SCALE

Rich-Haven Specific Plan
MASTER PLANNED Drainage Plan

FIGURE 4-7A



RICH-HAVEN SPECIFIC PLAN
CONCEPTUAL DRAINAGE PLAN

FIGURE 4-7B

4.5 GRADING PLAN

The existing topography of the project site is relatively flat, and the Rich-Haven grading plan will use the existing grade and elevations wherever possible. The grading plan will include the excavation of any remaining agricultural soils unsuitable for development, clearing of any existing vegetation, demolition of existing structures, and the creation of building pads.. Exposed retaining walls facing roadways shall be no greater that six-feet in height, and where feasible, be built of decorative materials consistent with the theme of the neighborhood. See Figure 4-8, *Grading Plan*.

Grading plans will be reviewed and approved by the City of Ontario prior to the issuance of grading permits. All grading plans and activities will comply with the City grading ordinance, dust and erosion control requirements, and NPDES requirements.

The City of Ontario is in the process of adopting a protocol to assess the potential for methane generation on proposed building sites in areas previously used for certain agricultural practices such as dairies. It is anticipated that prior to issuance of a grading permit, a methane site assessment would be conducted and submitted to the City, with additional testing required during grading if required by the assessment. If testing indicates that mitigation is required, designs would be submitted to the City as part of building permit review and approval. Section 8, *Administration and Implementation*, of this Specific Plan includes more detail of the anticipated protocol.

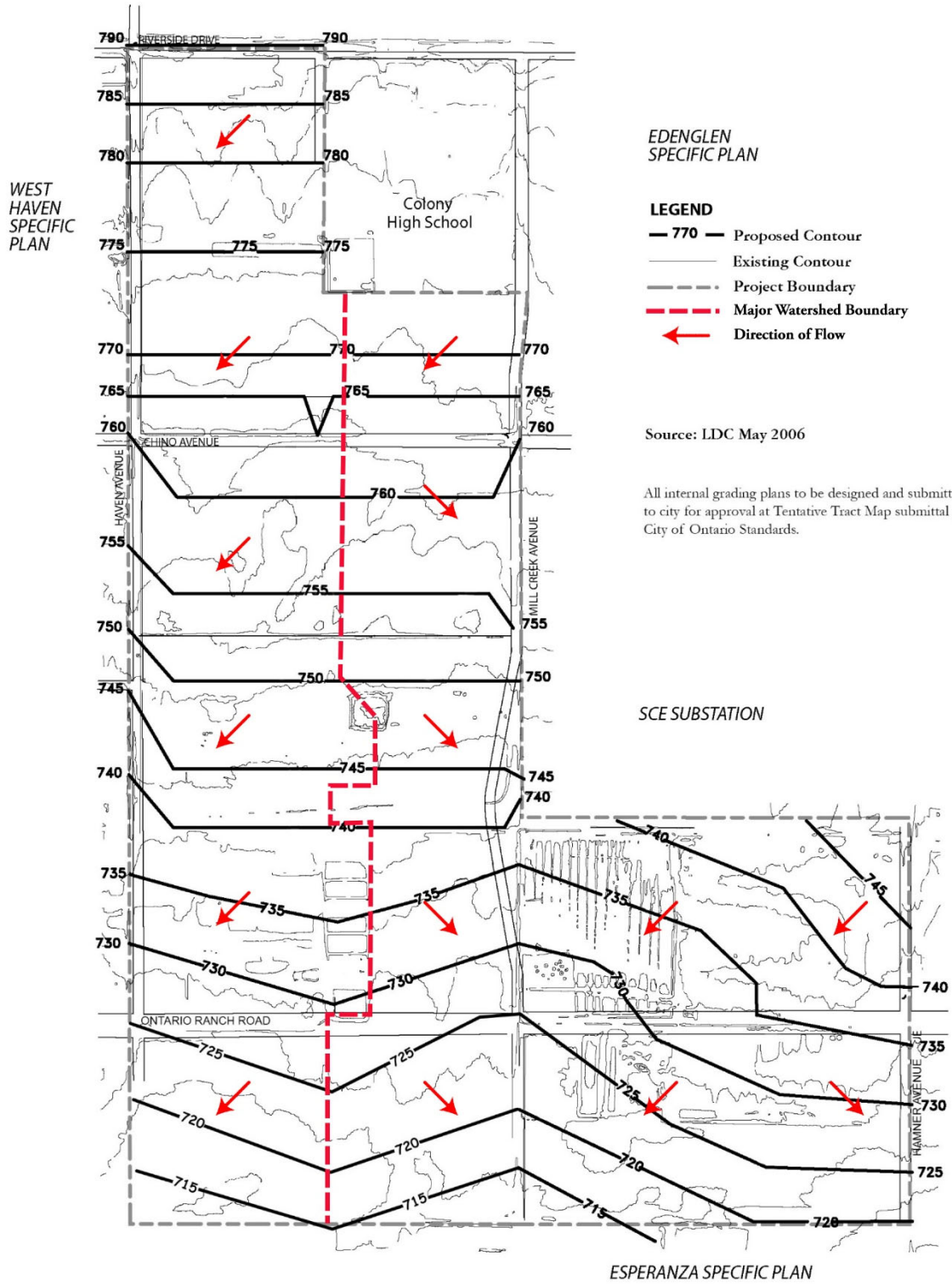
4.6 SERVICES

4.6.1 SCHOOLS

The Rich-Haven project site is within the jurisdiction of the Mountain View School District, serving grades K-8, and the Chaffey Joint Union School District, serving grades 9 through 12. Nearby Mountain View District grade schools include Creek View Elementary to the north, Ranch View School to the west, and Grace Yokley School to the northwest. Chaffey Joint Union’s Colony High School is located adjacent to the project on the northeast. Surrounding proposed school facilities include an elementary school to the west within the West Haven Specific Plan area and south within the Esperanza Specific Plan area and to the west in The Avenue Specific Plan area.

The following are the estimated student population for the Rich-Haven Specific Plan area (based on student generation numbers, City of Ontario) under the Specific Plan:

<u>Grades K-5</u>	<u>Grades 6-8</u>	<u>Grades 9-12</u>
Generation factor .38/DU	Generation factor .22/DU	Generation factor .20/DU
.38 x 7,194 = 2,734	.22 x 7,194 = 1,583	.20 x 7,194 = 1,439

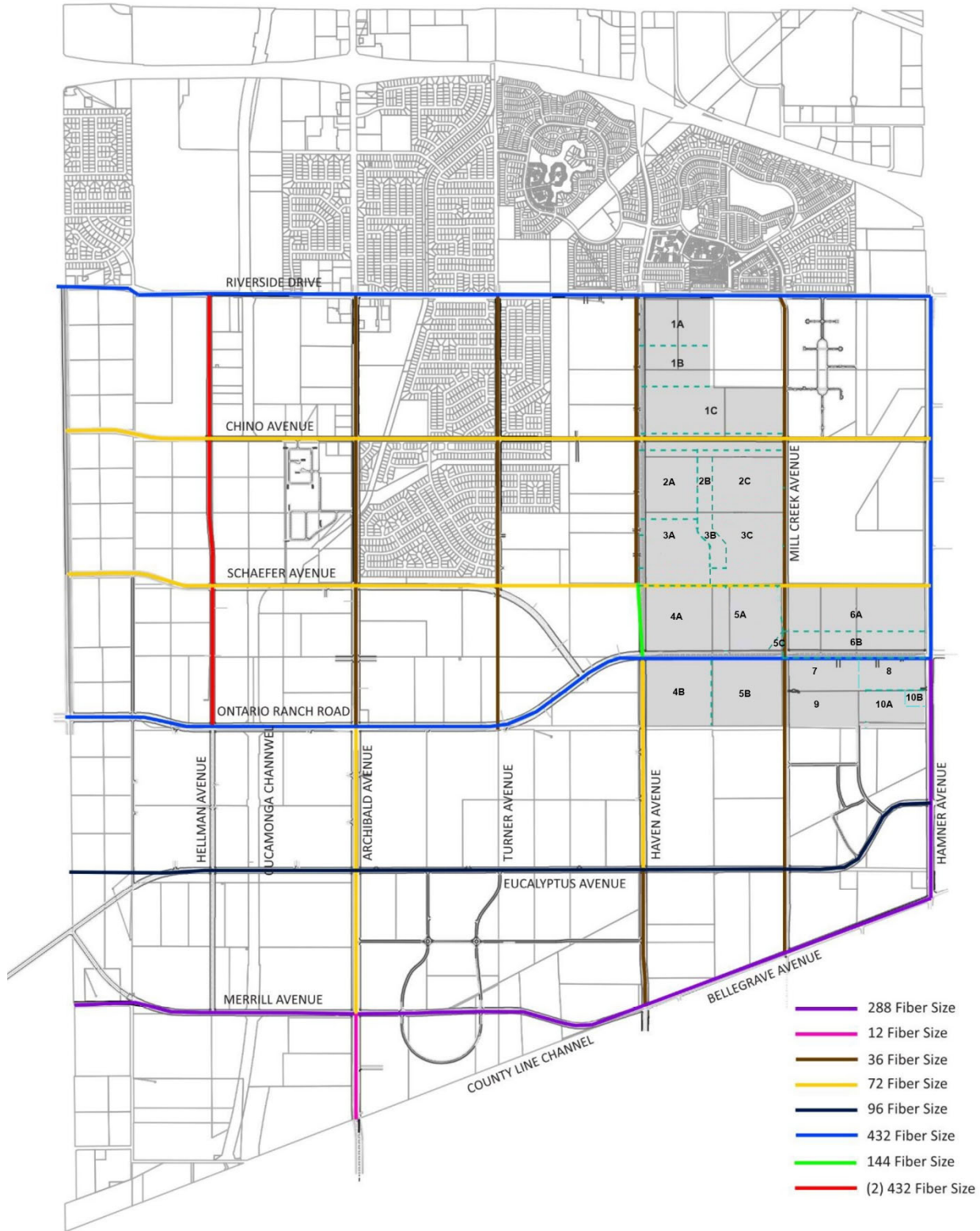


NOT TO SCALE

65-100102.001 - 6/14/07

RICH-HAVEN SPECIFIC PLAN
GRADING PLAN

FIGURE 4-8



 NOT TO SCALE

Rich-Haven Specific Plan
MASTER PLANNED Fiber Optic Plan

FIGURE 4-9

4.6.2 PARKS

The City of Ontario has an established standard of 5 acres of park and recreation area for every 1,000 residents for regional parks, with a minimum of 2 acres of open park areas per 1,000 residents. The City has also established three standard park sizes: Private Parks of a minimum of 0.25-acres and serving a one-quarter mile radius; Public Neighborhood Parks of 10 to 20 acres and servicing a one-half mile radius; and Public Community Parks of twenty acres or more, servicing a two mile radius.

Within the Rich-Haven Specific Plan area a minimum requirement for open park areas is 2 acres per 1,000 residents, which can include hardscape urban plazas within the Regional Commercial/Mixed-Use District and SCE easements. Portions of the SCE easements may be allocated towards local park credit in the event they are improved and maintained to the appropriate standards. Refer to Section 5, Development Standards. Parks in excess of 2 acres per 1,000 residents may be eligible for “regional” classification under the City’s 5 acre/1,000 residents.

The Rich-Haven Specific Plan Land Use Plan identifies three conceptual locations for private parks within the Residential District and four within the Regional Commercial/Mixed-Use District of the project. These parks may include picnic areas, tot lots, trails, and open play fields. The private park requirement may be met within any residential development, attached or detached. Fees will be paid to fulfill the balance of the City’s park requirements (the remaining 3-acres per 1,000 residents).

The Rich Haven Specific Plan includes a 27 acre public park identified as Planning Area 2A. It is located along Haven Avenue south of Chino Drive and the SCE Easement that parallels Chino Drive.

4.6.3 FIRE

The Ontario Fire Department provides fire and emergency medical service (EMS) for the Ontario Ranch from existing fire stations. The response capability consists of eight paramedic engine companies, and two truck (ladder) companies and 2 Battalion Supervisors, totaling 42 emergency personnel on duty 24 hours per day, 7 days a week.

The closest fire station to the proposed project site is Ontario Fire Station No. 9, located southwest of the project site at 2661 E Grand Pk St. The Department’s current response time from Station No. 9 to the proposed site exceeds current emergency response goals. The department has a goal to achieve an average response time to all emergency calls within 8 minutes. To be consistent with the City’s TOP Policy Plan, fire protection services planned for the NMC planning area will be subject to this goal.

4.6.4 LAW ENFORCEMENT

The Rich Haven Specific Plan will be within the jurisdiction of the City of Ontario Police Department, which currently operates one main and three satellite stations. The nearest police station to the Rich-Haven project site is at Archibald Avenue and Walnut Avenue.

4.6.5 LIBRARY

The City of Ontario Library is part of the Inland Library System, a public library cooperative of library branches in San Bernardino, Riverside, and Inyo Counties. The City currently has a main library and a branch library at Colony High School.

4.6.6 FIBER OPTICS

The proposed backbone street fiber optics (conduits, tracer wire, and fiber) will be placed underground within a duct and structure system to be installed by the Master Developer in a joint trench, as illustrated in Figure 4-9. In-tract fiber and conduit shall be installed by the Developers per the in-tract fiber optic design guidelines. Maintenance of the installed system will be the responsibility of the City/Special District. Development of the Project requires the installation by the Developers of all fiber optic infrastructure and peripheral equipment necessary to service the Project as a stand-alone development. See Figure 4-9.

4.6.7 NATURAL GAS

The Gas Company will provide natural gas service to the project site. The Gas Company as necessary will install natural gas mains within the Rich-Haven site, with possible integration with existing 3-inch and 6-inch mains within Riverside Drive, Hamner Avenue, and Ontario Ranch Road. The 36-inch High Pressure main located within the northwestern corner will remain.

4.6.8 ELECTRICITY

SCE will provide electrical service to the project site from existing facilities in the Ontario Ranch area; any new facilities will be located underground, and be owned and operated by the City of Ontario.

SCE facilities located within and adjacent to the project area consist of 115kV, 66kV, 12kV, and communications. Facilities less than 34.5kV will be located underground in the event that they are located adjacent to any streets proposed to be improved in conjunction with site improvements. See Figure 2-5, *Existing On-Site Facilities*.

SCE has a number of easements within and adjacent to the project area. The easement extending along the north side of the existing Ontario Ranch Road will be vacated as part of the project concurrently with removal of the existing 12kV lines. The existing 66kV lines

will be relocated along the Ontario Ranch Road to the north. The SCE existing 66kV lines located along Haven Avenue will be relocated outside the project area and within the Haven Avenue right-of-way.

As part of the project, Mill Creek Avenue will be realigned to the west. With the realignment of Mill Creek Avenue, existing 115kV SCE towers located along Mill Creek Avenue may require to be relocated to the north of Ontario Ranch Road, in addition to the potential for the relocation of 115kV and 66kV lines located to the south of Ontario Ranch Road.

4.6.9 SOLID WASTE

Solid waste and recyclables in the City of Ontario are collected by the Ontario Municipal Utilities Company (OMUC) and transported to the Burtec West Valley Materials Recovery Facility in the City of Fontana. Refuse is ultimately landfilled at the El Sobrante Landfill in Riverside County. The development shall follow the Solid Waste Department Refuse and Recycling Planning Manual for the City of Ontario. The community trash enclosures may be utilized within the Specific Plan development depending on the types of architectural layouts.

The following shall apply:

- i) Commercial – Developer shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards, and Sec. 6-3.601 Business Recycling Plan.
- ii) Apartment – For apartments using commercial bin service developer shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards and Sec 6-3.601 Business Recycling Plan.
- iii) Residential – For curbside automated container service developer shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
- iv) Recycling Requirements – Developer shall comply with Municipal Code, Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
- v) Site Improvement Plans shall follow the City of Ontario refuse collections standards. All project sites shall be designed to meet all the Integrated Waste Department’s requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

The City of Ontario will assess development fees to new developments to pay for the necessary expansion of solid waste collection services.

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SECTION 5 - DEVELOPMENT REGULATIONS

5.1 Introduction

The provisions contained herein will regulate design and development within the Rich-Haven Specific Plan. This section has been prepared in accordance with California Government Code Section 65450, et seq., and the City of Ontario Development Code.

The Development regulations outlined in this section of the Specific Plan set forth the standards for development of all uses within the community. Regulations are proposed for residential, commercial, office, mixed use, light industrial and open space uses. Individual planning areas are defined by density and have been included in accordance with the goals and objectives of this document.

The following General Development Standards apply to all uses within the Rich-Haven Specific Plan.

5.2 General Provisions

5.2.1 DEFINITION OF TERMS

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code unless specifically provided herein.

5.2.2 APPLICABILITY

The Rich-Haven Specific Plan is a regulatory plan, which, upon adoption by ordinance, will constitute the zoning of the property. Development plans or agreements, tract or parcel maps, precise development plans, or any other action requiring ministerial or discretionary approval for the subject property must be consistent with the approved Specific Plan. Actions deemed to be consistent with the Specific Plan shall be judged to be consistent with the City of Ontario's TOP Policy Plan (General Plan) as mandated in California Government Code, Section 65454. Should the regulations contained herein differ from the regulations of the City of Ontario Development Code, the regulations of the Specific Plan shall take precedence. Where the Rich-Haven Specific Plan is silent, City Code shall apply. These regulations shall reinforce the specific site planning, architectural design, and landscape guidelines contained in Section 6, *Design Guidelines*, of the Rich-Haven Specific Plan.

5.2.3 SEVERABILITY

In the event that any regulation, condition, program, portion, or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

5.2.4 ADMINISTRATION

The Rich-Haven Specific Plan is adopted by ordinance and will serve as the implementation tool for the City's TOP Policy Plan as well as the zoning for the project site. The Specific Plan Development Regulations as outlined herein address general provisions, permitted uses, and development standards for the land uses within the project site.

5.2.5 METHODS AND INTERPRETATION

Development within the Rich-Haven Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tract maps, and development permits. The administration process described herein provides for the mechanisms for review and approval of development projects within Rich-Haven consistent with the Specific Plan objectives.

Unlisted Uses

Any land use proposal not specifically covered by the provisions contained herein shall be subject to the City of Ontario Development Code.

Boundaries

The boundaries and acreage of the individual planning areas or portions thereof are approximate. Precise boundaries and acreages will be established in conjunction with the subdivision map or site development plan for each planning area or portions thereof within the project. Minor boundary and acreage variations (15% maximum deviation) shall be permitted without an amendment to this Specific Plan, subject to review by the Planning Director for conformance with the intent of the Specific Plan.

5.3 GENERAL SITE DEVELOPMENT CRITERIA

The following general site development criteria shall apply to all land development proposed within the Rich-Haven Specific Plan.

5.3.1 TOP ADJUSTED GROSS ACREAGE

Development area acreages are based upon TOP Adjusted Gross Acreages. The TOP Adjusted Gross Acreage is defined as the existing parcel size before removing the required dedication.

5.3.2 GRADING

Development within the project site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the Design Guidelines included in this Specific Plan and the grading section of the development plan, and shall be subject to a grading permit issued by the City of Ontario. Methane remediation may be required, subject to a remediation protocol developed by the City of Ontario (see discussion in Sections 4.5, *Grading*, and 8.6, *Methane Remediation*, herein).

5.3.3 SUBSEQUENT BUILDING MODIFICATION

Subsequent building modification by homeowners and/or builders, including additions and/or projections into setback areas permitted by the Specific Plan, shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit and/or in context with the overall Design Guidelines.

5.3.4 TECHNOLOGY

All homes and businesses shall accommodate the most modern technology for computer internet access, phone, fax, and television via the "Ontario Fiber Optic Conduct". Broadband fiber optics cable will be installed on all peripheral streets per the approved Broadband Master Plan. The homebuilder will provide broadband to the homes.

5.3.5 UTILITIES

All new and existing public utility distribution lines of less than 34.5kV shall be subsurface throughout the Rich-Haven Specific Plan, in accordance with City ordinance.

Water, recycled water, sewer, and storm drain utilities may be designated as "public utilities" if located within public streets. All public utilities within private streets shall be designed per City standards and contained within applicable easements. The CC&R's shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted within alleys, parking areas and driveways, although they may be

permitted subject to review and approval by the engineering and public works departments. Utilities within commercial parking lots and loading areas will be designated as private. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.

5.3.6 DEVELOPMENT INTENSITY

The Rich-Haven Land Use Plan allocates a total number of units to each residential Planning Area as indicated in Table 3-1, *Land Use Plan Summary*, included in Section 3, *Land Use*, of this Specific Plan. Variations in the number and type of dwelling units within each residential planning area may occur at the time of final design of the neighborhood depending upon the residential project identified for development. Increases in allocation of residential units up to a maximum of fifteen percent (15%) are permitted among the residential planning areas within the Specific Plan provided the total number of units established for the Specific Plan area is not exceeded. The maximum number of residential dwelling units permitted within the Specific Plan shall be 7,194 dwelling units.

Provisions for transfer of residential units between Planning Areas is outlined in Section 8, *Administration and Implementation*, of this Specific Plan.

Note: Section 5.3.7 was intentionally omitted as part of the Rich Haven Specific Plan Amendment (File # PSPA16-001).

5.3.8 MIXED-USE OVERLAY

Mixed-Use projects are specifically allowed in Planning Area 7 of this Specific Plan. Mixed-use projects may be horizontal or vertical mixed-use. Vertical mixed-use projects may consist of office or residential over retail/commercial/ hospitality uses or residential over office or retail/commercial/hospitality uses. When proposing a vertically Mixed-Use residential project, Podium or Wrap Apartments/Condominiums development standards shall be used.

5.3.9 LIVE/WORK

“Live/Work” is a mixed-use building type that is designed to accommodate non-residential work areas in addition to, or combined with, living quarters. The residential and commercial spaces are clearly identified and separated and all uses are in compliance with applicable government codes. Live/Work units, although suitable for home occupation uses, have specialized workspaces that can accommodate more intensive work activities than would be appropriate for an exclusive residential building. Live/Work opportunities shall be limited to the Regional Commercial/Mixed-Use District of the Specific Plan (Planning Areas 4B, 5B, 6B, 7, 8 and 10B) and may develop in one of three scenarios: 1) live/work may be included in a vertical mixed-use setting with residential units located over retail/commercial/office; 2) live/work may also occur in multi-family live/work buildings such as townhomes and lofts, and would be a stand-alone multi-family workspace; or 3) live/work may also occur in single-family cottage products. Refer to Section 5.10 of this chapter for performance standards related to Live/Work uses.

5.4 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

5.4.1 RESIDENTIAL PERFORMANCE STANDARDS

The following Performance Standards shall apply to all residential uses within the Residential District of this Specific Plan (Planning Areas 1A, 1B, 1C, 2B, 3A, and 3B) and High Density Residential uses within the Stand Alone Residential Overlay of the Regional Commercial/Mixed-Use District (Planning Areas 4A, 4B, 5B, 9 and 10A).

5.4.1.1 Mixture of Housing Types

Within each residential Planning Area and the Stand Alone Residential Overlay Zone in the Regional Commercial/Mixed-Use District, a mix of housing floor plans is required as shown below. This requirement is not applicable to multi-family for-rent product.

Number of Dwelling Units:	Number of Differing Floor Plans:
5 –10	As required by Planning Commission
11 – 25	2
26 – 50	3
51 – 75	3
76 – 100	4
Over 100	4; +1 additional floor plan with 4 elevations for each additional 50 units exceeding 100

5.4.1.2 Projections into Required Yards

Residential roof overhangs and decorative architectural features such as fireplaces, bay windows, niches, and similar elements may project a maximum of two feet into any required front or side yard setback, five feet into rear yard. Structural features such as exposed staircases may encroach a maximum of five feet into any required rear yard setback. Porches and balconies, including post and columns, may project into yards as prescribed within the following prototypes.

5.4.1.3 Lot Coverage

Lot coverage includes the main structure, garages, and accessory structures, and excludes driveways and areas devoted to recreational uses.

5.4.1.4. Building Height

- i. Primary Structure: The building height of single-family detached homes may not exceed two stories plus an attic of less than five hundred (500) square feet, with a maximum height of 35 feet.
- ii. Primary Structure: The building height of multi-family residential units may not exceed three stories, with a maximum height of 35 feet in the Residential District, and five stories and 55 feet in the Regional Commercial/Mixed-Use District.
- iii. Primary Structure: The Stand-Alone Residential Overlay within Planning Areas 4A, 4B, 5B, 9 and 10A may exceed the three-story limit, subject to Planning Department review and approval.
- iv. Architectural features such as, but not limited to, weather vanes, chimneys, etc. as are appropriate to the architectural style of the home may extend in height five feet (5') above the stated building height of the Primary Structure for low and medium density units.
- v. Accessory structures are limited to one story or 14 feet.

5.4.1.5 Lot Width

Lot width shall be measured at the front yard property line for main residences. Lot width on a cul-de-sac or knuckle shall be measured at the front yard setback.

5.4.1.6 Front Porches

The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.

5.4.1.7 Standards for Non-Residential Uses

Development standards for non-residential uses located within residential districts shall comply with the City of Ontario Development Code.

5.4.1.8 Dairy Separation Requirements for Residential Uses

The following separation requirements from existing dairies/feed lots shall apply to new residential development or structures used for public assembly purposes from existing dairies/feed lots.

A minimum 100' separation shall be required between a new residential, commercial or industrial development or structure 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.

5.4.1.9 Walls, Fencing and Landscaping

The criteria for walls, fences and landscaping shall be as follows:

- i. Maximum wall height in Traffic Safety Site Areas and/or front corner side yard areas shall be 3-feet.
- ii. Maximum wall height at all other locations on lot shall be 6-feet, except as required for sound attenuation.
- iii. Maximum height of exposed portions of retaining walls shall be 3-feet.
- iv. Front yard landscaping and irrigation shall be provided by the Developer/Builder for all single-family products (Planning Areas 1A, 1B, 1C, 2B, 3A and 3B and Stand Alone Residential Overlay within Planning Areas 4A, 4B, 5B, 9 and 10A).

- v. Privacy walls may be increased to 8 foot maximum on retaining side if there is retaining condition required (retaining 3' maximum portion), subject to approval from the Planning Director.

5.4.1.10 Residential Permitted Uses

- a. Single-family detached residences and two family residences (duplex).
- b. Single-family attached residence.
- c. Townhomes.
- d. Cluster and courtyard homes.
- e. Attached and detached condominiums.
- f. Guest house/second unit in accordance with the City of Ontario Development Code.
- g. Public parks, community centers, and similar facilities.
- h. Home Occupation in accordance with the City of Ontario Development Code.
- i. Residential Community Care Facility (6 or less).
- j. Public School K-12 in accordance with the City Development Code.
- k. Police Store front/ Sub Station.
- l. Fire Station/Emergency Services.
- m. Satellite Dishes/Ham Radio Antennas in compliance with the City of Ontario Development Code.
- n. Day Care Facilities serving up to 7 children (per State guidelines).
- o. Recreational Facilities ancillary to a permitted use.
- p. Amusement Temporary (Carnival, etc.) in accordance with the City of Ontario Development Code.
- q. Temporary Structures (construction office, community information and subdivision sales office, etc.) in accordance with the City of Ontario Development Code.
- r. Animal regulations in accordance with the City of Ontario Development Code.
- s. Home schools.
- t. Open space and conservation areas.
- u. Parking lots in conjunction with a permitted or conditionally permitted use

- v. Signs in accordance with the signage regulations and guidelines within this Specific Plan.
- x. RV parking in accordance with the City of Ontario Development Code. No RV storage in front or side street side yard. No RV street parking for more than 72 hours.
- y. Model homes and temporary related signage, sales, and parking facilities.

5.4.1.11 Residential Uses Subject to a Conditional Use Permit,

- a. Senior Center.
- b. Senior Housing.
- c. Assisted Living/Congregate Care in accordance with the City of Ontario Development Code.
- d. Convalescent Facility.
- e. Live/Work Units – Refer to Section 5.5.10, Live/Work Development Standards.
- f. Places of public assembly (including places of worship).
- g. Residential Day Care Facilities serving up to 14 children (per State guidelines).
- h. Public safety facilities.
- i. Public utilities.
- j. Bed and Breakfast in accordance with the City of Ontario Development Code.
- k. Tennis and Swim Club.
- l. Private School K-12 in accordance with the City of Ontario Development Code.
- m. Mobile/Manufactured Homes in accordance with the City of Ontario Development Code.
- n. Agricultural operations.

5.4.1.12 Parking

- a. Parking shall be provided in accordance with the City of Ontario Development Code, except as specifically provided herein.
- b. Residential uses shall provide two spaces within an enclosed garage per dwelling unit, for all one- and two-family (i.e. duplex) residential structures.

- c. 18-foot aprons in front of single car garage shall count as a required parking space.
- d. Residential dwellings with three or more attached residential units are subject to the following parking requirements:

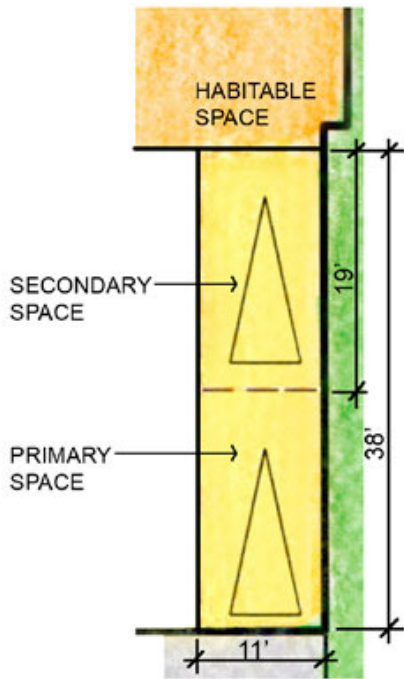
- i. One-bedroom units require 1.75 parking spaces per unit, with at least 1 space in a garage or carport.
- ii. Two-bedroom units require 2 parking spaces per unit, with at least 1 space in a garage or carport.
- iii. Three or more bedroom units require 2.5 spaces, with at least 2 spaces in a garage or carport.

- iv. Tandem configurations measuring 11 feet by 38 feet are permitted for covered or enclosed spaces where both spaces serve the same residence. A maximum of 25% of the required covered spaces may be tandem, for multi-family projects with densities over 12 DU/AC and single family detached projects with lots or exclusive use areas below 3,000 SF. A reduction to a minimum depth of 34 feet may be allowed per Planning Director approval for a percentage units.

- v. Carports shall be minimum 9' in width and 18' in depth.

- vi. For multi-family community, with density equal to or greater than 25 du/ac, the parking requirement will be as follows:

Unit Type	Resident	Guest	Total
Studio Unit	1.0	0.4	1.4
One Bedroom Unit	1.2	0.4	1.6
Two Bedroom Unit	1.5	0.4	1.9
Three Bedroom Unit	2.0	0.4	2.4
Senior Housing	0.5	0.1	0.6



TANDEM PARKING

- vii. Community recreation and leasing centers shall provide additional parking for administrative staff beyond the parking requirement for the community.

- viii. A minimum of 75% of the required residential parking for units that qualify for reduced parking requirements must be within a garage or carport. Guest parking for these units shall be provided in accordance with the City of Ontario Development Code.

- ix. Surface parking is permitted within SCE easements subject to approval from the utility provider. This surface parking may not be included towards meeting minimum resident and guest parking requirement

5.4.1.13 Common Open Space

Residential projects shall comply with the following common open space requirements to fulfill open park area requirements in accordance with Section 4.6.2, Parks herein. In addition to common open space requirements in this section, residential units are required to have private open space, in accordance with development standards for the given prototype. Refer to Section 5.4.2, Residential Prototypes herein.

The minimum amount of open park area required of any residential projects shall be determined by the following:

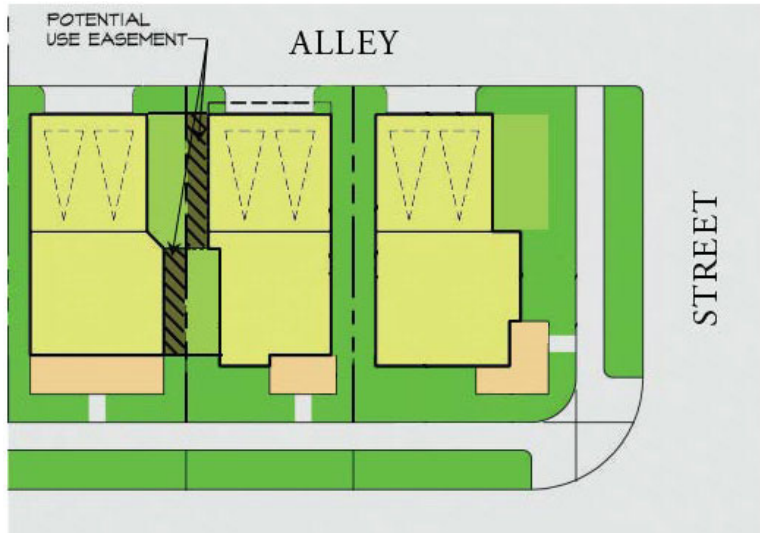
$(\# \text{ of dwelling units}) \times (\text{occupancy factor}) \times (0.002) = \text{Area of park and/or public plaza to be permanently established.}$

This standard fulfills the 2-ac./1000 population open park area requirements for Rich-Haven. This open space requirement may be met within any development containing residential components, attached or detached, or by satisfying the in-lieu park development impact fee as approved by the City. Fees will be paid to fulfill the balance of the City's parks requirement.

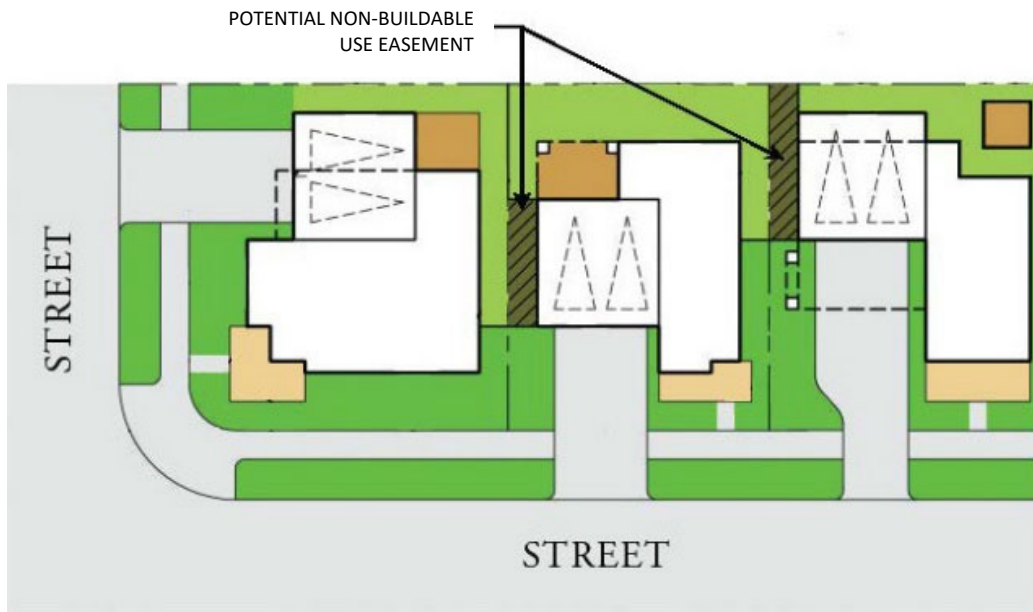
For residential projects, private open space may be provided in at least one third (1/3) of high-density residential units across the entire project to create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count towards public/park open space requirements.

5.4.1.14 Use and Benefit Easements

In order to optimize usable yard area, decrease the visual impact of the garage from the street or otherwise provide a better quality of life some single family detached home types may utilize "use and benefit easements." The "use and benefit easements" shall be recorded on the subject property's deed and shall be described in the Covenants, Conditions, and Restrictions of the respective homeowner's association.



SFD ALLEY LOAD EXAMPLE



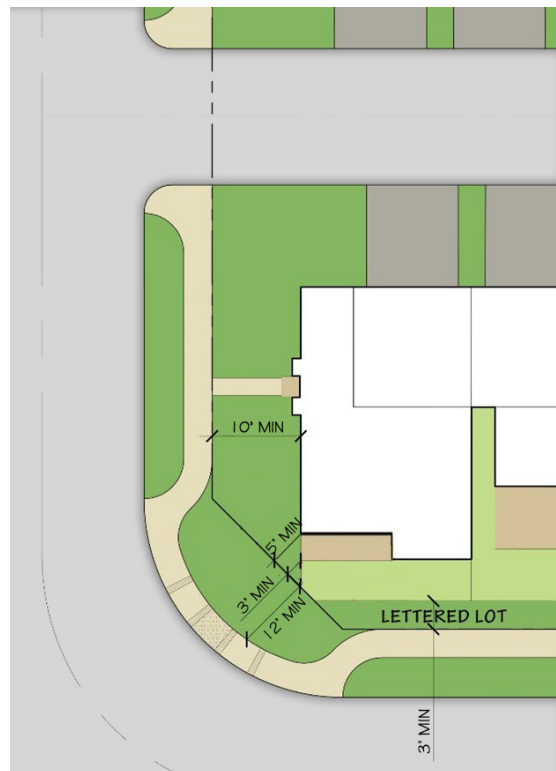
SFD CONVENTIONAL EXAMPLE

5.4.1.15 Corner Setbacks at City Modified Bends

In order to optimize private open space and provide increased planting areas for landscaping, the public sidewalk shall be realigned to be curb adjacent between the beginning and end of the inside curve (see photo example below). This will allow for pedestrian and ADA accessible ramps.

The city standard detail for a Modified Bend will only be modified to realign the sidewalk location to allow for increased landscaping within the right of way (ROW) and the adjacent lettered lot/common landscape area. The curb radius and ROW corner cut off dimensions will remain per the current City standard.

Buildings will maintain a minimum setback of five (5) feet from property line (ROW). Courtyard walls and Privacy walls within the corner cut-off are allowed on the property line as long as a minimum 12-foot planting area is maintained between the wall and the back of the realigned sidewalk within the cut-off area. (See graphic standards following).



Corner Setbacks at City Modified Bends:

- 5' building setback at corner cutoff
- 3' patio setback
- 12' minimum for landscaping between wall and sidewalk

5.4.2 RESIDENTIAL PROTOTYPES

Prototypes specify building type, orientation, lot size, and configuration. There are fourteen prototypes in the following section. Seven are single-family configurations and seven are multi-family or attached configurations, some containing more than one alternative. The use of multiple prototypes is required to achieve the desired variety across the community. Additional prototypes may be proposed or existing prototypes amended, subject to Planning Department review and approval. The list of prototypes has been included here for reference.

1. Conventional 7,200 SF Single Family Detached
2. Conventional 4,500 SF Single Family Detached
3. Conventional 2,700 SF Single Family Detached
4. Two-Pack or "Z" Lot Single Family Detached
5. Alley Loaded Single Family Detached
6. Courtyard Single Family Detached Lots
7. Cluster Single Family Detached
8. Duplex/Triplex
9. Row Town Homes
10. Courtyard Town Homes
11. Tuck Under Town Homes
12. Tuck Under Apartments/Condominiums
13. Wrap Apartments/Condominiums
14. Podium Apartments/Condominiums

The following standards illustrate and provide the lot development criteria for each prototype.

5.4.2.1 Development Standards, Conventional 7,200 SF Single Family Detached**5.4.2.1.1 Lot Criteria:**

Minimum Area:	7,200 SF
Maximum Lot Coverage:	55%

5.4.2.1.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL ⁴ :	60'
	Minimum Depth:	100'
Corner Lot:	Minimum Width @ Front PL ⁴ :	65'
	Minimum Depth:	100'

5.4.2.1.3 Building Setbacks¹:

Front Setbacks

Living Area:	18'
Porch / Balcony:	15'
Garage - Front Loaded:	20' (Garage door to back of sidewalk)
Garage - Side Loaded:	10' (Side of garage to back of sidewalk)

Side Setbacks

Living Area / Accessory Structure

Interior PL:	5'
Corner PL:	10'

Porch / Balcony

Interior PL:	3'
Corner PL:	7'

Garage

Interior PL:	5'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

Rear Setbacks

Living Area:	15'
Garage (Single Story Plate Line):	5'
Garage (Two Story Plate Line):	15'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	5'

5.4.2.1.4 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

5.4.2.2 Development Standards, Conventional 4,500 SF Single Family Detached**5.4.2.2.1 Lot Criteria:**

Minimum Area:	4,500 SF
Maximum Lot Coverage:	55%

5.4.2.2.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL ⁴ :	50'
	Minimum Depth:	90'
Corner Lot:	Minimum Width @ Front PL ⁴ :	55'
	Minimum Depth:	90'

5.4.2.2.3 Building Setbacks¹:

Front Setbacks

Living Area:	12'
Porch / Balcony:	8'
Garage - Front Loaded:	18' (Garage door to back of sidewalk)
Garage - Side Loaded:	10' (Side of garage to back of sidewalk)

Side Setbacks

Living Area

Interior PL:	5'
Corner PL:	10'

Porch / Balcony

Interior PL:	3'
Corner PL:	7'

Garage

Interior PL:	5'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

Accessory Structure:

3'

Rear Setbacks

Living Area:	15'
Garage (Single Story Plate Line):	5'
Garage (Two Story Plate Line):	15'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	3'

5.4.2.2.4 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

Wall, Fence and Hedge Height

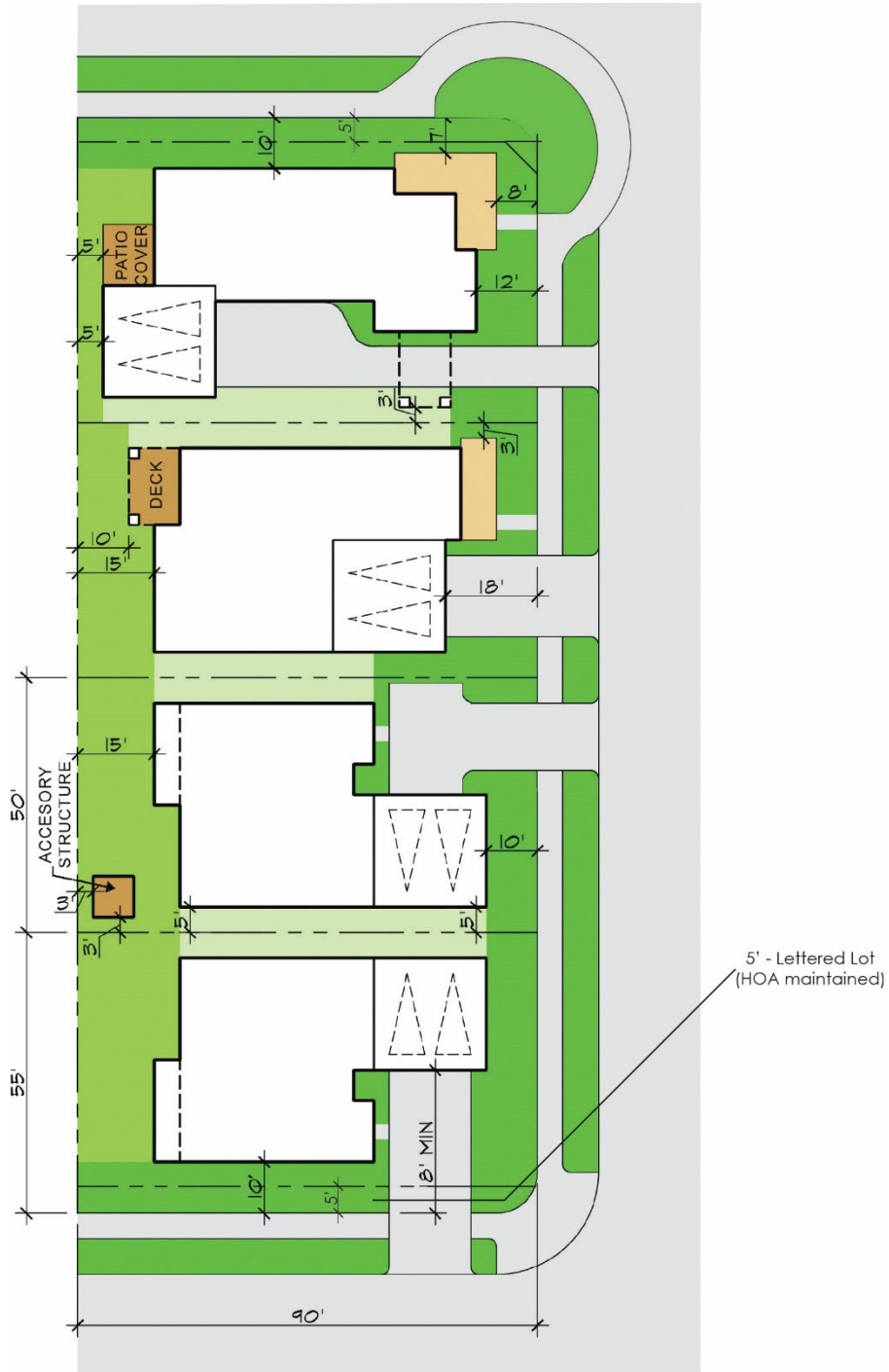
Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



CONVENTIONAL 4,500 SF SINGLE FAMILY DETACHED
*Building footprints are conceptual. Actual floor plans may differ.

5.4.2.3 Development Standards, Conventional 2,700 SF Single Family Detached**5.4.2.3.1 Lot Criteria:**

Minimum Area:	2,700 SF
Maximum Lot Coverage:	55%

5.4.2.3.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL ⁴ :	45'
	Minimum Depth:	60'
Corner Lot:	Minimum Width @ Front PL ⁴ :	50'
	Minimum Depth:	60'

5.4.2.3.3 Building Setbacks¹:

Front Setbacks

Living Area:	10'
Porch / Balcony:	5'
Garage - Front Loaded	
From Public or Private Street:	18' (Garage door to back of sidewalk)
From Common Drive or Alley:	5' (Garage door to back of curb)
Garage - Side Loaded:	10' (Side of garage to back of sidewalk)

Side Setbacks

Living Area

Interior PL:	5'
Corner PL:	10'

Porch / Balcony

Interior PL:	3'
Corner PL:	7'

Garage

Interior PL:	5'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

Accessory Structure:

3'

Rear Setbacks

Living Area:	10'
Garage (Single Story Plate Line):	5'
Garage (Two Story Plate Line):	10'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	3'

5.4.2.3.4 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

5.4.2.4 Development Standards, Two-Pack OR "Z" Lot Single Family Detached**5.4.2.4.1 Lot Criteria:**

Minimum Area:	2,800 SF
Maximum Lot Coverage:	55%

5.4.2.4.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL ⁴ :	40'
	Minimum Depth:	72'
Corner Lot:	Minimum Width @ Front PL ⁴ :	45'
	Minimum Depth:	72'

5.4.2.4.3 Building Setbacks¹:

Front Setbacks

Living Area:	10'
Porch / Balcony:	5'
Garage - Front Loaded	
From Public or Private Street:	18' (Garage door to back of sidewalk)
From Common Drive or Alley:	5' (Garage door to back of curb)

Side Setbacks

Living Area

Interior PL:	4'
Corner PL:	10'

Porch / Balcony

Interior PL:	3'
Corner PL:	7'

Garage

Interior PL:	4'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

Accessory Structure:

3'

Rear Setbacks

Living Area:	10'
Garage (Single Story Plate Line):	4'
Garage (Two Story Plate Line):	10'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	3'

5.4.2.4.4 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

5. Permanent structures or utility lines are not allowed with the potential use easements.



TWO-PACK OR "Z" LOT SINGLE FAMILY DETACHED
*Building footprints are conceptual. Actual floor plans may differ.

5.4.2.5 Development Standards, Alley Loaded Single Family Detached

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

5.4.2.5.1 Lot Criteria:

Minimum Area:	1,800 SF
Maximum Lot Coverage:	55%

5.4.2.5.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL ⁴ :	30'
	Minimum Depth:	60'
Corner Lot:	Minimum Width @ Front PL ⁴ :	35'
	Minimum Depth:	60'

5.4.2.5.3 Building Setbacks^{1,3}:

Front Setbacks (Street Frontage)

Living Area:	10'
Porch / Balcony:	5'
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	30'
Front to Side:	25'
Covered Porch to Covered Porch:	15'

Side Setbacks

Living Area / Accessory Structure

Interior PL:	4'
Corner PL:	10'

Porch / Balcony

Interior PL:	3'
Corner PL:	5'

Garage

Interior PL:	4'
Garage Separation (Door to Door):	30'
Building Separation (Side to Side):	8'

Rear Setbacks

Living Area, Second Story Deck, Balcony:	3'
Garage (From Common Drive or Alley):	5'
Garage Separation (Door to Door)	30'
Patio Cover:	5'
Accessory Structure:	3'

5.4.2.5.4 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

5.4.2.5.4 Private Open Space:

The ground floor of each home shall have a minimum contiguous area of 150 sq. ft. with no dimension less than 10 feet in any direction. Refer to the Setbacks above.

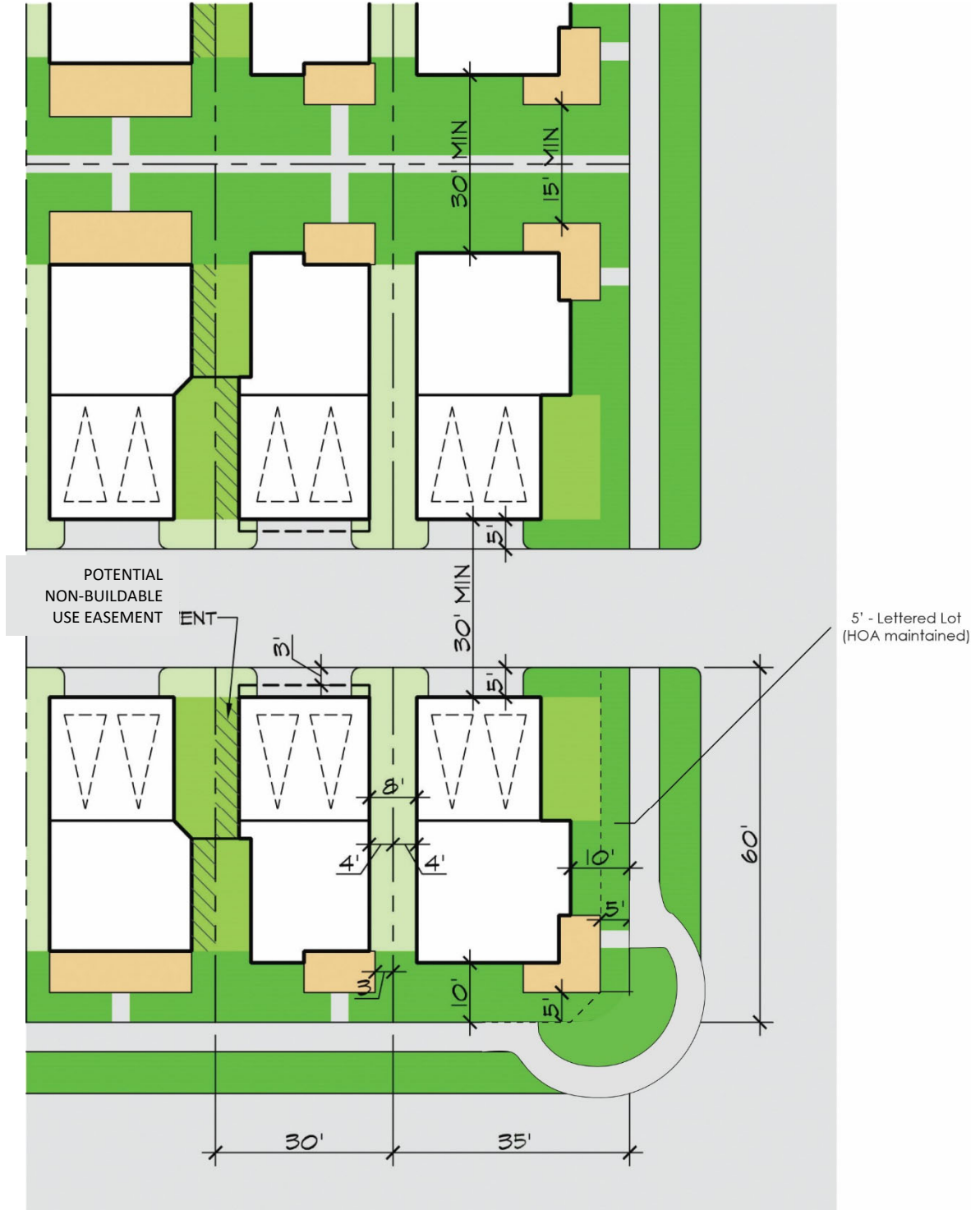
1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

5. Permanent structures or utility lines are not allowed with the potential use easements.



ALLEY LOADED SINGLE FAMILY DETACHED

5.4.2.6 Development Standards, Courtyard Single Family Detached

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

5.4.2.6.1 Lot Criteria:

Minimum Area:	2,000 SF
Maximum Lot Coverage:	65%
Maximum Units per Cluster:	6

These standards shall also apply where the cluster homes are plotted with less than six (6) units.

5.4.2.6.2 Lot Dimensions:

Standard Lot:	Minimum Width:	45'
	Minimum Depth:	55'
Street Adjacent:	Minimum Width:	50'
	Minimum Depth from Street PL:	55'

5.4.2.6.3 Building Setbacks^{1, 3:}

Front Setbacks

Living Area from Street:	10'
Porch / Balcony from Street:	5'
Building Separation	
Front to Front:	30'
Front to Side:	25'
Covered Porch to Covered Porch:	15'

Side Setbacks

Interior PL (Living Area/Porch/Balcony/Side of Garage):	4'
Living Area Adjacent to Street (Corner Lot):	10'
Building Separation (Side to Side):	8'

Rear Setbacks

Interior PL:	10'
Building Separation (Rear to Rear):	20'
Building Separation (Rear to Side):	14'

Garage Setbacks

Front Loaded from Public or Private Street:	18' (Garage door to back of sidewalk)
Side Load from Public or Private Street:	10' (Side of garage to back of sidewalk)
Garage from Alley or Common Drive:	3'
Building Separation (Door to Door, Door to Living Area):	30'

5.4.2.6.4 Building Height^{2:}

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

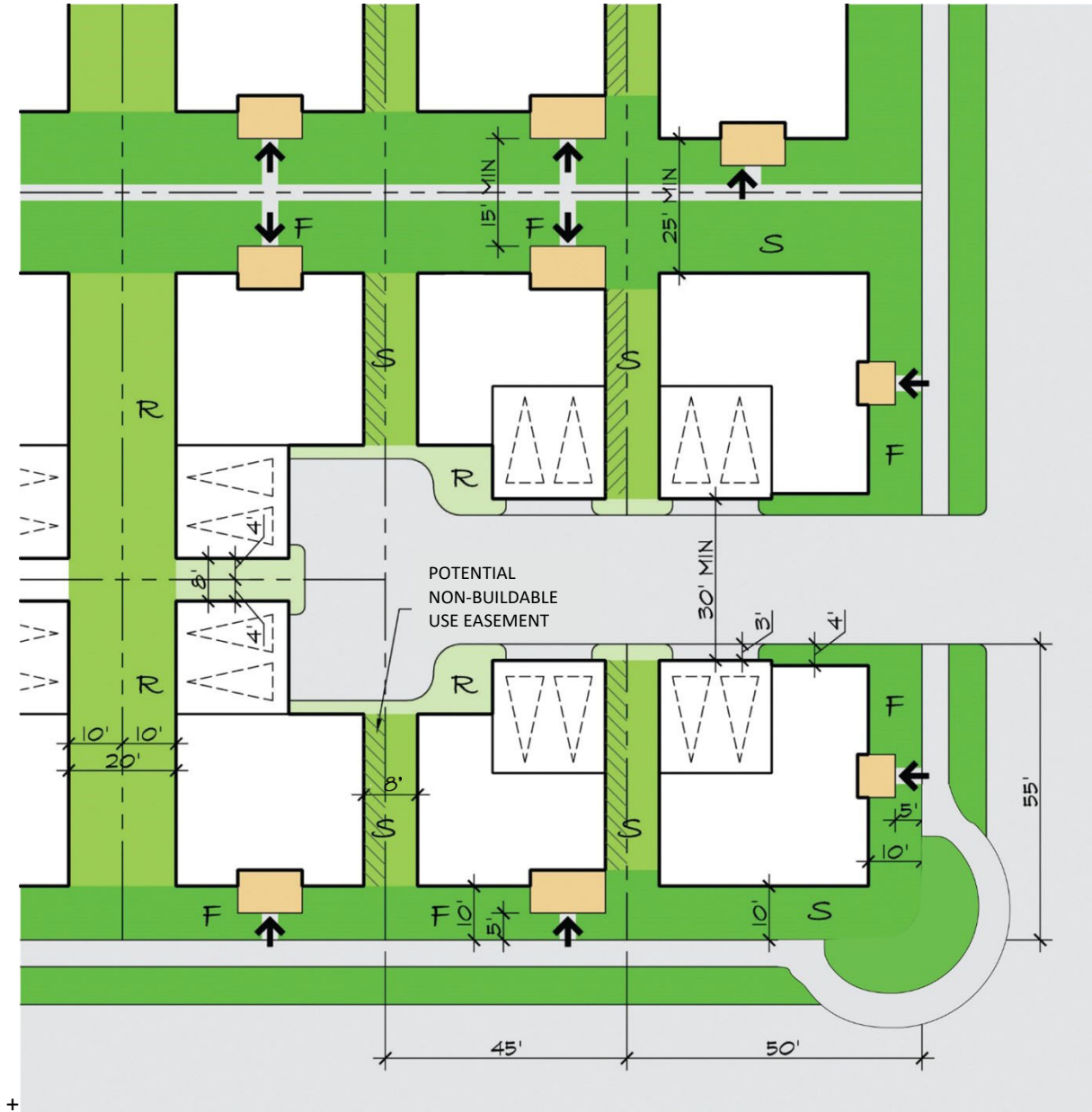
Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

5.4.2.6.5 Private Open Space:

The ground floor of each home shall have a minimum contiguous area of 150 sq. ft. with no dimension less than 10 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.
4. Permanent structures or utility lines are not allowed with the potential use easements.



COURTYARD SFD

*Building footprints are conceptual. Actual floor plans may differ.

*Private lanes shall be enhanced with pavers, colored concrete or similar decorative material and approved by the Planning Director. Builders are encouraged to enhance driveways using decorative materials, or scored natural concrete.

*Pervious pavers may be used as a decorative feature of the courtyard paving to provide storm water infiltration.

5.4.2.7 Development Standards, Cluster Single Family Detached

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

5.4.2.7.1 Lot Criteria:

Minimum Area:	2,000 SF
Maximum Lot Coverage:	65%
Maximum Units per Cluster:	8

These standards shall also apply where the cluster homes are plotted with less than six (6) units.

5.4.2.7.2 Lot Dimensions:

Standard Lot:	Minimum Width:	42'
	Minimum Depth:	60'
Street Adjacent:	Minimum Width:	47'
	Minimum Depth from Street PL:	60'

5.4.2.7.3 Building Setbacks^{1,3}:

Front Setbacks

Living Area from Street:	10'
Living Area from common drive aisle ⁵	5'
Porch / Balcony from Street:	5'
Porch/Balcony from common drive aisle ⁵	5'
Building Separation	
Front to Front:	40' to living
Front to Side:	35'
Covered Porch to Covered Porch:	36'

Side Setbacks

Interior PL (Living Area/Porch/Balcony/Side of Garage):	4'
Living Area Adjacent to Street (Corner Lot):	10'
Building Separation (Side to Side):	8'
Accessory Structure ⁴	3'

Rear Setbacks

Interior PL:	5'*
Building Separation (Rear to Rear):	10'
Building Separation (Rear to Side):	10'
Accessory Structure ⁴	3'

Garage Setbacks

Front Loaded from Public or Private Street:	18' (Garage door to back of sidewalk)
Side Load from Public or Private Street:	10' (Side of garage to back of sidewalk)
Garage from Alley or Common Drive:	18' (50% driveways may be reduced to 5')
Building Separation (Door to Door, Door to Living Area):	40'

5.4.2.7.4 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

5.4.2.7.5 Private Open Space:

*The ground floor of each home shall have a minimum contiguous area of 150 sq. ft. with no dimension less than 10 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

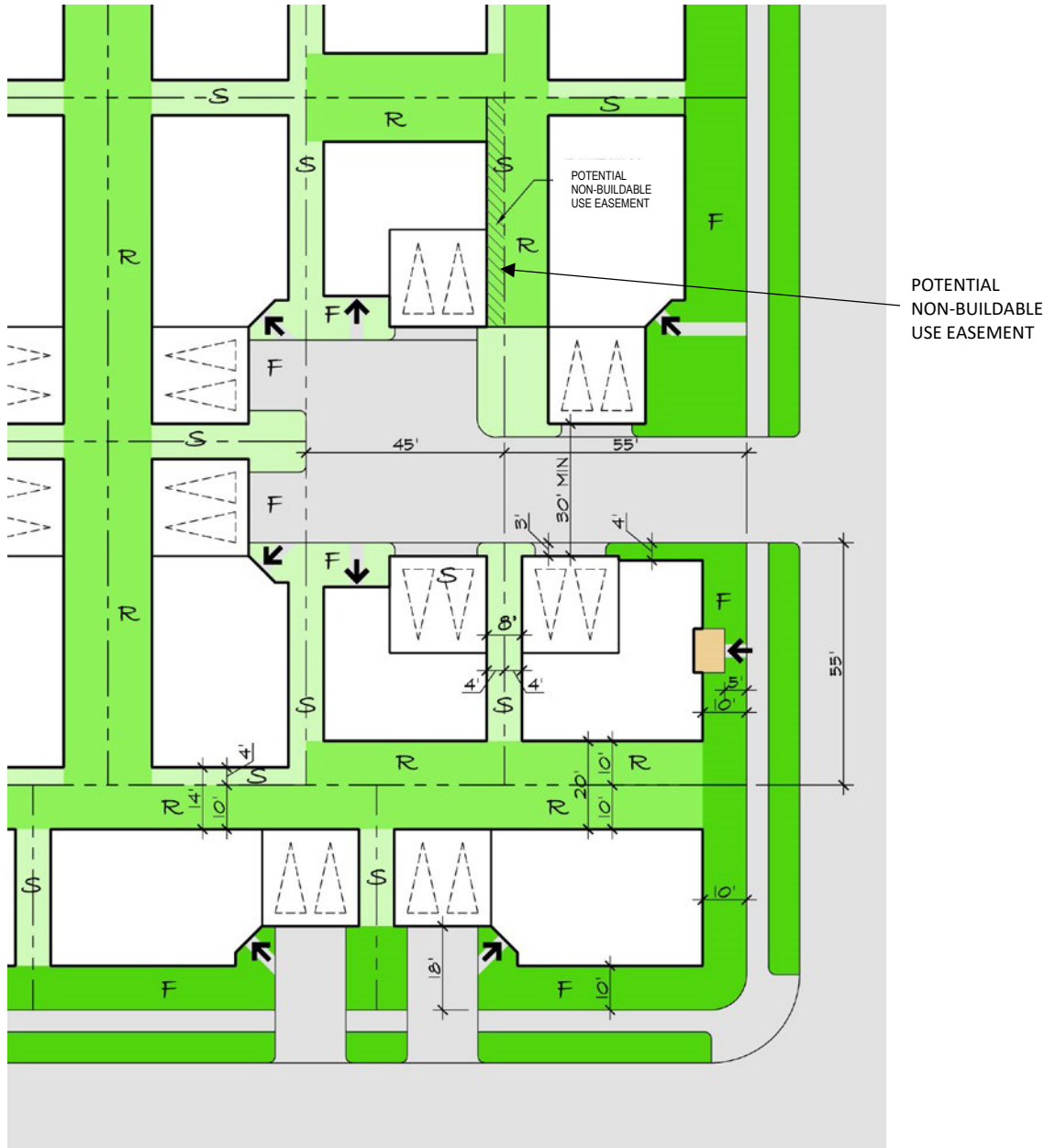
2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Accessory structures shall maintain a 3 FT setback from property line. Permanent structures shall not be permitted within use easement area.

5. Common drive aisle is defined by project ingress/egress to each cluster pack and does not include the cluster pack drive aisle for garage access.

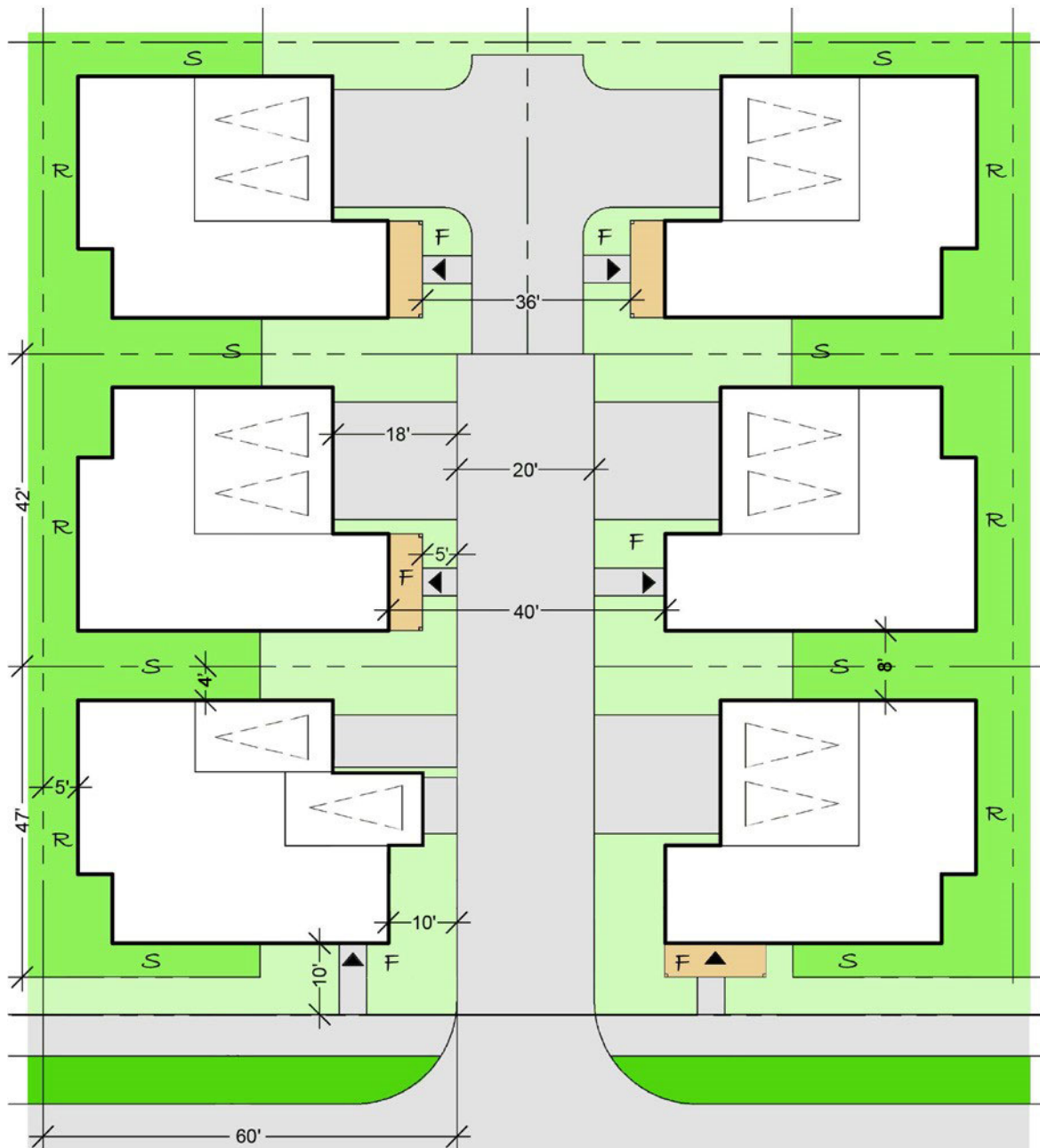
6. Permanent structures or utility lines are not allowed with the potential use easements.



CLUSTER SFD – Alt. 1

*Building footprints are conceptual. Actual floor plans may differ.

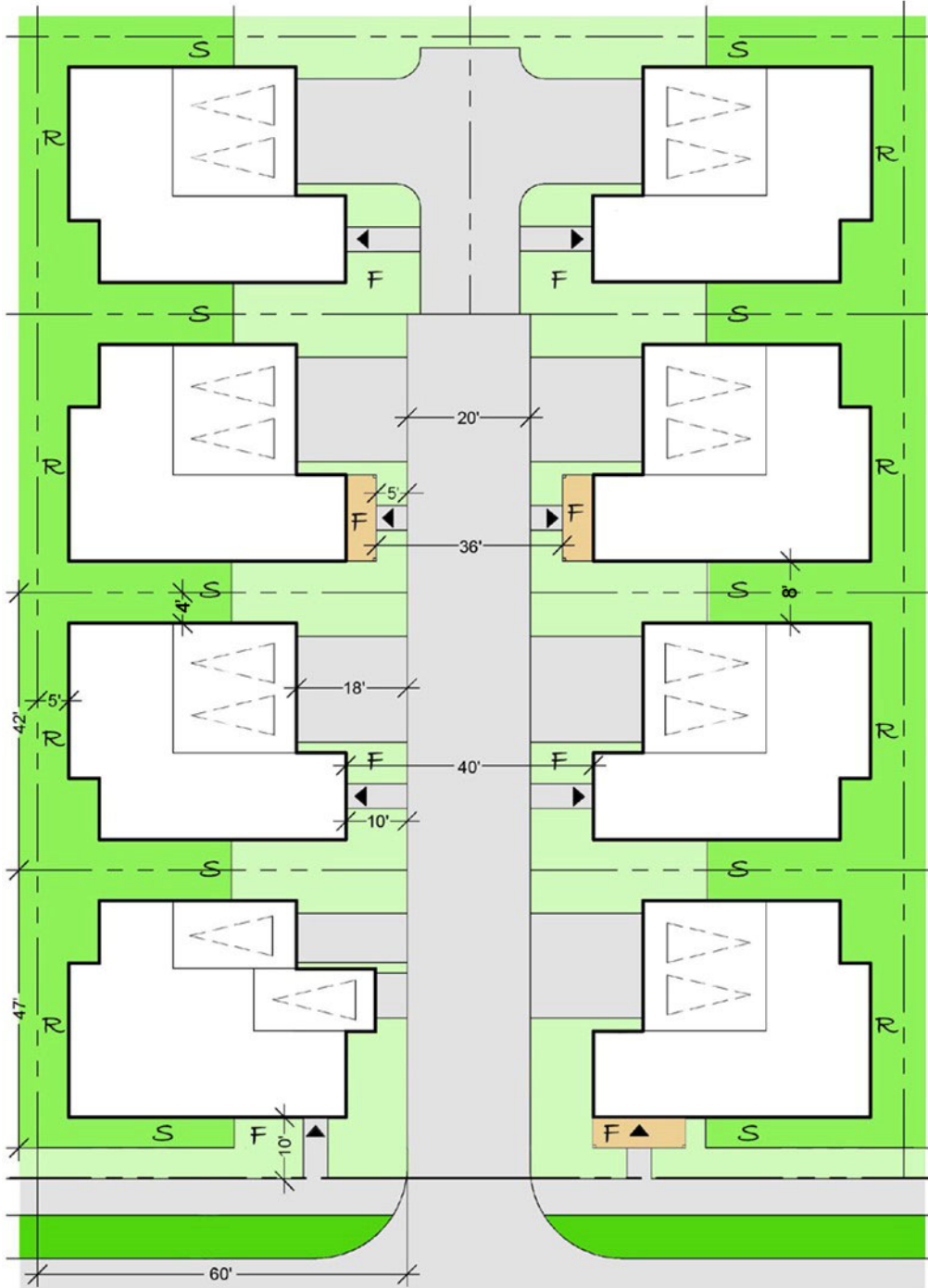
*Private lanes shall be enhanced with pavers, colored concrete or similar decorative material and approved by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.



CLUSTER SFD – Alt. 2

*Building footprints are conceptual. Actual floor plans may differ.

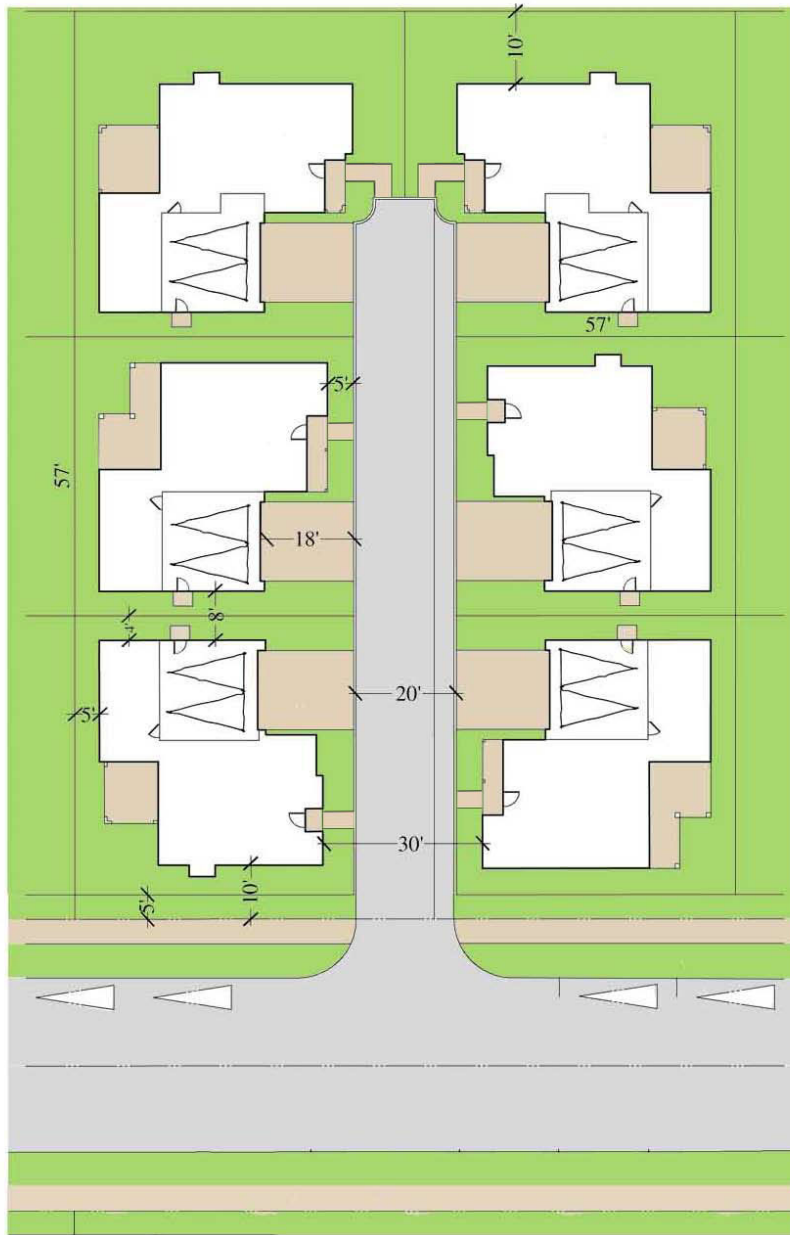
*Private lanes shall be enhanced with pavers, colored concrete or similar decorative material and approved by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.



CLUSTER SFD – Alt. 3

*Building footprints are conceptual. Actual floor plans may differ.

*Private lanes shall be enhanced with pavers, colored concrete or similar decorative material and approved by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.



CLUSTER SFD – Alt. 4

*Building footprints are conceptual. Actual floor plans may differ.

*Private lanes shall be enhanced with pavers, colored concrete or similar decorative material and approved by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.

5.4.2.8 Development Standards, Cluster Single Family Detached (No Driveways)

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

5.4.2.8.1 Lot Criteria:

Minimum Area:	2,000 SF
Maximum Lot Coverage:	65%
Maximum Units per Cluster:	8

These standards shall also apply where the cluster homes are plotted with less than six (6) units.

5.4.2.8.2 Lot Dimensions:

Standard Lot:	Minimum Width:	36'
	Minimum Depth:	48'
Street Adjacent:	Minimum Width:	40'
	Minimum Depth from Street PL:	48'

5.4.2.8.3 Building Setbacks^{1,3:}

Front Setbacks

Living Area from Street:	10'
Living Area from common drive aisle s	5'
Porch / Balcony from Street:	5'
Porch/Balcony from common drive aisle s	5'
Building Separation	
Front to Front:	30' to living or garage
Front to Side:	N/A
Covered Porch to Covered Porch:	30'

Side Setbacks

Interior PL (Living Area/Porch/Balcony/Side of Garage):	4'
Living Area Adjacent to Street (Corner Lot):	10'
Building Separation (Side to Side):	8'
Accessory Structure ⁴	3'

Rear Setbacks

Interior PL:	5'*
Building Separation (Rear to Rear or Side):	10'
Accessory Structure ⁴	3'

Garage Setbacks

Front Loaded from Public or Private Street:	18' (Garage door to back of sidewalk)
Side Load from Public or Private Street:	Not Allowed
Garage from Alley or Common Drive:	5'
Building Separation (Door to Door, Door to Living Area):	30'

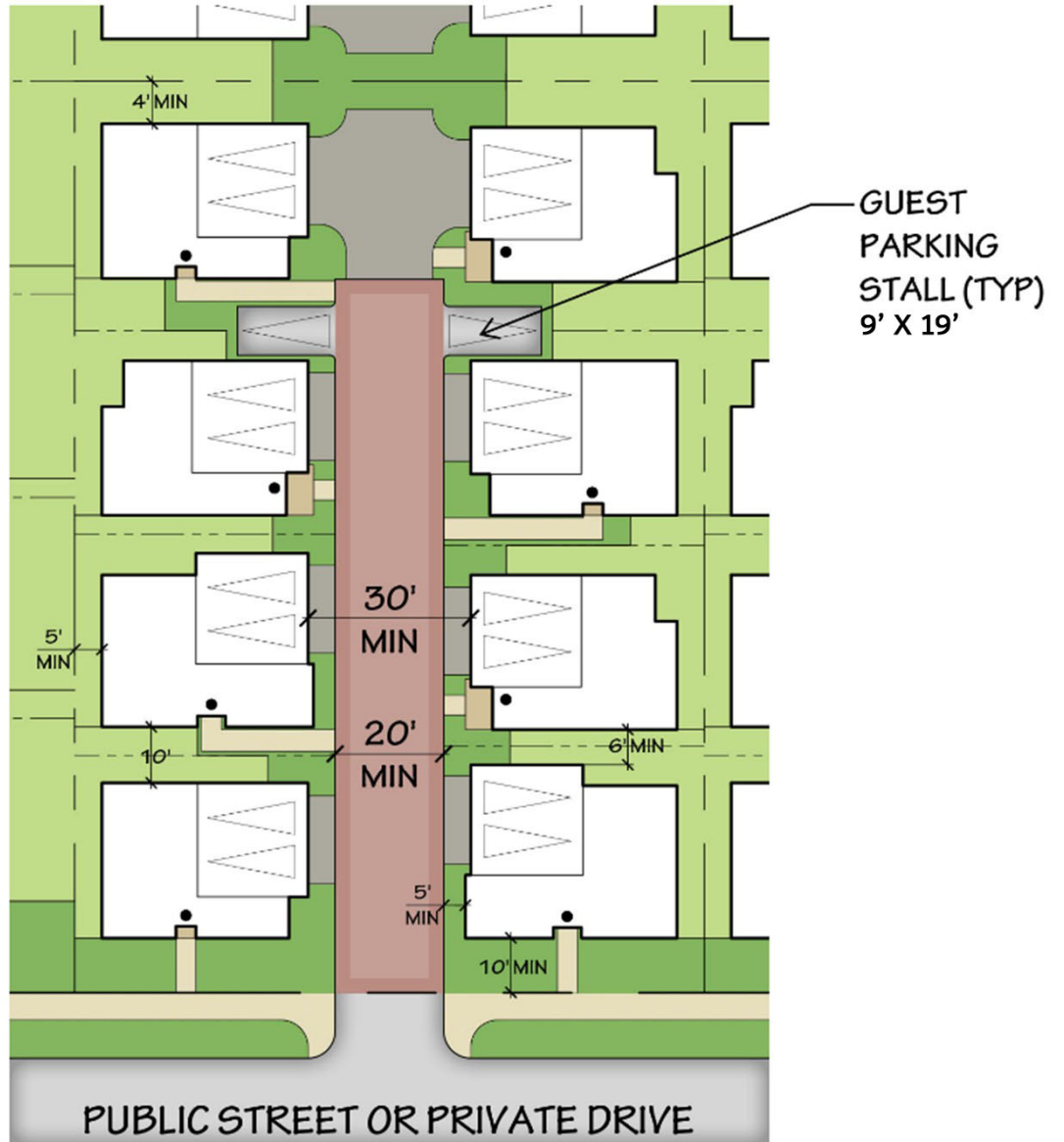
5.4.2.8.4 Building Height^{2:}

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features: 3' above primary structure or 10% of the building height Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

5.4.2.8.5 Private Open Space:

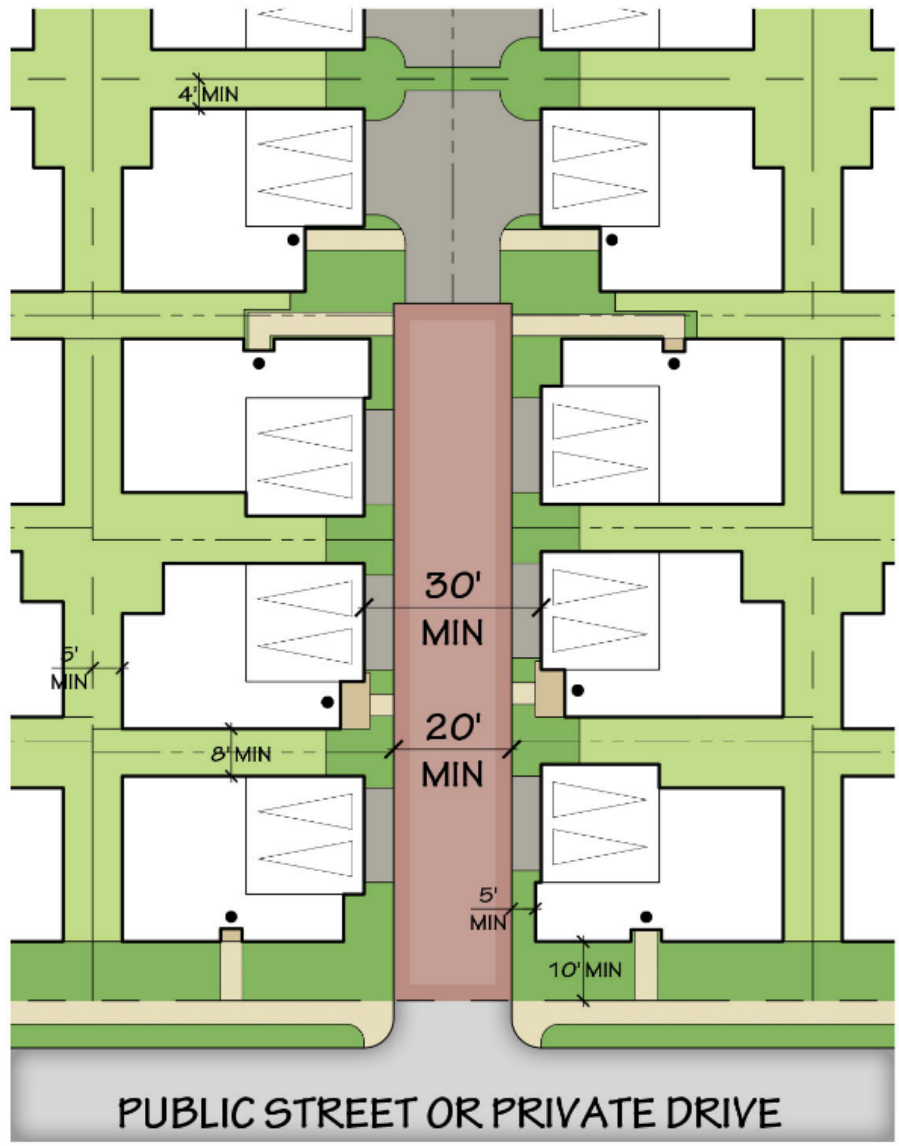
*The ground floor of each home shall have a minimum contiguous area of 150 sq. ft. with no dimension less than 8 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
 2. Building heights shown are maximum dimensions.
 3. Building separations are to be measured between main walls.
 4. Accessory structures shall maintain a 3 FT setback from property line. Permanent structures shall not be permitted within use easement area.
 5. Common drive aisle is defined by project ingress/egress to each cluster pack and does not include the cluster pack drive aisle for garage access.
 6. Permanent structures or utility lines are not allowed with the potential use easements.



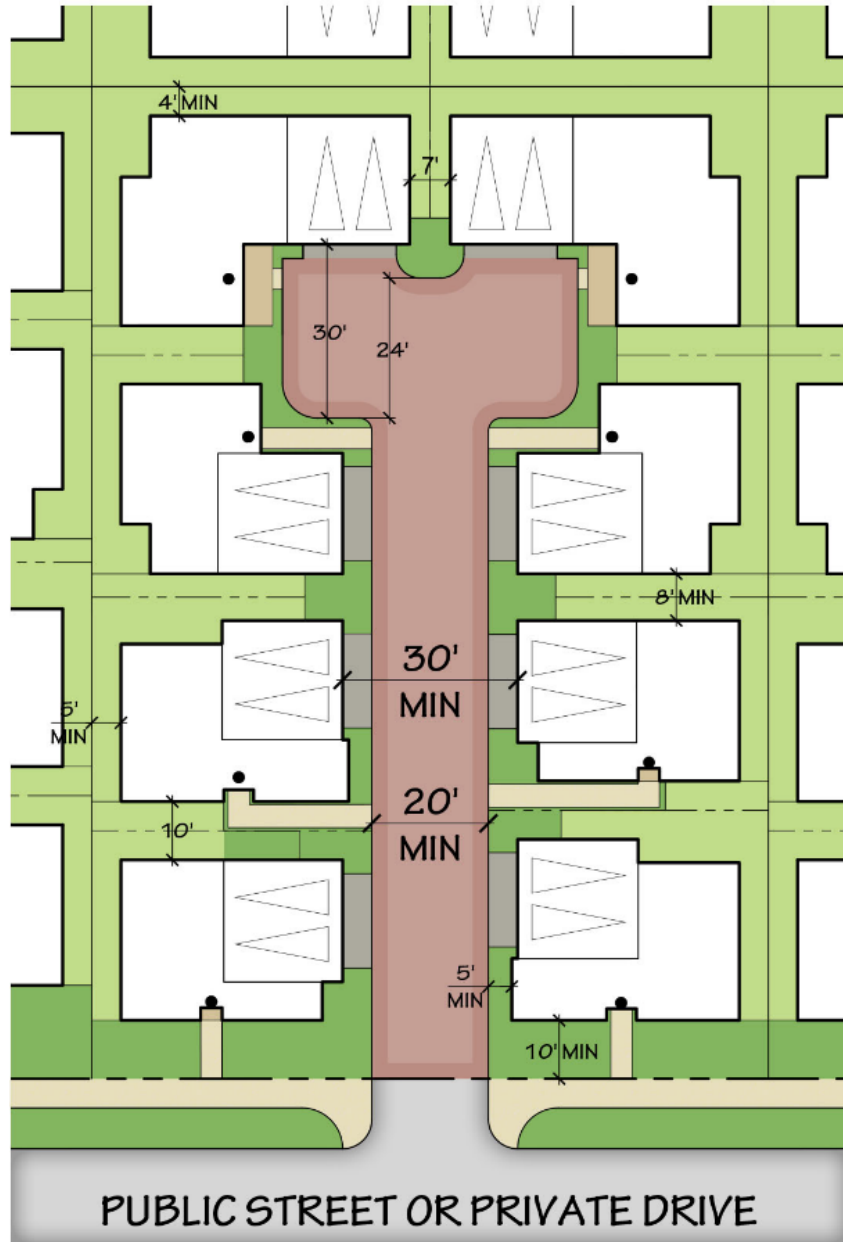
CLUSTER SFD (No Driveways)– Alt. 1

*Building footprints are conceptual. Actual floor plans may differ



CLUSTER SFD (No Driveways)- Alt. 2

*Building footprints are conceptual. Actual floor plans may differ



CLUSTER SFD (No Driveways)– Alt. 3

*Building footprints are conceptual. Actual floor plans may differ

5.4.2.9 Development Standards, Duplex/Triplex

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

5.4.2.9.1 Lot Criteria:

Minimum Area:	1,800 SF (per unit)
Maximum Lot Coverage:	65%

5.4.2.9.2 Building Setbacks^{1,3}:

Front Setbacks

Living Area:	10'
Porch / Balcony:	0'
Building Separation	
Front to Front:	30'
Front to Side:	25'
Covered Porch to Covered Porch:	15'

Side Setbacks

Interior PL (Non-Entry)	5'
Interior PL (Entry, i.e. at Carriage Flat)	6'
Living Area Adjacent to Street (Corner Lot):	10'
Porch/Balcony Adjacent to Street (Corner Lot):	5'
Front Door to Front Door:	25'

Building Separation (Side to Side)

Front Entry Residence:	10'
Side-Yard Entry Residence (i.e. Carriage Flat):	12'

Rear Setbacks

Living Area, Second Story Deck, Balcony	
Interior PL:	10'
Alley or Common Drive:	5'
Patio Cover:	5'
Accessory Structure:	3'
Building Separation (Rear to Rear):	20'

Garage Setbacks

Garage Door at Street (With Driveway):	18' (Garage door to back of sidewalk)
Side of Garage at Street (No Driveway):	10' (Side of garage to back of sidewalk)
Garage from Alley or Common Drive:	3'
Building Separation (Door to Door):	30'

5.4.2.9.3 Building Height²:

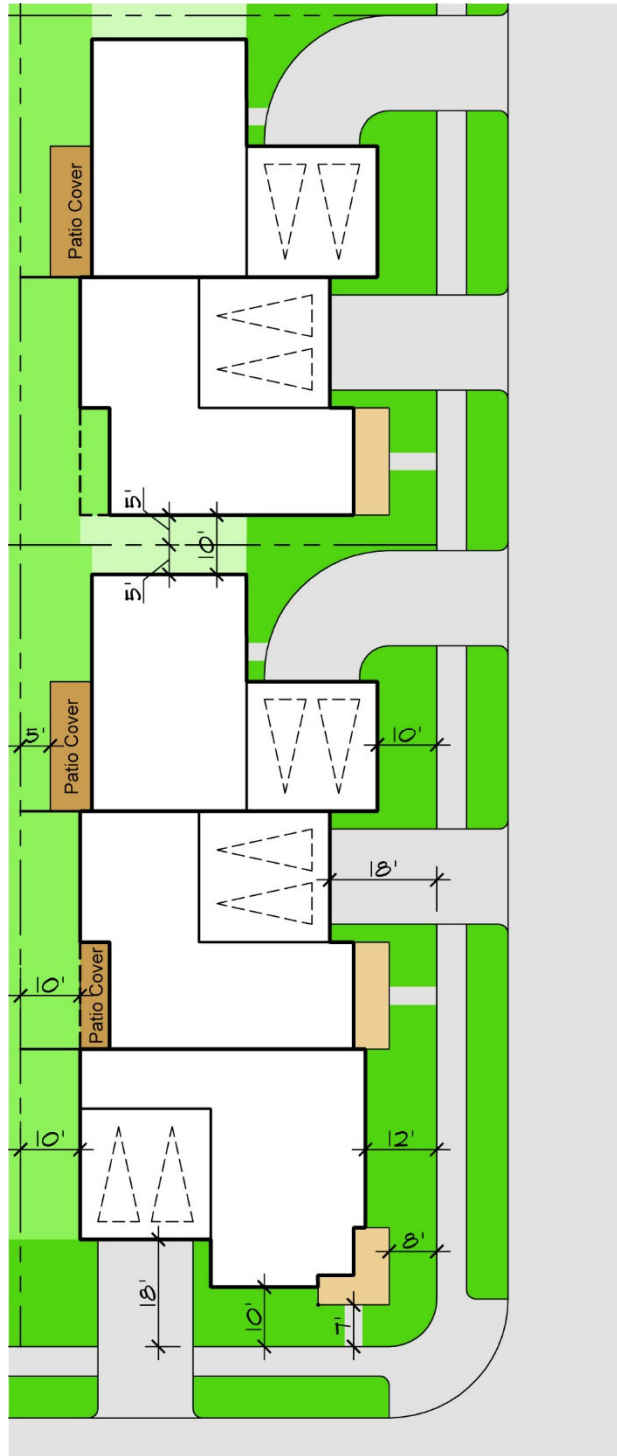
Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

5.4.2.9.4 Parking: Refer to Section 5.4.1.12 for parking requirements.

5.4.2.9.5 Private Open Space:

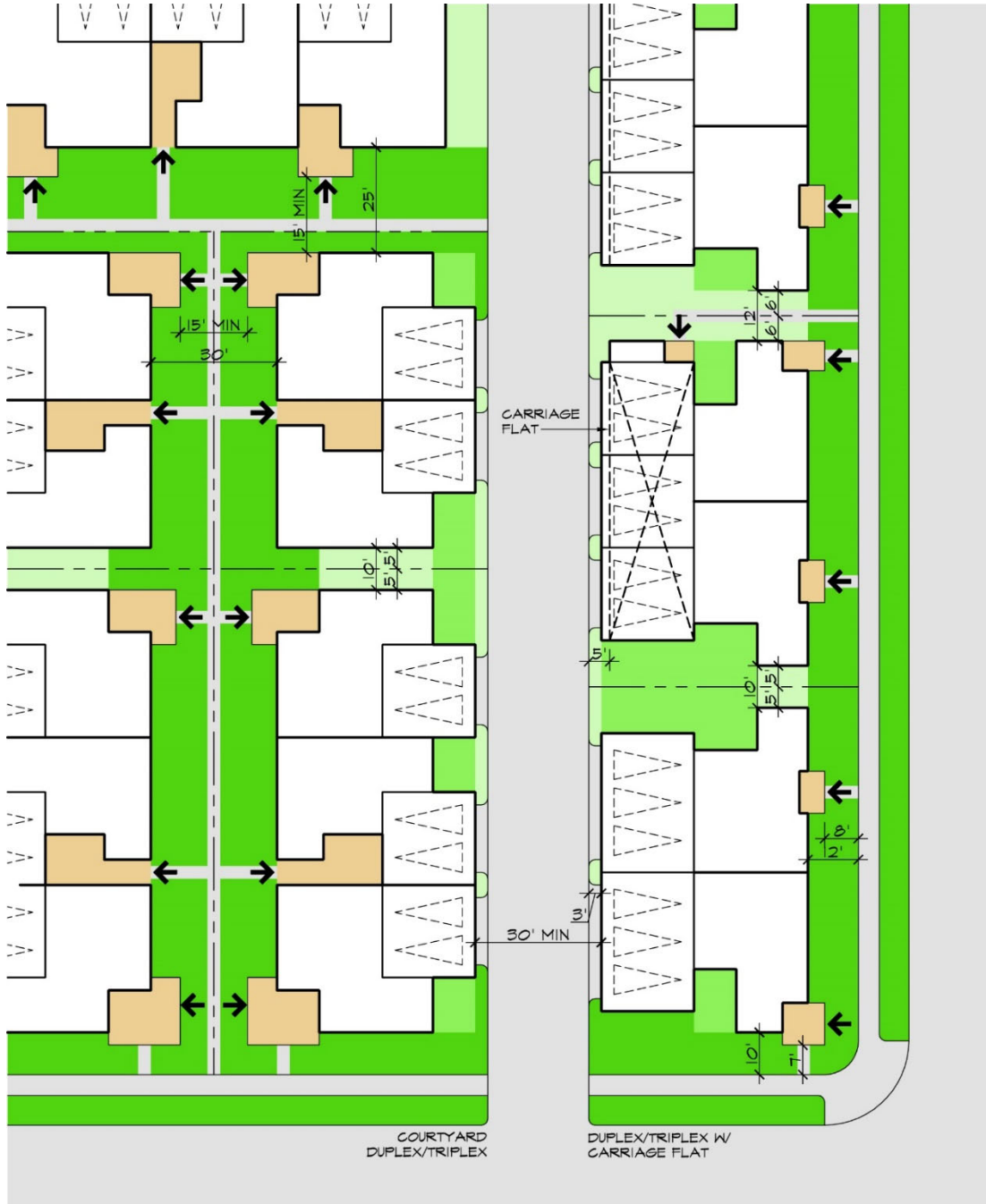
Each home shall have a minimum cumulative private open space area of 140 sq. ft. Upper floor decks and balconies may only be counted towards the private open space requirement when they have a minimum contiguous area of 35 sq. ft. and have no dimension less than 5 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
 2. Building heights shown are maximum dimensions.
 3. Building separations are to be measured between main walls.



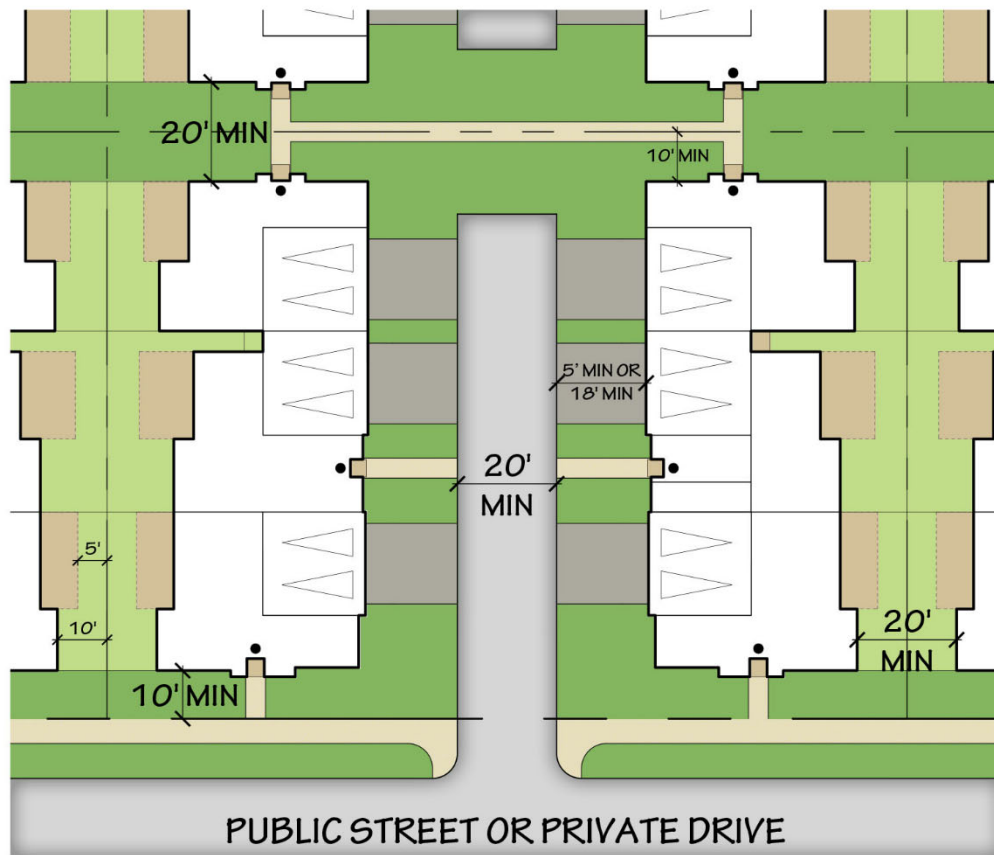
CONVENTIONAL DUPLEX/TRIPLEX – Alt. 1

*Building footprints are conceptual. Actual floor plans may differ.



ALLEY DUPLEX/TRIPLEX – Alt. 2

*Building footprints are conceptual. Actual floor plans may differ.



ALLEY DUPLEX/TRIPLEX – Alt. 3

*Building footprints are conceptual. Actual floor plans may differ.

5.4.2.10 Development Standards, Row Town Homes

5.4.2.10.1 Lot Criteria:

Minimum Area:	1,800 SF (per unit)
Maximum Lot Coverage:	60%
Maximum Units per Building:	16

(or as established by the approved Development Plan for Medium Density Residential uses)

5.4.2.10.2 Building Setbacks^{1,3}:

Front Setbacks	
Living Area:	10'
Living Area from common drive aisle ⁵	5'
Porch / Balcony:	5'
Porch / Balcony from common drive aisle ⁵	5'
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	25'
Front to Side:	25'
Covered Porch to Covered Porch:	15'
Side Setbacks	
Interior PL (Living Area, Porch/Balcony, Side of Garage):	4'
Living Area Adjacent to Street (Corner Lot):	10'
Porch/Balcony Adjacent to Street (Corner Lot):	5'
Building Separation (Side to Side):	8'
Front Door to Front Door:	25'
Rear Setbacks	
Living Area, Second Story Deck, Balcony:	5'
Patio Cover:	5'
Garage Setbacks	
Garage Door at Street (With Driveway):	18' (Garage door to back of sidewalk)
Side of Garage at Street (No Driveway):	10' (Side of garage to back of sidewalk)
Garage at Alley or Common Drive:	3'
Building Separation (Door to Door):	30'

5.4.2.10.3 Building Height²:

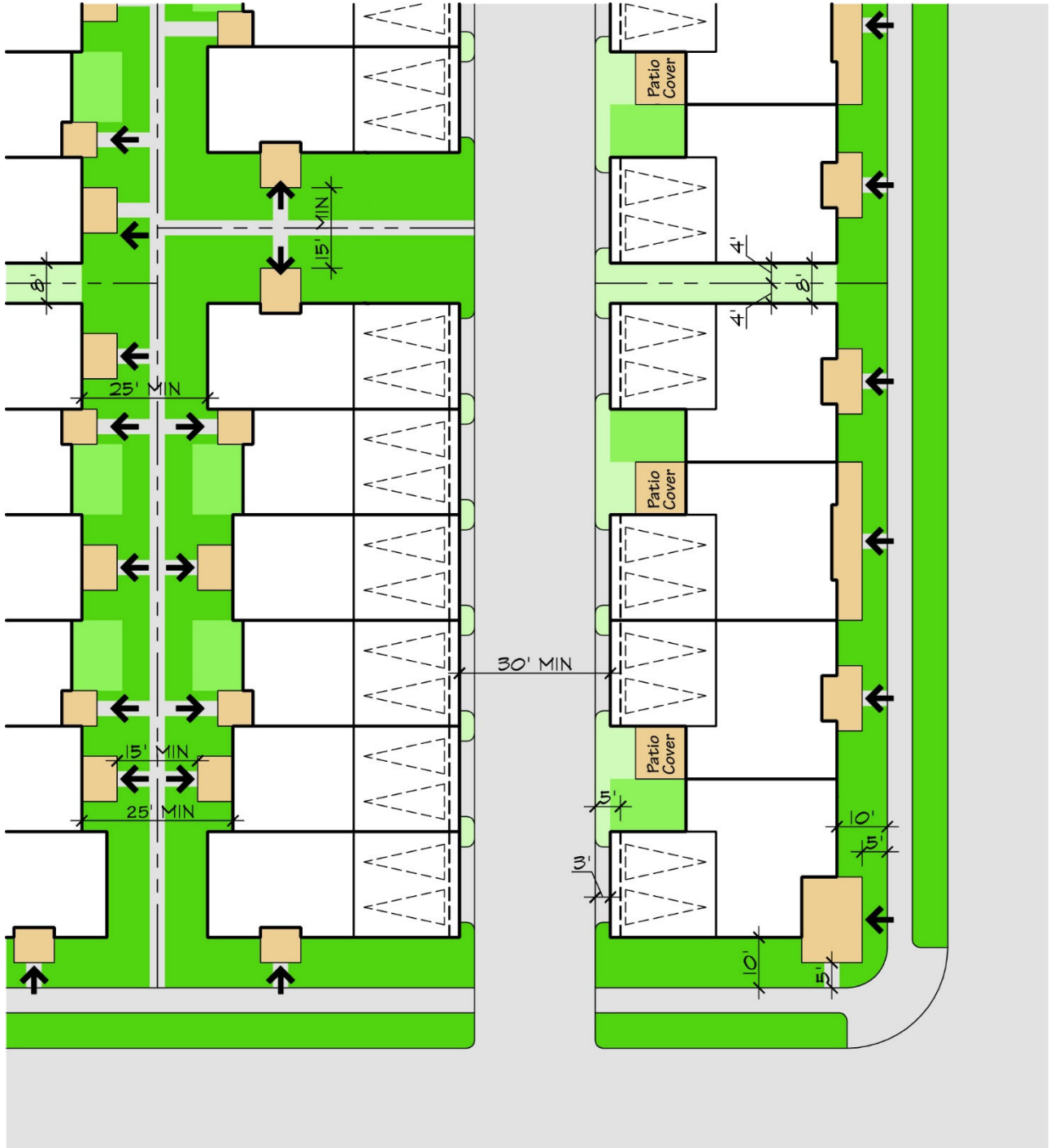
Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

5.4.2.10.4 Parking⁴: Refer to Section 5.4.1.12 for parking requirements.

5.4.2.10.5 Private Open Space:

Each home shall have a minimum cumulative private open space area of 140 sq. ft. Upper floor decks and balconies may only be counted towards the private open space requirement when they have a minimum contiguous area of 35 sq. ft. and have no dimension less than 5 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
 2. Building heights shown are maximum dimensions.
 3. Building separations are to be measured between main walls.
 4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.
 5. Common drive aisle is defined by project ingress/egress and does not include the drive aisle for garage access.



ROW TOWN HOMES – Alt. 1

*Building footprints are conceptual. Actual floor plans may differ.



ROW TOWN HOMES – Alt 2

*Building footprints are conceptual. Actual floor plans may differ.

5.4.2.11 Development Standards, Courtyard Town Homes

5.4.2.11.1 Lot Criteria:

Minimum Area:	1,800 SF (per unit)
Maximum Lot Coverage:	60%
Maximum Units per Building:	16
	(or as established by the approved Development Plan for Medium Density Residential uses)

5.4.2.11.2 Building Setbacks^{1,3}:

Front Setbacks

Living Area:	10'
Living Area from common drive aisle ⁵	5'
Porch / Balcony:	5'
Porch / Balcony from common drive aisle ⁵	5'
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	25'
Front to Side:	25'
Covered Porch to Covered Porch:	15'

Side Setbacks

Living Area	
Interior PL:	4'
Corner PL (Adjacent to Street):	10'
Porch/Balcony Adjacent to Street (Corner Lot):	5'
Building Separation (Side to Side):	8'

Rear Setbacks

Living Area Rear Yard	10'
Living Area (from alley or common drive)	5'
Patio Cover:	5'

Garage Setbacks

Garage Door at Street:	18' (Garage door to back of sidewalk)
Side of Garage at Street:	10' (Side of garage to back of sidewalk)
Garage at Alley or Common Drive:	3'

Building Separation

Door to Door at Alley or Common Drive:	30'
Side to Side:	8'
Rear to Rear	15'

5.4.2.11.3 Building Height²:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height)

5.4.2.11.4 Parking⁴:

Refer to Section 5.4.1.12 for parking requirements.

5.4.2.11.5 Private Open Space:

Each home shall have a minimum cumulative private open space area of 140 sq. ft. Upper floor decks and balconies may only be counted towards the private open space requirement when they have a minimum contiguous area of 35 sq. ft. and have no dimension less than 5 feet in any direction. Refer to the Setbacks above.

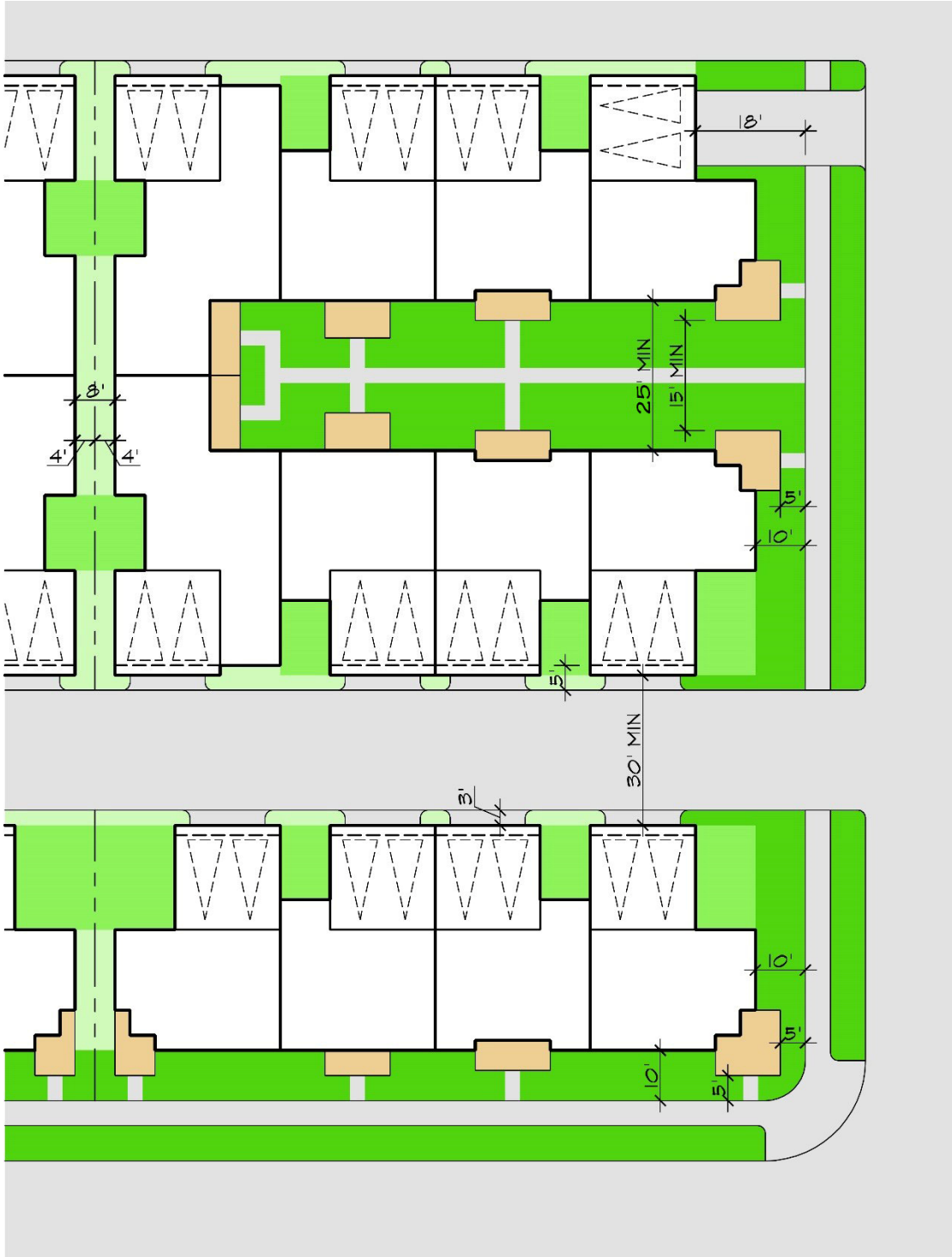
1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

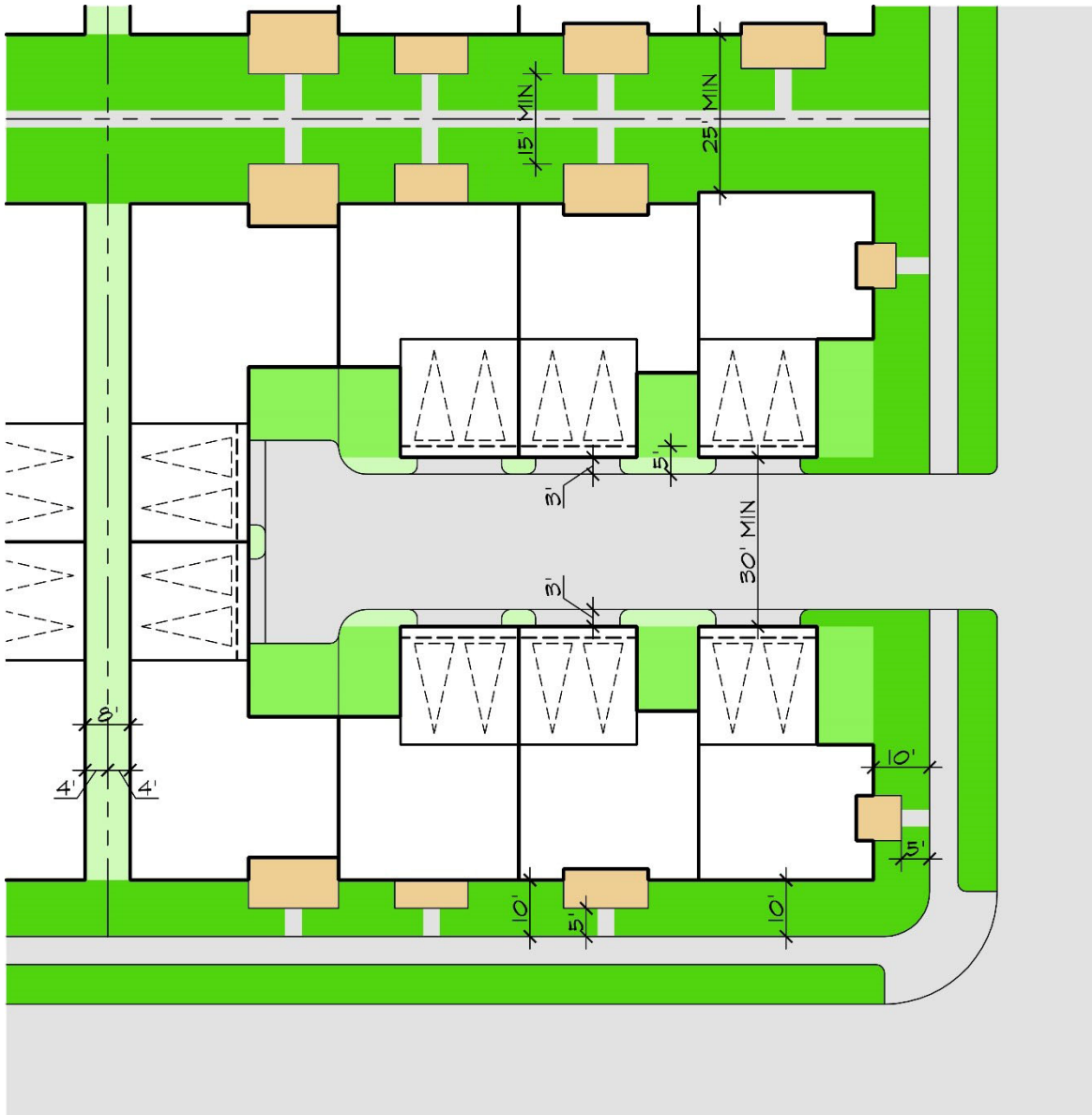
4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

5. Common drive aisle is defined by project ingress/egress and does not include the courtyard drive aisle for garage access.



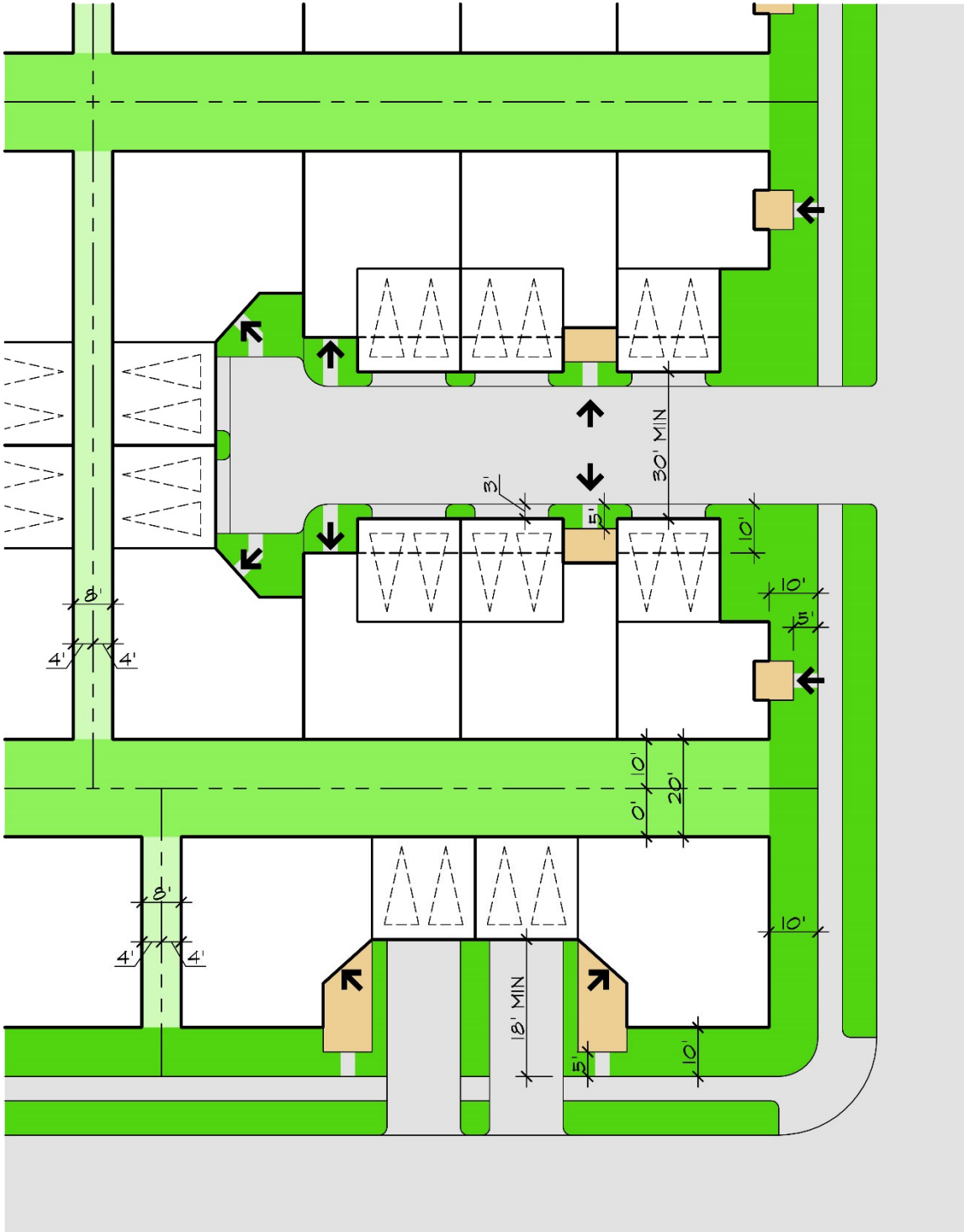
COURTYARD TOWN HOMES – Alt 1

*Building footprints are conceptual. Actual floor plans may differ.



COURTYARD TOWN HOMES – Alt. 2

*Building footprints are conceptual. Actual floor plans may differ.

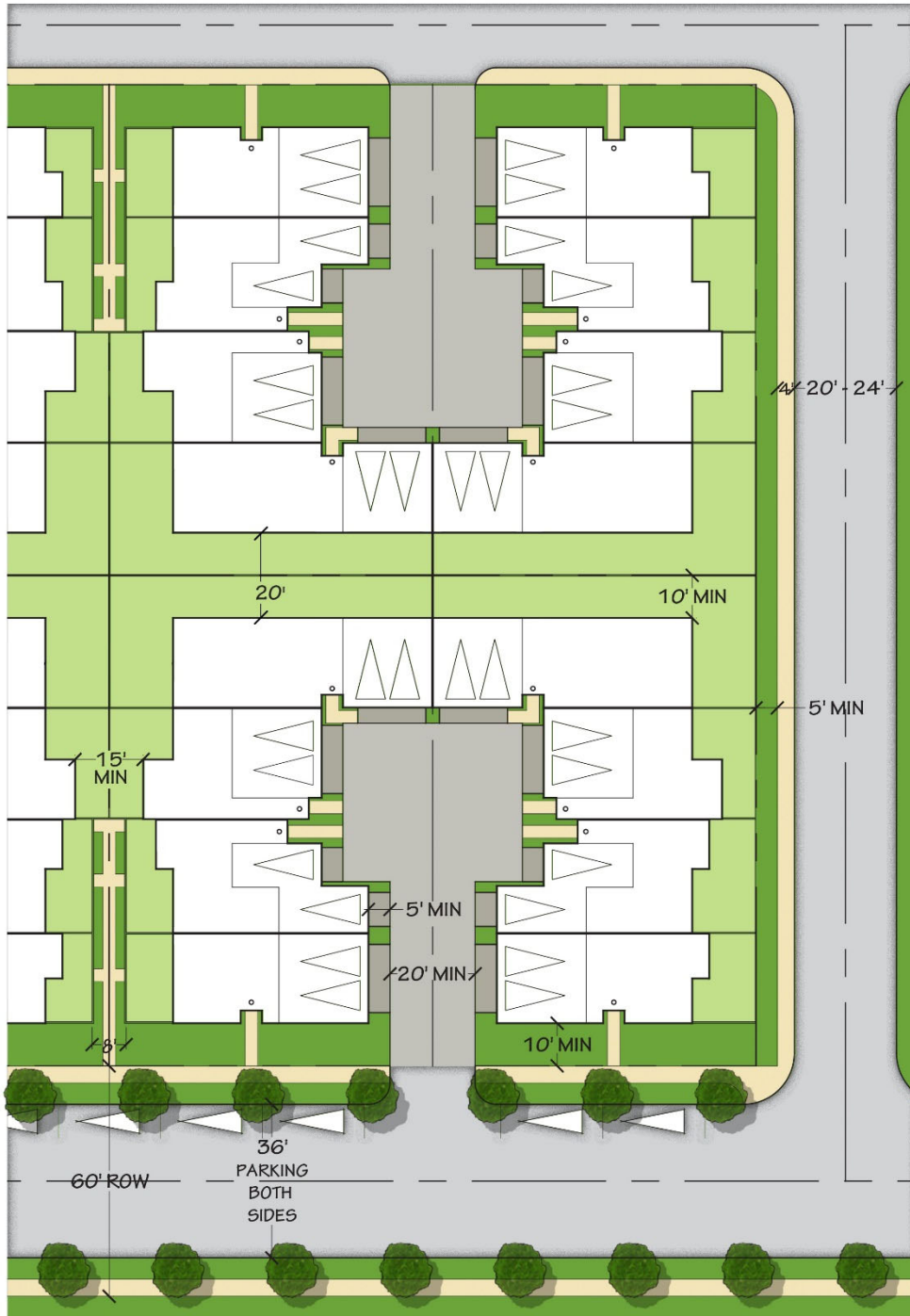


COURTYARD TOWN HOMES – Alt. 3
*Building footprints are conceptual. Actual floor plans may differ.

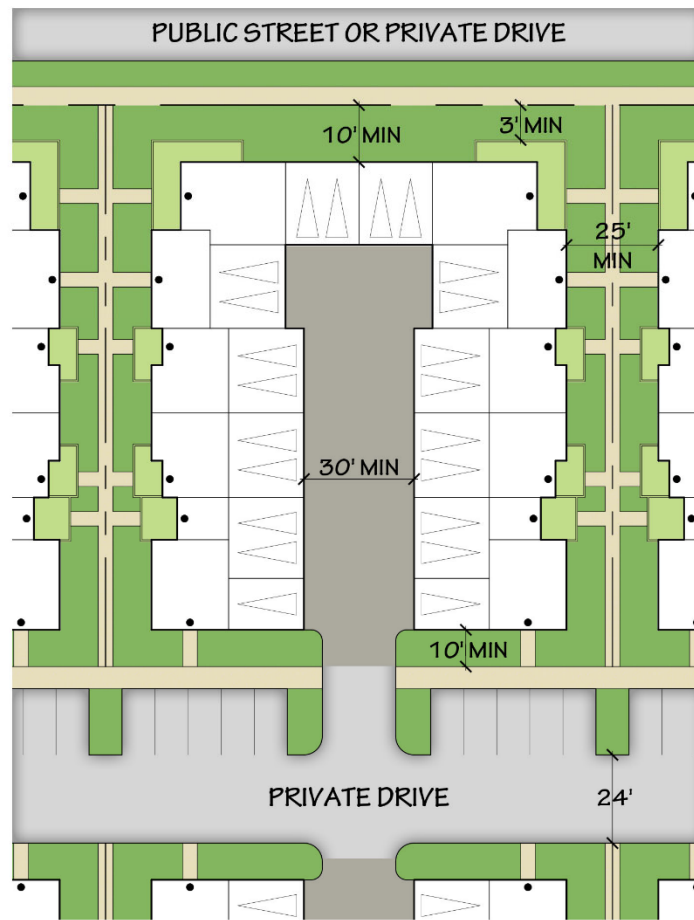


COURTYARD TOWN HOMES – Alt. 4

*Building footprints are conceptual. Actual floor plans may differ



COURTYARD TOWN HOMES – Alt. 5
*Building footprints are conceptual. Actual floor plans may differ



COURTYARD TOWN HOMES – Alt. 6

*Building footprints are conceptual. Actual floor plans may differ

5.4.2.12 Development Standards, Tuck Under Town Homes⁵ and Flats

5.4.2.12.1	Lot Criteria	
	Minimum Area:	1,400 SF (per unit)
	Maximum Lot Coverage:	60%
	Maximum Units per Building:	24
	(or as established by the approved Development Plan for High Density Residential uses)	
5.4.2.12.2	Building and Remote Parking Setbacks^{1, 4}:	
	Front:	10'
	Porch / Balcony:	5'
	Side:	10'
	Garage:	5'
	Garage Frontage onto Street:	Prohibited
	From Interior PL Adjacent to Detached Residential:	25'
	From SCE PL / Easements:	15'
	Building from Street:	20'
	Parking, Drive Isle & Driveway from Street:	10'
5.4.2.12.3	Setbacks at Alley, Common Drive, or Adjacent to Remote Parking¹:	
	Living Area:	5'
	Garage & Carport:	5'
	Porch / Balcony:	3'
	Front to Front:	25'
	Front to Side:	20'
	Front to Rear:	Prohibited
	Porch to Porch:	15'
	Side to Side:	15'
	Side to Porch:	15'
	Garages	
	Door to Door:	30'
	Side to Side (Including Remote Parking):	15'
5.4.2.12.5	Building Height²:	
	Primary Structure:	55' / 4-story
	Accessory Structure:	14' / 1-story
	Projections / Architectural Features:	3' above primary structure, or 10% of the building height
5.4.2.12.6	Parking⁴:	
	Refer to Section 5.4.1.12 for parking requirements.	

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
 2. Building heights shown are maximum dimensions.
 3. Building separations are to be measured between main walls.
 4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).
 5. Tuck Under Rental Townhomes provided for an improved mix of dwelling unit types do not need to conform to the Development Standards Section 5.4.2.11 for Courtyard Townhomes

5.4.2.12.7 Private Open Space:

Ground floor units shall have a minimum cumulative private open space area of 140 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 40 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage units and stacked flats) shall have a minimum contiguous area of 40 sq. ft. with no dimension less than 5 feet in any direction.

Stand-alone multi-family developments over 18 du/ac, shall have private outdoor living space with a minimum contiguous area of 40 sq. ft. for each unit, with no dimension less than 5 feet in any direction qualified by one of the following:

- Courtyard (front, rear or interior open to the sky)
- Front Porch
- 2nd story balcony (no encroachment into rear setback)
- Rooftop deck

5.4.2.12.8 Common Open Space:

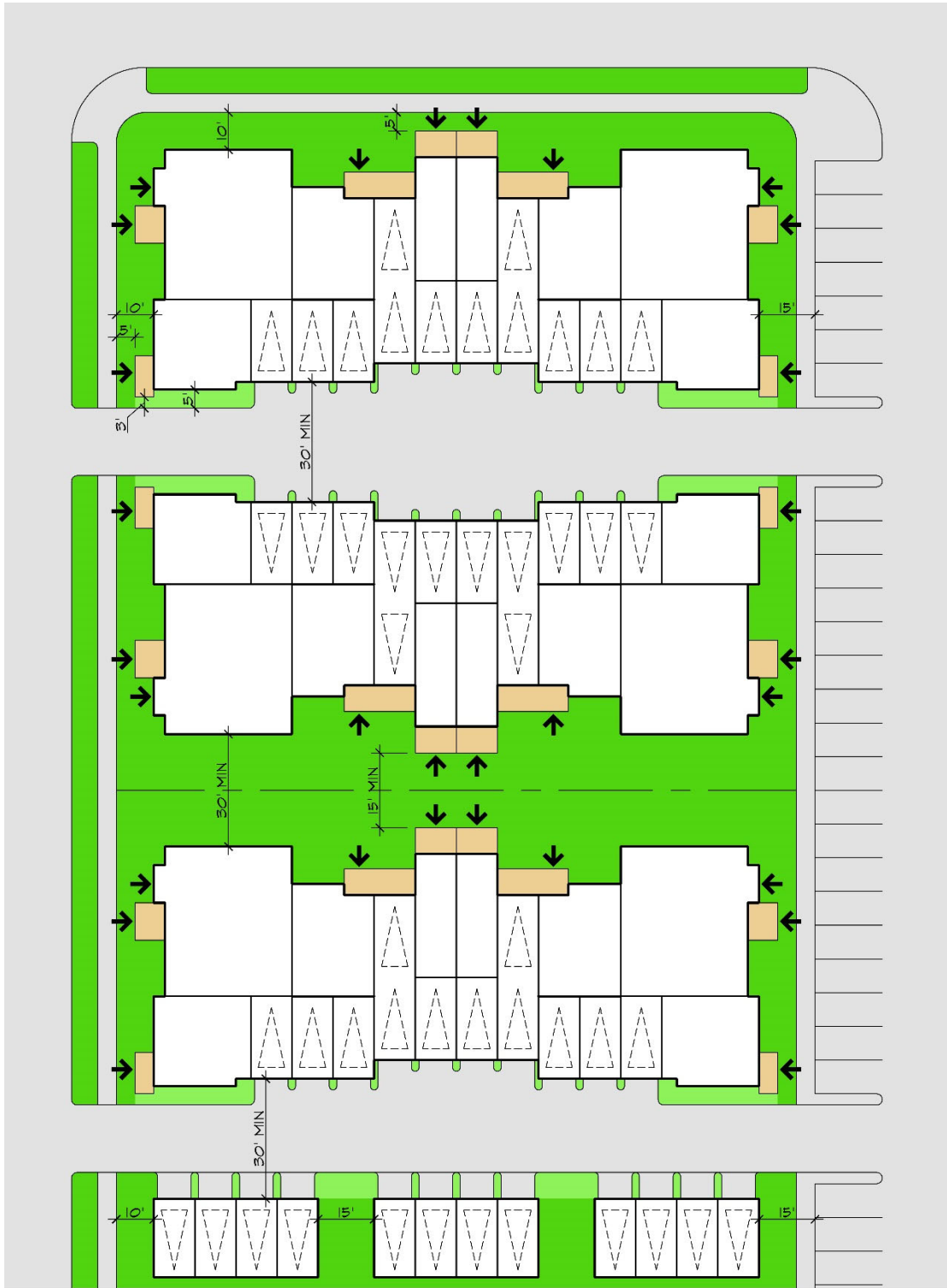
A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

Common open space shall require a minimum contiguous area of 300 sq. ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq. ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

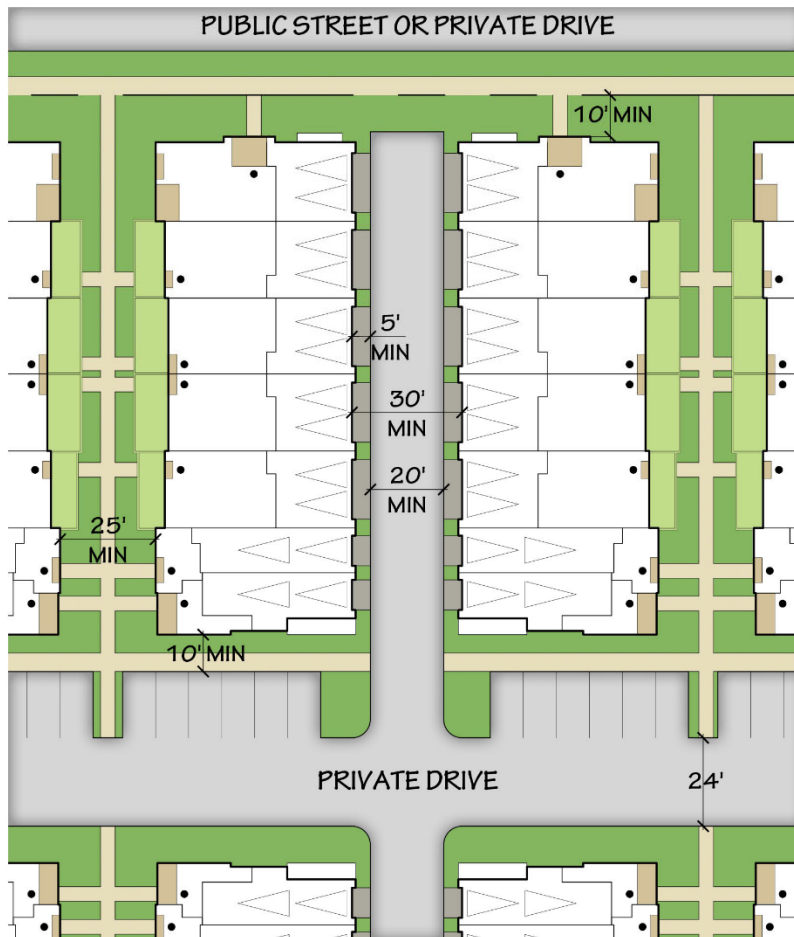
Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



TUCK UNDER TOWNHOMES AND FLATS – Alt. 1

*Building footprints are conceptual. Actual floor plans may differ.



TUCK UNDER TOWNHOMES AND FLATS – Alt. 2

*Building footprints are conceptual. Actual floor plans may differ.

5.4.2.13 Development Standards, Tuck Under Apartments/Condominiums

5.4.2.13.1	Lot Criteria:	
	Maximum Lot Coverage:	60%
	Maximum Units per Building:	24
	(or as established by the approved Development Plan for High Density Residential uses)	
5.4.2.13.2	Lot Dimensions:	
	Minimum Project Area:	3.0 acres
	Minimum Lot Width:	N/A
	Minimum Lot Depth:	N/A
5.4.2.13.3	Building and Remote Parking Setbacks^{1, 4:}	
	From Ontario Ranch Road (30' neighborhood edge):	0' from neighborhood edge (30' from R.O.W.)
	From Mill Creek (18' neighborhood edge):	10' from neighborhood edge (28' from R.O.W.)
	From Interior Property Line adjacent to Detached Residential:	10' to bldg. 5' to remote parking/detached garage 0' to carport
	From Haven (14' neighborhood edge):	0' from neighborhood edge (14' from R.O.W.)
	From SCE Property Line/Easements:	0' to bldg. ⁽⁵⁾
	From Private or Local Street:	0' from neighborhood edge
	Allowable Porch/Balcony/Architectural Projections:	5' maximum encroachment into setbacks
	From Alley, Common Drive, or Adjacent to Remote Parking:	0'
5.4.2.13.4	Building Separation^{1, 3:}	
	Front to Front:	25'
	Front to Side:	20'
	Porch to Porch:	15'
	Side to Side:	10'
	Side to Porch:	10'
5.4.2.13.5	Building Height^{2:}	
	Primary Structure:	45' / 3-story
	Accessory Structure:	1 story/ 14'
	Projections/Architectural Features:	3' above Primary Structure
5.4.2.13.6	Parking^{4:}	
	Refer to Section 5.4.1.12 for parking requirements	

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
 2. Building heights shown are maximum dimensions.
 3. Building separations are to be measured between main walls.
 4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).

5.4.2.13.7 Private Open Space:

Ground floor units shall have a minimum cumulative private open space area of 75 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 40 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage units and stacked flats) shall have a minimum contiguous area of 40 sq. ft. with no dimension less than 5 feet in any direction.

Stand-alone multi-family developments over 18 du/ac, shall have private outdoor living space with a minimum contiguous area of 40 sq. ft. for each unit, with no dimension less than 5 feet in any direction qualified by one of the following:

- Courtyard (front, rear or interior open to the sky)
- Front Porch
- 2nd story balcony (no encroachment into rear setback)
- Rooftop deck

Private open space may be provided in at least one third (1/3) of high-density residential units across the entire project to create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count toward public/park open space requirements.

5.4.2.13.8 Common Open Space:

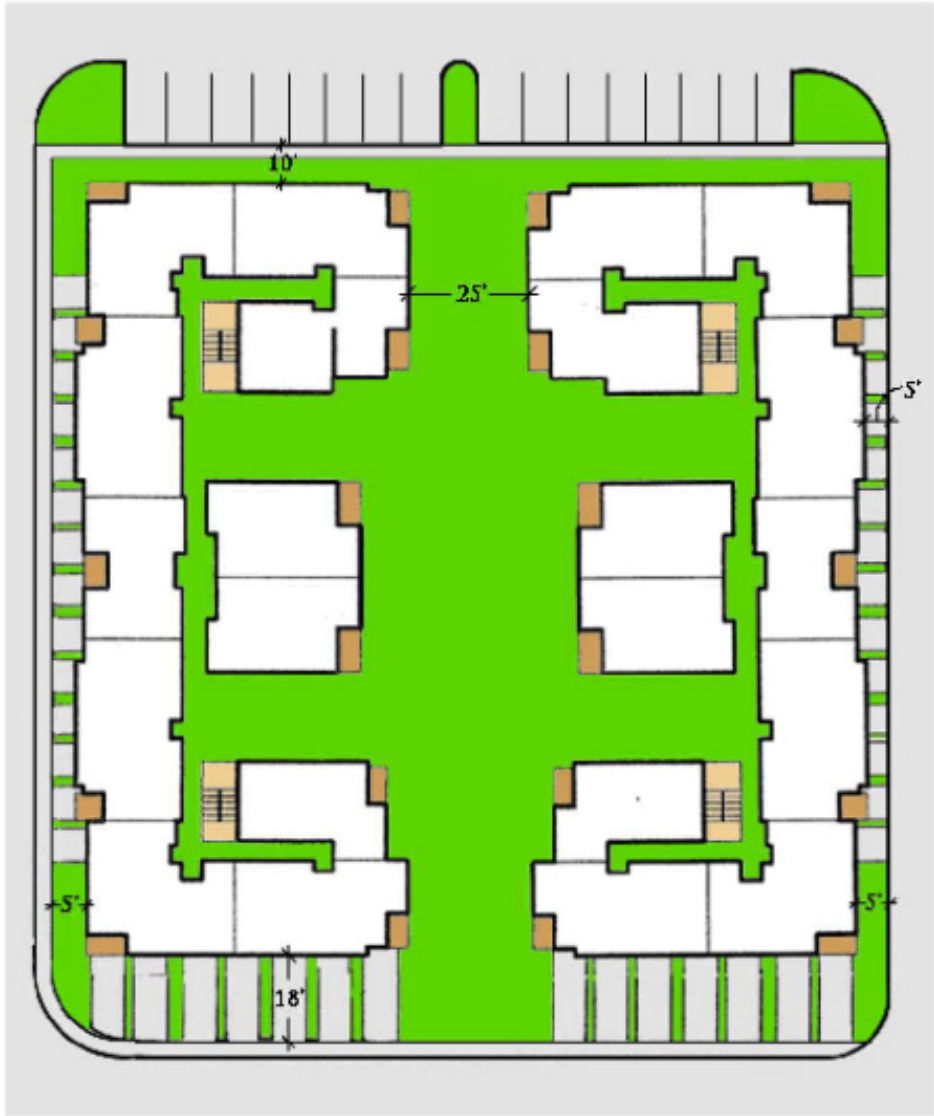
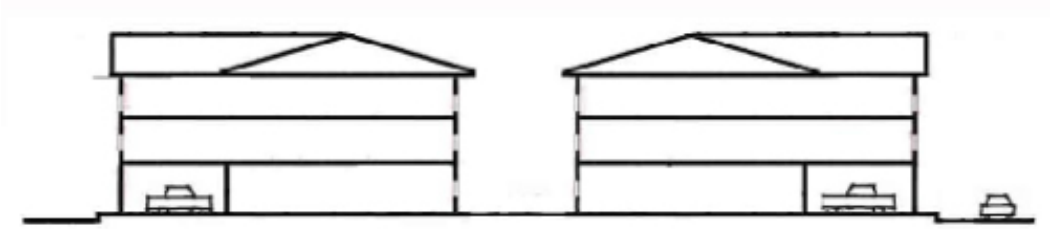
A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

Common open space shall require a minimum contiguous area of 300 sq. ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq. ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

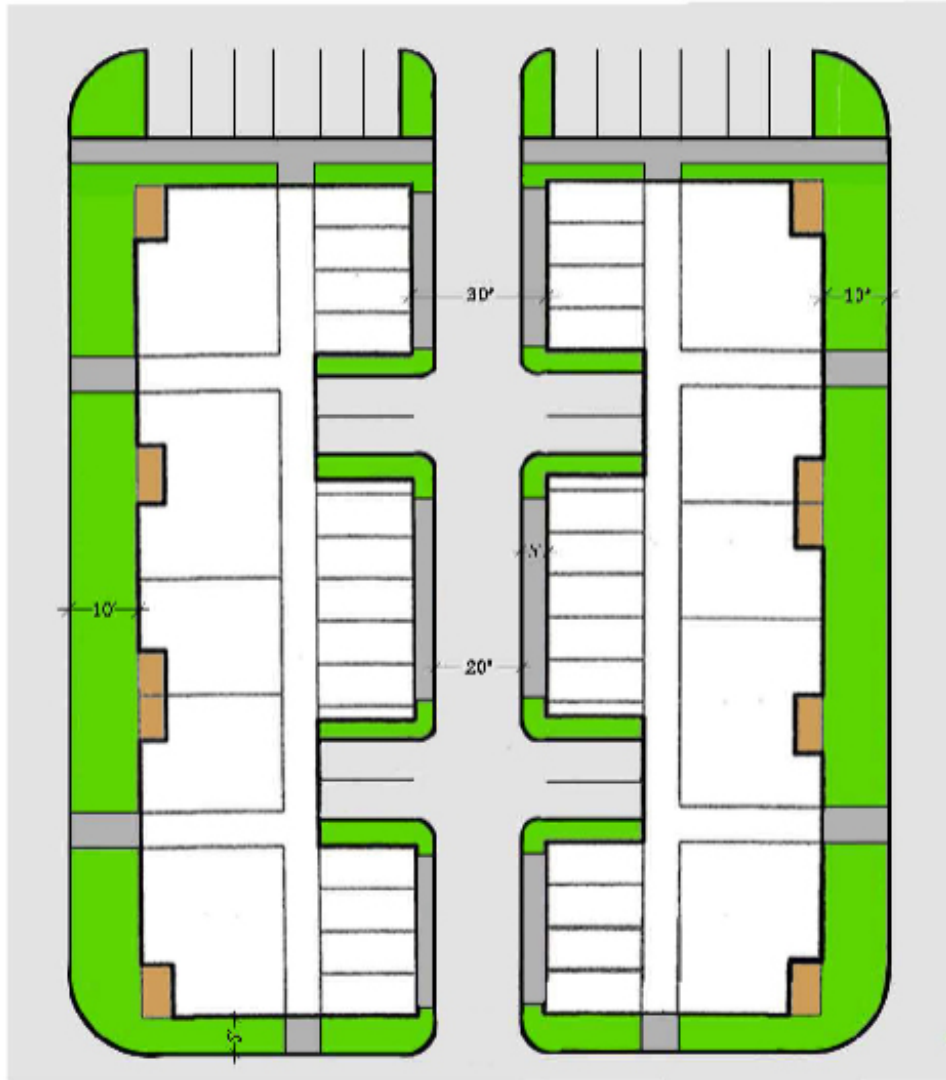
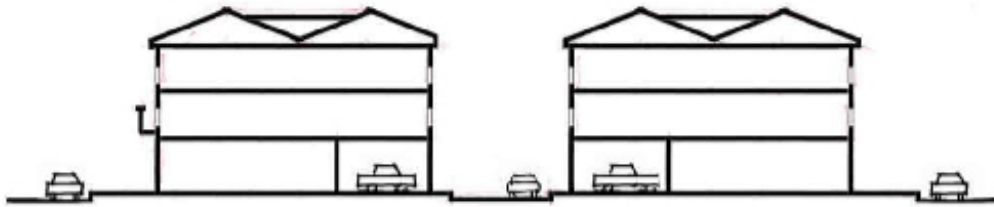
Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



TUCK UNDER APARTMENTS/CONDOMINIUMS – ALT. 1

*Building footprints are conceptual. Actual floor plans may differ.



TUCK UNDER APARTMENTS/CONDOMINIUMS – ALT. 2

5.4.2.14 Development Standards, Wrap Apartments/Condominiums

5.4.2.14.1	Lot Criteria:	
	Maximum Lot Coverage:	60%
	Maximum Units per Building:	24
	(or as established by the approved Development Plan for High Density Residential uses)	
5.4.2.14.2	Lot Dimensions:	
	Minimum Project Area:	3.0 acres
	Minimum Lot Width:	N/A
	Minimum Lot Depth:	N/A
5.4.2.14.3	Building and Remote Parking Setbacks^{1, 4}:	
	From Ontario Ranch Road (35' neighborhood edge):	15' from neighborhood edge (50' from R.O.W.)
	From Mill Creek (18' neighborhood edge):	10' from neighborhood edge (28' from R.O.W.)
	From Interior Property Line adjacent to Detached Residential:	25'
	From Haven (14' neighborhood edge):	10' from neighborhood edge (24' from R.O.W.)
	From SCE Property Line/Easements:	15'
	From Private or Local Street:	10' from neighborhood edge
	Allowable Porch/Balcony/Architectural Projections:	5' maximum encroachment into setbacks
	From Alley, Common Drive, or Adjacent to Remote Parking:	10'
5.4.2.14.4	Building Separation^{1, 3}:	
	Front to Front:	30'
	Front to Side:	25'
	Porch to Porch:	15'
	Side to Side:	15'
	Side to Porch:	15'
5.4.2.14.5	Building Height²:	
	Primary Structure:	65' / 5-story
	Accessory Structure:	1 story/ 14'
	Projections/Architectural Features:	3' above Primary Structure
5.4.2.14.6	Parking⁴:	
	Refer to Section 5.4.1.12 for parking requirements	

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
 2. Building heights shown are maximum dimensions.
 3. Building separations are to be measured between main walls.
 4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).

5.4.2.14.7 Private Open Space:

Ground floor units shall have a minimum cumulative private open space area of 75 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 40 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage units and stacked flats) shall have a minimum contiguous area of 40 sq. ft. for each unit, with no dimension less than 5 feet in any direction.

Stand-alone multi-family units over 18 du/ac, shall have private outdoor living space with a minimum contiguous area of 40 sq. ft. with no dimension less than 5 feet in any direction qualified by one of the following:

- Courtyard (front, rear or interior open to the sky)
- Front Porch
- 2nd story balcony (no encroachment into rear setback)
- Rooftop deck

Private open space may be provided in at least one third (1/3) of high-density residential units across the entire project to create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count toward public/park open space requirements.

5.4.2.14.8 Common Open Space:

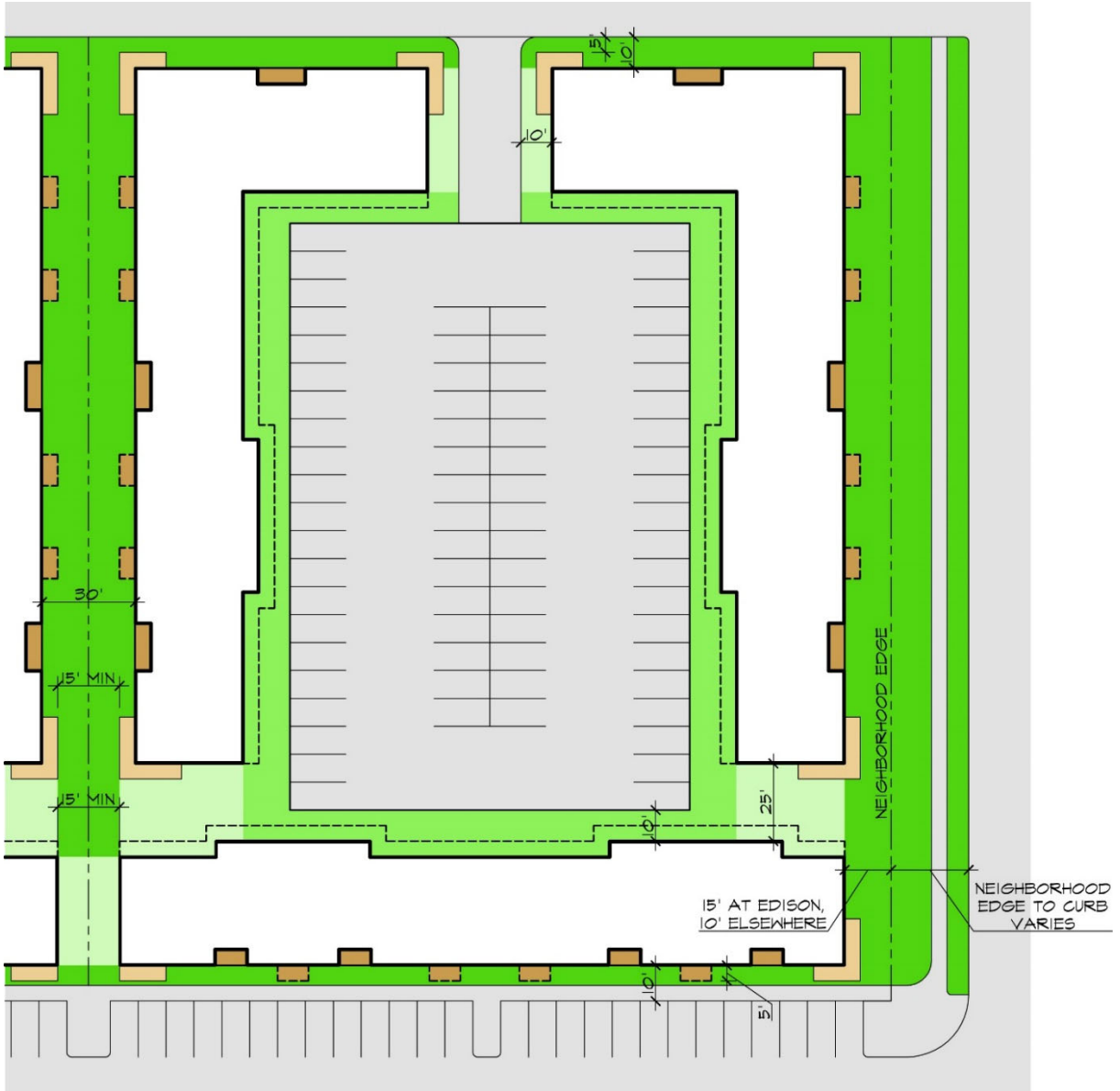
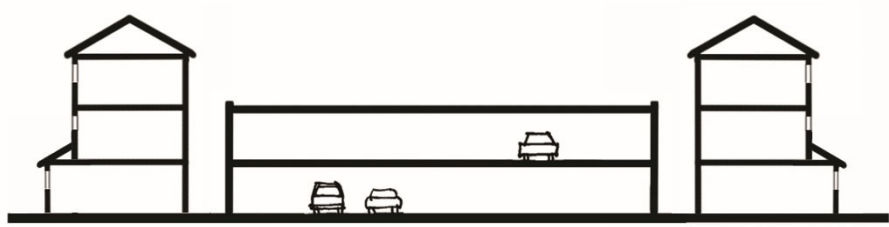
A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

Common open space shall require a minimum contiguous area of 300 sq. ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq. ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



WRAP APARTMENTS/CONDOMINIUMS

*Buildings footprints are conceptual. Actual floor plans may differ.

5.4.2.15 Development Standards, Podium Apartments/Condominiums

5.4.2.15.1	Lot Criteria:	
	Maximum Lot Coverage:	60%
	Maximum Units per Building:	24
	(or as established by the approved Development Plan for High Density Residential uses)	
5.4.2.15.2	Lot Dimensions:	
	Minimum Project Area:	3.0 acres
	Minimum Lot Width:	N/A
	Minimum Lot Depth:	N/A
5.4.2.15.3	Building and Remote Parking Setbacks^{1, 4}:	
	From Ontario Ranch Road (35' neighborhood edge):	15' from neighborhood edge (50' from R.O.W.)
	From Mill Creek (18' neighborhood edge):	10' from neighborhood edge (28' from R.O.W.)
	From Interior Property Line adjacent to Detached Residential:	25'
	From Haven (14' neighborhood edge):	10' from neighborhood edge (24' from R.O.W.)
	From SCE Property Line/Easements:	15'
	From Private or Local Street:	10' from neighborhood edge
	Allowable Porch/Balcony/Architectural Projections:	5' maximum encroachment into setbacks
	From Alley, Common Drive, or Adjacent to Remote Parking:	10'
5.4.2.15.4	Building Separation^{1, 3}:	
	Front to Front:	30'
	Front to Side:	25'
	Porch to Porch:	15'
	Side to Side:	15'
	Side to Porch:	15'
5.4.2.15.5	Building Height²:	
	Primary Structure:	65' / 5-story
	Accessory Structure:	1 story/ 14'
	Projections/Architectural Features:	3' above Primary Structure
5.4.2.15.6	Parking⁴:	
	Refer to Section 5.4.1.12 for parking requirements	

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).

5.4.2.15.7 Private Open Space:

Ground floor units shall have a minimum cumulative private open space area of 150 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 40 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage units and stacked flats) shall have a minimum contiguous area of 40 sq. ft. with no dimension less than 5 feet in any direction.

Multi-family projects over 18 du/ac, shall have private outdoor living space for a percentage of the units, with a minimum contiguous area of 40sq. ft. for each unit with no dimension less than 5 feet in any direction qualified by one of the following:

- Courtyard (front, rear or interior open to the sky)
- Front Porch
- 2nd story balcony (no encroachment into rear setback)
- Rooftop deck

Private open space shall be provided for at least one third (1/3) of multi-family residential units of the project. This also helps create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count toward public/park open space requirements.

5.4.2.15.8 Common Open Space:

A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

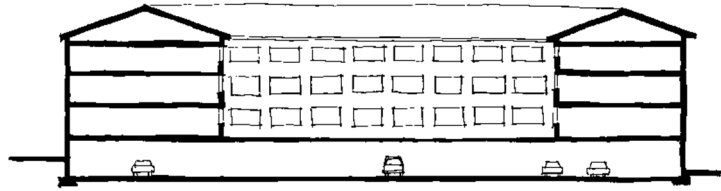
Common open space shall require a minimum contiguous area of 300 sq. ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq. ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

All required open space shall be useable hard or softscaping. Hardscaping, including community pools and courtyard/plaza space, may not comprise more than 60 percent of common open space requirements.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



PODIUM APARTMENTS/CONDOMINIUMS

*Building footprints are conceptual. Actual floor plans may differ.

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5.5 REGIONAL COMMERCIAL/MIXED-USE DISTRICT DEVELOPMENT STANDARDS

Applies to Planning Areas 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10A and 10B

The purpose of the Regional Commercial/Mixed-Use District and complementary Stand Alone Residential Overlay is to foster dynamic neighborhoods. The cooperative development of the Regional Commercial District and Stand Alone Residential Overlay generates mixed-use neighborhoods with the potential to integrate diverse uses into a single land use concept, allowing for seamless relationships between compatible uses. This district, and corresponding overlay, provides for complementary regional commercial, mixed-use, and integrated residential opportunities. This place making district enables a main street environment with feasible commercial opportunities where pedestrian activity is as important to the streetscape as vehicular activity; a place where the town center atmosphere is a short walk for residents to enjoy the goods and services within the heart of the Regional Commercial District.

The City of Ontario Development Code defines Mixed-Use (MU).

The intent of the Regional Commercial/Mixed Use District is to go beyond this definition, to address Mixed-use as the horizontal

or vertical mixing of mutually-supporting retail, service, office, hospitality, and high density residential uses connected to each other within a walkable environment.



Portions of Planning Area 7 may be developed as a Mixed-Use enclave that creates a vital and attractive environment for residents, visitors, and employees in a higher-density active, urban environment.

5.5.1 APPLICABILITY

According to the City's TOP, the creation of mixed-use, commercial, and public spaces that emphasize pedestrian activity is a fundamental premise of the Land Use Plan. Development within Planning Areas 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10A and 10B, the regional commercial mixed-use area, will be designed to promote community activity. Major public places (square, plazas, promenades, etc.) will be incorporated to accommodate connectivity, events, and enhance pedestrian activity and connectivity.

Buildings will be sited in close relation to common sidewalks and public places, with parking strategically located to balance retailer and user needs with pedestrian connectivity.

The Land Use Plan provides an incentive for the development of mixed use projects by granting a story bonus and corresponding increase in the maximum floor area ratio from 0.5:1 for commercial/office uses to 2.0:1 for mixed use buildings. In order to secure the additional density bonus and height, the applicant shall follow the development standards and design guidelines associated with the Regional Commercial/Mixed Use District of this Specific Plan and incorporate traditional neighborhood principles.

Notwithstanding Development Code, the Regional Commercial/Mixed Use development regulations and design guidelines contained herein shall apply to new construction of commercial or mixed-use projects within the Regional Commercial/Mixed Use District. New construction of “commercial only” projects may utilize either the Regional Commercial/Mixed-Use regulations of this Specific Plan, or the commercial and professional office zoning designations contained within the Development Code, *Commercial and Professional Districts*. Declaration of zoning regulations utilized shall take place upon project application. Residential development within the Regional Commercial/Mixed-Use District zone may occur as part of a horizontal or vertical mixed use project, or as a “residential only” project within the Stand Alone Residential Overlay. See Figure 3-1, *Land Use Plan*. All residential development within the Regional Commercial/Mixed Use District or Stand Alone Residential Overlay shall be subject to the regulations, design guidelines, and development standards of this Specific Plan.

5.5.2 DEFINITION OF TERMS

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code, unless specifically provided herein and those as identified within Section 1, Introduction of this document.

5.5.3 MIX OF USES

The Land Use Plan for the Regional Commercial/Mixed Use District provides standards and concepts for the development of high activity economic employment centers that are supported by residents of the area and the greater region. Specific uses shall be selected in response to market demands. Any permitted mix or combination of uses can be provided within a single structure, parcel, or leasehold in the Regional Commercial / Mixed Use District.

The Regional Commercial/Mixed Use District allows for a seamless transition between pure commercial and pure residential uses. Defined edges of adjacent uses are intentionally blurred to foster a dynamic urban environment. Transitions between private residential neighborhoods within the Stand Alone Residential Overlay and active

public/commercial spaces should portray the sense of a cohesive community without walls, fences, or sharp edges.

Though independent from the residential planning areas, Regional Commercial/Mixed Use District development should be abutted by, and integrated with, higher density housing and amenities to create a cohesive district.

The Regional Commercial/Mixed Use District allows for a wide spectrum of commercial uses (neighborhood to regional scale), retail commercial, office and professional, public and quasi-public, medium to very-high density residential, and hospitality uses. Commercial uses that are neighborhood serving in scale, and generate pedestrian activity are encouraged along interior pedestrian and vehicular circulation corridors.

Total commercial development (integrated, stand alone, or commercial only) within the Planning Areas 4B, 5B, 5C, 6B, 7, 8, and 10B, Regional Commercial/Mixed Use District may not exceed 925,002square feet, based on the trip budget maximum identified within the Ontario Ranch Transportation Implementation Plan.

Horizontal and vertical mixture of uses are permitted and encouraged within the Regional Commercial/Mixed Use District. Vertical mixed-uses are building configurations with commercial, office or service/community on the lower level, and office and/or residential on upper levels. While development of a mixed-use nature is preferred, and allowed by right, mixed-use development is not a required project component within the Regional Commercial/Mixed Use District.

Residential projects are allowed by right, as part of the Mixed-Use or Stand-Alone Residential Overlays, either in single family detached or multi-family configurations. The Stand Alone Residential Overlay allows for higher density residential neighborhoods in an urban setting.

Live/Work, within Stand-Alone Residential or Mixed-Use Overlays, is an appropriate transitional use between primarily commercial and primarily residential areas within the district, and allowed by right, anywhere in the District and Stand Alone Residential Overlay. But, Live/Work uses are not required.

5.5.4 DEVELOPMENT CAPACITY

Commercial, residential, and service uses in any configuration are limited by development and design standards of this section, and specific development capacities established by trip generation allotments. The Rich-Haven Land Use Plan allocates a total number of units to each residential Planning Area as indicated in Table 3-1, *Land Use Plan Summary*, included in Section 3 of this Specific Plan. Variations in the number, type, and intensity of residential dwelling units and commercial uses may occur at the time of final design of the planning area depending upon the project and development timing.

5.5.5 OPEN PARK AREA (COMMON OPEN SPACE)

Residential projects and residential uses within mixed-use buildings/projects shall comply with the following common open space requirements to fulfill open park area requirements in accordance with Section 4.6.2, Parks herein. In addition to common open space requirements in this section, residential units are required to have private open space. These standards are discussed, by product type, in Section 5.4.

The minimum amount of open park area required of any residential components within the Regional Commercial/Mixed Use District or Stand Alone Residential Overlay shall be determined by the following:

(Number of dwelling units) x (occupancy factor) x (0.002) = Area (acres) of park and/or public plaza to be permanently established. Occupancy factors to be applied at Tentative Tract Map submittal, for each development proposal.

This standard fulfills the 2-acres/1000 population open park area requirements for Rich-Haven. This open space requirement may be met within any mixed-use development containing residential components, attached or detached, or by satisfying the in-lieu park development impact fee as approved by the City. Fees will be paid to fulfill the balance of the City's parks requirement.

Mixed-Use development, commercial or residential uses, shall be organized around or in conjunction with common public facilities including parks, plazas, paseos, and other open space features. Open space and landscaping plans should incorporate spaces of varying size, locations, and uses to serve the full gamut of uses within the Regional Commercial/Mixed Use District.

5.5.5.1 MIXED-USE BUILDING COMPUTATION OF MAXIMUM AREA OF PARK TO BE DEDICATED

Open park area in residential components, except for residential paseos, shall require a minimum contiguous area of 200 sq. ft. with no dimension less than 10 feet in any direction. Hardscape plaza areas within Regional Commercial/Mixed-Use areas shall require a minimum contiguous area of 400 sq. ft., with no dimension less than 20 feet in any direction, to qualify as open park area.

Required open park area may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward open park area requirements.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, and trails.

5.5.6 DESIGN

All new development in the Regional Commercial/Mixed Use District is subject to the architectural and design criteria in the Design Guidelines for Mixed-Use Development.

5.5.7 COMMERCIAL COMPONENT

This section sets forth the permitted use regulations for commercial uses, as stand-alone buildings or as part of a mixed-use building/development within Planning Areas 4B, 5B, 5C, 6B, 7, 8, and 10B of the Rich-Haven Specific Plan. The primary use of commercial areas within Rich-Haven can be either regional or neighborhood commercial services. Permitted uses for Regional Commercial and Mixed Use development within the Mixed Use District are shown in the table below.

Should the regulations contained herein differ from the regulations of the City of Ontario Development Code, the regulations of the Specific Plan shall take precedence. Where the Rich-Haven Specific Plan is silent, City Code shall apply.

5.5.7.1 PERMITTED USES

All the following uses are permitted as defined in the City of Ontario Development Code. The zoning code is structured to allow permitted uses to occur as accessory uses or as permitted use. Therefore, a department store that contains a super market and pharmacy would be permitted, whether in the same building or as individual buildings. As such, permitted commercial uses within the Regional Commercial/Mixed-Use District land use shall be consistent with those uses defined by the City of Ontario Development Code.

PERMITTED USES	Regional Commercial	Mixed Use
Antique shop	X	X
Appliance store	X	
Art supply store	X	X
Automotive minor repair, as ancillary use only (i.e. brakes, tires, electrical)	X	
Automotive Parts/Supply	X	
Bakery retail	X	X
Banks/Credit unions	X	X
Barber/beauty shop	X	X
Beauty supply store	X	X
Book store	X	X
Business management	X	X
Camera supply store	X	X
Catering establishment	X	X
Clothing and accessory store	X	X

PERMITTED USES	Regional Commercial	Mixed Use
Coffee House/Café	X	X
Commercial sports facilities such as batting cages, indoor golf, etc.	X	
Computer and home electronics retail	X	X
Computer, electronics home repair	X	X
Cutlery	X	X
Dance hall/Studio hall	X	X
Delicatessen/cafeteria	X	X
Department Store	X	
Discount/Variety store	X	
Dry Cleaners (commercial off-site cleaning operations only)	X	X
Dry Cleaners (Commercial)	X	X
Family entertainment centers	X	X
Florist shop	X	X
Furniture sales	X	
General merchandise/retail store	X	X
General offices for: advertising agency, economic consultant, insurance companies, escrow companies, interior decorator, real estate, public utilities, personnel agency, management consultant, collection agency	X	X
Government offices	X	X
Garden Supply/Hardware store	X	X
Health Clubs	X	X
Health/Specialty food store	X	X
Hobby supply store	X	
Home appliance store	X	X
Hospital	X	X
Ice cream parlor	X	X
Ice skating rinks/in-line or roller hockey rinks	X	
Jewelry store	X	X
Jewelry, watch and clock repair	X	X
Locksmith/key shop	X	X
Luggage and leather goods	X	X
Medical Clinic/Healthcare Center/ Emergency care facility	X	
Movies theatres	X	
Music and Video stores	X	X
Nursery school or child care center	X	X
Office supplies and equipment	X	X
Other financial services	X	X
Personal service shops	X	X
Pet and pet supply stores	X	
Photocopy services	X	X
Photography studio		X

PERMITTED USES	Regional Commercial	Mixed Use
Plant nurseries (retail)	X	
Police Station	X	X
Fire Station	X	
Private clubs, lodge halls, union halls	X	X
Private/non-profit cultural facilities such as, but not limited to, art galleries, music halls, museums	X	X
Produce stands	X	
Professional offices for: architect, accountant, attorney, chiropractor, contractor, dentist, doctor, engineer, optometrist, land planner, and other similar professions	X	X
Recreational equipment sales	X	X
Residential Units (apartments and for sale units)		X
Restaurant, family sit down full service, specialty and fast food refer to Section 5.5.8.8 of this chapter	X	X
Shoe store, repair	X	X
Sporting goods store	X	X
Sports related research facility	X	X
Stationary & gift shops	X	X
Super Market	X	
Travel agencies	X	X
Warehouse/Club store	X	

PERMITTED USES SUBJECT TO A CONDITIONAL USE PERMIT	Regional Commercial	Mixed Use
Banks, and Credit unions with drive-thru in accordance with the City of Ontario Development Code and Section 5.5.8.5 herein	X	
Billiard parlor/Pool hall	X	
Bowling alleys	X	
Car wash-full service	X	
Car wash-self-service as an ancillary use	X	
Drug store/pharmacy with drive-thru in accordance with the City Development Code and Section 5.5.8.8 herein	X	
Gas station in accordance the City Development Code	X	
Hotels	X	X
Kiosks/carts	X	
Laundromat (coin operated)	X	X
Liquor store	X	X
Live performance facility, night club	X	X

PERMITTED USES SUBJECT TO A CONDITIONAL USE PERMIT		
	Regional Commercial	Mixed Use
Live/Work, subject to the provisions of Section 5.6, herein		X
On-site alcoholic beverage sales establishment including bars, taverns, cocktail lounges (when not an integral part of a restaurant)	X	X
Places of worship including but not limited to churches, temples, mosques or synagogues	X	X
Public utilities	X	X
Schools, Colleges, Universities, Professional Schools	X	X
Self Storage ²	X	
Swim club	X	
Helistop/Heliport/Helipad ¹	X	X
Tennis club	X	
Video Arcade	X	X
Virtual-Reality facilities	X	X
Wireless Facilities	X	X
ACCESSORY USES AND STRUCTURES		
Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted use on the same site and would include:		
a. Enclosed, screened outdoor storage		
b. Maintenance facilities and structures		
c. Satellite Dishes (In compliance with the City of Ontario Development Code.)		
TEMPORARY USES AND INTERIM USE		
Temporary uses are subject to the City of Ontario Development Code and include the following:		
a. Amusement (i.e. circuses, carnivals etc.)		
b. Christmas Tree, Pumpkin, and similar lots		
c. Outdoor displays		
d. Parking lot sales		
e. Street/Craft fairs and Farmer Markets		
f. Temporary Structures		
g. Agricultural Operations		
UNLISTED USES		
Those uses not specifically listed are subject to a determination by the Planning Director as either permitted, permitted subject to a conditional use permit or prohibited consistent with the purpose of the land designation of this District and the Specific Plan. Decisions of the Director are appeal able to the Planning Commission.		

1. The Planning Commission shall be the approving authority for any Helistop/Heliport/Helipad use. California State and FAA approvals are also required prior to operating the facility.
 2. Floor Area Ratio limits (FAR) limits will not apply to Self-Storage and shall follow the City's development code standards.

5.5.8 REGIONAL COMMERCIAL, AND MIXED USE DEVELOPMENT STANDARDS

The following standards provide the lot development criteria for commercial uses within Planning Areas 4B, 5B, 5C, 6B, 7, 8, and 10B. Refer also to General Standards in Section 5.3.

Minimum Lot Size/Area: Minimum lot size shall be large enough to accommodate the proposed use, meet all Development Standards, and cumulatively meet commercial thresholds as specified within the Specific Plan.

Floor Area Ratio (Calculated based on gross site acreage)

Minimum Retail/Office	0.2:1
Maximum Retail/Office	0.5:1

Minimum Landscape Coverage

15%, all setback from right-of-way areas shall be landscaped.

Building Setbacks (minimum)

From Hamner Avenue Right-Of-Way	35 feet ^{(4) (5)}
From Ontario Ranch Road Right-Of-Way	35 feet ^{(4) (5)}
From Mill Creek Avenue Right-Of-Way	18 feet ⁽⁴⁾
From Private or Local Street	15 feet ⁽²⁾
From Interior Property Line Adjacent to Residential (Stand Alone Residential) Overlay District	0 feet
From detached residential on adjacent property	25 feet
From SCE Property Line/Easements	10 feet
Building to Building	0 feet if attached; free standing buildings shall maintain a setback of 2/3 the height of the building, or 25', whichever is less.
Allowable Porch/Balcony Encroachment into Setback	5 feet

Parking Setbacks⁽³⁾ (minimum)

From Hamner Avenue Right-Of-Way	35 feet
From Ontario Ranch Road Right-Of-Way	35 feet
From Mill Creek Avenue Right-Of-Way	18 feet
From Private or Local Street	10 feet
From detached residential on adjacent property	5 feet
From SCE Property Line/Easements	0 feet

Building Height (Maximum)

Single Use Structure	75 feet
Architectural Projections (including towers, focal elements, cupolas, etc.)	85 feet
Porte-cocheres	35 feet

- (1) Per the City of Ontario Development Code. Commercial parking standards still apply.
- (2) Refer to Section 7, Landscape Design Guidelines for further setback/design requirements.
- (3) Parking stalls perpendicular to street shall be screened by landscaping, berms, or decorative walls that match architectural style of nearest development. Screening shall mature to a minimum height of 36" (to screen car grilles)
- (4) Buildings shall be set back to the Neighborhood Edge or to the given setback from R.O.W., whichever is more restrictive. Where a Neighborhood Edge condition does not exist, setbacks from R.O.W. shall govern.
- (5) One and two-story buildings may encroach 10 feet into the neighborhood edge subject to Planning Department review and approval.

5.5.8.1 Circulation

Serving as a commercial retail destination with neighborhood elements, Rich-Haven Specific Plan shall have street frontage monumentation announcing the major entrance to the development from Ontario Ranch Road. Within Rich-Haven Specific Plan major vehicular access to commercial elements and residential areas shall be clearly designated and intuitive, supplemented with special paving, landscaping and signage. Intersection nodes, where both vehicular and primary pedestrian activities occur, may feature enhanced paving to signify the mix of these activities. Parking should be oriented toward specific tenants and away from the street, with clearly marked pedestrian pathways to building entrances.

A strong pedestrian connection should be provided between the commercial area and the residential neighborhoods to enhance the walk-ability of the development.

5.5.8.2 Parking Standards

The following standards apply for required off-street parking of stand-alone commercial uses based on gross interior floor area within the Regional Commercial/Mixed-Use District:

Restaurant	1 per 100 sq. ft.
Fast Food drive-thru	1 per 75 sq. ft.
Retail	1 per 250 sq. ft.
Banking	1 per 250 sq. ft.
Medical	1 per 250 sq. ft.
Office	1 per 250 sq. ft.
Day Care	1 per 500 sq. ft.

All other uses not identified in the table shall conform to The City of Ontario Development Code.

Speed humps or other devices may be used to control vehicular traffic speeds in and near pedestrian zones. Double loaded parking aisles may be either 90-degree or angled. Parking drive aisles shall be a minimum of 25 feet for 90-degree or 2-way angled parking. Drive aisle may be reduced to 20 feet wide for one-way angled parking. A dashed line along main travel routes is

recommended to provide a street appearance. Walkways within the parking fields are required to have scored concrete, stamped concrete or paver treatment to integrate pedestrian paths of travel.

Standard parking stalls shall be no less than 9 feet wide by 18 feet deep.

Refer to Mixed-Use/Commercial Landscape Design Guidelines, section 7.8.

5.5.8.2.1 Loading

All large commercial uses, except medical, require one loading space unless otherwise noted. Refer to Loading and Service Design, of the Regional Commercial/Mixed Use District Design Guidelines for further loading requirements. Appropriate queuing, six to eight car stacking, for drive-thru banks and pharmacies shall be provided.

On-street loading spaces shall have appropriate loading, time/day signage for the space and shall be in addition to required parking for the mixed-use building/tenant.

5.5.8.2.2 Shared Parking Programs

Where opportunities exist for shared parking between uses with staggered peak parking demands, owners and developers should make every possible effort to take advantage of this opportunity to reduce total number of parking spaces within each site or parcel. The intent of a shared parking program is to reduce land devoted to parking, thereby providing for open spaces, walkways or other amenities. The parking standards may be reduced, up to a 40% reduction, based on a shared parking reduction study as outlined within the Specific Plan.

5.5.8.2.3 SCE Easement Parking

Surface Parking is permitted within SCE easements subject to approval from utility provider. This surface parking may not be included towards meeting minimum resident, guest or commercial parking requirements.

5.5.8.3 **Pedestrian Orientation and Connectivity**

Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of the Regional Commercial/Mixed Use District. Interior circulation corridors, with commercial and mixed-use frontages shall have appropriate planting and paving features to accommodate pedestrian activity.

Shaded courtyards or plazas are encouraged to be incorporated into building layout and design to provide comfortable pedestrian spaces. Such courtyards may feature elements that enhance the pedestrian experience such as fountains, trellises, umbrellas, shade trees, comfortable tables, chairs and

benches, kiosks, etc. Please refer to Section 7.8, Mixed-Use/ Commercial Landscape Design Guidelines.

5.5.8.4 Patio Dining

Outdoor seating, in conjunction with business, is encouraged to enliven the street scene along commercial edges. Patio dining areas may be either connected or separated from building face. If separated, the space between seating area and building face must be a minimum of 8 feet to allow pedestrian traffic. In all cases, the seating area must have an internal minimum dimension of 5' clear. There is a maximum 20-foot encroachment onto park/paseo or urban edge/setback areas. Along Ontario Ranch Road, patio dining may encroach a maximum of 10 feet. Patio areas may be enclosed by the tenant by open rail compatible with the architecture of the building, hedges or other suitable separation. Please also refer to Section 6.5.4.1, Patio Dining.

5.5.8.5 Drive-thru Facilities

A drive-through facility shall be operated only as (a) part of a restaurant which also has an indoor dining area, (b) a banking facility or (c) a drug Store, and in such locations provided for such uses within the Regional Commercial/Mixed-Use District, subject to satisfying the requirements listed below.

All drive-through facilities shall be subject to the following performance standards:

a. Separation from Sensitive Land Uses

1. A drive-through facility shall be separated from any single-family residential development or single-family residential district by no less than 300 feet. A drive-through facility within a Regional Commercial/Mixed Use District shall be separated from any "stand alone" multi-family building by no less than 150 feet. This standard may be modified, particularly for non-restaurant drive-through uses if mitigation measures satisfactory to the City are presented in the overall design program.
2. The drive-through facility shall be architecturally treated with service and delivery "back of house" areas visually screened from residential development with a reverse corner design in addition to a wall, landscaping, or other screening features, or by other natural or constructed barriers, such as other commercial or mixed-use development.

b. Minimum Site or Part of Center or Development Complex

A restaurant with drive-through facilities shall have a minimum one-half acre land area (legal lot or tax parcel) or shall be part of a commercial center or larger development complex of at least one acre.

c. Setbacks

Buildings shall orient toward the street. The building shall maintain a 15 foot landscaped setback from the property line. Design elements, such as trellises, may encroach into the setback when well integrated with the landscape. Landscaped berms shall screen the parking lot and drive through aisle.

All structures, parking areas, drive-through stacking and exit lanes, intercom system, trash enclosure, etc., shall be set back a minimum of 20 feet from any property line, or if part of a commercial center or larger development complex, 20 feet or more from any perimeter property line of the center or complex.

Site design shall minimize pedestrian/vehicle conflicts by creating opportunities for courtyards, plazas, outdoor dining, and landscaped pathways that promote safe and convenient pedestrian movement.

d. Aesthetics

All structures, signs and related facilities shall be subject to architectural design criteria established for this Specific Plan, and subject to design review by the City Planning Department to ensure the integrity of the overall design program in the Regional Commercial/Mixed-Use District. All development shall be visually compatible to surrounding uses in form, materials, colors, and scale.

In addition, all signs are subject to the Sign Criteria established as part of this Specific Plan and Design Guidelines.

e. Circulation

Drive-through restaurants shall have a drive-through lane that measures a minimum of 144 feet in length from entry to pick-up window, accommodating 6 vehicles. The lane shall not enter from the street. The lane shall have a minimum width of 11 feet on straight section and 12 feet on curved section. Drive-through lanes shall be screened through building orientation, landscaping, low screen walls, hedges, or trelliswork.

1. Vehicle conflicts with pedestrians and bicycles shall be minimized.

2. All drive-thru facilities shall be consistent with The City of Ontario Development Code.
3. The project applicant may be required to prepare and submit to the City as part of the initial application a traffic circulation study. The study shall address: 1) the function of the internal street(s) or driveway(s) that serve the subject parcel for bypass, parking access and drive-thru queuing; 2) the placement, design, and adequacy of the vehicle queuing aisle; 3) the on-site circulation, parking lot design and pedestrian/bicycle safety for the parking supporting the use; and 4) additional information as requested by the City Engineer. The traffic circulation study shall identify potential adverse impacts and include measures for mitigating such impacts.
4. There shall be no curb cuts for driveways to any individual drive-through parcel from any City thoroughfares. All circulation to and from drive-through parcels shall be contained within a larger commercial or mixed-use project, with points of access to City thoroughfares via established curb cuts approved in the Specific Plan. Adequate sight distance shall be provided for exiting from the drive-through parcel to the internal circulation routes within the commercial or mixed-use center.
5. Appropriate cueing, six to eight car stacking, for drive-thru banks and pharmacies shall be provided.

f. Parking

1. One parking space shall be provided for each 75 square feet of gross interior, non-food preparation, floor area for each restaurant drive-through use. Up to 8 spaces in the drive-through queue (8 x 25' minimum = 200') may be applied towards meeting the parking standard. One parking space shall be provided for each 250 square feet of gross interior floor area for each banking or drug store use.
2. All parking areas shall comply with development standards of this Specific Plan.
3. Parking shall be restricted to customers and employees only for restaurant drive-through parcels. The parking restrictions shall be posted in the parking lots and enforced by the restaurant management.

g. Restrooms

Access to bathroom facilities located within the restaurant development shall be from within the structure, with no direct access from the parking area.

h. Noise

1. Noise levels from the drive-through facilities shall not exceed the City noise standards.
2. The project applicant shall provide the plans and specifications for any potential noise sources, such as intercom system, trash compactor, etc. Plans shall include measures to mitigate any potential adverse impact from such noise sources.
3. Speaker boxes of any point to point intercom system shall be oriented away from residential development and other sensitive receptors located in the general area of the drive-through facility.
4. Outdoor maintenance and cleaning activities shall be limited if determined necessary by the City to achieve compatibility with surrounding land uses.
5. The on-site manager shall not permit any loud music, noise or other sounds by means of phonograph, radio, or other broadcasting apparatus or device, and shall not permit fighting, quarreling, loitering, or loud noise or other nuisance which disturbs the quiet and peace of the premises or the neighborhood. Outdoor music as part of an outdoor dining area shall be allowed subject to City approved noise thresholds, between the hours of 9 am to 9 pm, with speakers oriented away from residential uses.
6. Generally speaking, drive-through operations for any use shall be limited to the hours of 6:30 am to 11:30 pm, unless mitigation measures are provided to the City's satisfaction to address potential noise impacts on adjacent uses. Deliveries shall be limited to hours of operation.

i. Light and Glare

1. A wall or hedge along the outer perimeter of the parking area(s) and drive-through lane(s), except for areas of ingress and egress, may be required if determined necessary by the City to prevent unwanted light and glare. The height, design and specific location of such

barrier shall be subject to architectural criteria established within the Specific Plan Design Guidelines.

2. All lighting fixtures shall be designed, installed and maintained so as to direct light only onto the subject parcel.
3. All lighting in the parking lot(s) and drive-through area(s) shall comply with the provisions of the City of Ontario Lighting Code. No motion sensor lighting shall be allowed within any areas exposed to residential uses.
4. All lighting shall be subject to a 30-day lighting level review period, during which time illumination levels shall be evaluated and adjusted where determined necessary by the City.

j. Maintenance

1. The site shall be maintained in a litter free condition and no undesirable odors shall be generated on the site. The on-site manager shall make all reasonable efforts to see that the trash or litter originating from the use is not deposited on adjacent properties. Trash enclosures and bins shall be enclosed on all sides to suppress odors and prevent spillage of materials. Employees shall be required daily to pick up trash or litter originating from the site within 150 feet of the perimeter of the property. Graffiti shall be removed within 48 hours.
2. The project applicant shall prepare and submit a litter control plan and a recycling plan to the City, if not part of an overall recycling plan established for the commercial or mixed-use project.
3. The on-site manager of the use shall take whatever steps are deemed necessary to assure the orderly conduct of employees, patrons, and visitors on the premises.
4. A copy of the above maintenance standards and any applicable Planning staff Conforming Use Permit conditions shall be posted alongside the necessary business licenses and be visible at all time to employees.

- k. Special Notice Requirements:** Drive-through facilities located in areas designated within the Specific Plan, conforming to the above standards, shall be permitted.

Drive-thru uses which do not comply with those locations shown in the Specific Plan or that substantially vary from the guidelines noted above shall be subject to a Conditional Use Permit process through the City of

Ontario, including any public noticing and/or hearing processes required through such process. Any notice of any public hearing on a proposed drive-through facility or a physical modification of an existing drive through facility shall be given to the blind, aged, and disabled communities, in order that they may participate in the hearing.

- l. **Additional Conditions:*** The above performance standards constitute the minimum deemed necessary under general circumstances and in most cases to prevent adverse effects from drive-through facilities. Other and further standards may be required as conditions of approval defined by City Planning staff to ensure that such uses are in accord with the intent of the Specific Plan and in concert with the integrity of the commercial or mixed-use project.
- m. **Discontinuation of Use:*** If any drive-through facility approved pursuant to this Part is discontinued for a period of 12 months or longer, the Conforming Use or Conditional Use Permit for such use shall be void. Subsequent uses shall be reviewed and approved under the same criteria, as may be amended from time to time. If such parcels are (a) within the originally established “Conforming Use Areas” or (b) on a site granted a Conditional Use Permit and, in the opinion of the City Planning Department, such subsequent use is deemed less impacting than the originally approved Conditional Use, then such uses shall be afforded the Confirming Use Permit process for their project approvals.

Discontinuation of use for a period of 12 months or longer of any drive-through facility approved pursuant to this Part for, the Conforming Use or Conditional Use Permit (CUP) for such use shall be void. Please refer to City of Ontario CUP process.

5.5.9 REGIONAL COMMERCIAL/MIXED-USE DEVELOPMENT STANDARDS

The following are the development standards for Mixed-Use projects proposed within Planning Area 7. Refer also to Section 5.3 for Residential Development Standards. Planning Area 7, adjacent to Mill Creek Avenue and Ontario Ranch Road is designated as mixed-use and would allow for the development of a 4-story wrap or podium residential product type, including ground floor retail interfacing with commercial development to the east within Planning Area 7.

Minimum Lot Size/Area: Minimum lot size shall be large enough to accommodate the proposed use, meet all Development Standards, and cumulatively meet commercial thresholds as specified within the Specific Plan.

Maximum Floor Area Ratio

Mixed Use Buildings⁽¹⁾

2.0:1

Minimum Landscape Coverage	15%, all setback from right-of-way areas shall be landscaped.
Building Setbacks (minimum)	
From Hamner Avenue Right-Of-Way	35 feet ^{(4) (5)}
From Ontario Ranch Road Right-Of-Way	35 feet ^{(4) (5)}
From Mill Creek Avenue Right-Of-Way	18 feet ⁽⁴⁾
From Private or Local Street	10 feet ⁽²⁾
From Interior Property Line	0 feet
From Interior Property Line adjacent to Residential District (Stand Alone Residential)	25 feet
From SCE Property Line/Easements	15 feet
Building to Building	0 feet, free standing buildings shall maintain a setback of 2/3 the height of the building, or 25', whichever is less.
Allowable Porch/Balcony Encroachment into Setback	5 feet
Parking Setbacks⁽³⁾ (minimum)	
From Hamner Avenue Right-Of-Way	35 feet
From Ontario Ranch Road Right-Of-Way	35 feet
From Mill Creek Avenue Right-Of-Way	18 feet
From Private or Local Street	10 feet
From Interior Property Line	5 feet
From Interior Property Line adjacent to Residential District (Stand Alone Residential)	5 feet
From SCE Property Line/Easements	0 feet
Building Height (Maximum)	
Vertical Mixed Use	75 feet
Architectural Projections (including towers, focal elements, cupolas, etc.)	Up to 10 feet above the height of the building; projections shall not be habitable space.
Porte-cocheres	35 feet
Structured Parking	Structured parking for mixed-use buildings may not exceed the height of the adjacent building, which it serves.

⁽¹⁾ Per the City of Ontario Development Code. Commercial parking standards still apply. For residential units, parking standards within Section 5.4.1.12 of the Specific Plan shall apply.

⁽²⁾ Refer to Sections 7.6.7, 7.6.9, and 7.6.10 for further setback/design requirements.

⁽³⁾ Parking stalls perpendicular to street shall be screened by landscaping, berms, or decorative walls that match architectural style of the development. Screening shall mature to a minimum height of 36" (to screen car grilles)

- ⁽⁴⁾ Buildings shall be set back to the Neighborhood Edge or to the given setback from R.O.W., whichever is more restrictive. Where a Neighborhood Edge condition does not exist, setbacks from R.O.W. shall govern.
- ⁽⁵⁾ One and two-story buildings may encroach 10 feet into the neighborhood edge subject to Planning Department review and approval.

5.5.9.1 Retail/Shop Space “Veneer”

To achieve a desired commercial frontage on pedestrian corridors, retail/shop space veneers on residential buildings may be incorporated, and are encouraged, on the first story level. Retail service stores are the intended occupant for retail/shop space veneers, creating an incubator space for small independent businesses such as, but not limited to, travel agencies, hair salons, personal services, dry cleaners, art galleries, wine tasting venues, and similar pedestrian serving commercial ventures. Restaurants and incidental food usages such as coffee or juice bars and sandwich shops are also allowed and encouraged. Refer to the table in Section 5.5.7.1 for the full list of permitted uses.

A minimum shop depth of 25 feet is required, with building entries fronting onto streets, private drives, interior circulation corridors, pedestrian corridors, or plazas. Heavy service uses are not allowed in retail veneer spaces, therefore, separate delivery entrances to these shops are not required. Retail veneer is specifically not a live/work product. Therefore, direct residential entrance to these retail shops is not permitted. Residential unit entrances and associated parking spaces shall be separate from retail veneer entrances and parking. Vertical mixed-use buildings in a retail veneer/residential configuration are encouraged to provide building separations for pedestrian plazas or walkways connecting to the residential neighborhoods. These separations are encouraged to be no greater than 500 feet apart. Retail/shop space veneers must meet development standards in this section, design guidelines, and all applicable building codes.

5.5.9.2 Circulation

Serving as a commercial retail destination with neighborhood elements, Rich-Haven Specific Plan shall have street frontage monumentation announcing the major entrance to the development from Ontario Ranch Road at Hamner Ave. Within Rich-Haven Specific Plan major vehicular access to commercial elements and residential areas shall be clearly designated and intuitive, supplemented with special paving, landscaping and signage. Intersection nodes, where both vehicular and primary pedestrian activities occur, may feature enhanced paving to signify the mix of these activities. Parking should be oriented toward tenant customer access and away from the street, with clearly marked pedestrian pathways to building entrances.

A strong pedestrian connection should be provided between the mixed-use area and the residential neighborhoods to enhance the walkability of the development.

5.5.9.3 Parking Standards

The following standards apply for required off-street parking of mixed-use uses based on gross interior floor area within the Regional Commercial/Mixed-Use District:

Restaurant	1 per 100 sq. ft.
Fast Food drive-thru	1 per 75 sq. ft.
Retail	1 per 250 sq. ft.
Banking	1 per 250 sq. ft.
Medical	1 per 250 sq. ft.
Office	1 per 250 sq. ft.
Day Care	1 per 500 sq. ft.

All other uses not identified in the table shall conform to Off-Street Parking and Loading Standards of the City of Ontario Development Code.

In mixed-use areas, on-street parallel and/or angled parking may be used to satisfy the project parking requirement. Speed humps or other devices may also be used to control vehicular traffic speeds in and near pedestrian zones. Double loaded parking aisles may be either 90-degree or angled. Parking drive aisles shall be a minimum of 25 feet for 90-degree or 2-way angled parking. Drive aisle may be reduced to 20 feet wide for one-way angled parking. A dashed line along main travel routes is recommended to provide a street appearance. Walkways within the parking fields are required to have scored concrete, stamped concrete or paver treatment to integrate pedestrian paths of travel.

Standard parking stalls shall be no less than 9 feet wide by 18 feet deep.

Refer to Mixed-Use/Commercial Landscape Design Guidelines, section 7.8.

5.5.9.3.1 Loading

All large commercial tenants, except medical, require one loading space unless otherwise noted. Refer to Loading and Service Design, of the Regional Commercial/Mixed Use District Design Guidelines for further loading requirements. Appropriate queuing, six to eight car stacking, for drive-thru banks and pharmacies shall be provided.

Mixed-use buildings/tenants are encouraged to employ shared loading areas and on-street parallel parking as loading spaces. On-street loading spaces shall have appropriate loading, time/day signage for the space and shall be in addition to required parking for the mixed-use building/tenant.

5.5.9.3.2 Shared Parking Programs

Where opportunities exist for shared parking between uses with staggered peak parking demands, owners and developers should make every possible effort to take advantage of this opportunity to reduce total number of parking spaces within each site or parcel. The intent of a shared parking program is to reduce land devoted to parking, thereby allowing increased densities in mixed-use areas or providing for open spaces, walkways or other amenities. The parking standards may be reduced, up to a 40% reduction, based on a shared parking reduction study as outlined within the Specific Plan.

5.5.9.4 **Pedestrian Orientation and Connectivity**

Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of the Regional Commercial/Mixed Use District. Interior circulation corridors, with commercial and mixed-use frontages shall have appropriate planting and paving features to accommodate pedestrian activity.

Shaded courtyards or plazas are encouraged to be incorporated into building layout and design to provide comfortable pedestrian space. Such courtyards may feature elements that enhance the pedestrian experience such as fountains, trellises, umbrellas, shade trees, comfortable tables, chairs and benches, kiosks, etc. Please refer to Section 7.8, Mixed-Use Landscape Design Guidelines.

5.5.9.5 **Streetscape Interaction**

Along major pedestrian walkways (greater than 300 linear feet of mixed-use frontage) and plazas that are adjacent to adequate customer parking and commercially viable, it is encouraged that the linear street frontage, excluding driveways and pedestrian connections, be designed to accommodate pedestrian-oriented neighborhood service uses including retail, office, or other community service uses. The minimum depth of these uses shall be 25 feet. Residential parking is permitted behind this use.

5.5.9.6 **Patio Dining**

Outdoor seating, in conjunction with business, is encouraged to enliven the street scene along commercial edges. Patio dining areas may be either connected or separated from building face. If separated, the space between

seating area and building face must be a minimum of 8 feet to allow pedestrian traffic. In all cases, the seating area must have an internal minimum dimension of 5' clear. A maximum encroachment of 20 feet is allowed onto park/paseo or urban edge/setback areas. Along Ontario Ranch Road, patio dining may encroach a maximum of 10 feet into these setback areas. Patio areas may be enclosed by the tenant by open rail compatible with the architecture of the building, hedges or other suitable separation. Please also refer to Section 6.5.4.1, Patio Dining.

5.5.9.7 Drive-thru Facilities

Please refer to Section 5.5.8.5 for Drive-thru Facility development standards.

5.5.10 LIVE/WORK

Intended Character: The “Live/Work” designation is a residential building type that accommodates non-residential work areas adjacent to or below residential living areas, having specialized work-spaces that can accommodate more intensive work activities than appropriate for an exclusive residential building. Live/Work is allowed and encouraged in single family detached, and multi-family attached, with orientation to streets at transitional locations between pure commercial and pure residential areas. The Live/Work standards for the Rich-Haven Specific Plan assume no employees for Live/work uses. Live/Work is an appropriate transitional use between primarily commercial and primarily residential areas within the Regional Commercial/Mixed Use District.

5.5.10.1 Applicability, Live/Work

The standards provided herein apply to single-family attached home type or alley-loaded single family uses within Planning Areas 4A, 4B, 5B, 9, and 10A within the Regional Commercial/Mixed Use District. Refer to Table 5-1, *Site Development Standards Summary* and applicable residential development standards within Section 5.4. The following standards are intended to supplement the standards provided within Section 5.4.

5.5.10.2 Live/Work Permitted Occupational Standards

This section is a supplement to Sub-sections 5.4.3, 5.4.4, 5.5.3, and 5.5.7.1 permitted uses, and all commercial activities specified herein shall be restricted to the ground floor of each dwelling unit, with exception to the Vertical Mixed Use Building, where uses can be included on the second level. Free-standing commercial buildings are to use appropriate commercial building standards and not the live/work standards.

Live Work Permitted Uses

a. Home Occupations

As defined within the City Development Code

b. Artist and Craft Activities

Activities of artists and crafts persons working in low-impact media or processes (e.g., painters, graphic artists, potters, carvers, musicians.)

c. Cottage Production Activities

Production of goods or services involving low impacts and no employees (e.g., jewelry making, garment making, small leather goods, printing, computer or small goods repair, media production and recording studios.)

d. Service Activities

Office or service work with few or no impacts, no employees, (e.g., software developers, analysts, writers, accountants, secretarial services, personal services such as hair stylists, music teachers, tutors, doctors, therapists, child daycare, contract workers, telecommuters, office bases for off-site services such as building and landscape contractors, sales representatives.)

e. Public Access Businesses

Public Access Businesses typically have frequent one-on-one interaction with individual client groups who meet in home offices. Examples of these types of permitted uses are:

1. Architect/Landscape Architect/Engineer/Land Planner
2. Interior Decorator or Designer
3. Fine Arts Studio and Sales/Ceramics and Pottery Studio and Sales/Clothing Design Studio and Sales
4. Graphic Design Studio and Sales
5. Photography Studio/Portraiture and Sales
6. Planning Consultant
7. Attorney/consultant
8. Income Tax Service/Escrow Service/Insurance Agency
9. Internet Service Provider/Webmaster
10. Consulting and Business Service
11. Music or Dance Instruction (tutor)
12. Real Estate Developer/Specialty Contractor
13. Licensed Small-family child-Care Home
14. Personal Fitness Training
15. Tutor

f. Mobile Businesses

Mobile businesses typically involve a significant time away from the office where work is either acquired or performed at the client's residence or place of business. Examples of these types of permitted uses are:

1. Pick-up and Delivery Service
2. Cleaning Service
3. Pool Maintenance
4. Building Contracting
5. Gardening and Landscape Service
6. Electronic and Computer Equipment Repair and Fix-it Service
7. Catering Service
8. Flower Arranging and Plant Service
9. Specialty Food Products and Delivery

<p>Live Work Permitted Uses</p> <p>g. Other Permitted Businesses</p> <p>Notwithstanding the specific permitted uses outlined above, the Planning Director may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law. The Planning Director may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law. The Planning Director will consider the effect on the project, and will not approve a use that has a materially adverse impact on other units in the condominium project, or surrounding neighborhood. The Director’s decision may be appealed to the Planning Commission or the Director may refer the request to the Planning Commission as a Conditional Use Permit.</p>
<p>Live/Work Prohibited Uses</p> <p>Prohibited uses are those uses that are not compatible with the permitted uses for the project, as well as all uses which are contrary to any city development code of other governmental condition of approval for the project. The following uses are expressly prohibited:</p> <ol style="list-style-type: none"> 1. Medical/Dental Office 2. Chiropractic/Acupuncture Service 3. Massage/Acupressure Service 4. Veterinarian/Kennel/Animal Care Facility 5. Tattoo or Body Piercing Service 6. Fortuneteller 7. Banquet Facility 8. Adult Business 9. Recycling Center 10. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles, provided that light maintenance of resident owned vehicles shall be allowed so long as such maintenance is conducted entirely within the interior of a garage. 11. Trade or Private School 12. Religious Institution 13. Any use that regularly or periodically generates vibrations, excessive noise, heat or smell, which affects any other condominium units within the project, as determined by the Planning Director; or surrounding properties, as determined by the City of Ontario Planning Director 14. Other uses that the Planning Director reasonably determines would detract from the overall image of the project or which might adversely affect the value of the individual condominiums within the project.

5.5.10.3 Live/Work Development Standards

Live/Work is the blend of residential and working components within a single dwelling. The development standards found in Section 5.4 set forth the base criteria. The following standards are written to give further standards on the commercial aspects of the building, and also the interaction between living and working areas.

5.5.10.3.1 Orientation

Most of the residential living quarters are anticipated to be located above the ground floor; however, if properly designed to mitigate conflicts concerning livability and privacy, ground floor or partial ground floor living quarters are allowed.

5.5.10.3.2 Entries and Private Outdoor Space

There should be direct pedestrian access from the front street to each individual business.

Direct pedestrian access from the business to the residential unit is also encouraged.

Residential units may be accessed from the fronting street or from the rear or side of the building.

5.5.10.3.3 Living Quarters and Work Space

Living quarters are permitted above the work space, to the side or in back (toward garage) of the work space. A minimum square footage of living area per residential unit shall be 400 sq. ft. Work space shall have a minimum square footage of 200 sq. ft. and a maximum square footage of 800 sq. ft.

5.5.10.3.4 Parking and Storage

All parking required for the workspace shall be provided for on-site, at the rear of the units or underground. Live/Work units are required to provide an additional .25 visitor spaces/unit, which may be located on-street. This requirement is in addition to the parking requirements of Section 5.4.

Garbage container storage areas, heating and mechanical equipment, and off-street parking and loading facilities must be located at the rear of the units.

5.5.10.3.5 Loading

Mixed-use and Live/Work settings are encouraged to employ shared loading areas and on-street parallel parking as loading spaces. On-street loading spaces shall have appropriate loading, time/day signage for the space and shall be in addition to required parking for the mixed-use building/tenant.

Otherwise, no loading or unloading is permitted in the public right-of-way. No loading or unloading activities shall interfere with parking or vehicular access. Loading areas, where provided, shall not be visible from the public street.

Loading activities serving live/work uses shall be limited to 9:00 a.m. to 5:00 p.m. on weekdays and 9:00 a.m. to noon on weekends.

5.5.10.3.6 Signage

Signage is intended to promote and enhance on-site businesses, maintain a quality neighborhood, provide direction for pedestrian and vehicular circulation, support a residential living environment and retain the character of the local neighborhood. No free-standing or monument signage is allowed for live/work uses.

A signage program shall be prepared by the merchant builder and submitted for review and approval by the City of Ontario. See Section 6.5.5 Signage Guidelines for signage program.

5.5.10.4 Live/Work Performance Standards

5.5.10.4.1 Business License

A business license must be obtained for all live/work activities. Licenses will define:

- a. Permitted number of employees
- b. Business hours of operation
- c. Potential public safety concerns, nuisances such as noise, vibrations etc.

5.5.10.4.2 Review Procedures

If the use requires City approval, then the application for live/work commercial uses shall be reviewed and approved by both the Builder and Master Associations before submittal to the City.

5.5.11 STAND ALONE RESIDENTIAL OVERLAY

5.5.11.1 Development Standards

Stand Alone Residential Overlay developments within the Regional Commercial/Mixed-Use District shall comply with the Residential Development Standards outlined in the Residential District. Refer to the applicable tables in Section 5.4 for Stand Alone Residential Overlay development standards

5.6 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

Applies to Planning Areas 2C, 3C, 5A and 6A

The purpose of the Light Industrial district is to create a high-quality industrial environment that is compatible with the Rich-Haven specific plan development area and the City's TOP (The Ontario Plan). This district provides for uses that will be complementary to adjacent SCE Substation and Planning Area 7B which includes regional commercial. (See Section 5.5 - Regional Commercial/Mixed-Use District Development Standards).

5.6.1 APPLICABILITY

The development regulations contained herein provide specific land use development standards for the project. Regulations address both general and specific standards for Light Industrial development. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare.

Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Rich-Haven Specific Plan shall take precedence. Where the Rich-Haven Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in Section 6, "Design Guidelines" of the Rich-Haven Specific Plan.

All architectural and landscape improvements shall be consistent with the Design Guidelines contained in Section 6 of the Rich-Haven Specific Plan, "Design Guidelines." All architectural and landscape plans shall be submitted to the City of Ontario for approval.

5.6.2 DEFINITION OF TERMS

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code Article 2, "Definitions," unless otherwise specifically provided for herein.

The definition of architectural and design terms shall be the same as those provided in the City of Ontario Glossary of Design Terms which follows the City of Ontario Development Code.

5.6.3 DEVELOPMENT CAPACITY

Light Industrial uses in any configuration are limited by development and design standards of this section. The Rich-Haven Land Use Plan allocates a total maximum of 2,767,148 square feet of light industrial use in Planning Areas 2C, 3C, 5A and 6A. (See Section 3, Land Use Summary, Table 3-1). Variations in the number, type, and intensity of Industrial buildings may occur at the time of final design depending upon the project and development timing.

5.6.4 PERMITTED USES

The following table establishes the uses which are permitted within the Light Industrial District of Rich-Haven Specific Plan. The following symbols used in the table represent the following:

- P Permitted Use
- C Conditional Use Permit required
- A Ancillary Use (allowed in conjunction with a primary permitted use)

Ancillary uses will be reviewed concurrently with each land use proposal.

PERMITTED USES

Land Use Types	Light Industrial
AGRICULTURAL USES	
COMMERCIAL GROWING ESTABLISHMENT <i>(Activities typically include, but are not limited to the commercial growing of produce by row, field, tree, and crop production. Also included is agricultural research. Marijuana cultivation not allowed per city ordinance)</i>	P
WHOLESALE AND RETAIL PLANT NURSERIES <i>(Activities typically include, but are not limited to, sales of indoor and outdoor plants, including, but not limited to, trees, shrubs, groundcovers, and grass sod, as well as seeds, pots and potting supplies, and growing supplies).</i>	P
COMMUNITY GARDENS, URBAN FARMS, AND RELATED USES	A
KENNELS AND CATTERIES	P
CONSTRUCTION	
CONTRACTORS: <i>(limited to businesses whose primary activity is performing specific activities involved in building construction, engineering and capital improvement projects, or the preparation of sites for construction)</i>	
Completely within a building	P
With Outdoor Storage (screened for public view)	P
RESIDENTIAL USES	
CARETAKER'S UNIT - AREA DEVOTED TO USE NOT TO EXCEED 1,000 SQUARE FEET.	A
WHOLESALE TRADE	
DURABLE GOODS - GENERAL	
Motor Vehicles and Motor Vehicle Parts and Supplies	P
Sporting and Recreational Goods and Supplies	P

Land Use Types	Light Industrial
Toy and Hobby Goods and Supplies	P
Recyclable Materials (includes wholesale activity only; refer to NAICS 562920 (Material Recovery Facilities) for recovery/processing (recycling) activities)	C
Jewelry, Watches, Precious Stones, and Precious Metals	P
DURABLE GOODS - LIMITED	
Furniture and Home Furnishings	P
Professional and Commercial Equipment and Supplies	P
Household Appliances, and Electrical and Electronic Goods	P
Hardware and Plumbing, and Heating Equipment and Supplies	P
NON-DURABLE GOODS (excluding industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	P
RETAIL TRADE	
INTERNET FULFILLMENT/WAREHOUSING/DISTRIBUTION (E-COMMERCE)	P
NONSTORE RETAILERS	
Electronic (internet) Shopping and Auctions, and Mail-Order Houses <i>Houses (includes direct business to consumer internet retail sales, auction houses, and/or mail order retail sales)</i>	P
Vending Machine Operators	P
OTHER DIRECT SELLING ESTABLISHMENTS	P
INDUSTRIAL RETAIL SALES (retail of goods and/or product either manufactured, warehoused or wholesaled on-site)	
Maximum 15% of building floor area or 8,000 square feet, whichever is less)	A
Over 15% of building floor area or 8,000 square feet	C
INSTITUTIONAL USES	
EDUCATIONAL FACILITIES (Universities, Colleges, and Vocational Training)	
• Technical and Trade School	C
Business Schools and Computer and management Training	C
Other Schools and Institutions:	
Fine Arts Schools (nonacademic instruction, including music, dance, performing arts, drama, photography, ceramics, painting and sculpture)	
• GFA less than 2,000 SF	P
• GFA 2,000 SF or more	C
Sports and Recreation Instruction (cheerleading, gymnastics, and martial arts)	
• GFA less than 10,000 SF	P
• GFA 10,000 SF or more	C
Industrial Clinics	P
Religious Facilities - Religious assembly and places of worship.	C
Public Utility/Service structure	C

Land Use Types	Light Industrial
Automobile Driving School	C
Other Schools of Instruction (public speaking, survival training, and speed reading)	C
Water Systems - Water wells, water storage, treatment and filtration facilities.	C
HEALTH CARE AND SOCIAL ASSISTANCE	
AMBULATORY HEALTH CARE SERVICES	
Offices of Physicians and Dentists, Other Health Practitioners, Outpatient Centers, Laboratory Testing Services, Home Healthcare Services, and Community Clinics <i>(excludes massage establishments—see NAICS 812199)</i>	P
Other Ambulatory Health Care Services	
Ambulance Services	P
All Other Ambulatory Health Care Services:	
• Blood and Organ Banks	P
• All Other Miscellaneous Ambulatory Health Care Services (limited to blood pressure screening, health screening, hearing testing, industrial clinics, pace- maker monitoring, physical fitness evaluation, and smoking cessation program services)	P
SOCIAL ASSISTANCE	
Community Food and Housing, Emergency and Other Relief Services	
Community Food Services (limited to food banks, meal delivery programs, and fixed and mobile soup kitchens)	C
Child Day Care Services	
Child Day Care Centers (Employer Provided Services)	P
ARTS, ENTERTAINMENT AND RECREATION	
AMUSEMENT, GAMBLING, AND RECREATION INDUSTRIES	
Other Amusement and Recreation Industries	
Fitness and Recreational Sports Centers (limited to health clubs and gyms, fitness and sports training facilities, tennis clubs, swim clubs and other similar activities and facilities)	
• GFA Less than 10,000 SF	P
• GFA 10,000 SF or more	C
All Other Amusement and Recreation Industries, limited to the following (NAICS 713990):	
• Batting Cages -- Indoor	C
• Batting Cages -- Outdoor	C
Shooting and Archery Ranges and Galleries — Indoor Only	C
Simulated Racing (limited to go-carts, radio controlled vehicles and other similar facilities)	C
Simulated Shooting Games — Indoor Only (limited to laser tag and paint ball)	C
Skating Rinks and Parks (indoor only)	C
COMMERCIAL USES	
REPAIR AND MAINTENANCE	
Motor Vehicle Repair and Maintenance <i>(Note: See Motor Vehicle Storage (NAICS 493190) for vehicle storage requirements)</i>	

Land Use Types	Light Industrial
Auto Repair (Minor) - Activities include, but are not limited to automotive and light truck repair; retail sales of goods and services for automobiles and light trucks; and the cleaning and washing of automobiles and light trucks. Uses typically include, but are not limited to, repair of brakes, tires, electrical, etc. and car washes.	P
Automotive Glass Replacement Shops (limited to stationary and mobile services)	P
Automotive Oil Change and Lubrication Shops	P
Auto Repair (Major) - In addition to the types of repair operations included as part of Automobile and Light Truck Repair - Major, activities typically include, but are not limited to, automotive body work, painting, and installation of major accessories; automobile customizing; engine and transmission repair/rebuild and towing facilities.	C
All Other Automotive Repair and Maintenance	
• Emissions Testing (test only facilities)	P
• Rustproofing and Undercoating Shops	P
• Spray-On Bedliner Installation Shops	P
Plug-In Electric Vehicle (PEV) Charging Facilities (ancillary to an allowed land use)	P
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance)	P
Personal and Household Goods Repair and Maintenance	
Home and Garden Equipment and Appliance Repair and Maintenance - Computers, home electronics and small home appliances. Electrical equipment, Furniture refinishing/re-upholstery. Lawnmower and garden equipment.	P
Reupholsters and Furniture Repair	P
Other Personal and Household Goods Repair and Maintenance -- Without Retail Sales (limited to garment alteration and repair, gun repair, jewelry repair, key duplicating, musical instrument repair and tailor shops)	P
Boat Repair and Maintenance Services (no retail sales of new boats)	P
Motorcycle Repair and Maintenance Services (no retail sales of new motorcycles)	P
Death Care Services	
Funeral Parlors and Mortuary Services (excludes funeral establishments)	P
Dry cleaning and Laundry Services	
Linen and Uniform Supply	
• Linen Supply	P
• Industrial Launderers	P
Other Personal Services	
Personal Fitness Trainer	P
Battery/Energy Storage and Interconnect to SCE (as an ancillary use)	P
PUBLIC ADMINISTRATION	
JUSTICE, PUBLIC ORDER, AND SAFETY ACTIVITIES	
Police Protection (limited to stations, substations and storefront facilities)	P
Fire Protection	P

Land Use Types	Light Industrial
PUBLIC UTILITY/SERVICE STRUCTURE	C
COMMUNICATION USES	
RADIO AND TELEVISION BROADCASTING STUDIOS <i>(Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through the use of electronic and telephonic mechanisms. Uses typically include, but are not limited to, television and radio studios)</i>	
Motion Picture and Video Industries <i>(except Motion Picture and Video Exhibition -- movie theaters)</i>	P
Sound (Audio) Recording Facilities	P
BROADCASTING <i>(except Internet—see Other Information Services)</i>	P
Radio Stations	P
Television Broadcast Studios	P
DATA PROCESSING, HOSTING AND RELATED SERVICES	P
OTHER INFORMATION SERVICES	
Internet Publishing and Broadcasting	P
REAL ESTATE, RENTAL AND LEASING	
RENTAL AND LEASING SERVICES	
Automotive Equipment Rental and Leasing	
Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing	P
Office Ancillary to a Primary Industrial Use (less than 10%)	P
ADMINISTRATIVE AND SUPPORT, AND WASTE MANAGEMENT AND REMEDIATION SERVICES	
ADMINISTRATIVE AND SUPPORT SERVICES	
Office Administrative Services and Facilities Support Services <i>(limited to services provided for others on a contract or fee basis)</i>	A
Business Support Services	
Business Service Centers:	
• Private Mail Centers, and Postal Services and Supplies	C
• Other Business Service Centers (limited to mailbox rental, photocopying, duplicating, blueprinting, mailing services, document copying services, facsimile services, word processing services, on-site PC rental services, and office product sales)	P
Services to Buildings and Dwellings <i>(limited to exterminating and pest control, janitorial, landscaping, carpet and upholstery cleaning, building exterior and chimney cleaning, power washing, gutter cleaning, light building maintenance, parking lot cleaning and swimming pool maintenance services)</i>	P
Other Support Services <i>(limited to packaging and labeling services, convention and trade show organizers, and document shredding services)</i>	P
Remediation and Other Waste Management Services	
Material Recovery Facilities (MRFs) (consists of the removal of recyclable materials from a waste stream):	
• Electronic Equipment Recycling	C

Land Use Types	Light Industrial
WATER SYSTEMS - WATER WELLS, WATER STORAGE, TREATMENT AND FILTRATION FACILITIES.	C
EATING AND DRINKING PLACES & FOOD SERVICES	
Special Food Services	
Food Service Contractors	P
Caterers	P
Mobile Food Services	P
Food Bank or Meal Delivery Services	C
Drinking Places	
Alcoholic Beverage Sales for On-Premises Consumption as a Primary Business Activity (such as bars, cocktail lounges, nightclubs, taverns, and other similar facilities)	
• GFA less than 10,000 SF	C
• GFA 10,000 SF or more	C
Alcoholic Beverage Sales for On-Premises Consumption as an Ancillary Business Activity (such as ancillary to restaurants)	C
Eating Establishments (Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to):	
• Full-service restaurants, serving ready-to-eat food and beverages for on-site consumption.	P
• Fast-food restaurants, serving ready-to-eat food and beverages for on-site or off-site consumption, without drive-through facilities.	P
Cafeterias and Buffets	P
Snack and Nonalcoholic Beverage Bars	P
MANUFACTURING	
FOOD MANUFACTURING:	
General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	P
Limited (including bread, tortilla, snack foods, roasted nuts and peanut butter, coffee and tea, flavoring syrup and concentrate, seasoning and dressing, spice and extract, and all other miscellaneous food manufacturing)	P
APPAREL MANUFACTURING	P
COMPUTER AND HOME ELECTRONIC MANUFACTURING	P
BAKERY (INDUSTRIAL)	C
ELECTRICAL COMPONENTS	P
FURNITURE AND RELATED PRODUCTS MANUFACTURING	P
HOME APPLIANCE AND EQUIPMENT MANUFACTURING	P
GLASS (AND GLASS PRODUCT) MANUFACTURING	C
PETROLEUM AND COAL PRODUCTS MANUFACTURING	C
TRANSPORTATION EQUIPMENT MANUFACTURING	P
BATTERY/ENERGY STORAGE AND INTERCONNECT TO SCE (AS AN ANCILLARY USE)	P
WOOD PRODUCT MANUFACTURING	P

Land Use Types	Light Industrial
INSTRUMENT MANUFACTURING (NAVIGATIONAL, MEASURING, ETC.)	P
LEATHER PRODUCT MANUFACTURING (EXCLUDING TANNING AND FINISHING):	
Footwear manufacturing	P
Other Leather and Allied Product Manufacturing <i>(limited to manufacturing of luggage, handbags, purses, personal leather goods and other leather products)</i>	P
TEXTILE PRODUCT MILLS <i>(transform fabric into product, except apparel)</i>	P
BEVERAGE AND TOBACCO PRODUCT MANUFACTURING:	
Beverage manufacturing	
Soft Drink, Bottled Water and Ice Manufacturing	C
Alcoholic Beverage Manufacturing, including breweries, wineries and distilleries, and related tasting rooms. Facilities with tasting rooms require a CUP:	
• GFA less than 10,000 SF	P
• GFA 10,000 or More SF	C
ARTISAN CRAFTS <i>(made by hand) such as glassworks, jewelry, and pottery)</i>	P
PAPER MANUFACTURING:	
Converted paper Product Manufacturing	C
CHEMICAL MANUFACTURING <i>(excludes pesticides and fertilizers)</i>	
Pharmaceutical and Medicine Manufacturing <i>(excludes biological product manufacturing—see NAICS 325414, below)</i>	C
Soap, Cleaning Compound, and Toilet Preparation Manufacturing	C
PLASTICS AND RUBBER PRODUCTS MANUFACTURING	
Plastics Product Manufacturing	C
Rubber Product Manufacturing	C
FABRICATED METAL PRODUCT MANUFACTURING	
Primary Metal Manufacturing	C
Cutlery and Hand Tool Manufacturing	C
Architectural and Structural Metals Manufacturing	C
Hardware Manufacturing	C
Spring and Wire Product Manufacturing	C
Machine Shops, Turned Product, and Screw, Nut and Bolt Manufacturing	P
Coating (e.g., anodizing, electroplating, etc.), Engraving, Heat Treating, and Allied Activities	
Painting, Powder Coating and Polishing Metal and Metal Products for the Trade	C

Land Use Types	Light Industrial
Other Fabricated Metal Product Manufacturing	
Ball and Roller Bearing Manufacturing	P
MACHINERY MANUFACTURING	
MACHINERY MANUFACTURING <i>(Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Examples of activities include the following)</i>	
MISCELLANEOUS MANUFACTURING <i>(Jewelry, office supplies, sporting goods, toys, etc.)</i>	P
PRINTING AND RELATED ACTIVITIES	P
WAREHOUSE/STORAGE & TRANSPORTATION	
Warehouse/Distribution Facility <i>(Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage)</i>	P
Completely within a building	P
Outdoor Storage Accessory to an Allowed Use	A
Outdoor Storage as the Primary Use with screening	C
Refrigerated Warehousing and Storage	P
Battery/Energy Storage and Interconnect to SCE (as an ancillary use)	P
POSTAL SERVICE <i>(Limited to US Postal Service and contract services. See "Private Mail Centers and Postal Services and Supplies" (NAICS 561431) for commercial mail services)</i>	P
OTHER	
Trailers and trailer storage	P
Any use deemed similar to permitted uses by the Planning Director	P

General Note, refer to Ontario ALUCP for additional development criteria and policies that may affect building heights, allowable FAR, and allowable land uses.

5.6.5 GENERAL DEVELOPMENT STANDARDS

The following general site development criteria shall apply to all development projects within the Rich-Haven Specific plan area.

5.6.5.1 Gross Acres

Except as otherwise indicated, gross acres for all development areas are measured to the center line of streets.

5.6.5.2 Grading

Development within the project site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the design guidelines included in the Rich-Haven Specific Plan.

5.6.5.3 Building Modification

Building additions and/or alterations permitted by the Rich-Haven Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials, details, and colors as the primary unit.

5.6.5.4 Utilities

All new and existing public utility distribution lines of 34.5 kV or less shall be subsurface throughout the project.

5.6.5.5 Technology

All businesses shall accommodate modern telecommunications as defined by the Fiber Optic Master Plan and in accordance with the City of Ontario Structured Wiring Standards (Ontario Municipal Code).

5.6.5.6 Solid Waste/Recycling

Development within the project shall comply with City of Ontario requirements for the provision and placement of solid waste and recycling receptacles.

5.6.5.7 Traffic

All traffic signs regulating, warning, and/ or guiding traffic on public or private roads shall conform to the California MUTCD, latest edition.

5.6.6 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

This section includes the development standards for Light Industrial uses that establish the minimum criteria for the development of Industrials within the Planning Areas 2C, 3C, 5A and 6A specified within the Rich-Haven Specific Plan.

Refer to the Rich-Haven Specific Plan EIR for additional development criteria and policies that may affect but not be limited to the restriction of allowable land uses, the allowable Floor Area Ratio (FAR), overall site design, building heights and so on.

5.6.6.1 Light Industrial Development Standards

Industrial developments within the Rich Haven Specific Plan Industrial District shall comply with the Development Standards outlined below.

LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

SITE REQUIREMENTS	
Minimum Site Area:	1 Acre (43,560 SF)
Floor Area Ratio:	0.55 (Max. Allowed)
Minimum Landscape Coverage:	10%
BUILDING REQUIREMENTS	
Minimum Building Setbacks: (1,2)	
• From Hamner Avenue	35'
• From Mill Creek Avenue	20'
• Commercial Mixed Use District	10'
• Interior Property Lines	0'
Parking & Drive Aisle Setbacks:	
• From Hamner Avenue	35'
• From Mill Creek Avenue	18'
• Interior Property Lines	0'
• Adjacent to Commercial Mixed Use District	10'
• Adjacent to Building Office Elements	10'
• Adjacent to Solid Building Wall	5'
• Primary Drive Aisle to Building	10'
• Secondary Drive Aisle (back alley) to Building	5'
Maximum Building Height:	
• Main Structure	55'
• Architectural Projections and Focal Elements Such As Towers, Cupolas, and other Appurtenances.(3)	65'
Maximum Building Area:	
• Industrial Uses	2,767,148
Walls, Fences, and Hedges	Per - Walls, Fences, and Obstructions of the Ontario Development Code Requirements.

- (1) All setback areas shall be landscaped.
- (2) All setbacks are measured from the public right-of-way to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop out surrounds, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies, pedestrian colonnades and other similar elements. Such elements may project a maximum of 3 feet into required setback areas.
- (3) Architectural element only not to be used for signage, subject to Planning Director approval.

5.6.6.2 Signage Standards

All signage within the boundaries of the Rich-Haven Specific Plan shall conform to the City's Development Code.

5.6.6.3 Lighting

The design of lighting fixtures shall be approved by the City as part of the City's Development Plan Review.

5.6.6.4 Required Number of Parking and Loading Spaces

Off-street parking facilities in Industrial uses are to be provided for each use per City of Ontario Development Code.

Surface parking within the SCE Easement may be included towards meeting required City Parking subject to Planning Department review and Planning Director approval.

Surface Parking is permitted within SCE easements subject to approval from utility provider. This surface parking may be included towards meeting minimum parking requirements.

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SECTION 6 - DESIGN GUIDELINES

INTRODUCTION 6.1

It is the intent of these guidelines to provide guidance and a framework for development of highly livable residential neighborhoods offering a variety of planning concepts, densities and home sizes. In addition, a unique, vibrant mixed-use district will serve the homes within the Rich-Haven Specific Plan area, as well as the surrounding communities.

These guidelines will further serve to implement the objectives, policies and principles of the City's TOP by drawing upon the rich architectural diversity, quality and history of Ontario's established neighborhoods. The scale, character, charm and authenticity of the City's historic districts will be interpreted and integrated into 21st Century forms and lifestyles. The palette of landscape materials, street fixtures & furniture, walls and monumentation will reinforce the unity of vision woven throughout the Rich-Haven Specific Plan area and tie the diverse districts and neighborhoods into a cohesive, livable, timeless community. Residential Guidelines can be found in Section 6.2 of this document. High Density Residential Design Guidelines can be found in Section 6.3. Regional Commercial/Mixed-Use Design Guidelines can be found in Section 6.5 of this document.



6.1.1 COMMUNITY DESIGN OBJECTIVES

- Secure the long-term vitality of the City's TOP by implementing its objectives, policies and principles.
- Create a land use concept that weaves a mixed use component into the community fabric.
- Create a community of cohesive neighborhoods that provide a wide variety of architectural configurations and housing prototypes.
- Create a palette of landscape materials, features and details that blend diverse architectural elements into cohesive neighborhoods.
- Create a hierarchy of pedestrian and vehicular circulation within the community.
- Utilize the existing easements for open space and trails.
- Provide safe and convenient pedestrian links from residential areas to school, park and commercial sites that serve the community.
- Provide the opportunity for diverse, pedestrian oriented recreation areas to serve as local parks.
- Create a palette of architectural styles and community features that evoke traditional, timeless qualities.
- Utilize architectural massing to define private yard areas.
- Create neighborhoods where residential entries and living areas dominate the primary street scene.

6.1.2 ARCHITECTURAL PHILOSOPHY

While the overall goal is one of architectural harmony, variety is an important objective, and is strongly encouraged. Quality is crucial in working towards architectural harmony. Quality is manifested in, but not limited to, materials, design and construction.

The function of the architectural portion of this supplement is to provide detailed guidance regarding the level of design, variety and quality is required of the architecture for these neighborhoods. Should there be a conflict between these guidelines and City ordinances, the more stringent shall govern.

The architectural parameters outlined in this section apply to all lots. Architecture shall have full architectural treatment on all four sides, regardless of orientation (a.k.a. 360° architecture). Additional enhancements shall be provided at corner lots and critical edges. Refer to Section 6.2.1.7 for specific criteria.

RESIDENTIAL DESIGN GUIDELINES

6.2.1

GENERAL DESIGN ELEMENTS & OBJECTIVES

The primary goal for the Rich-Haven community is to create homes with a balance of form, massing and scale that respects the critical relationship within and between the individual neighborhoods and the overall Rich-Haven community. The following principles establish the essential characteristics that will promote and support these goals:

- 6.2.1.1 A palette of styles, materials and details shall convey timeless qualities.
 - Overarching architectural themes combine compatible historic architectural characters to create aesthetic harmony within and between neighborhoods.
 - Use authentic exterior finish material and detailing.
 - Windows and doors shall be positioned authentically and sensitively.
 - Principal windows with recesses, surrounds, enhanced headers/sills, window groupings, or other decorative features for shadow, depth, and detail are required on all front elevations and elevations adjacent to a critical edge (see Section 6.2.1.7 for additional requirements at critical edges.)
 - Use colors appropriate for the architectural style, with traditional colors for doors, windows, shutters, decorative iron and tile work, awnings, stucco, roofs and enriched materials. Permitted roof materials are limited to concrete or clay barrel tile, flat concrete or slate tile, simulated wood shakes and asphalt shingles (on Federalist, Cape Cod or similar style where shingles were traditionally appropriate).





Covered porch with distinctive gable end treatment.



Forecourt door to walled patio area on an attached product personalizes and accentuates entry.



Recessed entry, roof articulated with dormer window above.

6.2.1.2 Homes shall orient to the street and be plotted with care and sensitivity to their environs.

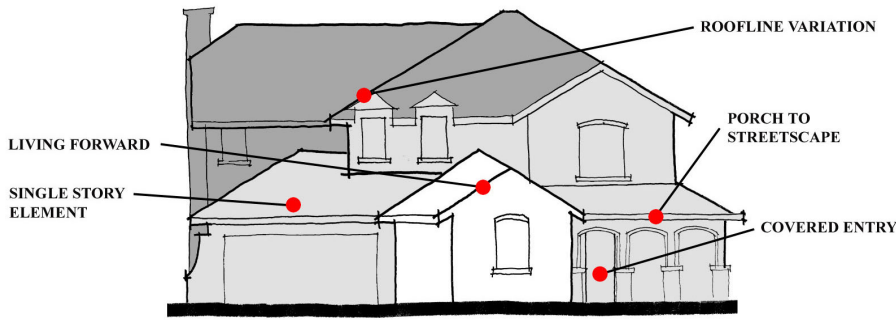
- Individually site each home, taking into consideration adjacent plan types and yard orientations, landscaping, views and other adjacent features.
- Sensitively combine one & two story profiles within each home as well as within each neighborhood.
- Variable front setbacks may take into account: covered porches, porte-cocheres or other roofed features, not just the garage or habitable space.
- No two identical single-family plans shall be plotted next to each other. In the case of two plans side by side, one shall be reversed and each shall offer different elevations, details and color schemes.

6.2.1.3 Individual residential entry statements shall be emphasized.

- Architectural designs shall utilize plan forms that emphasize the entry to each home by creatively and harmoniously combining porches, balconies and massing.
- Wing walls, buttresses, patio walls and/or gates, forecourt doors and covered walkways are all appropriate features to accentuate entries.
- All residences shall have their addresses illuminated as close to the front door as possible and the address numbers painted on the curb with white reflective paint on a black background.
- Where secondary access is provided via alleys or common drives, illuminated addresses shall be provided on or near the garage or gate serving the residence.

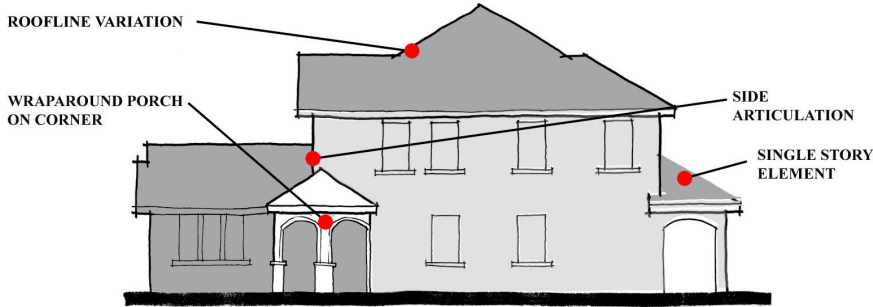
6.2.1.4 Scaled massing and roof forms, either symmetrical or asymmetrical, shall be appropriate to each architectural style.

- A minimum of three front façade breaks of horizontal and/or vertical orientation, each a minimum of 2' from the adjacent mass, shall be required.
- The rear elevations shall incorporate one façade break of at least 2' to create visual interest both individually and collectively as a neighborhood.
- Roof pitches shall be reinforce the intended architectural style. Where an architectural style dictates a steeper roof pitch, it is acceptable to limit that steeper pitch to accent roofs and not the entire home.
- Each architectural style shall exhibit historically accurate roof forms, i.e. gables, hips, sheds, or combinations thereof.
- Eaves and rakes shall be dependent on the architectural style to which they are applied.
- Dormers, where style dictates, are appropriate.
- Each architectural style has its own distinctive massing characteristics that shall be respected and reflected in its execution. A Federalist Colonial home is symmetrical reflecting its austere and traditional social roots whereas a Santa Barbara style home can be more relaxed and asymmetrical. Every style is not appropriate for every plan form and attempts to force a style upon an inappropriate plan form shall be prohibited.

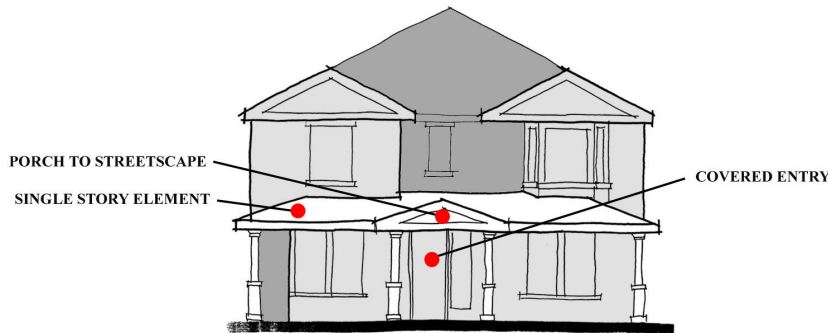


CONVENTIONAL- ACCESS MASSING

FRONT ELEVATION
CONVENTIONAL ACCESS

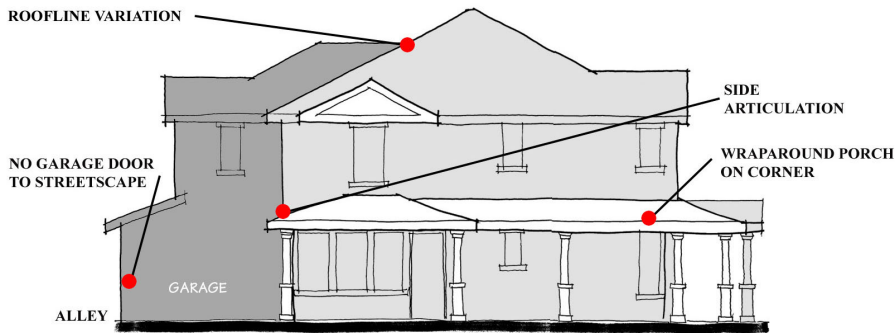


SIDE ELEVATION
CONVENTIONAL ACCESS



ALLEY-ACCESS MASSING

FRONT ELEVATION
ALLEY ACCESS



SIDE ELEVATION
ALLEY ACCESS

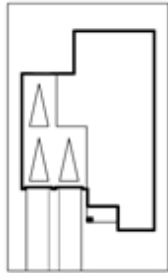
- MASSING LEGEND
- FOREGROUND
 - MIDGROUND
 - BACKGROUND



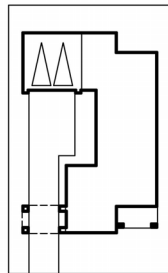
Detached, deep recessed garage.



Landscape strip centered on driveway.



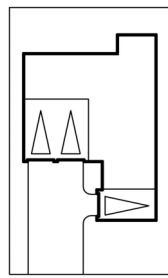
Tandem



Deep Recessed



Corner Lot w/
Side Access



Side Load
and/or Split

6.2.1.5 The garage door shall be de-emphasized in order to enrich the visual impact of the community.

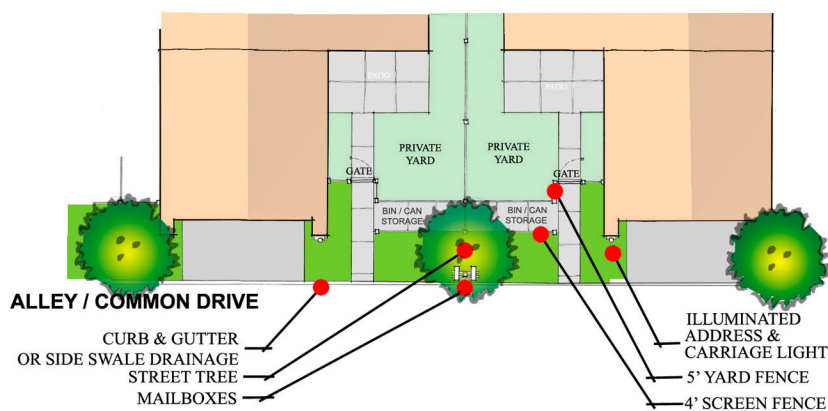
- Proper treatment of the garage is critical in creating a sense of variety and quality.
- The number of homes with Garage Forward or Shallow-Recessed garage configurations shall be limited to 25% per builder project.
- On homes with Garage Forward or Shallow-Recessed garage configurations, garage doors shall be recessed or surrounded by pop-outs of 12" minimum.
- Pairs of single garage doors are encouraged.
- A 2' offset of one to two of three front-facing garage bays is required.
- Tandem arrangements are encouraged, as well as Swing In conditions.
- Attached homes having front entry garages adjacent to one another along interior lot lines require a 2' offset of garage faces.
- "Hollywood-Style" driveways, e.g. driveways with a 30" landscape strip centered on an 8' wide driveway, are encouraged. Locating a planter with sufficient area for a vine to trail onto a garage is also appropriate.
- Each driveway shall have either a pattern of scoring lines or enriched material to create a pleasing texture and design compatible with the architectural style.
- Innovative garage locations and configurations are encouraged - a minimum of one plan per conventional front loaded neighborhood is to have at least one of the following garage configurations:
 1. **Shallow-Recessed** garages are recessed at least 5' from the habitable portion of the home.
 2. **Medium-Recessed** garages are recessed at least 7' from the habitable portion of the home.
 3. **Side Load and/or Split** garages are accessed 90 degrees from the street and drive cut, or a separate one or two car Garage is loaded 90 degrees from the third car space.
 4. **Deep-Recessed** garages are located at the rear of the home, thus creating an opportunity for a porte-cochere and/or a "Hollywood-Style" landscape strip to enrich the driveway.
 5. **Corner Lot w/ Side Access** garages are entered from the side of a home plotted on a corner lot, usually away from the home's entry. Using this condition, usually an alternate of a standard front loaded condition, enhances the side elevation of the home and creates a more articulated side elevation. ("Hollywood Style" driveway shown)
 6. **Tandem** garages can also have a pull through condition with an additional garage door opposite the main garage door to allow passage through the garage to either the rear lot of the home or to an additional garage at the rear of the home.
 7. See Section 6.3.4 for detached carports and parking structures at **High Density Configurations**.

6.2.1.6 Alleys and common drives provide a number of useful design opportunities:

- Additional access ways serve as the capillaries of the community vehicular circulation system.
- They help to reduce the visual and traffic impact of garages on the primary street scene.
- They can help to reduce the visual impact of community walls.
- They can enhance the perception of community scale.
- They often serve as the residents' "front door"

In order to optimize these opportunities, proposed alley or common drive programs should meet or exceed the following design objectives:

- Provide full architectural elevation enhancement along alleys and common drives.
- Provide addresses, mailboxes, guest parking, street signage, etc. to enhance the residential character of alleys and common drives.
- All residences shall have their addresses illuminated on or near the garage or gate serving the residence.
- Provide adequate landscape opportunities along alleys and common drives.
- Vary the height and location of walls and fences to add visual interest to alleys and common drives.
- No center swale drainage.
- Provide adequate home and street lighting along alleys and common drives.
- Provide adequate storage and/or screening for storage of trash and recyclables.



Pedestrian gate for side access at Common Drive with window treatment and landscaping on first floor.



Full architectural treatment with opportunities for low walls and landscaping as screening on common drives.



Mailboxes and trash screening



Deck



Wrap Around Porch

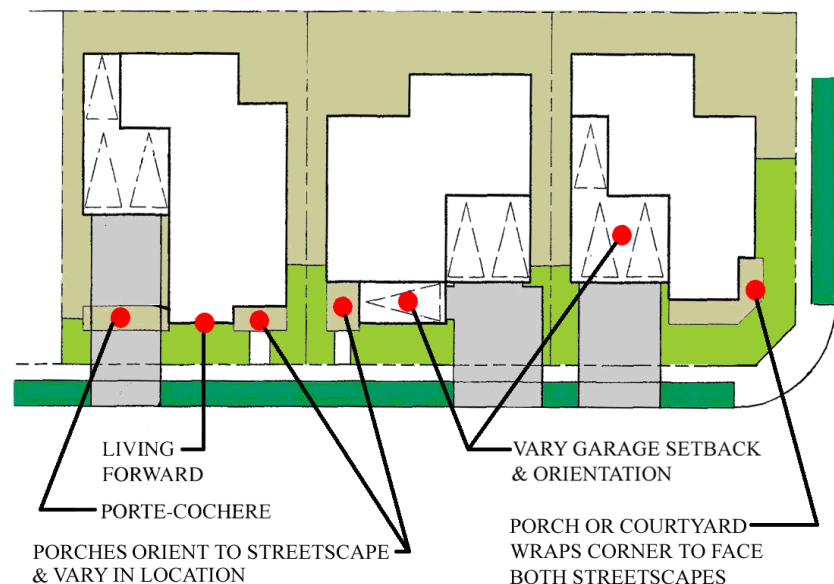


Porch

6.2.1.7 Corner lots and critical edges shall receive special attention by providing architectural and/or landscape enhancements.

- Variety is crucial to the success of Rich-Haven's streetscape, and enhanced architectural edge patterns are imperative in achieving that variety. Many lots in Rich-Haven are located on critical edges and/or front the street on two or even three sides. These elevations require additional architectural enhancements, varied setbacks, and building breaks that might normally be reserved for front elevations.
- More than 50% of corner lots must be plotted with a single story home, assuming a one story home is offered as a standard home. If not, a one story element of a two story home must be plotted adjacent to the more traveled street.
- Enhanced architecture shall be oriented to the street so that interactive elements along critical edges create a human scale and are consistent with the architectural style of the house. Interactive elements are those that orient the home to the street and engage it with the neighborhood. (Please see the table on the next page for appropriate locations of interactive elements) These elements include, but are not limited to the following:

1. porches
2. wrap around porches (at corners and critical edges)
3. verandahs
4. porte cocheres
5. balcones
6. decks
7. porticos
8. trellises
9. arbors
10. courtyards



- The quality design and orientation of interactive elements provide “eyes on the street” and contribute to pedestrian safety, a sense of place and activity, and neighborhood socialization. As a guideline, each house plan in a collection must contain at least one interactive element at the street elevation, with corner homes and homes on critical edges to have an additional interactive element on the side or rear elevation adjacent to that edge. The following locations shall be considered a critical edge:
 1. Neighborhood Entries
 2. Theme Streets
 3. Paths, Parks, Open Spaces and School Sites
 4. Roundabouts and Theme Intersections
 5. Alleys and Common Drives

Locating Interactive Elements										
	Porches	Wrap Around Porches (at corner conditions)	Verandahs or Patios	Porte-Cocheres	Balconies	Decks	Porticos	Trellises	Arbors	Courtyards
Neighborhood Entries	X	X	X	X	X	X	X	X	X	X
Theme Streets	X	X	X	X	X	X	X	X	X	X
Paths, Parks, Open Spaces and School Sites			X		X	X		X	X	X
Roundabouts and Theme Intersections		X	X		X	X		X	X	X
Alleys and Common Drives	X	X	X		X	X		X	X	X

- Any elevation adjacent to a critical edge shall require additional architectural enhancement along with the required interactive elements. Refer to Section 6.2.4 for details appropriate for each architectural style. Architectural enhancements at critical edges shall meet or exceed the following:
 1. The use of additional finish materials and/or colors other than monochromatic stucco as appropriate for the architectural style, such as stone, brick, or siding.
 2. Window and Door enhancements of divided light patterns and trim or recesses appropriate for the architectural style
 3. Varied setbacks and building breaks.



Wrap material, gable end treatment and window detailing to side elevation where required.

6.2.2 ARCHITECTURAL CONFIGURATIONS

An architectural configuration is defined by the placement of the residential entry, orientation of the garage, and respective density. Prototypes are attached or detached product types relative to a specific architectural configuration. The use of multiple configurations and prototypes is required to achieve the desired variety across the community. Additional prototypes may be proposed or existing prototypes amended, subject to Planning Department review and approval. For detailed requirements and conditions specific to each prototype, refer to Section 5.4.2. The list of prototypes has been repeated below for reference.

- Conventional 7,200 SF Single Family Detached
- Conventional 4,500 SF Single Family Detached
- Conventional 2,700 SF Single Family Detached
- Two-Pack or “Z” Lot Single Family Detached
- Alley Loaded Single Family Detached
- Courtyard Single Family Detached Lots
- Cluster Single Family Detached
- Duplex/Triplex
- Row Town Homes
- Courtyard Town Homes
- Tuck Under Town Homes
- Tuck Under Apartments/Condominiums
- Wrap Apartments/Condominiums
- Podium Apartments/Condominiums

6.2.2.1 General Design Elements and Objectives

The following principles apply to all residential product types within Rich-Haven, regardless of lot size and architectural style:

- Create off set or articulated wall planes for front and rear elevations.
- Create the opportunity for front & rear single story elements or, in the case of higher density prototypes, reduce or ‘step-down’ the massing at key focal areas and intersections.
- Utilize roof hips, dormers, staggered gables, etc. to vary roof forms and create visual interest.
- Create the opportunity for usable outdoor spaces with front porches, courtyards, decks or balconies.
- Diversify the orientation and placement of porches, residential entries, and garages.
- Provide full architectural treatment & finish to any elevation facing a public street, park, or open space.
- For single family detached prototypes, a variation of at least 5’-0” in lot width or building frontage shall define a prototype.
- Consider dedicated plans or elevations for key entry, corner, or end locations. Corner plans or elevations could include multiple or “wrap around” porches, alternate garage locations/access, etc.
- All trash enclosures shall meet or exceed the City’s requirements in addition to the following:
 1. Trash enclosures that are viewable from public areas should be adequately screened and constructed of materials complementary to the adjacent architecture.
 2. Trash enclosures, parking areas and service areas should be screened from adjacent residential neighborhoods.
 3. Where possible, trash enclosures should be:
 - Located to provide convenient access to residents and service providers. Attention should be paid to the proximity of adjacent residential entries, balconies, patios and yard areas.
 - Adjacent to main or major entries, but not as their “focal point.”
 4. Screening may occur in the form of masonry walls, landscaping, trellises and/or other landscape or hardscape elements subject to City approval. Screening shall also mitigate overhead views from residents of adjacent buildings. The proposed height of the screen shall be adequate to fully obscure the view of the service area.
 5. All project sites shall be designed to meet all the Integrated Waste Department’s requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

Historic Background

The Transitional character is derived from one parent Traditional Architectural Styles like Spanish, Bungalow, Farmhouse, Ranch, Cottage, etc. It's a blending of classic styles with clean contemporary elements. This style embraces and reinterprets elements from the Traditional style for a "old made new" updated look. Transitional theme is characterized by simplified geometry, and massing. Courtyards and indoor-outdoor relationship with large openings and floor to ceiling windows are features of this style.

Landscape in the Transitional character tends to be minimal in design and focused on efficient useable space. Landscape design emphasizes planes, geometric shapes, and informal layouts.

Planting is Native and consists of generally drought-tolerant plant material.

6.2.4.8 Transitional**6.2.4.8.1 Architectural Styles**

Transitional Styles include, but are not limited to:

- Transitional Spanish
- Transitional Farmhouse
- Transitional Colonial

6.2.4.8.2 Architectural Massing & Proportion

Required:

- Boxy and simple massing, can be symmetrical or asymmetrical.
- Proportions are more horizontal and humbler than vertical and imposing.
- Simple plan with uncomplicated roof.

Selected:

- Plan designed with interior or exterior courtyard.
- Asymmetrical shape with cross-gables and side wings.
- Covered porches.

6.2.4.8.3 Architectural Materials & Details

Required based on parent architectural style:

- Smooth or light sand finish plaster – specialty textures to be reviewed by City staff.
- Clean cut, smooth finish stone.
- Modern siding material
- Trim can be either metal or timber.
- Simple, expressive detailing devoid of ornamentation.
- Simple timber or metal in balconies, handrails, doors, gates, hardware and fences.

Selected:

- Slate profile or standing seam metal roofing.
- Metal cladding, corten steel and exposed concrete or split-faced block on walls as surprise element.
- Simple timber shutters.



Conventional Single Family Detached prototype depicting the Transitional Spanish style.

6.2.4.8.4 Entries & Porches

Required:

- Porches with bold clean form.
- Porch roof supported by timber or metal posts.
- Simple light fixtures, wall and/or ceiling hung.

Selected:

- Entry Courtyards with relationship to interior spaces.

6.2.4.8.5 Doors & Windows

Required:

- Windows and doors painted or stained to match the color palette of the structure.
- Windows are vertically oriented.
- Single hung windows at front elevation.
- Solid wood entry door, windows allowed.

Selected:

- Folding glass doors and retractable windows.
- All window and door ratios consistent throughout the house.
- Exterior shutters well-proportioned to the size of the opening.



Entry porch with door on accent wall



Feature window projection.



Covered entry porch with low-pitched roof



Simple asymmetrical massing and forms



Contrasting materials and textures for various massing elements



Porch with simple metal detailing.



Simple roof forms with standing seam metal roof.



Simple well-proportioned windows.



Low pitched gabled roof forms with open eaves.

6.2.4.8.6 Roof Forms & Materials

Required:

- Predominantly gable and shed roof forms, with minimal hips.
- Open eaves, not boxed.
- Fascia may either be metal or wood.
- Flat tile, concrete or asphalt shingle, Slate tile or standing seam metal roof.
- Low and high pitched roofs based on parent architectural style (3:12 – 8:12).
- Simple gable end accents or vents.

Selected:

- Accent parapet.
- Eaves often with simple rafter tails.
- Extended eaves over windows and patio openings with timber or metal bracing or brackets.
- Board and batten or siding at gable ends can be seen in the Transitional Farmhouse style.

6.2.4.8.7 Color

Required:

- Plaster –White, Eggshell or other light earth tones.
- Roof – Earthy reds, browns for Transitional Spanish and Grey tones for Transitional Farmhouse.

Selected:

- Trim – painted and contrasting to wall color.
- Entry Doors and other Accents – White, colored or mill finish depending on the scheme.

Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 1 gallon and spaced 10'-15' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawns shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Tree quantities to exceed minimum requirements.
- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with mulch between shrubs at time of planting.

6.2.4.8.8**Hardscape**

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or decomposed Granite.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, and/or integrally colored.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots and wrought iron ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

The Mid-century Modern Architectural style is from mid-twentieth century, becoming popular after the Second World War. The designers in 1940s and 1950s created this progressive style as a catalyst for social change after the war. The style also inspired art and furniture design of that era. Mid-century homes in Palm Springs, California are the famous examples of this style realized in residential architecture in America. This is a minimalist style emphasizing flat planes, open floor plans with elevation changes and large windows that connect with nature.

Landscaping for the Mid-century Modern style stays true to the surrounding landscape with native plants and hardscape materials. Layouts are usually informal although formality may be introduced to enhance natural or architectural elements. Just like the architecture, landscape also includes clean lines. Planting is used for its form, texture and color. Water features, sculptures and large rocks are sometimes added for interest.

6.2.4.9 Mid-century Modern

6.2.4.9.1 Architectural Styles

Mid-century Modern styles include, but are not limited to:

- Desert Mid-century
- Ranch-style Mid-century
- Split-level Mid-century

6.2.4.9.2 Architectural Massing & Proportion

Required:

- Horizontal proportions.
- Asymmetrical massing.
- Primarily one story home with occasional two story elements.
- Most commonly L-shaped, rectilinear floor plan.
- Simple geometry and clean lines.
- Large openings.

Selected:

- Plan designed around an interior courtyard.
- Rambling floor plans with separate roof forms for each element.

6.2.4.9.3 Architectural Materials & Details

Required:

- Concrete block or Stucco with smooth to light lace texture – specialty textures to be reviewed by staff.
- No ornamentation or decorative add-ons.

Selected:

- Trim, where applicable, can be either painted wood or metal.
- Board and batten.
- Brick, concrete or stone accent walls.



Conventional Home prototype (Single Family Detached with front entry and side garage access) depicting the Mid-century Modern style.

6.2.4.9.4 Entries & Porches

Required:

- Front door with roof overhang or tucked under second story.
- Porch roof supported metal or wooden columns.
- Minimalist Mid-century light fixtures, wall and/or ceiling hung.

Selected:

- Brick or stone cladding accent.
- Courtyard or atrium entry.

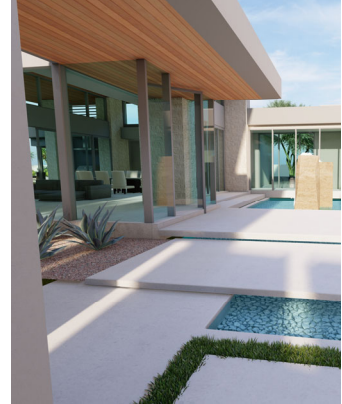
6.2.4.9.5 Doors & Windows

Required:

- Large single pane ribbon windows, floor to ceiling glass.
- Vertically hung secondary windows.
- Windows set flush with exterior wall.
- Simple wooden door with or without transom or sidelights .

Selected:

- Roofed or open balconies with roof overhangs or low pitched roofs.
- Metal and wood gates.



Floor to ceiling windows and doors connecting indoor-outdoor spaces.



Entry with roof overhang accentuating horizontal planes.



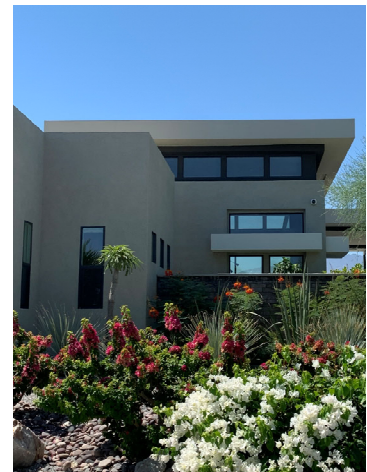
Entry porch with accent color door and metal column support.



Entry gate with contrasting accent wall and vertical element.



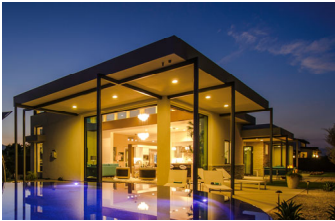
Concrete block vertical element and low pitched butterfly roof.



Horizontal windows under roof overhang and vertically oriented secondary windows.



Low pitched roof with overhang and windows and doors flush with exterior wall.



Metal columns supporting low-pitched roof over backyard porch.



Low-pitched roofs behind a parapet

6.2.4.9.6 Roof Forms & Materials

Required:

- Low-pitched hip roofs or shed roofs.
- 12" overhangs.
- Tight rakes, often with no fascia.
- Asphalt shingles
- Low-pitched roofs (2:12 – 3:12).

Selected:

- Roof forms behind a parapet.
- Clean and simple eaves and rakes with no detailing.
- Extended eaves over windows and balconies with simple bracing or brackets.

6.2.4.9.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – light colors complimenting overall color scheme.

Selected:

- Entry Doors and other Accents – to be consistent with the overall color scheme.
- True to material colors for stone, brick, concrete and other accents.



Minimalist Native landscaping with prominent horizontal planes

P6.2.4.9.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9)
- Front yards shall include a minimum of one 24" box tree.
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.9.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or clay tile.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

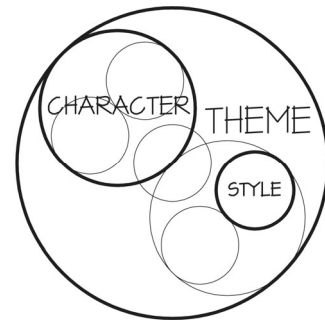
Selected:

- Integral colored concrete paving with stamped tile pattern.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots, and/or ornamental tiles.
- Multiple paving materials and/or finishes.

ARCHITECTURAL THEMES

6.2.3

Overarching architectural themes combine compatible historic characters to create harmony within and between neighborhoods. Each character is defined by its historic influences and common features, but has distinct architectural styles associated with it. This architectural hierarchy of a style within a character within a theme is shown in the diagram at right. Rich-Haven has three diverse architectural themes that are based on the successful and dominant historic styles found in Ontario: Spanish, European and American.



6.2.3.1 Use of Architectural Themes

In **Low Density neighborhoods**, the use of multiple themes with a range of styles is required. This approach creates variety in the massing, scale, proportions and materials, which is appropriate to the scale of the street scene. It also reflects the diversity found in the city’s historic neighborhoods.

Small Lot, Medium Density and High Density neighborhoods shall utilize only one architectural theme of compatible architectural styles and characters. This approach creates the compatibility necessary to address the intensity, scale, and massing associated with medium and high-density prototypes in these neighborhoods.

6.2.3.2 Architectural Compatibility

Styles may be compatible with multiple themes when they have one or more of the following criteria in common:

- **Styles have common historic influences.** Characters that evolved from similar eras and regions of the world will have similar characteristics. For example, the European Cottage and the Tudor/English Country characters both originated from Western Europe and are characterized by steeper roof pitches, stone or brick accents and multi-paned windows and are therefore both part of the European theme.
- **Styles utilize similar materials.** Styles that grew from a variety of eras and regions can still have similar materials. For example, the Craftsman Bungalow character and the American Traditional character have different influences, but both will have flat tile roofs, siding and/or shingle feature walls, and may have brick accents; they are therefore both part of the American theme.



6.2.3.3 Architectural Compatibility Matrix

Selection of architectural styles for development shall be based on compatibility. Compatible architectural styles are identified on the following matrix.

- In the matrix, “X” denotes compatibility of the architectural style with a given theme.
- For common features that define the architectural styles listed in this matrix not found in these guidelines, refer to the City of Ontario’s Historic Preservation Program and “A Field Guide to American Houses” by Virginia and Lee McAlester.
- This is not intended to be an all-inclusive list, but a reference for selecting compatible architectural characters and styles.
- Other styles may be considered at the discretion of the Planning Department.
- Proposed styles must meet the requirements of Section 6.2.4 and be detailed to a level equal to the examples shown therein.
- It is strongly recommended that if a different style is submitted, graphic examples of the historic style be provided for review prior to submittal.

ARCHITECTURAL CHARACTERS

The use of historic styles in residential architecture has been popular over the years and reinforces the timeless qualities of the community and its neighborhoods. This approach is encouraged within Rich-Haven, based on the following criteria:

Hierarchy of Architectural Elements – Details are critical to the success of an elevation at recreating a historic style. Each detail or element outlined falls under one of two types:

- **Required items** are critical to the elevation to achieve a specific character.
- **Selected items** will help to better define the character. These elements are more distinct and create differentiation between the Styles within the same Character. Not all elements are appropriate for all designs. Applicants must work with City staff to determine which elements are most appropriate for a given elevation.

Use of Architectural Elements – The level of architectural detailing necessary to achieve the architectural Character is relative to the scale of a home or residential building. The use of Required and Selected elements shall be scaled based on the width of the architectural frontage. Refer to the table at right to determine the percentage of Required items and the minimum number of Selected items required that will apply to the elevation (front, side or rear) that is fronting a street or critical edge. The minimum number of Selected Architectural items may be chosen from any architectural category (Materials & Details, Entries & Porches, etc.).

Architectural Quality – To promote the use of quality architectural details, two of the Required Architectural items may be substituted for one Selected Architectural item. Required Landscape and Hardscape items may not be substituted. Selected Landscape and Hardscape items enhance the minimum Required landscape, and are not appropriate as a substitute for them.

Do Not Mix Elements from Different Styles on One Elevation – Avoid mismatching elements from one style with another, e.g. No Gothic columns with Craftsman architecture on the same home.

- Refer to the City of Ontario’s Historic Preservation Program and “A Field Guide to American Houses” by Virginia and Lee McAlester for common features characteristic of a given style not found in these guidelines.
- Each style shall offer the Required Elements as described in its associated Architectural Character. However, the elevation shall exhibit the unique characteristics of its particular Style, being certain to include the requisite number of Architectural and Landscape Selected items.

Authentic Architectural Treatment – There shall be a consistent level of authenticity, regardless of the chosen style.

- All elements must be appropriate for the proposed elevation and are subject to approval by the City of Ontario.
- Additional or alternate Selected items may be required to create enough differentiation between styles within the same Character and Theme.

6.2.4

Architectural Frontage	Required Architectural Items	Selected Architectural Items	Selected Landscape Items	Selected Hardscape Items
Fifty Feet or Greater (≥50')	100%	4	2	2
Forty Feet or Greater (40' - 49')	90%	4	2	2
Thirty Feet or Greater (30' - 39')	80%	3	1	1
Less than Thirty Feet (<30')	70%	3	1	1

- Refer to Section 6.2.1.7 for additional criteria on Corner Lots and Critical Edges.
- High Intensity Attached prototypes are subject to 75% of required architectural items.

Historic Background

The Early California character is reminiscent of some of the earliest houses in the United States, located in formerly Spanish Territories. This rural character includes the Spanish Colonial and Monterey styles. Early California homes are defined by rustic details and simple forms that define a central courtyard. These humble homes in remote outposts often began as only one room, and grew over time. The few decorative details can be found in the porches and balconies, window and door treatments, and courtyards.

Landscape in the Early California character tends to be minimal in design and focused on efficient useable space. Landscape design emphasizes planes, geometric shapes, and formal layouts. Planting is Mediterranean or California Native and consists of generally drought-tolerant plant material.

6.2.4.1 Early California Character**6.2.4.1.1 Architectural Styles**

Early California styles include, but are not limited to:

- Spanish Colonial
- Monterey

6.2.4.1.2 Architectural Massing & Proportion

Required:

- Boxy and simple massing, can be symmetrical or asymmetrical.
- Proportions were more horizontal and humble than vertical and imposing.

Selected:

- Plan designed around an interior courtyard.
- Rambling floor plans with separate roof forms for each element.

6.2.4.1.3 Architectural Materials & Details

Required:

- Stucco with smooth to light lace texture – specialty textures to be reviewed by City staff.
- Trim can be either stucco or timber.
- Simple, expressive detailing devoid of excessive ornamentation.
- Simple wrought iron work in balconies, window grilles, handrails, doors, gates, hardware and fences.

Selected:

- First and second stories can be of different materials as seen in the Monterey style, utilizing a combination of brick and stucco or stucco and siding.
- Heavy timber detailing (beams, out-lookers, posts) in either wood or wood-like foam.
- Simple rustic shutters.



Conventional Single Family Detached prototype depicting the Early California style.

6.2.4.1.4 Entries & Porches

Required:

- Long narrow porches or recessed front door.
- Porch roof supported by heavy timber posts or large stucco columns.
- Decorative light fixtures, wall and/or ceiling hung.

Selected:

- Square columns are preferred over round, but all columns are encouraged.
- Entry Courtyards with relationship to interior spaces.

6.2.4.1.5 Doors & Windows

Required:

- Multi panel doors with little or no glass and sidelights or transoms.
- Windows are vertically oriented.
- Raised Panel entry doors.
- Recessed feature window and door openings.

Selected:

- Roofed or open balconies with either wood, wrought iron or wood rails.
- Arched top doors.
- Gates.



Simple Massing with Modest Wrought Iron Accents at Balcony and entry Awnings.



Heavy timber Deck Overlooking Entry Courtyard below



Walled Entry Courtyard.



Heavy Timber deck.



Arched feature window.



Porch with heavy timber detailing.



Simple roof forms with exposed rafter tails, porch with shed roof.



Contrasting dark brown fascia and window trim with pale stucco body and red "S" tile roof.



Low pitched gabled roof forms with simple pipe detailing at gable ends.

6.2.4.1.6 Roof Forms & Materials

Required:

- Predominantly gable and shed roof forms, with minimal hips.
- Open eaves, not boxed.
- Fascia may either be stucco or wood.
- Clay or concrete – Barrel or "S".
- Low-pitched roofs (3:12 – 5:12).
- Simple gable end accents of stucco or tile vents.

Selected:

- Eaves often with simple, rustic rafter tails.
- Boosted tiles add to authenticity.
- Extended eaves over windows with heavy timber bracing or brackets.
- Board and batten or siding at gable ends can be seen in the Monterey style.

6.2.4.1.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – Earthy reds, browns and terra cotta tones.

Selected:

- Trim (Wood) – Earth toned dark.
- Trim (Stucco) – Darker than stucco, lighter than wood trim.
- Entry Doors and other Accents – Bright accent colors to be consistent with historic precedent.

6.2.4.1.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 1 gallon and spaced 10'-15' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawns shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Tree quantities to exceed minimum requirements.
- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with mulch between shrubs at time of planting.

6.2.4.1.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or decomposed Granite.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, and/or integrally colored.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots and wrought iron ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

The Spanish Eclectic character is influenced by Italian, Moorish, Gothic, Byzantine and Renaissance detailing found in Spain and Portugal. This character includes the Mediterranean and Mission styles. It is enhanced with more elaborate ornamentation as seen in Mexico than its more modest Early California precedents. The entire history of Old and New World Spanish architecture influences this character's unusually rich and varied decorative treatments. The Spanish Eclectic character gained popularity and validation primarily after the Panama-California Exposition in San Diego in 1915. Bertram Goodhue adapted the richness of Spanish architecture in Latin America, going beyond the California "Mission" style, and demonstrated that this character could withstand academic and professional scrutiny and be worthy of its own place in architectural history.

Landscaping for the Spanish Eclectic character introduces rich hardscape materials and details, as well as a varied and ornamental planting palette. Layouts can be either formal or informal and utilize clay tile paving and decorative ceramic tile inserts. Planting is used for its form and color as well as its function and provides colorful accents throughout the living space.

6.2.4.2 Spanish Eclectic Character

6.2.4.2.1 Architectural Styles

Spanish Eclectic styles include, but are not limited to:

- Mediterranean
- Mission

6.2.4.2.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing.
- Often combining one story elements on a two story home.
- Most commonly L-shaped or rambling floor plan.

Selected:

- Round turret or tower elements.

6.2.4.2.3 Architectural Materials & Details

Required:

- Stucco with smooth to light lace texture – specialty textures to be reviewed by staff.
- Trim can be either stucco, cut stone or timber.
- Ornate low-relief carvings, highlighting arches, columns and window surrounds.
- Decorative wrought iron in balconets, window grilles, handrails, doors, gates, hardware and fences.

Selected:

- Shutters with appropriate decorative wrought iron hardware such as shutter dogs, straps, clavos and/or hinges.
- Sculpted wing walls.
- Clay tile (or other materials, similar in appearance) vents, guardrail in-fills and/or screens.
- Niches or stucco recesses.
- Ceramic tile insets, coping or edges.



Conventional Manor Home prototype (triplex with front and side garage access) depicting the Spanish Eclectic style.

6.2.4.2.4 Entries & Porches

Required:

- Arcaded porches or recessed front door.
- Porch roof supported by large columns with arches (half round, elliptical or eyebrow) between columns.
- Decorative light fixtures, wall and/or ceiling hung.

Selected:

- Square columns are preferred over round, but all columns are encouraged.
- Entry Courtyards.

6.2.4.2.5 Doors & Windows

Required:

- Multi panel doors with little or no glass and sidelights or transoms.
- Windows are vertically oriented.
- Raised Panel entry doors often emphasized by columns, pilasters, or patterned tiles.
- Arched and recessed feature window, of half round, parabolic or elliptical shape.

Selected:

- Roofed or open balconies with either wood, wrought iron or wood rails.
- Arched top doors.
- Gates.



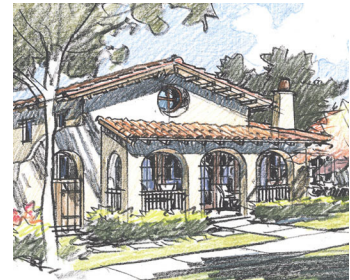
Round turret or tower with recessed front door.



Recessed entry and windows, decorative wrought iron detailing at awnings.



Arched recessed porch and shaped parapets.



Porch of large stucco columns with arches.



Round turret with arched entry door.



Recessed windows, wrought iron balcony accent and arcade.



Low pitched gabled roof with simple recess at gable ends and cementitious window and door surrounds.



"S" tile roof with open eaves accentuated by decorative eave treatment and tile venting.



Tight rake with no exposed fascia, recessed feature window and decorative chimney cap.

6.2.4.2.6 Roof Forms & Materials

Required:

- Predominantly gables with occasional hips and parapets.
- 12" or tight eaves.
- Tight rakes, often with no fascia exposed.
- Fascia may either stucco or wood.
- Clay or concrete – Barrel or "S".
- Low-pitched roofs (3:12 – 5:12).
- Decorative gable end treatments of stucco recesses, tile vents and/or wrought iron accents.

Selected:

- Rakes with scalloped detailing.
- Eaves with decorative stucco profile or corbels.
- Elaborate chimney caps.
- Extended eaves over windows with decorative bracing or brackets.
- Shaped dormers or parapets.

6.2.4.2.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – Earthy reds, browns and terra cotta tones.

Selected:

- Trim (Wood) – Earth toned dark.
- Trim (Stucco) – Darker than stucco, lighter than wood trim.
- Entry Doors and other Accents – Bright accent colors to be consistent with historic precedent.

6.2.4.2.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree

- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C..
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.2.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or clay tile.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Integral colored concrete paving with stamped tile pattern.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots, and/or ornamental tiles.
- Multiple paving materials and/or finishes.



Smooth stucco pilasters with ceramic tile detailing.

Historic Background

The European Cottage character captures natural elements and rustic materials found in medieval Europe and the United Kingdom. This character includes the French Eclectic and Richardsonian Romanesque styles. Characterized by an asymmetrical, romantic farmhouse or informal gentrified form, the character is dependent on steeply hipped and/or gabled roofs. Tower elements or sculptured swooping walls at the front elevation break up the façade to create an absence of a visually stiff cross gable. The impression offered by this character is one of timeless charm and human scale.

Landscape associated with European Cottage architecture primarily utilizes natural building materials, and informal layouts. Landscape generally consists of colorful plantings, flowering borders, vines, and deciduous trees.

6.2.4.3 European Cottage Character

6.2.4.3.1 Architectural Styles

European Cottage Styles include, but are not limited to:

- French Eclectic.
- Richardsonian Romanesque.

6.2.4.3.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing.
- Vertical proportions, smaller openings.

Selected:

- Round Tower.

6.2.4.3.3 Architectural Materials & Details

Required:

- Trim can be either stucco, wood or clad foam/simulated wood and/or stone.
- Stucco, brick or stone exterior material combinations.

Selected:

- Shutters are predominately featured, along with appropriate iron hardware. Shutter shape to match shape of window. The use of rectangular shutters with arched top windows (and vice versa) is prohibited.
- Recessed stucco accents (pigeoniers, arched openings, etc.) with smooth stucco finish.
- Sculpted stucco walls.
- Wood siding accents.
- Wrought iron or cast stone balusters.
- Juliet style balconies of wood and/or wrought iron.



Alley Loaded Single Family Detached prototype depicting the European Cottage style.

6.2.4.3.4 Entries & Porches

Required:

- Recessed entry can be arched and/or have quoins and pediments.

Selected:

- Porches can be defined by stone columns or multi-columned wood posts.
- Decorative light fixtures can be ceiling or wall mounted.

6.2.4.3.5 Doors & Windows

Required:

- Extensive use of multi-paned glass doors (French doors).
- Single entry door, can be accented with transom or side-lights.
- Windows are vertically oriented with multi-paned accents (diamond or rectangular pattern).

Selected:

- Shallow arched windows as accents.
- Stained glass accent windows.
- Recessed or bay window as feature.
- Pot-shelves or window boxes at focal windows.



Recessed entry door with multi-paned windows and decorative light fixtures.



Windows are placed in alignment. Garage door is enhanced and recessed with shadow line even though it is located forward in plan.



Massing can be simple, steep roof pitch with a focus on a recessed entry and multi-paned windows.



Use of multi-paned dormer and bay windows.



Steep roof pitches with articulated massing and gable end venting as accents.



Siding accent at gable end, use of pot shelves and Juliet balconies to activate the street scene.



Light stucco with contrasting dark window trims and roof colors.

6.2.4.3.6 Roof Forms & Materials

Required:

- Gable, hip and Dutch gable roof forms.
- Front facing gables as dominant element.
- 8:12 pitch at accent roofs.
- Gable end venting in various styles.

Selected:

- Wide variety of roof dormer forms that break the fascia, continuing the wall plane below.
- Minimal overhangs – approximately 8” with boxed eaves.
- Slate, faux shingle/shake and/or asphalt shingles are appropriate.
- Accentuated with “bell cast” or flared roof treatments at the eave.
- Metal accent roofs at bay windows or turret.
- Half stucco chimneys with stone or brick on the lower portion.

6.2.4.3.7 Color

Required:

- White or off-white, tan or light gray earth tones.
- Trim colors typically contrast base color.

6.2.4.3.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Informal landscape layouts.

Selected:

- Additional plant species over the minimum to include flowering trees or shrubs, trees or shrubs with colored foliage, and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.
- Flowering borders of shrubs and perennials.

6.2.4.3.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be concrete (broom finish), decomposed Granite, Flagstone, or Cobble.
- Colors and finishes compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched or integrally colored with stamped Flagstone or Cobble pattern.
- 3' high maximum decorative landscaping walls and pilasters with stacked stone or cobble stone veneer.
- Details and accents to include clay pots, flower boxes, wood arbors, and/or wood trellises.
- Multiple paving materials and/or finishes.

Historic Background

The Craftsman Bungalow character evolved from the late 19th century English Arts & Crafts movement as a reaction against the Industrial Revolution. This movement emphasized the harmonious relationship between Nature and Man, in contradiction to the Victorian era that preceded it. California architects like Bernard Maybeck and Greene & Greene continued developing this movement with their intricate details, characterized by the use of hand finished materials, rusticated texture and Asian influence.

The Craftsman variation of the Bungalow became increasingly popular with first time home buyers in the early 20th century. They were charming, modest and the answer to homebuyers looking for inexpensive yet stylish homes. They could be constructed from kits purchased through catalogues or built by local contractors with stock plans. The Craftsman Bungalow character includes the Craftsman, Mediterranean Bungalow, California Bungalow, and Colonial Bungalow styles.

Craftsman landscape design focuses on an artistic use of natural, built, and recycled materials including stone, brick, artistic tile, and wood. Planting emphasizes form, accent, and integration with arts and crafts elements, and can take on both formal and informal arrangements.

6.2.4.4 Craftsman Bungalow Character

6.2.4.4.1 Architectural Styles

Craftsman Bungalow Styles include, but are not limited to:

- Craftsman (Arts & Crafts)
- Mediterranean Bungalow
- California Bungalow
- Colonial (East Coast) Bungalow

6.2.4.4.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing, usually one but occasionally two stories.
- Horizontal massing with deep overhangs.

6.2.4.4.3 Architectural Materials & Details

Required:

- Stucco body with gable end and body accents in combinations of wood shingles, siding, board and batten.
- Wood porch rails.

Selected:

- Simple and large gable end vents.
- Exposed rafter tails, usually decorative.
- Smooth stucco, lapped siding or shingles.
- Foundation or wainscot accent using stone (usually river rock) or brick.
- Stone or brick with rag finished grout.



Alley Loaded Single Family Detached prototype depicting the Craftsman Bungalow style.

6.2.4.4.4 Entries & Porches

Required:

- Wide and deep front porches in partial or full front massing.
- Exposed wood post and beam detailing with battered stone or brick pilaster base.
- Horizontally oriented 1x4 guard/porch rails.

6.2.4.4.5 Doors & Windows

Required:

- Divided or undivided glass or multi-panel solid with side lights or transoms.

Selected:

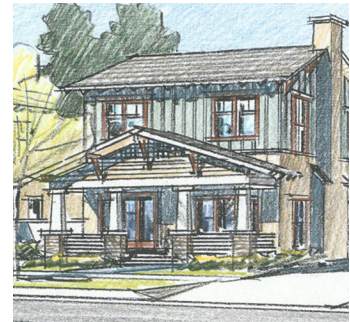
- Windows with multi-paned upper sash.
- Wood or wood-like trim surrounds.
- Grouped or bands of windows.



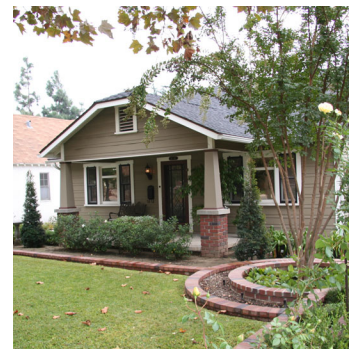
Articulated and asymmetrical two-story massing, extensive shingle siding, large porch, and appropriate geometry for divided lights and multi-paned glass.



Exposed wood columns with battered stone base at porch.



Covered porch with paneled wood siding and wood trims.



Tapered posts with brick bases, grouped windows and wood detailing.



Entry door with side lights, shingle siding and wood posts with brick bases.



Low slope gabled roofs with large overhangs.



Low slope roof with large, exaggerated overhangs with wood supports and fascia.

6.2.4.4.6 Roof Forms & Materials

Required:

- Low-pitched gabled roofs with the occasional shed.
- 3:12 – 4:12 roof pitch.
- Flat concrete or slate-type tile.

Selected:

- Extended eaves – 18” minimum overhang, accentuated with exposed and decorative rafter tails.
- Sculpted fascia often extends past adjacent rafter tails.
- Exposed attic vents at gable ends.
- Gabled or shed dormers.
- Triangle knee bracing on gable ends.
- Additional stick-work in gables.
- False beams under gables.

6.2.4.4.7 Color

Required:

- Wide variety from light to dark with contrasting or complementary trim.



Dark Earth tones with wood gable end and heavy timber accents.

6.2.4.4.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms and unique qualities.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.4.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Flagstone, or Brick.
- Colors and finishes compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored with stamped flagstone or brick pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- 3' high maximum ornamental wood fencing with artistic designs.
- Details and accents to include glazed or stone pots, wood arbors, and/or hand-painted ceramic tile.
- Multiple paving materials and/or finishes.

Historic Background

The American Traditional character evolved from the first homes built in the New England Colonies and the plantation homes of the South. This character includes the American Foursquare, Colonial, Dutch Colonial, and Neoclassical styles. As lifestyles evolved from the one story saltbox, the need for more space and specific room functions was necessary, leading to the addition of second stories, dormers in gabled roofs and wings of smaller continuous gable forms. Details of this character demonstrate the Colonial Revival influence with the use of brick veneer and/or wood siding.

Landscape related to Traditional architecture lends itself to efficiency and durability while incorporating natural building materials and flowering accents. Planting styles originated from Colonial America and reflect pastoral landscape elements such as large evergreen and deciduous trees and large sweeps of lawn.

6.2.4.5 American Traditional Character

6.2.4.5.1 Architectural Styles

American Traditional styles include, but are not limited to:

- American Foursquare
- Colonial
- Dutch Colonial
- Neoclassical

6.2.4.5.2 Architectural Massing & Proportion

Required:

- Symmetrical facades.
- Two-story massing.

6.2.4.5.3 Architectural Materials & Details

Required:

- Predominantly stucco sand finish.

Selected:

- Accents of brick, horizontal siding and/or shingle.



Alley Loaded Manor Home Triplex prototype depicting the Traditional style.



Alley Loaded Single Family Detached prototype depicting Traditional style.

6.2.4.5.4 Entries & Porches

Required:

- Centered porch typically expressed as a projecting pediment with classical columns and front facing gable end roof.

Selected:

- Can utilize large stucco pillars, most often 4 in number, supporting a covered gallery of lighter wooden columns or open deck above.
- Open railing at porch or gallery/deck above.

6.2.4.5.5 Doors & Windows

Required:

- Wood paneled front door.
- Evenly spaced multi-paned windows with wood or wood-like trim.

Selected:

- Louvered shutters.
- Semi-circular front door or elliptical transom light above.



Paneled front door with arched transom above, classical columns supporting gabled porch roof.



One story massing with windows grouped to mimic French doors with side lights, gable end treated with vent.



Multi-paned windows with shutters and lap siding.



Multi-paned window in hipped dormer, extensive use of shingle siding.



Symmetrical proportions and window placement with classical portico element at entry.



Very simple and straight forward massing is successful with quality materials like wood paneling and brick veneer, colors contrast with bright white trims.



Massing can be more articulated with materials appropriate to each mass, combining stucco, siding and brick on one elevation.

6.2.4.5.6 Roof Forms & Materials

Required:

- Front to back gable or hipped roof as primary roof form with secondary front facing gables or shed elements.
- Flat concrete or composition tile.
- 5:12 to 7:12 pitches with overhangs from 12" to 24".

Selected:

- Dutch gable or gambrel roof.
- Gable end venting.
- Dormers.
- Masonry chimneys.
- Wide band, frieze trim or dentils at eave.

6.2.4.5.7 Color

Required:

- White with dark accents or light color with white accents.



Barn shaped roof with coloring similar to siding is accented with bright white trim and dark shutters, use of large multi-paned French doors and windows.

6.2.4.5.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C..
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Large sweeping lawns.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.5.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Flagstone, or Brick.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

Selected:

- Enhanced concrete finish to be sandblast, acid etch, or integral colored and stamped flagstone or brick pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- 3' high maximum decorative fencing to be vertical wood picket or vertical tubular steel picket with ornamentation.
- Details and accents to include wood or iron trellises, and/or iron, brass, or aluminum ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

Early California ranchers developed the first California adaptation of the Ranch styles in response to their lifestyle, available materials and environmental considerations. The Ranch character includes the Western Farmhouse, California Ranch, and Vernacular Bungalow styles. The one story profile of these homes was influenced from a variety of architectural styles from Craftsman to Spanish Colonial architecture. However, the detailing of these styles was simplified when adapted to the Ranch character. Especially popular in the 1950's and 60's, the Ranch Character is characterized by an asymmetrical plan, a low-pitched roof with moderate overhangs, and ribbon windows.

Landscape in the Ranch Character centers on efficiency, durability, and useful space. Layouts can be formal or informal, but are usually minimal in design. Planting is placed to serve a specific purpose, and often produces edible fruit, flowers, or foliage.

6.2.4.6 Ranch Character

6.2.4.6.1 Architectural Styles

Ranch styles include, but are not limited to:

- Western Farmhouse
- California Ranch
- Vernacular Bungalow

6.2.4.6.2 Architectural Massing & Proportion

Required:

- Asymmetrical plan with wide street frontage with attached garage or carport.
- Simple rectilinear forms and detailing.
- One-story massing/strong horizontal emphasis.

Selected:

- Many plans were U-shaped to emphasize interior/exterior relationships.
- Open plan blending interior & exterior spaces.

6.2.4.6.3 Architectural Materials & Details

Required:

- Simple, Minimalist posts and trims.

Selected:

- Board & batten or horizontal siding.
- High brick foundations/wainscots.
- Exposed truss ceilings.



Alley Loaded Micro Lot with Single Family Detached Condo prototype depicting Ranch style with exposed rafter tails, board and batten and lap siding.

6.2.4.6.4 Entries & Porches

Required:

- Long and continuous porches along front and/or rear facades, typically an extension of the main roof or utilizing a lower pitch that breaks into the main roof plane.
- Simple wood column and railing details.

6.2.4.6.5 Doors & Windows

Required:

- Wide, sliding glass doors leading out to a patio.
- Orderly window placement– without recesses.

Selected:

- Ribbon windows.
- Shutters.
- Barn door garage doors.



Simple post and beam porch breaks up two story mass.



Loaded Single Family Detached prototype with simple windows and lap siding.



Simple post and beam support at porch.



Ribbon windows.



Simple repetitive windows with minimal treatment, can have shutters.



Long horizontal gable roof, with extensive use of lap siding and brick accent at chimney.



Muted tones with bright white trim and darker accent at shutters.



Pale tones with bright white trim, use of stucco and board and batten siding break up two story massing.



Simple one story massing with long continuous porch articulating entire front façade.

6.2.4.6.6 Roof Forms & Materials

Required:

- Long horizontal gable roofs of 4:12 pitch.
- Flat concrete or shake tiles.

Selected:

- Minimum 24" overhangs.
- Brick chimney.
- Exposed rafter beams.
- Dormers.

6.2.4.6.7 Color

Required:

- Muted tones with brighter trim and accents.



Long continuous porch that breaks into main roof, muted stucco tones.

6.2.4.6.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 2" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.

Selected:

- Tree quantities to exceed minimum requirements
- Additional plant material over the minimum to include flowering trees and/or shrubs, and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.6.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Concrete Pavers, Brick, or Cut Stone.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored and stamped cut stone pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or cultured stone veneer and caps.
- 3' high maximum decorative wood fencing with horizontal members or split rail fence design.
- Details and accents to include wood or iron trellises and/or wrought iron ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

One of the many revival characters prevalent in Southern California, English Country homes recall the architecture of the English countryside. This character includes the Tudor and Stick styles. This picturesque and romantic style of steeply pitched roofs and half-timbered gables became popular in the 1920's. Variations in one and two story shapes with asymmetrical facades are embellished with brick veneer.

English Country architecture lends itself to natural building materials in a more refined state such as brick and cut stone. Planting is arranged both formal and informal, but lines and edges are always well defined with hedges or a strong change in material.

6.2.4.7 English Country Character**6.2.4.7.1 Architectural Styles**

English Country styles include, but are not limited to:

- Tudor
- Stick

6.2.4.7.2 Architectural Massing & Proportion

Required:

- Informal, asymmetrical massing.
- Angularity & verticality.

Selected:

- Cantilevered second floor pop-outs.

6.2.4.7.3 Architectural Materials & Details

Required:

- Simulated wood or stucco trim around windows and doors, usually heavy.
- Stucco walls featuring brick or stone elements.
- Siding or half-timber accents.

Selected:

- Extensive use of brick or stone exterior finish.



Single Family Detached depicting English Country style with exterior brick and wood finish.

6.2.4.7.4 Entries & Porches

Required:

- Decorative light fixtures, either wall mounted or pendant.
- Covered entry, either by recess, alcove, tower or small front porch.

Selected:

- Simple posts and railings.

6.2.4.7.5 Doors & Windows

Required:

- Multi-paned windows.
- Articulated doors, often with multi-paned windows.
- Various window shutter shapes and forms.

Selected:

- Diamond or other specialty pattern multi-paned feature window.
- Stained glass as an accent window or in entry door.
- Entry door with diamond pattern accent window.



Covered Front porch with extensive use of brick veneer.



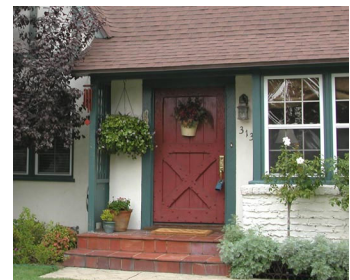
Turret at entry, contrasting brick veneer inlayed with half-timber detailing.



Recessed entry with enhanced brick detailing and multi-paned windows.



Multi-paned window with shutters and wood trim.



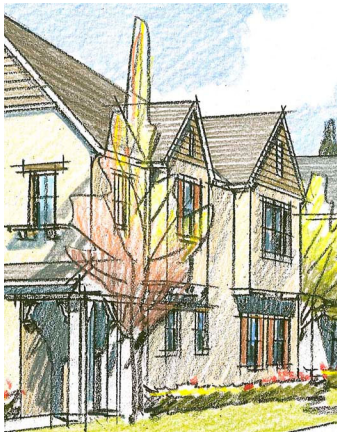
Covered Entry with decorative light fixture.



Dormer with lap siding accents, contrasting light and dark earth tones.



Attached product with articulated roof massing and cantilevered pop outs.



Cantilevered second floor pop-outs with siding accents at gable ends.

6.2.4.7.6 Roof Forms & Materials

Required:

- Flat concrete tile with slate or shake type appearance.
- Steep pitched gables, ends treated with half-timber detailing, trusses or substantial amounts of siding.
- 6:12 to 8:12 pitches.

Selected:

- Dormers.
- Tight rakes with extended 12" eaves.
- Large central chimneys of brick or stone.

6.2.4.7.7 Color

Required:

- Light earth tone base colors with contrasting trim colors.
- Dark window trims.



Steep pitched roof with half-timbered gabled end in contrasting colors.

6.2.4.7.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 2" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Strong defined landscape edges.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms and unique qualities.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.7.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), Concrete Pavers, Flagstone, Cut Stone, or Brick.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored and stamped flagstone or cut stone pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- Details and accents to include classic style limestone or concrete pots and statuary.
- Metal ornamentation made from iron, brass, bronze, or aluminum.
- Multiple paving materials and/or finishes.

6.3 HIGH DENSITY RESIDENTIAL DESIGN GUIDELINES



The primary goal for High Density residential elements within the Rich-Haven Regional Commercial, Mixed-Use and Stand Alone Residential Overlay District is to infuse the dynamic commercial mixed-use neighborhood with residential and pedestrian assets while providing for a range of housing types. The following principles establish the essential characteristics that will promote the support these goals.

High Density Residential components of a Mixed-Use project are intended as an extension of a dense, urban fringe project. However they are intended to capture the flavor of an all American small town lifestyle in terms of its neighborhood character and architectural charm. The architecture of these residential projects should be designed to reinforce the overall community design concept. The following design guidelines apply to high-density residential development within Planning Areas 6A, 8 and 9.

6.3.1 GENERAL DESIGN ELEMENTS & OBJECTIVES

6.3.1.1 Architectural Styles

- Variety in architectural style and treatment is encouraged within and between residential product types.
- High-density single-family residential product shall follow the architectural character and plotting requirements as defined in the Residential Design Guideline section of this chapter.
- High intensity attached residential products are only subject to 75% of required items per character.

6.3.1.2 Mixture of Housing Types

- Interesting residential streetscapes shall be designed.
- In a given high density planning area, no more than 150 units shall be of the same prototype, unless varied with different elevational styles and/or massing.

6.3.1.3 Projections into Required Yards

- Building articulation is encouraged as it fosters greater variety along the streetscape.
- Architectural projections may encroach a maximum of 2 feet into required front, rear or side setback areas.
- An architectural projection is defined as an element that articulates the building elevation such as media niches, bay windows, chimneys, balconies, porches, and other similar elements. Encroachments may be supported by a foundation.

ARCHITECTURAL COMPONENTS

6.3.2

6.3.2.1 Building Facades

- The scale of buildings shall be broken down through the use of varied building massing and forms on a single structure.
- Buildings shall incorporate offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.
- No more than one third (1/3) of the front façade may comprise a single wall plane.
- Horizontal or vertical offsets shall be 2’ minimum.

6.3.2.2 Roof Forms

- Roof treatments shall be consistent with the architectural style of the building.
- Variety in roof forms, ridge heights and direction of gables is required in order to avoid monotonous roof lines along master planned streets and paseos.
- Roof slopes and overhangs shall be consistent with the architectural style of the building.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

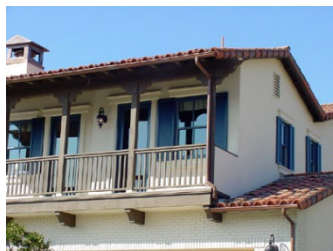
6.3.2.3 Roof Materials

- A variety of roof materials is encouraged throughout the High Density development in order to avoid a monotonous roof-scape appearance.
- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.
- Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted, but shall be designed as an integral part of the roof. White “bubble” skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Permitted roof materials are limited to concrete or clay barrel tile, flat concrete or slate tile, simulated wood shakes and asphalt shingles (on Federalist, Cape Cod or similar style where shingles were traditionally appropriate).
- Copper or metal details and accents may be used on a limited basis. When used, they shall have a matte finish to minimize glare.



Varied building massing and form in a single structure.

6.3.3 ARCHITECTURAL FEATURES & ACCENTS



6.3.3.1

Windows

Principal windows, with recess, surround, enhanced header/sill, window grouping, or other decorative features for shadow, depth and detail, are required on all elevations. Features such as 12" deep pot-shelf with roof element and corbels can define principal windows and greatly enhance elevations.

All other windows and openings shall be trimmed or otherwise treated.

- Stucco trim elements, when used, shall be sand or smooth finish on the first floor.
- Trim elements with 1 ½" reveal on small decorative windows are encouraged.
- Trim shall be of different color or material than principal wall treatment.

6.3.3.2

Garage Doors

- All garage doors on front elevations shall be recessed 12" or be surrounded with 12" minimum pop-outs.
- Door lights, when used, shall be appropriate to the architectural style of the building.
- On court streets, drive aisles, or common drives, the face of garage doors shall be recessed a minimum of 6" or be surrounded with 6" minimum pop-outs.

6.3.3.3

Front Doors and Entries

- Entries for direct access prototypes shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.
- Common entries shall be well articulated and identifiable for pedestrian and vehicular users.

6.3.3.4

Courtyards

- Courtyards are encouraged and, when used, shall appear as an extension of the architecture of the main building.
- Courtyard walls shall be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents as appropriate to the architectural style of the building.
- Courtyard walls shall not exceed 3.5' in height and shall be setback from sidewalks a minimum of 3' to allow for landscaping.

6.3.3.5

Balconies

- Balconies shall be designed to be in scale and proportion with the architecture of the adjoining building.
- Covered or trellised balconies are preferred.
- Scuppers or internal drains are required on all balconies for drainage.
- Balcony supports shall be proportional to porch size.
- Balconies may encroach into setbacks a maximum of 36 inches.

6.3.3.6 Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimneys caps shall be compatible with the architecture of the building. Vents
- 'B' type vents for gas appliances, water heaters, and heating units shall be painted to match the adjacent material. Such elements shall be located to minimize visual impact to building elevations.

6.3.3.7 Exterior Stairs

- Exterior stairs must be designed as an integral part of the architecture. Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.
- Stair guardrail design must be consistent with the architecture of the building.

6.3.3.8 Awnings

- Awnings must be designed as an integral part of the architecture.
- Unacceptable awning treatments include: metal louvers (except Bermuda style shutters, or those consistent with architectural style) or untreated fabric. Project names, texts, or logos are acceptable as decorative awning treatments, however not as primary signage.

6.3.3.9 Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment screened.
- Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

6.3.3.10 Meters

- Natural gas meters shall be grouped and screened behind walls or hedges. Builders shall contact the gas company for minimum clearances.
- Electrical meters located on exterior street elevations shall be ganged and located behind doors. Builders shall contact the power company for minimum clearances.
- Screen walls and electrical enclosures shall be designed integral to the project's architecture.

6.3.3.11 Solar Panels

- Panels shall be mounted directly to a sloped roof plane and be integral to the roof design.
- Roof mounted solar panel equipment shall be similar to the roof in color and appearance and have a reflectivity value of 20% or less.
- Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.
- Frames shall be colored to compliment the roof. Mill finish aluminum frames are prohibited.
- Support solar equipment shall be enclosed and screened from view.

6.3.3.12 Satellite Dishes

- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CCR's and all federal regulations.

6.3.3.13 Gutters and Downspouts

- Exposed gutters and downspouts, when used, shall be colored to match/compliment the surface to which they are attached.

ACCESSORY STRUCTURES

6.3.4

6.3.4.1 Clubhouse and Recreation Buildings

- Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

6.3.4.2 Storage Buildings

- Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

6.3.4.3 Detached Garages

- Detached garages must use a similar roof treatment and building material as the residential buildings they serve.
- Six-car detached garage structures are preferred as a maximum.
- Detached garage structures with more than six parking spaces shall have a minimum 2' garage door offset within the length of the structure.

6.3.4.4 Carports

- Design, including materials, roofing, screening and color, shall match project style and design.
- Carport length shall not exceed the width of 8 parking spaces.

6.3.4.5 Parking Structures

- Parking structure facades, where exposed to streets or to project active common open space areas, shall be compatible with building architecture; preferably building architecture should wrap in front of the garage.
- Pedestrian access to parking structures shall be clearly delineated.
- Pedestrian entryways shall be separated from auto circulation, where feasible.
- Pedestrian access for tenants, residents, and guests, where applicable, shall be combined in the same entry.
- Parking spaces, open or enclosed, shall be no less than 9 feet wide by 19 feet deep. Compact parking shall be allowed at dimensions of 8 feet wide by 15 feet deep, and not comprise more than 25% of the total parking spaces.
- Elevators/stairways/exits shall be clearly marked for ease of pedestrian use.
- Reserved/Guest parking, as applicable, shall be marked on the stall or by placard.
- Tandem parking configurations are allowed for tenants, t may include one standard and one compact stall.



6.3.4.6 Trash Enclosures

- Trash enclosures shall be constructed of concrete masonry units finished similar to buildings in the development.
- All trash enclosures shall have opaque metal gates that are designed consistent with the development.
- Each trash enclosure shall have a lighted access that meets federal accessibility standards.
- All project sites shall be designed to meet all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

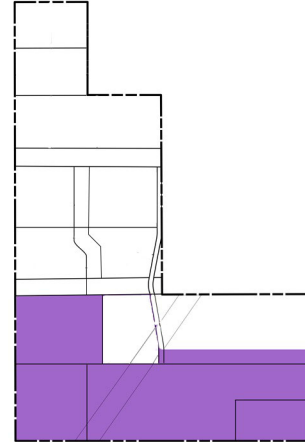
6.4 REGIONAL COMMERCIAL/MIXED-USE DESIGN GUIDELINES

Regional Commercial/Mixed-Use guidelines apply to Planning Areas 4B, 5B, 5C, 6B, 7, 8, and 10B. Refer to Section 6.3 for High Density residential guidelines, which apply to the Stand-Alone Residential Overlay and residential components within Planning Areas 4A, 4B, 5B, 9 and 10A.

It is the intent of these guidelines to provide guidance and a framework for development of vibrant and viable Regional Commercial Mixed-Use services, including office/professional, hospitality, retail, commercial, civic, quasi-public, and high density residential uses.

The Regional Commercial/Mixed-Use district provides for immediate office/professional/service needs of the Rich-Haven neighborhoods and the greater regional areas. In addition, the Regional Commercial/Mixed-Use District may have the capacity to provide day-to-day commercial retail services, truly enabling this area to serve as a “community gathering place” where residents may stop and linger while enjoying a cup of coffee, reading the newspaper, or socializing with their neighbors in a pleasant pedestrian environment.

These guidelines will further serve to implement the goals, policies and principles of the City’s TOP by drawing upon the rich architectural diversity, quality and history of Ontario’s established neighborhoods. Architecture of all commercial buildings, mixed-use or single use, shall complement the overall traditional community image of the Rich-Haven Specific Plan. The intent is to allow for a variety of building size, types, configuration, and uses to coexist while providing sufficient architectural direction to ensure a unified, cohesive development.



6.4.1 COMMUNITY DESIGN OBJECTIVES

- Secure the long-term vitality of The Ontario Plan by implementing its objectives, policies and principles.
- Create a Mixed-Use land use concept that seamlessly transitions high density living into commercial/service activities.
- Create a community of cohesive land uses, which provide for a wide variety of architectural configurations and housing prototypes.
- Create a palette of landscape materials, features and details that blend diverse architectural elements into cohesive neighborhoods.
- Create a palette of way finding signage that infuses the community with character and reinforces the viability of mixed land uses.
- Create a hierarchy of pedestrian and vehicular circulation within the community.
- Provide safe and convenient pedestrian links from residential areas to school, park and commercial sites that serve the community.
- Create a palette of architectural styles and community features that evoke traditional, timeless qualities.
- Utilize architectural massing to define use and public/private spaces.
- Create mixed-use neighborhoods where interactive architecture dominates the primary street scene.

6.4.2 ARCHITECTURAL PHILOSOPHY



The purpose of the Regional Commercial/Mixed-Use land use is to foster dynamic neighborhoods. This place making land use enables a main street environment where bustling pedestrian activity is as important to the streetscape as vehicular activity; a place where the town center atmosphere is a short walk for residents to enjoy the goods and services at the heart of the mixed use district. Commercial components stand alone or mixed-use elements, within the Regional Commercial/Mixed-Use district should reflect an architectural style reminiscent of small-town American town centers. Architectural execution of this style is described in subsequent sections.

6.4.3 GENERAL DESIGN ELEMENTS & OBJECTIVES

A palette of styles, massing, materials, and details shall convey a timeless sense of place.

- Use appropriate finish materials and detailing.
- Vary vertical/horizontal scale and massing within and between buildings.
- Visual massing/style breaks between commercial/retail and residential uses are encouraged.
- Roof styles and materials shall be architecturally and aesthetically compatible, not uniformly consistent, among and between buildings/uses.
- Architectural styles shall be authentic; mixing of details between styles is allowed where details are complementary.

Active architecture shall orient toward Edison Avenue and primary auto and pedestrian circulation corridors.

- Offset wall planes should be used, where appropriate, as an integral part of the building design.
- Building offsets or recesses should be used to accentuate building entries and form pedestrian nodes.
- Windows and doors shall be positioned sensitively to engage public spaces while maintaining privacy.
- Articulation of tenant entries for pedestrian identification should be achieved through wall plane offsets, architectural detailing and color schemes.
- Signage, monumentation, and landscaping shall supplement pedestrian corridor and plaza spaces created by articulated architecture.

Pedestrian linkages shall be active, useable transition spaces between uses.

- Hard distinct edges between uses are discouraged.
- Signage, paving, landscaping shall visually identify pedestrian linkages/corridors.
- Pedestrian circulation shall be continuous from residential to commercial/regional sections of the district.
- Articulation can include, but is not limited to:
 1. Vertical and horizontal offsets
 2. Color blocking
 3. Appropriate use of detail elements.



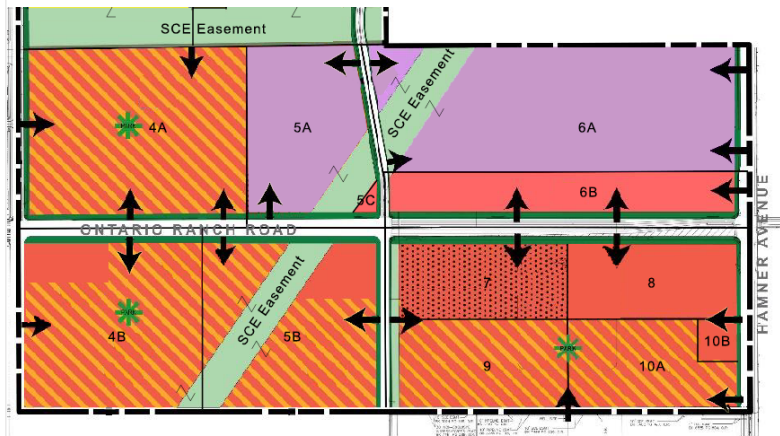
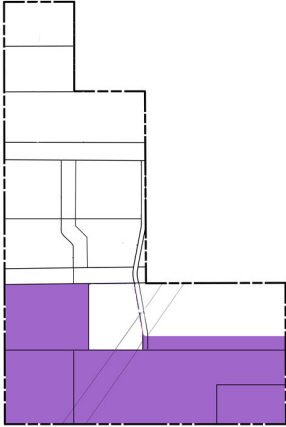
Visual breaks between commercial and residential uses



Pedestrian linkages

The primary goal for the Rich Haven Regional Commercial /Mixed-Use District is to create a dynamic environment for the interaction of vibrant commercial, retail, regional services and high density residential neighborhoods. Sensitive spatial and architectural form, massing, and

transitions are critical to the relationship between compatible uses. The following principles establish the essential characteristics that will promote the support these goals.



REGIONAL COMMERCIAL / MIXED-USE LAND USE PLAN

Neighborhood Design Criteria:

- Visual and practical interaction of mutually supporting commercial and residential uses.
- Integration of open space and pedestrian linkages with regional commercial tenant needs
- Foster clustering of high-density residential buildings to create smaller “neighborhoods” within planning area.
- Maximize architecture along theme streets
- Limit direct garage access along theme streets
- Provide Community entry at Haven and Theme Street
- Provide theme street intersection treatment
- Provide pedestrian link to neighborhoods and High School site to north.

6.4.4 ARCHITECTURAL COMPONENTS

Quality architectural and aesthetic design of a project has its foundations in the primary forms of the buildings. Guidelines for the following component intend to cultivate varied and interesting architecture while allowing room for creativity and project stylization.

Building Form and Mass

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements.

- Layering of wall planes and volumes should provide a rhythm of dynamic building shadows.
- Building massing shall consist of a mix of building heights to provide visual interest to the commercial area.
- Tower elements and other vertical/prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.
- Taller buildings shall have greater articulation.

Modulation and variation of building masses between adjacent buildings is encouraged. Three and four story elevations should have varied massing and architecture, both in height and depth, along the façade. The preference is for the project to feel less like a set of monolithic structures and more like a collection of distinct building in the eclectic style of the district. This can be accomplished though massing, color blocking, wall plane breaks, and variations in architectural styling and façade treatment.

Building mass shall be proportional to the tenant use to create obvious and identifiable delineation between uses.

Materials and Colors

Materials and colors should be applied to create cohesive and authentic architectural styles and streetscapes.

- All surface treatments or materials should be designed to appear as an integral part of the design, not merely an application.
- All materials should wrap architectural elements in their entirety, on primary elevations and where exposed to primary public spaces.
- Material changes should occur at inside corners.
- Materials applied to any elevations shall turn the corner of the building a minimum of 8', or to a logical termination point in relation to architectural features or massing.
- Highly reflective surfaces/materials, including colored glass and highly polished materials, are not allowed.
- Rough cut, rustic appearances through the use of stone, brick, or siding are encouraged. Only finished materials are allowed, no exposed or untreated concrete masonry units, unless consistent with the architectural style.



Articulation through the use of color blocking and detail elements



Exterior Design

Buildings shall have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscape.

- No single building shall have a singular wall plane or building height on the primary elevation.
- Front wall planes of commercial/mixed-use buildings, including retail/shop space veneer configurations, shall be articulated.
- Articulation can include, but is not limited to:
 1. Vertical and horizontal offsets.
 2. Color blocking.
 3. Appropriate use of detail elements.
- Mixed-Use buildings, multi-tenant shop buildings with more than one ground floor tenant: no more than sixty six percent (66%) of the front elevation may consist of a single contiguous wall plane on a tenant by tenant basis

OR

- On an overall building, a cumulative total of no more than sixty six percent (66%) of the front elevation may have the same setback dimension; with no more than forty percent (40%) of the elevation comprising a continuous wall plane.
- Massing of large expanses of street exposure or pedestrian corridor exposure walls are encouraged to be visually broken down through the use of architectural features and treatments, and color changes, including but not limited to, pilasters, trellis elements, decorative light fixtures, and material inlays, murals, graphics, or other visual variations.

Primary exposures/elevations shall be appropriately detailed and articulated consistent with the architectural style and character of the development, as established by these guidelines.

- First-story pedestrian scale character and commercial retail exposure is crucial to business viability. In-line retail/commercial/service space shall be designed for the optimization of space, exposure, and aesthetic articulation.

Architectural massing and style among buildings shall be compatible.

- No two adjacent mixed-use buildings shall have identical architectural appearance, or use of materials, or color palette unless pairing is integral feature of project design theme.
- Combinations and composition shall be varied, although massing may be comparable.
- Some repeat materials may be used; however, they may not be used with the same color palette unless architectural pairing is integral feature of project design theme.
- Offset wall planes should be used, where appropriate, as an integral part of the building design.
- Projections, overhangs and recesses may be used to provide shadow articulations, and scale to building elevations.
- Building offsets or recesses may be used to accentuate building entries and form pedestrian nodes.
- At least 40% of the ground floor of the primary exposure of an in-line/shop-space/free standing show use, excluding restaurant pads, shall be devoted to transparent windows and/or doors.
- Big-box tenants shall use appropriate glass frontage, subject to tenant by tenant review and approval.



Offset Wall Planes

Variety in massing and articulation emphasizes pedestrian scale.

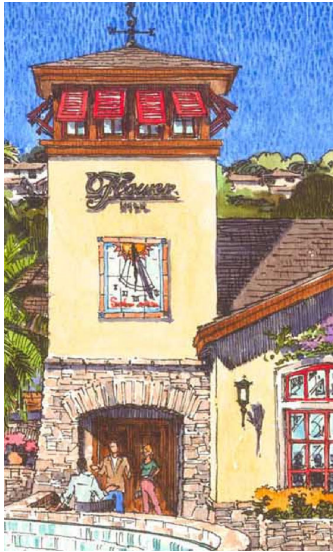
- Primary exposure of commercial buildings greater than one story should suggest the presence of a “usable” second story and shall reduce the impact of higher volumes through the use of details consistent with the architectural style.



Variety in building height

Secondary exposure of commercial buildings greater than one story shall provide an appropriate level of articulation to engage the street-scene.

- Articulation can be achieved through the use of wall plane offsets, break of parapet lines, details such as windows and shutters, material inlays, and color or texture changes.
- Secondary exposures shall be architecturally compatible, though not as detailed, with primary exposures.



Tower Elements

Roof Form and Slope

Building height shall be varied to provide visual interest to the commercial center as viewed from community streets, open space, or other public spaces.

- Variety in roof forms, ridge heights and direction of gables is required.
- Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas, or courtyards.
- Form and materials should be integrated with the overall character of the development.
- Although the majority of commercial roof area may be flat, visible elevations should be treated with sloping roof elements, including hips or gable forms (as appropriate to the primary architectural style), or parapet treatments.
- Roof pitch shall be in proportion to the design of the building and in conformance with code regulations for the roof material.
- Secondary roof elements that accentuate special features may have more gentle or extreme slopes, as consistent with the primary architectural style.
- Architecturally exposed roof materials shall consist of flat, barrel, or “S” concrete or slate tiles or shakes.
- Metal roofs are permitted as feature elements consistent with the architectural style.
- Fascia elements should be consistent with the primary architectural style.

6.4.4.1 Architectural Features and Accents

Buildings and/or Tenant Entries

Entries shall be visually appealing and identifiable to users. Each commercial building and/or tenant shall provide well-articulated, identifiable path of entry for pedestrian and vehicular users from the site into the buildings themselves.

- Commercial/retail entryways shall be clearly identifiable from the perceived “face” of the building so as not to confuse or mislead patrons.
- Landscape, hardscape, and architectural design elements for the project site and building entries shall work together to create a sense of arrival.
- Appropriate signage and lighting shall be provided for emphasis.
- Mixed-use buildings should incorporate design features such as porches, bays, balconies, arcades, street-level windows, and second story windows where feasible.

Patio Dining

Outdoor seating is encouraged to enliven the street-scene along mixed-use edges.

- Outdoor business activity is permitted in the interior circulation ROW only if additional public sidewalk is provided greater than the required 8 foot width.
- Seating areas shall be 5 feet in minimum dimension from the store/building front. Edge of seating area shall be a minimum of 8 feet from the ROW/landscape.
- Seating areas shall have a maximum 20 foot encroachment onto park/paseo areas.
- Patio areas may be enclosed by the tenant using an open rail compatible to the architecture of the building, or hedges, or other suitable separation.
- Patio areas do not require railing or enclosure.

Storefront Windows

Accenting of display windows on the first floor is a strong tool for the articulation of store frontage. Display windows shall be at pedestrian eye level to stimulate street-scene interest and promote viable business.

- A minimum of 40% glazing is required on all multi-tenant commercial buildings and the commercial base of a multi-story mixed-use building.
- Window treatments, where feasible are encouraged. Exterior window treatments include, but are not limited to:
 1. Recessing/surrounds of not less than 6”.
 2. Trim elements
 3. Headers and sills
 4. Awnings (cloth, metal, or trellises)
 5. Shutters (proportional to window where consistent with the architectural style).
 6. Mullion patterns, as appropriate to the architectural style.



Character is infused into architecture through the use of details, special features, and accents.

Creativity and articulation at the human scale will help engender a stronger sense of place in the Regional Commercial/Mixed-Use District along pedestrian and auto corridors.

6.4.4.2 Storefront Windows

- Awnings, when provided should be designed consistent with the architectural style and color palette of the main structure.
- Unacceptable awning treatments include: metal louvers (except Bermuda style shutters) or untreated fabric. Project names, texts, or logos are acceptable as decorative awning treatments, however not as primary signage.

Exterior Lighting

Exterior lighting fixtures shall be compatible with the architectural style of the building, and proportional in size to the scale of the building.

6.5.4.3 Accessory Elements

Loading and Service Design

Site design shall specifically address the needs of pick-up, delivery, and service vehicles related to commercial/retail uses.

- Service entrances and vehicles shall be sited such that they do not interfere with owners/tenants/customer access.
- Appropriate on-site service vehicle parking/turnouts shall be provided in an efficient, non-obtrusive location appropriate to the scale and needs of the project.
- Loading vehicles, when parked, shall not impede normal traffic flow.
- Service and storage areas shall be effectively screened from public view.
- Screening shall be by fences or walls with aesthetically compatible landscaping, and/or comparable materials that effectively obscure loading/service areas.
- Loading zones, where adjacent to residential development (30 feet or closer), shall be partially roofed to dampen sound and screened from pedestrian view of the area.
- Enclosed service areas or service alleys serving multiple tenants need screen only access points of the service area.

Exterior Storage

- Storage buildings are discouraged.

Trash Enclosures

Trash enclosures and other service elements should be screened from view.

- Solid walls or fences compatible with the building architecture and enclosed with opaque metal gates shall be used for screening.
- No refuse collection or storage areas shall be located between a street and the front of a building.
- Refuse collection areas shall be designed to contain all refuse generated onsite between collections.
- All project sites shall be designed to meet all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

Gutters and Downspouts

- Gutters and downspouts shall be internally routed, with a continuous paved path to storm drain system, or use decorative exposed gutters and downspouts.

Mechanical Equipment

- All mechanical equipment including satellite equipment shall be screened from site by the use of parapets, decorative screens of compatible color, style, and material, or other appropriate architectural features.
- Devices are to be located in unobtrusive locations and care shall be taken to screen view from public thoroughfares at the pedestrian level.
- Where ground mounted, these devices shall be buffered by landscape or screening. All equipment must be shown on submitted plans as part of the Design Review process.

Meters

- All electrical meters shall be located on the rear or side elevation of a pure retail buildings and interior to an architectural feature compatible with the architectural style of the mixed-use or pad restaurant building and subject to all applicable building codes.
- Natural gas meters shall be grouped and screened by walls, on a secondary or rear elevation of the building.
- Electrical meters located on exterior street elevations shall be ganged and located behind doors.
- Screening electrical meters behind doors is not required where meters are located in screened service areas or in “back of house” areas not intended for general public access and service courts.
- Builders should contact the utility provider for minimum clearances.
- Screen walls and electrical enclosures should be designed integral to the primary commercial building’s architecture.

6.4.5 SIGNAGE GUIDELINES

The purpose of these sign guidelines is to promote an overall “sense of place” through signage that is architecturally integrated and visually interesting while conforming to applicable code requirements.

6.4.5.1 Signage Design Objectives

- To identify the project with elements that convey a distinct character which enhances the collective architectural them and “story”.
- To incorporate an environmental communication system categorized into five groups of sign types: identity, direction, information, regulation, and special amenities.
- To ensure the efficient circulation of vehicle traffic within the site.
- To clearly identify vehicular entry points and to direct vehicles to designated parking areas.
- To enhance the pedestrian experience through the design of way finding components: directories, directional signage and destination identifiers.
- To establish the tenant sign criteria to serve as the basis of the leaseholder submittal process for the review and approval of tenant sign proposals.



6.4.5.2 Definitions

Sign – Any arrangement of letters, numeral, or design superimposed or painted on, suspended from, or incised into a surface and used as an outdoor display or notice, pictorial or otherwise, for the purpose of delineating identity, advertising available services and/or products, or for providing instructions and/or direction and/or information.

Advertising Sign – Those which direct attention to the goods or services sold, leased, or otherwise provided and made available, which shall include the name of the leasehold premises and may include names or sub-tenancies located thereon.

Awning Sign – A message integrated into the surface of an architectural awning structure mounted parallel to the building façade.

Blade Sign – A wall-mounted projecting or canopy-suspended sign at the pedestrian level adjacent to a building entry.

Pylon Sign – Those which are vertically freestanding, providing site and major tenant identification oriented to principal vehicle thoroughfares and entries.

Monument Sign – Those which are horizontally freestanding, integrated into the landscape, providing primary or secondary identification of single tenants.

Multi-Face Sign – Those having more than one face, each of which fronts



Permanent Sign – Those of substantial, durable materials and finishes intended for long-term use.

Temporary Sign – Those intended for short duration, normally during the planning and construction phase of development or for temporary events.

Sign Area – Shall be the sum of the areas enclosed within parallelograms drawn around each letter and/or pictorial or architectural embellishment. Where letters or embellishments are connected, as in script writing, the parallelograms shall encompass each group connected. Where a frame or backing for the letters, embellishments, etc., constitutes an integral part of the sign, the total area enclosed shall be considered.

Façade – The exterior wall of a building exclusive of projecting signs, columns, pilasters, canopies, marquees, decorations, or the like.

Parapet – That portion of the exterior wall of a building occurring above the roof.

Marquee – A rigid canopy extending outwards from the building façade, generally over the main entrance or along a principal façade.

6.4.5.3 General Sign Design & limits

- Tenant sign size and quantity must be compatible with architectural scale and structure as determined by the Owner and conform to City of Ontario Sign Code as determined by the Planning Department.
- The dimensions and shape of sign panels or elements mounted on building facades or marquees shall be scaled proportionately to the architecture.
- Double or multi-face signs shall count as one (1) unit when computing number of signs allowed.
- The area of one (1) face shall be used in computing area of double or multi-faced signs.
- Sign elements shall not project more than 2'-0" beyond the lease line unless reviewed and approved by the Owner.
- All projecting blade signs must maintain a minimum 8'-0" clearance height above grade.





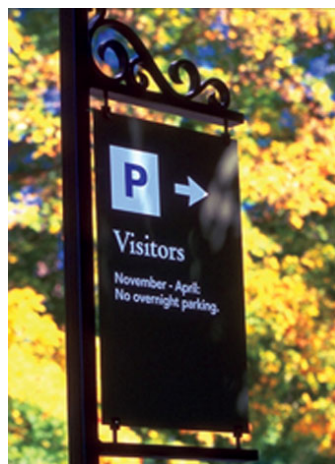
6.4.5.4 Identity Signs

- Primary project identity signs shall be situated at appropriate locations and may be any of the following: an entry-spanning gateway sign, entry flanking monument sign or double-sided pylon sign. The project identity signage should be creatively interesting and visually engaging.
- Secondary project or tenant identity signs are typically ground-mounted monument signs. The design of the monument sign shall be in keeping with the character established for the project with variations to include individual tenant identities.
- Commercial tenant identity wall signage shall adhere to the criteria set forth within the Commercial Sign Design Guidelines to be established and implemented as part of a comprehensive sign program for each project. The design of commercial tenant signage shall be in keeping with the character established for the project with variations to include individual tenant identities.
- Retail tenant identity signs shall adhere to individual national identity/corporate branding standards and remain in keeping with the character established for the project.
- Residential Development identity signs shall adhere to the criteria set forth within the Residential Sign Design Guidelines contained within the comprehensive sign program for each project. The design of the residential identity sign shall be in keeping with the character established for the project with variations to include individual tenant identities.
- Code-required identity signs are required for restrooms, telephones, fire extinguishers, elevators, escalators and stairs within the project. All code-required identity signs throughout the project shall incorporate the appropriate international symbols as established by the Society of Environmental Graphic Design (SEGD).



6.4.5.5 Directional Signs

- Direction signs shall be located at any vehicular or pedestrian decision point within the leaseholder project.
- Vehicular direction signs shall clearly direct to destination anchors within the leaseholder project and to on-premise parking areas.
- Vehicular direction signs shall be consistent in size, shape and design throughout the leaseholder project.
- Typography on vehicular direction signs should be legible and have enough contrast to be read from an appropriate windshield viewing distance.
- Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination.
- Vehicular signs should have no more than three messages per sign.
- All direction signs throughout the project should incorporate the appropriate identity symbol as established by the Society for Environmental Graphic Design (SEGD) and comply with all state, local and federal regulations.



6.4.5.6 Information Signs

- Wall-mounted or freestanding directories are appropriate within a mixed-use district.
- Parking information signs should be located at parking entrances for mixed-use structured parking.



6.4.5.7 Regulation Signs



- Regulatory signs that may be required within the project include: non-smoking no parking, do not enter, no dogs, no skateboarding, and accessibility-related (ADA) signs.
- Vehicle regulatory signs including stop, yield, do not enter, wrong way, speed limit, no parking and one way are intended to impose legal obligations and/or restrictions on all traffic. It is essential, therefore, that their use be authorized by the public body or official having jurisdiction, and that signs conform with the Manual on Uniform Traffic Control Devices. A traffic engineering consultant is required to verify location of regulation signs on public right-of-way.
- Signs within the project must be in compliance with the following local and national guidelines:
 1. CalDAG 96 – Combined ADA and CA Title 24
 2. AASHTO Part 1 Guidelines for Supplemental signs
 3. MUTCD – Manual of Uniform Traffic Control Devices
 4. City of Ontario Municipal Code, except where modified by this document.
 5. San Bernardino County ordinances, except where modified by this document.

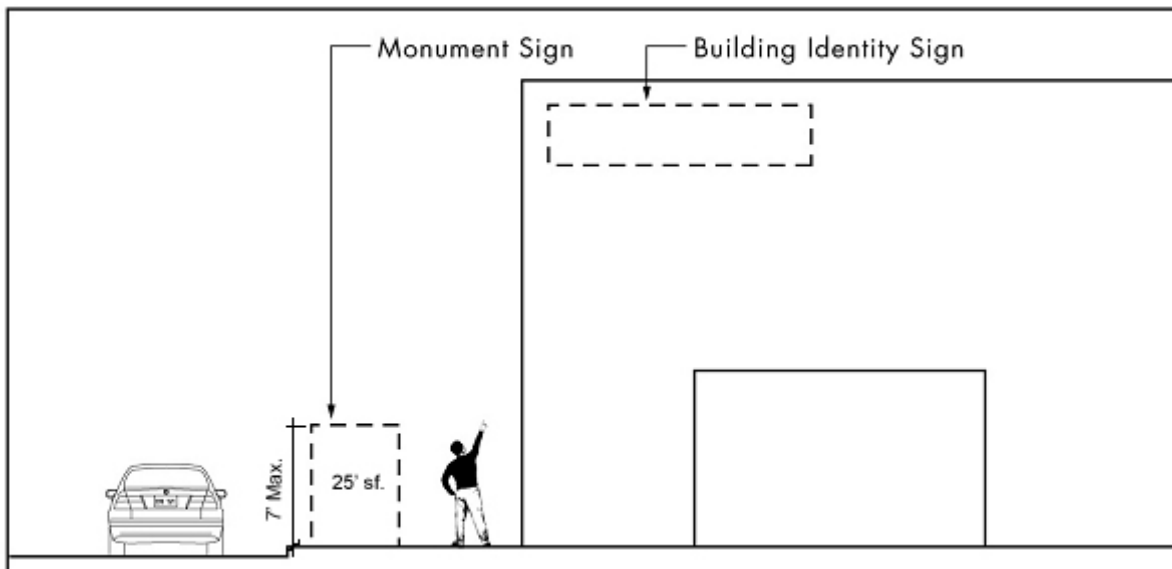
6.4.5.8 Amenities

- Project banners may be incorporated on architectural features and light fixtures. The design and application of banner elements shall be subject to approval by Owner.



6.4.5.9 Commercial Sign Design Guidelines

- Commercial project leaseholders are allotted a total of one (1) square foot of signage per linear foot of frontage for building signs.
- Commercial project leaseholders are allowed the following signs:
 1. Building Identity Sign
 2. Monument Sign (as allocated and approved by Owner)
 3. Placement of Identity on an Information Sign
- Environmental graphics color palettes should be compatible with the architectural design of the buildings.



COMMERCIAL SIGN DIAGRAM

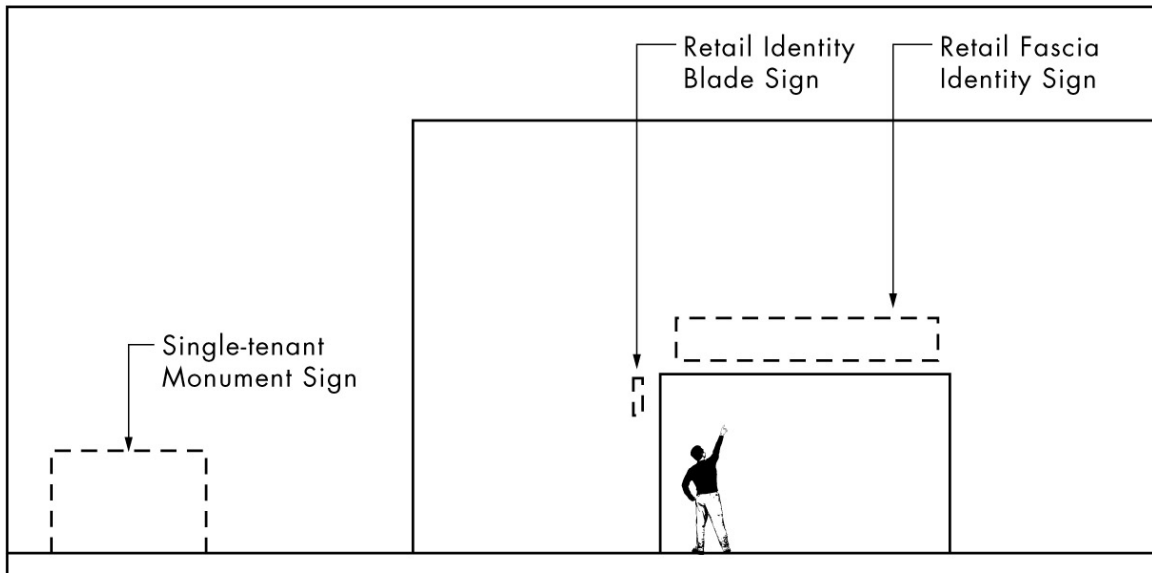
Note: Sign area based on 1 square foot per 1 lineal foot of frontage



6.4.5.10 Retail Sign Design Guidelines



- Retail project leaseholders are allotted a total of one (1) square foot of signage per linear foot of frontage for building signs.
- Retail project leaseholders are encouraged to incorporate the following signs into their project:
 1. Retail Fascia Identity Sign
 2. Retail Blade Identity Sign (required 8'-0" clearance above grade)
 3. Single-tenant Monument Sign (where applicable)
 4. Building Awnings
 5. Multi-Tenant Pylon Signs
- Environmental graphics color palettes should be bold and vibrant within the Retail project.



6.4.5.11 Residential Sign Design Guidelines

- Residential developments are allotted a total of one (1) square foot of signage per linear foot of street frontage for building signs.
- Residential developments are encouraged to incorporate the following signs into their project:
 1. Fascia Identity Sign (into residential lobbies)
 2. Building/Tenant Address System
- Environmental graphics color palettes should be harmonious with the architecture and integrate bold accent colors.



6.4.5.12 Fabrication & Installation

It is intended that all finished work be of the highest quality to pass eye-level examination and scrutiny.

General Fabrication Specification

- Construct all work to eliminate burrs, dents, cutting edges and sharp corners.
- Finish welds on exposed surfaces to be imperceptible in the finished work.
- Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps or other physical deformities.
- Except where approved otherwise by the Owner, conceal all fasteners.
- Make access panels tight-fitting, light-proof and flush with adjacent surfaces.
- Carefully follow manufacturer's recommended fabrication procedures regarding expansion/contraction, fastening and restraining of acrylic plastic.
- Exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.

Non-Permitted Sign Construction

The following construction methods are not permitted:

- Letters with exposed fastening and unfinished edges (unless architecturally consistent).
- Paper, cardboard, Styrofoam or untreated cloth.
- Signs employing flashing, flickering, rotating or moving lights (except as approved by owner).

6.4.5.13 Sign Maintenance

All signs shall be kept in "like new" condition and shall be promptly restored to such condition if damaged or otherwise marred. Copy and text employed on signs shall be kept accurate and current.

6.4.5.14 Sign Location

All signs shall be contained within the premises to which applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators. All sign locations to be submitted in elevation and plan view for Owner approval per the Comprehensive Sign Program for each project.

6.4.5.15 Temporary Signs

Temporary signs may be authorized at the discretion of the Owner on leased premises during the period of initial planning and construction. For continued use subsequent to the first 60-days of leasehold operations justification in the form of written definition of intended permanent sign program shall be submitted to the Owner for consideration and disposition.

- Temporary signs should reflect the project design or brand to generate excitement for the project.
- Branded Construction Fence or Storefront Barricade may be used as a communication devise to generate excitement for the project.
- Leasing Signs shall be allowed upon approval by Owner.
- Sandwich Board signs which are architecturally consistent with the project shall be allowed upon approval by Owner.
- Other Environmental Graphics may be utilized upon approval by Owner.

6.4.5.16 Sign Illumination

All sign elements must be internally and/or externally illuminated. Hot spots and light leaks are not permitted and must be repaired by the Leaseholder. All illuminated signs shall be fabricated, installed, and comply with national/local building and electrical codes and shall bear the U.L. label. All signs shall conceal all identification labels and U.L. labels to conform to U.L. codes. All conductors, transformers, cabinets, housing and other equipment shall be concealed and/or incorporated into storefront and/or sign components.

- To protect the visual environment, all leaseholders’ light fixtures in regards to brightness and glare, shall be subject to approval by Owner.

Leaseholders’ primary sign, secondary sign (if applicable) and canopy signs shall remain illuminated during business hours as designated by the owner. Lighting in these zones are required to be circuited and switched separately from other store fixtures on the leaseholders’ panel and controlled by a time-clock. Leaseholder shall provide a disconnect switch at sign transformer or near electrical junction box per the Comprehensive Sign Program.



SECTION 6.5 LIGHT INDUSTRIAL DESIGN GUIDELINES

Industrial design guidelines apply to Planning Area 2C, 3C, 5A and 6A. The following Design Guidelines have been developed to ensure a quality, cohesive design structure for Industrial development in Rich-Haven. They will provide the City with the necessary assurances that the Specific Plan will develop in accordance with the design quality and character proposed in this section.

Key design elements will contribute significantly to the visual order and consistency of the entire Specific Plan area and provide a quality development. The fundamental elements of these common features; site design, architectural design, and sustainable standards are established by these Design Guidelines. Landscape design guidelines can be found in Section 7.9 for industrial land uses.

The design guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, the market and design trends.

6.5.1 COMMUNITY DESIGN OBJECTIVES

- To secure the long-term vitality of the General Plan by implementing its objectives, policies and principles.
- To provide the City with the necessary assurances that the Specific Plan area will develop in accordance with the design quality and character proposed herein.
- To serve as design criteria for developers, builders, engineers, architects, landscape architects and other professionals in preparing plans for construction.
- To lend guidance to the City staff, Planning Commission and City Council in the review and evaluation of future development projects in the Specific Plan area.
- To provide for the development of industrial facilities which utilize the site's prime location to Ontario Airport.
- To create a high quality industrial development that attracts an array of businesses and provides employment opportunities to area residents.
- To provide industrial uses within the project boundaries which are compatible with surrounding uses.
- To develop a flexible plan that meets the needs of an ever-changing business market, while assuring compliance with high development standards.
- To provide a plan for roadways, infrastructure, and utilities to support on-site land uses as the project evolves.

- To create features and details that blend with diverse architectural styles and elements.
- To create a hierarchy of pedestrian and vehicular circulation.
- To create a palette of architectural styles and that evoke timeless qualities.
- To encourage creativity and innovation, as well as consistent quality in the implementation of these guidelines.

6.5.2 INDUSTRIAL DESIGN PHILOSOPHY

These Design Guidelines will ensure that the Specific Plan community is an environment that reflects the vision embodied in the following concepts:

- Develop a quality, cohesive design concept and identity for the Rich-Haven area. Incorporate Industrial uses into the fabric of the community by placing importance on perimeter edges that integrate with adjacent uses and the rest of the community.
- The architectural image of the Specific Plan will be perceived primarily from the public realm. Therefore, building massing, scale and roof forms, as the primary design components, require articulation in their architectural expression as they relate to the publicly visible areas.
- Establish design standards that ensure lasting value for industrial developments. Utilize colors, materials, textures, features and other design elements that are timeless in their character to ensure an overall design philosophy that will not become dated.

6.5.3 SITE DESIGN

Industrial developments in the Rich-Haven Specific Plan will allow for employment opportunities to be created for the City of Ontario and surrounding region. Residents of Ontario Ranch will have the ability to access employment not only by automobile but also via pedestrian multi-purpose trails from the surrounding residential neighborhoods.

Industrial uses should continue the pedestrian friendly character of the area and implement appropriate site planning, architectural and landscape design techniques to be complimentary to the adjacent land uses.

Site design should facilitate the intended functions of developed and open space areas and provide for appropriate interactions between buildings, activity areas, vehicular access, parking, pedestrian paths and bicycle travel.

The following concepts are intended to facilitate site design quality within the Rich-Haven Specific Plan.

Industrial Design Guidelines

6.5.3.1 BUILDING ORIENTATION

- Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
- Buildings should be oriented to provide for an aesthetically pleasing streetscape edge along publicly visible edges including Mill Creek Avenue and Hamner Avenue.
- Building sides which are oriented to visible edges should provide more architectural detail and interest such as color blocking, material changes, windows, building wall offsets, pop-outs and architectural accent features to avoid long expanses of monotonous, blank, untreated walls. (See Photo 7.1).
- Orient buildings towards street frontages to create an inviting public perimeter. Enhanced elevations shall be provided for buildings that front Hamner Ave and Mill Creek Ave.
- Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
- Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
- Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
- Locate service entrance to prevent conflict with front entry.
- Place electrical rooms and transformers away from front entries and street views.

6.5.3.2 PARKING LOTS

- Parking is encouraged to be located to the side and rear of the building, when available. Landscape buffers should be provided to screen parking lot areas that are visible from perimeter streets. (See Photo 7.2).
- Parking lots should be designed to minimize impact to pedestrian walkways and service access. Large parking lots should be avoided, however if necessary, a landscaped pedestrian walkway should be provided for safe access to buildings.

- Site entries shall compliment the architectural development by utilizing enhanced pavement treatment in vehicular areas, accent trees, and color planting. Enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.
- A theme wall/entry monument may be installed at the major project entries.
- Parking areas shall provide trees within the vehicular use areas at a ratio of one tree for every 10 parking stalls. The trees shall consist of 24" and 36" box sized trees.
- Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
- Organize landscaped areas, drive entrances, and/or buildings to create separate parking areas to prevent the parking lot from being the dominant visual element.
- Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought tolerant vegetation.



Photo 7.1 - Example of main building accents oriented towards street and entry



Photo 7.2 - Example of an Industrial edge along a perimeter street such as Hamner Avenue

6.5.3.3 LOADING STORAGE & REFUSE AREAS

- Loading docks and storage areas should be oriented away from adjacent streets. Any visual impact to public views should be screened through the use of walls, berms and/or landscaping. Adequate room should be provided for trucks maneuvering or waiting to unload. Attractive and durable materials shall be used for the design of visible screening walls that is complimentary to the primary building design.
- Refuse areas, containers and equipment shall be easily accessed by service vehicles but screened from view of the streets, parking lots, and connecting walkways through the use of walls, berms and/or landscaping. Screening details should incorporate elements that are compatible with the architecture style of the building. Equipment and enclosures shall not be located near pedestrian walkways. Roof-mounted equipment shall be screened by the roof/parapet.
- Screen walls should be 14ft high. Lower screen wall heights may be permitted through a line of sight study. Landscaping should be incorporated to visually soften the appearance of walls.
- No required parking or loading facilities shall be located in any required landscape setback.
- Driveways and parking areas should be separated from adjacent sidewalks or landscaped areas by a curb not less than six inches high.

6.5.4 ARCHITECTURAL DESIGN

The architectural design guidelines for industrial buildings will respond to the general characteristics of the surroundings as well as to the overall thematic vision of the Rich-Haven Specific Plan area. They are intended to provide well designed, attractive, high quality buildings through the use of the following design elements, features and principles.

6.5.4.1 SCALE AND MASSING

- The general scale and massing of an industrial building is large and monolithic. Due to the nature and purpose of these buildings, this is unavoidable, however, design techniques can be used to mitigate and soften the appearance. These design features are especially important where the building is highly visible from the public realm.
- Building height variations, architectural projections, pop-outs, stepping of floors, accent detailing, material change and color variety are encouraged to compliment the surrounding industrial land uses. Massing elements shall relate to the architecture style of the building and should be proportional and visually pleasing.
- Avoid blank walls by providing articulation on building elevations visible from a public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
- For larger buildings that are visible from adjacent public streets, they shall include architectural treatments to avoid long expanses of untreated walls, and break up building massing, through the use of building height changes, projections, changes in color, building material and texture.
- Typical ground-mounted equipment (such as transformers and heating units) should be screened by landscaping where they would otherwise be within public view.
- Where long, linear walls or fences are needed, a combination of wall/fence with dense landscaping shall be provided.
- The mass of new structures, as visible from public streets, should be softened by landscaping or lessened by small-scale elements such as windows, panels, entrances, and other detail features to avoid monotony in design (See Photo 7.3).
- Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
- Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and at the main entrances.

6.5.4.2 ROOF FORM AND MATERIALS

- Roof forms if visible, should be simple and avoid a massive appearance. Buildings shall use height variations to break up the roofline and create a more interesting visual appearance (SEE 6.6.4.5 Base & Top Treatments).
- Roofing materials should be durable yet compatible to the building's architectural style.

6.5.4.3 ENTRY DESIGN

- Entries and windows are encouraged to face streets and pedestrian walkways. Primary building entries shall be easily identified through the massing of the building. Greater height can be used to highlight and accentuate entries in the form of tower elements, tall voids, a central mass or an entry plaza. Secondary entries may use smaller building masses to communicate their locations.
- Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
- Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
- Major vehicular and pedestrian entries to the site from the public street system should be readily visible. Major entries to planning areas, other than truck entries should be marked by accent pavement with accent trees and other enhanced landscape features.
- Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
- Employ recessed or covered building entrances to provide shade and visual relief.

6.5.4.4 DESIGN FLEXIBILITY

- Building design should be flexible in order to adjust to various future market demands. Parcel sizes should be flexible and vary in size to accommodate a variety of building types.



Photo 7.3 - Example of building and landscape treatments to soften views from the public right of way

6.5.4.5 BASE & TOP TREATMENTS

- Building design should encourage the use of base and top treatments to help balance the “weight” of the building visually. Bases should appear to “ground” the building, while tops create a defined edge to the roofline. Base treatments may include changes in texture or material and enriched landscaping. Top treatments may also include changes in texture or material, and may also include cornices or roof overhangs.

6.5.4.6 MATERIAL CHANGES

- Avoid the false appearance of lightweight veneers by hiding material changes through careful detailing. Material changes should not occur at external corners, but may occur at “reverse” or interior corners or as a “return.”

6.5.4.7 COLOR

- Employ a minimum of four different colors, materials, and textures on each building.
- For larger building surfaces colors should be muted and softer colors used. Accent colors may include brighter and darker colors. Color blocking can be used to break up large monotonous wall planes in conjunction with wall offsets and pop-outs.
- Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
- Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall. Exposed downspouts are not permitted on elevations that front onto a street.

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SECTION 7 - LANDSCAPE PLAN

7.1 MASTER LANDSCAPE PLAN

7.1.1 COMMUNITY VISION

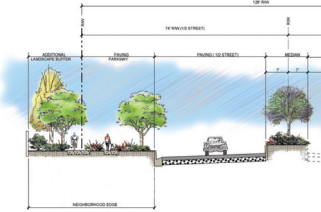
The landscape design concept for Rich-Haven is to create open spaces and lifestyle opportunities for a community that evokes traditional and timeless qualities. The emphasis in the landscape design is on community and neighborhood, focusing on the individuals and their interaction with their livable surroundings. Using innovative design to focus the street scene on entries and living areas, as opposed to garages and property walls, emphasizes neighborhood scale within the community. Importance is placed on connectivity and linkages between homes, parks, schools, retail and employment. A variety of park types and sizes provide for a wide array of activities to various community groups and users. Incorporating design elements such as clear sightlines, pedestrian lighting, and a separation of pedestrian from vehicular circulation impresses a premium on safety and individual security. Landscape elements selected will establish a community with a landscape that incorporates the diverse and traditional styles of the neighborhood and community architecture, yet share a common palette and streetscape pattern that unify neighborhoods and the community at large.



7.2 COMMUNITY STREET SCENE

7.2.1 COMMUNITY ARTERIALS

See Master Planned Circulation Plan (Figure 4-1A) for arterial locations as they apply to the Rich-Haven community.



Landscape guidelines concerning major community arterials in the Ontario Ranch are addressed by the City of Ontario in the Ontario Ranch Streetscape Master Plan. Street tree, under-story tree, and shrub palettes have been determined by the City of Ontario and shall be complied with where applicable within the Rich-Haven community.

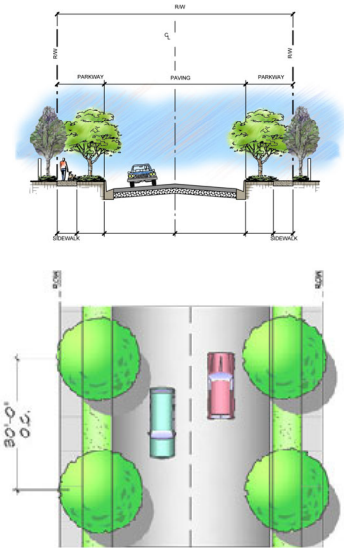
7.2.2 NEIGHBORHOOD STREETScape

7.2.2.1 Residential Theme Streets

Residential Theme Streets are those significant residential streets that are commonly designed to be used as ‘separator’ streets between residential neighborhoods, and therefore are usually faced by two different home types. These streets will be designed to connect and unify various neighborhoods and planning areas through the use of community theme elements such as unified street trees, lighting fixtures, directional signage, and construction materials.

Also, residential Theme Streets will act as primary pedestrian corridors in addition to vehicle corridors. These streets will be designed with a differentiating street trees/parkway planting treatment or a widened landscape edge to provide convenient and safe pedestrian circulation throughout the Rich-Haven community.

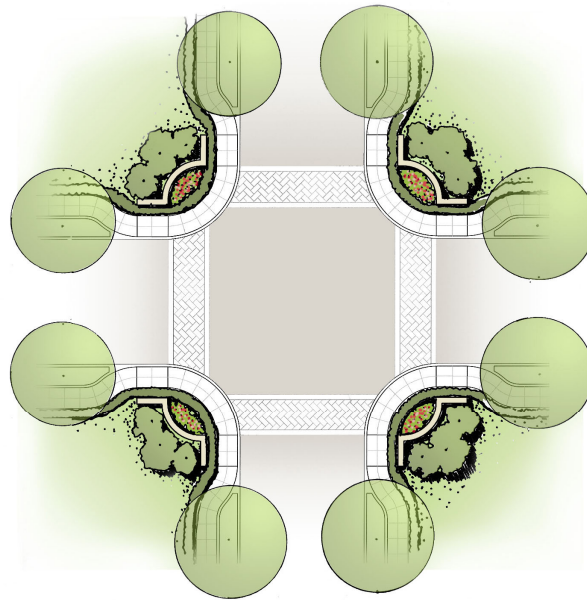
- Street Trees shall be spaced at 30’ O.C. When feasible, utilities and other obstructions shall be located outside of an 8’ clear space 30’ on center reserved for street trees.
- Street Trees shall be installed at 24” box size minimum.
- Street Trees located closer than 5’ of walks, walls, or other hardscape shall have a linear root barrier installed per manufacturer’s recommendation.
- Street Trees shall align on both sides of the street in a soldier course wherever possible subject to site conditions.
- The number of trees per street shall be based on 1 Street Tree per 30’ of linear street measured between beginnings of curves at intersections. The number of street trees shall only be reduced from this amount with permission from the City of Ontario.
- Parkway between sidewalk and roadside curb shall be planted with low water using groundcover, turf or approved equal.
- For all trees proposed in turf areas, a minimum 7’ area clear of turf, and in parks a 10’ area clear of turf, measured from the outside diameter of the tree trunk, shall be maintained to prevent damage from lawn maintenance equipment. Trees in parkway turf area shall have a turf free, groundcover only section the length and width to equal the parkway size.
- Street light fixtures shall be consistent, decorative in nature, and selected from the City of Ontario’s approved street light fixtures.
- Sidewalks shall be scored with a 24” x 24” score pattern.
- Turf shall only be used where play or pedestrian use is expected; such as parks, play areas or limited areas in parkways for access from street parking to avoid excessive water use.



7.2.2.2 Theme Street Intersections

Monumentation at the Local Theme Streets shall consist of ornamental walls with the following criteria:

- Walls shall be 2'-6" in height and be located outside sight triangles calculated per City of Ontario guidelines.
- Design shall be simple and timeless in nature and be symbiotic with the surrounding architectural styles. Walls will be finished in an antique brick veneer or stone veneer. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Color shall match or be in harmony with the surrounding neighborhood architecture.
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" high within sight triangles calculated per City of Ontario guidelines.
- Specimen type trees shall be chosen to accent the corner monumentation shall be multi-trunk, with unique branching, flowers or fall color.



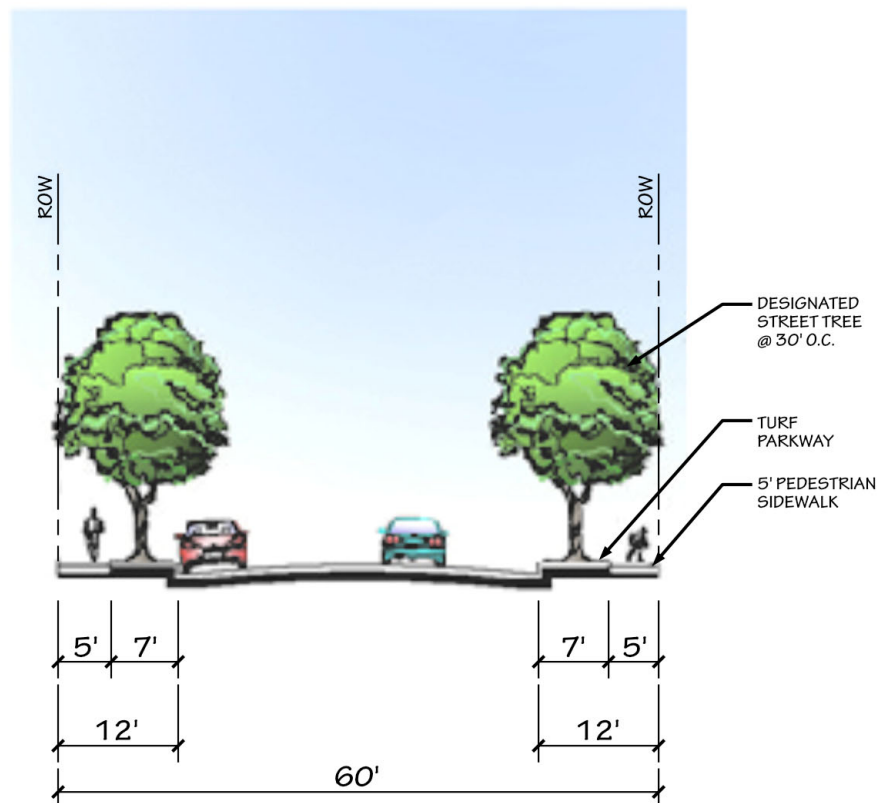
Plan View – Local Theme Street Wall Locations



Example Theme Street Wall Elevation

identify smaller neighborhoods and/or housing types within the Community. Primary identifiers include a common street tree type and similar hardscape materials.

- See Planning Area Landscape criteria (Section 6.4) for street tree designation on local neighborhood streets.
- Street trees shall be installed at 24" box size minimum at 30' O.C.
- Street Trees located within 5' of walks, walls, or other hardscape shall have a linear root barrier installed per manufacturer's recommendation.
- Parkway between sidewalk and roadside curb shall be planted with low water using groundcover, turf or approved equal.

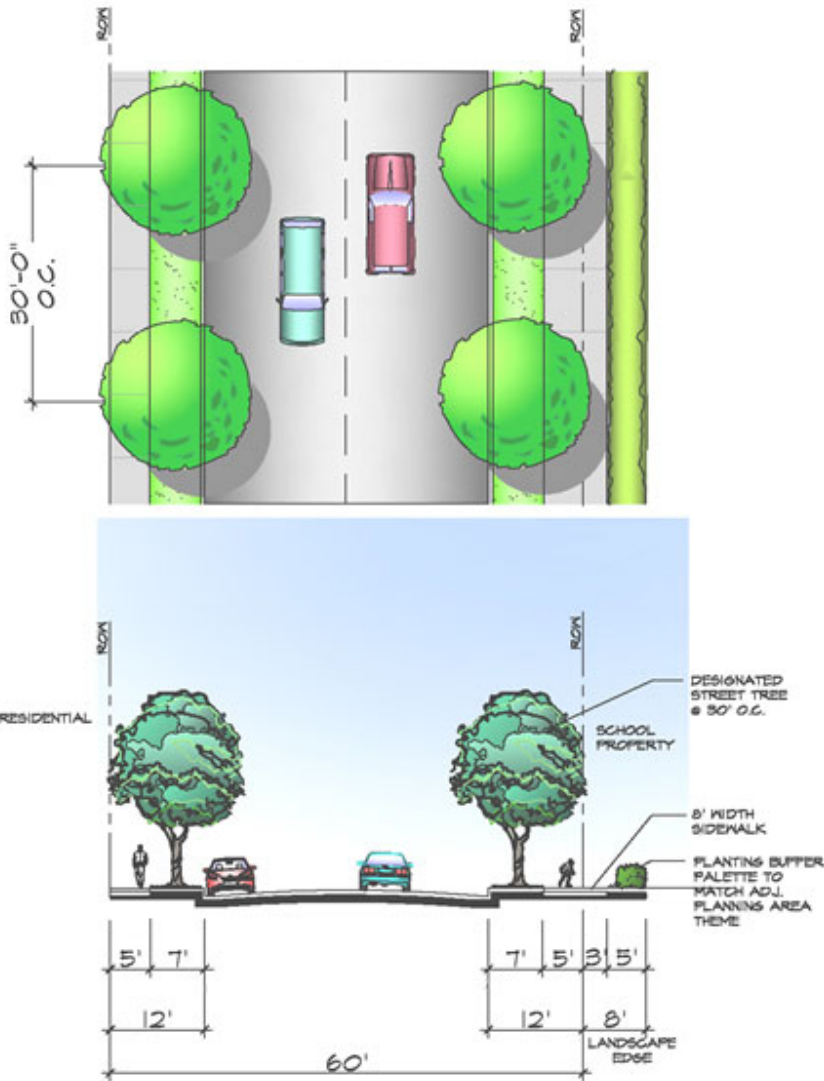


Local Neighborhood Street
Parking Permitted

7.2.2.3 Local Neighborhood Streets

- Local Neighborhood Streets unify and

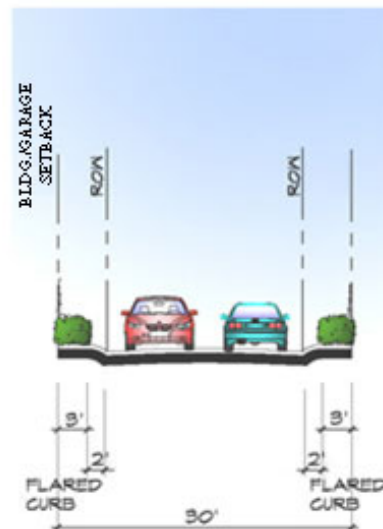
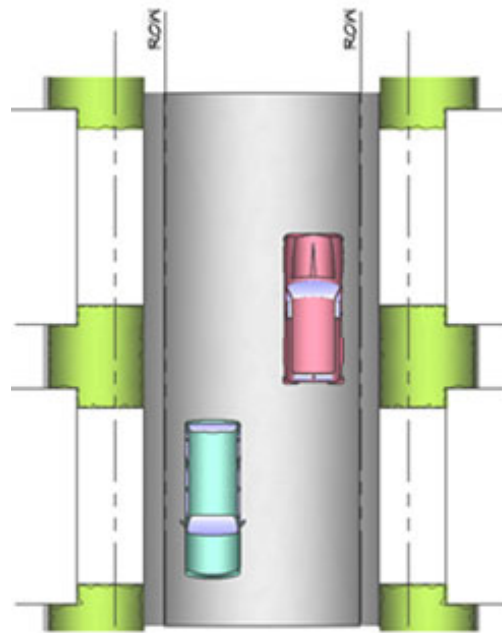
- Where a Local Neighborhood Street exists adjacent to School Property, there shall be an additional 8' landscape edge provided on the School side to allow for a widened sidewalk and landscape buffer.



**Local Street Next to School
Parking Permitted**

7.2.2.4 Common Drive/Alley

- Landscape materials and details shall soften and enhance essential service and vehicular access, creating a utility oriented residential street type. Shrubs and vines shall be used in conjunction with screen wall and fence types to provide a cohesive circulation element for alley-loaded product types.

**Common Drive/Alley (Private)****20' Pavement Minimum*****24' Pavement for Emergency Access Road**

7.2.3 COMMUNITY INTERSECTIONS

The City of Ontario, Ontario Ranch Streetscape Master Plan defines improvement requirements at intersections of City maintained primary and secondary arterials. In addition, the Streetscape Master Plan categorizes Major and Secondary Gateways and Intersections within the Ontario Ranch. These Design Standards and Guidelines for the intersection of streets shall be complied with.

7.3 ENTRIES AND MONUMENTATION

7.3.1 COMMUNITY MONUMENTATION

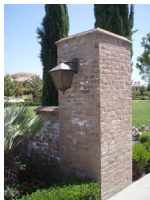


The Ontario Ranch Streetscape Master Plan defines guidelines for size, materials, and placement of monumentation at Major and Secondary Gateways and Intersections within the public right-of-way. All monumentation designs are subject to approval by the City of Ontario. And, all monuments shall be placed in accordance with City of Ontario Traffic and Transportation Design Guidelines for Monument Placement.

7.3.2 NEIGHBORHOOD MONUMENTATION

7.3.2.1 Community Entries

Neighborhood monumentation will exist primarily at intersections associated with Residential Theme Streets, Community entries, Neighborhood entries, and at residential area parks.



Community Entries are defined as those junctions where Residential Theme Streets intersect with major City of Ontario arterials, yet are not defined as Major Intersections per the Ontario Ranch Streetscape Plan. Community Entries shall consist of ornamental walls subject to the following criteria:

- Walls shall be maximum 6'-0" in height and be located outside sight triangles calculated per City of Ontario guidelines.
- Design shall be simple and timeless in nature and be symbiotic with the surrounding architectural styles. Walls will be finished in an antique brick veneer or stone veneer. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Color shall match or be in harmony with the surrounding neighborhood architecture.
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" height within sight triangles calculated per City of Ontario guidelines.
- Signage lettering will be wrought iron, brass, brushed aluminum, or similar high quality material.
- Ornamentation will be wrought iron, brass, stained wood, or similar high quality material.
- Other than decorative lanterns, monument lighting will be screened from pedestrian and vehicular traffic view.
- Community Entry monumentation is subject to City of Ontario approval.



Example Community Entry
Elevation

Where Private Development Entries coincide with Theme Street intersections, Guidelines for Private Development Entries shall prevail.

7.3.2.3 Neighborhood Entries

Monumentation at Neighborhood Entries shall consist of ornamental walls and signage subject to the following criteria:

- Walls shall be a minimum 2'-6" in height and a maximum of 4'-0" in height, and be located outside sight distance triangles as calculated by City of Ontario criteria.
- Design shall be simple and timeless in nature and be harmonious with adjacent architectural styles.
- Walls will be finished in an antique brick mix veneer or stone veneer. Concrete wall and pilaster caps will be permitted. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Signage will be wrought iron, brass, aluminum, tile mosaic, or recessed lettering in light sandblasted concrete.
- Ornamentation to be wrought iron, brass, wood, or similar high quality material.
- Other than decorative lanterns, monument lighting shall be screened from pedestrian view
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" high within sight triangles calculated per City of Ontario guidelines.
- Neighborhood monumentation is subject to approval by the City of Ontario.



Example Neighborhood Signage

7.3.2.4 Park Monumentation

At a minimum, monument signs will be placed at the primary entrances of community parks. These signs will be subject to the following criteria:

- Monumentation is strongly encouraged to include pilasters, arbors, and other design elements to create an entry statement or gateway into the park.
- Signage walls shall be 3'-5' in height and located outside sight distance triangles as calculated by City of Ontario criteria.
- Designs shall be simple yet strong in form and be harmonious with surrounding neighborhood architectural styles.
- Park names shall be embedded in light sandblasted concrete or on tile mosaic. Embedded letters filled with black or bronze enamel is permitted.
- Walls will be finished in an antique brick mix veneer or a stone veneer. Pre-cast or poured-in-place concrete wall caps and pilaster caps are permitted. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Additional walls without signage may be used throughout the park as a design element, but shall be consistent in material and theme throughout the individual park.
- Other than decorative lanterns, monument lighting shall be screened from pedestrian view.
- Park Monumentation is subject to approval by the City of Ontario.



Example Park Entry

7.4 PARKS AND OPEN SPACE



The parks contained within the residential development areas of the Rich Haven Specific Plan will be designed to provide a variety of uses and activities within the overall community. Each park will consider the unique opportunities of its location and provide complimentary facilities to suit the neighborhood setting. The parks will be developed as a “system” rather than an open space “island”, providing facilities, activities and open space to the surrounding neighborhoods.



Safety and visibility will be incorporated within the park system design. Design principles include maintaining clear site lines, adequate lighting, and elimination of “hiding spaces”. All parks shall be equipped with necessary maintenance and convenience facilities such as benches, trash receptacles, restrooms, ash urns, and bicycle racks.

All parks shall meet ADA guidelines in terms of accessibility.



All Parks shall be irrigated with Recycled Water.

All parks, open space areas, greenbelts, parkways and parking lots shall consider, where feasible, incorporating the latest Low Impact Design (LID) Best Management Practices for storm water collection and infiltration as discussed in Section 4.4 of this Specific Plan. These methods shall include: pervious pavement, engineered soil (amended soil), vegetated swales, retention/infiltration basins and trenches, dry wells and bio-treatment basins and structures, where infiltration is infeasible. Landscape design will need to coordinate with Civil engineer in planning and implementation of all these methodologies.



7.4.1 RESIDENTIAL DISTRICT PARKS

7.4.1.1 General Design Elements and Objectives

Suggested program elements for Residential District parks may include some or all of these elements:

ACTIVE

- Basketball court
- Sand Volleyball
- Turf field with clearance for pick-up games (football, soccer, softball, etc.)
- Perimeter walking/jogging trail
- Tot Lot (5-12 years)
- Tot Lot (ages 2-5) w/ play structure
- Open turf play field
- Softball backstop

PASSIVE

- Shade Trees and open lawn area.
- Picnic Tables
- Solid cover shade overheads
- Benches
- Gazebo structure
- Pavilion structure with barbecues and tables suitable for parties
- Individual solid cover shade structures with tables beneath
- Rose, flower or native plant garden
- Giant Chess Board

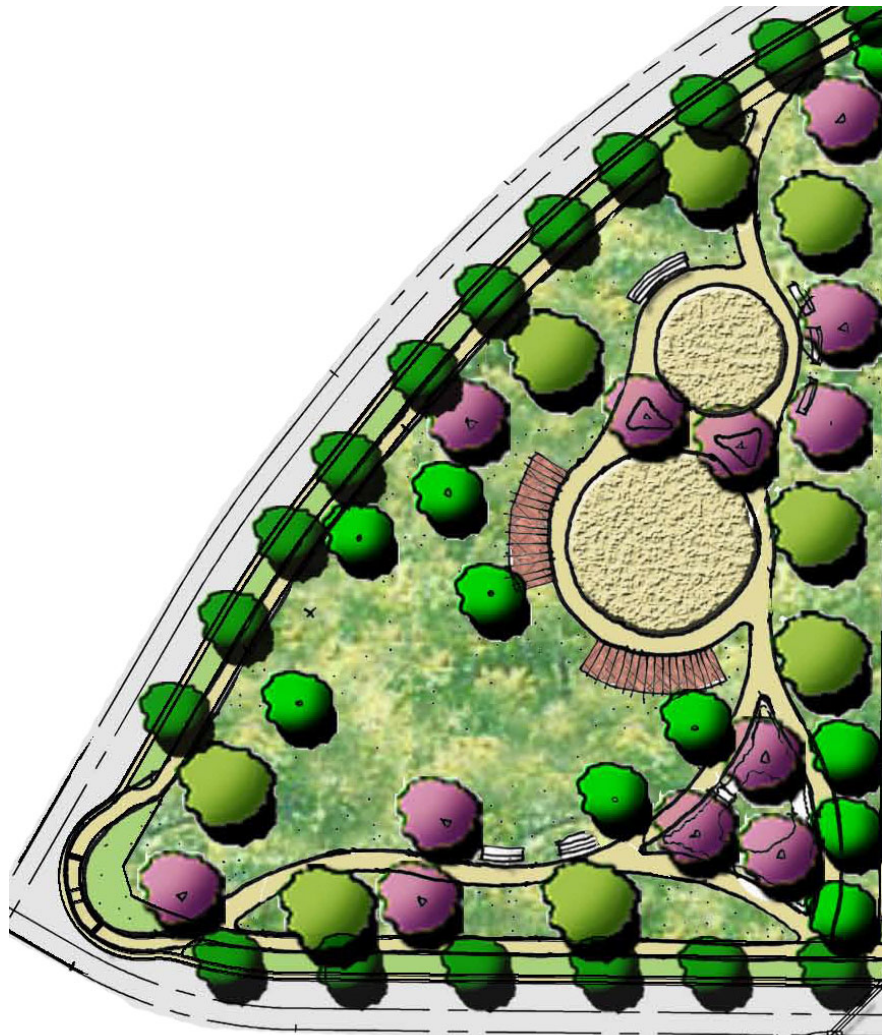
General requirements:

- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% minimum grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Wherever possible, Residential District Park areas should be finish graded to accept street runoff water and serve a dual purpose as stormwater runoff spreading and infiltration areas, as well as recreational areas.

Residential Park Concept

Park design is conceptual in nature. Final designs shall be reviewed and approved by the City of Ontario.

- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.
- Clearly delineated crosswalks shall be provided to connect surrounding amenities to adjacent use areas.
- On-site parking and a formal pick-up/drop-off area near the major entry point shall be provided.
- Parks shall have clearly delineated crosswalks to set them off from surrounding amenities to adjacent areas.
- Security lighting shall be provided around the park at 100' minimum spacing with 70-watt bulbs on minimum 14' high poles.

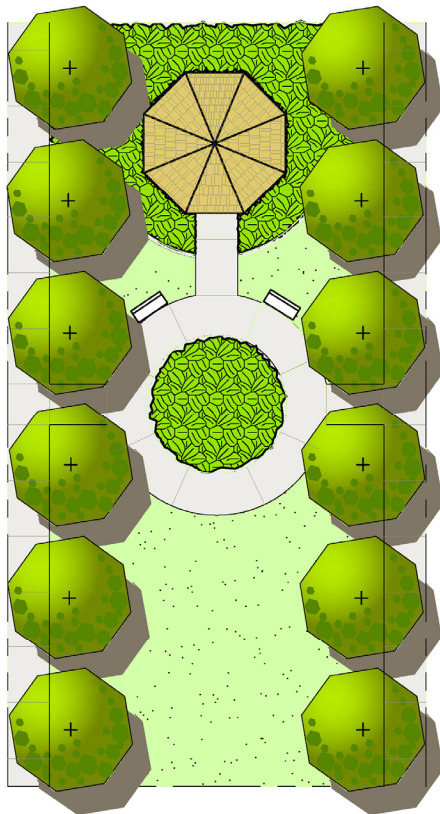


POCKET/LINEAR PARKS 7.4.2

Small Pocket/Linear Parks will be incorporated into the design of neighborhoods in order to both soften the built environment and provide open natural spaces for residents to experience and enjoy.

Example Pocket/Linear Park

- The pocket/linear park program may contain formal or informal layouts. They also will contain walkways and trails.
- Pocket/linear parks are exempt from the requirement to contain restroom facilities.
- Pocket/linear parks shall contain maintenance and convenience furnishings such as benches, trash receptacles, and ash urns.
- Built pergolas, arbors, gazebos, and walls are encouraged design features. Open lattice or solid roofs are allowed on overhead structures.
- Security lighting in the form of bollard lighting or decorative post lighting is encouraged.
- Pocket/Linear Parks shall be a minimum of 30' in width and 0.25 acres in size.
-



Landscape within the Southern California Edison easements is subject to SCE requirements and review. All landscape plans shall be submitted and approved by SCE before implementation.

See the City of Ontario, Ontario Ranch Streetscape Master Plan for more guidelines concerning SCE Easements in the Rich-Haven project area.

7.4.3 SCE EASEMENTS

7.4.3.1 SCE Requirements

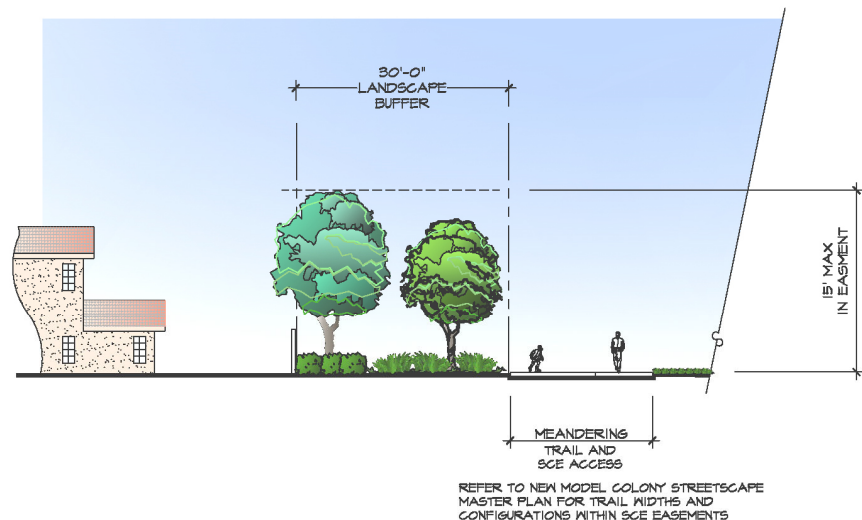
- Landscape design will follow current local and regional SCE guidelines concerning use of hardscape materials, planting materials, irrigation equipment, and clearances.

7.4.3.2 Design

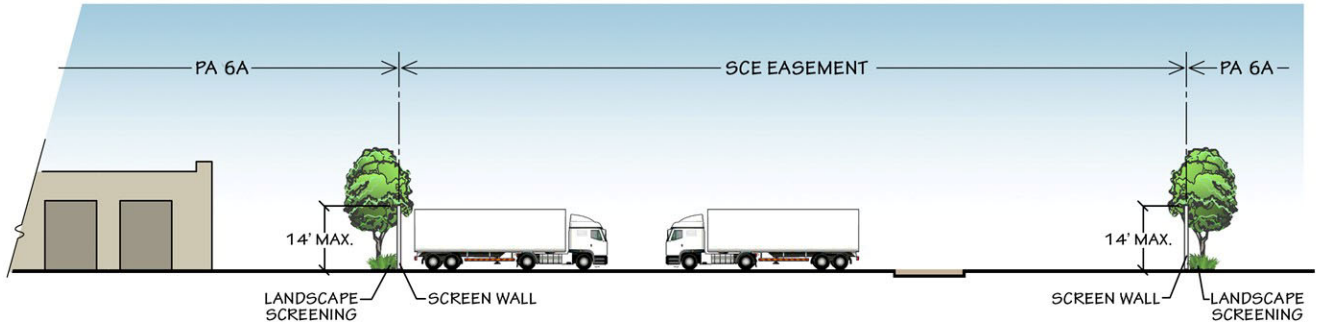
- SCE easements will be designed as linear green spaces.
- It is expected and encouraged that SCE maintenance access will also be designed to be used by the community for pedestrian and bicycle use.
- Community Gardens shall be considered as a design element in SCE easements.

7.4.3.3 Screening

- Where use of an SCE Easement is deemed unsightly, a 30' minimum area shall be used to buffer and screen the use from adjacent areas.
- Provide a separation for trails and landscape from SCE easements with a minimum 24" high block garden wall or 12" high curb and dense hedge material to prevent blowing dust, soil and tumble weeds from damaging trail and landscape.



SCE EASEMENT EDGE/PATH



SCE EASEMENT IN PA 3C, 5A and 6A

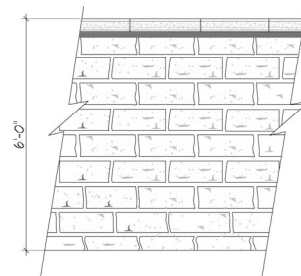
7.5 COMMUNITY WALLS AND FENCES

7.5.1 RESIDENTIAL DISTRICT WALL AND FENCE TYPES

Community Walls will be set back and de-emphasized wherever possible. Where walls are determined necessary, the requirements listed herein will apply. The spacing of pilasters and wall offsets shall be subject to City of Ontario Planning Department review and approval. (See Figure 7.2)

7.5.1.1 Solid Walls

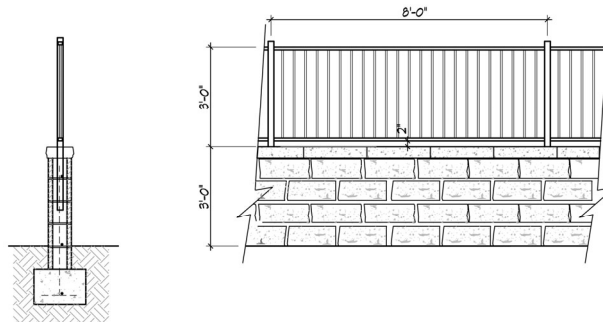
- Solid walls shall not exceed 8' in height unless expressly required in a sound study conducted by a qualified acoustic engineer. Walls that exceed 6' in height are subject to approval by the planning department.
- Walls facing and/or viewed by public spaces shall be decorative in nature consisting of split face block, stone or brick veneer, or plaster.
- Wall caps shall be either precast concrete, concrete block, or plaster stucco finish. Mortar caps are not allowed.
- Wall materials and color shall match or be in harmony with adjacent architectural features.



Typical Wall Elevation

7.5.1.2 View Fencing

- View fencing may be implemented where property walls abut park, open space, or where views are deemed appropriate.
- View fencing shall consist of 3' high maximum wrought iron, tubular steel, or glass over 3' high decorative block wall.
- Steel fencing shall be black in color and appropriately treated to prevent rust.



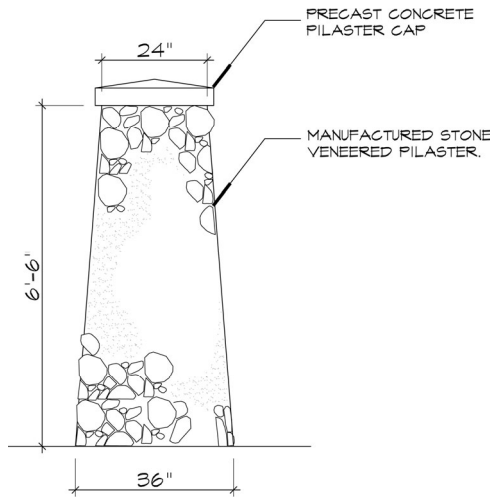
Typical View Fence Elevation

7.5.1.3 Private Homeowner Lot Fencing

- Private fencing between homeowner lots shall be 6’ high.
- Private fencing shall be of solid wall or view fence construction subject to section 7.5.1.1 and 7.5.1.2.
- Interior side residential walls, not exposed to public view, may consist of precision face block with a cap consistent in color with any adjacent walls.

7.5.1.4 Pilasters

- Decorative pilasters shall be used on walls adjacent to or viewable from public areas.
- Pilasters shall be decorative in nature consisting of split face block, stone or brick veneer, or plaster.
- Pilaster materials and color shall match or be in harmony with adjacent architectural features.
- The spacing of pilasters and wall offsets shall be subject to City of Ontario Planning Department and review.



Example Pilaster Elevation

7.5.1.5 Retaining Walls




- Retaining walls shall not exceed 5 feet above rough grade and must be set 5’ clear from rear and side property lines.
- Retaining walls that terrace must include a 3’ clear planting area between walls and/or hardscape.
- Retaining walls must be screened with substantial planting.
- Retaining walls must be properly waterproofed and drained.
- Retaining walls facing or viewable from public areas shall decorative in nature consisting of split face block, brick or stone veneer, or plaster.

Residential District
Community Wall
Figure 7.2

Breaks may occur in walls shown to accommodate local neighborhood entries, walks, and trails subject to City of Ontario approval.



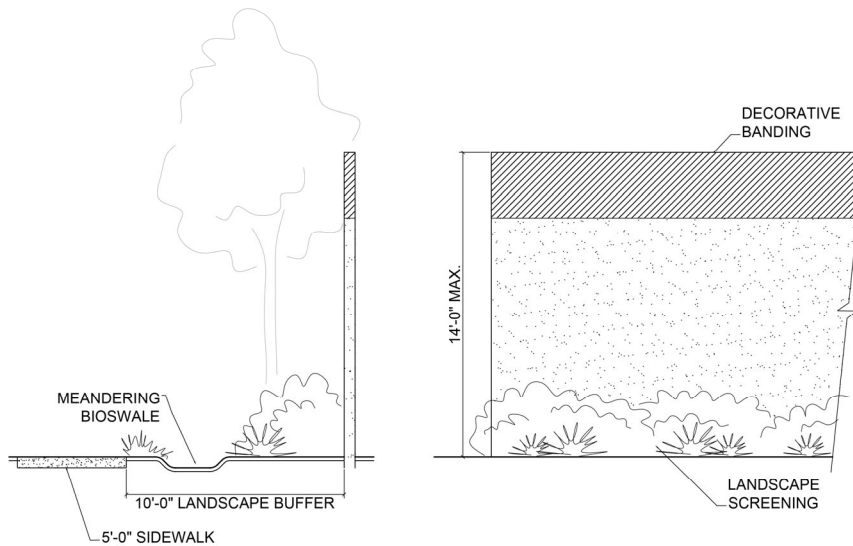
REFER TO SECTION 7.8 FOR PLANNING AREAS 4, 5B, 6B, 7, 8, 9 AND 10 MIXED USE LANDSCAPE DESIGN STANDARDS

-  GENERAL PARK LOCATION
-  COMMUNITY WALLS - Exact placement per New Model Colony Master Plan. Materials per these design guidelines subject to City of Ontario.
-  COMMUNITY WALLS - Exact placement and construction per these

7.5.2 INDUSTRIAL DISTRICT WALL AND FENCE TYPES

7.5.2.1 Solid Walls

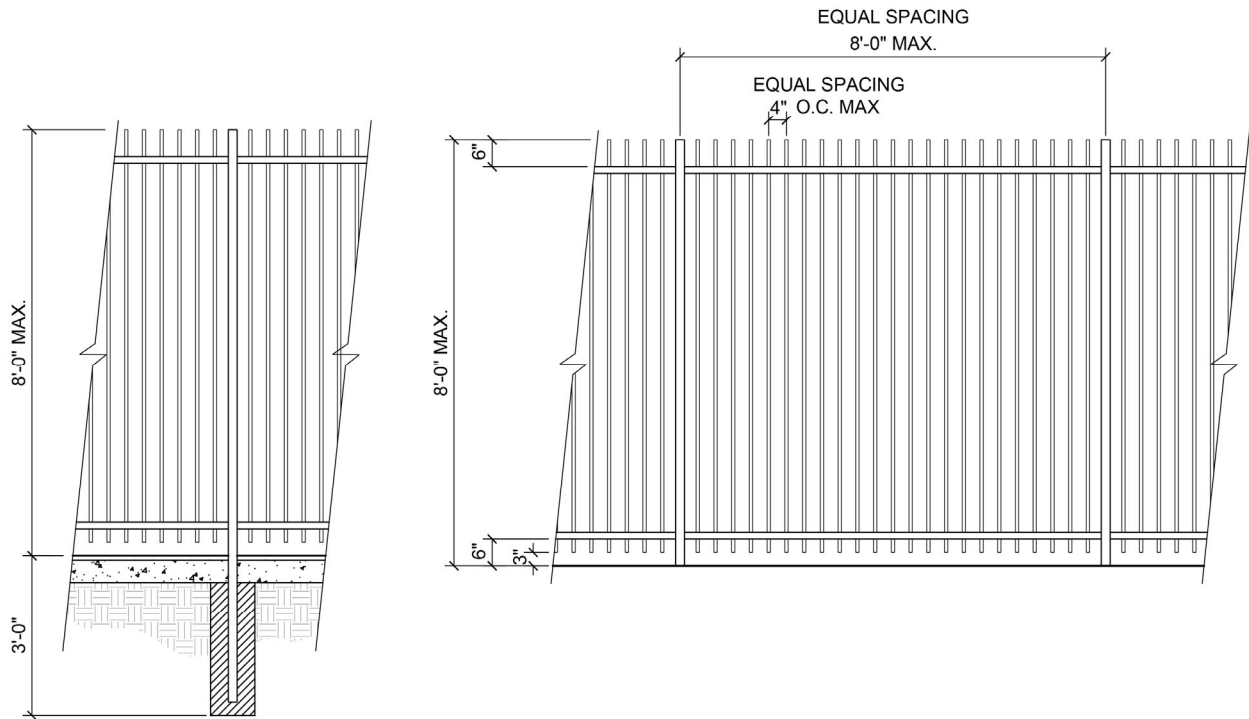
- Solid walls shall not exceed 14’ in height unless expressly required in a sound study conducted by a qualified acoustic engineer.
- Walls facing and/or viewed by the public spaces shall be decorative in nature. Approved materials include concrete tilt-up walls with a decorative banding or finish detailing, split face block or stucco.
- Walls in excess of 50 feet long shall include a decorative pilaster or horizontal plane break every 100 feet.
- Wall materials and colors shall match or be in harmony with adjacent buildings or architectural features.



TYPICAL SOLID WALL ELEVATION

7.5.2.2 Perimeter Fencing

- Perimeter fencing may be implemented along SCE easements, compatible land uses or where visual access is deemed appropriate.
- Perimeter fencing shall consist of 6’ to 8’ high tubular steel or aluminum fencing with or without vertical pickets.
- Perimeter fencing shall be black in color and appropriately treated to prevent rust. Alternative colors may be approved subject to approval by the Planning Director.



TYPICAL PERIMETER FENCE ELEVATION

7.6 GENERAL LANDSCAPE

7.6.1 IRRIGATION GUIDELINES

- All planting areas shall be irrigated with an automatic irrigation system.
- Parks, parkways, HOA landscaped areas, and other common areas shall be irrigated with recycled water. See Section 4.2.2 for recycled water system.
- HOA areas are to be controlled with a central control irrigation system.
- Trees shall have a bubbler system on a dedicated bubbler valve.
- Drip systems are permitted.
- Above grade Backflow Preventers shall be located in planting areas, protected with locking enclosures, and screened with plant material.
- Irrigation systems shall be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements (hydro-zones) of plant material.
- Turf shall be zoned separately from shrub and groundcover systems.

7.6.2 UTILITY PLACEMENT

- Various utility boxes shall be grouped together as much as possible.
- Utility boxes shall be placed in landscape easements and shrub/groundcover areas. Utility boxes shall not be placed in lawn areas unless absolutely necessary.
- Utility boxes shall not be placed closer than 50 feet to street corners or intersections measured from the beginning of curve.
- Above grade utility boxes shall be screened with planting to the extent possible to allow required access and clearance.

7.6.3 SLOPES

- Slopes shall be irrigated separately from flat areas on dedicated valves.
- All landscape slopes 3:1 or greater to have jute matting installed and all slopes 2:1 or greater to have erosion control blankets with a 3 year durability installed.
- Slopes shall be planted with trees, shrubs, and groundcover to cover 100% of the slope at maturity to help prevent slope erosion.
- Turf shall only be used on slopes with a grade equal to or flatter than 4:1.

7.6.4 STREET ENDS AND ALLEYS Where street ends or alleys do not terminate in housing, a trailhead, or a park, the terminus shall be treated with landscape screening or a focal point as appropriate. 7.7

COMMUNITY PLANT MATRIX

7.7.1 TREES

Architectural Characters

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	SCE Easements	Light Industrial
Agonis flexuosa	Peppermint Tree	•	•			•		•		•			•
Arbutus unedo	Strawberry Tree		•		•		•		•				•
Bauhinia blakeana	Hong Kong Orchid Tree			•	•					•	•		•
Callistemon viminalis	Weeping Bottlebrush												•
Cedrus atlantica 'Glauca'	Atlas Cedar			•		•		•		•			•
Cedrus deodara	Deodar Cedar				•	•		•		•			•
Cecidium floridum	Blue Palo Verde	•	•		•					•			•
Cercis canadensis	Eastern Redbud			•	•			•		•	•		•
Cercis occidentalis	Western Redbud	•			•			•		•			•
Celtis sinensis	Chinese Hackberry			•				•	•	•			•
Chamaerops humilis	Mediterranean Fan Palm		•							•	•		•
Chitalpa tashkentensis	Chitalpa			•	•			•		•			•
Cordyline australis	Giant Dracaena	•	•							•			•
Cinnamomum camphora	Camphor Tree					•	•	•		•			•
Citrus spp.	Citrus	•			•			•					•
Cupressus glabra	Smooth Arizona Cypress					•		•		•			•
Cupressus sempervirens	Italian Cypress		•			•		•	•	•			•
Eucalyptus species	Eucalyptus												•
Feijoa sellowiana	Pineapple Guava	•			•			•		•	•		•
Ginkgo biloba	Maidenhair Tree			•	•					•	•		•
Geijera parviflora	Australian Willow	•			•			•		•			•
Jacaranda mimosifolia	Jacaranda		•		•	•				•	•		•
Koelreuteria bipinnata	Chinese Flame Tree			•	•			•		•	•		•
Koelreuteria paniculata	Golden Rain Tree			•				•	•	•	•		•
Lagerstroemia indica	Crape Myrtle			•		•		•	•	•	•		•
Laurus nobilis	Sweet Bay	•				•	•			•			•
Liriodendron tulipifera	Tulip Tree			•	•			•		•			•
Melaleuca nesophila	Pink Melaleuca	•	•		•					•			•
Melaleuca quinquenervia	Cajeput Tree				•	•		•	•	•			•
Olea europea – fruitless variety	Fruitless Olive		•					•	•	•	•		•
Parkinsonia aculeata	Mexican Palo Verde	•	•		•					•			•
Phoenix canariensis	Canary Island Palm												•
Phoenix dactylifera	Senegal Date Palm		•						•	•			•
Pinus brutia	Calabrian Pine			•		•		•		•			•

7.7.1 TREES

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	SCE Easements	Light Industrial
<i>Pinus canariensis</i>	Canary Island Pine		•	•	•					•			•
<i>Pinus eldarica</i>	Afghan Pine			•		•		•		•			•
<i>Pinus halepensis</i>	Aleppo Pine												•
<i>Pinus pinea</i>	Italian Stone Pine			•		•		•		•			•
<i>Pinus thunbergiana</i>	Japanese Black Pine												•
<i>Pinus torreyana</i>	Torrey Pine												•
<i>Pistacia chinensis</i>	Chinese Pistache		•		•		•			•	•		•
<i>Platanus x acerifolia</i>	London Plane Tree				•	•		•		•			•
<i>Platanus racemosa</i>	California Sycamore					•	•	•		•			•
<i>Podocarpus gracilior</i>	Fern Pine				•	•		•		•			•
<i>Punica granatum</i>	Pomegranate	•			•		•			•			•
<i>Quercus agrifolia</i>	Coast Live Oak	•	•			•	•			•			•
<i>Quercus engelmannii</i>	Engleman Oak	•	•		•		•			•			•
<i>Quercus ilex</i>	Holly Oak	•				•		•		•			•
<i>Rhaphiolepis indica</i> 'Majestic Beauty'	India Hawthorn			•	•			•	•	•		•	•
<i>Rhus lancea</i>	African Sumac		•		•		•			•			•
<i>Schinus molle</i>	California Pepper	•	•		•		•			•	•		•
<i>Tipuana tipu</i>	Tipu Tree			•	•			•		•		•	•
<i>Trachycarpus fortunei</i>	Windmill Palm		•		•					•			•
<i>Tristania conferta</i>	Brisbane Box					•	•	•		•		•	•
<i>Ulmus parvifolia</i>	Chinese Elm			•		•		•		•			•
<i>Washingtonia filifera</i>	California Fan Palm												•
<i>Zelkova serrata</i>	Sawleaf Zelkova			•		•		•		•			•

NOTE:

- Designated Street Trees for each planning area are listed in Section 6.4
- Designated Theme Street Trees are listed in Section 7.2.2
- See NMC Master Plan for landscape requirements for all master plan roadways.

7.7.2 SHRUBS

Architectural Characters

Botanical Name	Common Name	Architectural Characters										
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial
Acacia redolens 'Prostrata'	Prostrate Acacia	•			•		•					•
Agave spp.	Century Plant											•
Aloe spp.	Aloe	•			•		•					•
Alyogene huegelii	Blue Hibiscus		•	•	•					•		•
Arctostaphylos spp.	Manzanita	•		•			•			•		•
Aspidistra elatior	Cast Iron Plant			•		•		•	•			•
Baccharis x 'Centennial'	Prostrate Desert Broom											•
Baccharis Pilularis 'Twin Peaks'	Dwarf Coyote Bush											•
Buxus microphylla japonica	Japanese Boxwood			•		•		•	•	•		•
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	•			•		•		•	•		•
Carex Divulsa	Berkley Sedge											•
Carex Pansa	California Meadow Sedge											•
Carex Praegracilis	Clustered Field Sedge											•
Carissa 'Green Carpet'	Prostrate Natal Plum											•
Carissa grandiflora 'Emerald Carpet'	Dwarf natal Plum		•		•			•			•	•
Carpenteria californica	Bush Anemone	•			•		•			•	•	•
Ceanothus spp.	California Lilac	•			•		•			•	•	•
Ceanothus griseus horizontalis	Caramel Creeper											•
Cistus purpureus	Orchid Rockrose	•	•		•		•			•		•
Convolvulus cneorum	Bush Morning Glory			•	•	•				•		•
Convolvulus mauritanicus	Ground Morning Glory		•	•		•				•	•	•
Cotoneaster spp.	Cotoneaster		•		•		•			•	•	•
Cotoneaster Horizontalis	Rock Contoneaster											•
Diplacus hybrids	Monkey Flower	•			•		•			•	•	•
Dalea gregii	Trailing Indigo Bush											•
Dietes bicolor	Fortnight Lily			•	•	•			•	•		•
Dietes vegeta	Fortnight Lily			•	•	•			•	•	•	•
Dodonea viscosa	Hopseed bush											•
Echium fastuosum	Pride of Madeira		•		•		•			•	•	•
Elaeaganus pungens	Silverberry	•		•			•			•	•	•
Ensete ventricosum 'Maurelii'	Abyssinian Banana		•						•	•		•
Euryops pectinatus	Grey-leafed Euryops	•			•		•			•		•
Fuschia t. 'Gartenmeister Bonstedt'	Fuschia			•	•	•				•		•
Gaura lindheimeri	Gaura			•	•	•				•	•	•

7.7.2 SHRUBS

Architectural Characters

Botanical Name	Common Name	Architectural Characters										
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial
Hemerocallis cvs.	Daylily			•	•			•	•	•		•
Heteromeles arbutifolia	Toyon	•						•	•		•	•
Ilex spp.	Holly			•		•		•	•		•	•
Juniper horizontalis 'Varieties'	Trailing Juniper Varieties											•
Juniperus spp.	Juniper					•		•	•		•	•
Juniperus chinensis x pfitzeriana	Pfitzer Juniper											•
Lantana spp.	Lantana	•	•	•				•		•	•	•
Lantana camara	Bush Lantana											•
Lantana montevidensis	Trailing Lantana											•
Lavandula augustifolia	English Lavender		•	•	•					•	•	•
Lavandula augustifolia 'Hidcote'	Pink English Lavender		•	•	•					•	•	•
Leptospermum scoparium cvs.	New Zealand Tea Tree		•					•	•		•	•
Leptospermum laevigatum	Australian Tea Tree											•
Leucophyllum candidum	Violet Silverleaf											•
Leucophyllum frutescens*	Texas Ranger											•
Leucophyllum laevigatum	Chihahuan Rain Sage											•
Leucophyllum pruinoseum	Sierra Bouquet											•
Leymus arenarius	Lyme Grass											•
Ligustrum japonica 'Texanum'	Texas Privet			•				•	•	•	•	•
Liriope muscari	Big Blue Lily Turf			•		•		•		•	•	•
Liriope muscari 'Silvery Sunproof'	Variiegated Big Blue Lily Turf			•	•	•				•	•	•
Lomandra longifolia	Nyalla											•
Lonicera japonica 'Halliana'	Hall's Honeysuckle		•			•		•		•		•
Mahonia repens	Creeping Mahonia											•
Muhlenbergia capillaris	Pink Muhly											•
Muhlenbergia rigens	Deer Grass											•
Myoporum pacificum	Creeping Myoporum											•
Myrtus communis 'Compacta'	Dwarf Myrtle			•		•		•	•	•	•	•
Osmanthus fragrans 'Goshiki'	ncn			•	•	•				•		•
Pennisetum setaceum	Fountain Grass	•	•		•			•		•	•	•
Photinia fraseri	Fraser's Photinia				•	•		•		•		•
Pittosporum tobira cvs.	Mock Orange		•		•			•	•	•		•
Pittosporum tobira 'Whealers Dwarf'	Whealers Dwarf Pittosporum											•
Plumbago auriculata	Cape Plumbago			•	•	•			•	•		•

7.7.3 GROUNDCOVERS

Architectural Characters

Botanical Name	Common Name	<i>Architectural Characters</i>										
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial
Arctostaphylos spp.	Manzanita	•			•		•			•		•
Baccharis pilularis	Dwarf Coyote Brush	•			•		•			•		•
Fragaria chiloensis	Wild Strawberry			•			•	•	•	•	•	•
Juniperus spp.	Juniper		•			•		•		•		•
Myoporum spp.	Myoporum	•			•		•			•		•
Pelargonium peltatum	Ivy Geranium			•	•	•			•	•	•	•
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	•	•		•		•		•	•	•	•
Thymus praecox	Thyme			•		•	•		•	•	•	•
Trachelospermum jasminoides	Star Jasmine			•		•		•	•	•	•	•
Verbena peruviana	Verbena		•		•			•	•	•	•	•
Vinca Minor	Dwarf Periwinkle			•		•		•	•	•	•	•

7.7.4 VINES

Architectural Characters

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial	
Bougainvillea spp.	Bougainvillea	•	•		•		•		•				•
Clytostoma callistegioides	Violet Trumpet Vine			•		•			•	•	•		•
Distictus buccinatoria	Blood Red Trumpet Vine	•	•	•				•		•	•		•
Jasminum polyanthum	Pink Jasmine			•		•			•	•	•		•
Macfadyena unguis-cati	Cat's Claw	•	•		•			•		•	•		•
Pandorea jasminoides	Bower Vine			•	•			•	•	•	•		•
Parthenocissus tricuspidata	Boston Ivy			•		•			•	•	•		•
Rosa banksiae	Lady Bank's Rose	•	•	•					•	•			•
Solanum jasminoides	Potato Vine				•	•		•		•	•		•
Vigna caracalla	Snail Vine			•	•	•				•	•		•
Wisteria sinensis	Wisteria			•	•				•	•	•		•

7.8 REGIONAL COMMERCIAL / MIXED-USE LANDSCAPE DESIGN GUIDELINES

7.8.1 COMMUNITY VISION

To create a distinct and unified landscape character for the Regional Commercial/Mixed-Use District that will provide visual cohesiveness, pedestrian connections and functional spaces throughout the different districts and streetscapes.

Soft and hard landscape design is to give character and define the hierarchy of open spaces within this mixed-use area using the following principles:

- The provision of an open space network that includes passive space, social space, activity areas and facilities. Consideration should be given to the orientation of such areas with regard to sunlight and shade
- Using plant species and trees at an appropriate scale to define, identify, separate and enclose space
- The encouragement of visual links and view corridors throughout the neighborhood
- Creating a balance between lush community landscapes while considering the needs for commercial visibility
- Co-ordination and appropriate scale of street furnishings, signage and lighting
- The use of materials to stimulate the senses through texture, smell, color and contrast
- Safety through visibility and pathways located where they are overlooked by buildings
- The use of landmarks, public art and focal points at entrances/key buildings
- The use of materials to define pedestrian dominated areas and slow traffic
- To screen utility equipment, loading and trash collection areas.
- Adequate aftercare and maintenance of all areas

These Landscape Design and Development Guidelines provide design criteria for the Rich Haven Regional Commercial Mixed-Use District as a whole including Planning Areas 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10A and 10B.

Also provided within the Landscape Palate Matrix is a list of additional planting materials that will give a more urban feel to this mixed-use area.



7.8.1.1 PA 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10A and 10B "Urban" Parks

The Planning Areas 4A, 4B, 5B, 5C, 6B, 7, 8, 9, 10A and 10B parks will be located at the south end of the project within the Mixed-Use District. Where the aforementioned Parks in Planning Areas 1A, 1B, 1C, 2B, 2C, 3A, 3B and 3C lend themselves to a more informal and pastoral arrangement, the Mixed-Use District parks have an opportunity for a more formal village green style park. With a strong axial design, this park would be divided into different areas. This park would provide facilities and varied activities to all user groups, and contain more specialized elements such as themed gardens, a bandstand and / or community gathering facilities.

Suggested program elements include:

ACTIVE

- Tot lot (ages 2-5)
- Tot lot (ages 5-12)
- Play lawn
- Lighted dancing/party square with bandstand
- Pools
- Clubhouse

PASSIVE

- Rose Garden
- Native Plant Garden
- Annual/Perennial Flower Garden
- Giant Chess Board
- Gazebo structure
- Benches

General requirements:

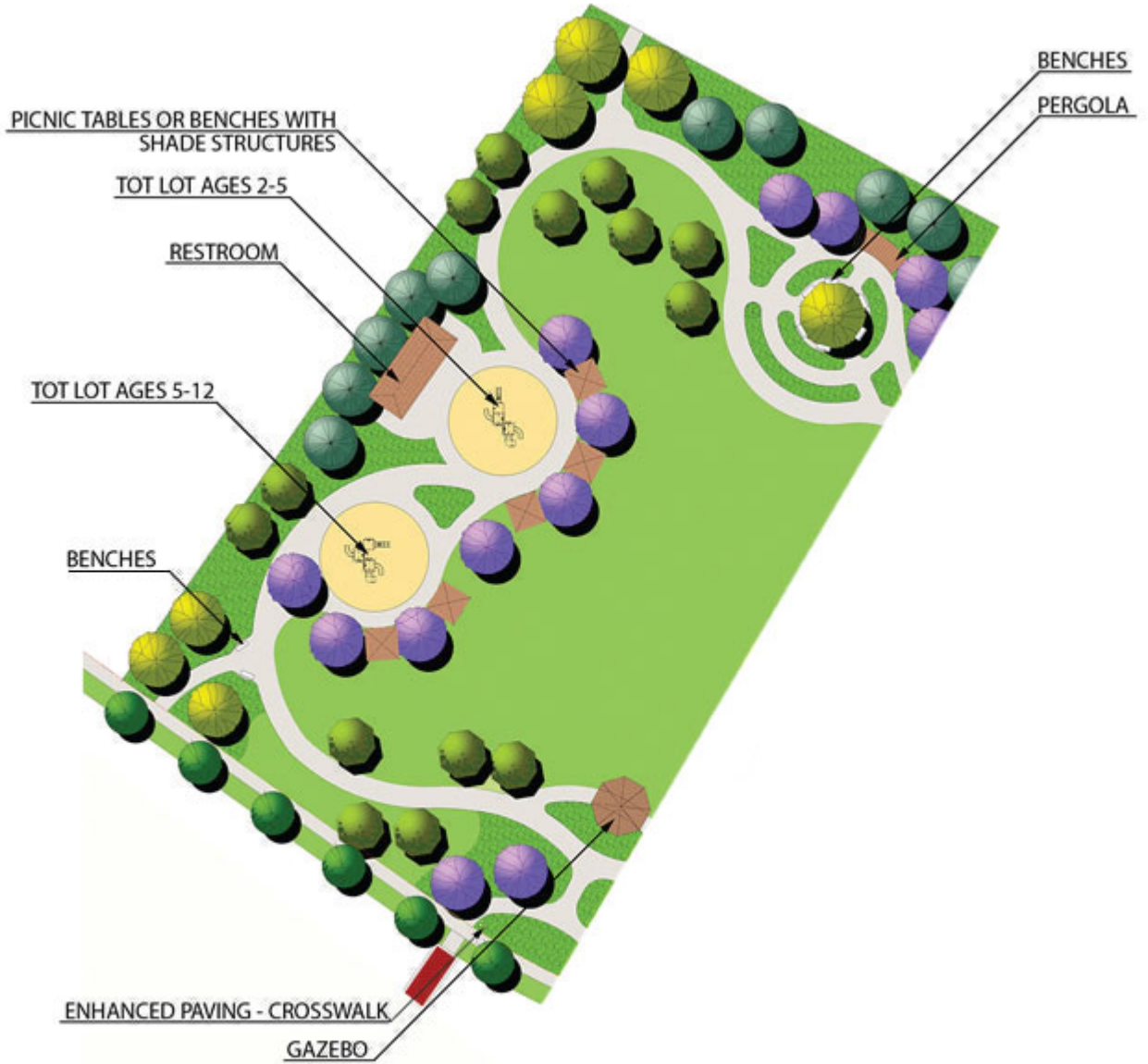
- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Security lighting shall be provided around the park at 100' minimum spacing with 70-watt bulbs on minimum 14' high poles.
- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.

7.8.2 COMMUNITY PARKS (NON-PUBLIC)

7.8.2.1 General Design Elements and Objectives

- Community parks provide focal points at the entries, and an attractive frontage for surrounding buildings.
- Community Parks include active recreation areas of 5 acres or more.
- These parks are the main recreation areas for the mixed use neighborhoods and provide a buffer between residential and mixed used development.
- Facilities will provide for a broad range of uses and activities, by all segments of the neighborhood population.
- Trees help define and enclose space and furnishing co-ordinate with that in other parks and with the overall architectural style.
- The active recreation area should include lighted playing fields and courts.
- Community Park should provide some on-site parking and formal pick-up/drop-off area.
- Design shall provide a play area near the main hub of park.
- Security lighting shall be provided throughout the park.
- Maintain clear and effective sightlines to make park visible from surrounding roadways.
- Wherever possible, Community Park areas should be finish graded to accept street runoff water and serve a dual purpose as stormwater runoff spreading and infiltration areas, as well as recreational areas.

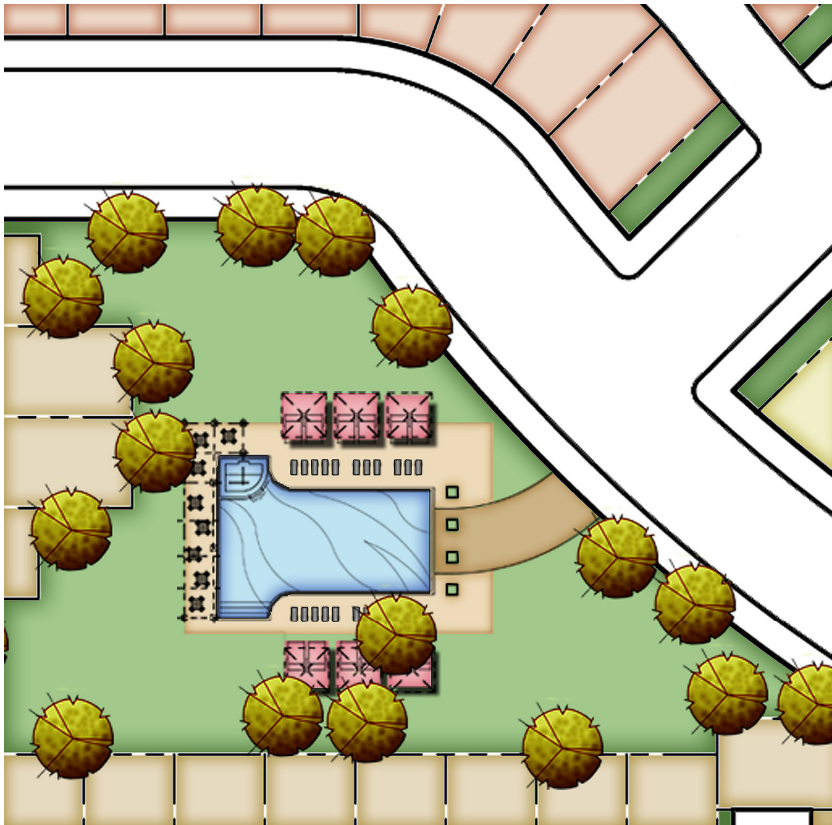




7.8.3 POOL AREAS

7.8.3.1 General Design Elements and Objectives

- Located within easy access of residential units, facilities include a pool, restroom building, cabanas, lounge chairs, shade structures, tables and chairs.
- Planting in this area provides a buffer to adjacent residences.



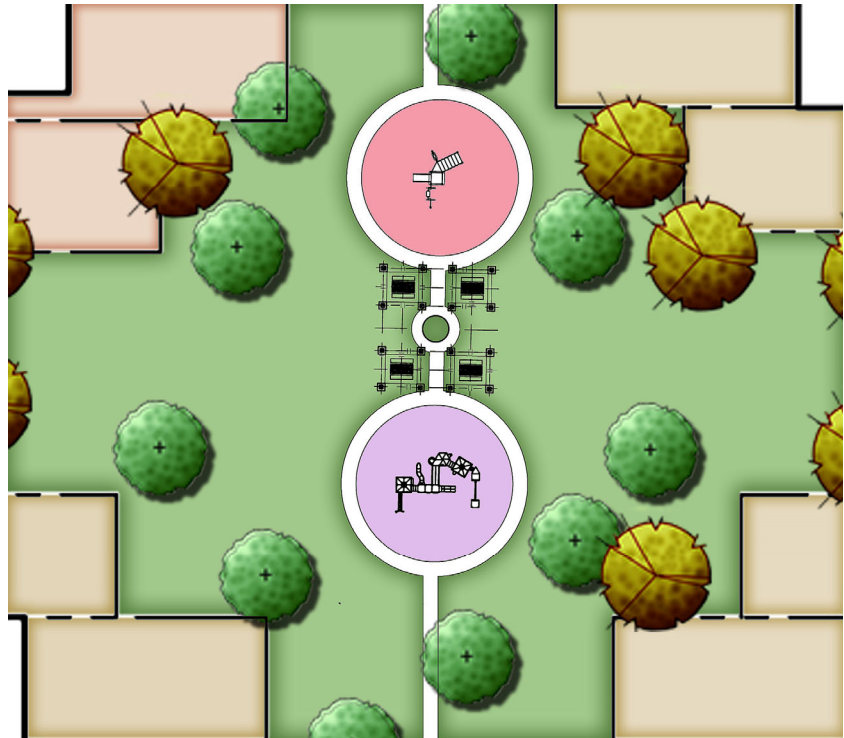
TYPICAL PARK AMENITIES

7.8.4 TOT LOTS



7.8.4.1 General Design Elements and Objectives

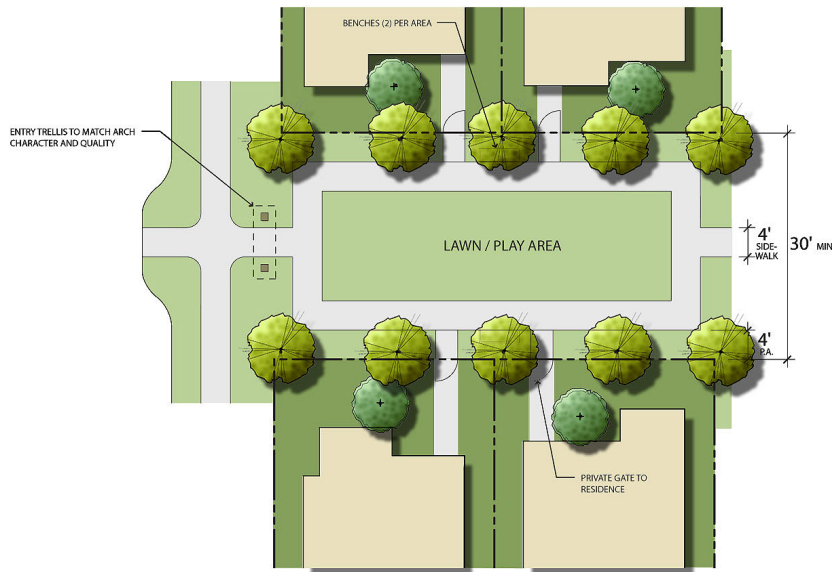
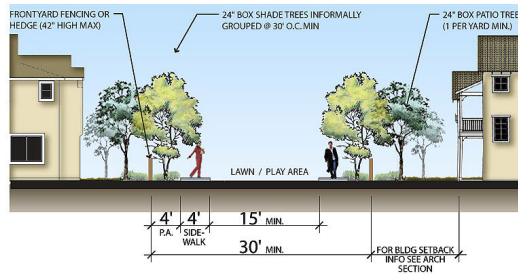
- The tot lot is located in easily accessible areas away from traffic.
- Trees are used to help provide structure and shade while shaded seating areas enable comfortable supervision.
- Play equipment is to cater for a range of ages and be installed with a colorful safety surface.



7.8.5 PASEO GARDENS

7.8.5.1 General Design Elements and Objectives

- This space acts as a buffer between commercial districts and residential areas
- It is intended to provide a semi private space for activity, play or relaxation for residents
- The entry and end points are defined by a trellis
- The sidewalk parts to provide circulation to adjacent housing and rejoins to enable direct circulation
- Benches are located along sidewalks
- Landmarks and public art help to provide a sense of place and character.

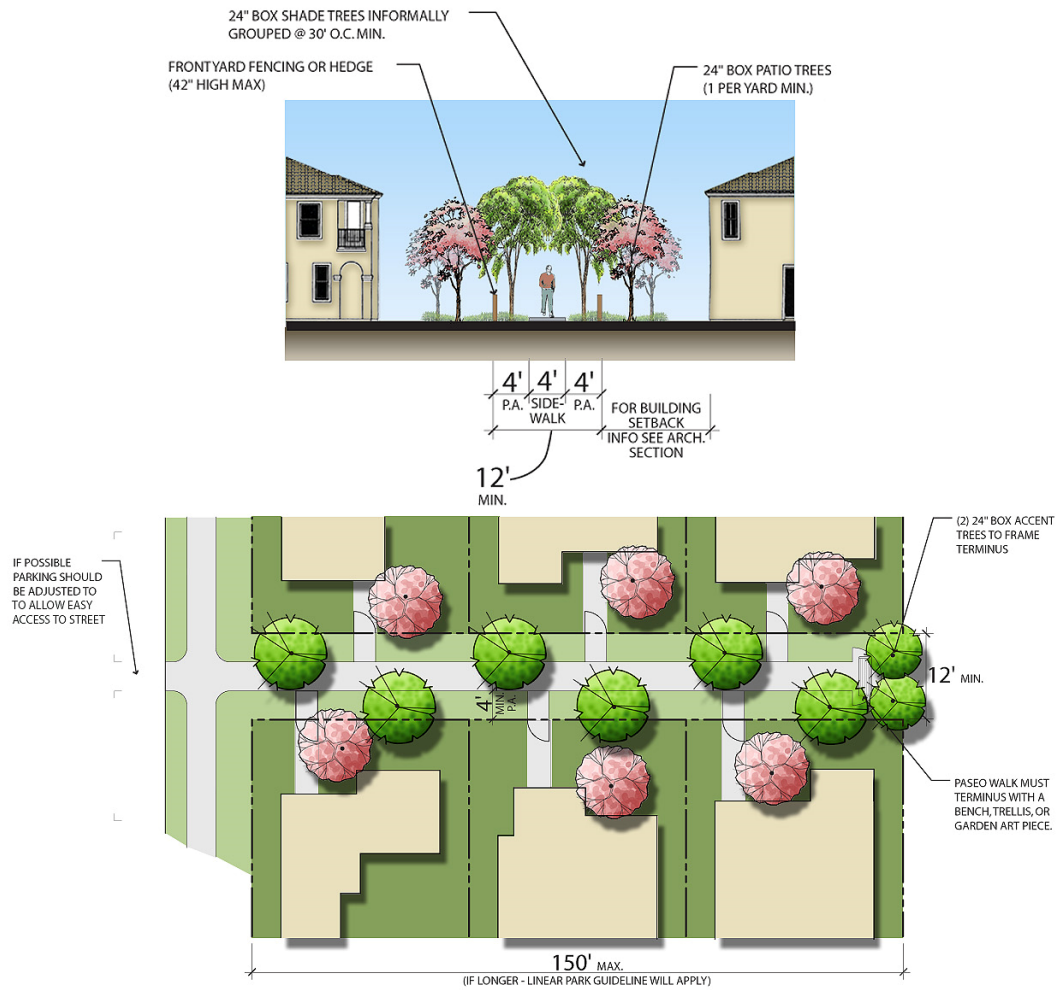


7.8.6 PASEOS

7.8.6.1 General Design Elements and Objectives



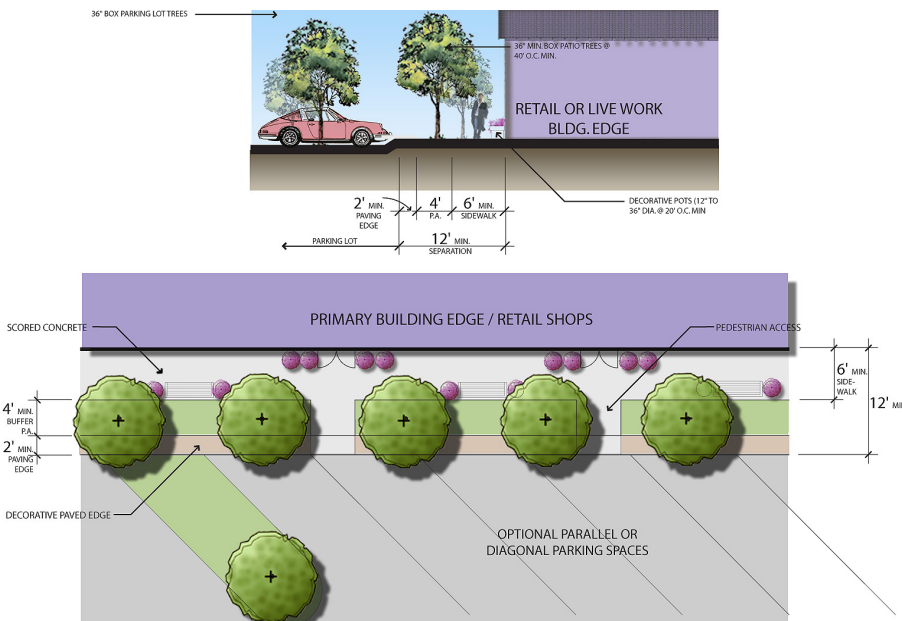
- Paseos provide a safe and informal greeting zone for residents and attractive access from the houses
- They end in a terminus with a focal point framed by trees
- Paseos provide safe and informal passive play areas
- Paseo lighting should balance scale, safety and glare. It should be integrated into the paseo design. It may be provided by free standing fixtures, integrated into the adjacent buildings, or both



7.8.7 PARKING/SHOPPING INTERFACE

7.8.7.1 General Design Elements and Objectives

- The intent is to provide a safe and comfortable pedestrian experience and reduce the presence of the parking area from shoppers with buffer planting
- These areas are intended to be used predominantly for circulation, but rest areas are also provided for people watching
- Adequate seating and resting areas are to be provided within this zone
- Various functions are defined with use of enhanced paving (interlocking pavers, brick, stone, or stamped concrete)
- A 2' decorative paving edge is to be used in direct/primary store front openings
- The overall dimension from curb to building can be reduced from 12' to 8' when adjacent to a building, but not a direct/primary store front
- Pedestrian paved surfaces should typically be scored concrete with colored stamped concrete or paved accents
- Planters and furniture should be located as to not block building entries or prohibit ADA access
- Furnishings are coordinated throughout the project

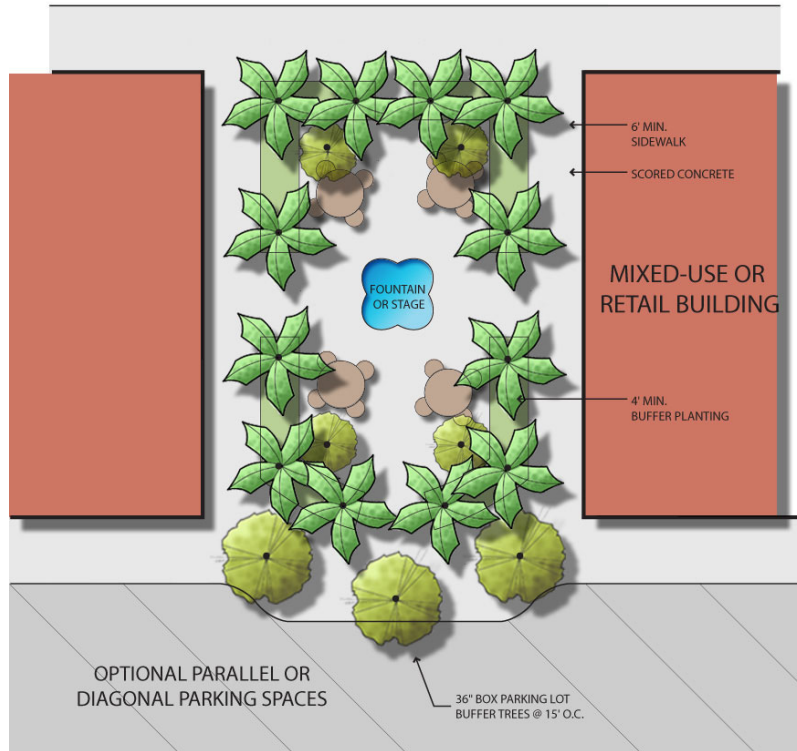
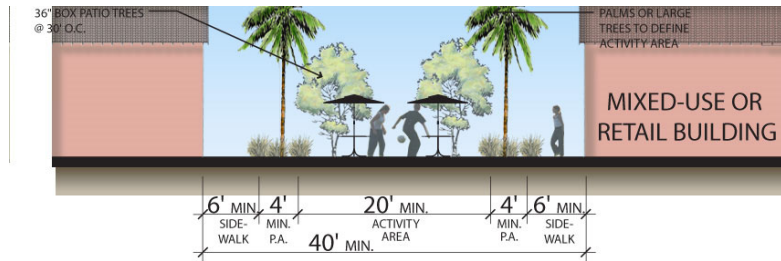


7.8.8 RETAIL PLAZAS



7.8.8.1 General Design Elements and Objectives

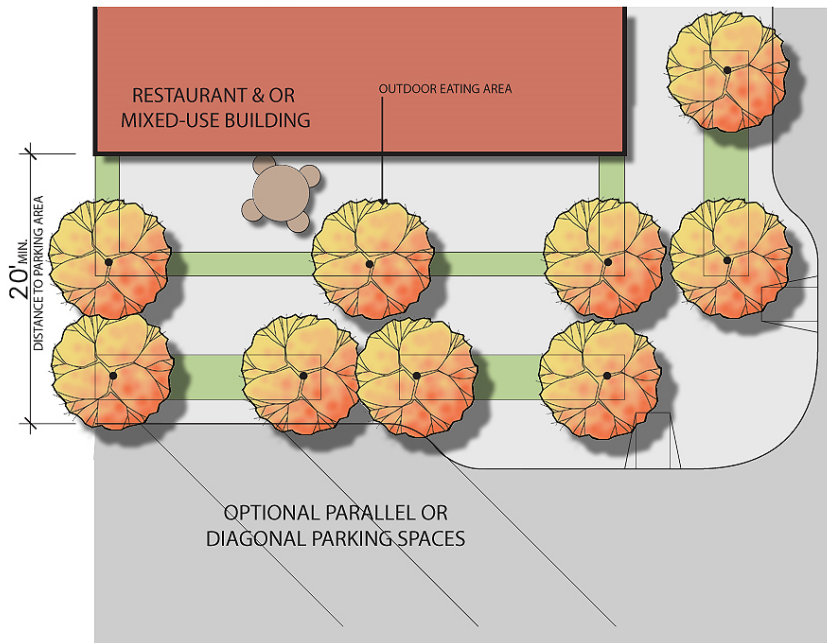
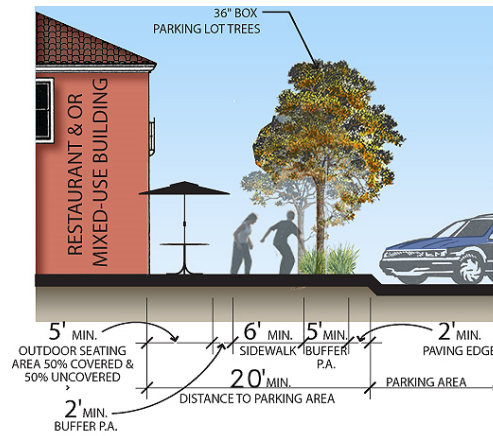
- Plazas are intended to provide active and passive pedestrian spaces that encourage user interaction.
- Fountains, stages, public art, and game tables are not a requirement, but are appropriate in these areas.
- Both shaded and open seating areas should be included.
- Refer to Section 6.3.4.3 for patio dining guidelines.
- Plaza design should consider their use during holiday and specialty sales festivals, and community events.



7.8.9 RESTAURANTS/OUTDOOR EATING AREAS

7.8.9.1 General Design Elements and Objectives

- These are intended to provide shaded and non-shaded dining areas.
- Shade devices such as awnings or umbrellas should be provided especially in West or South facing exposures.
- Planting should provide a comfort barrier, but also allow for people watching.
- The 2'-wide minimum plant barrier can be substituted with a rail; less the 2' wide.

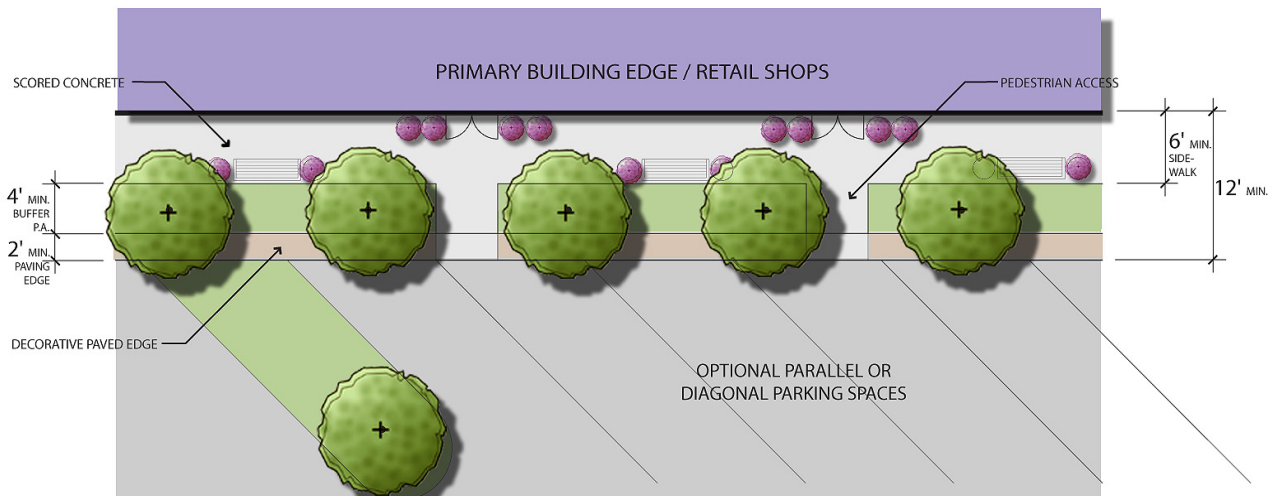
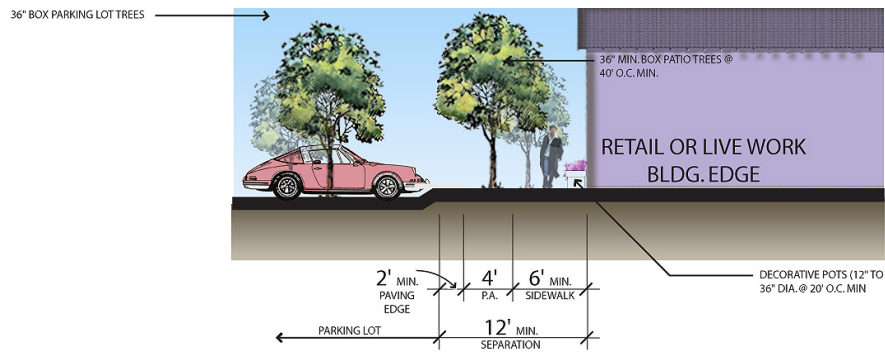


7.8.10 BUILDING EDGE/RETAIL SHOPS

7.8.10.1 General Design Elements and Objectives



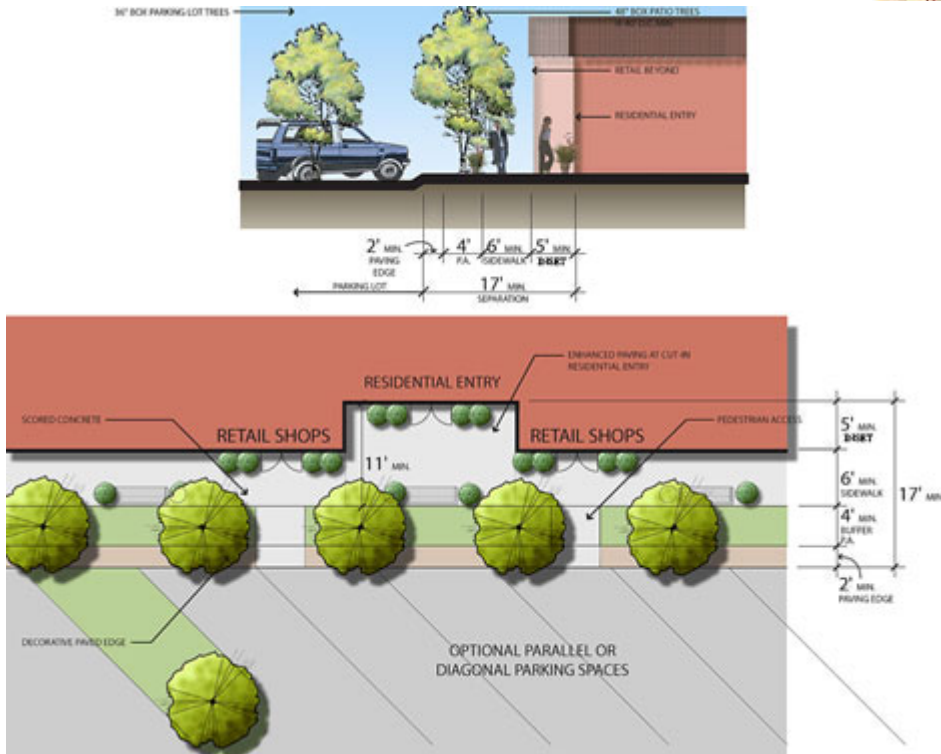
- This area is intended to be used predominantly for circulation, but rest areas are also provided for people watching
- Planting creates a buffer zone between the parking lot and promenade
- Furnishings are coordinated throughout the project



7.8.11 PARKING/RESIDENTIAL ENTRY

7.8.11.1 General Design Elements and Objectives

- The intention is to define residential entryways with enhanced paving and planting to create a mini courtyard while allowing the space to continue functioning as a promenade.

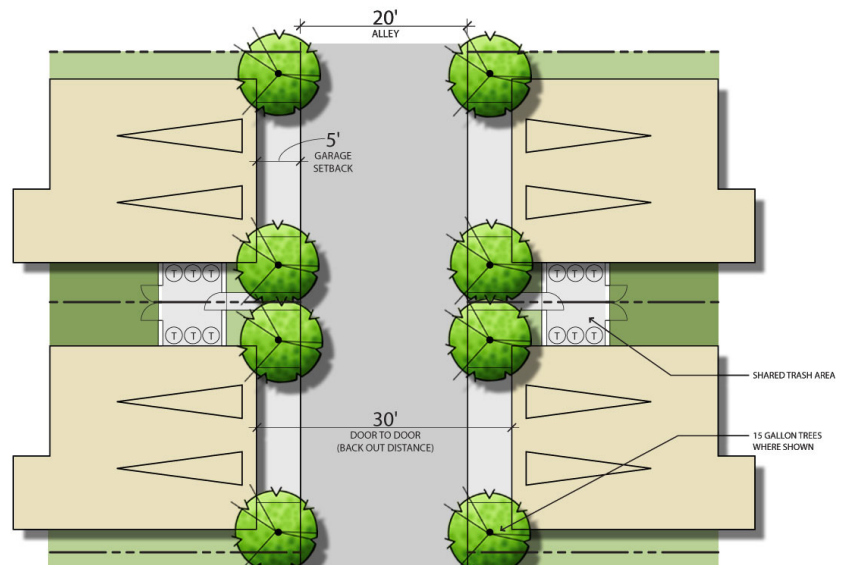
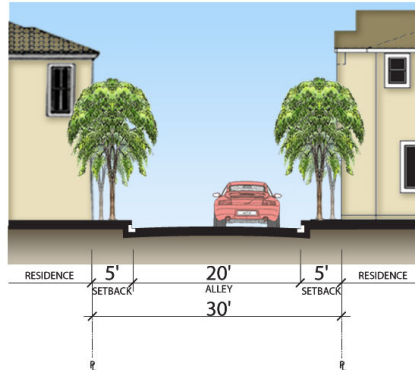


7.8.12 COMMON DRIVE

7.8.12.1 General Design Elements and Objectives



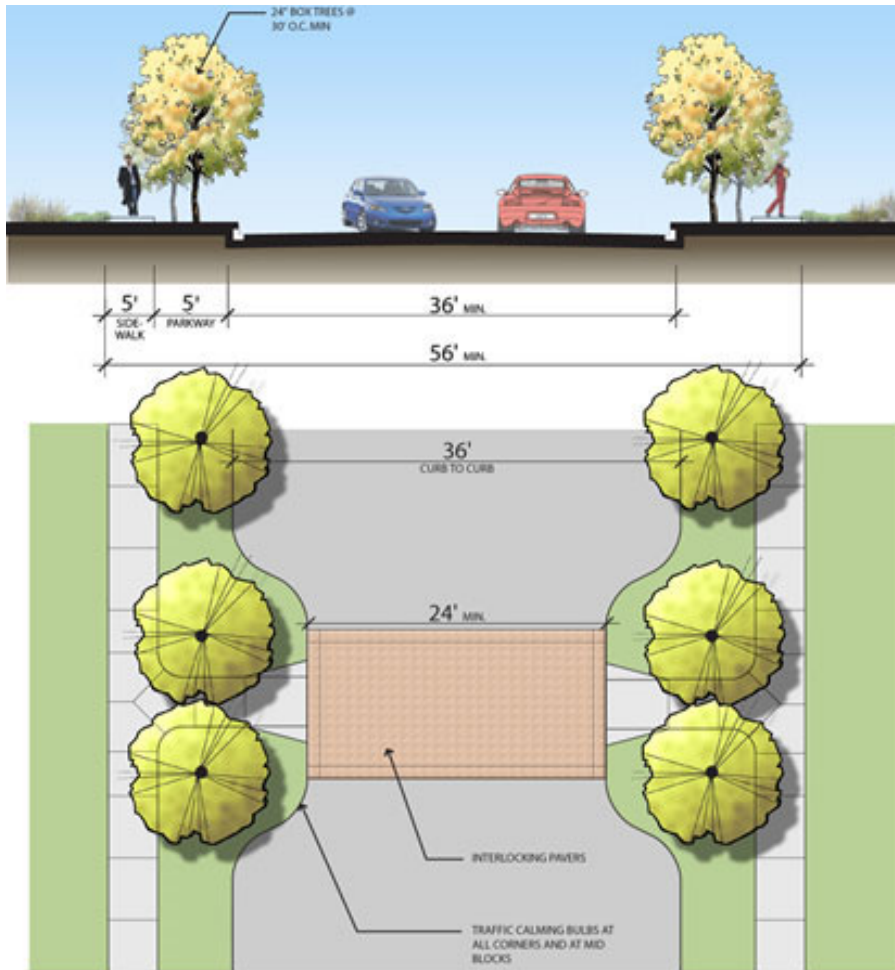
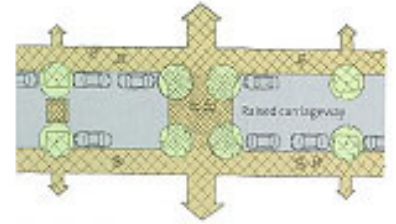
- The intent is to provide access for vehicles and trash storage and removal in an attractive space that encourages neighbor interaction.
- The drive shall be 24' wide where common drives provide emergency access.
- Garage to garage distance shall not be less than 30'.
- Living space facing a common drive shall allow for a minimum 5' landscape setback measured from the curb or sidewalk (if any).
- Low patio walls shall allow for a minimum 3' landscape setback measured from the curb or sidewalk (if any).



7.8.13 RESIDENTIAL LOCAL STREETS (PRIVATE)

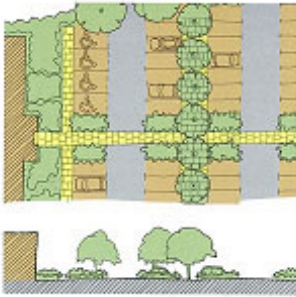
7.8.13.1 General Design Elements and Objectives

- The intent is to calm traffic and make a safer neighborhood.
- Interlocking pavers define the pedestrian right of way and slow vehicles.
- Bulb outs bring the street to a comfortable crossing width.

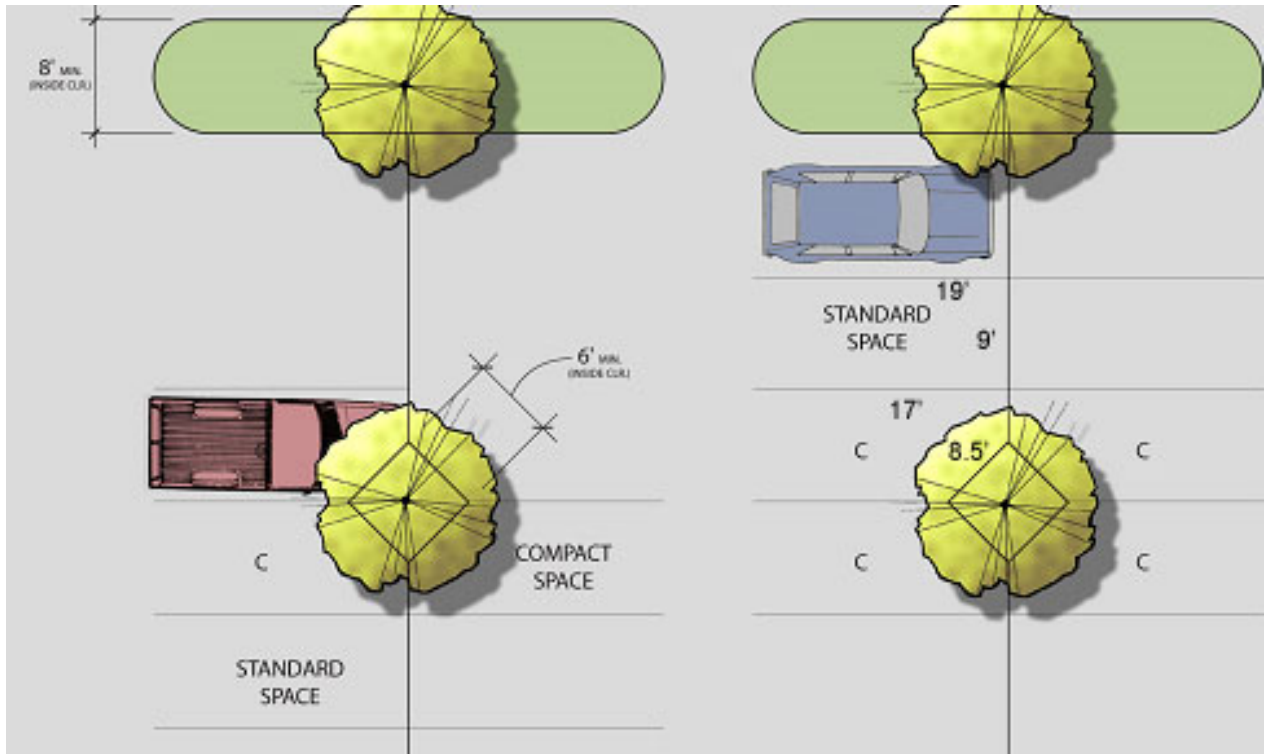


7.8.14 PARKING/LANDSCAPED ISLANDS

7.8.14.1 General Design Elements and Objective



- Canopy trees screen parking lots from the street while allowing views into the districts and buildings.
- Vertical trees, such as Italian Cypress and Palms, should be combined to promote safety and visibility from major boulevards.
- Planting materials should be of a robust/hardy nature.



7.8.15 ENTRY TRAFFIC PLAZA

7.8.15.1 General Design Elements and Objectives

- The intention is to provide efficient circulation through the one way road system.
- Traffic Plazas also provide good opportunity to create an entry statement.

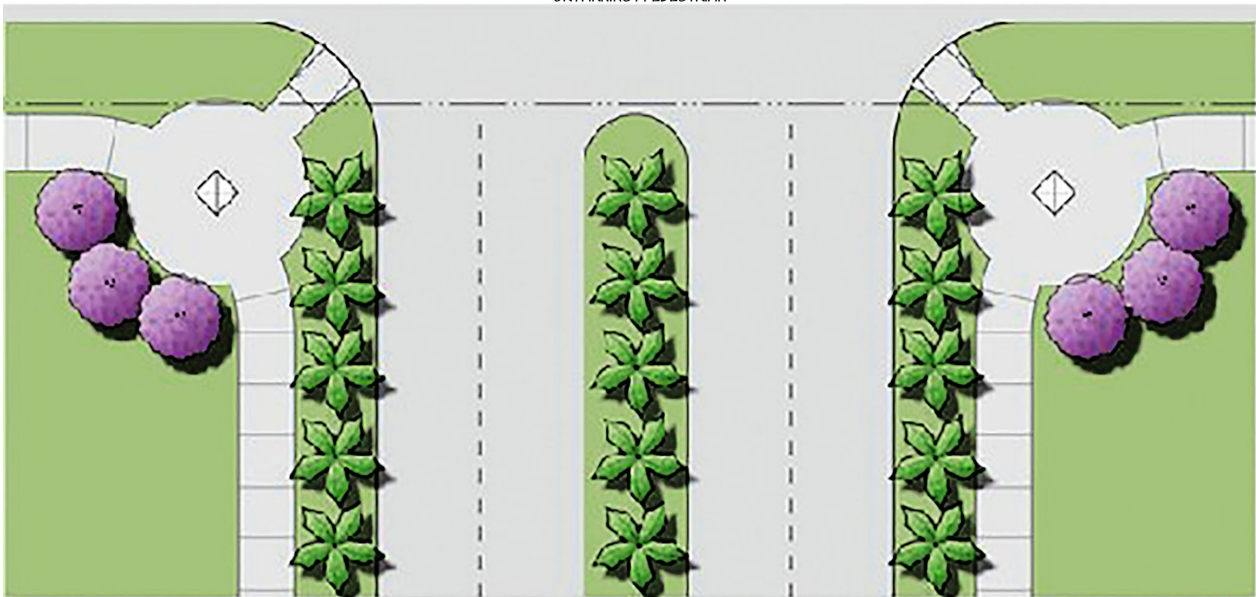
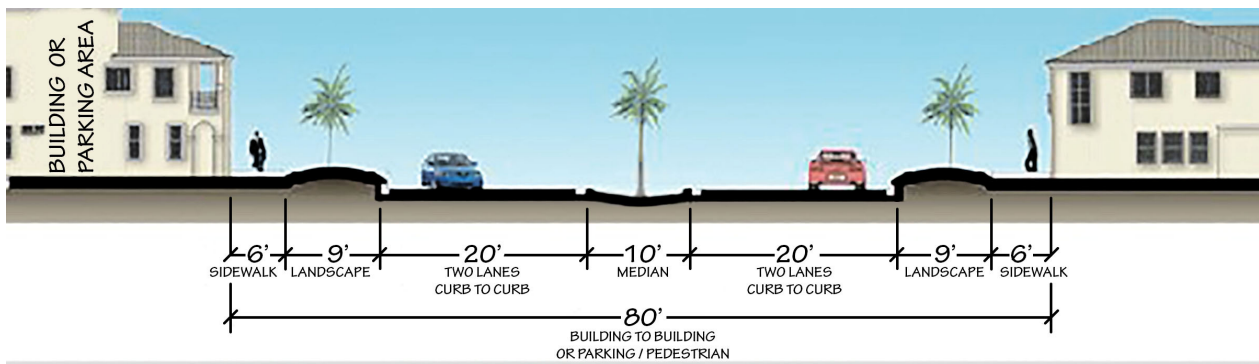


7.8.16 PROJECT ENTRY



7.8.16.1 GENERAL DESIGN ELEMENTS AND OBJECTIVES

- The intention is to provide an enhanced entry experience while using large scale plant material to denote entries significance.
- Large bold plant materials are to be used at main intersections and entrances.
- Image below subject to Engineering Department approval.



7.9 INDUSTRIAL LANDSCAPE DESIGN GUIDELINES

This section describes the minimum landscape requirements that shall be followed in the design of all public and private improvements within industrial uses in the specific plan. All proposed landscaping shall promote the aesthetic character and value of the Rich-Haven Specific Plan area.

7.9.1 GENERAL PROVISIONS

- The landscape design shall meet the requirements of the City of Ontario Landscape Development Standards as outlined within the Ontario Development Code and Traffic and Transportation Design Guidelines for sight-distance requirements.
- The landscape design shall incorporate a mix of container size trees and shall comply with the following minimum percentages:
 - 5% of trees shall be 48" box size.
 - 10% of trees shall be 36" box size.
 - 30% of trees shall be 24" box size.



Photo 7.4-Example of typical screen wall with landscaping

- The use of drought tolerant plants is strongly encouraged (See Photo 7.5).



Photo 7.5 - Example of Industrial building and drought tolerant landscaping

Exhibit 7.1 Example Project Entry Drives

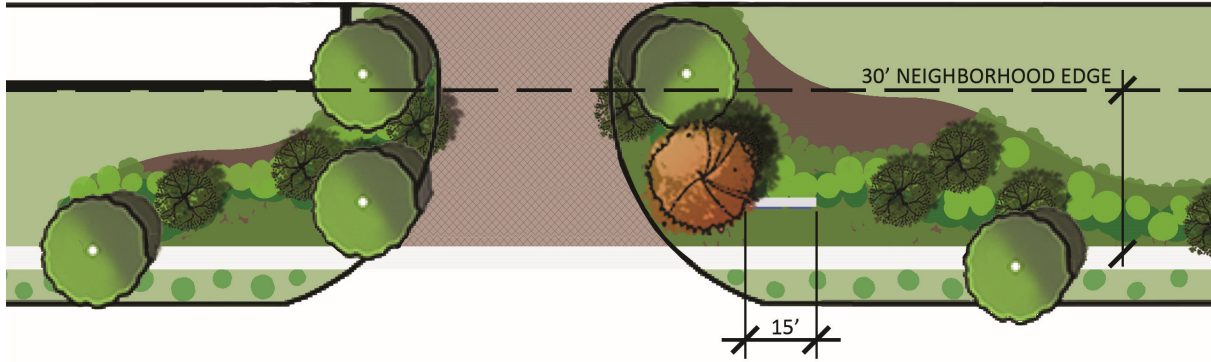
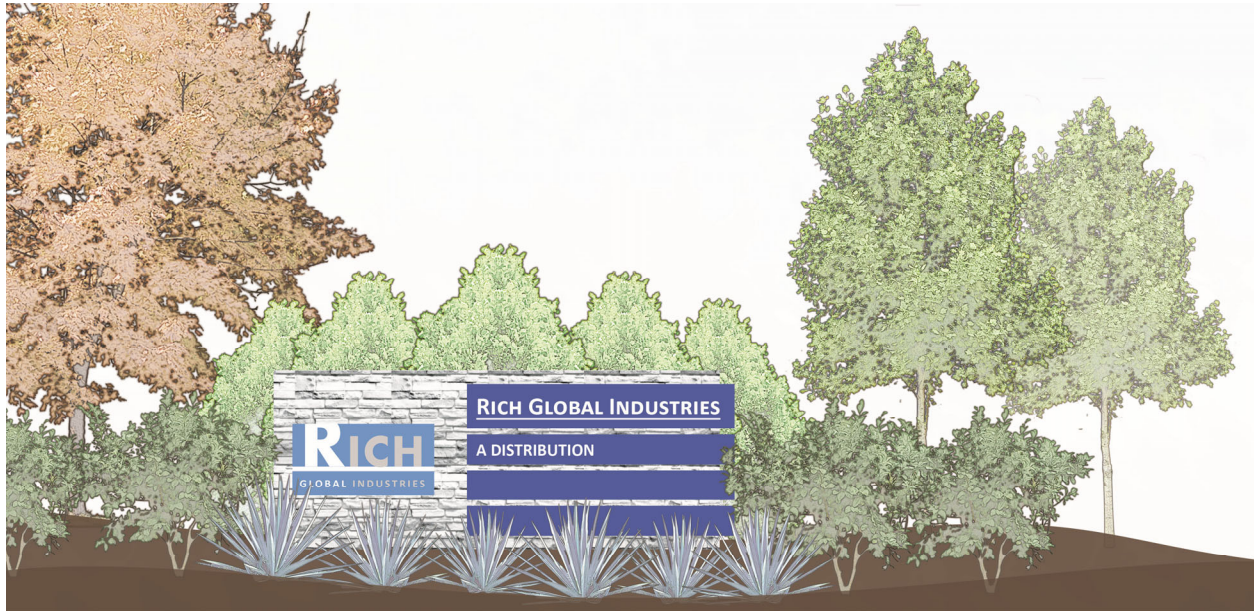


Exhibit 7.2 Example Project Entry Monument



- Plants shall be grouped into designated 'hydro-zones' with similar irrigation requirements.
- All detention basins shall receive container plants and a hydroseed application of low water using plants that can also tolerate seasonal water inundation.
- Rock riprap material shall be installed where stormwater drain lines connect to infiltration areas or wherever paved area drainage surface flows directly into depressed landscape areas, via curb cuts or other surface conveyances.
- Trees and landscape design for Master Planned streets such as Mill Creek Avenue and Hamner Avenue, shall meet the requirements of the Ontario Ranch Streetscape Master Plan.
- All utility equipment such as backflow units, electrical transformers, fire detector checks, and fire check valves shall be screened with evergreen shrubs and should be painted a dark green color.
- Compacted decomposed granite (DG) material may be incorporated at accent areas such as project entry drives and other focal areas, but limited to a max of 5% of the landscape area. Large accent boulders may be incorporated into DG areas.
- Low water type of plants including California natives and succulents that thrive in the area's micro-climate shall be incorporated.
- Project entry drives and corner intersection areas shall receive an "intensified" landscape treatment consisting of, but not limited to colorful ground cover and shrubs, and flowering accent trees.
- Parking stalls facing public streets shall include a 36" high hedge adjacent to parking area.
- Landscape shall be irrigated with automatic irrigation systems.
- Irrigation systems shall incorporate smart weather- based or moisture sensor irrigation controller(s) for water conservation.
- Design of low flow drip irrigation systems, where appropriate.
- Irrigation backflow units shall be specified in a theft proof lockable protective steel cage enclosures.
- Irrigation controllers shall be in a theft proof enclosure or inside the buildings electrical room.

7.9.2 LANDSCAPE STANDARDS

- All landscape area planters shall have a minimum inside dimension of 5' feet wide, plus the required curbs.
- Provide parking lot trees in planter islands at the ratio of one tree for every 10 parking spaces.
- All 2:1 slopes and greater shall be installed with permanent rolled erosion control product (RECP netting), typical.
- A layer of mulch within all landscaped areas shall be provided to retain soil moisture and mitigate soil erosion. Compacted decomposed granite material is an acceptable alternative if Southern California native plants (Coastal Sage Scrub or Chaparral plant communities) are used to a maximum of 5% of the landscape area. Planting plans shall show plant spacing no greater than the maximum mature width.
- All slopes 3:1 or greater shall be stabilized with spreading erosion control ground cover.
- Foundation shrubs shall be incorporated at base of building to minimize scale of building (min. 5 gal. size at 36" max. spacing).
- Project entry drives may incorporate enhanced vehicular decorative paving, which may consist of colored concrete with a stamped pattern or score-line grid pattern at 45 degree angle or similar.
- A 24" clearance from back of parking lot curb to parking lot screen hedge shall be provided for car bumper overhang. Mulch over weed abatement filter fabric shall be provided within this area.
- Provide durable perimeter screening trees for shade and windbreaks.
- Provide 36" high strappy leaf shrubs to screen utilities such as backflow devices. Use taller evergreen shrubs to screen the sides of transformer units and include maximum 12" high groundcovers in areas to access utilities.
- Landscape shall define and accent entries, pedestrian walkways and architectural features. Landscape shall be attractive and appropriate to define and complement the space and use.
- Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
- The Landscaping Plan shall comply with City Standard drawings and Traffic and Transportation Guidelines for sight-distance.

7.9.3 PERIMETER STREETScape DESIGN

Streetscape design guidelines establish a hierarchy for the landscape development along the surrounding roadways, as well as establish a framework for consistency of design. Two roadways surround the project site as follows:

- Mill Creek Avenue to the west
- Hamner Avenue to the East

Landscape development surrounding this project will help to set the character, while maintaining consistency with the City of Ontario's pedestrian pathway system as illustrated in the "Trails and Open Space System" section of the Ontario Ranch Streetscape Master Plan.

7.9.4 WALLS AND FENCES

The following section is intended to encourage design quality, as walls and fences are an important component to ensuring a safe and secure environment within the Rich-Haven Specific Plan.

- Walls at loading areas shall be at least fourteen feet in height, or as approved by the City in response to screening loading activities from off-site views from the adjacent public right-of-way.
- Chain link fencing shall be permitted for use in interior truck courts, in non-public viewing areas. Chain link fencing may not be used along public views.
- Walls fronting on streets may be constructed of concrete tilt up or masonry materials such as split face or slump stone (See Photo 7.4).
- Tubular Steel fencing shall be permitted along certain areas if they are not required to be screened from public views.
- Entry monuments shall be designed and located in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
- Any proposed entry gates shall be reviewed by the Traffic and Transportation Division, and permitted only if approved.

7.9.5 SITE LIGHTING

The following section addresses illumination of on-site areas for purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

- Streetlights shall conform, both in type and location, to the Standards of the City of Ontario at the time of installation.
- A comprehensive lighting plan shall be prepared and approved in conjunction with the site plans submitted for approval to the DAB. In addition, all plans shall be reviewed and approved by the Ontario Police Department.
- Exterior lighting should be located and designed to minimize direct glare beyond the parking lot.
- The design of lighting fixtures shall be consistent throughout individual planning areas, and shall be compatible with the architectural style of the building within each development.
- Lighting sources shall be shielded, or diffused in order to avoid glare to pedestrians and motorists. Lighting fixtures should be selected and located to confine the area of illumination to within the site boundaries.
- Architectural lighting of building facades is encouraged to enhance and emphasize the buildings identity.

7.9.6 SUSTAINABLE DESIGN STRATEGIES

Sustainable practices can lessen the environmental impacts of development in many ways through the use of certain design techniques. These techniques can include reduced pervious surfaces, improved water detention and conservation, preservation of habitat areas, water- efficient irrigation, and improved pedestrian and bicycle amenities which reduce reliance on smog-generating vehicles. This Specific Plan encourages the implementation of sustainable design strategies referenced below with the goal to reduce Greenhouse Gas Emissions.

7.9.6.1 SITE PLANNING

- Incorporate “green” practices in developing buildings and infrastructure.
- Wherever possible, design and grade the project to direct 2-year storm event runoff from building roofs and paved areas, into landscaped swales/areas for capture and retention/infiltration. In particular, open space, parks, landscaped setback areas and trails

INDUSTRIAL LANDSCAPE DESIGN GUIDELINES

are to be used for this purpose. Include deciduous trees to shade paved areas and building walls on south and west.

- Stabilize slopes to limit erosion as part of the Stormwater Management Plan and erosion control plan.

7.9.6.2 ENERGY EFFICIENCY

Where feasible and appropriate, the following energy conservation strategies are encouraged:

- Passive design strategies can dramatically affect building energy performance. These measures include building shape and orientation, passive solar design, and the use of natural lighting.
- Develop strategies to provide natural lighting to reduce reliance on artificial lighting.
- Install high-efficiency lighting systems with advanced lighting controls.
- Use a properly sized and energy-efficient heat/ cooling system in conjunction with a thermally efficient building shell.
- Promote the use of light-colored roofing with a high solar reflectance in order to reduce the heat island effect from roofs.
- Include deciduous trees to shade paved areas and building walls on the south and west sides.

7.9.6.3 MATERIALS EFFICIENCY

- Sustainable construction materials and products are encouraged to have characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.
- Encourage the use of low VOC paints and wallpapers.
- Encourage the use of low VOC Green Label carpet.
- Consider using recycle base, crushed concrete base, recycle content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable.

- Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.

7.9.6.4 WATER EFFICIENCY

- Strive to minimize wastewater by using ultra low- flush toilets, low-flow shower heads and other water conserving fixtures.
- Encourage the use of recirculating systems for centralized hot water distribution.
- Smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions for all landscaped areas are required.
- Drip irrigation, bubblers, micro-irrigation or other low precipitation irrigation or water conserving technology shall supply water for irrigation.
- Encourage the use of recycled water to irrigate landscape areas throughout the project. The non-potable irrigation system shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, California Department of Health, San Bernardino County Health Department, City of Ontario Department of Water and Power, and Ontario Municipal Code.

7.9.6.5 OCCUPANT AND HEALTH SAFETY

- Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality as feasible.
- Provide adequate ventilation and a high-efficiency, in-duct filtration system. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.
- Provide effective drainage from the roof and surrounding landscape.
- Encourage building systems to control humidity.
- Provide outdoor employee break areas with shade structure or shade trees on the west and south sides as feasible.

7.9.6.6 LANDSCAPE DESIGN

- Use low or medium water use and native plant materials where appropriate. Minimize turf areas in order to promote water conservation. Limit the use of turf to areas which experience

high functional use and are needed to accommodate outdoor activities. Only use warm-season turf varieties which are suited to the climate.

- Provide plant materials that are well suited to the solar orientation and shading of buildings.
- Group plants according to water use, slope aspect and sun/shade requirements. Irrigate each hydro-zone on a separate valve using high-efficiency irrigation techniques.
- Use wood or shredded bark mulch and soil amendments to retain soil moisture.
- Incorporate native vegetation into the plant palette for Rich-Haven.

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SECTION 8 - ADMINISTRATION AND IMPLEMENTATION

8.1 ADMINISTRATION

The City of Ontario shall administer the provisions of the Rich-Haven Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the City's General Plan, The Ontario Plan (TOP), and the Development Code.

8.1.1 ADOPTION

The Rich-Haven Specific Plan shall be adopted by ordinance in accordance with the City's TOP.

8.1.2 ENFORCEMENT

The Rich-Haven Specific Plan serves as the implementation tool for the City's TOP and zoning for the Specific Plan area. The Specific Plan addresses permitted uses, development standards, and community design guidelines.

The City shall enforce the provisions of this Specific Plan in the same manner that the City enforces the provisions of the Development Code.

Permitted and conditional uses included, as part of the Specific Plan, shall be compatible with permitted and conditional uses established within the Development Code for residential, commercial, and industrial uses.

8.1.3 INTERPRETATION

The development standards and regulations contained in this Specific Plan shall replace and supplement the standards contained in the Development Code, except where specifically provided in the Specific Plan. Whenever the provisions contained in the Specific Plan conflict with the Development Code, the provisions of this Specific Plan shall prevail. Any ambiguity concerning the content or application of the Rich-Haven Specific Plan shall be resolved by the Planning Director or designee. Such interpretations shall take into account the stated goals and intent of the Specific Plan.

8.1.4 SEVERABILITY

If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

8.1.5 RESIDENTIAL UNIT TRANSFER

Figure 3-1, *Specific Plan Land Use Plan*, and Table 3-1, *Specific Plan Land Use Summary*, sets forth the planning area identification, total residential acreage, density, and total dwelling units planned for each of the Planning Areas. Residential unit transfer allows for the redistribution of residential units and associated daily trip budget allocations from one Planning Area to another, within the Specific Plan. If the number of units developed within a Planning Area is below the maximum number of designated units, the remainder of those units may be transferred to another residential Planning Area within the Specific Plan. Such transfers may be approved administratively by the City of Ontario upon a determination by the Planning Director or designee that the transfer meets all of the following criteria:

- a. The total number of residential units within the Specific Plan boundary shall not exceed the allowed maximum of 7,194 dwelling units. The allowed maximum of 7,194 dwelling units is based on the assumption that the Non-Residential (Commercial/Industrial) units are developed at the Minimum Non-Residential Square Footage (SF) quantities. If Non-Residential Square Footage or Residential Units are going to be adjusted, then dwelling units and non-residential square footages shall be exchanged at a rate to not change overall proposed water and sewer demands.
- b. A landowner may transfer unused residential units and associated allocated daily vehicle trips from any previously approved Residential Planning Area(s) to a proposed Planning Area(s) as unused residential units, eligible for residential unit transfer. When a development application is submitted to the City for a Planning Area(s), the developer must submit with the application a project residential unit reconciliation summary that identifies units previously declared eligible for residential unit transfer and the total number of projected future residential units remaining to be developed in the balance of the project.
- c. The number of excess residential units identified for transfer from one Planning Area to another Planning Area(s) may not exceed 15% of the total residential units in the receiving Planning Area, as identified in Table 3-1, *Specific Plan Land Use Summary*.
- d. Unit transfers within the Regional Commercial/Mixed-Use District shall be subject to an agreement between those landowners within the Regional Commercial/Mixed-Use District identifying approval of the developer or major landowner of the transferring planning area.

- e. There would be no significant adverse effect or projected demands on parks, schools, infrastructure, or community facilities:
 - i. Water and Sewer Technical Studies shall be prepared to study how the transfers change the quantity and locations of sewer and water demands and how those changes impact the Water and Sewer Master Plan Systems and local sewer and water systems.
 - ii. If unit transfers result in net changes to the overall projected water demands or the water demands are transferred between the 1010PZ and 925PZ, then the developer initiating the changes shall be responsible for processing an Amendment to the Water Master Plan as part of the entitlement process of Implementation.
 - iii. If unit transfers result in net changes to the overall projected sewer demands or the sewer demands are transferred between different Master Plan Trunk Sewer Tributary Areas, then the developer initiating the changes shall be responsible for processing an Amendment to the Sewer Master Plan as part of the entitlement process of Implementation.
- f. Grading would remain in substantial conformance with the approved Specific Plan.
- g. No new significant environmental issues would result.

NOTE: SECTION 8.1.6 WAS INTENTIONALLY OMITTED AS PART OF THE RICH HAVEN SPECIFIC PLAN AMENDMENT (FILE # PSPA16-001).

8.1.7 SPECIFIC PLAN CONSISTENCY, MODIFICATIONS, AND AMENDMENTS

Development proposals within the Rich-Haven Specific Plan area shall be deemed consistent if proposals meet the permitted uses, standards and guidelines within this Specific Plan.

8.1.7.1 Substantial Conformance and Minor Modifications

Minor modifications to the Rich-Haven Specific Plan shall not require a Specific Plan Amendment, and shall be subject to a “substantial conformance” determination, an administrative mechanism by which minor modifications to the Specific Plan which do not result in significant impacts and are consistent with the intent of the Plan, shall be permitted without a formal amendment process. The City of Ontario Planning Director shall make determinations of substantial conformance.

Minor modifications that meet the above “substantial conformance” determination may include, but are not limited to, modifications necessary to comply with Final Conditions of Approval or modifications affecting infrastructure, public services and facilities, landscape palette, and other issues except those affecting project financing and development regulations. The following minor modifications to the Rich-Haven Specific Plan shall not require a Specific Plan Amendment, and shall be subject to the substantial conformance determination procedure set forth above:

- ❖ Change in utility and/or public service provider or location;
- ❖ Change in roadway alignment, width, or improvements;
- ❖ A residential density transfer between any individual planning areas within the Specific Plan Area, including between Districts, as long as the number of dwelling units and associated daily vehicle trips transferred out of the Regional Commercial/Mixed-Use District are included in the Trip Budget Allocation, the maximum number of daily trips for the project is not exceeded, and residential transfer of units to the Residential District are in compliance with Section 8.1.5, *Residential Unit Transfer*.
- ❖ An adjustment of any planning area boundary within the Residential District not to exceed 15% of the acreage within that planning area boundary, as identified within Figure 3-1, *Specific Plan Land Use Plan*, and Table 3-1, *Specific Plan Land Use Summary*.
- ❖ Variation in the number and type of dwelling units within each planning area boundary may occur at the time of final design depending on the residential product identified for development with the Residential District.
- ❖ Minor changes to landscape materials, wall materials, wall alignment, entry design, and streetscape design which are consistent with the design criteria set forth in Section 7, *Landscape Plan*, of the Rich-Haven Specific Plan.

- ❖ Minor changes to the architectural or landscape design guidelines, which are intended to be conceptual in nature and flexible in implementation.
- ❖ Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, or improves infrastructure.

The Minor Modifications described and listed above are not conclusive. Any Minor Modification that is deemed by the Planning Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

8.1.7.2 Specific Plan Amendments

Development proposals that do not meet the above Specific Plan consistency requirements, or that are not found to be in substantial conformance with the Specific Plan, shall require a Specific Plan Amendment. The applicant may request amendments to the Rich-Haven Specific Plan at any time pursuant to Section 65453(a) of the Government Code.

An amendment to the Specific Plan will require review and approval by the City of Ontario Development Advisory Board, Planning Commission, and City Council. Such amendments are governed by California Government Code, Section 65500, and require an application and fee to be submitted to the City of Ontario Planning Department, stating in detail the reasons for the proposed amendment.

In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) will be responsible for associated fees for the preparation of necessary CEQA documentation.

8.1.8 APPEALS

An appeal from any determination, decision, or requirement of City staff, Development Advisory Board, or the Planning Commission shall be made in conformance to the appeal procedures established by the Ontario Development Code.

8.2 IMPLEMENTATION

The Rich-Haven Specific Plan is implemented through City approval of parcel map(s), tract map(s), and site development plans. Any development proposals shall be subject to the review procedures established in this Specific Plan. Implementation of the Rich-Haven Specific Plan development regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare.

8.2.1 DEVELOPMENT PERMIT

Development projects within the Rich-Haven Specific Plan area shall be subject to the Development Plan Review process established in the City of Ontario Development Code. Adoption of the Rich-Haven Specific Plan by the City of Ontario includes adoption of the design guidelines contained within the Specific Plan and which provide direction for the design of development projects within the Plan area. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for review by the City of projects during the design review process.

The Development Permit process constitutes a design review of project architecture, site plans, and landscape plans. Development permits are approved with conditions of approval.

8.2.2 SUBDIVISION MAPS

Tentative maps shall be prepared and filed with the Planning Department in accordance with the City of Ontario Development Code. Approval by the City Council of Final Tract Map(s) and/or Parcel Maps within the Rich-Haven Specific Plan area shall be required in order to create legal lots for residential, commercial and industrial development. Tentative Tract and/or Parcel Maps will be reviewed and approved pursuant to applicable provisions of the Development Code and shall be consistent with this Specific Plan.

A vesting tentative map may instead be filed in accordance with the provisions of the Development Code. A vesting tentative map shall be filed in the same form, shall have the same content, accompanying data and reports, and shall be processed in the same manner described for tentative maps.

8.2.3 SUBSEQUENT DEVELOPMENT ENTITLEMENTS

8.2.3.1 *Development Agreements (DA)*

Development Agreements for planning areas may be executed between the City and the Developer in order to set forth the terms, conditions, and obligations of all parties signatory to the contract. California Government Code, Section 65864, et seq., and the procedures for Development Agreements, adopted by the City of Ontario, provide the authority for the Development Agreement.

8.2.3.2 *Conditional Use Permits (CUP)*

Conditional Use Permits shall be required for land use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area. Conditional Use Permits must be first granted by the Zoning Administrator or Planning Commission before a use is allowed within a particular district.

CUP performance standards herein for drive-thru facilities (Section 5.3.8.8) constitute the minimum deemed necessary under general circumstances and in most cases to prevent adverse effects from drive-through facilities. Other and further standards may be required as conditions of approval defined by City Planning staff to ensure that such uses are in accord with the intent of the Specific Plan and in concert with the integrity of the commercial or mixed-use project.

8.2.4 ADDITIONAL ENTITLEMENT REQUIREMENTS

In order to ensure orderly expansion of the City Utility Systems and other City Infrastructure, the following Additional Entitlement Requirements are imposed upon all Subdivision Maps and Developments within the Specific Plan area.

8.2.4.1 *Conceptual Design Report*

Prior to approval of any entitlement application (Subdivision Maps, Development Plan Reviews, etc.), a conceptual design report shall be prepared and submitted to the Development Engineering Department and the Utilities Engineering Department for review and approval for the established extent of all public improvements required for the project. The study shall identify existing and future rights-of-ways (ROW) and infrastructure improvements and establish all vertical and horizontal alignments for each utility. The report shall include cross-sections, profiles, and any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW. The study shall account for all utility conflicts, right-of-way variations, existing obstructions, and the timing of utility installation. This shall also include Water Sub-Area Master Plans

(WSAMP) and Sewer Sub-Area Master Plans (SSAMP) to assure compliance with all Master Plan Design Criteria, including Hydraulic Design Criteria. Utilities cannot be located along an alignment that conflicts with existing conditions (e.g. electrical poles, private property, etc.) unless that applicant is accepting the responsibility of modifying the existing conditions (e.g. undergrounding, relocation, ROW acquisition, etc.).

8.2.4.2 Preliminary Design Report

As a condition of entitlements (Subdivision Maps, Development Plan Reviews, etc.) within the Specific Plan and prior to submittal of Infrastructure Improvements Plans, a Preliminary Design Report (PDR) for all public infrastructure shall be submitted and approved by the Development Engineering Department and the Utilities Engineering Department. The PDR shall include the following:

Conceptual Design Compliance: A discussion modifying or confirming the conceptual design established with the Project's Conceptual Design Report. The study shall confirm all rights-of-ways (ROW), infrastructure improvements, and vertical and horizontal alignments for each utility.

Street Cross Sections and Profiles: Street Cross Sections and Profiles shall be provided for each public street, private street and Public Utility Easement (PUE) containing a public utility and at any points along the alignments where the ROW varies. The cross sections shall show the location and size of each utility and shall annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).

Constructability Review: The report shall include a discussion of the constructability issues along the proposed alignment and identify the recommended construction methods that may be utilized. The study shall perform field investigation (field survey and potholing) in order to identify potential utility conflicts, right-of-way variations, existing obstructions, and constructability issues created by the timing of utility installation.

Supporting Details: The PDR shall include any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW, including the placement of large appurtenances, clearance from existing obstructions, etc.

30% Design Drawings: The PDR findings shall be incorporated into a 30% design plan set.

8.2.4.3 Utilities Systems Map (USM)

Prior to approval of any entitlement application (Subdivision Maps, Development Plan Reviews, etc.), as a part of the entitlement application a Conceptual Utilities Systems Map (USM) shall be prepared and submitted to the Development Engineering Department and the Utilities Engineering Department for review and approval. The USM is a summary plan sheet exhibit that shows all the public offsite infrastructure requirements and demands for the Development Project (and/or Subdivision), the onsite private infrastructure improvements, and the interaction between the public and private utilities systems. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual Utilities Systems Map shall be updated into a Final Utilities Systems Map to reflect the changes that occur between entitlement and Final Plan and Permit Approval. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Utilities Systems Map (USM) Requirements for details.

8.2.4.4 Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP)

Prior to approval of any entitlement application (Subdivision Maps, Development Plan Reviews, etc.), as a part of the entitlement application a Conceptual Integrated Waste Management Report (IWMR) and a Conceptual Solid Waste Handling Plan (SWHP) shall be prepared and submitted to the Development Engineering Department and the Utilities Engineering Department for review and approval. The Conceptual SWHP will include an exhibit that demonstrates the project site's design conformance with the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. The Conceptual IWMR is a report that presents project specific information that is not able to be demonstrated within the Solid Waste Handling Plan, including discussions on: project solid waste operations; project compliance with all applicable laws, statues, policies, and requirements; and, conformance with all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual SWHP and the Conceptual IWMR shall be updated into a Final SWHP and Final IWMR to reflect the changes that occur between entitlement and Final Plan and Permit Approval. The SWHP and IWMR may be required to be updated whenever there are new occupants, new uses or changes to existing uses, Tenant Improvements, Business Licenses, and Certificates of Occupancy. Reference the Ontario Municipal Utilities Company - Utilities Engineering Department's Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP) Requirements for details.

8.3 PHASING

Development within the Rich-Haven Specific Plan area is expected to occur in phases. The first phase of development is anticipated to occur along Ontario Ranch Road. Subsequent development phases will extend northerly with the extension of master planned roadways and utility improvements. The following minimum criteria shall be met for each Subdivision and Development of each Phase:

- i. For Domestic Water, all the Master Plan, the Regional and Local Infrastructure identified in Section 4 and the Conceptual Domestic Water Plan for the Water Pressure Zone within the Phase shall be completed as a part of infrastructure requirements of the Phase. Also, any domestic water infrastructure necessary to provide primary looping, secondary looping and, satisfy all the hydraulic criteria and the fire flow shall be completed as a part of the infrastructure requirements of the Phase.
- ii. For Recycled Water, all the Master Plan, the Regional and Local Infrastructure identified in Section 4 and the Conceptual Recycled Water Plan for the Recycled Water Pressure Zone within the Phase shall be completed as a part of the infrastructure requirements of the Phase. Also, any recycled water infrastructure necessary to provide primary looping, secondary looping and, satisfy all the hydraulic criteria shall be completed as a part of the infrastructure requirements of the Phase.
- iii. For Sewer, all the Master Plan, the Regional and Local Infrastructure identified in Section 4 and the Conceptual Sewer Plan for the Master Plan Sewer Tributary Area within the Phase and upstream of that shall be completed as a part of the infrastructure requirements of the Phase. Also, any sewer infrastructure necessary to meet all the hydraulic criteria shall be completed as a part of the infrastructure requirements of the Phase.

8.3.1 COMMUNITY FACILITIES AND SERVICES

The timing for installation of community facilities, including park and trail facilities, and payment of impact fees for public services for the Specific Plan will be determined as part of the City's approval process in accordance with the provisions of the existing City fee ordinance. Community facilities, such as bike routes, will be developed in conjunction with construction of public improvements. Those portions of the Neighborhood Parks, paseos, and open space areas adjacent to individual developments within each Planning Area will be constructed to provide amenities as development progresses.

8.4 PROJECT FINANCING

The financing of construction, operation, and maintenance of public improvements and facilities (the “facilities”), and public service will include funding through a combination of financing mechanisms. Final determination as to the facilities to be constructed and as to maintenance responsibilities – whether publicly or privately maintained, will be made prior to recordation of the final maps. In order for the project to be fiscally self-sufficient, the following financing options can be considered for implementation:

Facilities and Services:

- ❖ Private capital investment for the construction of facilities.
- ❖ Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of a variety of public facilities and the provision of public services.

Operation and Maintenance:

- ❖ By individual private property owner.
- ❖ By private property owners or Home Owners Association.
- ❖ By Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district.

City Council approval is a prerequisite for the implementation of any and all special district financing mechanism. The use of the Mello-Roos Community Facilities District Act of 1982 [the “Act”) to finance public facilities and services will be at the City’s sole discretion. Moreover, the use of the Act must be consistent with the City’s adopted goals and policies concerning the use of the act.

8.5 MAINTENANCE RESPONSIBILITIES

During the course of maintenance of public utilities (including storm drain) within private and public streets, the City will pave the streets and restore landscaping per City standards. Restoration of any enhancements above and beyond City standards, including but not limited to architectural, hardscaping and landscaping enhancements shall be the responsibility of the HOA or other entity maintaining those enhancements. This applies to all areas where public utilities are located including but not limited to public and private streets, gated communities, alleys, etc.

Improvements constructed within the Rich-Haven Specific Plan will be maintained through a combination of public and private entities as described below and shown within Table 8-4, *Maintenance Responsibilities*, and:

8.5.1 PROJECT FINANCING

The financing of construction, operation and maintenance of public improvements and facilities (“facilities”), and public services will include funding through a combination of financing mechanisms. Final determination as to the facilities to be constructed and maintenance responsibilities – whether publicly or privately maintained, will be made prior to recordation of the final maps. In order for the project to be fiscally self-sufficient, the following financing options can be considered for implementation:

Facilities and Services:

- ❖ Private capital investment for the construction of facilities.
- ❖ Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of a variety of public facilities and the provision of public services.

Operation and Maintenance:

- ❖ By individual private property owner.
- ❖ By private Property Owners Association or Homeowners Association.
- ❖ By Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district.

City Council approval is a prerequisite for the implementation of any and all special district financing mechanisms. The use of the Mello-Roos Community Facilities District Act of 1982 (the “Act”) to finance public facilities and services will be at the City’s sole discretion. Moreover, the use of the Act must be consistent with the City’s adopted goals and policies concerning the use of the Act.

8.6 METHANE REMEDIATION

The City of Ontario is in the process of adopting protocol to assess the potential for methane generation on proposed building sites in areas previously used for certain agricultural practices. The preliminary protocol requires the following, which may be modified after approval of a final protocol:

- ❖ Prior to issuance of a grading permit, a methane site assessment shall be prepared to determine whether the property was ever used as a dairy, poultry ranch, hog ranch, livestock feed operation, manure stockpile site, manure burial site, agricultural pond, or for any other purpose that might result in the deposition of materials which could produce significant methane. The report will provide recommendations as to which areas should be tested after grading and which areas that should be exempt from methane testing, based upon historic site usage.
- ❖ The assessment report shall be submitted to the City of Ontario for review and approval. Areas identified in the assessment, which indicate a potential for methane generation, shall be tested 30 days after rough grading has been completed. Testing would occur on a weekly basis for four weeks.

After testing, recommendations for methane mitigation measures are made on a lot-by-lot basis depending on the concentrations detected in the soil gas probes. Mitigation designs would be submitted to the City of Ontario, along with the result of the methane testing, for review and approval as part of building permit issuance.

**Table 8-4
Maintenance Responsibilities**

	City and/or Special District	Private Homeowners Association (HOA)	Private Homeowners/ Commercial/Industrial Property Owners	Utility Entity
Master Plan Roadways (<i>Riverside Drive, Haven Avenue, Milliken Avenue, Mill Creek Avenue, Chino Avenue, Ontario Ranch Road</i>)	√			
Interior Project Streets (<i>curb to curb Primary Entry Street, Secondary Entry Streets, Neighborhood Streets, and street lights</i>)	√			
Parkway of Master Plan Roadways (<i>curb to perimeter walls including landscape, sidewalks, street lights</i>)	√			
Parkways of Interior Project Streets ¹ (<i>landscaping, sidewalks</i>)		√		
Interior Tract Graffiti Removal		√		
Private interior yard walls			√	
Private Recreational Areas		√		
Monument Signs and Master Plan Roadways	√			
Monument signs within tract entry		√		
Traffic Signals	√			

	City and/or Special District	Private Homeowners Association (HOA)	Private Homeowners/ Commercial/Industrial Property Owners	Utility Entity
Traffic Control Signs	√		√	
Alleys		√		
Community Trail (SCE Corridor Trail)	√			
Off-site and In-Tract water, sewer, and storm drain improvements <i>(Only those facilities in public roads and those in private streets within public utilities easements that meet public improvement design criteria)</i>	√			
On-site water, sewer, and storm drain improvements <i>(improvements that are: private, laterals, and lines behind meters and/or DCDAs, improvements serving only one lot/parcel, not within public or private roads, not within public utility easements, or not meeting public improvement design criteria)</i>		√	√	
Neighborhood Park (5 acres or more)	√			
Pocket/Linear Park		√		
Residential/Urban Parks		√		
Front Yard Landscaping Areas <i>(Planning Areas 1A, 1B, 1C, 2B,3A,& 3B)</i>		√		
Landscaping and Common Areas <i>(Planning Areas 4A, 4B, 5B, 5C, 6B, 7,8, 9, 10 A and 10B)</i>			√	
Community Theme Wall and Entry Monuments <i>(outside face for Graffiti removal)</i>	√			
Community Theme Wall and Entry Monuments <i>(structural integrity and face repair)</i>		√		
Community Neighborhood Entries <i>(within Neighborhood edges on Master Plan Roadways)</i>	√			
Driveway & Parking Areas (including landscaping) Serving Commercial Property		√		
Private Streets in Gated Communities		√		
Alley Landscaping and Lighting		√		
Electricity				√
Natural Gas				√
Communications Systems	√			√
Police	√			
Fire	√			
NPDES Facilities (Off-site)/WQMP ²		√		
NPDES Facilities on private property		√		

1. Include restoration work following public street repairs.
2. Only those facilities in public roads, public right-of-way and/or easements, to be maintained through an Encroachment Agreement with the City of Ontario.

8.7 MITIGATION MONITORING

Pursuant to Public Resources Code (PRC) Section 21081.6, a summary of conditions of project approval shall be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program shall insure that the project and all future development within the project area comply with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be attached as an appendix to this Specific Plan upon EIR certification.

Rich Haven SECTION 9

9.1 General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Policy plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The Rich Haven Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan. The policy analysis in ***Table 9-1, “Policy Plan Consistency,”*** describes the manner in which the Rich Haven Specific Plan complies with The Ontario Plan (TOP) policies applicable to the project.

PLAN POLICY	SPECIFIC PLAN CONSISTENCY
LAND USE ELEMENT	
GOAL LU-1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.	
<p>LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.</p>	<p>The Specific Plan outlines a pedestrian sidewalk and multi-use trail network connecting neighborhoods to open space and adjacent future commercial land uses.</p>
<p>LU-1.2 Sustainable Community Strategy. We integrate state, regional, and local Sustainable Community/Smart Growth principles into the development and entitlement process.</p>	<p>Sustainable Community/Smart Growth principles are incorporated into the Rich Haven Land Use Plan. Pedestrian sidewalks and bicycle paths to be constructed as part of the project throughout the community provide connectivity among residential planning areas and schools to help reduce vehicle trips and miles traveled. The design of residential areas incorporates tree-lined parkways providing shade for pedestrians and parked cars. Safe and efficient pedestrian and bicycle connectivity is provided throughout the project.</p> <p>The Rich Haven architectural design guidelines allow for a variety of architectural styles that respond to local climate conditions. Some styles allow the incorporation of flat roofs that facilitate the use of solar collectors. All new construction will utilize design features, fixtures, appliances, and heating and cooling controls to conserve energy and water. The landscape concept for</p>

PLAN POLICY	SPECIFIC PLAN CONSISTENCY
	Rich Haven incorporates a plant palette of drought tolerant materials and requirements that the development implement planting and irrigation systems designed to conserve water. Park and recreation areas will include shaded areas, bicycle racks, and other amenity features to encourage pedestrian and other non-vehicular activities.
LU-1.3 Adequate Capacity. We require adequate infrastructure and services for all development.	The Rich Haven Specific Plan establishes an infrastructure and public facilities plan to ensure that adequate roadways and public utilities including sewer, water, and drainage facilities along with schools, parks, and other public facilities are provided to serve the project.
LU-1.4 Multimodal Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on active transportation, transit, electric vehicles, and multimodal transportation opportunities	The Rich Haven Specific Plan requires the construction of Class 1 Bike Paths, which are an integral element to creating accessibility and mobility within Rich Haven. The Specific Plan requires locations and construction of bus turnouts that may be required within the project to be coordinated with and constructed to the satisfaction of the City of Ontario and Omnitrans.
LU-1.6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.	Rich Haven provides for development of up to 7,194 residential dwelling units in a variety of residential single-family detached and multi-family attached housing types oriented toward open space amenities.

PLAN POLICY	SPECIFIC PLAN CONSISTENCY
<p>GOAL LU-2: Compatibility between a wide range of uses and resultant urban patterns and forms.</p>	
<p>LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.</p>	<p>Arterial streets within Rich Haven will be uniformly landscaped in an aesthetically pleasing manner with 8-10-foot-wide landscaped parkways on each side of the street and 16 -26 foot wide landscaped medians in each street. A planting buffer area varying in width from 40-50 feet in width will be provided adjacent to sidewalks within the project adjacent to all arterial roadways. Decorative project monuments will be constructed at key project entries providing community identification and establishing a sense of arrival and a welcoming feeling for the community.</p>
<p>LU-2.9 Methane Gas Sites. We require sensitive land uses and new uses on former dairy farms or other methane-producing sites be designed to minimize health risks.</p>	<p>The project will comply with appropriate mitigation measures identified in the project EIR for soil remediation and proper venting to address the potential existence of methane gases within the project.</p>
<p>GOAL LU-4: Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.</p>	
<p>LU-4.3 Infrastructure Timing. We require that the necessary infrastructure and services be in place prior to or concurrently with development.</p>	<p>Approval of the Rich Haven Specific Plan [SEP] is accompanied by an application for approval of a development agreement. 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</p>

PLAN POLICY	SPECIFIC PLAN CONSISTENCY
	segments of the community consistent with the City’s regional housing needs assessment. The Rich Haven development agreement shall be fully approved before the issuance of the first building permits for the project.
GOAL LU-5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.	
LU-5.2 Airport Planning Consistency. We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations, and/or adopted master plans, and airport land use compatibility plans for ONT and Chino Airport.	The Specific Plan will comply with the ALUCP requirements for Ontario Airport (ONT) and Chino Airport as outlined in Rich Haven Specific Plan Section 3-4.
LU-5.7 ALUCP Consistency with Land Use Regulations. We comply with state law that requires general plans, specific plans, and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public-use airport.	The Specific Plan will comply with the ALUCP requirements for Ontario Airport (ONT) and Chino Airport as outlined in Rich Haven Specific Plan Section 3-4.
HOUSING ELEMENT	
GOAL H-2 Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.	
H-2.4 Ontario Ranch. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.	The Specific Plan allows for the development of up to 7,194 residential dwelling units comprised of a variety of single-family detached and multi-family attached homes. Residential land use areas are linked by a network of street- separated sidewalks and bicycle trails connecting all neighborhoods to parks and schools. Residential development is designed to address a

PLAN POLICY	SPECIFIC PLAN CONSISTENCY
	variety of lifestyles and economic segments of the marketplace, such as singles, families, executives and “empty nesters.”
H-2.5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.	The Specific Plan includes architectural design guidelines to encourage development of diverse neighborhoods with the use of varied architectural styles articulated with elements true to the architectural characteristics of each style.
GOAL H-5 A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.	
H-5.2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.	The Specific Plan allows for the development of condominium and multi-family home types designed to accommodate families with children. The Specific Plan requires that all condominium and multi-family developments within the project provide private recreational areas and/or pocket parks for residents of the development.
PARKS AND RECREATION ELEMENT	
GOAL PR-1: A system of safe and accessible parks that meets the needs of the community.	
PR-1.5 Acreage Standard. We strive to provide 5 acres of parkland (public and private) per 1,000 residents.	The project will comply with the City requirement for the payment of an in-lieu fee in amount equivalent to three acres of parkland per 1,000 residents to fund the development of public parks and the requirement that

PLAN POLICY	SPECIFIC PLAN CONSISTENCY
	each new development provide park acreage on-site equivalent to 2 acres per 1,000 residents. The Specific Plan includes the provision of private pocket parks in each Planning Area.
PR-1.6 Private Parks. We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents.	The Specific Plan includes the provision of private pocket parks in each Planning Area with a total acreage provided equivalent to 2 acres of developed private park per 1,000 residents.
PR-1.9 Phased Development. We require parks be built in new communities before a significant proportion of residents move in.	Development within the Specific Plan is required to be reviewed and approved pursuant to the City’s Subdivision Ordinance, which requires the approval of tentative and final subdivision maps for the project. Conditions of approval associated with the City’s approval of tentative subdivision maps will provide for the timing of construction of parks as part of the development.
PR-1.11 Environmental Function of Parks. We require new parks to meet environmental management objectives.	The Specific Plan requires all new development to be reviewed and approved pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process, which provides for review by the City’s Planning Department which may require the development to incorporate environmental management objectives into the design of parks.
PR-1.12 Trails. We promote connections between parks and local trails including those managed by other public agencies.	The Specific Plan is designed for bicycle and pedestrian accessibility provided throughout the community through a network of off-street bike and pedestrian trails within Vineyard and Riverside Avenues. These

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	trails are connected to a Class I bike path system located within Archibald Avenue, Ontario Ranch Road, and Haven Avenue. Connectivity to this network of off-street trails from all residential Planning Areas is provided through the local street system.
PR-1.14 Multi-family Residential Developments. We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees.	The Specific Plan requires that all condominium and multi-family developments within the project provide private recreational areas and/or pocket parks for residents of the development in addition to the payment by the developer of adopted impact fees.
ENVIRONMENTAL RESOURCES ELEMENT	
GOAL ER-1: A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.	
ER-1.3 Conservation and Sustainable Water Supply. We work with regional water providers and users to conserve water and ensure sustainable local water supplies as more frequent droughts reduce long term local and regional water availability.	<p>The Specific Plan requires all public and common area landscaping within the project to utilize plant materials listed on the approved Specific Plan Landscape Plant Matrix, which is comprised of drought tolerant and California Friendly plant materials. The Specific Plan requires that irrigation systems for both public and private landscaped areas be designed to be as water-efficient as possible and includes the following minimum requirements.</p> <ul style="list-style-type: none"> • All irrigation systems shall have automatic controllers designed to properly water plant materials given the

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	<p>site’s soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices.</p> <ul style="list-style-type: none"> • Drip irrigation is not permitted within LMD landscape areas. • Spray systems shall have low volume matched-precipitation heads. • All LMD areas are to be controlled with central control irrigation systems, and all trees are to be irrigated utilizing a flush grade bubbler system on a separate valve. All LMD areas shall be designed to City Standard Specifications.
<p>ER-1.5 Water Resource Management. Environmental justice areas are prioritized as we coordinate with local agencies to protect water quality, prevent pollution, address existing contamination, and remediate contaminated surface water and groundwater.</p>	<p>The Specific Plan requires that the developer obtain approval of a Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of grading or construction permits. The SWPPP will be prepared to comply with California State Water Resources Control Board’s current “General Permit to Discharge Storm Water Associated With Construction Activity” and current “Area Wide Urban Storm Water Runoff (Regional NPDES) Permit.” The SWPPP will identify and detail all appropriate Best Management Practices (BMP’s) to be implemented or installed during construction of the project.</p> <p>In addition to the preparation of a SWPPP for construction-related activities, and as part of the approval of any grading plans for the project, the</p>

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	<p>developer is required to submit a Water Quality Management Plan (WQMP) on the regional model form provided by the City. The WQMP shall identify and detail all Site Design BMP's, Source Control BMP's and Treatment Control BMP's to be implemented or installed as part of the project in order to reduce storm water pollutants and site runoff.</p>
<p>ER-1.6 Urban Run-off Quantity. We encourage the use of low impact development strategies, including green infrastructure, to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.</p>	<p>The Specific Plan requires that grading and drainage for the project be designed to retain, infiltrate, and/or biotreat surface runoff to the maximum extent practicable, in order to comply with the requirements of the current San Bernardino County NPDES Stormwater Program's MS4 Permit and Water Quality Management Plan (WQMP) for priority development projects. These effects shall be minimized through the implementation of on-site and off-site Low Impact Development (LID) Site Design Best Management Practices (BMPs) that reduce runoff and pollutant transport by minimizing impervious surfaces, maximizing on-site infiltration, and specifically retain/infiltrate or biotreat the 85th percentile storm event. In addition, non-structural and structural Source Control Best Management Practices (BMPs), shall also be implemented and documented in the project's approved Water Quality Management Plan(s) to reduce pollutant generation and transport from the project site. Participation in an alternative regional or watershed-based Treatment Control BMP is</p>

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	regulated by the requirements of the San Bernardino County MS4 Urban Runoff Permit and the SB County Water Quality Management Plan Technical Guidance Document.
ER-1.7 Urban Run-off Quality. We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.	The Specific Plan requires that the project comply with the most recent requirements of the San Bernardino County NPDES Storm Water Program’s Quality Management (WQMP) for significant new development projects. A final WQMP is required to be submitted by the developer for approval by the City prior to the issuance of any grading and construction permits for the project.
ER-1.8 Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.	The Specific Plan requires the construction of a wastewater system consistent with City requirements and also requires that the project obtain approval of a WQMP for the project prior to the issuance of any grading or construction permit.
GOAL ER-3: Cost-effective and reliable energy system sustained through a combination of low impact buildings, site and neighborhood energy conservation, and diverse sources of energy generation that collectively helps to minimize the region’s carbon footprint.	
ER-3.1 Conservation Strategy. We require conservation as the first strategy to be employed to meet applicable energy-saving standards.	The Specific Plan requires all public and common area landscaping within the project to utilize plant materials listed on the approved Specific Plan Landscape Plant Matrix, which is comprised of drought tolerant and California Friendly plant materials. The Specific Plan

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	<p>requires that irrigation systems for both public and private landscaped areas be designed to be as water-efficient as possible. The Specific Plan requires the construction of separate water mains for the use of recycled water in public and common areas of the project. The Specific Plan includes architectural styles that respond to local climate conditions and allow for the incorporation of flat roofs that facilitate the use of solar collectors. All new construction will utilize fixtures, appliances, and heating and cooling controls to conserve water and energy.</p>
<p>ER-3.2 Green Development– Communities. We encourage the use of the LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities.</p>	<p>The Specific Plan includes architectural guidelines, which allow for a variety of styles that respond to local climate conditions. Some styles allow the incorporation of flat roofs that facilitate the use of solar collectors. All new construction will utilize design features, fixtures, appliances, and heating and cooling controls to conserve energy and water. The landscape concept for Rich Haven incorporates a plant palette and a planting and irrigation system designed to conserve water. Park and recreation areas will include shaded areas, bicycle racks, and other amenity features to encourage pedestrian and other non-vehicular activities.</p>
<p>ER-3.3 Building and Site Design. We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar, and natural ventilation.</p>	<p>The Specific Plan includes architectural design guidelines, which allow for styles that respond to local climate conditions. Some styles allow for flat roofs that facilitate the use of solar collectors.</p>

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GOAL ER-4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.	
ER-4.4 Indoor Air Quality. We will comply with State Green Building Codes relative to indoor air quality. We seek funding to improve indoor air quality for households with poor indoor air quality, with priority for lower income households in environmental justice areas.	All development within the Specific Plan will be required to comply with the State Green Building Code as implemented by the City.
GOAL ER-5 Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.	
ER-5.2 Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species.	The project will comply with all mitigation measures identified in the project EIR with regard to biological resources
ER-5.3 Right to Farm. We support the right of existing farms to continue their operations within the Ontario Ranch.	The Specific Plan requires a minimum 100-foot wide agricultural buffer be provided by the development between any new residential structure and any existing animal feed trough, corral/pen or an existing dairy/feed lot.
ER-5.4 Transition of Farms. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.	The Specific Plan requires a minimum 100-foot wide agricultural buffer be provided by the development between any new residential structure and any existing animal feed trough, corral/pen or an existing dairy/feed lot.

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COMMUNITY ECONOMICS ELEMENT	
GOAL CE-1: A complete community that provides for all incomes and stages of life.	
<p>CE-1.6 Diversity of Housing. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.</p>	<p>The Specific Plan allows for the development of up to 7,194 residential dwelling units comprised of a variety of single-family detached and multi-family attached homes. A network of street-separated sidewalks and Multipurpose Trails connecting all neighborhoods to parks and schools links residential land use areas. Residential development is designed to address a variety of lifestyles and economic segments of the marketplace, such as singles, families, executives and “empty nesters.”</p>
GOAL CE-2: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.	
<p>CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.</p>	<p>The Specific Plan includes architectural and landscape design guidelines.</p>
<p>CE-2.2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.</p>	<p>The Specific Plan requires all new development to be reviewed and approved pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process which provides for review by the City’s Planning Department which may require the development to demonstrate how the project will create appropriately unique, functional and sustainable places.</p>

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<p>CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.</p>	<p>The Specific Plan includes a Maintenance Responsibility Matrix defining the private responsibilities for maintenance of private roadways, parkways, trails, common areas, parks, yards, walls, and monuments within the project.</p>
<p>CE-2.6 Public Maintenance. We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property.</p>	<p>The Specific Plan includes a Maintenance Responsibility Matrix defining the responsible public entities, including special districts, for maintenance of roadways, sidewalks, traffic signals, off site and on site public water, sewer, and storm drain infrastructure facilities.</p>
<p>SAFETY ELEMENT</p>	
<p>GOAL S-1: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by earthquake-induced and other geologic hazards.</p>	
<p>S-1.1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.</p>	<p>All development within the Specific Plan will be required to comply with the State of California Building Code as adopted and implemented by the City.</p>
<p>GOAL S-3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.</p>	
<p>S-3.8 Fire Prevention through Environmental Design. We require new development to incorporate fire prevention consideration in the design of</p>	<p>The Specific Plan requires new development to be reviewed and approved pursuant to the City’s</p>

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streetscapes, sites, open spaces, and buildings.	Subdivision Ordinance and Development Plan Review process, allowing for the Fire Department review, and requiring the incorporation of any required fire prevention design elements in streetscapes, open spaces and buildings.
GOAL S-4: An environment where noise does not adversely affect the public’s health, safety, and welfare.	
S-4.1 Noise Mitigation. We utilize the City’s Noise Ordinance, building codes, and subdivision and development codes to mitigate noise impacts.	
GOAL S-5: Minimize the risk of injury, property damage, and economic loss resulting from windstorms and wind-related hazards.	
S-5.1 Dust Control Measures. We require the implementation of Best Management Practices for dust control at all excavation and grading projects.	Construction within the Specific Plan will comply with a City approved construction management plan and all mitigation measures identified in the project EIR with regard to dust control.
GOAL S-6: Reduced potential for hazardous materials exposure and contamination.	
S-6.9 Remediation of Methane. We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.	The project will comply with all mitigation measures identified as part of the project EIR for soil remediation and proper venting to address the potential existence of methane gases within the project.
GOAL S-7: Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.	
S-7.4 Crime Prevention through Environmental Design (CPTED). We require new development to incorporate CPTED in the design of streetscapes, sites,	The Specific Plan requires all new development to be reviewed and approved pursuant to the provisions of

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open spaces, and buildings.	the City’s Subdivision Ordinance and Development Plan Review process which provides for review by the City’s Police Department, which may require the development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.
MOBILITY ELEMENT	
GOAL M-1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.	
<p>M-1.1 Roadway Design and Maintenance. We require our roadways to:</p> <ul style="list-style-type: none"> • Comply with federal, state, and local design and safety standards; • Meet the needs of multiple transportation modes and users; • Handle the capacity envisioned in the City of Ontario Master Plan of Streets and Highways; • Be maintained in accordance with best practices; • Be compatible with the streetscape and surrounding land uses; and • Promote the efficient flow of all modes of traffic through the implementation of intelligent transportation systems and travel demand management strategies. 	<p>The Specific Plan requires the construction of a network of Master Plan Roadways designed consistent with the requirements of the City’s Functional Roadway Classification Plan and the New Model Colony Streetscape Master Plan. The roadway system is designed to maintain a peak hour Level of Service (LOS) E or better at all intersections as discussed in the project EIR. Site design, source control, and treatment BMP’s for the project are required to be submitted by the developer for approval by the City prior to issuance of permits for the project.</p>
GOAL M-2: A system of trails and corridors that facilitate and encourage active modes of transportation.	

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<p>M-2.3 Pedestrian Walkways. We require streets to include sidewalks and visible crosswalks at major intersections where necessary to promote safe and comfortable mobility between residential areas, businesses, schools, parks, recreation areas, and other key destination points.</p>	<p>The Specific Plan includes a plan for construction of an off-street pedestrian circulation system comprised of an interconnected, paved sidewalk system within all roadway rights-of-ways, separated from vehicular travel lanes by a landscaped parkway. The Rich Haven pedestrian system provides connectivity among residential neighborhoods to the pocket parks and the elementary school within Rich Haven.</p>
<p>GOAL M-3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit-dependent.</p>	
<p>M-3.2 Alternative Transit Facilities at New Development. We require new development adjacent to an existing or planned transit stop to contribute to the creation of transit facilities, such as bus shelters, transit bays and turnouts, and bicycle facilities, such as secure storage areas.</p>	<p>The Specific Plan requires the developer of the project to coordinate with the local mass transit provider, Omnitrans, to accommodate adequate area for any bus turnouts within the Master Plan Roadways as required by Omnitrans.</p>
<p>COMMUNITY DESIGN ELEMENT</p>	
<p>GOAL CD-1: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.</p>	
<p>CD-1.2 Place Types. We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.</p>	<p>The Specific Plan includes design guidelines to guide the physical character of all future residential development and all community and neighborhood features, including the overall landscape treatment within the project. The proposed community character</p>

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	<p>establishes a unified aesthetic treatment and design theme. The community vision for Rich Haven is based upon the architectural and landscape influences found in Ontario and throughout Southern California. The architectural styles and landscape concept chosen for the community have been selected in order to be reflective of older neighborhoods of historic Ontario as well as to accommodate innovative transitional influences. Together, the architectural styles and landscape concept are designed to create a neighborhood character for Rich Haven that will be sustainable over time.</p>
<p>CD-1.5 View Corridors. We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City’s visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees.</p>	<p>The major north south streets in Rich Haven are designed to frame the views of the San Gabriel Mountains. The Specific Plan requires the construction of extensive landscaping on both sides of each street and in the median of each street. All new utility lines will be placed underground.</p>
<p>GOAL CD-2: A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human- scale, and distinct.</p>	
<p>CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:</p> <ul style="list-style-type: none"> • Building volume, massing, and height to provide context-appropriate scale and proportion; • A true architectural style which is carried out in plan, section, and 	<p>The Specific Plan includes design guidelines to guide the construction of the project by requiring building massing to address the street and the pedestrian experience, the use of selected architectural styles to be implemented in a comprehensive manner throughout each neighborhood around all building elevations, and</p>

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<p>elevation through all aspects of the building and site design and appropriate for its setting; and</p> <ul style="list-style-type: none"> Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style. 	<p>the use of building materials and architectural features and elements which are true to each selected style.</p>
<p>CD-2.2 Neighborhood Design. We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:</p> <ul style="list-style-type: none"> A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services; Varied parcel sizes and lot configurations to accommodate a diversity of housing types; Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access; Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users. 	<p>The Rich Haven Specific Plan is designed as a walk-able community of traditional residential neighborhoods organized around a simple grid street system offering a variety of home types within an open space setting. Residents can walk or bike to parks and schools via an interconnected network of sidewalks and trails throughout the community.</p> <p>Traditional site planning elements, varied residential product design and architecture, well-landscaped streets and enhanced entries combine to create welcoming neighborhoods within the community with aesthetic and functional harmony. Streets are linked together in a grid pattern with sidewalks separated from the street by landscaped parkways providing a simple and understandable system for pedestrian and vehicular travel connecting neighborhoods, open space amenities, public facilities, and recreational areas. A variety of housing types, including detached single-family homes, attached single-family homes, and multifamily homes are planned for Rich Haven, all of which are located close to schools, parks, and open space amenities.</p> <p>Residential development standards and design</p>

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	<p>guidelines contained in the Specific Plan ensure that homes are designed at a human scale emphasizing architecture fronting the street. Residential development standards are designed to minimize views of garage doors through use of alternating garage configurations. Traffic calming features incorporated into neighborhood streets include a traditional grid pattern with sidewalks separated by landscaping on either side of the street, and the use of intersection chokers and roundabouts where appropriate.</p>
<p>CD-2.5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.</p>	<p>The Specific Plan is designed with a comprehensive street system to accommodate the safe and efficient movement of automobiles as well as bike trails and ^[SEP]a multi-purpose trail to accommodate bicycle and pedestrian mobility and connectivity throughout the community. Streets are designed as a grid system of short blocks allowing for various access points and travel routes. Streets are designed with sidewalks separated from the street to create an inviting environment for walking. Streets connect neighborhoods, parks^[SEP] and schools through a variety of travel paths. Bicycle accessibility is provided throughout the community through a network of off-street multi- purpose trails within Vineyard Avenue and Riverside Avenue which connect to a Class II bike path and Multipurpose Trail. Connectivity to this network of off street bike trails from all residential Planning Areas</p>

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	is provided through the local street system.
<p>CD-2.6 Connectivity. We promote development of local street patterns, multimodal networks, and connected public spaces that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent “islands” through the following means:</p> <ul style="list-style-type: none"> • Local street networks that provide access both between subdivisions and within neighborhoods and discourage through traffic; • A local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials and to provide adequate emergency and evacuation access; and • Pedestrian and bicycle networks that provide convenient access to neighborhoods and nearby destinations, such as schools, parks, other public spaces, commercial areas, and transit stops. 	<p>Off-street pedestrian circulation is available throughout Rich Haven by means of the interconnected, paved sidewalk system within the roadway right-of-way, separated from travel lanes by a landscaped parkway and within off-street Multipurpose Trails. The Rich Haven pedestrian system provides connectivity among residential neighborhoods to pocket parks and the elementary school within Rich Haven. Streets are designed in a simple grid system with short blocks promoting a sense of small neighborhoods.</p>
<p>CD-2.7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.</p>	<p>Sustainable Community/Smart Growth principles are incorporated into the Rich Haven Land Use Plan. The sustainable goals for the project as stated in the Specific Plan include the following:</p> <ol style="list-style-type: none"> 1. Encourage walking and other non-vehicular modes of travel. 2. Provide pedestrian connectivity throughout the project.

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	<p>3. Provide shaded outdoor areas.</p> <p>4. Encourage the use of architectural elements designed to reduce interior heat gain.</p> <p>5. Encourage the use of recycled, recyclable, and environmentally friendly building materials.</p> <p>6. Require the use of low energy glass, low water plumbing features, and energy efficient appliances.</p> <p>7. Encourage the use of drought tolerant landscaping and water efficient irrigation methods.</p> <p>Pedestrian and bicycle connectivity is provided among residential planning areas, schools, and parks helping to reduce vehicle trips and miles traveled. The design of residential areas incorporates tree-lined parkways providing shade for pedestrians and parked cars. Safe and efficient pedestrian and bicycle connectivity is provided throughout the project through a network of off-street bicycle trails, multi- use trails, and sidewalks.</p> <p>The Rich Haven architectural design guidelines allow for a variety of styles that respond to local climate conditions. Some styles allow the incorporation of flat roofs that facilitate the use of solar collectors. All new construction will utilize design features, fixtures, appliances, and heating and cooling controls to</p>

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	<p>conserve energy and water. The landscape concept for Rich Haven incorporates a drought tolerant plant palette and requires planting and irrigation systems designed to conserve water. Park and recreation areas will include shaded areas, bicycle racks, and other amenity features to encourage pedestrian and other non-vehicular activities.</p>
<p>CD-2.8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.</p>	<p>Residential development standards and design guidelines contained within the Specific Plan require home designs with fronts of homes, not garages, oriented toward the street to ensure that “eyes are on the street” in each neighborhood. Residences are oriented around open space, parks, and trails. Parking areas and garages are located to the rear of residences to avoid dominance of the streetscape by automobiles and to enhance a pedestrian environment on all streets.</p>
<p>CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.</p>	<p>The landscape concept for Rich Haven incorporates the use of durable landscaping materials, a drought tolerant plant palette, and a planting and irrigation system designed to conserve water. Park and recreation areas will include shaded areas, bicycle racks, and other amenity features to encourage pedestrian and other non-vehicular activities. All materials utilized in private and public common areas will be durable landscaping materials.</p>

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<p>CD-2.11 Entry Statements. We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.</p>	<p>Signage and landscaping will be provided at neighborhood entries within Rich Haven. Community and neighborhood entry monumentation is required by the Specific Plan and is designed to establish a hierarchy for each Planning Area of the community. At key entries a monumentation program will be utilized to help identify the community as well as convey a sense of arrival and a welcoming feel for both vehicular and pedestrian traffic. These monuments and “gateways” are to be designed with durable, lasting materials approved by the City of Ontario. The “gateways” leading into the community of Rich Haven will be elegant in appearance, classic in form, evoking the sense of arrival.</p>
<p>CD-2.12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.</p>	<p>The Specific Plan requires the developer of Rich Haven to obtain approval by the City of a Master Sign Program to address project entries, neighborhood identification and way finding signage within the project.</p>
<p>GOAL CD-3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.</p>	
<p>CD-3.1 Unique Identity. We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active</p>	<p>The Specific Plan includes architecture and landscape design guidelines to enrich the community landscape and architectural style for Rich Haven. The design</p>

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public realm.	guidelines are organized to define the basic landscape design principles for the project, to guide the implementation of the “design vision,” and to ensure the design integrity of the project. All landscape plans, streetscape plans, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation within the project are required to conform to the landscape design guidelines as set forth in the Specific Plan and are subject to review and approval by the City of Ontario. The landscaping proposed for Vineyard, Riverside, Chino, and Hellman Avenues shall be designed in accordance with the City’s New Model Colony Streetscape Master Plan.
CD-3.3 Complete and Connected Network. We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.	The Specific Plan is designed for bicycle and pedestrian accessibility throughout the community through a network of off-street bike and pedestrian trails within Vineyard and Riverside Avenues. Connectivity to this network of off street trails from all residential Planning Areas is provided through the local street system.
CD-3.5 Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).	The Specific Plan includes architectural design guidelines, which promote street facing front entries and architectural elements visible from adjacent streets, sidewalks, and parks within the project.
GOAL CD-5: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the	

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property values and encourages additional public and private investments.	
CD-5.1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.	The Specific Plan includes a Maintenance Responsibility Matrix defining the public, private, and utility entities responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, parks, yards, walls and monuments, traffic signals, infrastructure, and utilities within the project.
CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.	The Specific Plan includes a Maintenance Responsibility Matrix defining the responsible entities for continual maintenance of roadways, sidewalks, traffic signals, off site and on site public water, sewer, and storm drain infrastructure facilities.
SOCIAL RESOURCE ELEMENT	
GOAL SR-2: A range of educational and training opportunities for residents and workers of all ages and abilities that improves their life choices and provides a skilled workforce for our businesses.	
SR-2.4 Access to Schools. We work with local and regional partners to improve the safety in and around schools and to improve access for citizens of all ages and abilities to schools and community services, such as after school and other programs.	

9.2 The Ontario Plan Consistency tables

9.2.1 RESIDENTIAL

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Gross Density (du/ac)
Low Density Residential (0 - 5.0 du/ac)	1A – Single Family Residential	24.16	25.5	25	128	128	5.0
Low Medium Density Residential (5.1 - 11.0 du/ac)	1B – Single Family Residential	24.16	24.5	125	270	270	11.0
Medium Density Residential (11.1 - 25.0 du/ac)	1C – Single Family Residential	57.83	60.6	699	1,445	1,055	17.4
Total		106.15	110.6	847	1,843	1,453	13.1

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Gross Density (du/ac)
OS-NR (Open Space Non-Recreational)	Edison Parcel	18.01	20.0				
OS-R (Open Space Recreational)	Park	25.71	27.0				
Total		43.72	47.0				

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Gross Density (du/ac)
Medium Density Residential (11.1-25.0 du/ac)	2B - Small Lot Single Family Residential	14.14	8.1	40	97	190	23.5
Medium Density Residential (11.1-25.0 du/ac)	3A - Small Lot Single Family Residential & Open Space Non-Recreation	10.01	36.1	180	433	560	15.5*
			8.3				
Medium Density Residential (11.1-25.0 du/ac)	3B - Small Lot Single Family Residential	9.26	8.6	43	103	190	22.1
Total		33.41	52.8	263	633	940	17.8*

* Residential densities are calculated using residential acreages only, therefore Open Space Non-Recreation acreages are not included.

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Gross Density (du/ac)
Low Density Residential (0 – 5.0 du/ac)	1A Single Family Residential	106.16	25.5	53	128	128	5.0
Low Medium Density Residential (5.1 - 11.1 du/ac)	1B Small Lot Single Family and multi-family Residential	33.41	24.5*	125	270	270	11.0
Medium Density Residential (11.1 – 25.0 du/ac)	1C, 2B, 3A and 3B Small Lot Single Family and multi-family Residential	62.06	85.1	944	2,127	1,995	23.4
RESIDENTIAL TOTAL		201.63	163.4*	1,122	2,525	2,393	14.6

* Residential densities are calculated using residential acreages only, therefore Open Space Non-Recreation acreages are not included.

9.2.2 MIXED-USE

TOP Land Use Designation	Rich Haven Specific Plan PA 4A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	38.39	45.0	630	2,250	1,099	24.4		
Total		38.39	45.0	630	2,250	1,099	24.4		

TOP Land Use Designation	Rich Haven Specific Plan PA 4B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)		35.2	493	1,760	1,150	32.7	1,073,318	166,182
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Max 0.7 FAR for Regional Commercial		5.0					152,460	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement		0.4						
Total		26.77	40.6	493	1,760	1,150	32.7	1,088,578	166,182

TOP Land Use Designation	Rich Haven Specific Plan PA 5B and 5C – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum	Rich Haven SP Proposed Light Industrial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)		31.6*	372	1,330	1,150	43.2	811,087	76,320	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Max 0.7 FAR for Regional Commercial		1.0					30,492	7,500	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement		11.2							
Total			65.1	372	1,330	1,150	43.2	1,491,059	83,820	510,305

* Residential densities are calculated using residential acreages only, therefore Commercial acreages are not included.

TOP Land Use Designation	Rich Haven Specific Plan PA 6A and 6B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum	Rich Haven SP Proposed Light Industrial SF Maximum
Industrial 0.55 FAR	Light Industrial	45.83	49.4					329,923		1,183,525
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Commercial	23.24	25.1					492,751	300,000	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	7.3	6.6							
Total		76.37	81.10					822,674	300,000	1,183,525

TOP Land Use Designation	Rich Haven Specific Plan PA 7 – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Mixed Use Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)		20.5	287	1,025	552	26.9	625,086	162,500
Total			20.5	287	1,025	552	26.9	625,086	162,500

TOP Land Use Designation	Rich Haven Specific Plan PA 8 – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)		20.5					625,086	162,500
Total			20.5					625,086	162,500

TOP Land Use Designation	Rich Haven Specific Plan PA 9 – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)		20.4	286	1,020	300	14.7		
Total			20.4	286	1,020	300	14.7		

TOP Land Use Designation	Rich Haven Specific Plan PA 10A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)		16.9	237	845	550	32.5		
Total			16.9	237	845	550	32.5		
TOP Land Use Designation	Rich Haven Specific Plan PA 10B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)		2.8					85,378	50,000
Total			2.8					85,378	50,000

9.2.3 INDUSTRIAL

TOP Land Use Designation	Rich Haven Specific Plan PA 2C – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum	Rich Haven SP Proposed Light Industrial SF Maximum
Industrial 0.55 FAR	Light Industrial		23.4					560,617		560,617
Total			23.4					560,617		560,617

TOP Land Use Designation	Rich Haven Specific Plan PA 3C – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum	Rich Haven SP Proposed Light Industrial SF Maximum
Industrial 0.55 FAR	Light Industrial		21.4					512,701		512,701
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement		8.5							
Total			29.9					512,701		512,701

TOP Land Use Designation	Rich Haven Specific Plan PA 5A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Gross Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum	Rich Haven SP Proposed Light Industrial SF Maximum
Industrial 0.55 FAR	Light Industrial		21.3					510,305		510,305
Total			21.3					510,305		510,305