

## Section 2 Introduction

The Grand Park Specific Plan is comprised of approximately 320.2 acres. The project site is bounded by Archibald Avenue on the west, Haven Avenue on the East, Edison Avenue on the north, and Eucalyptus Avenue on the south as illustrated in *Exhibit 2-1, "Project Location Map."* Distinguished Homes, the project applicant, proposes the Grand Park Specific Plan as a comprehensive plan for development of a residential community of traditional neighborhoods with a variety of housing types, parks, and trails with reservation of sites for a high school, an elementary school, and the City of Ontario Great Park.

### 2.1 Specific Plan Purpose

On January 26, 2010, 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. The Policy Plan includes requirements for subsequent approval by the City of a Specific Plan and an Area Plan for development within the area of the City known as the New Model Colony. Specific Plans are required to ensure that sufficient land area is included to achieve unified districts and neighborhoods. Specific Plans shall incorporate a development framework for detailed land use, circulation, infrastructure including drainage, sewer, and water facilities, provision for public services including parks and schools, and urban design and landscape plans. The Area Plan shall provide additional policy-level guidance and is considered part of the Policy Plan. The Area Plan for the New Model Colony will be initiated by the City of Ontario at a future time. However, until the Area Plan for the New Model Colony is adopted, the Policy Plan provides that new specific plans may proceed consistent with the General Plan.

The Grand Park Specific Plan serves to implement the City's Policy Plan for the project site and provides zoning regulations for development

of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the community ensuring that excellence in community design is achieved during project development. The Grand Park Specific Plan establishes the procedures and requirements to approve new development within the project site.

### 2.2 Community Vision and Specific Plan Objectives

The Grand Park Specific Plan is designed as a walkable community of traditional residential neighborhoods organized around a traditional grid street system offering a variety of home types within an open space setting. Residents can walk or bike to parks and schools through an interconnected network of sidewalks and trails provided throughout the community.

#### 2.2.1 Create a Livable Community

The Grand Park Specific Plan organizes residential areas around a simple and understandable grid pattern of streets. Residential areas are located within walking and biking distance to parks and schools and are connected through a network of greenbelts, sidewalks, and off-street bike paths and multi-use trails. A livable community is achieved for Grand Park through the implementation of the following:

- Residential neighborhoods are designed for the enhancement of an outdoor lifestyle within easy walking and biking distance to the City of Ontario Great Park providing active recreational facilities for the community. Each residential Planning Area may also contain a pocket park for passive recreational use to be located within walking distance from residences.

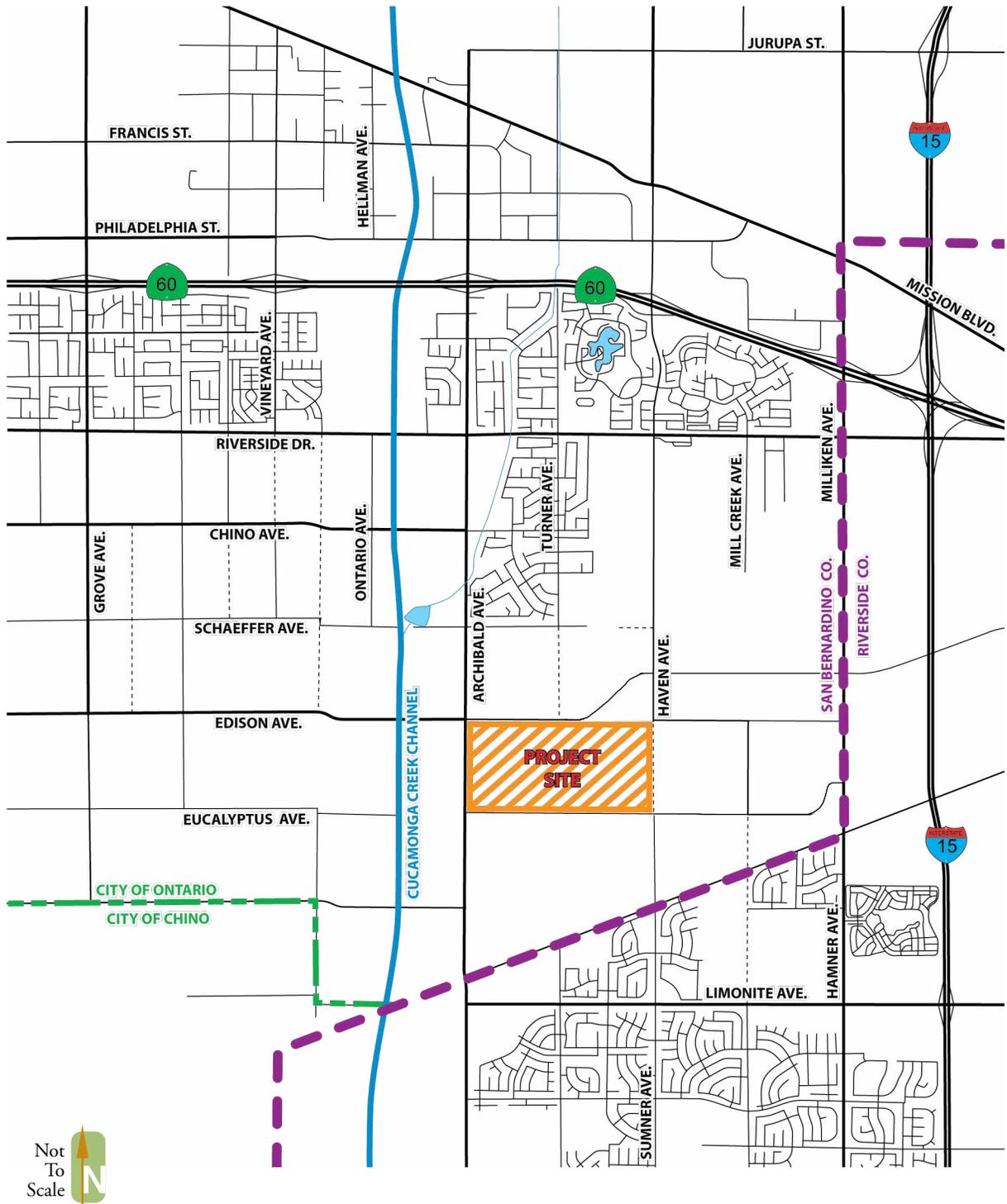


Exhibit 2-1  
PROJECT LOCATION MAP  
Grand Park Specific Plan

- An approximately 50 net acre site is provided for development of a high school and an approximately 10 net acre site is provided for development of an elementary school both of which are located within walking and biking distance to residences.
- A network of sidewalks is provided throughout the community connecting neighborhoods, parks, and schools.
- A network of trails including a multi-use trail along Eucalyptus Avenue, Archibald Avenue, Edison Avenue, Haven Avenue, and Class I bike paths within the City of Ontario Great Park provide bicycle accessibility throughout the community.
- Diversity in architectural design is provided for Grand Park including varied styles articulated with elements true to the architectural characteristics of each style.
- Diversity and choices of housing types are provided within Grand Park to meet the needs of a variety of lifestyles and address various economic segments of the marketplace.
- Streets are designed in a simple grid system with short blocks promoting a sense of small neighborhoods.

### 2.2.2 Design a Circulation System Serving Bicyclists and Pedestrians as well as Motorists.

The Grand Park Specific Plan provides for a comprehensive system of streets to accommodate the safe and efficient movement of automobiles, transit, as well as bike trails and 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 vehicular access points and travel routes.
- Streets are designed with walkways separated from the street to create an inviting environment for walking.

- Street design connects neighborhoods, parks, and schools through a variety of travel paths.
- Bicycle accessibility is provided throughout the community through a network of off-street bike and pedestrian trails within Eucalyptus Avenue and the City of Ontario Great Park connected to a multi-use bike path system located within Archibald Avenue, Edison Avenue, and Haven Avenue. Connectivity to this network of off street bike trails from all residential Planning Areas is provided through the local street system.

### 2.2.3 Provide for Adequate Community Facilities

Public facilities to serve the community are accommodated within Grand Park or provided for as part of the Specific Plan.

- An approximately 55.7 gross acre site is designated for development of a public high school.
- An approximately 11 gross acre site is designated for development of a public elementary school.
- New water, sewer, and storm drain facilities constructed as part of project development will serve the project site.
- New off-street bike paths and a multi-use trail constructed as part of project development will provide an important link in the City of Ontario bikeway master plan.

### 2.2.4 Provision of New Parks, Open Space, Trails, and Greenbelts

New public parks and open space amenities are provided as part of the Specific Plan enhancing the outdoor lifestyle for residents of Grand Park and offering recreational amenities to the surrounding community.

- Approximately 146.7 gross acres are reserved for development of the City of Ontario Great Park. Development of the Great Park by the City of Ontario will include active recreational facilities and passive recreational opportunities within walking and biking distance from all residential

areas within the project site. Design of the Grand Park Specific Plan includes adequate roadway and bike trail improvements for public access to the park from surrounding areas.

- Each residential development within the Specific Plan is required to a minimum of 2 acres of developed private park space per 1,000 residents. The private park is required to be within a quarter mile walking/biking distance from each residence. The standard fulfills the 2 acres per 1,000 population private park requirement of the Policy Plan (Policy PR1-6). This private park requirement may be met within any residential development, 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 park requirement.

### 2.2.5 Promote a Unique Character and Sense of Place within Grand Park

Traditional site planning elements, varied residential product design and architecture, well landscaped streets and enhanced entries combine to create welcoming neighborhoods within the Grand Park 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, parks, public facilities, and recreational areas.
- Bicycle accessibility is provided throughout the community through a system of off-street bike paths, a multi-use trail, and through on-street bike paths within local streets of the community.
- A variety of housing types, including detached single-family homes and attached single family homes, are planned for Grand Park, all of which are located close to schools, parks, and open space amenities.
- Varied housing types and architectural styles are planned for Grand Park to create interesting and welcoming streetscenes

encouraging neighborhood interaction along the street. Homes are designed at a human scale emphasizing architecture fronting the street.

- Residential design minimizes views of garage doors through use of alternating garage configurations on conventional front loaded and 2 pack front loaded home types, alley loaded single-family detached dwelling units, motorcourt designs, rear loaded greencourt buildings, and rear loaded townhome and townhome/carriage home combinations.

## 2.3 Community Plan Overview

### 2.3.1 Summary

The Grand Park Community Plan is a design for the development of traditional neighborhoods within walking and biking distance to schools and parks. The community plan is described below and in further detail in Section 4, "Community Plan" of the Specific Plan.

#### 2.3.1.1 Residential Uses

Grand Park provides for development of residential housing types oriented toward parks and open space amenities and with the residential architectural element, rather than garages, fronting the street in order to enhance walkability and promote social interaction among residents. Up to 1,327 residential dwelling units on approximately 106.20 gross acres are planned for Grand Park in a mix of single-family detached, single family attached, and multi-family housing types as described below:

#### *Residential Single-Family Detached Homes*

Grand Park offers six different types of single-family detached residential products for development within the project site area as described below.

- **Single-Family Detached Conventional Homes**  
This traditional single family home concept is designed to create a pedestrian oriented streetscape through the forward placement of living areas, porches, and other architectural

features in order for the home to address the street. Alternative garage configurations are used with this home type and many include a mix of turn in garages, deep or mid recessed garages, split or shallow garages, with direct access taken from a street.

- Single-Family Detached 2 Pack Homes – Single Family Detached 2 Pack Homes are designed in a configuration so that a larger usable side yard (use easements for expanded side yards) is provided for each unit. The appearance of garages is minimized by locating garages either to the rear of the lot or set back from the living area of the home at a distance in order to preserve an architectural forward streetscene.
- Single-Family Detached Cottage Homes – This single-family home concept places garages at the rear of the lot accessed from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. A pedestrian oriented streetscene is predominant with this residential type since garages are not visible from the street and driveway curb cuts are not present along the street.
- Single-Family Detached Mews Homes –These home types clusters detached homes in enclaves of four, six or eight homes designed around a common private drives to minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets promoting pedestrian connectivity. Front doors face onto the street or private drive.
- Single-Family Detached Cluster Homes –These home types clusters detached homes in enclaves of four or six homes designed around a common private drive or motorcourt to minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets promoting pedestrian connectivity.
- Single-Family Detached Greencourt Homes – Greencourt single-family homes are grouped in enclaves of four to six homes and remove garages from the street with access provided from private drives located to the rear of homes. Front doors

are oriented onto the street or a linear greenbelt with pedestrian walkways separated from the street.

### *Residential Single-Family Attached and Multi-Family Homes*

Grand Park offers five different types of single family attached or multi-family residential products for development within the project site as described below.

- Single-Family Attached Triplex Townhomes/ Condominiums – This building type includes carriage homes, with units above garages, townhomes, and stacked flats in configurations intended to eliminate garages oriented onto neighborhood streets. Garages are required to be oriented onto private drives or common access ways located to the rear of buildings.
- Single-Family Attached Rowhomes/ Condominiums – Single Family Attached Row Townhomes/Condominiums consist of a traditional building type of alley loaded attached homes designed in a row configuration. Front doors and porches face a common open space area or the street, and garages are located to the rear of the building.
- Single-Family Attached Greencourt Townhomes/ Condominiums – These attached home types place garages at the rear of the lot accessed from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. Placing garages at the rear of the building ensures an uninterrupted pedestrian streetscape.
- Single-Family Attached Motorcourt Townhomes/Condominiums – Public streets serve this housing type with drive aisles providing access to a motorcourt serving 10 to 12 dwelling units. Garages are located to the rear or turned to the side, when adjacent to the street, preserving an architecturally interesting streetscene.
- Multi-Family Stacked Flats/Condominiums – Stacked flats condominium products include the traditional stacked flat building type with garages located behind or to the side of the building.

### 2.3.1.2 Parks, Trails, and Open Space

An approximately 146.7 gross acre site is reserved for the City of Ontario Great Park to be developed by the City. The Great Park will provide active recreational amenities for the City of Ontario and is within walking and biking distance for residents of Grand Park. Subject to City approval, pocket parks of a minimum size of .25 acres each may be provided within each residential Planning Area providing a more passive recreational alternative for residents. Approximately 5.2 acres of the project site will be developed as enhanced landscaped parkways along major streets serving the community. These enhanced parkways will include pedestrian walkways providing connectivity to and from the project site and to internal walkways within the community, linking residential neighborhoods to one another, parks, the high school, and to the elementary school. As part of the development of single-family attached and multi-family residential areas, private recreational facilities such as swimming pools, spas, tot lots, and recreation buildings will be provided.

### 2.3.1.3 Schools

A centrally located high school site of approximately 55.7 gross acres is provided within the project site for purchase by the Chaffey Joint Union High School District for the development of a high school. It is anticipated that this school will serve the high school age needs of Grand Park as well as the surrounding community.

An approximately 11 gross acre school site is provided within the project site for purchase by the Mountain View School District for the development of an elementary school. It is anticipated that this school will serve the elementary school age needs of the entire Grand Park community.

## 2.4 Authority and Requirements

### 2.4.1 Authority

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for implementing the goals and policies of their General Plans. The Government Code specifies that Specific Plans may be adopted either by resolution or by ordinance and that the Specific Plan is required to be consistent with the General Plan. The City of Ontario will adopt the Grand Park Specific Plan by ordinance thereby establishing the zoning regulations for development of the project. The requirements of the Grand Park Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Grand Park Specific Plan is silent, the City of Ontario Development Code shall prevail.

### 2.4.2 Requirements of the Specific Plan

California Government Code Section 65451 sets forth the minimum requirements and review procedures for Specific Plans as follows.

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

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
2. The proposed distribution, location, 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;
3. Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

4. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs 1, 2, and 3 above.
5. A statement of the relationship of the Specific Plan to the Policy Plan.

The Grand Park Specific Plan meets the requirements of the State of California Government Code.

## 2.5 Development Approval Components

### 2.5.1 The Ontario Plan (TOP)

The Ontario Plan 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 a 30 year period commencing in 2010, the beginning of the planning 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 Policy Plan establishes land use designations for the project site as described in **Table 2-1** below.

### 2.5.2 Specific Plan

The Policy Plan requires the approval of a Specific Plans for development of the project site to ensure that sufficient land area is included to achieve unified districts and neighborhoods. The City of Ontario has zoned the project site as AG-Specific Plan. The zoning designation of AG-Specific Plan

Table 2-1

### TOP POLICY PLAN LAND USE SUMMARY

| Gross Acres  | TOP Land Use Designation                                                                       | Maximum Permitted Dwelling Units |
|--------------|------------------------------------------------------------------------------------------------|----------------------------------|
| 44.3         | Residential Low Density - 2.1-5.0 du/acre with an assumed buildout density of 4.5 dw/acre      | 199                              |
| 61.9         | Residential Medium Density – 11.1 -25 du/acre with an assumed buildout density of 22.0 du/acre | 1362                             |
| 11.1         | Elementary School (10 net acres)                                                               |                                  |
| 55.7         | High School (50 net acres)                                                                     |                                  |
| 146.7        | Open Space-Parkland                                                                            |                                  |
| <b>Total</b> | <b>320.2</b>                                                                                   | <b>1,561</b>                     |

\*Densities do not reflect maximum allowable densities by the Policy Plan and are based on TOP EIR densities (average) of 4.5 du/ac for Low Density and 22 du/ac for Medium Density

requires that a Specific Plan be approved to guide development of the project site and to implement the goals and policies of the Policy Plan.

Pursuant to adoption by the City of Ontario of the Grand Park Specific Plan by ordinance, the Specific Plan shall provide the zoning regulations to govern development of the project site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

### 2.5.3 Development Agreement

Unless developed in a coordinated manner and with adequate fiscal planning, development projects within the City are likely to present a challenge in their implementation because of the lack of existing public facilities including streets, sewerage, transportation, drinking water, schools, and utility facilities. California law establishes a mechanism for ensuring the adequate provision of such facilities while providing assurances to applicants that, upon project approval, applicants can proceed with their projects. Approval of the Grand Park Specific Plan is accompanied by an application for approval of a development agreement to encourage investment in and commitment to comprehensive planning as envisioned by the City, which seeks to make maximum efficient utilization of resources at the least economic cost to the public.

A statutory development agreement, authorized pursuant to California Government Code Sections 65864 et seq., shall be required as part of the approval of the Grand Park Specific Plan. The development agreement shall include, but not be limited to, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of parkland and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the City's regional housing needs assessments. The Grand Park development agreement shall be fully approved before the issuance of the first building permits for the project.

### 2.5.4 Subdivision Maps

Tentative tract maps will be approved by the City of Ontario for the project indicating the approximate boundaries and dimensions of lots and streets and the proposed grading for the project site. Following approval by the City of tentative tract maps, final maps will be prepared for City approval. Following recordation, final maps become the legal documents defining parcels and lots that can be sold for development.

### 2.5.5 Development Plan Review

All development proposals for individual Planning Areas within the Grand Park Specific Plan shall be subject to Development Plan Review pursuant to Article 8 of the City's Development Code.

### 2.5.6 CEQA Compliance

A Project Level Environmental Impact Report (EIR) prepared by the City of Ontario for the Grand Park Specific Plan in accordance with the California Environmental Quality Act (CEQA), analyzes impacts associated with the implementation of the Specific Plan and subdivision maps. The EIR is prepared as a basis for the environmental review of all subsequent discretionary and ministerial actions within the Grand Park Specific Plan.

### 2.5.7 Airport Land Use Compatibility Planning Consistency

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