



Countryside

Section 1. Introduction

1.1 Community Vision

The Countryside Specific Plan, located within the New Model Colony of the City of Ontario, is a proposal for development of a planned community designed to blend with and become a part of the overall existing larger community of Ontario. The vision for Countryside is to create a livable community combining safe and pleasant neighborhoods, designed at a human scale, within walking distance to parks and surrounding commercial and recreational facilities.

The vision for Countryside implements key design objectives found in established, traditional neighborhoods in Ontario and throughout other older, established neighborhoods in California, including:

- Provision of pedestrian and bicycle mobility.
- Opportunities for neighborhood interaction through provision of informal parks, gathering areas and a network of paseos and sidewalks.
- Connectivity among neighborhoods and the surrounding commercial and recreational land uses.
- Provision for a range of housing types.
- Exceptional architectural and landscape design.

1.2 Project Summary

The Countryside Specific Plan is comprised of 178 acres of land designated as Planning Subarea 5 within the New Model Colony of the City of Ontario. The regional location of the Countryside Specific Plan area is illustrated in Exhibit 1, “Regional Context Map” and is further described in the “Project Vicinity Map,” Exhibit 2.

Planning Subarea 5 is located south of Riverside Drive, east of the Cucamonga Creek Channel and the Cucamonga Basin, west of Archibald Avenue and north of Schaefer Avenue as illustrated on the “Project Location Map,” Exhibit 3. The Countryside Specific Plan is a proposal by Meritage Homes, hereinafter referred to as the project applicant, for the development of up to 819 single family detached residential dwelling units within eight distinctive residential neighborhoods offering a variety of housing types within a livable community setting. Countryside provides for connectivity of all residential neighborhoods to centrally located parks and to surrounding commercial and recreational facilities through a network of pedestrian sidewalks, bicycle trails, and landscaped paseos.

Approximately 119 acres of Countryside are controlled by the applicant and other development entities and proposed for development of a variety of housing types. The remaining 59.03 acres comprising Countryside are included in the Specific Plan pursuant to the City of Ontario General Plan requirement to comprehensively plan for the entire Planning Subarea 5. Ownerships within the Countryside Specific Plan are illustrated on the “Ownership Map,” Exhibit 4.

1.3 Project Setting

The Countryside Specific Plan includes all of Planning Subarea 5 of the City of Ontario New Model Colony. Countryside is comprised of two planning areas. Planning Area 1, consisting of 95.6 gross acres, is bounded by Riverside Drive on the north, Archibald Avenue on the east, Chino Avenue on the south, and the Cucamonga Creek Channel on the west. Planning Area 2, consisting of 82.43 gross acres, is bounded by Chino Avenue on the north, Archibald Avenue on the east, Schaefer Avenue on the south, and the Cucamonga Basin on the west.

The City of Ontario General Plan Amendment for the New Model Colony designates Subarea 5 (Specific Plan Area) for Residential-Low Density land use with a maximum density of 4.6 dwelling units per gross acre and a maximum development capacity of 819 dwelling units. The General Plan Amendment further requires that a Specific Plan be approved for all development within the Specific Plan Area in accordance with the policies adopted for Planning Subarea 5. The project setting for Countryside is illustrated on Exhibit 5, “Project Setting.”

1.4 Project Description

The Countryside Specific Plan is a comprehensive plan for the development of a residential community of up to 819 single family detached residential dwelling units. A central feature of the community is a network of landscaped paseos linking parks around which residential uses will be developed. The paseos offer connectivity throughout the entire community providing a network of multipurpose pedestrian and bicycle paths within the paseos and connecting to the community’s local street system. Residents of Countryside will be able to walk or bike to adjacent commercial

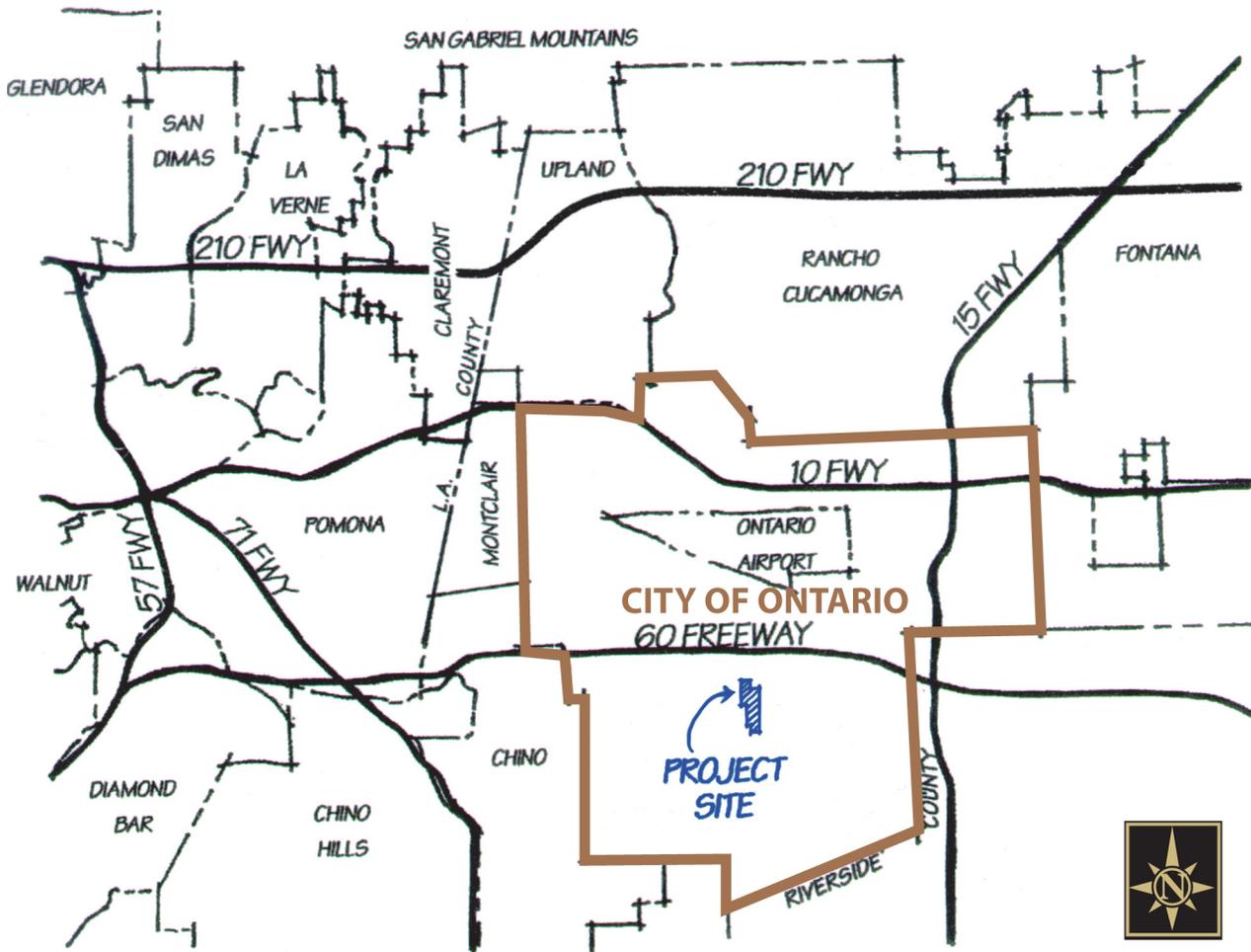


Exhibit 1
Regional Context Map



Countryside

uses located east of the Specific Plan Area and to recreational uses located north and northwest of the Specific Plan Area.

1.4.1 Residential

Residential land use comprises 129.54 net acres of Countryside offering a variety of residential housing types including conventional single family detached homes on lots ranging from 5,000 square feet to 6,000 square feet, single family detached cluster court homes with minimum 3,000 square foot lots, single family detached Z-Lot homes on lots with minimum 3,500 square foot lots, and

single family detached alley loaded homes with minimum lot sizes of 2,275 square feet. Up to 819 detached residential dwelling units are permitted for development within Planning Subarea 5, pursuant to the New Model Colony General Plan Amendment.

1.4.2 Parks

Countryside includes the development of 5.61 acres of parks within the Specific Plan Area. Two public parks will be improved as active recreational areas with open play areas, picnic tables, and informal gathering areas. In addition, private

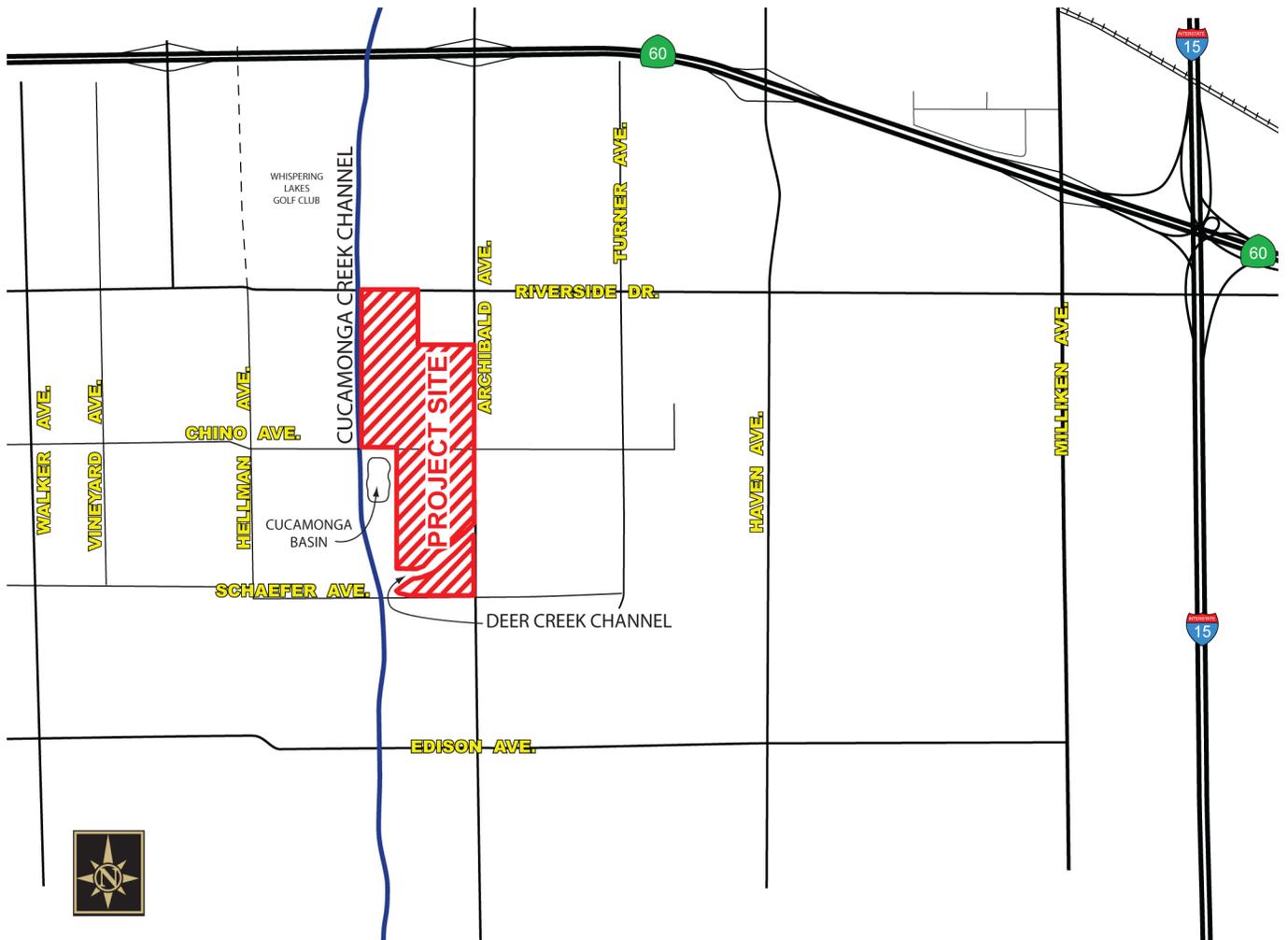
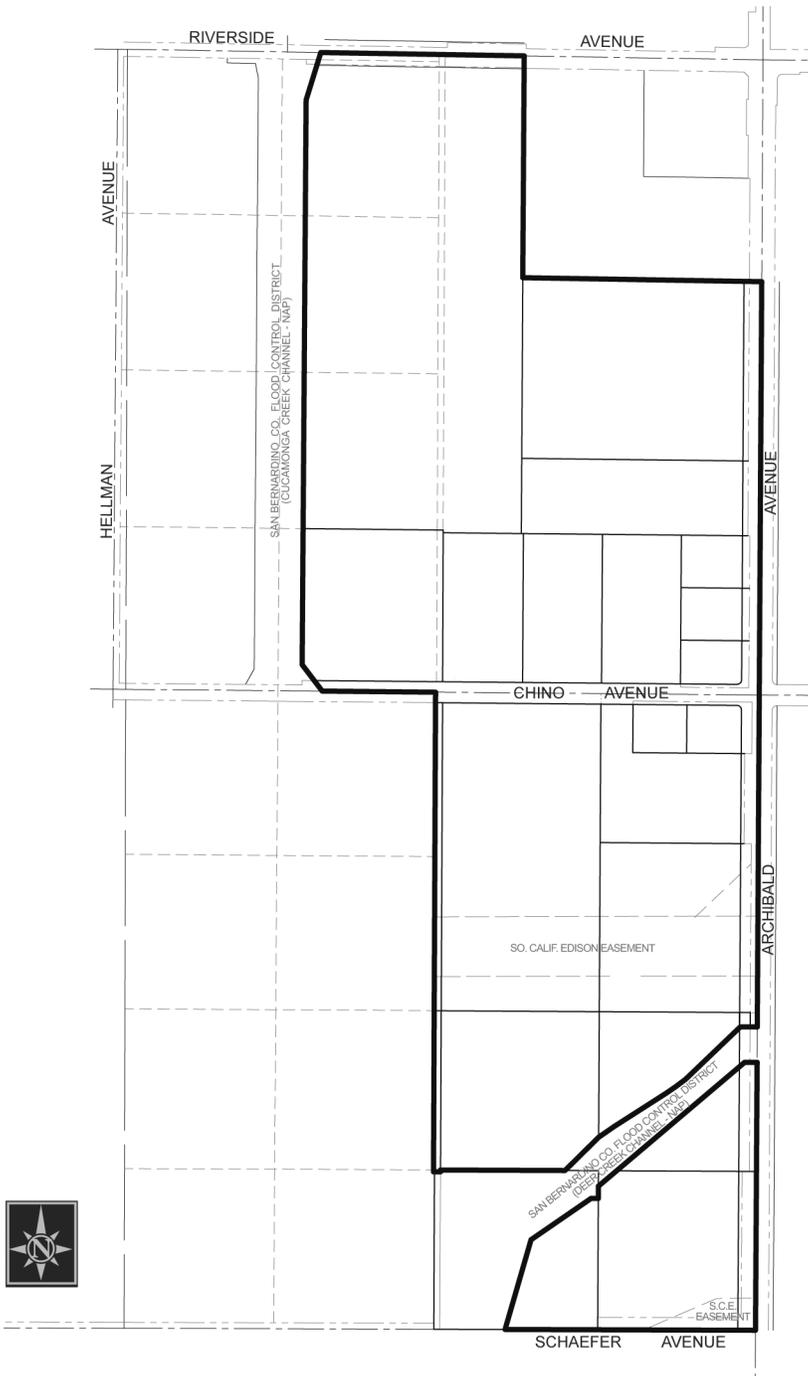


Exhibit 2
Project Vicinity Map



recreation areas will be provided in Neighborhoods 5 and 6, to be developed with pools, spas and passive recreational facilities.

1.4.3 Paseos and Trails

A signature feature of the Countryside Specific Plan is the provision of an 3.78 acre landscaped paseo system through the community. The paseo system links each neighborhood within Countryside to parks, providing pedestrian and bicycle connectivity to planned and existing trails located within the public rights-of-way adjacent to Countryside, and to facilities surrounding the Specific Plan Area.

The City of Ontario has adopted a master plan for bikeways connecting the Specific Plan Area to existing bikeways within the remainder of the City. As part of the development of Countryside, off-street bike and pedestrian trails will be developed as part of the improvement of Archibald Avenue, Chino Avenue and Schaefer Avenue connecting Countryside to the existing and planned City of Ontario bikeway system consistent with the General Plan.

The developer of Countryside will construct a bike trail within the Cucamonga Creek right-of-way adjacent to the Specific Plan Area. As part of the Countryside project, a 30-foot wide trail connection will be provided through the project to allow pedestrian and bicycle access to the City trail.

1.4.4 Enhanced Parkways

Enhanced parkways will be developed in addition to the right-of-way improvements of all master plan streets adjacent to Countryside. Archibald Avenue will be improved with 45-feet of enhanced parkway to include an 8-foot wide off-street multi-purpose trail within the public right of

Exhibit 3
Project Location Map



PROPERTY OWNERSHIP

- ① LEVINE INVESTMENTS, LIMITED PARTNERSHIP
- ② BARTH ROBERT B & YANG KTR
- ③ HUGHES PAUL A & DONNA L TR
- ④ JLC MARKETS INC
- ⑤ CHEZ DAVID V
- ⑥ PETTY ROBERT D & CAROL
- ⑦ ROSSETTI CONSTRUCTION CO
- ⑧ ZWART CASETR & BETTY L TR
- ⑨ RIBEIRO MARILIA
- ⑩ PIMENTEL EUGENIO & MALVETE
- ⑪ ANAHEIM DISTRICT ADVISORY BOARD
- ⑫ VAN VEEN JOHN TR & LOUISE TR
- ⑬ VAN VEEN JOHN & LOUISE
- ⑭ CHEZ JOSEPH C & JOE
- ⑮ VAN VEEN JOHN & LOUISE FAMILY TRUST
- ⑯ FOSTER HOWARD D & ANNA M
- ⑰ PARENTE MARY BORBA TR
- ⑱ PETTY ROBERT D



0' 200' 400' 800'

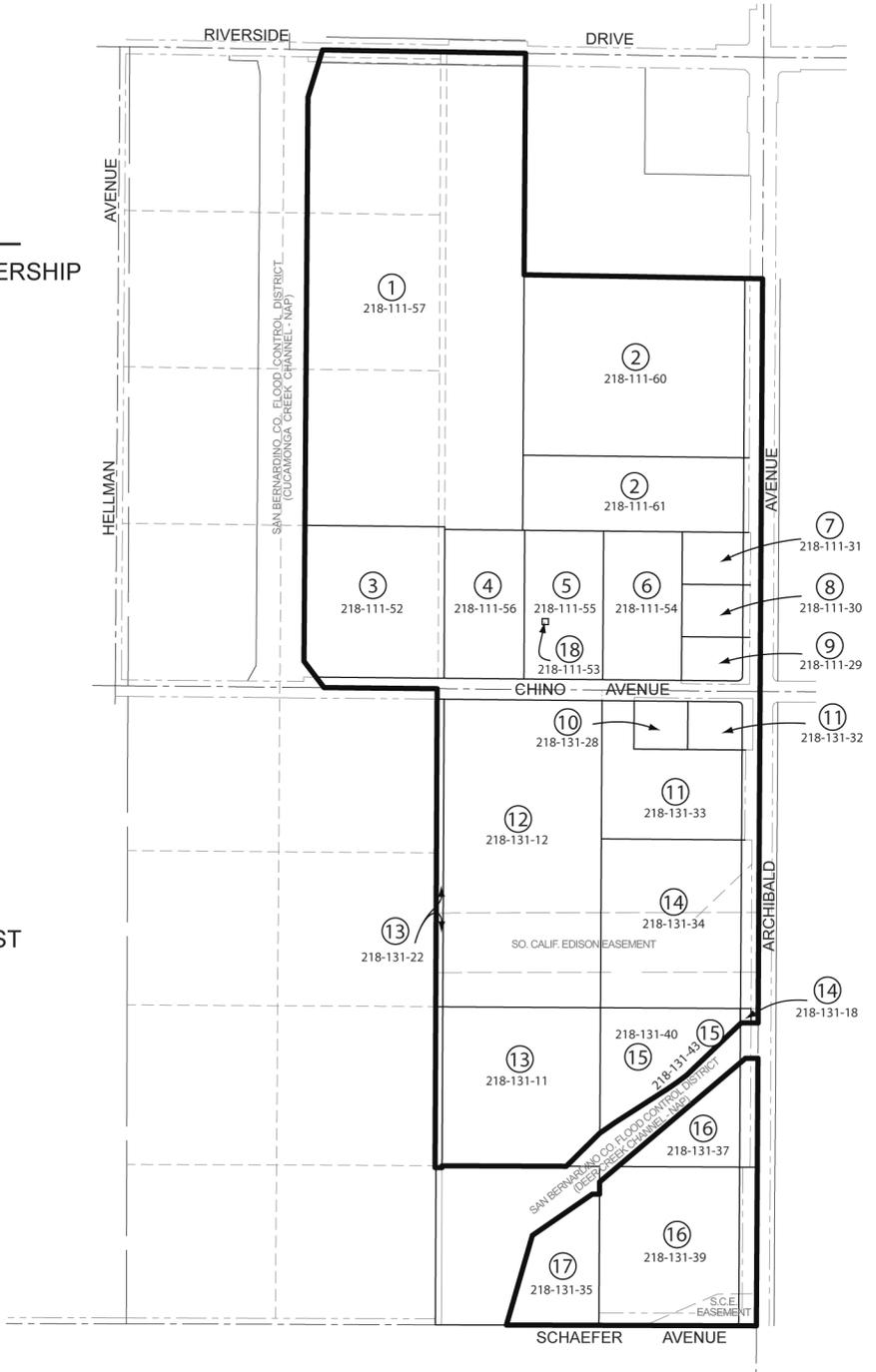


Exhibit 4
Ownership Map



Exhibit 5
Project Setting



Countryside

way and neighborhood edge, and a 5-foot wide sidewalk within the public right of way. Riverside Drive and Schaefer Avenue will be improved with a 23-foot wide landscaped parkway adjacent to the sidewalk. Chino Avenue will be improved with an 18-foot wide landscaped parkway adjacent to the sidewalk.

1.5 Purpose and Objectives

1.5.1 Purpose

The Countryside Specific Plan comprehensively plans for residential and recreational land uses within the Specific Plan Area. The Countryside Specific Plan establishes the zoning for the Specific Plan Area and defines the development regulations, requirements, and design guidelines governing development of the Specific Plan Area. The Countryside Specific Plan establishes the procedures and requirements to approve development within the Specific Plan Area to insure that the City of Ontario New Model Colony General Plan Amendment is implemented.

1.5.2 Objectives

The General Plan Amendment establishes policies and objectives as guiding principles for development of Planning Subarea 5 as summarized below:

- To provide neighborhoods distinct from each other, with public and private amenities, linked by a network of pedestrian trails.
- To create a community sense of place, walkability and livability.
- To provide a mix of housing types in response to evolving market demands.
- Residential development incorporating:
- Short blocks that promote ease of access and neighborhood activity.
- Use of variable setback, reduced garage emphasis, and architecture forward.

- Landscaped parkways separating sidewalks from the street.
- Establish clearly defined edges and entries that contribute to a distinct neighborhood identity.
- Promote development of local street patterns that create and unify neighborhoods, rather than divide them.
- Establish a pattern of blocks that promote access and neighborhood activity.

The Countryside Specific Plan addresses the General Plan Amendment Policies and Objectives as follows:

- Plans for a quality residential community comprised of eight distinctive marketable neighborhoods of varying density and lot sizes within the Specific Plan Area, supported by open space and recreational uses.
- Establishes appropriate relationships among new residential neighborhoods as well as with existing adjacent land uses.
- Develops linkages and connectivity between the residential uses planned for Countryside with the retail commercial, service commercial, and public recreational facilities within close proximity to Countryside.
- Creates an environment encouraging interaction among its residents through an organized yet simple system of streets, entries, and paseos allowing residents to either walk or bike to open space, recreation, and public facilities.
- Utilizes residential and landscape design guidelines and development regulations designed to orient residential neighborhoods to park and open space uses and promote development of traditional streetscapes to encourage neighborhood interaction.
- Develops a pedestrian and bicycle oriented circulation system comprised of off-street and on-street bicycle trails and off-street pedestrian walkways linking each neighborhood to open space, recreational areas, and the surrounding community.

- Provides for the development of 5.61 acres of public and private parks and 3.78 acres of landscaped paseos, connecting the community internally and providing informal gathering areas for residents.
- Provides for the comprehensive planning, financing, and construction of infrastructure to serve the Specific Plan Area through the use of private and public funding mechanisms and participation in the City's adopted fee programs.

1.6 Authority of the Specific Plan

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 purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and that the specific plan is required to be consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for specific plans including provision of a land use plan, infrastructure and public services plan, criteria and standards for development, and implementation measures. The Government Code also states that specific plans may address any other subjects which, in the judgment of the city, are necessary or desirable for implementation of the General Plan.

The City of Ontario has pre-zoned the Specific Plan Area as "SP" (Specific Plan Ag Preserve). The General Plan includes policies requiring that a specific plan be approved for the Specific Plan Area to implement the "SP" zone.

The Countryside Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Ontario

General Plan. The City of Ontario will adopt the Countryside Specific Plan by ordinance establishing the zoning regulations for the development of the Specific Plan Area. The requirements of the Countryside Specific Plan shall take precedence over the City of Ontario Zoning Ordinance. In instances where the Specific Plan is silent, the City of Ontario Zoning Ordinance shall prevail.

1.7 Development Approval Components

The adoption of the Countryside Specific Plan is the first step in a process leading to the development of the Specific Plan Area. The components of the development approval process for Countryside are discussed as follows:

1.7.1 Specific Plan

The Countryside Specific Plan, when adopted, will serve as a legal document which implements the General Plan land use designation of "Residential-Low Density" and will serve as the zoning for the Specific Plan Area. The Specific Plan will serve as a "blueprint" for development by establishing the distribution of land use and the criteria for development of each land use as set forth herein. The Specific Plan establishes the development requirements and guidelines to be applied to each phase of development within the Specific Plan Area.

1.7.2 Subdivision Maps

Tentative Tract Maps for the development of Neighborhoods 1, 5 and 6 will be reviewed and approved by the City concurrently with or subsequent to the approval of the Countryside Specific Plan. Tentative Tract Maps for Countryside are prepared pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Section 66410 through 66499),



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the City of Ontario Subdivision Ordinance, and consistent with the applicable provisions contained within the Countryside Specific Plan. Tentative tract maps, approved in conjunction with or subsequent to the Specific Plan, will provide for development by the applicant of Neighborhoods 1, 5 and 6 consisting of 77 gross acres. Additional subdivision maps for Neighborhoods 2, 3, 4, 7 and 8 will be submitted for City review and approval pursuant to the requirements of the Countryside Specific Plan.

1.7.3 Development Agreement Required

Unless done in a coordinated manner and with adequate fiscal planning, development projects within the New Model Colony are likely to present a challenge in their implementation because of the lack of existing public facilities including street, sewerage, 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 the cost of housing to 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 as part of the approval of this Specific Plan. For the above-mentioned 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.

1.8 Relationship of the Specific Plan to the City of Ontario General Plan

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of a specific plan as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

The City's New Model Colony General Plan Amendment sets forth the following topics to address the state mandated general plan elements:

- Community Development
- Infrastructure and Public Services
- Aesthetic, Cultural, Open Space, and Recreational Resources
- Natural Resources
- Hazards

The Countryside Specific Plan is consistent with the goals, objectives, and policies of the General Plan as described in Section 8, "General Plan Consistency."

1.9 CEQA Compliance

An Environmental Impact Report (EIR) has been prepared by the City of Ontario for the Countryside Specific Plan in accordance with the California Environmental Quality Act (CEQA) and City requirements to provide a detailed analysis of potential environmental impacts associated with the development of Countryside. The EIR prepared for the Countryside Specific Plan addresses the potential impacts associated with the project at a programmatic level for the entire Specific Plan Area and at a project level for Neighborhoods 1, 5 and 6. The EIR includes recommended mitigation measures to reduce potential significant impacts to a less than significant level. The EIR has been prepared to fulfill the requirement for environmental determinations for most subsequent discretionary and ministerial applications for development within the Countryside Specific Plan.

1.10 Severability

If any regulation, condition, program, or portion of the Countryside Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining portions and provisions therein.