



## 1. Specific Plan Overview







## 1.0 Specific Plan Overview

The Subarea 29 Specific Plan is comprised of approximately 539.7 gross acres. The project site is bounded by Eucalyptus Avenue to the north, Riverside County Flood Control Channel to the south, Haven Avenue to the east, Cucamonga Creek Channel to the west as illustrated in *Exhibit 1, Regional Location and Exhibit 2, Vicinity Map*.

The net acreage of the Specific Plan area is 449.9 net acres. This excludes street right-of-ways, Southern California Edison (SCE), and County Line easements.

The regional context and local setting of the Specific Plan area are illustrated in the *Regional Location Map, Exhibit 1, and Vicinity Map, Exhibit 2*.

The project site is consistent with and implements the gross Low Density Residential allocation (5.0 dwelling units permitted per gross acre) and broad “community design” policy requirements for the Ontario Ranch, including a general neo-traditional community design. These include:

- Creation of a “sense of place;”
- Diversity in housing product and architecture;
- Pedestrian connectivity;
- Smaller “neighborhoods;” and
- Elimination of the “subdivision” feel.

At the time of the initial Subarea 29 Specific Plan approval, the area was designated as the New Model Colony. Around 2015, the City established a new name for the area, Ontario Ranch. The Specific Plan Amendment acknowledges the new name and as such, has replaced New Model Colony with Ontario Ranch.

The Ontario Ranch General Plan Amendment adopted by the City of Ontario designated Planning Subarea 29 for development of residential, Neighborhood Center commercial, three (3) elementary, and one (1) middle school land uses. Residential land uses are designated within the Low Density Residential category, with a maximum permitted density of 5.0 dwelling units (du) per gross acre. A General Plan Amendment was adopted concurrently with the Specific Plan in 2006, modifying the General Plan Land Use Policy Map and Circulation Map to 1) reassign the location of one elementary school, 2) eliminate one elementary school, 3) relocate the middle school designation southeast of the intersection of Eucalyptus Ave. and Haven Ave., 4) “straighten” the Haven Ave. alignment between Merrill Ave. and Eucalyptus Ave., and 5) eliminate Neighborhood Center in the northeast portion of Subarea 29.

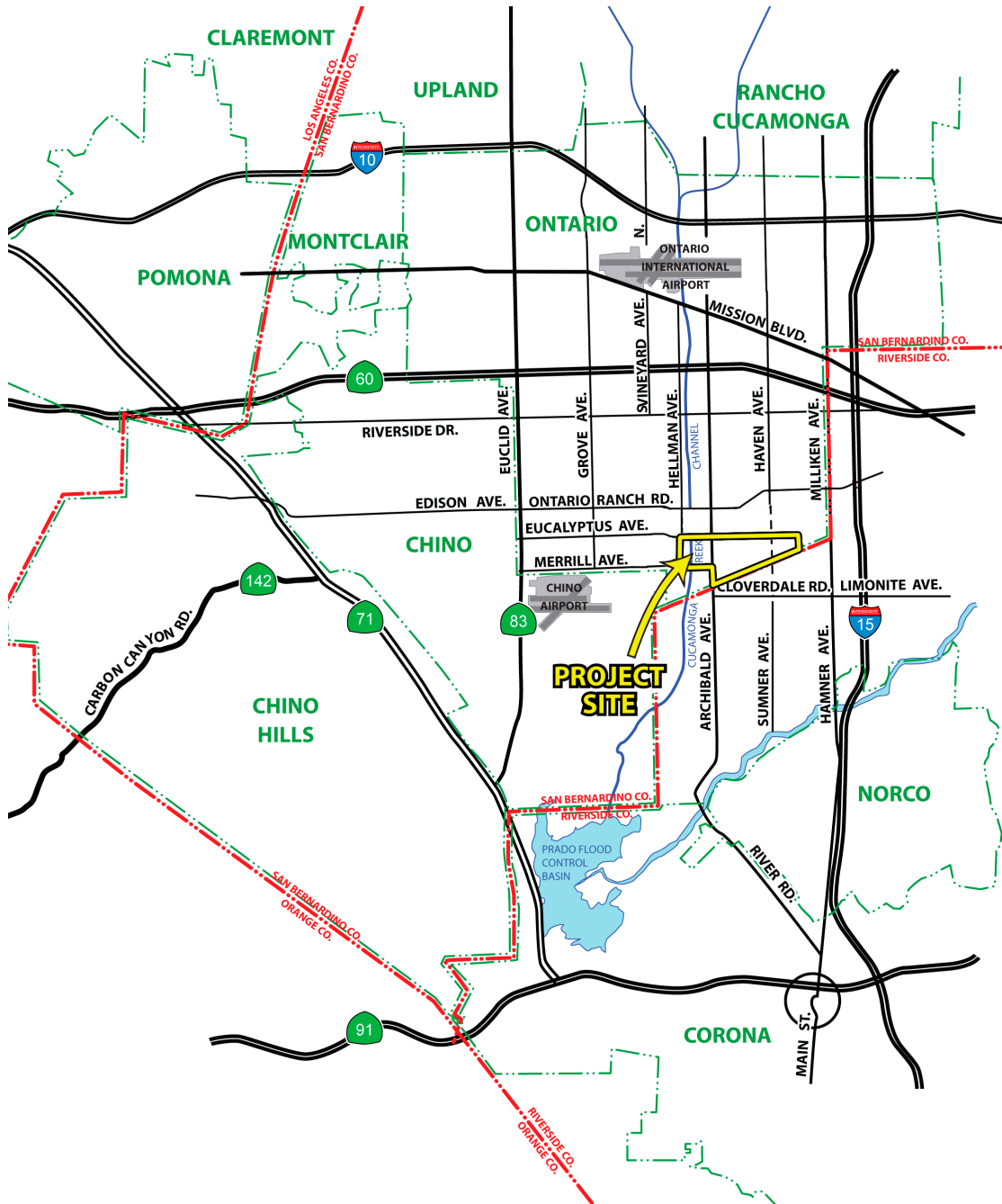
On January 26th, 2010, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City’s new business plan and includes a long term Vision and a principle based Policy Plan (General Plan). The City’s

Policy Plan, which acts as the City’s General Plan, designates (Policy Plan Exhibit LU-1 - Land Use Plan) the project site for development of Low Density Residential (2.1 -5.0 dwelling units per acre), Neighborhood Commercial, Public Schools, and Open Space - Parkland.

Consistent with the adopted General Plan allowing for 5.0 du/gross acre, Subarea 29 is permitted to include a total of 2,470 residential units based on a gross residential acreage of 494.2 acre; see Table 3-A for calculations. The Subarea 29 Specific Plan (2006) originally allocated a total of 1,937 dwelling units. The Specific Plan Amendment (2015) reallocated a variety of residential home types in Subarea 29 resulting in a total of 2,392 dwelling units, or 4.8 du/gross residential acre, 4.4 du/gross acre overall. Adjusting the total unit count implements the land use designation of the General Plan while maintaining the neighborhood crafting and architectural design standards of the original Specific Plan. This Specific Plan Amendment increases the total number of allocated dwelling units to 2,418 or 4.9 du/gross residential acre, 4.5 du/gross acre overall.

The 2023 Amendment adds approximately 113 gross acres of land to the Subarea 29 Specific Plan. The 2023 Amendment will allow for the development of a middle school and both detached and attached homes. The 2023 Amendment will be compliant with the Ontario Plan which allows for up to 11.0 dwelling units per gross acre for low-medium density and 25 dwelling units per gross acre for medium density residential. A General Plan Amendment has been processed to change the land use from Low Density Residential with a centralized Open Space- Water designation to Medium Density Residential to permit the 2023 Subarea 29 Amendment. In addition to a school land use that was proposed at the south-east corner of Haven Avenue and Eucalyptus Avenue, the school land use is being shifted south toward the Haven Avenue and Merrill Avenue intersection. Furthermore, additional housing types will be included to address a wider market base. This additional housing will maintain the orderly and efficient extension of infrastructure and services.

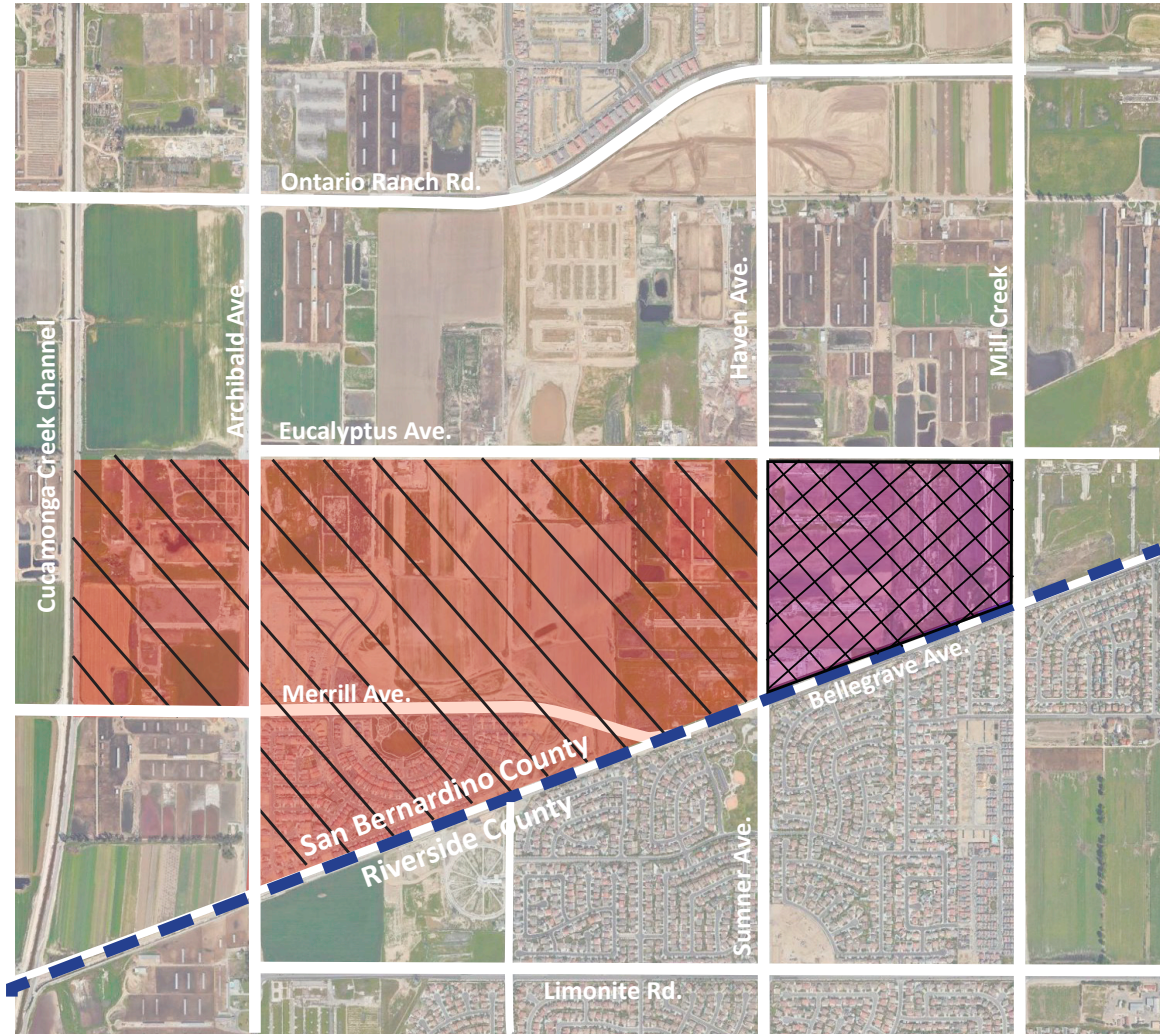
Overall, Subarea 29 is planned for a total of thirty-four (34) planning areas. A total of twenty-eight (28) residential neighborhoods are planned within Park Place, with varying lot sizes, product design, and architectural character. *Refer to Exhibit 3, Land Use Plan*. Single-family detached home types range Cluster Homes, to 6,300 square foot lots. Attached homes are proposed in the amendment area east of Haven Avenue. A maximum total of 2,045 dwelling units are proposed for Park Place. Richland Communities, Inc. controls a total of seven (7) residential neighborhoods with varying product, ranging from attached homes, to 5,040 square feet lots. A maximum total of 1,735 dwelling units are planned for the seven (7) planning areas controlled by Richland Communities, Inc. Brookfield Homes owns Planning Area



\*Cantu - Galleano Ranch Road Realignment



EXHIBIT I—REGIONAL LOCATION



| LEGEND |                             |
|--------|-----------------------------|
|        | Original Specific Plan Area |
|        | 2023 Expansion Area         |
|        | County Boundaries           |

EXHIBIT 2—VICINITY MAP

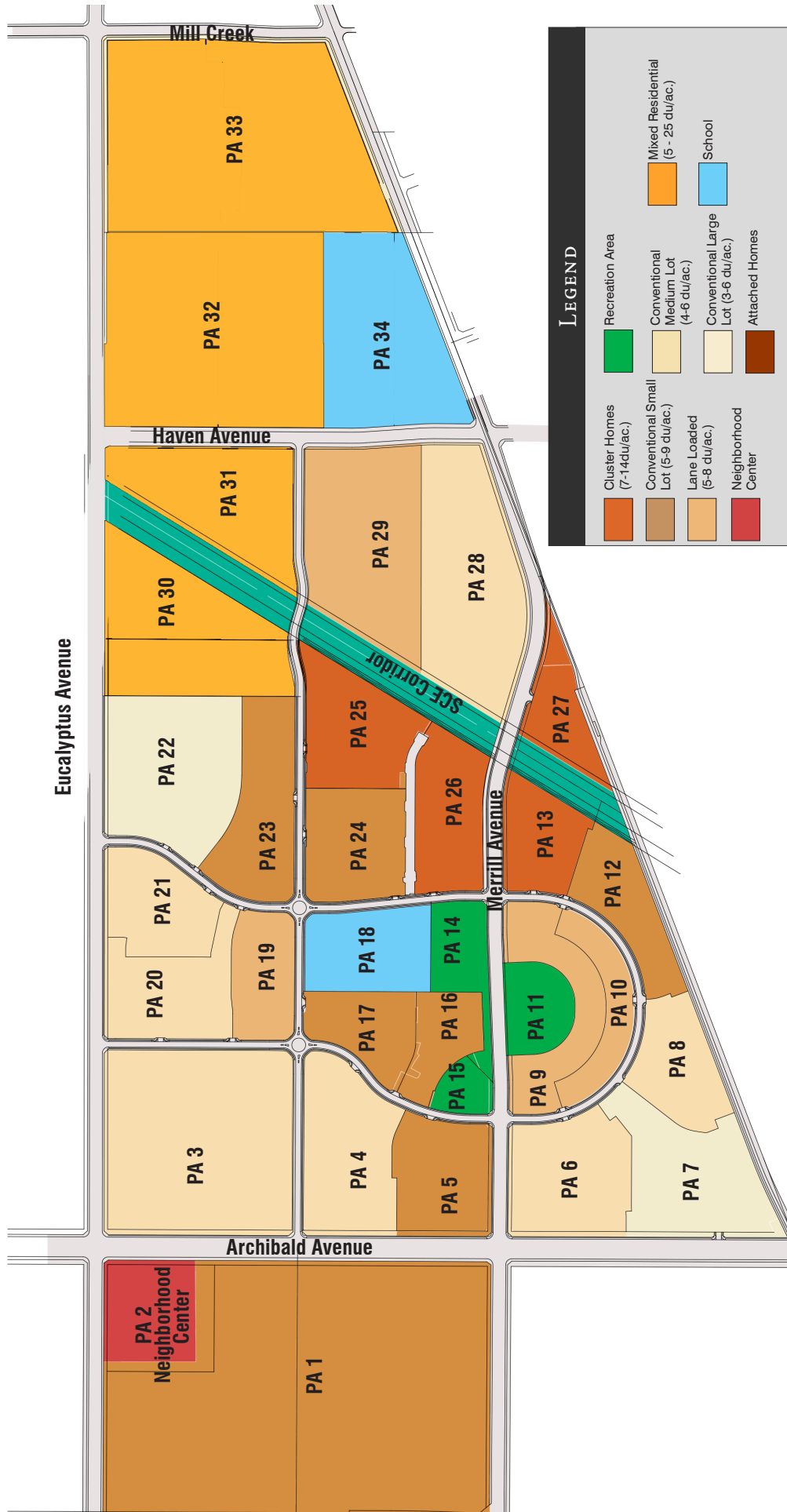


EXHIBIT 3—LAND USE PLAN





TABLE I—SPECIFIC PLAN LAND USE SUMMARY

| Planning Area            | Land Use                               | Minimum Lot Size (S.F) | Planned Dwelling Units <sup>3,4,5</sup> | Net Acre <sup>1</sup> | Planned Net Density (Du/Ac.) <sup>3,5</sup> | Gross Acres <sup>2</sup> | Planned Gross Density (Du/Ac.) <sup>3,5</sup> |
|--------------------------|--|------------------------|---|-----------------------|---|--------------------------|---|
| 1*                       | Conventional Small Lot                 | 3,500                  | 432                                     | 83.1                  | 5.2   | 89.8                     | 4.8   |
| 2*                       | Commercial                             | N / A                  | 0                                       | 12.1                  | 0.0   | 14.5                     | 0.0   |
| 3*                       | Conventional Medium Lot                | 4,500                  | 186                                     | 34.5                  | 5.4   | 40.2                     | 4.6   |
| 4**                      | Conventional Medium Lot                | 4,250                  | 88                                      | 10.1                  | 8.7   | 17.8                     | 4.9   |
| 5**                      | Conventional Small Lot                 | 3,825                  | 68                                      | 7.2                   | 9.4   | 13.7                     | 5.0   |
| 6**                      | Conventional Medium Lot                | 5,000                  | 67                                      | 13.0                  | 5.2   | 17.0                     | 4.0   |
| 7**                      | Conventional Large Lot                 | 6,300                  | 65                                      | 15.3                  | 4.2   | 18.3                     | 3.6   |
| 8**                      | Conventional Medium Lot                | 4,250                  | 46                                      | 9.1                   | 5.1   | 9.6                      | 4.8   |
| 9**                      | Lane Loaded                            | 3,150                  | 69                                      | 9.9                   | 7.0   | 11.9                     | 5.8   |
| 10**                     | Lane Loaded                            | 3,600                  | 57                                      | 6.6                   | 8.7   | 7.8                      | 7.3   |
| 11**                     | Neighborhood Park 2                    | N / A                  | 0                                       | 5.7                   | 0.0   | 6.2                      | 0.0   |
| 12**                     | Conventional Small Lot                 | 3,825                  | 53                                      | 9.5                   | 5.6   | 9.5                      | 5.6   |
| 13**                     | Cluster Homes                          | 2,100 <sup>A</sup>     | 75                                      | 7.8                   | 9.6   | 7.8                      | 9.6   |
| 14**                     | Neighborhood Park 1                    | N / A                  | 0                                       | 6.3                   | 0.0   | 7.7                      | 0.0   |
| 15**                     | Recreation Center                      | N / A                  | 0                                       | 2.7                   | 0.0   | 3.1                      | 0.0   |
| 16**                     | Conventional Small Lot                 | 3,015                  | 41                                      | 5.9                   | 7.0   | 6.1                      | 6.8   |
| 17**                     | Conventional Small Lot                 | 3,015                  | 56                                      | 5.3                   | 10.6  | 8.4                      | 6.7   |
| 18**                     | School                                 | N / A                  | 0                                       | 10.0                  | 0   | 11.2                     | 0   |
| 19**                     | Lane Loaded                            | 3,150                  | 61                                      | 7.8                   | 7.9   | 9.0                      | 6.8   |
| 20**                     | Conventional Medium Lot                | 4,250                  | 67                                      | 11.8                  | 5.7   | 13.3                     | 5.0   |
| 21**                     | Conventional Medium Lot                | 5,000                  | 48                                      | 10.1                  | 4.8   | 11.5                     | 4.2   |
| 22**                     | Conventional Large Lot                 | 6,300                  | 79                                      | 19.7                  | 4.0   | 21.3                     | 3.7   |
| 23**                     | Conventional Small Lot                 | 3,825                  | 82                                      | 12.9                  | 6.3   | 14.4                     | 5.7   |
| 24**                     | Conventional Small Lot                 | 3,400                  | 75                                      | 8.1                   | 9.3   | 12.8                     | 5.8   |
| 25**                     | Cluster Homes                          | 2,100 <sup>A</sup>     | 102                                     | 8.6                   | 11.8  | 12.9                     | 7.9   |
| 26**                     | Cluster Homes                          | 2,100 <sup>A</sup>     | 102                                     | 8.7                   | 11.7  | 13.2                     | 7.7   |
| 27**                     | Cluster Homes                          | 1,750 <sup>A</sup>     | 73                                      | 7.6                   | 9.7   | 7.6                      | 9.6   |
| 28*                      | Conventional Medium Lot                | 4,050                  | 121                                     | 23.0                  | 5.3   | 25.8                     | 4.7   |
| 29***                    | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000         | 108                                     | 21.4                  | 5.0   | 27.2                     | 4.0   |
| 30*                      | Mixed Residential                      | 1,750                  | 180                                     | 21.1                  | 8.5   | 21.8                     | 8.3   |
| 31*                      | Mixed Residential                      | 1,750                  | 172                                     | 15.5                  | 11.1  | 16.1                     | 10.7  |
| 32**                     | Mixed Residential                      | 1,750                  | 671                                     | 42.5                  | 15.8  | 43.6                     | 15.4  |
| 33*                      | Mixed Residential                      | 1,750                  | 644                                     | 47.6                  | 13.5  | 49.6                     | 13.0  |
| 34**                     | School                                 | N/A                    | 0                                       | 19.0                  | 0.0   | 20.0                     | 0.0   |
| Flood Control Channel    | Flood Control Channel                  | N / A                  | 0                                       | 7.2                   | 0.0   | 7.2                      | 0.0   |
| Pump Station             | Pump Station                           | N / A                  | 0                                       | 0.2                   | 0.0   | 0.4                      | 0.0   |
| SCE Corridor             | Park Place SCE Easement                | N / A                  | 0                                       | 11.2                  | 0.0   | 11.2                     | 0.0   |
| Amendment ROW            | City                                   | N / A                  | 0                                       | 11.7                  | 0.0   | 11.7                     | 0.0   |
| <b>Sub Area 29 Total</b> |  |                        | <b>3,888</b>                            | <b>570.8</b>          | <b>6.8</b>                                  | <b>651.2</b>             | <b>6.0</b>                                    |

- A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
- 1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
  - 2) Net Acres excludes street rights-of-way and SCE easements.
  - 3) Actual total units and gross/net density and acreage will be dependent on final lotting.
  - 4) Target unit count based on submitted Tentative "B" Maps
  - 5) A density transfer of 15.0% may occur between Planning Areas.

- \* ) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
- \*\* ) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
- \*\*\* ) Indicates Planning Areas as controlled/owned by Brookfield Homes



29. This planning area is planned for 108 lots featuring either lane or conventionally loaded designs. Combined these three land holders may develop 3,888 potential dwelling units within Subarea 29 Specific Plan area. *Refer to Table 3a on page 4-4.*

Non-residential uses proposed in the Specific Plan include a commercial parcel (Planning Area 2) consisting of 14.5 gross acres on the southwest corner of Eucalyptus Ave. and Archibald Ave. An elementary school (Planning Area 18) made up of 11.2 gross acres is included at the center of Subarea 29, directly adjacent to a neighborhood park (Planning Area 14) consisting of 7.7 gross acres.

Parks and the private Recreation Center form the “heart” of the Specific Plan and entire planned community. These include a private 3.1-acre private Recreation Center (Planning Area 15) and two (2) neighborhood parks (Planning Area 11 and 14) north and south of Merrill Ave. The two (2) neighborhood parks amount to 7.7 gross acres (north) and 6.2 gross acres (south) of Merrill Ave. Subarea 29 is planned as a walkable community.

A system of pedestrian trails link all residential neighborhoods with the planned school, parks, and recreation amenities. Additionally, connections to the SCE Corridor trail and County Line Channel trail are also planned.

The internal street system includes a modified grid and landscaped parkways in all local residential streets. *Refer to Exhibit 3, Land Use Plan.*

### 1.1 PURPOSE FOR THE 2017 AMENDMENT

The 2017 Amendment was a Minor Specific Plan Amendment for Subarea 29. Approved by the Zoning Administrator, this Amendment requested to add a new Conventional Small Lot Residential product within PA 24. This Amendment did not increase or decrease the approved number of dwelling units or overall density.

### 1.2 PURPOSE FOR THE 2018 AMENDMENT

The 2018 Amendment was a Minor Specific Plan Amendment for Subarea 29. Approved by the Zoning Administrator, this Amendment requested a modification to the maximum lot coverage standards for Conventional Large Lot Residential: Enclave Homes. This modification allows the building lot coverage for single-story homes within PA 7, 22 and 30 to increase from 45% to 55%. This Amendment did not increase or decrease the allowed number of dwelling units or overall density.

### 1.3 PURPOSE FOR AMENDMENT (PA-27)

This Specific Plan Amendment (2021) modified PA-27 to permit a greater number of units. This unit increase would change the overall Subarea 29 density from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre. This Amendment also permits an additional cluster housing typology.

### 1.4 PURPOSE FOR THE 2023 AMENDMENT

The 2023 Amendment adds 113 acres to the east side of the Specific Plan, increases density permitted in PA-30 and PA-31, and permits the addition of 1,665 units (inclusive of the PA30/31 density increase and the addition of the land area east of Haven Avenue. This Amendment also introduces new home types and architectural styles to support the goals of the Specific Plan.

### 1.5 GOVERNING DOCUMENTS

Development of the Subarea 29 Specific Plan will be regulated by the following documents:

- ♦ The Ontario Plan (TOP) Policy Plan (General Plan) which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Specific Plan area;
- ♦ The Specific Plan, to include a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations;
- ♦ The City of Ontario Development Code, as applicable to the project site, where the Specific Plan is silent on development standards and regulations;
- ♦ The City of Ontario Subdivision Ordinance, regulating the subdivision of land within the project site area;
- ♦ The Airport Land Use Compatibility Plans of Chino Airport and Ontario International Airport;
- ♦ The approved Subarea 29 Environmental Impact Report; and
- ♦ Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Park Place, and other developers in Subarea 29 as a means of ensuring and enforcing quality design and development of the master planned community.





## Specific Plan Components

The Subarea 29 Specific Plan is organized into the following sections in addition to Section 1, Specific Plan Overview.

### 2.0 Introduction

The Introduction provides:

- The project site setting;
- A general description of the project site proposal;
- The goals and policies of the Specific Plan;
- The entitlements to accompany the Specific Plan; and
- The relationship of the Specific Plan to The Ontario Plan (TOP) Policy Plan (General Plan) and the City on Ontario Development Code.

### 3.0 Existing Conditions

This section describes the setting for the project site, outlining the existing physical conditions on and around the site at the time of the original approval.

### 4.0 Land Use

The Land Use section describes the various residential planning areas and residential types, commercial planning area, school planning area, and the parks and trails within the planned community.

### 5.0 Infrastructure and Public Improvements

This section provides information on proposed circulation improvements, the planned backbone water, sewer, and storm drain systems, the grading concept for the project site, and a discussion of public utilities and services to serve the Specific Plan area.

### 6.0 Development Regulations

The Development Regulations identify permitted uses and standards regulating the development of various residential product types and commercial uses. The relationship of the Specific Plan development regulations to the City of Ontario Development Ordinance is also provided. The policies and procedures for the City's review and approval of future development proposals within the Specific Plan are included in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan, as necessary in the future.

### 7.0 Design Guidelines

The Specific Plan Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are addressed in the Design Guidelines.

### 8.0 Commercial Design Guidelines

This section will direct site planning, architectural design, and landscaping for the commercial parcel.

### 9.0 General Plan Consistency

This section includes the City of Ontario General Plan consistency matrix describing the relationship of the Specific Plan to each policy of The Ontario Plan (TOP) Policy Plan (General Plan).

