

Reflecting back...



...Looking forward.



SPECIFIC
PLAN
December 2017

Armstrong Ranch
SPECIFIC PLAN
Ontario, California

Armstrong Ranch

SPECIFIC PLAN

Ontario, California

SPECIFIC PLAN

CITY COUNCIL APPROVED DECEMBER 5, 2017

FILE NO. PSP 15-002

ORDINANCE NO. 3084

Armstrong Ranch

SPECIFIC PLAN

Ontario, California

SPECIFIC PLAN

Submitted to:
City of Ontario
303 East B Street
Ontario, California 91764

Submitted by :
CVRC Ontario Investments, LLC
3121 Michaelson Drive, Ste 150
Irvine, California 92612

Armstrong Ranch

SPECIFIC PLAN

Ontario, California

SPECIFIC PLAN

Consultant Team

MDS Consulting
17320 Red Hill Avenue, Ste 350
Irvine, California 92614

The Galloway Group
18001 Cowan, Suite L
Irvine, California 92614

TABLE OF CONTENTS

Section 1 Executive Summary

1.1	Project Overview	1-1
1.2	Community Vision	1-1
1.3	Purpose of the Specific Plan.....	1-4
1.4	Governing Documents	1-4
1.5	Specific Plan Components.....	1-6

Section 2 Introduction

2.1	Purpose and Intent of the Specific Plan.....	2-1
2.2	Specific Plan Vision and Objectives	2-1
2.2.1	Objective: Create a Livable Community	2-2
2.2.2	Objective: Design a Circulation System Serving Motorists, Bicyclists and Pedestrians	2-2
2.2.3	Objective: Provide for Adequate Public Community Facilities	2-3
2.2.4	Objective: Create a Community of Parks and Trails	2-3
2.2.5	Objective: Promote Exceptional Architecture and Site Planning.....	2-4
2.3	Project Summary.....	2-4
2.3.1	Residential Uses	2-5
2.3.2	Parks, Trails, and Open Space.....	2-5
2.4	Authority and Requirements	2-6
2.4.1	Authority.....	2-6
2.4.2	Requirements of the Specific Plan	2-7

TABLE OF CONTENTS

2.5	Relationship to The Ontario Plan (TOP) and Zoning.....	2-7
2.5.1	General Plan	2-7
2.5.2	Zoning	2-8
2.6	Development Approval	2-8
2.6.1	Specific Plan	2-8
2.6.2	Development Agreement.....	2-8
2.6.3	Subdivision Maps	2-9
2.6.4	Development Plan Review	2-9
2.7	CEQA Compliance.....	2-9
2.8	Airport Land Use Compatibility	2-9

Section 3 Existing Conditions

3.1	Property Ownership(s)	3-1
3.2	Williamson Act Contracts	3-2
3.3	Existing On Site Improvements	3-2
3.4	Surrounding Land Use Characteristics	3-4
3.5	Topography	3-6
3.6	Existing Circulation and Access	3-6
3.7	Existing Infrastructure/Utilities/Public Services.....	3-8
3.7.1	Water.....	3-8
3.7.2	Sewer.....	3-8
3.7.3	Drainage	3-8
3.7.4	Electricity	3-8
3.7.5	Natural Gas.....	3-9
3.7.6	Communication Systems.....	3-9
3.7.7	Solid Waste	3-9
3.8	Schools.....	3-9
3.9	Hydrology	3-10

TABLE OF CONTENTS

3.10	Geology and Soils	3-10
3.11	Seismicity.....	3-10
3.12	Vegetation	3-11

Section 4 Land Use Plan

4.1	Residential Neighborhoods	4-1
4.1.1	Single Family Detached Residential	4-3
4.1.1.1	Single Family Detached Conventional Homes	4-3
4.1.1.2	Single Family Detached Z-Lot Homes	4-4
4.1.1.3	Single Family Detached Cluster Homes	4-4
4.1.2	Single Family Attached Residential	4-4
4.1.2.1	Single Family Attached Conventional Duplex/Townhomes	4-4
4.1.2.2	Single Family Attached Alley Loaded Rowtowns/Condominiums	4-5
4.2	Parks and Recreational Facilities	4-5
4.2.1	Armstrong Park.....	4-5
4.2.2	Charlotte Armstrong Trail	4-5
4.2.3	Private Pocket Parks.....	4-6
4.2.4	Enhanced Parkways	4-6
4.3	School Site	4-6

Section 5 Infrastructure and Services

5.1	Circulation.....	5-1
5.1.1	Master Plan Roadways	5-1
5.1.1.1	Vineyard Avenue	5-3
5.1.1.2	Chino Avenue	5-3

TABLE OF CONTENTS

5.1.1.3	Riverside Avenue	5-3
5.1.1.4	Hellman Avenue	5-3
5.1.2	Local Streets	5-6
5.1.2.1	Carpenter Street	5-6
5.1.2.2	Street "AA"	5-6
5.1.2.3	Interior Local Streets and Cul-De-Sac Streets	5-6
5.1.3	Pedestrian Circulation	5-9
5.1.4	Regional Trails	5-9
5.1.5	Proposed Trails	5-9
5.1.6	Parks	5-9
5.2	Public Utilities	5-11
5.3	Water Master Plan	5-11
5.3.1	Master Planned Domestic Water System.....	5-12
5.3.2	Master Planned Recycled Water System	5-12
5.4	Sewer Master Plan	5-19
5.5	Drainage	5-19
5.5.1	NPDES Compliance	5-24
5.6	Grading Concepts.....	5-25
5.7	Schools.....	5-27
5.8	Public Utilities	5-27
5.8.1	Communication Systems	5-27
5.8.2	Natural Gas	5-30
5.8.3	Electricity	5-30
5.8.4	Solid Waste	5-30

Section 6 Development Regulations

6.1	Introduction	6-1
6.2	Definition of Terms	6-1
6.3	Applicability.....	6-1
6.4	Administration.....	6-1

TABLE OF CONTENTS

6.5	General Site Development Criteria	6-2
6.6	Residential Development Standards	6-3
6.6.1	Residential Single Family Detached General Development Standards	6-3
6.6.1.1	Permitted Uses and Structure	6-3
6.6.1.2	Conditionally Permitted Uses	6-4
6.6.1.3	Temporary Uses	6-4
6.6.1.4	Free Standing Satellite Dish/Antennas	6-4
6.6.1.5	Recreational Vehicle Storage and Parking	6-4
6.6.1.6	Flag Lots	6-4
6.6.1.7	Decorative Paving	6-4
6.6.1.8	Utilities	6-5
6.7	Landscape Standards	6-28
6.7.1	General Provisions	6-28
6.7.2	Landscape Standards	6-28
6.8	Signage	6-29
6.8.1	Master Signage Program Contents	6-30
6.9	Lighting	6-30
6.9.1	Street Lights Along Public Streets	6-30
6.9.2	Alley Lighting Fixtures	6-30
6.9.3	Lighting Within Parks, Paseos, Tot Lots, and other Recreational Areas	6-30
6.10	Park Furniture	6-31
6.11	Bus Shelters	6-31
6.12	Mailboxes	6-31

TABLE OF CONTENTS

Section 7 Design Guidelines

7.1	Introduction.....	7-1
7.2	General Design Guidelines for Architectural Character	7-1
7.2.1	Sustainability Goals.....	7-1
7.2.2	Sustainable Development Guidelines.....	7-2
7.2.3	Green Building Guidelines.....	7-2
7.2.4	Architectural Character.....	7-3
7.3	Architectural Context.....	7-4
7.3.1	Spanish Influences.....	7-6
7.3.2	American Informal Influences	7-10
7.3.3	American Formal Influences	7-15
7.3.4	Modern Influences.....	7-19
7.4	Massing Principles	7-22
7.4.1	Front Articulation	7-22
7.4.2	Side Articulation.....	7-23
7.4.3	Rear Articulation	7-23
7.4.4	Roof Forms.....	7-24
7.4.5	Balconies and Projections	7-24
7.4.6	Building Composition	7-25
7.5	Garage Placement	7-25
7.6	Materials and Details	7-26
7.6.1	Wall Materials/Finishes	7-27
7.6.2	Accent Materials.....	7-27
7.6.3	Doors and Windows	7-28
7.6.4	Roofing Materials and Slope	7-28
7.6.5	Eaves, Fascias, and Rakes	7-29
7.6.6	Exterior Color.....	7-29
7.7	Additional Design Elements.....	7-29
7.8	Community Structures	7-30

TABLE OF CONTENTS

7.9	Home Types	7-30
7.10	Design Guidelines for Landscape Architectural Character.....	7-31
7.11	Perimeter Streetscape Design.....	7-31
7.11.1	Vineyard Avenue.....	7-31
7.11.2	East Riverside Drive.....	7-32
7.11.3	Chino Avenue	7-33
7.12	Interior Streetscape Design.....	7-39
7.12.1	Hellman Avenue	7-39
7.12.2	Carpenter Avenue	7-39
7.12.3	“AA” Street	7-40
7.12.4	Neighborhood Streets	7-41
7.13	Entries and Monumentation.....	7-45
7.13.1	Primary Community Entry and Monumentation.....	7-45
7.13.2	Secondary Community Entry and Monumentation.....	7-47
7.14	Parks, Paseos, and Private Recreation Aras	7-50
7.14.1	Armstrong Park	7-50
7.14.2	Charlotte Armstrong Trail	7-51
7.14.3	Paseo Greenbelts	7-51
7.14.4	Neighborhood Pocket Parks	7-55
7.15	Community Walls and Fencing.....	7-58
7.15.1	Community Walls.....	7-58
7.15.2	Solid Walls and Fencing.....	7-58
7.15.3	Open Fencing	7-58
7.15.4	Combo Walls	7-59
7.16	Outdoor Lighting	7-59
7.16.1	Entry Monuments	7-59
7.17	Landscape Standards.....	7-59
7.17.1	Front Yard Landscaping	7-60
7.17.2	Soil Testing.....	7-60
7.17.3	Slope Landscaping	7-61
7.17.3.1	Residential Interior Slopes	7-61

TABLE OF CONTENTS

7.17.4 Streetscape Landscaping	7-61
7.17.5 Irrigation Design	7-62

Section 8 Implementation

8.1 Methods and Interpretation	8-1
8.2 Applicability.....	8-1
8.3 Interpretation.....	8-1
8.4 Severability	8-1
8.5 Impementation of Design Guidelines	8-1
8.6 Development Review Process.....	8-2
8.6.1 Subdivision Maps	8-2
8.6.2 Development Plan	8-2
8.6.3 Development Agreement.....	8-2
8.7 Transfer of Residential Units	8-3
8.8 Specific Plan Modifications and Amendments.....	8-3
8.8.1 Minor Modification	8-3
8.8.2 Specific Plan Amendments.....	8-4
8.9 Variances	8-4
8.10 Conditional Use Permits	8-4
8.11 Compliance with Mitigation Monitoring Plan	8-4
8.12 Project Phasing	8-4
8.12.1 Residential Development	8-5
8.12.2 Infrastructure	8-5
8.12.3 Parks	8-5
8.12.4 Community Facilities and Services	8-5
8.13 Appeals.....	8-6
8.14 Project Financing	8-6
8.14.1 Facilities and Services	8-6
8.14.2 Operation and Maintenance.....	8-6

TABLE OF CONTENTS

8.15 Maintenance Responsibilities	8-7
8.15.1 Public Maintenance	8-7
8.15.2 Homeowner Association.....	8-7

Section 9 General Plan Consistency

Per City Provided Matrix	9-2
--------------------------------	-----

TABLE OF CONTENTS

List of Exhibits and Tables

Section 1 Executive Summary

Exhibit 1-1	Regional Location Map.....	1-2
Exhibit 1-2	Vicinity Map.....	1-3
Exhibit 1-3	Land Use Plan	1-5

Section 2 Introduction

Table 2-1	Project Summary	2-6
-----------	-----------------------	-----

Section 3 Existing Conditions

Exhibit 3-1	Existing Property Ownerships.....	3-1
Exhibit 3-2	Existing and Surrounding Uses	3-2
Exhibit 3-3	Land Use Designations	3-5
Exhibit 3-4	Existing Site Topography and Storm Drain Easement	3-7

Section 4 Land Use Plan

Exhibit 4-1	Land Use Plan	4-2
Exhibit 4-2	Parks and Open Space Plan.....	4-7
Table 4-1	Land Use Plan Summary	4-3

Section 5 Infrastructure and Services

Exhibit 5-1	Master Circulation Plan.....	5-2
Exhibit 5-2	Vineyard Avenue	5-4
Exhibit 5-3	Chino Avenue	5-4
Exhibit 5-4	Riverside Drive	5-5
Exhibit 5-5	Hellman Avenue	5-5

TABLE OF CONTENTS

Exhibit 5-6	Carpenter Avenue	5-7
Exhibit 5-7	Street “AA”	5-7
Exhibit 5-8	Local Streets and Cul-De-Sac Streets	5-8
Exhibit 5-9	Conceptual Pedestrain and Regional Trail Circulation Plan	5-10
Exhibit 5-10	Conceptual Domestic Water Master Plan.....	5-14
Exhibit 5-11	Conceptual Domestic Water System	5-15
Exhibit 5-12	Conceptual Recycled Water Master Plan	5-16
Exhibit 5-13	Conceptual Recycled Water System.....	5-17
Exhibit 5-14	Conceptual Recycled Water Uses.....	5-18
Exhibit 5-15	Conceptual Sewer Master Plan	5-20
Exhibit 5-16	Conceptual Sewer System.....	5-21
Exhibit 5-17	Conceptual Drainage Master Plan.....	5-22
Exhibit 5-18	Conceptual Storm Drain Improvements.....	5-23
Exhibit 5-19	Conceptual Grading Plan	5-26
Exhibit 5-20	Fiber Optic Master Plan	5-28
Exhibit 5-21	Fiber Optic Plan	5-29

Section 6 Development Regulations

Exhibit 6-1	Use and Benefit Easements	6-5
-------------	---------------------------------	-----

Section 7 Design Guidelines

Exhibit 7-1	Street Sections Legend	7-34
Exhibit 7-2	Conceptual Landscape Plan	7-35
Exhibit 7-3	Vineyard Avenue Section/Plan	7-36
Exhibit 7-4	East Riverside Section/Plan	7-37
Exhibit 7-5	Chino Avenue Section/Plan	7-38
Exhibit 7-6	Hellman Avenue Section/Plan	7-42
Exhibit 7-7	Street “AA” and Carpenter Avenue Section/Plan.....	7-43
Exhibit 7-8	Neighborhood Streets Section/Plan.....	7-44
Exhibit 7-9	Primary Entry Monumentation	7-46

TABLE OF CONTENTS

Exhibit 7-10	Secondary Entry Monumentation	7-48
Exhibit 7-11	Overall Entry Elevations	7-49
Exhibit 7-12	Armstrong Park	7-52
Exhibit 7-13	Charlotte Armstrong Trail	7-53
Exhibit 7-14	Paseo Greenbelt Concept	7-54
Exhibit 7-15	Wall and Fence Elevation Details	7-56
Exhibit 7-16	Wall and Fence Plan Details.....	7-57
Table 7-1	Plant Matrix	7-64

TABLE OF CONTENTS

This page was intentionally left blank.