

## Section 1 • Executive Summary

### 1.1 Project Overview

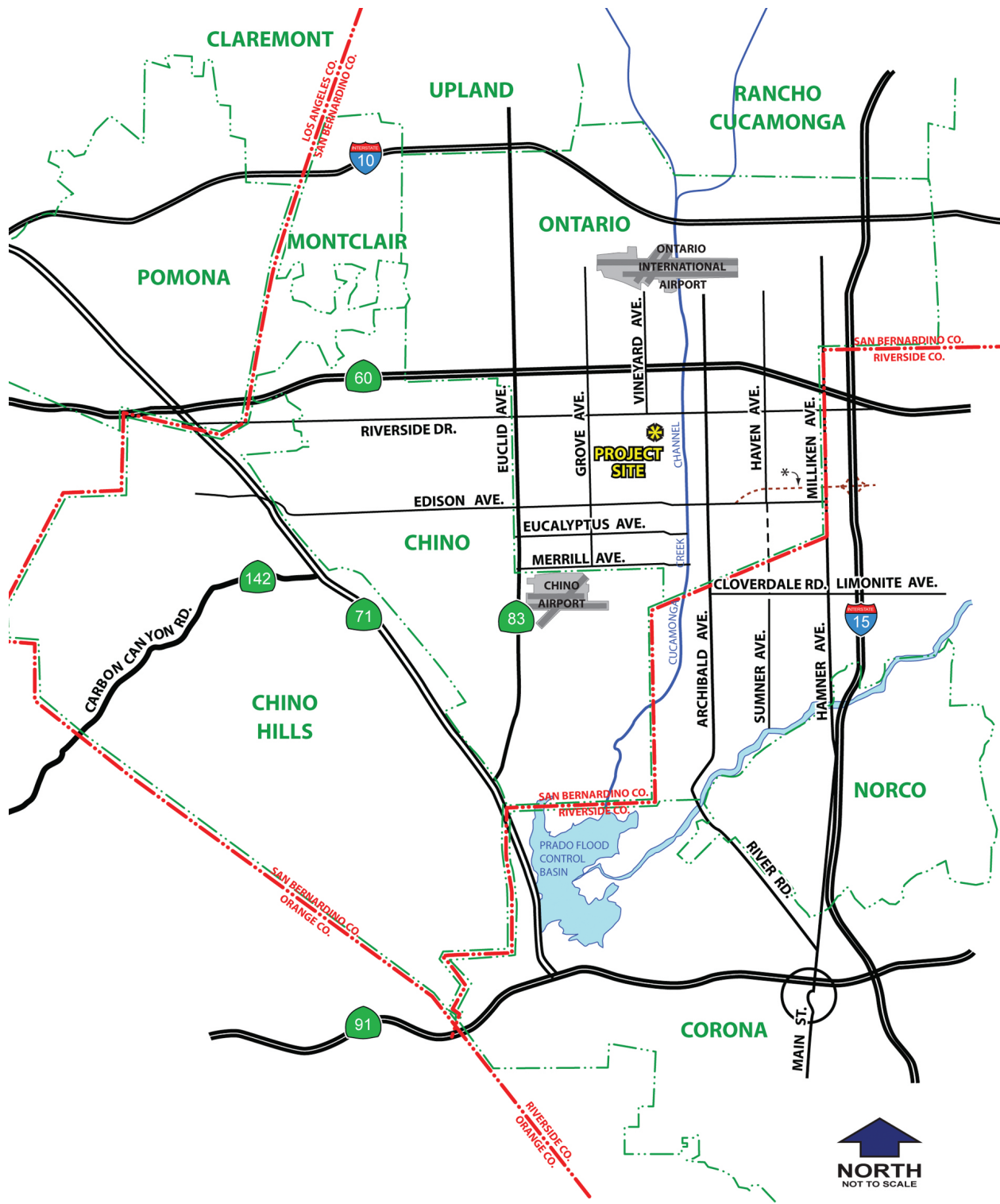
The Armstrong Ranch Specific Plan is a proposal for a new planned community on approximately 189.8 acres within in the City of Ontario. The community of Armstrong Ranch will provide up to 891 new residential dwelling units designed within a village concept providing a mix of single family detached housing planned among six distinct planning areas oriented around Armstrong Park and an elementary school site. The Specific Plan area is bounded by Riverside Drive to the north, Chino Avenue to the south, Vineyard Avenue to the west, and the Cucamonga Creek Channel to the east. The regional context and local setting of the Armstrong Ranch Specific Plan are illustrated in **Exhibit 1-1, “Regional Location Map,”** and **Exhibit 1-2 “Vicinity Map.”**

### 1.2 Community Vision

The vision for Armstrong Ranch acknowledges the legacy of John Armstrong, an early pioneer of commercial nursery farming in Southern California whose first retail garden center was located at the Northeast corner of “D” Street and Euclid Avenue in the City of Ontario. The first Armstrong retail catalog was introduced in the early 1900’s and became the foundation for the merchandise selection at Armstrong Garden Centers today. The Armstrong name is synonymous with roses, and several new varieties were introduced for use worldwide under the leadership of John Armstrong. The achievements of John Armstrong contributed to the creation of a unique history and heritage in the City of Ontario as well as the unique Southern California style of outdoor living by making landscape and plant materials available to consumers throughout the region.

The vision for Armstrong Ranch is reminiscent of John Armstrong’s legacy by designing a new residential community oriented for outdoor living. Armstrong Ranch offers parks, trails, and school facilities within walking and biking distance of all residential neighborhoods. The vision for Armstrong Ranch is achieved through the design of individual neighborhoods designed around a simple and lushly landscaped street system encouraging walking that leads to parks centrally located within each neighborhood. Residences are planned to front onto streets and public gathering places enabling residents to have their “eyes on the street,” promoting a safe hometown feel. It is a community of smaller neighborhoods, offering a diversity of streetscapes, architectural types and styles, that is focused around the ‘third place,’ (Armstrong Park, the pocket parks, or the elementary school), that give residents a sense of belonging to the community.

Pedestrian connectivity is provided throughout Armstrong Ranch through a system of sidewalks separated from the street by landscaped parkways and landscaped buffer areas. Bicycle connectivity is provided throughout the community through a system of on-street and off-street bicycle trails.



\* - - - - MASTER PLANNED EDISON AVENUE REALIGNMENT TO CAL TRANS MASTER PLANNED CANTU-GALLEANO RANCH ROAD INTERCHANGE

**EXHIBIT 1-1: Regional Location Map**





**EXHIBIT 1-2: Vicinity Map**

Connectivity between Armstrong Ranch and surrounding parks and recreational areas, including Whispering Lakes Golf Course and Westwind Park located north of Riverside Drive, is provided through the pedestrian and bicycle trail system.

### 1.3 Purpose of the Specific Plan

The Ontario Plan (Policy Plan) Exhibit LU-01 Land Use Plan designates the Armstrong Ranch Specific Plan area (Specific Plan area) as Low Density Residential (2.1-5.0 dwelling units per acre.) The Specific Plan area is zoned SP/AG (Specific Plan AG preserve) requiring approval by the City of a specific plan for development within the area.

Based on the land use designations established with The Ontario Plan Land Use Element, the following development requirements apply to the Specific Plan area:

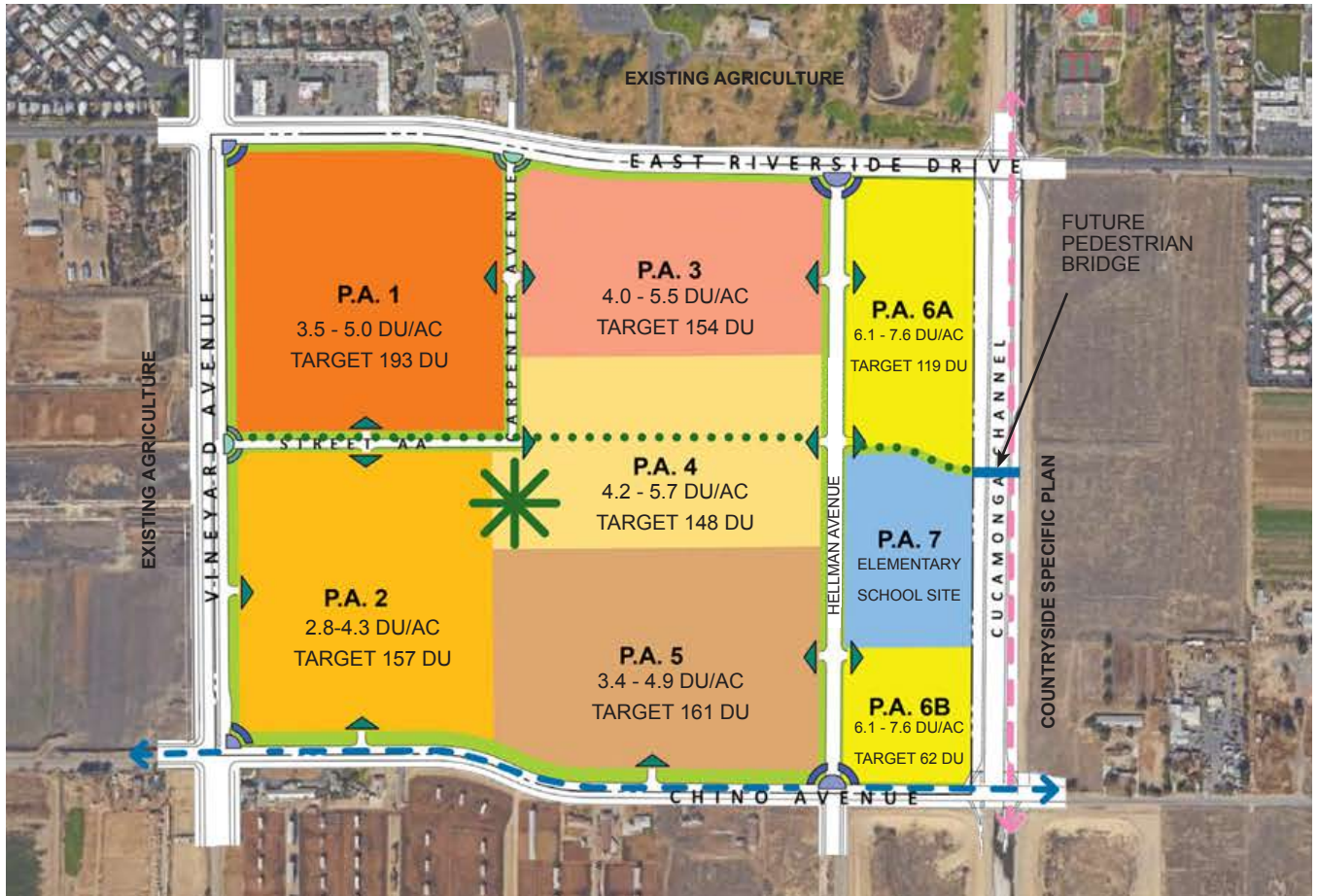
- “Residential”- Residential Low Density development at 2.1-5.0 dwelling units per The Ontario Plan adjusted gross acre is allowed with a maximum development capacity of 891 residential dwelling units.
- “Parks” – A minimum of 2 acres of parkland per 1000 residents is required as part of development.
- The Armstrong Ranch Land Use plan is illustrated in **Exhibit 1-3 “Land Use Plan.”** The Armstrong Ranch Specific Plan, serves as the land use, zoning regulations and guidelines governing development of a new residential community within the 189.8 acre Specific Plan area.

### 1.4 Governing Documents

Development of Armstrong Ranch will be governed by the following planning and zoning documents:

- The Ontario Plan Policy Plan (General Plan) which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Armstrong Ranch Specific Plan area.
- The Armstrong Ranch Specific Plan which serves as the zoning regulations for the Specific Plan area and includes a Land Use Plan, Infrastructure Plan, Design Guidelines, Development Regulations, and plans for implementation of development within Armstrong Ranch.
- The City of Ontario Development Code which shall govern where the Armstrong Ranch Specific Plan is silent.
- ONT/Airport Land Use Compatibility Plan Document
- The City of Ontario Subdivision Ordinance which shall regulate the subdivision of land





LEGEND














 P.A. 1	 P.A. 5	 COMMUNITY ENTRY	 ARMSTRONG PARK
 P.A. 2	 P.A. 6A/6B	 NEIGHBORHOOD ENTRY	 CITY MASTER PLAN MULTI-PURPOSE TRAIL
 P.A. 3	 P.A. 7	 CHARLOTTE ARMSTRONG TRAIL	 CUCAMONGA CREEK TRAIL
 P.A. 4			

EXHIBIT 1-3: Land Use Plan

within Armstrong Ranch.

- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developers of Armstrong Ranch which shall provide a means of ensuring and enforcing quality design and development of the master planned community.
- Development Agreements which establishes assurances that regulations contained within the Specific Plan will be in force during approved timelines and that development of public facilities within the Armstrong Ranch Specific Plan will occur pursuant to the terms and conditions approved by the City.
- The Armstrong Ranch Specific Plan Environmental Impact Report which evaluates the environmental impacts resulting from implementation of the development proposal and identifies methods to eliminate or reduce impacts to a less than significant level and a means for monitoring the methods through the development and operation of the project.

## 1.5 Specific Plan Components

The Armstrong Ranch Specific Plan is organized into the following sections in addition to **Section 1, Executive Summary**.

### Section 2

#### Introduction

The Introduction serves to acquaint the reader with:

- The Specific Plan vision and objectives,
- The purpose of the Specific Plan,
- A general description of the project proposal,
- The authority and requirements of the Specific Plan,
- The entitlements required to implement development within the Specific Plan; and
- The relationship of the Armstrong Ranch Specific Plan to The Ontario Plan and Ontario Development Code.

### **Section 3**

#### **Existing Conditions**

The physical setting for Armstrong Ranch is described in this section outlining the existing physical conditions in and around the Specific Plan area.

### **Section 4**

#### **Development Plan**

This section describes the land use plan proposal and the necessary infrastructure and public services required as part of development of the proposed project. A summary of the City's land use and planning policies and regulations governing development of the specific plan area is provided with a description of the Armstrong Ranch land use plan including a detailed description of each residential planning area, the type and number of residential dwelling units allocated to each planning area, and the areas allocated to the elementary school site, park sites, and the system of trails planned within the community. Information on the infrastructure improvements to be constructed as part of project development is provided in this section to include a description of the planned circulation improvements, water, sewer, storm drain and water quality improvements, the grading concept for the development of the project, and a discussion of public utilities and services planned for Armstrong Ranch.

### **Section 5**

#### **Infrastructure**

This section provides information in circulation improvements, planned backbone water, sewer, and storm drain systems, the grading concept for the project, and a discussion of public facilities to serve the project site.

### **Section 6**

#### **Development Regulations**

Development Regulations to govern allowable uses and regulate development of allowable land use within the Specific Plan are established in this section. The relationship of the Armstrong Ranch Specific Plan development regulations to the City of Ontario Development Code is also

discussed. The policies and procedures for the City’s review and approval of specific development projects proposed within Armstrong Ranch subsequent to Specific Plan approval are established in this section.

### **Section 7**

#### **Design Guidelines**

The Armstrong Ranch Design Guidelines, which are intended to direct the site planning, landscaping, and architectural quality of the development are established in this section. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines.

### **Section 8**

#### **Implementation**

The policies and procedures for the City’s review and approval of specific development proposals, within the Armstrong Ranch Specific Plan, are established in this section. This section provides the methods and procedures for interpreting and amending the Armstrong Ranch Specific Plan as necessary. A summary of project financing and project maintenance responsibilities for new development within the Specific Plan area is provided in this section.

### **Section 9**

#### **General Plan Consistency**

This section provides a matrix comparing the goals and policies of The Ontario Plan applicable to the Specific Plan and the consistency of the Armstrong Specific Plan to each policy of The Ontario Plan.