



Countryside

Section 4. Infrastructure and Services

The infrastructure, utilities and public services to be provided as part of the development of the Countryside Specific Plan are discussed in this section.

1.1 Circulation

The circulation plan for Countryside reinforces the concept of traditional neighborhood design. In addition to providing safe and efficient movement of vehicular traffic through the project, it also provides a safe environment for pedestrian movement and bicycle traffic reducing the reliance on the automobile as a means of travel. The “Master Circulation Plan,” Exhibit 12 establishes the hierarchy and general location of roadways within Countryside.

The minimum design speeds to be used for centerline curve radii, superelevation, corner sight distance, vertical and horizontal alignment and sight distance, etc. are listed below:

Archibald Avenue	50 m.p.h.
Schaefer Avenue	45 m.p.h.
Chino Avenue	40 m.p.h.
Riverside Drive	45 m.p.h.

4.1.1 Streets

Countryside is bounded by three of the City of Ontario Master Plan streets that will provide access to and from the Specific Plan Area. Additional rights-of-way may be needed at critical intersections to accommodate additional left and right turn lanes. The NMC traffic study will verify the need. Within the Specific Plan Area, local and neighborhood streets of varying design will provide access and circulation through the










community. Some neighborhoods will be served by private alleys located in the rear of these homes in order to maintain a traditional “architecture forward” streetscape for the community.

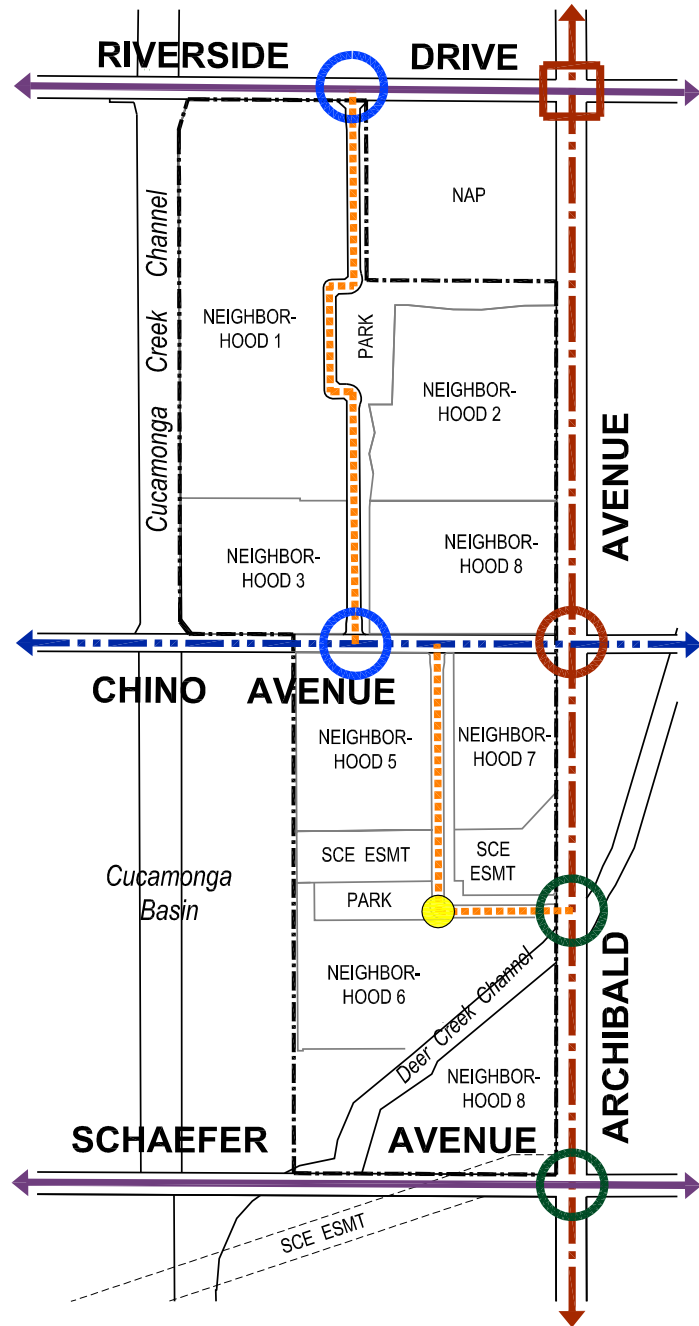
4.1.1.1 Archibald Avenue

Archibald Avenue abuts the Specific Plan Area on the east. Archibald Avenue is a designated Divided Arterial Parkway 1-2 street with a total right-of-way of 128-feet. The Archibald Avenue cross section between Riverside Drive and Chino Avenue will match the existing section. The existing cross section includes 80-feet of paved area with a 14-foot raised median. A 27-foot wide parkway will be provided on the west side. The 27-foot wide parkway will include a 5-foot meandering sidewalk separated from the street by a minimum of 7-feet of landscaped parkway along with the easterly 3-feet of the 8-foot multi-use trail. A 19-foot wide landscaped neighborhood edge adjacent to the public right-of-way will be provided on the west side. The 19-foot wide parkway will include the westerly 5-feet of the 8-foot multi-use trail and a 14-foot landscaped area between the trail and property line. The Archibald Avenue cross section between Chino Avenue and Schaefer Avenue will include 80-feet of paved area with a 15-foot raised median, 7-feet of the east side of the centerline and 8-feet on the west side of the centerline. A 27-foot wide parkway will be provided on the west side. The 27-foot wide parkway will include a 5-foot meandering sidewalk separated from the street by a minimum of 7-feet of landscaped parkway along with the easterly 3-feet of the 8-foot multi-use trail. A 19-foot wide landscaped neighborhood edge adjacent to the public right-of-way will be provided on the west side. The 19-foot wide parkway will include the westerly 5-feet of the 8-foot multi-use trail and a 14-foot landscaped area between the trail and property line. Parking will be prohibited on Archibald Avenue.



LEGEND

-  RIVERSIDE DRIVE & SCHAEFER AVENUE:
STANDARD ARTERIAL (108' R/W)
-  ARCHIBALD AVENUE:
DIVIDED ARTERIAL PARKWAY 1-2 (148' R/W)
-  CHINO AVENUE:
COLLECTOR STREET (88' R/W)
-  LOCAL STREETS A & B: (60' R/W)
-  EXISTING TRAFFIC SIGNAL
-  EXISTING TRAFFIC SIGNAL TO BE MODIFIED
-  PROPOSED TRAFFIC SIGNAL
-  POTENTIAL TRAFFIC SIGNAL, IF WARRANTED
-  ROUNDABOUT



Note: Roundabout location and dimensions to be determined as part of tentative tract map approval.

Exhibit 12
Master Circulation Plan



Countryside

The right-of-way improvements required for Archibald Avenue are illustrated in Exhibit 13, “Arterial Street Cross Sections – Archibald Avenue.” The developer of Countryside will be responsible, at a minimum, for the improvement of the westerly half-width of right-of-way of Archibald Avenue between Riverside Drive and Schaefer Avenue and the full median improvements between Chino Avenue and Schaefer Avenue.

4.1.1.2 Riverside Drive

Riverside Drive is a designated Standard Arterial and bounds the Specific Plan Area on the north. Riverside Drive has a total right-of-way of 108-feet with 84-feet of paved area and a 12-foot parkway including a 5-foot sidewalk separated from the street by a 7-foot landscaped parkway. In addition to the dedicated right-of-way, a 23-foot wide landscaped buffer will be provided between the back of sidewalk and the residential community wall. Parking will be prohibited on Riverside Drive. Riverside Drive is illustrated on Exhibits 14, “Arterial Street Cross Section – Riverside Drive.” The developer of Countryside will be responsible for the improvement of a minimum of one half width of Riverside Drive adjacent to the Specific Plan Area between the Cucamonga Creek Channel and the boundary of the existing residential development located easterly of the Specific Plan Area.

4.1.1.3 Schaefer Avenue

Schaefer Avenue abuts the Specific Plan Area on the south. Schaefer Avenue is a designated Standard Arterial with a total right-of-way of 108-feet with 84-feet of paved area and a 12-foot parkway on each side of the street to include a 5-foot sidewalk separated from the street by a 7-foot landscaped parkway. In addition to right-of-way improvements, a landscaped buffer of 23-feet in width will be developed between the sidewalk

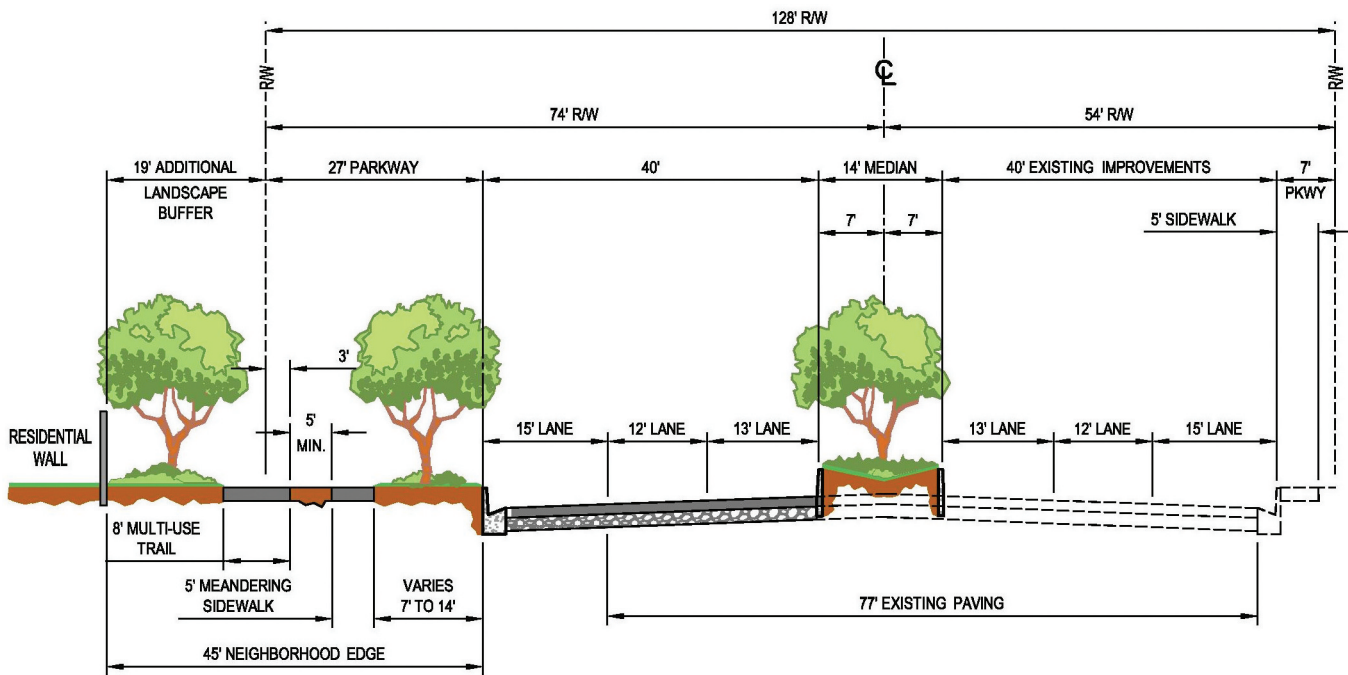
and the residential community wall. Parking will be prohibited on Schaefer Avenue. The right-of-way improvements required for Schaefer Avenue are illustrated in Exhibit 15, “Arterial Street Cross Section – Schaefer Avenue.” The developer of the residential area will be responsible, at a minimum, for the northerly one half width improvement of the right-of-way of Schaefer Avenue between Archibald Avenue and the easterly boundary of the Cucamonga Creek Channel, the landscaped buffer area adjacent to the residential area, and a fair share of the cost to construct a crossing at the Cucamonga Creek Channel.

4.1.1.4 Chino Avenue

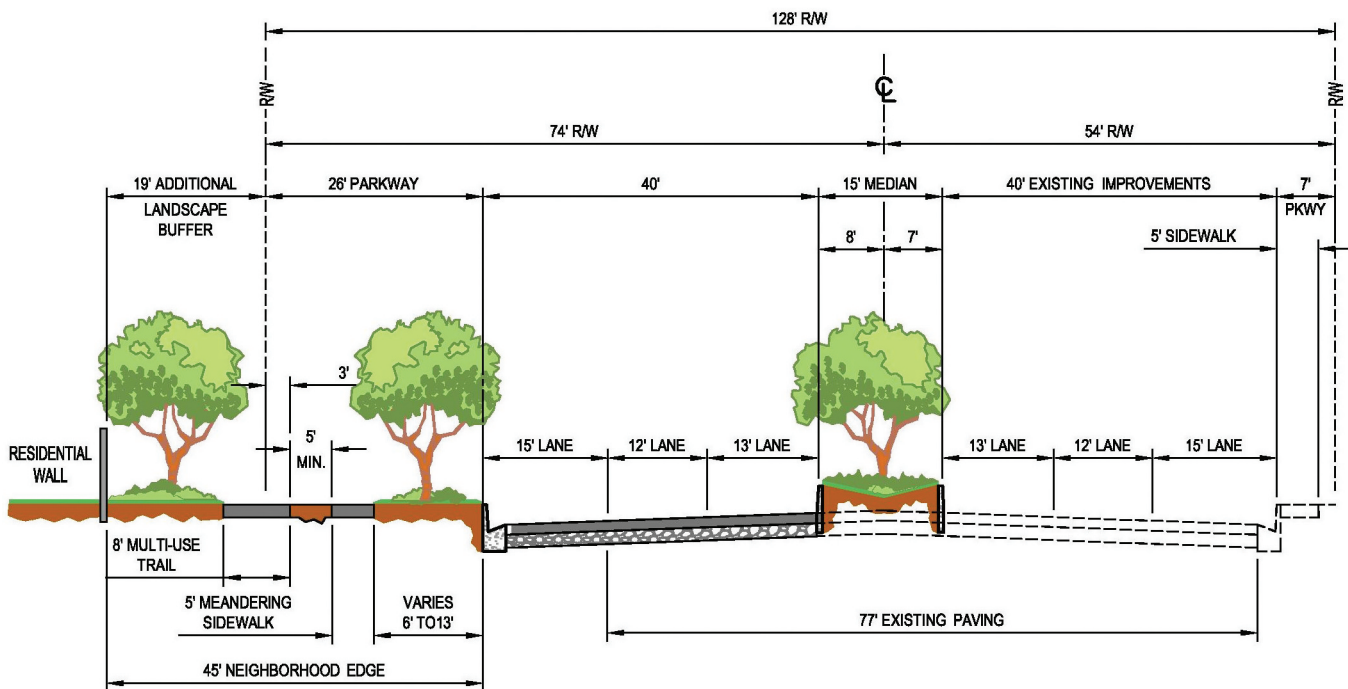
Chino Avenue separates Planning Areas 1 and 2. Chino Avenue is a designated Collector Street with a total right-of-way of 88-feet with 64-feet of paved area and a 12-foot parkway on each side of the street to include a 5-foot sidewalk separated from the street by a 7-foot landscaped parkway. Adjacent to the right-of-way on Chino Avenue, an 18-foot wide landscaped buffer will be developed. Parking will be prohibited on Chino Avenue. The right-of-way improvements required for Chino Avenue are illustrated in Exhibit 16, “Collector Street Cross Section.” The developer of Countryside will be responsible, at a minimum, for the full improvement of Chino Avenue from the Cucamonga Creek Bridge easterly to Archibald Avenue and may be responsible for the widening of the existing bridge on Cucamonga Creek.

4.1.1.5 Local Streets

Public local streets within Countryside are designed to distribute vehicular traffic from the public arterial streets adjacent to the Specific Plan Area into and through residential neighborhoods. Local Street A will have a total right of way of 60 feet with 40 feet of travel area and 10 foot wide



Riverside Drive to Chino Avenue

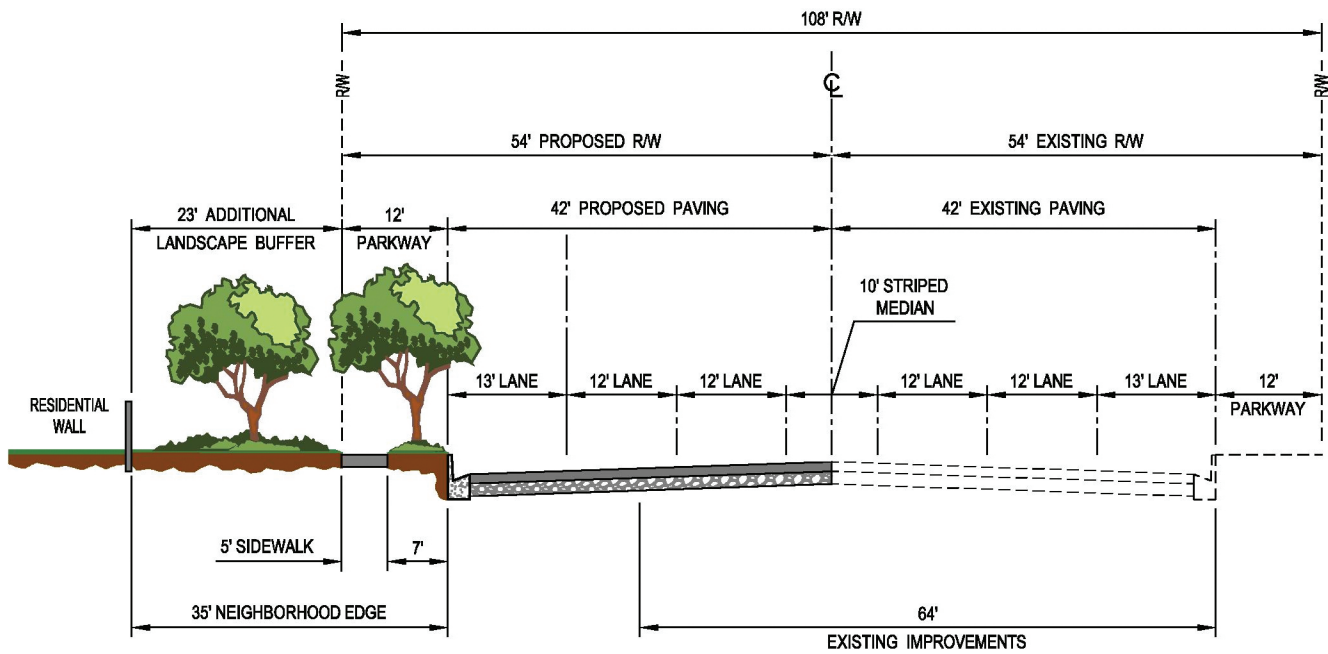


Chino Avenue to Schaefer Avenue

Divided Arterial Parkway 1-2 with Bikeway, Parking Prohibited

Exhibit 13

Arterial Street Cross Sections – Archibald Avenue



Parking Prohibited

Exhibit 14
Arterial Street Cross Section – Riverside Drive

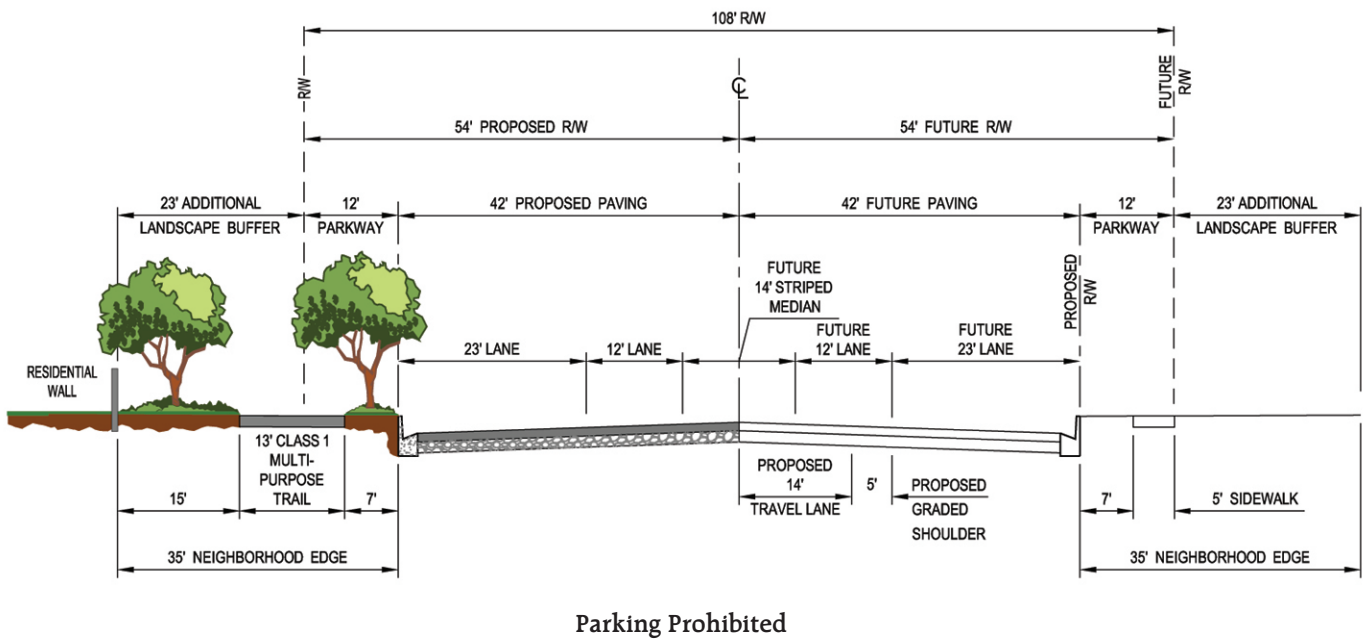


Exhibit 15
Arterial Street Cross Section – Schaefer Avenue



Countryside

parkways on each side of the street including a 5 foot wide sidewalk separated from the street by a 5 foot wide landscaped parkway. Street B and other local streets within Countryside will have a total right-of-way of 60-feet with 36-feet of paved area and a 12-foot parkway to include a 5-foot sidewalk separated from the street by a 7-foot landscaped area. Parking is permitted on local streets. Local streets proposed for the Countryside Specific Plan are illustrated on Exhibit 17, “Local and Neighborhood Street Section.”

4.1.1.6 Private Neighborhood Streets

Within Neighborhoods 5 and 6 private neighborhood streets are planned with a total paved width of 36-feet and 5-foot wide sidewalks separated from the street by a 4-foot wide landscaped parkway. Parking is permitted on the private neighborhood streets.

4.1.1.7 Private Drive Aisles and Alleys

Within Neighborhoods 5 and 6 private drive aisles are planned with a total paved width of 20-feet and a 5-foot wide landscaped parkway on one side. Parking is prohibited on the Private Drive Aisles. Within Neighborhood 7 private alleys are planned. Parking is prohibited on private alleys.

Private neighborhood streets, private drive aisles, and Private Alleys planned for Countryside are illustrated on Exhibit 18, “Private Street Sections.”

4.1.2 Traffic Calming

The Countryside Specific Plan includes design features within residential neighborhoods to encourage drivers to proceed slowly and reduce traffic noise on streets contributing to safe and livable neighborhoods in which to walk, bike, and drive.

Traffic calming within Countryside is designed to address the following goals:

- Reduction in traffic speeds.
- Reduction in traffic related noise.
- A safe and pedestrian friendly circulation system to encourage walking.

The following design features will be implemented in the roadways within Countryside.

Local and Neighborhood Street Design

Local and neighborhood streets within Countryside are designed in a grid with landscaping on either side within parkways to add interest in the street encouraging drivers to slow their travel speed and observe their surroundings. Traffic speeds on local and neighborhood residential streets will be reduced by incorporating tapered intersections for local streets, as illustrated in Exhibit 19, “Local and Neighborhood Street Tapers.”

Landscaping

Landscaping adjacent to streets within the Specific Plan Area will combine the use of shade trees, low shrubs, and groundcover adjacent to sidewalks to create a more intimate streetscape encouraging drivers to slow down and observe their surroundings. The landscape concept for Countryside is designed to contribute to a sense of the street system as a pedestrian protected area to promote slower traffic speeds.

Roundabouts

Roundabouts will be incorporated into street design wherever feasible as a traffic calming and traffic noise reduction device. The use of roundabouts rather than conventional all-way stop intersections maintains traffic flow by requiring traffic entering

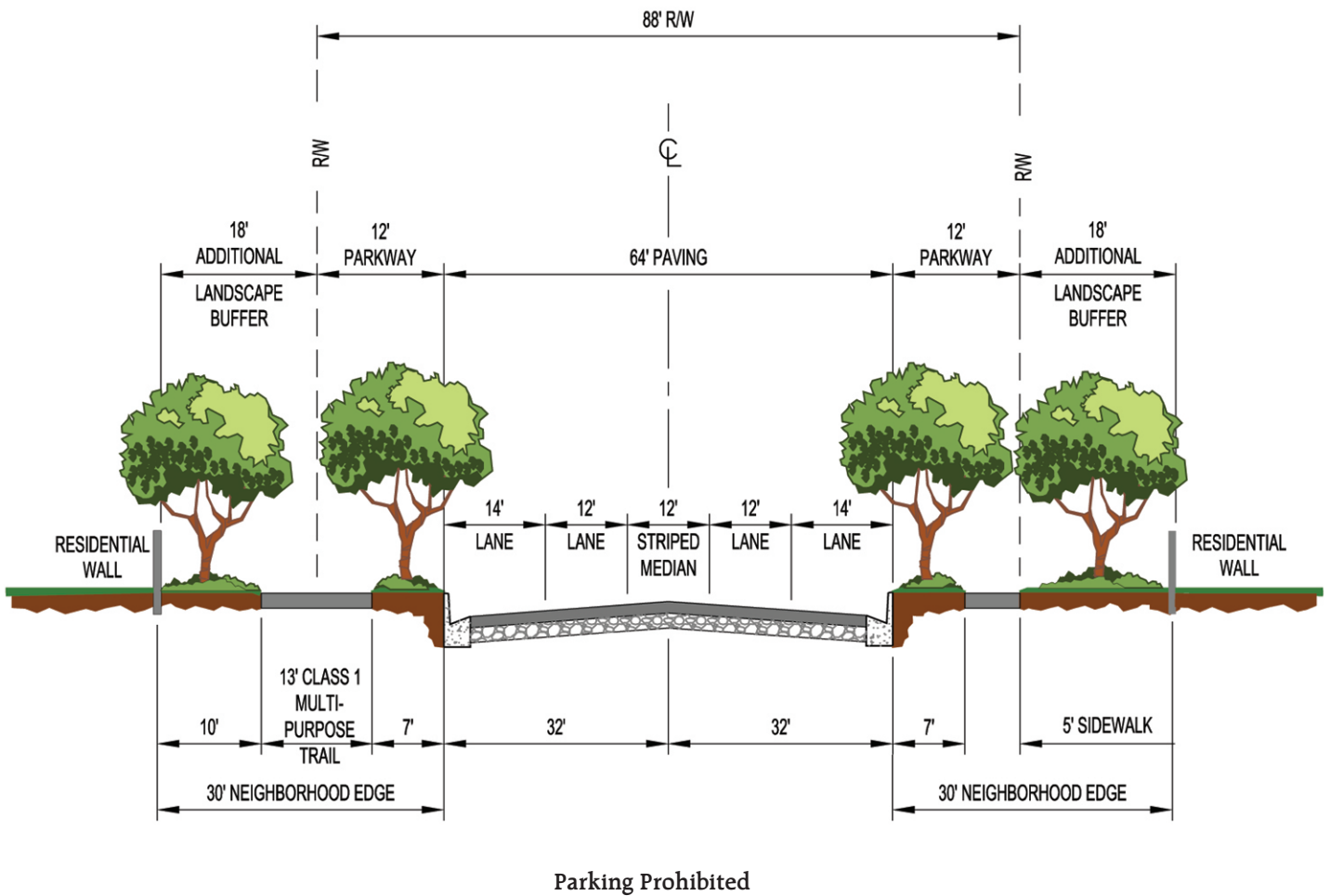


Exhibit 16
Chino Avenue Street Cross Section

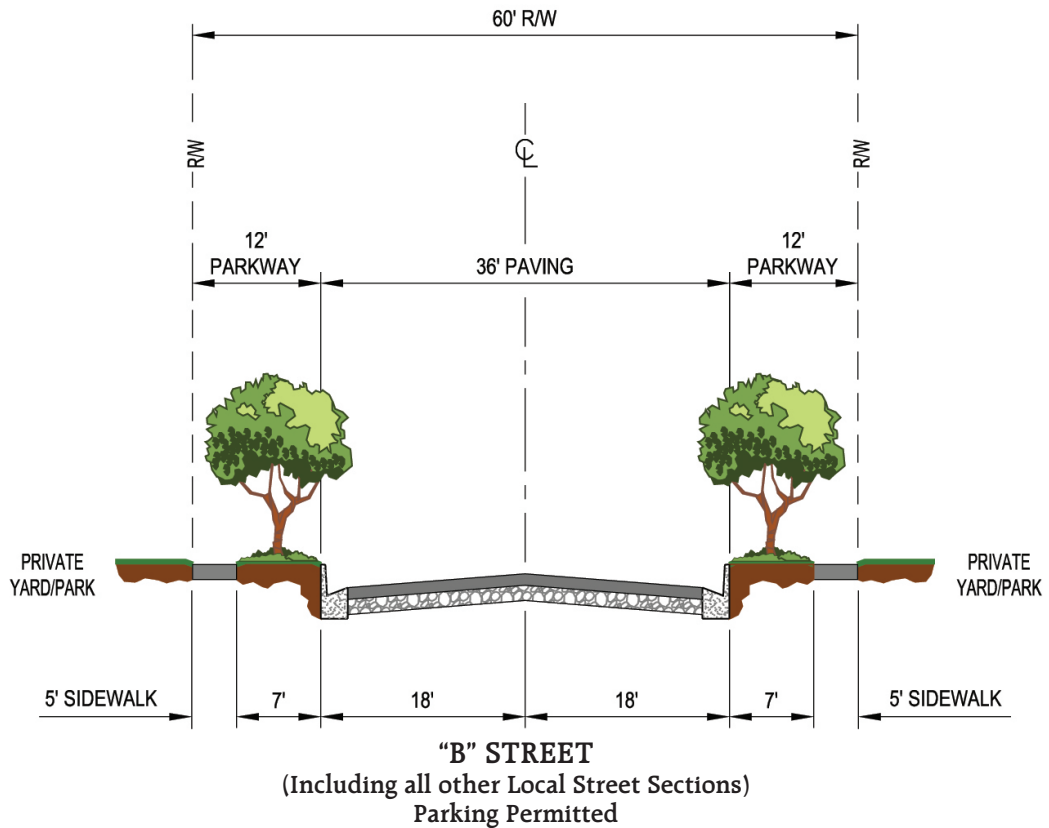
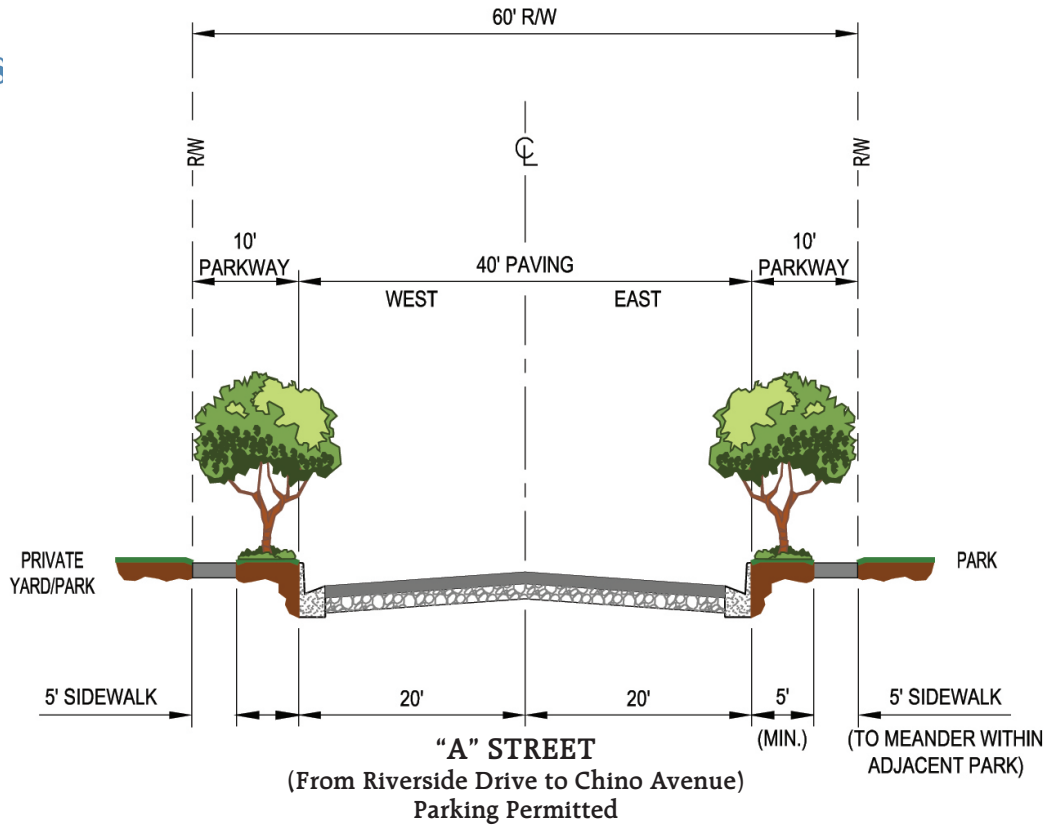
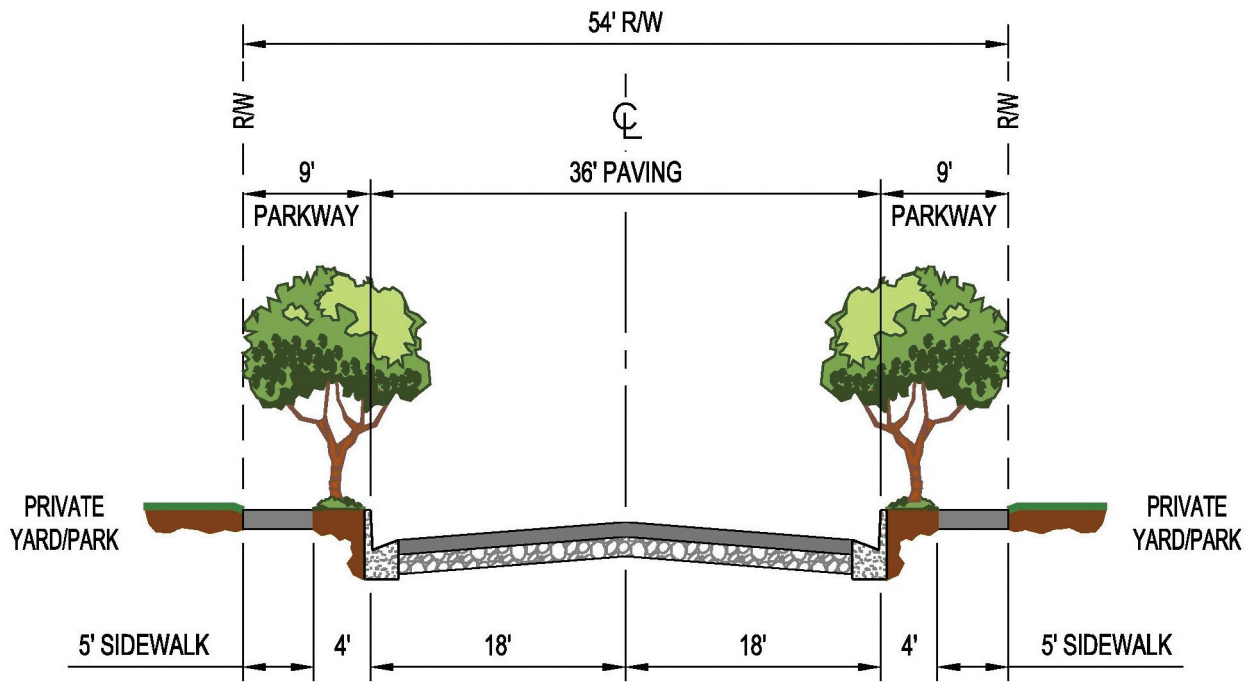
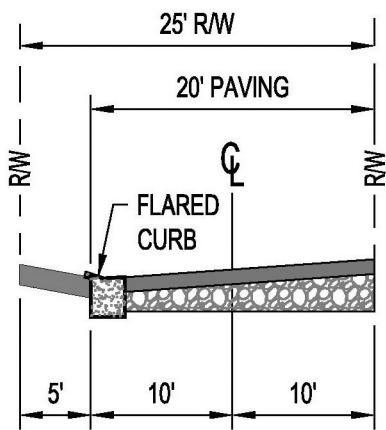


Exhibit 17

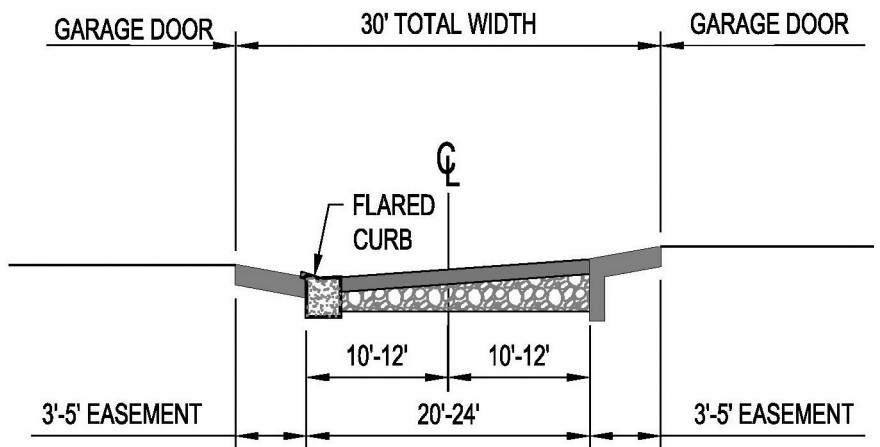
Local and Neighborhood Street Section



Private Neighborhood Streets
Parking Permitted



Private Drive Aisle
Parking Prohibited



Private Alley
Parking Prohibited

Exhibit 18
Private Street Sections



Countryside

the roundabout to yield to traffic traveling within the roundabout. The lack of stop signs allows entering traffic to merge with the flow of traffic.

4.1.3 Pedestrian and Bicycle Circulation

Pedestrian and bicycle mobility are key elements to the Countryside land use plan. A landscaped paseo will be developed in a north-south alignment through Countryside offering pedestrian and bicycle accessibility between local parks within Countryside Planning Areas 1 and 2 from Riverside Drive to Schaefer Avenue. The paseo will connect to a multi-purpose trail to be developed within the enhanced parkway on the westerly side of Archibald Avenue between Riverside Drive and Schaefer Avenue. Development of the Archibald Avenue trail will provide a link in the City of Ontario Bikeway Master Plan. The Countryside paseo network and the Archibald Avenue trail will provide connectivity between Countryside and commercial uses located to the east of the Specific Plan Area as well as to Westwind Park and Whispering Lakes Golf Course located to the north and northwest of the Specific Plan Area.

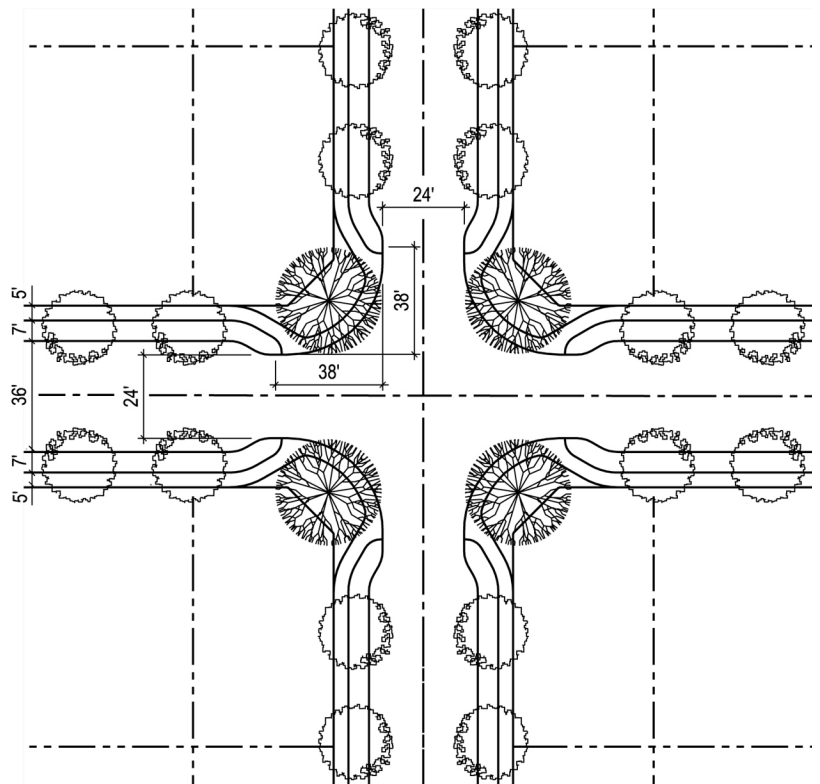
Off-street pedestrian circulation will be provided throughout Countryside through a network of sidewalks separated from vehicular travel lanes by a landscaped parkway. Pedestrian access points from sidewalks will be provided to the landscaped paseo through the local street system.

The developer will construct a bike trail within the right-of-way of the east side of the Cucamonga Channel, between Riverside Drive and Chino Avenue. The Countryside Specific Plan will provide a 30-foot wide connection within the Specific Plan Area to allow public access to this Cucamonga Channel trail.

The pedestrian and bicycle trail system for Countryside is illustrated in Exhibit 20, "Pedestrian and Bicycle Trails."

4.2 Water Master Plan

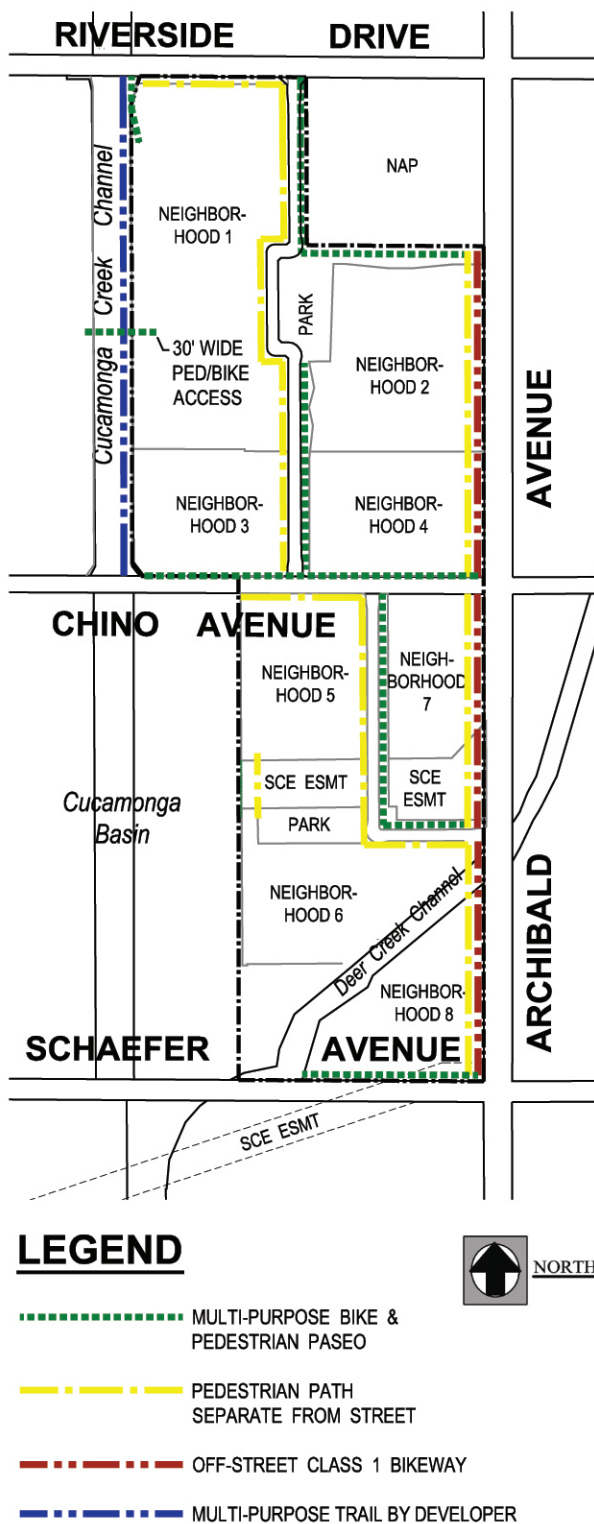
Domestic and recycled water for the Countryside Specific Plan will be provided by the City of Ontario. The New Model Colony Water Master Plan identifies new water facilities within the Phillips and Francis Zones. The improvements in the Phillips Zone include a reservoir at the southeast corner of the I-10 freeway and Milliken Avenue, an 18-inch transmission main from the reservoir to Riverside Drive, one groundwater well and recycled water lines. The improvements in the Francis Zone include a reservoir on Jurupa Street,



Note: Final taper design shall be subject to approval by the Engineering, Fire and Planning Departments.

Exhibit 19

Local and Neighborhood Street Tapers



two pressure reducing stations, an Ontario / CDA interconnect, a transmission main from the reservoir on Jurupa Street to Riverside Drive, a 30-inch main transitioning to a 24-inch main in Milliken Avenue from Riverside Drive to Merrill Avenue, 24-inch transmission lines in Merrill Avenue from Milliken Avenue to Archibald Avenue and within Archibald Avenue from Merrill Avenue to Edison Avenue, a 12-inch main in Archibald Avenue from Edison Avenue to Schaefer Avenue and recycled water mains. Construction of these Master Plan improvements is required to provide water service to the Countryside Specific Plan.

4.2.1 Domestic Water

Domestic water for the Countryside Specific Plan will be provided by the City of Ontario. Planning Area (PA1) lies within the Phillips Street Pressure Zone, also known as the 1010' Zone. PA1 will utilize an existing 10-inch water main in Riverside Drive and an existing 12-inch main in Archibald Avenue. New domestic water mains to be constructed as part of the development of Countryside PA1 will include an 18-inch main in Riverside Drive, between Mill Creek Avenue and Milliken Avenue; an 18-inch main in Mill Creek Avenue, connecting to the existing 16-inch water line at the southerly boundary of the high school and extending south to Chino Avenue, and an 18-inch main in Chino Avenue, between Mill Creek Avenue and the Cucamonga Creek Channel. Within the Specific Plan Area a network of 8-inch water lines will be installed. The on site water system will provide a loop system which will include connections to two different transmission mains.

Planning Area 2 (PA2) lies within the Francis Street Pressure Zone, also known as the 925' Zone. New domestic water mains to be constructed as part of the development of PA2

Exhibit 20
Pedestrian and Bicycle Trails



CountrySide

will include a 12-inch main in Chino Avenue, Archibald Avenue and Schaefer Avenue. Within the planning area, a network of 8-inch and 12-inch water lines will be installed. The on site water system will provide a loop system which will include connections to two different transmission mains. The master plan for domestic water for CountrySide is illustrated on Exhibit 21, “Conceptual Domestic Water Master Plan.”

4.2.2 Recycled Water

New recycled water lines, in conformance with the City’s Recycled Water Master Plan, will be constructed as part of the development of CountrySide. Inland Empire Utilities Agency (IEUA) will supply the recycled water from their facilities in Westwind Park, located north of Riverside Drive and east of Cucamonga Creek Channel.

CountrySide Planning Area 1 (PA1) lies within the NMC Recycled Water 1050’ Zone. New recycled water mains to be constructed as part of the development of PA1 will include a 30-inch main from Westwind Park to Riverside Drive, a 16-inch main in Riverside Drive to Archibald Avenue, a 20-inch main in Archibald Avenue from Riverside Drive to Chino Avenue and an 8-inch main in Chino Avenue from Archibald Avenue to the Cucamonga Creek Channel. Within the planning area, a network of 8-inch water lines or smaller as approved by the City, will be installed. The RP-1 Outfall Line, which is owned by the Inland Empire Utilities Agency, IEUA, extends across PA1 from Riverside Drive to Chino Avenue approximately 430 feet east of the Cucamonga Creek Channel. With the approval of IEUA, the RP-1 Outfall line will be relocated easterly within the proposed north/south collector street, with connections constructed at Riverside Drive and Chino Avenue to the satisfaction of IEUA. The proposed relocation of the RP-1 Outfall line is shown on Exhibit 22.

CountrySide Planning Area 2 (PA2) lies within the NMC Recycled Water 900’ Zone. New recycled water mains to be constructed as part of the development of PA2 will include a 10-inch main from Westwind Park to Riverside Drive, a 10-inch main in Riverside Drive to Archibald Avenue, a 10-inch main in Archibald Avenue from Riverside Drive to Schaefer Avenue, a 24-inch main in Archibald Avenue from Chino Avenue to Schaefer, a 30-inch main in Chino Avenue from Archibald Avenue to the Cucamonga Creek Channel and a 12-inch main in Schaefer Avenue from Archibald Avenue to the Cucamonga Creek Channel. Within the planning area, a network of 8-inch water lines or smaller as approved by the City, will be installed.

On site recycled water lines will be installed as required by the City Engineer and the Recycled Water Master Plan. The parks, paseos and landscape areas that will be irrigated with recycled water and the calculated recycled water demands are contained in the CountrySide Water and Recycled Hydraulic Analysis report. The City’s goal is to maximize the use of recycled water, including but not limited to, irrigation of parks, schools, street landscaping, recreational trails, common area residential landscaping and landscaped edges abutting commercial and industrial development areas. The parks and landscaped areas to be irrigated with recycled water, along with the calculated recycled water demands for these areas, are described in the “CountrySide Water and Recycled Water Hydraulic Analysis” on file at the City of Ontario.

There may be an interim period where recycled water supply does not have adequate pressure depending on the timing of development and construction of a regional booster station. If this is the case, the recycled water system will connect to the potable system initially, until such point that recycled water service is available.

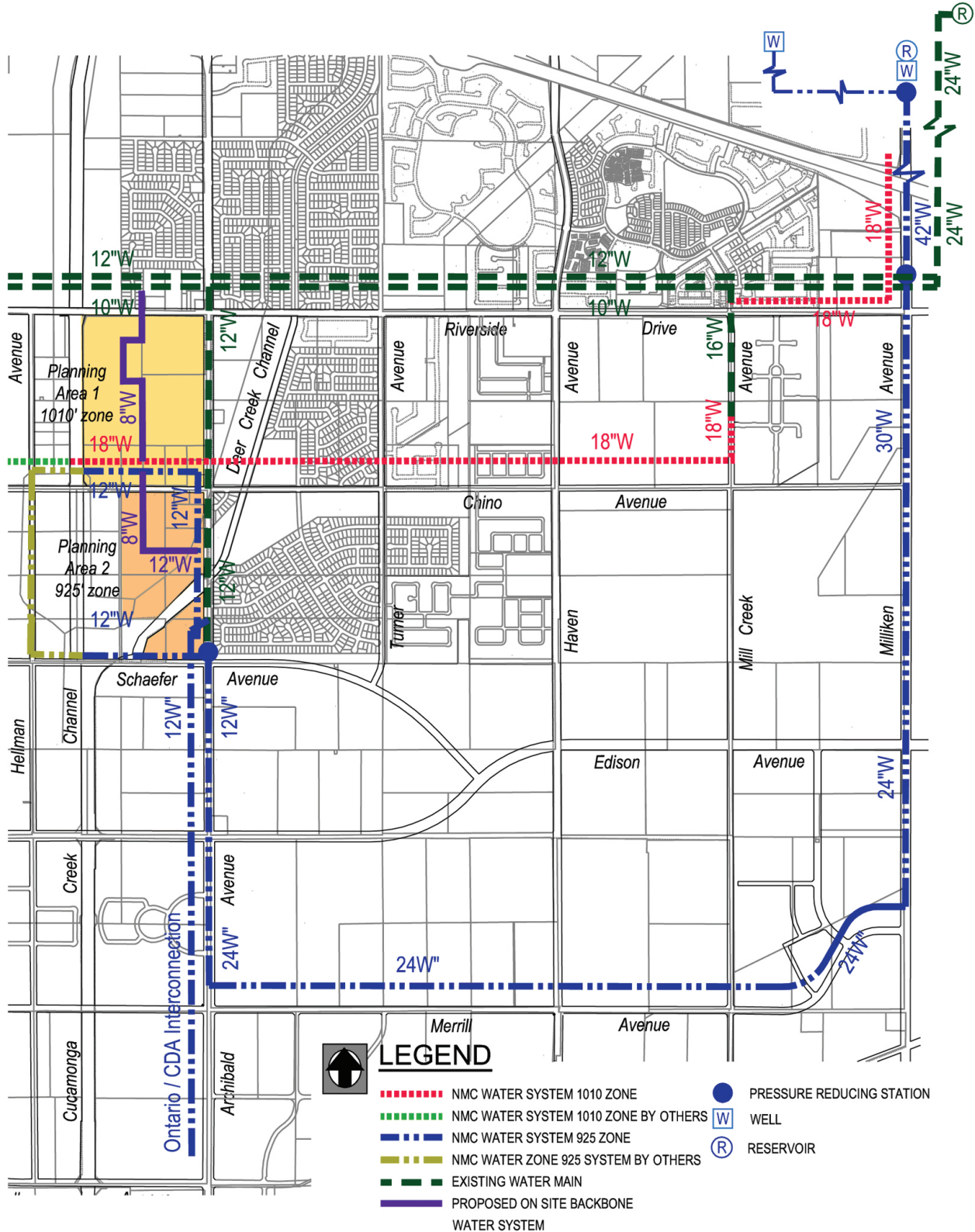
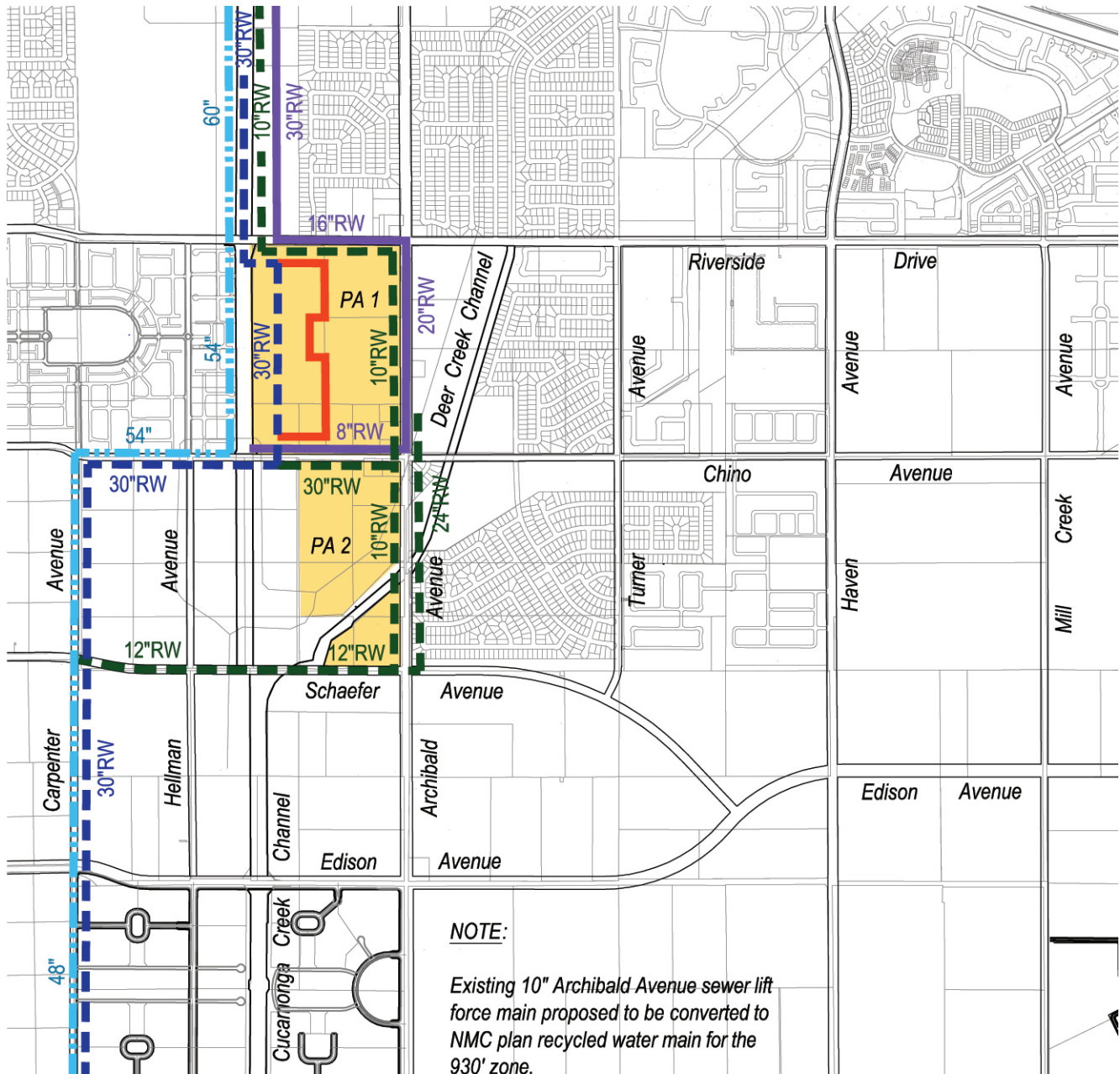








Exhibit 21
Conceptual Domestic Water Master Plan



LEGEND

-  NMC MASTER PLAN RECYCLED WATER 930' ZONE
-  NMC MASTER PLAN RECYCLED WATER 1050' ZONE
-  EXISTING 30" RP-1 IEUA OUTFALL LINE
-  PROPOSED RELOCATION ALIGNMENT OF 30" RP-1 IEUA OUTFALL LINE (REQUIRES APPROVAL BY IEUA)
-  PROPOSED ON SITE RECYCLED WATER MAIN
-  PROPOSED PARALLEL RP-1 IEUA OUTFALL LINE
- PA 1 PLANNING AREA 1 (PROPERTY NORTH OF CHINO AVE)
- PA 2 PLANNING AREA 2 (PROPERTY SOUTH OF CHINO AVE)

The Master Plan for recycled water for Countryside is illustrated on Exhibit 22, “Conceptual Recycled Water.”

4.3 Sewer Master Plan

Sewer service for the Countryside Specific Plan will be provided by the City of Ontario. The City’s Sewer Master Plan identifies new sewer facilities extending along the easterly boundary of the Specific Plan Area in Archibald Avenue from Schaefer Avenue to Chino Avenue and in Chino Avenue to Hellman Avenue. Completion of these Master Plan improvements is required to provide sewer service to the Countryside Specific Plan. These Master Plan improvements will be constructed by Inland Empire Utilities Agency (IEUA) and are part of a sewer trunk main referred to as the Eastern Trunk Sewer. The Eastern Trunk sewer will extend southerly in Archibald Avenue from Chino Avenue to a connection with an existing sewer main in Kimball Avenue. On site sewer will be provided by an 8-inch sewer system draining to the 33-inch sewer main in Archibald Avenue or the 36-inch sewer main in Chino Avenue.

The Sewer Master Plan for the Countryside Specific Plan is illustrated on Exhibit 23, “Conceptual Sewer Master Plan.”

4.4 Drainage

The City’s Drainage Master Plan identifies new storm drain facilities to serve the Specific Plan Area.

The developer of Countryside will construct all required in-tract storm drain improvements necessary to serve the Specific Plan Area. The in-tract storm drain system will consist of minimum 24-inch pipes. Storm water from PA 1 will be collected and discharged into the Cucamonga

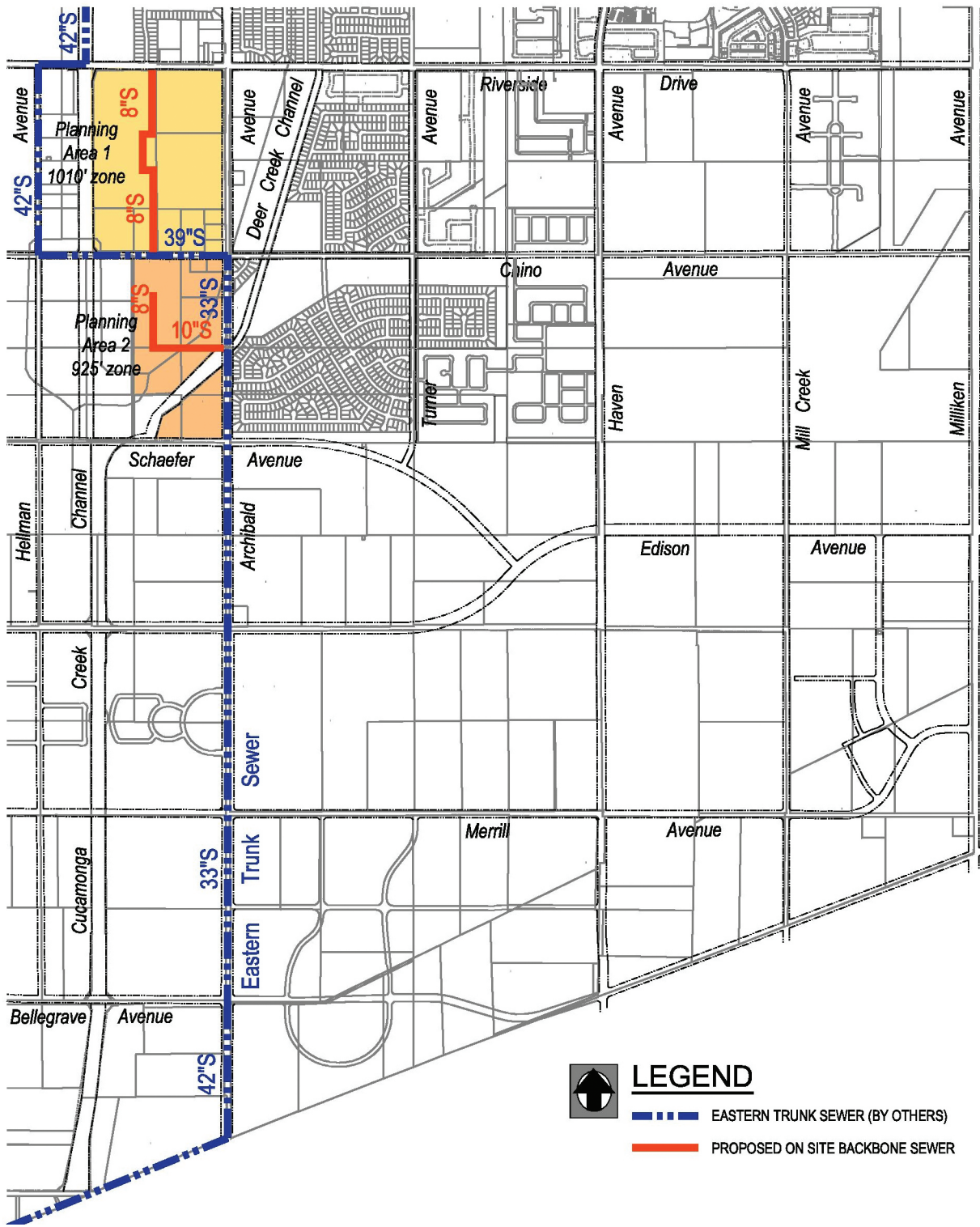
Creek Channel. Storm water from areas southerly of Chino Avenue to PA 2 will be collected and discharged to the Deer Creek Channel.

The Drainage Master Plan for Countryside is illustrated in Exhibit 24, “Conceptual Storm Drain Master Plan.” The size and location of storm drain facilities may be modified based on the approved final design.

4.4.1 NPDES Compliance

The grading and drainage of the Countryside Specific Plan area shall be designed to detain, filter and treat surface runoff, in a manner and combination which is practical, to comply with the most recent requirements of the San Bernardino County NPDES Storm Water Program’s Quality Management (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, Source Control Best Management Practices (BMP’s) and/or either on-site Structural Treatment Control BMP’s, or participation in regional or watershed-based Treatment Control BMP’s.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared. The SWPPP will be prepared to comply with the California State Water Resources Control Board’s (State Water Board) current, “General Permit to Discharge Storm Water Associated With Construction Activity” and the current Area Wide Urban Storm Water Runoff (Regional NPDES Permit). The SWPPP will



LEGEND



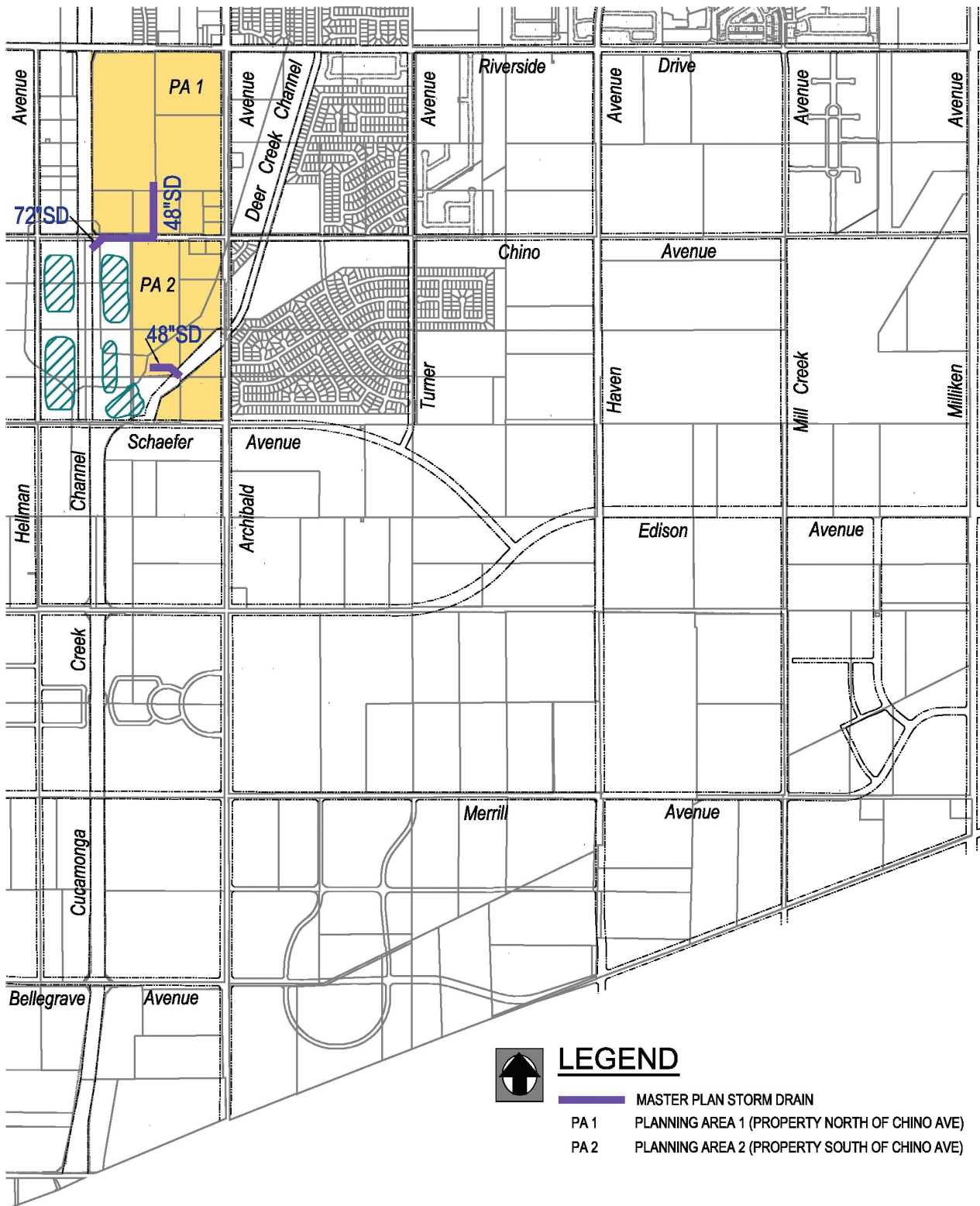
-  EASTERN TRUNK SEWER (BY OTHERS)
-  PROPOSED ON SITE BACKBONE SEWER

Exhibit 23
Conceptual Sewer Master Plan



LEGEND


-  MASTER PLAN STORM DRAIN
- PA 1 PLANNING AREA 1 (PROPERTY NORTH OF CHINO AVE)
- PA 2 PLANNING AREA 2 (PROPERTY SOUTH OF CHINO AVE)

Exhibit 24
Conceptual Storm Drain Master Plan



Countryside

identify and detail all appropriate Best Management Practices (BMP's) to be implemented or installed during construction of the project.

In addition to the preparation of a SWPPP for construction-related activities, and as part of the approval of any grading plans within the Specific Plan Area, the applicant will be required to submit a Water Quality Management Plan (WQMP) on the regional model form provided by the City. The WQMP shall identify and detail all Site Design BMP's, Source Control BMP's and Treatment Control BMP's to be implemented or installed at the development site in order to reduce storm water pollutants and site runoff.

A proposed regional runoff treatment facility for the sub-watershed area that this project lies within is being considered for construction. This regional treatment facility would be part of an overall solution for storm water treatment. If an approved regional storm water treatment facility is constructed, it may serve as an alternative to completion of on-site treatment of all pollutants of concern. If the regional storm water treatment facility is not completed and operational prior to construction of this project, all necessary on-site treatment control BMP's and/or temporary water control devices will be installed pursuant to the requirements of the current regional NPDES Permit and the approved Water Quality Management Plan for this project.

4.5 Schools

The Mountain View School District is the school district serving the K-8 school needs of the Countryside Specific Plan. Chaffey Joint Union High School District serves the 9-12 school needs of the Countryside Specific Plan. Colony High School is located east of the Specific Plan Area, at the corner of Riverside Drive and Mill Creek

Avenue, and will serve the high school students generated from the project. Additional elementary and middle schools are needed to serve the needs of school age children within the New Model Colony. Elementary school sites have been identified in Planning Subarea 4, located west of the Specific Plan Area, and in Subarea 18, located south of the Specific Plan Area. A middle school site has been identified in Planning Subarea 18, located south of the Specific Plan Area. The existing and planned school facilities, which will be available to serve Countryside, are illustrated in Exhibit 25, "School Locations." The developer of Countryside will be required to pay school fees as required by State of California.

4.6 Public Utilities

4.6.1 Telephone

Verizon is the current telephone service provider to the Specific Plan Area. Proposed on-site facilities will be placed underground.

4.6.2 Natural Gas

The Gas Company will provide natural gas to the Specific Plan Area. Gas mains will be installed to the Specific Plan Area by the Gas Company as necessary.

4.6.3 Electricity

Southern California Edison will provide electricity to the Specific Plan Area from existing facilities in the vicinity of the Specific Plan Area. Proposed new facilities to serve the project will be owned and operated by the City of Ontario and located underground. Relocation or under-grounding of existing overhead lines. New facilities to be placed underground.

4.6.4 Telecommunications

The City of Ontario will be providing OntarioNet, fiber-to-the-home. OntarioNet is a fiber-optic telecommunications system capable of providing advanced Internet/data services to all homes and businesses within the New Model Colony. OntarioNet will provide community related services including: traffic management; on-line civic services; meter reading; educational services; and a variety of other community services. Based on the demographics of the New Model Colony and the traffic issues into Orange and Los Angeles Counties, the demand for telecommuting in the New Model Colony is anticipated to be significant. OntarioNet and the high-speed data services it provides will allow residents of the Countryside Specific Plan to effectively telecommute to their jobs and in general provide a significant economic benefit to Ontario. The Head-End Facility will be provided at the Colony High School.

4.6.5 Solid Waste

The City of Ontario provides solid waste collection services for the City and will service the Specific Plan Area.

4.7 Grading Concept

The existing ground on the northerly half of the Specific Plan Area slopes southerly away from Riverside Drive at an approximate 2% grade. The southerly half of the Specific Plan Area slopes southerly, away from Chino Avenue, at approximately 1%. The grading operation for the Countryside Specific Plan will generally consist of the removal of any manure remaining from dairy operations, clearing and grubbing, demolition of existing structures, and moving of surface soils

to construct building pads and streets. Grading within Countryside will provide for a balance of cut/fills for the site.

Where slope conditions are present, the property shall be located at the top of a slope. Dwelling units and structures adjacent to the slopes areas should be sited to:

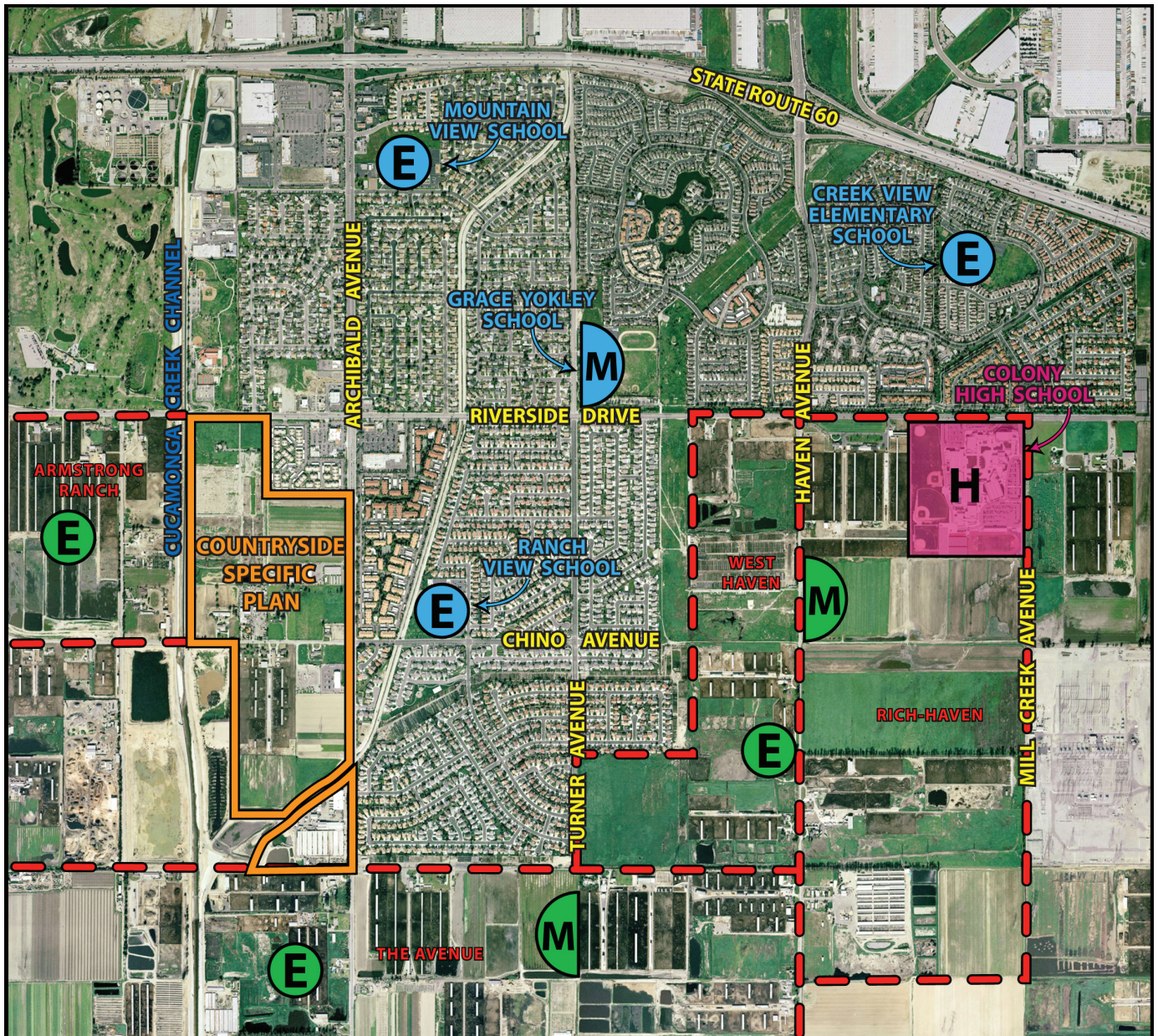
- Use the natural ridgeline as a backdrop for structures.
- Use landscape plant materials as a backdrop; and
- Use structure to maximize concealment of cut slope.

If retaining walls are required, the following criteria shall be used:

- Exposed walls and fences facing roadways shall be no greater than 5-feet in height, except as necessary for acoustical purposes to satisfy the intent of the noise ordinance.
- Where retaining walls or fences face roadways, they shall be built, when feasible, of decorative materials consistent with the wall theme of the neighborhood.

Grading plans for each tract within Countryside will be reviewed and approved by the City of Ontario Building, Planning, and Engineering Departments prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust and erosion control requirements.

The conceptual grading plan for Countryside is illustrated in Exhibit 26, "Conceptual Grading Plan."



LEGEND

- Existing Mountain View School District Elementary School Locations
- Existing Mountain View School District Middle School Location
- Existing Chaffey Joint Union High School District High School Location
- Proposed Elementary School Locations
- Proposed Middle School Locations



Exhibit 25
School Locations

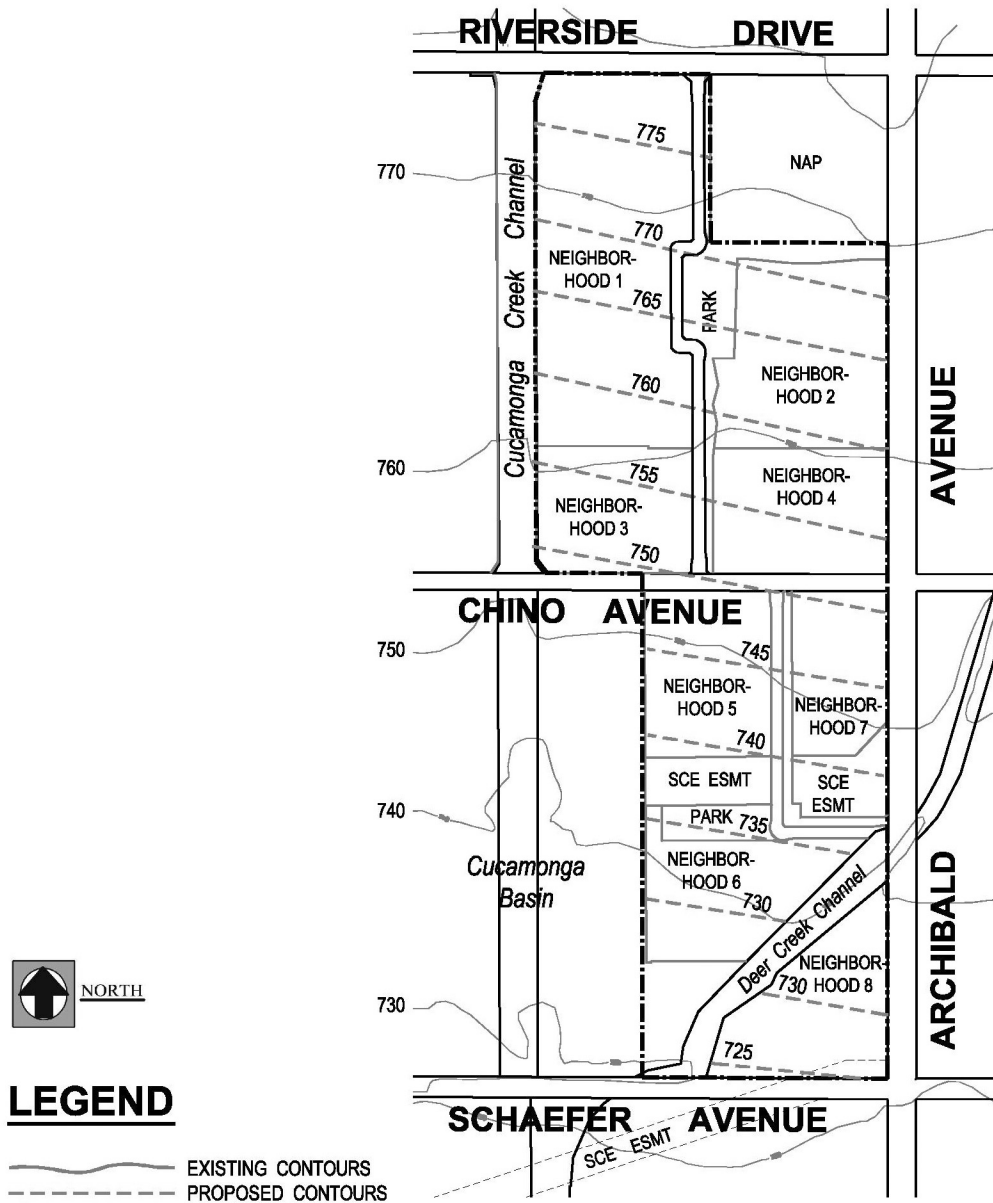


Exhibit 26
Conceptual Grading Plan