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## II. PROJECT DESCRIPTION

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### A. Introduction

Distinguished Homes (the “Applicant”) proposes the Grand Park Specific Plan (the “proposed project”) on approximately 320 acres within the City of Ontario (City). According to the Policy Plan (General Plan) Land Use Exhibit LU-01 of The Ontario Plan (TOP), the project is designated for Low-Density (5.1 - 11 du/ac) and Medium-Density (11.1 - 25 du/ac) residential uses, public school, and open space parkland. Project implementation would achieve the intent of the General Plan for the project site. The project site and Specific Plan components are discussed in detail below.

### B. Project Location and Surrounding Uses

The approximately 320-acre project site is located south of Edison Avenue, west of Haven Avenue, north of Eucalyptus Avenue (future Merrill Avenue), and east of Archibald Avenue in the City of Ontario, San Bernardino County, California. As shown in Figure II-1, the project site is located within the New Model Colony (NMC) of the City, approximately ten miles south of the San Gabriel Mountains and four miles north of the Santa Ana River. As previously discussed, the site is located within the Grand Park Specific Plan area. Regional access to the project site is provided via the Ontario Freeway (Interstate 15) located approximately 1.5 miles east of the site, Euclid Avenue (State Route 83) located approximately 3.3 miles west of the site, and the Pomona Freeway (State Route 60), approximately 2.3 miles to the north. The freeways provide access to communities and cities within Los Angeles, San Bernardino, and Riverside Counties as shown in Figure II-1. Other primary roadways in the vicinity of the site include Riverside Drive to the north, South Milliken Avenue and Hamner Avenue to the east, and Remington Avenue to the south. In addition, the Cucamonga Creek Channel, which flows south into the Prado Flood Control Basin, is located west of the site.

The Grand Park Specific Plan is situated in the southwestern San Bernardino Valley, a relatively undeveloped area generally characterized by agricultural properties, especially dairy-related uses. Figure II-2 depicts the project site in a local context. As shown in Figure II-2, local access to the project site is provided via Edison Avenue, Haven Avenue, Archibald Avenue, and Eucalyptus Avenue (future Merrill Avenue), which abut the project site on all four sides. An aerial photograph of the site is shown in Figure II-3.

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## C. Site Background and Existing Conditions

### a) Project Background

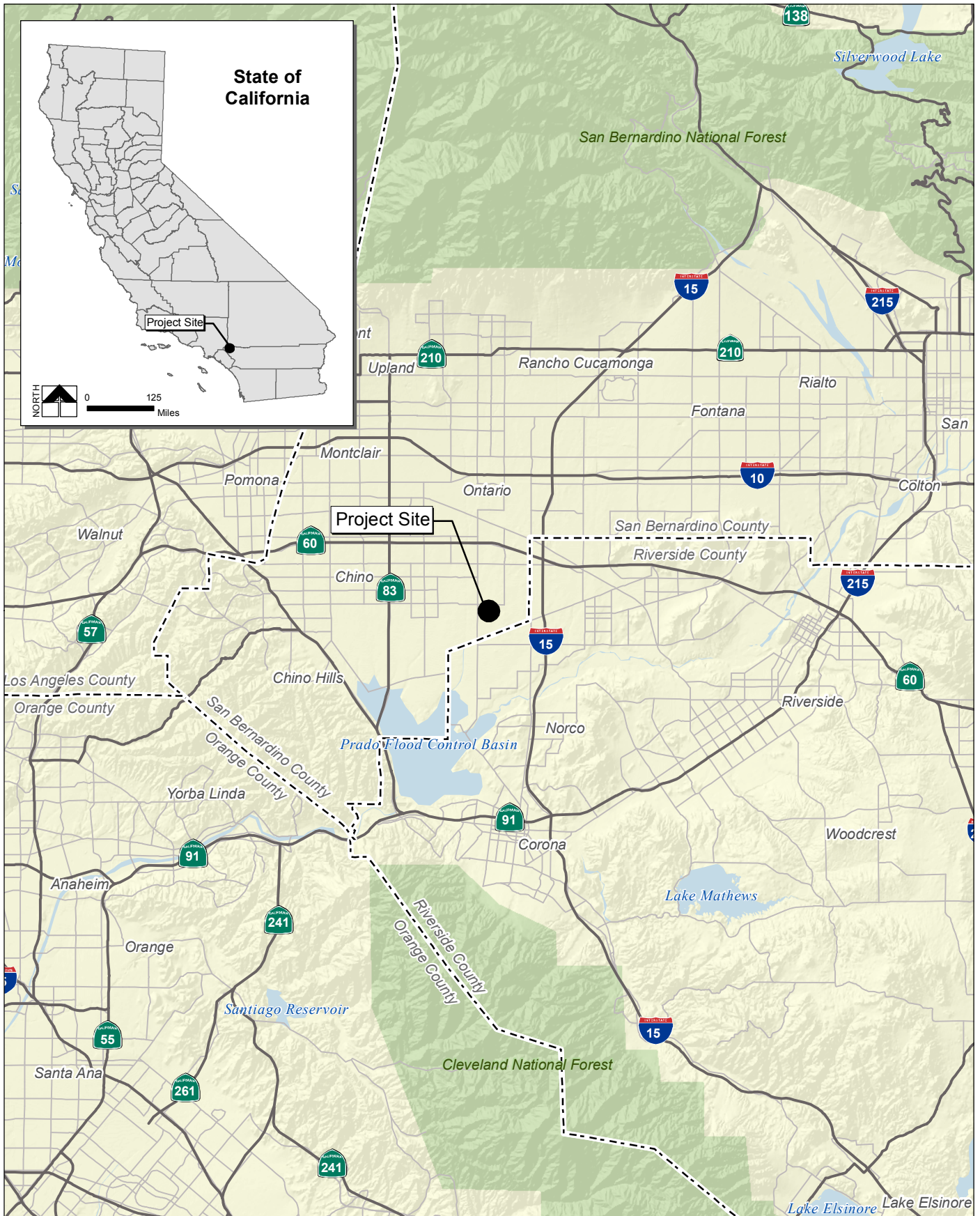
The Grand Park Specific Plan area is part of 8,200-acres of land of the former San Bernardino County Agriculture Preserve (AG) annexed by the City in 1999. In 1998, prior to the annexation of AG, the City adopted the New Model Colony (NMC) General Plan Amendment (GPA). The NMC GPA provided the basic framework for the development of the 8,200-acres of land and established the “rules” for subsequent Specific Plans, which provided for the entitlement for individual properties and projects within the NMC. On January 26, 2010, the City Council adopted The Ontario Plan ([www.ontarioplan.org](http://www.ontarioplan.org)) to govern the development of the entire City including the NMC. The accompanying TOP Environmental Impact Report (EIR) was certified at the time of the TOP adoption.

The Ontario Plan (TOP) serves as the City’s new business plan and includes a long-term Vision and a principle based Policy Plan (General Plan). With the approval of a Policy Plan (General Plan), a Specific Plan and an Area Plan are required for development within the New Model Colony. Specific Plans are required to ensure that sufficient land area is included to achieve unified districts and neighborhoods and incorporate a development framework for detailed land use, circulation, infrastructure (drainage, sewer, water, etc.), public services (parks, schools, etc.) and urban design/landscape plans.

The Area Plan will provide additional policy-level guidance for their respective areas and are considered part of the Policy Plan. The Area Plan for the New Model Colony will be initiated by the City of Ontario at a future time. However, until the Area Plan for the New Model Colony is adopted, new specific plans may proceed consistent with the Policy Plan (see Section 9, Policy Plan Consistency of the Grand Park Specific Plan).

### b) Existing Land Use

The project site consists of the following 11 parcels (APN 0218-241-06, 0218-241-10, 0218-241-11, 0218-241-13, 0218-241-14, 0218-241-15, 0218-241-16, 0218-241-19, 0218-241-20, 0218-241-22, 0218-241-23) on approximately 320 acres of land, as illustrated in Figure II-4. The Policy Plan (General Plan) Land Use Plan Exhibit LU 1 designates the project site as Residential-Low Density (2.1-5 DU/ac), Residential-Medium Density (11.1-25 DU/ac), Public School, and Open Space-Parkland.



Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



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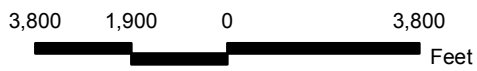
Figure II-1  
Project Location Map







Source: MBA 2012

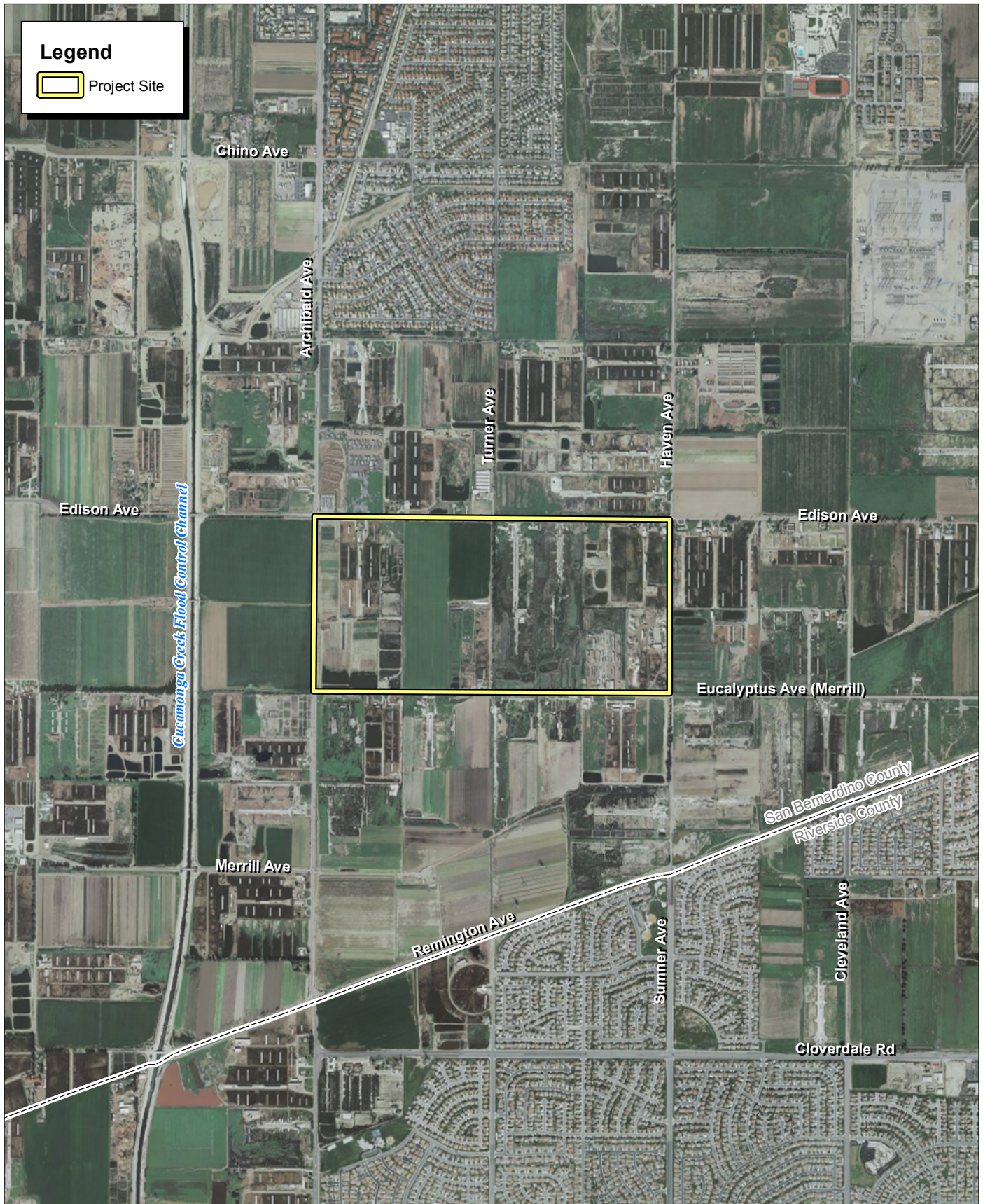


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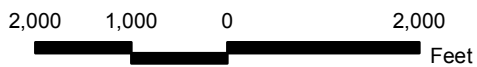
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**Figure II-2**  
**Project Vicinity Map**





Source: ESRI World Imagery.



**Figure II-3**  
**Aerial Photograph**





The site currently is characterized by agricultural land with residential homes, two dairy barns, garage, shed, swimming pool, and several agriculture-related structures. Specifically, one parcel on the west end of the project site (APN 0218-241-06), bordered by Edison Avenue to the north, Archibald Avenue to the west, Eucalyptus Avenue to the south, and other operating dairy farms to the east, is currently an active dairy farm with a large stock of cattle grazing pastures, feed lots, agricultural areas, manure spreading basins, and many smaller auxiliary features. A small farmhouse and several associated farm buildings are also present on portions of the project site. The parcels (APN 0218-241-19, 0218-241-20) on the east side of the site, bordered by Edison Avenue to the north, Eucalyptus Avenue and another dairy farm to the south, Haven Avenue to the east, and other operating farms to the west include agricultural ranching and dairy farms. Surrounding land uses include agricultural and/or livestock ranching in all directions. The project vicinity has historically been used for agricultural purposes, primarily for dairy and field crop farming. Rural residential housing, farm buildings, and other ancillary facilities occupy those areas not in active agricultural production. Existing land use adjacent to the project site includes:

- North: Dairies and Field Crops
- South: Dairies and Rural Residences
- West: Field Crops
- East: Dairies

c) **Future Land Use**

The City's Policy Plan (General Plan) designates the area adjacent to the project site on the east as Residential - Low Density, Residential - Medium Density, Open Space Non-Recreation, and Open Space - Water uses. Figure 11-5a identifies the surrounding General Plan designations. Three Specific Plans have been approved adjacent to the project site on the north, south, and west (refer to Figure 11-5b). These properties include The Avenue Specific Plan to the north, Park Place Specific Plan to the south, and Parkside Specific Plan to the west. The areas to the east are currently AG/Specific Plan zoned properties. The surrounding properties are described in detail as follows:

**North:** **The Avenue Specific Plan:** The proposed is an approved Specific Plan for development of residential land uses, parks, a middle school, an elementary school, and a neighborhood commercial center. The approximately 560-acre site will consist of up to 2,606 dwelling units, 250,000 square feet of commercial uses, a middle school, and an elementary school. The Avenue Specific Plan abuts The Grand Park Specific Plan to the north across Edison Avenue.

**South:** **Park Place Specific Plan:** It is an approved Specific Plan for development of residential land uses, parks, an elementary school, and a neighborhood commercial center. The approximately 532-acre site will consist of up to 1,937 dwelling units, 87,000 square feet of



commercial uses, educational land uses to accommodate 2,751 students, and 24 acres of parks/open space. The Subarea 29 Specific Plan abuts The Grand Park Specific Plan to the south across Eucalyptus Avenue (future Merrill Avenue).

**West:** **Parkside Specific Plan:** The proposed project is an approved Specific Plan for development of the following: 4,740 dwelling units, 1,658,754 square feet of commercial uses, educational facilities for 4,076 students, 255 acres for open space/parks and 105,000 square feet of public uses. The Parkside Specific Plan abuts The Grand Park Specific Plan to the west across Archibald Avenue.

**East:** **SP Agriculture Preserve:** This area is within the NMC and is adjacent to the Grand Park Specific Plan to the east across Haven Avenue. The land is designated by TOP as “Residential – Low Density,” “Residential – Medium Density,” and “Golf Course” uses.

#### **d) Williamson Act Status**

The Williamson Act program is a mechanism for the preservation of agricultural and open space lands in the State of California. The Specific Plan area contains six separate ownerships, portions of which are either in active Williamson Act status or have Williamson Act contracts due to expire in 2013 and 2017. The Lee properties (APN: 0218-241-15 and APN: 0218241-16) total approximately 76.87 acres (per Assessor’s Map 0218-24) and are currently under “Active Contract” status. The Schoneveld property (APN: 0218-241-22) and City properties (APN: 0218-241-20 and APN: 0218-241-23) total approximately 39 acres (per Assessor’s Map 0218-24) and are under contracts scheduled to expire January 1, 2013. An application for Williamson Act cancellation has been submitted for the Schoneveld property. The Pietersma Family Trust property (APN: 0218-241-06) totals approximately 69.72 acres (per Assessor’s Map 0218-24) and is under a contract scheduled to expire January 1, 2017. Refer to Figure II-4 for the status of the Williamson Act Contracts within the Grand Park Specific Plan area.

#### **D. Description of Proposed Project**

Distinguished Homes (the “Applicant”) proposes the Grand Park Specific Plan (the “proposed project”) within the NMC on an approximately 320-acre site in the City. The Specific Plan is intended to carry out the goals and policies of TOP. The proposed project would develop a residential community within a larger master planned community by providing a broad array of spaces, including residential neighborhoods, parks and recreational facilities, and schools. Specifically, existing agricultural uses would be removed and the site would be adjacent to a variety of housing types (including single- and multi-family dwelling units), an elementary school, a high school, and the City “Grand Park.”



Source: ESRI World Imagery, Ontario Planning Department (10/18/2010).

Figure II-4  
Existing Property Ownership and  
Williamson Act Contract Status



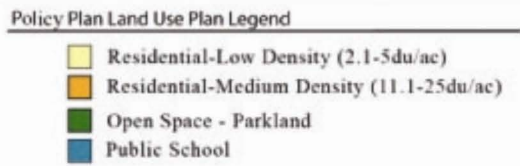
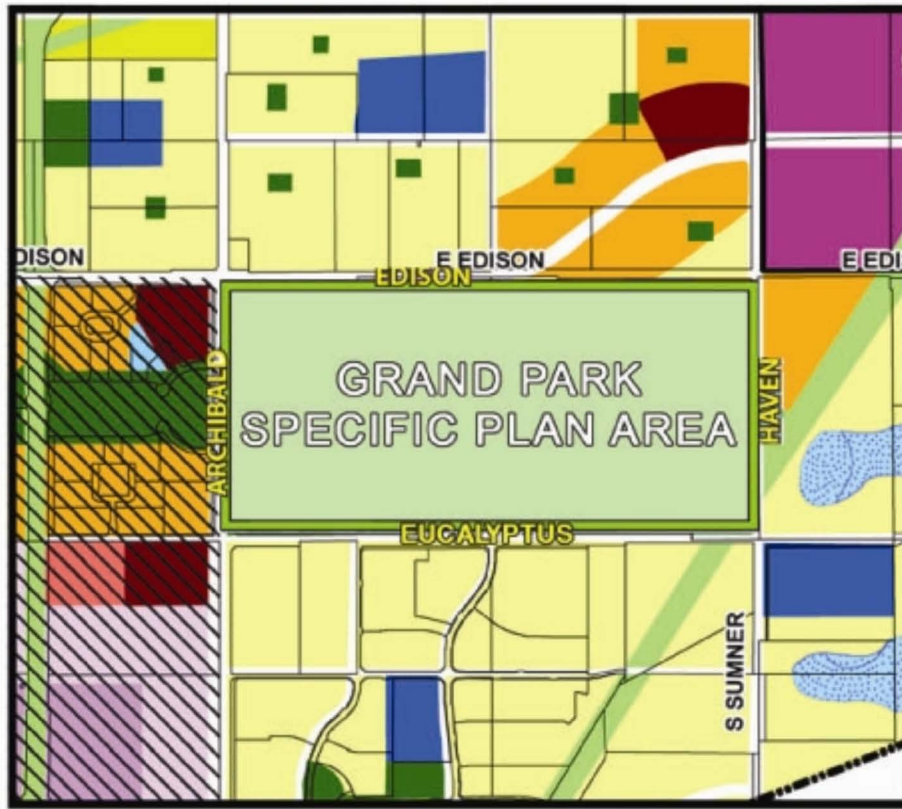
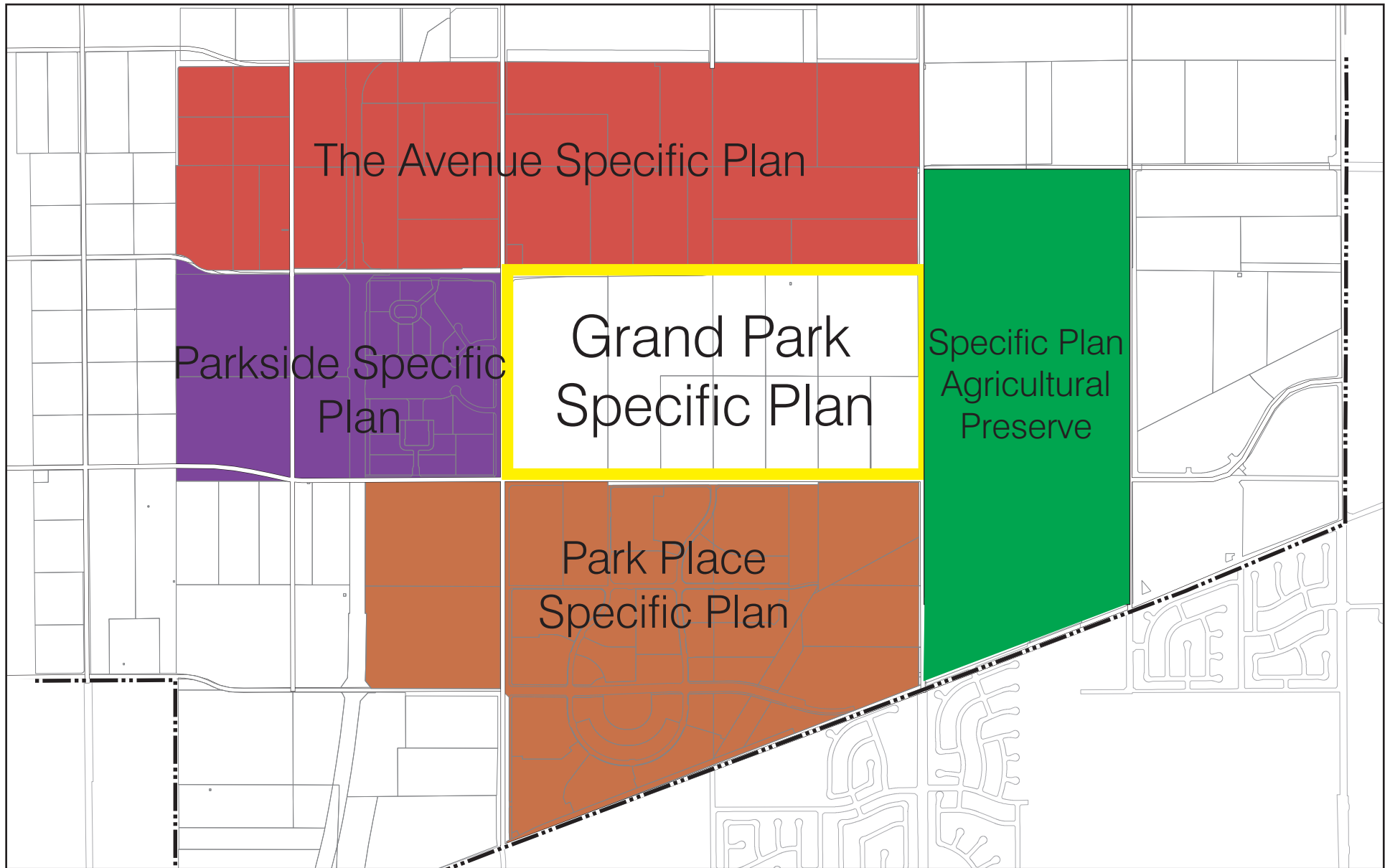


Figure II-5a  
Surrounding General Plan Designations







Source: City of Ontario Land Use Plan.



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Figure II-5b  
Surrounding Planned Land Uses



Upon build-out of the Specific Plan, the project site would be developed with up to 1,327 residential units in a variety of housing types and densities on approximately 107 acres, an approximately 10.2-acre (net) elementary school, an approximately 50.1-acre (net) high school site, and approximately 130.5 acres (net) for the “Grand Park.” The specific land uses proposed within the Specific Plan area are summarized in Table II-1.

### a) Proposed Specific Plan Land Uses

The following summarizes the land uses planned for ultimate development as part of the proposed Grand Park Specific Plan. As shown in Figure II-6, the proposed Specific Plan includes a variety of residential housing types, two school sites, and various park and recreational amenities.

#### 1) Residential Neighborhoods

Grand Park provides for development of a range of housing types addressing a variety of lifestyles and income levels. Single-family residential detached homes, single family attached homes, and multi-family residential dwellings in a variety of styles and types are permitted for development. The community plan for Grand Park incorporates human scale design elements including neighborhoods designed within short blocks, street-facing architectural features of homes, innovative garage designs, and the use of rear-loaded homes to de-emphasize the visual impact of garage doors on the streetscape. These elements combine to create a welcoming, pedestrian oriented neighborhood identity.

**Table II-1: Summary of Proposed Specific Plan Land Uses**

Land Use	Dwelling Units	Acres	Gross Density (DU/Acre)
<b>Residential Uses</b>			
PA 1 (MDR) <sup>2</sup>	99 DU	7.0 AC	14.1 DU/AC
PA 2 (LDR) <sup>3</sup>	123 DU	12.6 AC	9.8 DU/AC
PA 3 (MDR) <sup>3</sup>	157 DU	10.9 AC	14.4 DU/AC
PA 4 (LDR)	145 DU	13.9 AC	10.4 DU/AC
PA 5 (LDR)	105 DU	13.2 AC	8.0 DU/AC
PA 6 (LDR)	111 DU	17.6 AC	6.3 DU/AC
PA 7 (HDR) <sup>4</sup>	268 DU	14.9 AC	18.0 DU/AC
PA 8 (HDR)	319 DU	16.5 AC	19.3 DU/AC
<b>Residential Uses Total</b>	<b>1,327 DU</b>	<b>106.6 AC<sup>1</sup></b>	<b>12.5 DU/AC Average</b>
Other Uses			
PA 9 (Elementary School)		10.2 AC <sup>5</sup>	

**Table II-1 (cont.): Summary of Proposed Specific Plan Land Uses**

Land Use	Dwelling Units	Acres	Gross Density (DU/Acre)
PA 10 (High School)		50.1 AC <sup>5</sup>	
Grand Park		130.5 AC <sup>5</sup>	
Roadways		22.8 AC <sup>5</sup>	
<b>Other Uses Total</b>		<b>213.6 AC</b>	
<b>Project Total</b>	<b>1,327 DU</b>	<b>320.2 AC</b>	<b>12.4 DU/AC Average</b>
Notes: <sup>1</sup> Gross Acres: Calculated to street centerline and includes Pocket Parks and Paseos <sup>2</sup> Medium Density Residential <sup>3</sup> Low Density Residential <sup>4</sup> High Density Residential <sup>5</sup> Net Acres.			

### ***Single-Family Detached Home Types***

The Grand Park Specific Plan permits a variety of single-family detached home types. Five types of residential single-family detached dwelling units are permitted for development within Grand Park as described below.

### ***Single-Family Detached Conventional Homes***

This traditional single-family home concept is designed to create a pedestrian oriented streetscape by facing living areas, porches, and other architectural features toward the street. Alternative garage configurations are used with this home type to include a mix of turn in garages, deep or mid recessed garages, split or tandem garages, and rear-loaded garages.

### ***Single-Family Detached Two-Pack Homes***

This single-family home concept places garages at the rear of the lot, allowing access from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. A pedestrian oriented street scene is promoted with this residential type since garages are not visible from the street and driveway curb cuts are not present along the street.

### ***Single-Family Detached Mews Homes***

This home type clusters detached homes in enclaves of four, six or eight homes around a common private drive to minimize the view of garages from the street and consolidates driveway curb cuts along neighborhood streets to promote pedestrian connectivity. Front doors face the street or private drive.



Source: Distinguished Homes, April 2012.



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Figure II-6  
Proposed Specific Plan Land Use Map





### ***Single-Family Detached Cluster Homes***

These home types cluster detached homes in enclaves of four or six homes around a common private drive or motorcourt to minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets to promote pedestrian connectivity.

### ***Single-Family Detached Greencourt Homes***

Greencourt single-family homes are grouped in enclaves of four to six homes and garages provide access from private drives located to the rear of homes. Front doors are oriented onto the street or a linear greenbelt with pedestrian walkways separated from the street.

### ***Single-Family Attached and Multi-Family Residential***

The Grand Park Specific Plan permits the development of a variety of residential single-family attached and multi-family condominium apartment style home types. Residential single-family attached and multi-family home types permitted within Grand Park are described below.

### ***Single-Family Attached Triplex/Townhomes/Condominiums***

Triplex/townhome condominiums encourage the utilization of rear loaded garage configurations or “architecture forward” floor plan designs to minimize or eliminate garages visible from neighborhood streets. Triplexes can consist of three dwelling units either in a side-by-side configuration or a stacked configuration known as a “carriage triplex” that consists of a duplex at ground level and a third unit above the garages to serve the units. All triplex/ townhomes would have automobile access from an alley.

### ***Single-Family Attached Rowhouses/Condominiums***

Rowhouses/Condominiums consist of traditional alley loaded attached homes in a row configuration. Front doors and porches face a common open space area or the street, and garages are located to the rear of the building.

### ***Single-Family Attached Greencourt Townhomes/Condominiums***

This traditional attached home type places garages at the rear of the unit, allowing access from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. Placing garages at the rear of the building ensures an uninterrupted pedestrian streetscape.

### ***Single-Family Attached Motorcourt Townhomes/Condominiums***

Public streets serve this housing type using drive aisles that provide access to a motorcourt. Garages are located to the rear of the dwelling unit or turned to the side when adjacent to a street that preserves an architecturally interesting street scene.

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### ***Multi-Family Stacked Flats/Condominiums***

This home type includes stacked flats in configurations intended to be oriented onto neighborhood streets. Garages are required to be oriented onto private drives or common access ways located to the rear of buildings.

### **2) Parks and Recreational Facilities**

Parks within walking distance to any of the proposed residential neighborhoods will be provided throughout the Grand Park Specific Plan. Recreational facilities include the City Grand Park and several pocket parks serving residential neighborhoods. The locations of the City Grand Park and pocket parks are shown in Figure II-6, and are described below. The acreage and final locations of pocket parks on site will be determined at Tentative Tract Map approval.

#### ***City of Ontario Grand Park***

An approximately 147-acre site is provided for the development of the City Grand Park. The Grand Park will include passive and active recreational facilities for the residents of Ontario, and is within walking and biking distance to residences of the Grand Park Specific Plan.

#### ***Pocket Parks***

Pocket parks may be developed within each residential Planning Area. Pocket parks are required to have a minimum area of 0.25-acre. Typical recreational improvements for pocket parks include tot lots, picnic and barbecue facilities, multi-purpose trails, and informal play areas. Private recreational facilities such as swimming pools, spas, tot lots, and recreation buildings will be provided as part of multi-family residential developments.

#### ***Enhanced Parkways***

Approximately 5.17 acres of the Specific Plan area will be developed to enhance landscaped parkways along major streets serving the community. These enhanced parkways will include pedestrian walkways that connect the Specific Plan area to internal walkways within the community, linking residential neighborhoods to one another, to parks, and to the proposed school sites.

### **3) Circulation and Parking**

The circulation plan for Grand Park reinforces the objective of implementing a traditional neighborhood design. In addition to meeting City standards that require the safe and efficient movement of vehicular traffic through the project, the Circulation Plan also provides a safe environment for pedestrian movement and bicycle traffic to reduce reliance on the automobile as a means of travel. Transit stops and bus turnouts shall be provided as required by the City and Omnitrans, along the Master Plan streets, which are a part of the Grand Park community. Figure II-8 depicts the circulation plan.

### ***Master Planned Roadways***

The project site is bounded on the north, south, east, and west by four City Master Plan roadways, as identified in the General Plan, providing access to and from the project site. Edison Avenue bounds the project site on the north; Eucalyptus Avenue bounds the project site on the south; Haven Avenue bounds the project site on the east; and Archibald Avenue bounds the project site on the west.

All off-site improvements for the entire project frontage or as otherwise required by the City shall be constructed as part of the project. Phasing and construction of the improvements shall be implemented as required by the City Engineer and pursuant to mitigation measures identified in this document, where applicable, and the conditions of approval adopted in the tentative maps for the project. Locations and construction of bus turnouts may be required within the project to the satisfaction of the City and Omnitrans.

Traffic signals are proposed at the future intersections of Park Street/Archibald Avenue, “A” Street/Edison Avenue, Turner Avenue/Edison Avenue, Park Street/Haven Avenue, and at the future intersection of Eucalyptus Avenue and Turner Avenue proposed under the Park Place Specific Plan. In addition, the existing signalized intersection of Archibald Avenue/Edison Avenue will be modified.

### ***Local Streets and Alleys***

Within the neighborhoods of Grand Park streets of varying design will provide access and circulation through the community. Many of the neighborhoods will be served by private alleys, which are located to the rear of residences, in order to maintain a traditional, “architecture forward” streetscape for the community. Public local streets within residential areas are designed to distribute vehicular traffic from the Master Plan streets adjacent to the project site into and through residential neighborhoods.

A network of local streets and cul-de-sac streets will provide internal circulation throughout Grand Park for residents.

### ***Traffic Calming Roundabouts***

Traffic calming within the Grand Park Specific Plan is designed to address the following goals:

- Reduction in vehicle speeds;
- Reduction in traffic-related noise; and
- A safe and pedestrian-friendly circulation system that encourages walking.

Roundabouts are incorporated into the roadway network as traffic calming measures, which will conform to the City’s standards for roundabout design.

### ***Landscaping***

Landscaping along streets within Grand Park combines the use of shade trees, shrubs, and groundcover adjacent to sidewalks to create a more intimate streetscape. The landscape concept for Grand Park is designed to create a sense of a pedestrian oriented environment for the street system. The proposed landscaping along major Master Plan streets is in accordance with the streetscape master plan.

### ***Pedestrian Circulation***

Off-street pedestrian circulation is available throughout the Grand Park Specific Plan by means of an interconnected paved sidewalk system within the roadway rights-of-way, separated from vehicular travel lanes by a landscaped parkway. The Grand Park pedestrian system provides connectivity among residential neighborhoods and to the Grand Park, pocket parks, the high school, and the elementary school within Grand Park.

### ***Regional Trails***

Regional trails (Class 1 Bike Paths) help create accessibility and mobility within Grand Park. Class I Bike Paths are planned along Edison Avenue, Archibald Avenue, and Haven Avenue adjacent to the project site and within the City's Grand Park. An off-street multiuse trail is planned along the north side of Eucalyptus Avenue. On-street bike paths will be provided within the right-of-way of Eucalyptus Avenue on both sides of the street. The bike trails system planned as part of Grand Park connects all residential neighborhoods to one another, the City's Grand Park, the elementary school, and the high school. The proposed pedestrian circulation and trails plan is illustrated in Figure II-8.

## **4) Schools**

The Grand Park Specific Plan is located within the Mountain View School District and the Chaffey Joint Union High School District. Mountain View School District will serve the school age needs of kindergarten through 8th grade, and Chaffey Joint Union High School District will serve the school age needs of grades 9 through 12. Mountain View School District currently operates the Ranch View Elementary School located at 3300 Old Archibald Road, in the vicinity of the Specific Plan area serving kindergarten through 5th grade students. Mountain View School District also operates the Grace Yokley Middle School located at 2947 South Turner Avenue, in the vicinity of the Specific Plan area serving grades 6 through 8. Chaffey Joint Union High School District operates one high school in the vicinity of the Grand Park Specific Plan, Colony High School, which is located at 3850 East Riverside Drive.

New elementary, middle, and high schools are needed to serve the needs of school age children within the NMC. The Grand Park Specific Plan provides sites for development of an elementary school and a high school.



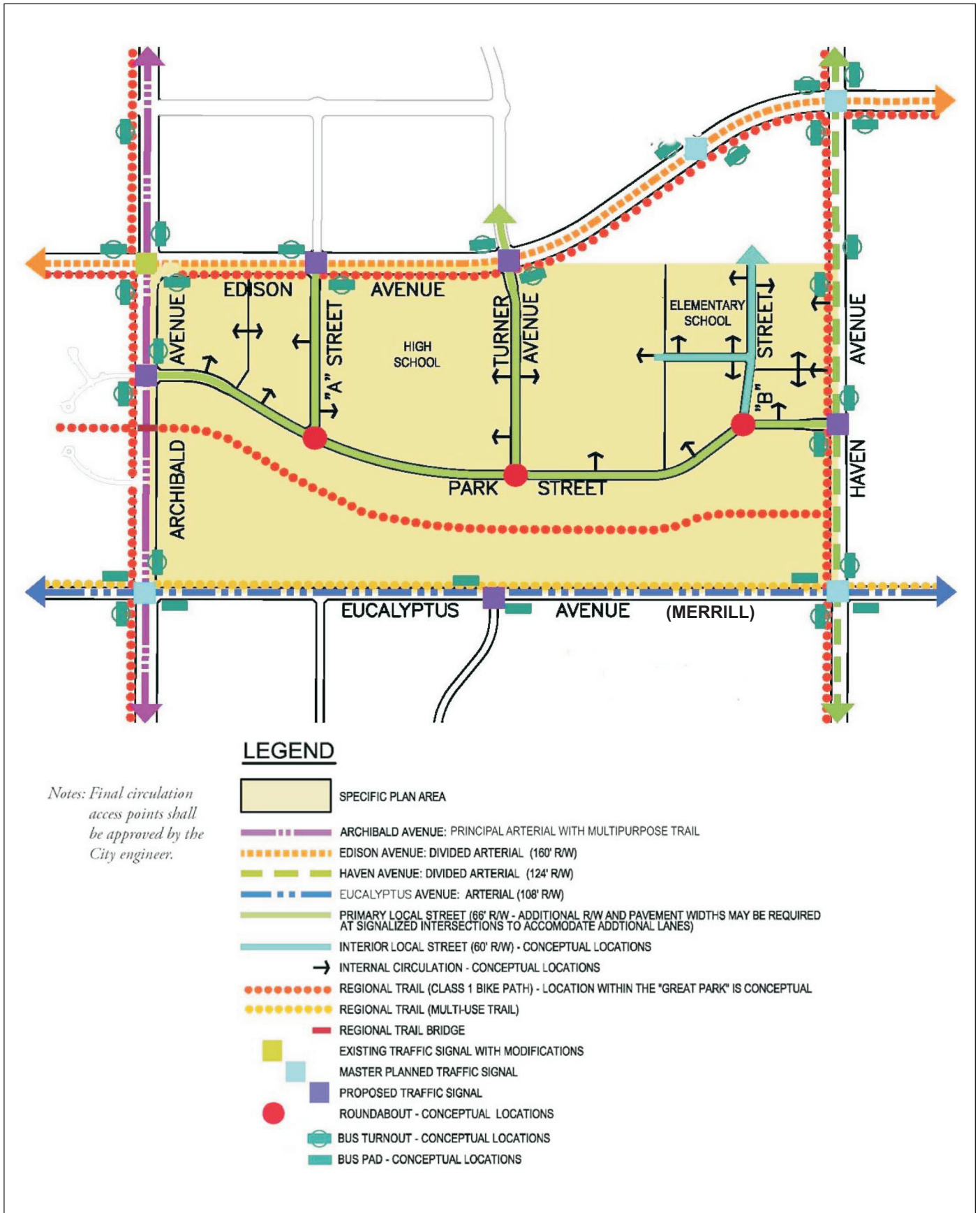


Figure II-7  
Circulation Plan



## OVERALL CIRCULATION PLAN

### SYMBOL DESCRIPTION





-  CLASS II (ON-STREET BIKEWAY) + MULTIPURPOSE TRAIL
-  MULTIPURPOSE TRAIL
-  MULTIPURPOSE TRAIL (CONCEPTUAL LOCATION ONLY)
-  PEDESTRIAN WALKWAY



Figure II-8  
Pedestrian and Regional  
Trail Circulation Plan





### *Elementary School*

An approximately 11-acre site (PA 9) is provided within the Grand Park Specific Plan for the development of an elementary school by Mountain View School District to serve the kindergarten through fifth grade school age needs of the community. The elementary school site will be large enough to accommodate all school-related parking and circulation requirements on-site, including employee parking, bus loading areas, and automobile student drop-off and pick-up areas. The elementary school site is located within walking distance from all residential neighborhoods within the Specific Plan.

### *High School*

An approximately 56-acre site (PA 10) is provided within the Grand Park Specific Plan for the development of a high school by the Chaffey Joint Union School District to serve the high school age needs of the Specific Plan area and surrounding community. The high school site will be large enough to accommodate all school-related parking and circulation requirements on-site, including employee parking, student parking (if allowed), bus loading areas, and automobile student drop-off and pick-up areas. The high school site is located within walking distance from all residential neighborhoods within the Specific Plan.

## **5) Infrastructure and Public Utilities**

Domestic water, recycled water, and sewer utilities may be designated as “public utilities” if located within public or private streets. All public utilities within private streets would be designed per City standards and contained within acceptable easements. The Grand Park’s Covenants, Codes, and Restrictions (CC&Rs) will contain language that requires all proposed work by the Homeowners’ Association (HOA) within such easements to be plan-checked and inspected by the City, including all applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas, or driveways. The extent to which such utilities will be accepted as public utilities will be determined at the discretion of the City during the final design plan review.

### *Water Master Plan*

Domestic water will be provided by the City. The City’s 2012 Water Master Plan identifies new water facilities to serve the NMC area which will need to be constructed prior to or concurrent with onsite water improvements. Construction of the on-site and off-site Master Plan water service improvements shall be the responsibility of the developer and is required prior to issuance of certificates of occupancy for any residential dwelling unit within Grand Park. Two of the waterlines included in the Water Master Plan improvements include a 24-inch line in Archibald Avenue, adjacent to the west side of the project site and a 24-inch line in Eucalyptus Avenue, adjacent to the south side of the project site. Refer to Figure II-9.

### *Master Planned Domestic Water System*

The project site lies within the 925’ Zone. New domestic water mains to be constructed as part of the development of Grand Park include a 12-inch Master Plan water main in Edison Avenue, from Archibald Avenue to Haven Avenue, and a 12- inch water main in Haven

Avenue, from Edison Avenue to Eucalyptus Avenue. Within the project site, a network of 8-inch and 12-inch water lines will be installed. The on-site water system includes connections to two different transmission lines.

### ***Master Planned Recycled Water System***

The Inland Empire Utilities Agency (IEUA) will ultimately provide recycled water from the IEUA's RP-1 and RP-5 outfall parallel to Carpenter Avenue via the City recycled water improvements as presented in the City's 2012 Recycled Water Master Plan. Recycled water mains will be constructed according to the Master Plan as part of the development of Grand Park, and will include the following:

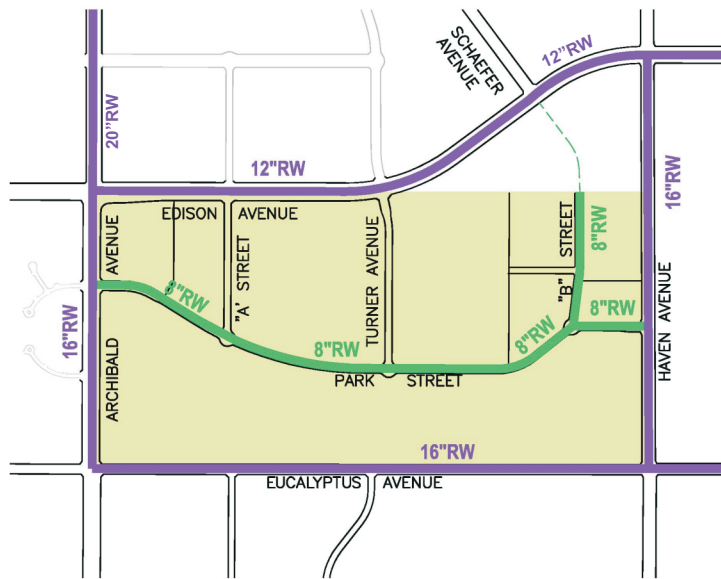
- A 12-inch recycled water line in Eucalyptus Avenue, from Archibald Avenue to Haven Avenue;
- A 16-inch recycled water line in Haven Avenue, from Eucalyptus Avenue to Edison Avenue;
- A 16-inch recycled water line in Eucalyptus Avenue, from Haven Avenue to Archibald Avenue;
- A 16-inch recycled water line in Archibald Avenue, from Eucalyptus Avenue to Edison Avenue;
- A 20-inch and 24-inch recycled water lines in Archibald Avenue, from Edison Avenue to Chino Avenue and connecting to RP1 per the approved recycled water master plan.

The developer of Grand Park will provide all recycled water lines required to serve the project. Within the specific plan area, 8-inch recycled water mains are proposed to serve the site. The Grand Park Specific Plan shall comply with City Ordinance 2689 and use recycled water for all approved uses, including but not limited to the irrigation of parks, schools, street landscaping, recreational trails, and HOA maintained common areas. The developer shall prepare and secure approval of an Engineering Report from the City and the California Department of Public Health prior to the use of recycled water. Sizing of the on-site system is subject to the City approved hydraulic analysis and minimum requirements of the City.



**LEGEND**

- SPECIFIC PLAN AREA
- NMC MASTER PLAN WATER 925' ZONE
- ON-SITE 12" WATER MAIN
- ON-SITE 8" WATER MAIN
- FUTURE CONNECTION BY OTHERS



**LEGEND**

- SPECIFIC PLAN AREA
- NMC MASTER PLAN RECYCLED WATER 930' ZONE
- ON-SITE RECYCLED WATER MAIN
- FUTURE CONNECTION BY OTHERS



**Figure II-9**  
**Onsite Domestic Water**  
**and Recycled Water Systems**







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### *Sewer Master Plan*

Sewer service for Grand Park will be provided by the City. The City's 2012 Old Model Colony and New Model Colony Sewer Master Plan Update identifies the Eastern Trunk Sewer as the service provider for the project site. The Eastern Trunk Sewer is a joint use sewer shared by the City and the IEUA. Within Grand Park, a series of 8-inch, 10-inch, and 12-inch sewer mains are proposed to serve the residential development.

Construction of the on-site and off-site Master Plan sewer improvements shall be the responsibility of the developer(s) and is required prior to issuance of building permits for Grand Park. The proposed on-site public sewer system sizing is subject to the recommendation of the approved Grand Park Sewer Study. Refer to Figure II-10.

#### **6) Stormwater Drainage**

The City's 2012 Master Plan of Drainage identifies storm drain improvements to serve the project site. Completion of these Master Plan improvements will provide permanent storm drain service to the project. That portion of the Master Plan storm drain system that lies within the project site will be constructed as part of the development of the project. The size and location of the proposed Master Plan storm lines may change based on final design.

On-site storm drains will be constructed to convey the on-site flows to the proposed Master Plan system. The size and location of proposed on-site storm drains may change based on final design. Refer to Figure II-11.

#### **7) Solid Waste Disposal**

The City will provide solid waste collection and disposal services to the Specific Plan area. Use of a three-bin system is anticipated to accommodate recycling of post-consumer recyclables and green waste. The development will support any City-sponsored recycling program(s) and the diversion of special wastes, such as tires and construction materials.

#### **8) Natural Gas**

Southern California Gas Company (SCGC) will provide natural gas to the project area, and will install gas mains to the developments within the Specific Plan prior to construction of residential uses.

#### **9) Electricity**

Southern California Edison Company (SCE) currently provides electrical service to the project area. All new electrical distribution lines and all existing lines within the Specific Plan area, less than 34.5 kV, will be placed underground by the developer according to City requirements.

#### **10) Communication Systems**

The City will provide a fiber optic network to the home, accommodating voice mail data, cable, and video on demand. Proposed on-site facilities will be placed underground within a

duct and structure system to be installed by the developer. Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the project requires the developer to install all fiber optic infrastructure necessary to service the project as a standalone development.

### **11) Grading Concept**

The project site generally slopes to the south at approximately 1.0% to 2.0%. The grading activities for Grand Park will generally consist of clearing and grubbing, demolition of existing structures, and moving surface soils to construct building pads and streets. Where slope conditions are present, the project lot line shall be located at the top of a slope. Dwelling units and structures adjacent to the slope areas should be sited to:

- Use the natural ridge as a backdrop for structures;
- Use landscape plant materials as a backdrop; and
- Use structures 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 3-foot retaining in height (9-foot total wall), except as necessary for acoustical purposes as identified by the EIR or as required as a condition of approval.

### **E. Project Objectives**

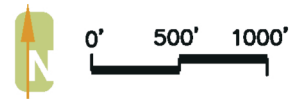
The project applicant has provided the following objectives for the Grand Park Specific Plan:

- Create a livable community that enhances an outdoor lifestyle with interconnected sidewalks, pedestrian and bicycle trails, recreational uses, schools, and a diverse mix of housing types and architectural styles.
- Design a circulation system to serve bicyclists and pedestrians as well as motorists.
- Provide adequate community facilities, such as an elementary school, high school, water, sewer, and stormdrains facilities, and new on- and off-street bike paths.
- Provide new parks, open space, trails, and greenbelts.
- Promote a unique character and sense of place within the Grand Park Specific Plan.



**LEGEND**

- SPECIFIC PLAN AREA
- EXISTING EASTERN TRUNK SEWER
- MASTER PLANNED SEWER MAIN
- ON-SITE SEWER MAIN



Michael Brandman Associates

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Figure II-10  
Onsite Wastewater System





Figure II-11  
Storm Water Improvements





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**F. Necessary Approvals**

Approvals required for development of the Grand Park Specific Plan Project would include, but may not be limited to, the following:

- Project Permit Compliance Review;
- Site Plan Review;
- Approval of Subdivision of Tract Map: The Applicant is requesting the approval of a Tentative Tract Map for Grand Park prepared pursuant to the applicable provisions of the State of California Subdivision Act (Government Code Section 66410 through 66499), the City Subdivision Ordinance, and consistent with the applicable provisions contained within the Grand Park Specific Plan.
- Major Project Review findings;
- Demolition permits as required;
- Grading, excavation, foundation, and associated building permits;
- Certification of an Environmental Impact Report;
- Waste Discharge Identification Number for coverage under the Statewide Construction General Stormwater Permit;
- Cancellation of Williamson Act contracts for the Lee properties (APN: 0218-241-15 and APN: 0218241-16), the Schoneveld property (APN: 0218-241-22) and City properties (APN: 0218-241-20 and APN: 0218-241-23), and the Pietersma Family Trust property (APN: 0218-241-06). Refer to Figure II-4 above in this section; and,
- Other permits and approvals as deemed necessary.

