



4. Land Use





4.0 Land Use

4.1 INTRODUCTION

The 539.7 gross acre Specific Plan along with the additional 130 acre 2023 Amendment area is envisioned to provide a neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to the school, recreational amenities, and commercial retail uses. Connectivity within the Specific Plan is provided through a system of pedestrian and bicycle trails linking residential neighborhoods to one another, to parks, to school, and to the commercial land use area. A component of the trail system will be provided through the improvement of a portion of the SCE owned property (SCE Corridor) within the Specific Plan. These improvements represent a part of the City's Master Planned multi-purpose trail system planned for the Ontario Ranch.

Residential development is designed to address a variety of income levels and lifestyles, such as singles, families, executives, and "empty nesters." Housing types will include single-family detached homes ranging from cluster homes and lane loaded homes with significant architectural street and "green" frontage and garages facing courts or lanes, to conventional single-family detached cottage homes with lot sizes from approximately 3,015 square feet, and scaling up to larger single-family detached homes on lot sizes varying between 5,000 and 6,300 square feet. For additional buyer choice, attached typologies are also included, namely attached row townhomes.

A commercial land use is provided for in the Specific Plan, in Planning Area 2. The Specific Plan allows for the development of approximately 87,000 square feet of neighborhood commercial, retail, and service uses in Planning Area 2 conveniently located adjacent to Archibald Ave. and Eucalyptus Ave. on approximately 12.1 net acres.

The Land Use diagram shown in *Exhibit 10, Land Use Plan* illustrates the overall land use pattern within Subarea 29. Table 1 documents statistical totals for the entire Subarea, Table 1a provides residential allocations for Subarea 29 by ownership, and Table 1b provides the Specific Plan Land Use Summary. *Refer to pages 4-3 through 4-5, Tables 1-1b.*

4.2 RESIDENTIAL USE

Residential land uses within the Subarea 29 Specific Plan comprise approximately 494.2 gross acres. The 2023 Amendment area proposes approximately 108 additional residential acres. The Specific Plan will permit the development of up to 3,888 single-family detached and attached residential dwelling units. Residential land use areas are contained within 27 distinctive neighborhoods, linked by a network of sidewalks and on-street bicycle paths connecting all the neighborhoods to the central neighborhood parks, the elementary school, a middle school, and a private Community Recreation Center (Planning Area 15).

The 2023 Amendment area is envisioned to extend and enhance the neighborhood lifestyle of the adopted Specific Plan and permit additional higher density homes.

Table 4B—Specific Plan Land Use Summary (2023 Amendment Area Included) provides a summary of unit counts and densities throughout the entire Subarea 29 project boundary.

4.2.1 Variety of Housing Types

A total of seven (7) housing types or product lines are included in the Specific Plan; these single-family detached housing types proposed for Park Place include:

- ♦ Attached Row Townhomes;
- ♦ Cluster Homes: minimum 1,750-square foot exclusive use area per home;
- ♦ Conventional Small Lot Homes: minimum 3,015-square foot lots;
- ♦ Lane Loaded Homes: minimum 3,100-square foot lots;
- ♦ Conventional Medium Lot Homes: minimum 4,000-square foot lots;
- ♦ Conventional Large Lot Homes: minimum 5,000-square foot lots; and

4.2.2 Traditional Neighborhood Design

The community plan for Park Place offers a strong neighborhood character and identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar character to that of older traditional Southern California neighborhoods, including Ontario. The design features described below "activate" the streetscene and promote friendly interaction between neighbors.

- ♦ A traditional grid and geometric street design in residential neighborhoods, with sidewalks separated by landscaped parkways, which provide visual interest, slower traffic, lower traffic volumes, and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility, beautify the streetscene, and lend a pedestrian scale.
- ♦ The primary entry street into the residential area (Merrill Ave.) shall include on-street parking for park and recreation uses to the north and south, and a "linear" landscape treatment on both sides of the street. Parkways adjacent to both sides of the street are planned to be heavily landscaped. This street leads directly to the central neighborhood parks (Planning Areas 11 and 14) and the private Recreation Center (Planning Area 15), the focal point designed to reinforce the sense of arrival and establish a sense of community.

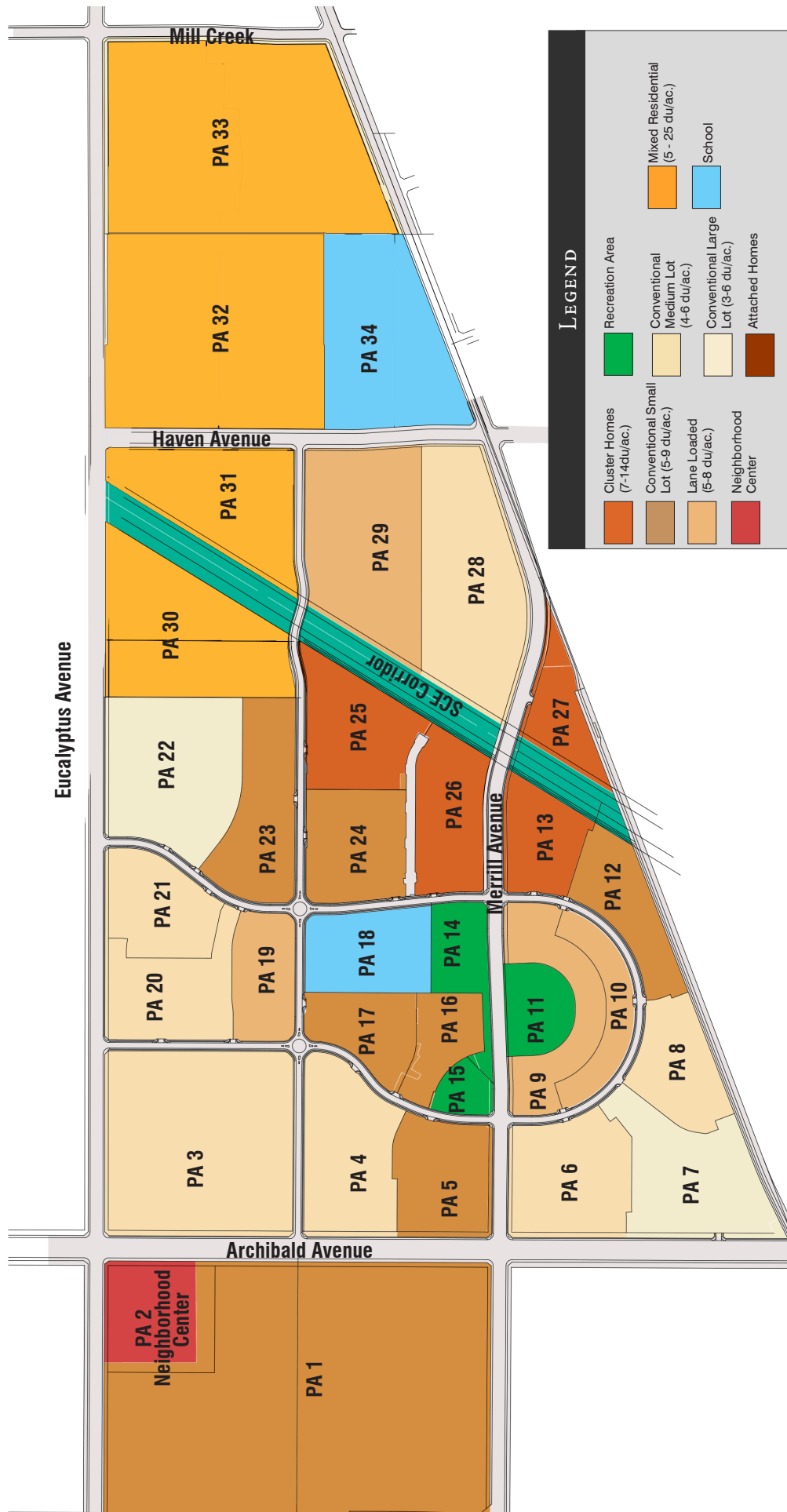


EXHIBIT 9—LAND USE PLAN





TABLE 4B—SPECIFIC PLAN LAND USE SUMMARY (2023 AMENDMENT AREA INCLUDED)

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

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

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



TABLE 3A—SUBAREA 29 SPECIFIC PLAN RESIDENTIAL ALLOCATIONS SUMMARY (BY OWNERSHIP)

<i>Description</i>	<i>Park Place</i>	<i>Richland</i>	<i>Brookfield Homes</i>	<i>Totals</i>
Total Gross Acres	349.6 ac	261.1 ac	27.2 ac	637.9 ac
SCE Easement	-(11.2 ac)	-(9.2 ac)	-(3.8 ac)	-(24.3 ac)
Elementary School (*)(**)	-(10.0 ac)	-0-	-0-	-(10.0 ac)
Middle School (**)	-(20.0 ac)	-0-	-0-	-(20.0 ac)
Neighborhood Center(**)	-0-	-(11.2 ac)	-0-	-(11.2 ac)
Residential Gross Acreage	300.4 ac	261.1 ac	27.2 ac	588.7 ac
Percent of Total Residential Acreage	53.3 %	42.7%	4.7%	100%
Total Residential Lots	2,045 du	1,735 du	108 du	3,888 du
Planned Residential Gross Density (du/gross ac.)	6.8 du/gross ac.	6.6 du/gross ac.	4.6 du/gross ac.	6.6 du/gross ac.

TABLE 3B—SUBAREA 29 SPECIFIC PLAN TOTAL UNITS RECORD

<i>Description</i>	<i>Dwelling Units</i>
Original Subarea 29 (2006)	1,937 du, 3.6 du/gross ac.
March 2008 Amendment	2,293 du, 4.2 du/gross ac.
Subarea 29 Amendment (2015)	2,392 du, 4.8 du/gross ac.
Subarea 29 Amendment (2023)	3,888 du, 6.0 du/gross ac.

(*) Only one (1) Elementary School, No Residential Allocation for Deleting.

(**) Elementary School, Middle School, and Neighborhood Center are "Useable" (excluding Street, Right-of-Way, and Additional Neighborhood Edge).



- ♦ The architecture of residences within Park Place will be designed to focus on human scale details which will enhance the pedestrian friendly character of the community. These features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.
- ♦ Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Design techniques may include varied garage setback requirements, split-garages, turn-in garages, garages located on rear lanes (private alleys), garages located on motorcourts, or other similar techniques that de-emphasize the view of garage doors from the street.
- ♦ Lane Loaded Homes permitted in Planning Areas 9, 10, 19, and 29 will front directly on green spaces and local streets, framing these spaces with architecture.

4.3 PARKS, OPEN SPACE AND RECREATIONAL FACILITIES

The Park Place portion of the Specific Plan will have a central, “Green Core” that consists primarily of open space for recreation and passive use, linked to the elementary school. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The “Green Core” is comprised of several facilities and amenities to meet the needs of the community. The following areas make up the “Green Core”: two (2) neighborhood parks, the linear park system, a private Community Recreation Center, and the paseo trail system, which are all linked to the elementary school (Planning Area 18).

4.3.1 Parks

An integral part of the development of the residential program within the development boundary of the Specific Plan is park and recreational areas, providing active and passive recreational opportunities for residents of the project site. A total of 12.0 net acres of usable neighborhood park is included in Park Place. The Quimby Act for the City of Ontario, provides for the dedication of three (3) acres of parkland per 1,000 residents. However, pursuant to the GPA Goal 12.0, Objective 12.2, Policy 12.1.3, each specific plan is required to define a park acquisition and improvement financing plan to ensure the achievement of a park standard of five (5) acres of parkland per 1,000 residents through a combination of Neighborhood and pocket parks. Pursuant to the foregoing policy, the total parkland requirement for the project is 45.5 gross acres. However, at the City of Ontario election, it was determined that the developers of Subarea 29 may pay park area fees in lieu of park dedication. Neighborhood parks

shall be dedicated to the City and pocket parks shall be transferred to a homeowners association.

The park requirement for the 2023 Amendment will be fulfilled through the implementation of pocket parks at the Tentative Map level and payment of in-lieu fees for park dedication. Pocket parks shall be transferred to a homeowners association for ownership and maintenance.

4.3.2 Trails

Bicycle trails are an integral element in creating accessibility and mobility within the Specific Plan. An off-street Class I bicycle trail system will be provided within the right-of-way of Haven Ave. (west side of street) adjacent to the project site as part of the ultimate development of the Specific Plan area. An off-street Class I bicycle trail system will also be provided within the right-of-way of Archibald Ave. (west side of street) adjacent to the development area between Merrill Ave. and Eucalyptus Ave. Adequate right-of-way will be provided for on-street bicycle routes with the improvement of Archibald Ave. adjacent to the development area south of Eucalyptus Ave., Eucalyptus Ave. adjacent to the development area, and Merrill Ave. serving the central portion of the community. The bicycle trail system will link residential neighborhoods to the planned parks and the elementary school site located within the project site, as well as providing connectivity to future development areas within the Specific Plan area and to the proposed school site located adjacent to the project site at the southeast corner of Haven Ave. and Eucalyptus Ave.

Refer to *Exhibit 11, Master Circulation Plan*, for the location of Class 1 bike paths.

4.4 SCE CORRIDOR TRAIL

A link within the City’s Master Plan of Trails proposed for SCE easements and corridors includes a portion of the trail which will be developed in the Specific Plan, extending a multi-purpose bicycle trail from Eucalyptus Ave. south to County Line Channel Trail. Access to the SCE Corridor Trail will be provided at key points within residential areas to provide pedestrian and bicycle accessibility. A conceptual plan for the SCE Corridor Trail is illustrated in *Exhibits 13, Pedestrian and Bicycle Circulation Plan, and Exhibit 29, SCE Easement Paseo System*, in Chapter 7, Design Guidelines.



4.5 COMMERCIAL / Neighborhood Center

The Specific Plan includes approximately 12.1-net acres (11.2 usable acres) designated for development of commercial uses as a neighborhood center in Planning Area 2. Approximately 87,000 square feet of neighborhood center commercial land uses are planned adjacent to Archibald and Eucalyptus Avenues. Commercial development at this location is conveniently located to serve Subarea 29. Pedestrian and bicycle connectivity between residential land use areas within the Specific Plan area and the future commercial center will be provided through an extensive network of trails. Commercial uses which could be developed within this land use district include local servicing commercial uses, such as small restaurants, small retail shops, and personal services.

4.6 SCHOOLS

The Specific Plan is located within the Mountain View School District, which serves the school needs for grades K-8 and the Chaffey Joint Union School District, which serves the school needs for grades 9-12.

One elementary school (Planning Area 18) is included within Park Place and Subarea 29 Specific Plan. A 10.0 net acre (10-acre usable) K-5 elementary school is located in the heart of Park Place, adjacent to the northern neighborhood park, north of Merrill Ave. Joint use school/park facilities are envisioned, serving the K-5 school needs generated by the project.

A 20 net-acre middle school (Planning Area 34) is located at the southeast corner of Haven and Eucalyptus Avenue. This school will serve the 6-8 school needs generated by development of both the 2023 Amendment area and the original Specific Plan area. The developers within the 2023 Amendment area will be required to pay school fees or construct school facilities, as required by the State of California.

Final approval of the elementary and middle school site rests with the State of California Department of Education. It shall be the responsibility of the school district to seek such approval and to comply with all applicable regulations and procedures. Should the Mountain View School District find it necessary to build the elementary school or another public school in a location other than Planning Area 18 or Planning Area 34, the placement of a school at another location within Subarea 29 Specific Plan shall be considered consistent with the provisions of Specific Plan.

In the event that the Mountain View School District elects to construct the elementary school at an alternate location outside the Subarea 29 Specific Plan, the designated school site (Planning Area 18) will be developed with residential uses. Should this site be developed with residential uses, in lieu of the school, it will be developed as Low Density Residential within a density of 4.6 dwelling units per acre and with a development target of 46 dwelling units; and the total number of dwelling units within the specific plan will be increased to 3,888 dwelling units with the approval of a Specific Plan Amendment (SPA).

In the event that the Mountain View School District elects to construct a middle school at an alternate location outside the Subarea 29 Specific Plan, the designated school site (Planning Area 34) will be developed with residential uses. Should this site be developed with residential uses, in lieu of a school, it will be developed with a blended average of Low-Medium and Medium Density similar to the other parcels. This Planning Area will have a density of 17.0 dwelling units per acre and a development target of 340 dwelling units. Upon this occurring, the total number of dwelling units will be increased for the specific plan with the approval of a Specific Plan Amendment (SPA).

In order to develop Planning Area 34 with residential uses in lieu of the school, the developer shall be required to obtain written confirmation from the Mountain View School District that it will not utilize the planning area for development of an elementary or other school. The written confirmation will be submitted to the City of Ontario Planning Department concurrently with any development application for Planning Area 34, which would require an amendment to the Specific Plan.

4.7 DAIRY FARMING

The Specific Plan Area contains existing dairies and feed lots. A minimum 100-foot separation shall be required between a new residential, commercial, or industrial development, or structures used for public assembly and an existing animal feed trough, corral/pen, or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

4.8 AIRPORT LAND USE COMPATIBILITY PLANNING (ALUCP)

4.8.1 ONTARIO AIRPORT (ONT) REQUIREMENTS

The ALUCP for ONT was adopted in April of 2011 and the project site is located outside noise and safety impact zones but is located within the Real Estate Transaction Disclosure zone due to oversight and does not place development restrictions on the property but does require disclosure to new property owners. The Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 require that, as part of many residential real estate transactions, information be disclosed regarding whether the property is situated within an Airport Influence Area (AIA). The Business and Professions Code applies the disclosure requirement to the sale or lease of newly subdivided lands and condominium conversions and to the sale of certain existing residential property.

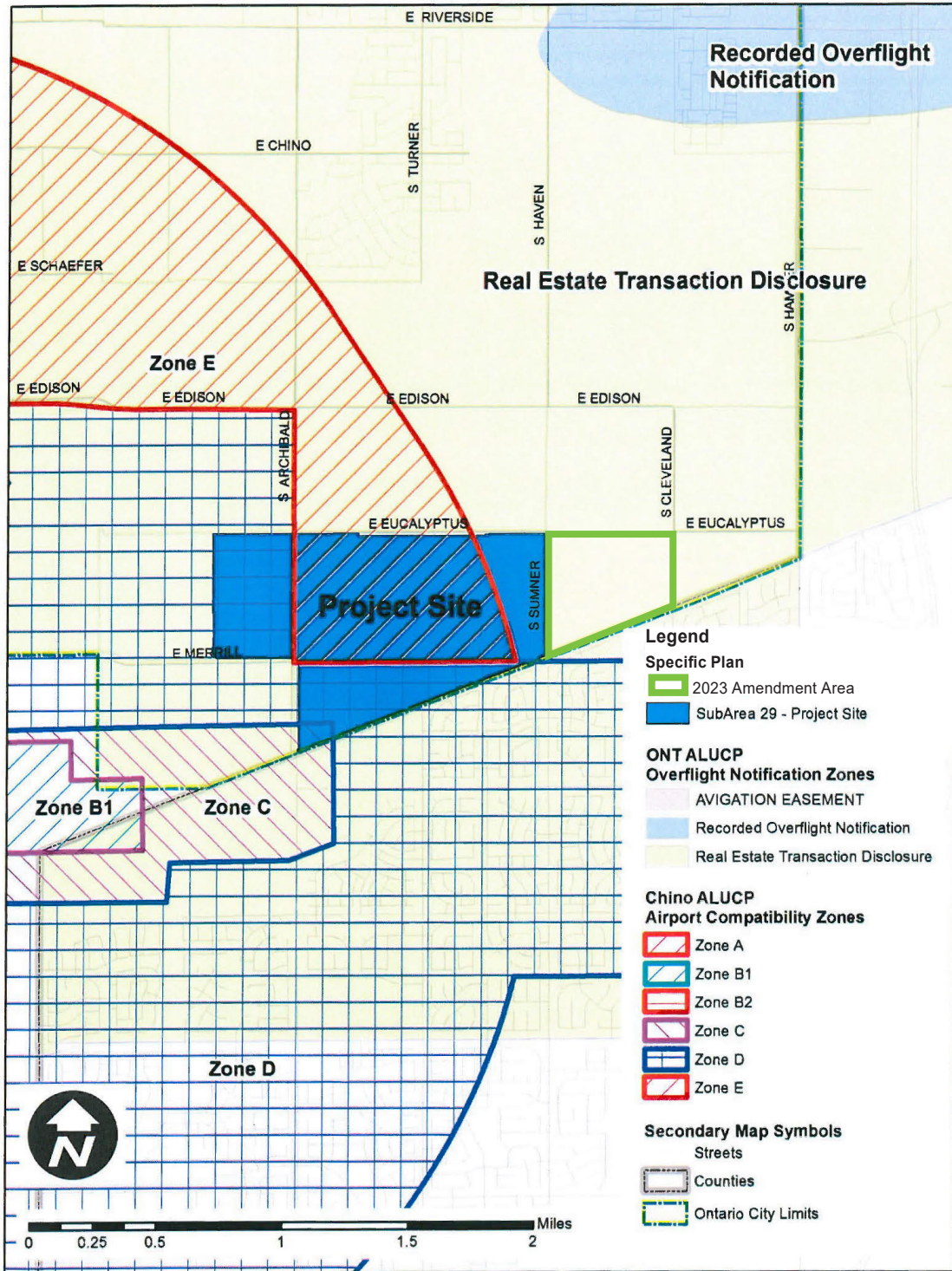


EXHIBIT 10—AIRPORT INFLUENCE AREAS



The Civil Code applies the disclosure requirement to existing residential property transfers only when certain natural conditions (earthquake, fire, or flood hazards) warrant disclosure. State Law provides the following disclosure language:

NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

4.8.2 CHINO AIRPORT REQUIREMENTS

The most recent ALUCP for Chino Airport was completed by the County of Riverside Airport Land Use Commission in 2008 and is being used by the City as a guide for development around Chino Airport. The project site is partially located within Zones C, D and E.

- ✦ The portions located within Zone C are considered existing land uses.
- ✦ Residential land uses within Chino Airport Compatibility Zone D are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language:

(NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)

- ✦ Zone D requires that 10% of the area be set aside as Open Land. Open Land must have a minimum dimensions of (75 feet by 300 feet). Open Land area must be free most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of Open Land areas where the area abuts a wall or similar feature, provided that they are planted

within 4 feet of the wall. Roads and automobile parking lots are acceptable as Open Land areas if they meet the above criteria.

- ✦ Zone D requires residential densities to be at or above 5.0 dwelling units per acre or have an average parcel size of less than 0.2 gross acres (8,712 SF).
- ✦ Zone D limits building/structure heights to 70 feet. Any permanent or temporary object greater than 70 feet in height are required to file a FAA Form 7460-1 and receive a determination of No Hazard from the FAA prior to project approval. During construction or grading of the site construction equipment such as cranes that exceed 70 feet will also be required to file a FAA Form 7460-1 and receive a No Hazard determination.
- ✦ Zone E and does not place any land use restrictions on the property but due to flight patterns the height of any structure cannot exceed 100 feet without FAA approval. If a structure exceeds 100 feet in height or has the potential to be a hazard to flight due to visual glare or electronic interference the project applicant is required to notify the FAA by electronically filing a 7460-1 Form.