



SUBAREA 29

SPECIFIC PLAN ADOPTED OCTOBER 17, 2006
AMENDED MAY 1, 2007
AMENDED MARCH 19, 2008
AMENDED AUGUST 28, 2013
AMENDED APRIL 21, 2015



SPECIFIC PLAN AMENDMENT

SUBAREA 29 SPECIFIC PLAN AT NEW MODEL COLONY

PSP 03-003; PSPA 07-003; PSPA 07-007; PSPA 13-002; PSPA 14-002

Approved by City of Ontario City Council on 10/17/2006

Approved by City of Ontario City Council on 05/01/2007

Approved by City of Ontario City Council on 03/19/2008

Approved by Zoning Administrator on 08/28/2013

Approved by City of Ontario City Council on 04/21/2015

COMMUNITY DEVELOPERS

SL ONTARIO DEVELOPMENT COMPANY, LLC

2201 DUPONT DRIVE, SUITE 300

IRVINE, CALIFORNIA 92612

CONTACT: JEFF EVANS

(949) 833-1554

OR

1156 N. MOUNTAIN AVENUE

UPLAND, CALIFORNIA 91785

CONTACT: (909) 985-0971

RICHLAND COMMUNITIES, INC.

4100 NEWPORT PLACE, SUITE 800

NEWPORT BEACH, CA 92660

CONTACT: (949) 261-7010

Community Planner, Architect

WILLIAM HEZMALHALCH ARCHITECTS, INC.

2850 REDHILL AVE., SUITE 200

SANTA ANA, CALIFORNIA 92705

CONTACT: (949) 250-0607

Landscape Architect

ARCHITERRA

10221-A TRADEMARK STREET

RANCHO CUCAMONGA, CALIFORNIA 91730

CONTACT: (909) 484-2800

Civil Engineer

L.D. KING, INC.

2151 CONVENTION CENTER WAY, SUITE 100

ONTARIO, CALIFORNIA 91764

CONTACT: (909) 937-0200



TABLE OF CONTENTS

<i>Chapter</i>	<i>Page</i>
<u>1.0 SPECIFIC PLAN OVERVIEW.....</u>	<u>1-1</u>
1.1 Purpose for Amendment.....	1-6
1.2 Governing Documents.....	1-6
<u>2.0 INTRODUCTION.....</u>	<u>2-1</u>
2.1 Purpose and Objectives.....	2-1
2.1.1 Purpose.....	2-1
2.1.2 Objectives.....	2-1
2.2 Specific Plan Proposal.....	2-2
2.2.1 Project Summary.....	2-2
2.3 Authority and Requirements.....	2-3
2.3.1 Authority.....	2-3
2.3.2 Requirements of the Specific Plan.....	2-3
2.3.3 Development Agreement Required.....	2-3
2.4 Development Approval Components.....	2-6
2.5 CEQA Compliance.....	2-6
2.6 Relationship to General Plan and Zoning.....	2-6
2.7 Development Plan Review.....	2-6
2.8 Airport Land Use Compatibility Planning Consistency.....	2-6
<u>3.0 EXISTING CONDITIONS.....</u>	<u>3-1</u>
3.1 Property Ownership.....	3-1
3.2 Williamson Act Status.....	3-1
3.3 Airport Land Use Compatibility Plan Consistency.....	3-1
3.4 Existing Site Conditions and Improvements.....	3-1
3.5 Surrounding Land Uses.....	3-1
3.6 Topography.....	3-1
3.7 Hydrology.....	3-1
3.8 Existing Circulation/Access.....	3-1
3.8.1 Regional Circulation.....	3-1
3.8.2 Local Circulation.....	3-4
3.9 Existing Infrastructure/Utilities.....	3-4
3.9.1 Water Supply Facilities.....	3-4
3.9.2 Sewer.....	3-4
3.9.3 Stormwater/Drainage Facilities.....	3-4
3.9.4 Solid Waste Disposal.....	3-4
3.9.5 Natural Gas Lines.....	3-4
3.9.6 Electrical Facilities.....	3-4
3.9.7 Communications Systems.....	3-5
3.10 Geology and Soils.....	3-5
3.11 Seismicity.....	3-5
3.12 Vegetation.....	3-5
3.13 Biological Resources.....	3-5



<i>Chapter</i>	<i>Page</i>
4.0 LAND USE.....	4-I
4.1 Introduction.....	4-1
4.2 Residential Use.....	4-1
4.2.1 Variety of Housing Types.....	4-1
4.2.2 Traditional Neighborhood Design.....	4-1
4.3 Parks, Open Space and Recreational Facilities.....	4-5
4.3.1 Parks.....	4-5
4.3.2 Trails.....	4-5
4.4 SCE Corridor Trail.....	4-5
4.5 Commercial / Neighborhood Center.....	4-5
4.6 Schools.....	4-6
4.7 Dairy Farming.....	4-6
4.8 Airport Land Use Compatibility Planning (ALUCP).....	4-6
4.8.1 Ontario Airport (ONT) Requirements.....	4-6
4.8.2 Chino Airport Requirements.....	4-8
5.0 INFRASTRUCTURE AND SERVICES.....	5-I
5.1 Circulation.....	5-1
5.1.1 Streets.....	5-1
5.1.2 Traffic Calming.....	5-12
5.1.3 Pedestrian Circulation.....	5-13
5.1.4 Bicycle Trails.....	5-13
5.2 Water Master Plans.....	5-13
5.2.1 Domestic and Recycled Water Master Plan.....	5-13
5.2.2 Domestic Water.....	5-16
5.2.3 Recycled Water System.....	5-16
5.3 Sewer Master Plan.....	5-16
5.4 Drainage.....	5-16
5.4.1 NPDES Compliance.....	5-17
5.5 Schools.....	5-17
5.6 Public Utilities.....	5-17
5.6.1 Telecommunications.....	5-17
5.6.2 Natural Gas.....	5-22
5.6.3 Electricity.....	5-22
5.6.4 Solid Waste.....	5-22
5.7 Grading Concept.....	5-22
5.7.1 Preliminary Earthwork Calculations.....	5-22
5.7.2 Preliminary Grading/Drainage Concept.....	5-22
5.8 Phasing.....	5-22



<i>Chapter</i>	<i>Page</i>
6.0 DEVELOPMENT REGULATIONS.....	6- I
6.1 Introduction.....	6-1
6.2 Definition of Terms.....	6-1
6.3 Applicability.....	6-1
6.4 Administration.....	6-1
6.5 Methods and Interpretation.....	6-1
6.6 General Site Development Criteria.....	6-1
6.7 Implementation.....	6-2
6.8 Development Permit.....	6-2
6.9 Subdivision Maps.....	6-2
6.10 Specific Plan Modifications and Amendments.....	6-2
6.10.1 Minor Modifications.....	6-2
6.10.2 Specific Plan Amendments.....	6-3
6.11 Appeals.....	6-3
6.12 Project Financing.....	6-3
6.13 Maintenance Responsibilities.....	6-3
6.13.1 Public Maintenance.....	6-3
6.13.2 Homeowner Association.....	6-5
6.14 Residential Development Standards.....	6-5
6.14.1 Residential Detached.....	6-5
6.15 Neighborhood Serving Commercial Land Use Development Standards.....	6-5
6.16 Landscape Standards.....	6-8
6.16.1 General Provisions.....	6-8
6.16.2 Landscape Standards.....	6-8
6.17 Signage.....	6-9
6.17.1 Master Sign Program Contents.....	6-9
6.18 Private Recreational Facilities.....	6-9
7.0 RESIDENTIAL DESIGN GUIDELINES.....	7- I
7.1 Introduction.....	7-1
7.1.1 Guiding Principles.....	7-1
7.2 Architectural Styles.....	7-2
7.2.1 Introduction.....	7-2
7.2.2 Architectural Philosophy.....	7-2
7.2.3 Architectural Styles.....	7-2
7.3 Massing.....	7-18
7.3.1 Introduction.....	7-18
7.3.2 General Elements.....	7-18
7.3.3 Front Articulation.....	7-19
7.3.4 Roof Forms.....	7-20
7.3.5 Garage Placement & Treatment.....	7-20
7.3.6 Balconies and Projections.....	7-24
7.3.7 Elevation Enhancements.....	7-24
7.3.8 Varied Massing.....	7-25
7.3.9 Corner Lots/Critical Edge Conditions.....	7-25



<i>Chapter</i>	<i>Page</i>
7.4 Materials and Details	7-26
7.4.1 Introduction	7-26
7.4.2 Doors and Entries	7-26
7.4.3 Windows	7-27
7.4.4 Rakes and Eaves.....	7-27
7.4.5 Exterior Lighting and Fixtures	7-27
7.4.6 Roof Materials	7-28
7.4.7 Colors.....	7-28
7.4.9 Wall Finishes.....	7-29
7.4.10 Trash Container Pads in Lanes	7-29
7.5 Home Types	7-29
7.5.1 Introduction	7-29
7.5.2 Home Type Criteria	7-29
7.6 Landscape	7-52
7.6.1 Introduction	7-52
7.6.2 Overall Streetscapes and Entries	7-52
7.6.3 Interior Streetscape Design.....	7-69
7.6.4 Lanes.....	7-70
7.6.5 Entries and Monumentation.....	7-70
7.6.6 Primary and Secondary Community Entry, and Neighborhood Entry Monumentation..	7-70
7.6.7 Neighborhood Parks and Open Space	7-76
7.6.8 The Park Place Private Recreation Center.....	7-77
7.6.9 Paseo Trail System.....	7-77
7.6.10 Community Walls and Fencing	7-77
7.6.11 Outdoor Lighting.....	7-82
7.6.12 Mailboxes.....	7-82
7.7 Landscape Implementation.....	7-82
7.7.1 Improvement Responsibility Landscape Maintenance	7-82
7.7.2 Homebuilder Landscape Requirements.....	7-85
7.7.3 Soil Testing.....	7-85
7.7.4 Slope Landscaping - HOA.....	7-85
7.7.5 Private Interior Slopes: Residential Interior	7-85
7.7.6 Streetscape Landscaping.....	7-85
7.7.7 Irrigation Design	7-86
7.8 Design Guideline Implementation	7-86
7.8.1 Design Review Submittal Requirements	7-86
7.9 Plant Matrix.....	7-86



<i>Chapter</i>	<i>Page</i>
<u>8.0 COMMERCIAL DESIGN GUIDELINES</u>	<u>8- I</u>
8.1 Introduction	8-1
8.1.1 Guiding Principles	8-1
8.1.2 Review Process	8-1
8.2 Commercial Design Guidelines	8-1
8.2.1 Introduction	8-1
8.2.2 Site Planning	8-1
8.2.3 Building Design	8-2
8.2.4 Architectural Details	8-2
8.2.5 Open Space and Landscaping	8-3
<u>9.0 GENERAL PLAN CONSISTENCY</u>	<u>9- I</u>
<u>APPENDIX</u>	<u>III</u>
Appendix A—Legal Description	III
Appendix B—Glossary of Specific Plan Terms	III
Appendix C—Summary of Key Specific Plan Background Information	IV



Exhibit

Page

LIST OF EXHIBITS

[Exhibit 1—Regional Location 1-2](#)

[Exhibit 2—Vicinity Map 1-3](#)

[Exhibit 3—Land Use Plan..... 1-4](#)

[Exhibit 4—Policy Plan Land Use Plan \(Exhibit LU 01\)..... 2-4](#)

[Exhibit 5—Policy Plan Functional Roadway Classification Plan..... 2-5](#)

[Exhibit 6—Existing Property Ownerships and Williamson Act Contract Status 3-2](#)

[Exhibit 7—Aerial Photo 3-3](#)

[Exhibit 8—Policy Plan Functional Roadway Classification Plan 3-6](#)

[Exhibit 9—Land Use Plan..... 4-2](#)

[Exhibit 10—Airport Influence Areas..... 4-7](#)

[Exhibit 11— Master Circulation Plan 5-2](#)

[Exhibit 12— Arterial Street Sections..... 5-3](#)

[Exhibit 12— Arterial Street Sections..... 5-4](#)

[Exhibit 12— Arterial Street Sections..... 5-5](#)

[Exhibit 12a— Local Street Sections 5-6](#)

[Exhibit 12a— Local Street Sections 5-7](#)

[Exhibit 12a— Local Street Sections 5-8](#)

[Exhibit 12b— Lane \(Private Alley\) Sections..... 5-9](#)

[Exhibit 12c—Neighborhood Street Chokers..... 5-10](#)

[Exhibit 12d— Lane \(Private Alley\) 5-11](#)

[Exhibit 13 —Pedestrian and Bicycle Circulation Plan..... 5-14](#)

[Exhibit 14— Conceptual Domestic Water Master Plan 5-15](#)

[Exhibit 15— Conceptual Recycled Water Master Plan 5-18](#)

[Exhibit 16— Conceptual Sewer Master Plan 5-19](#)

[Exhibit 17—Conceptual Storm Drain Master Plan..... 5-20](#)

[Exhibit 18—Conceptual Grading Plan..... 5-21](#)

[Exhibit 19—Conceptual Phasing Plan..... 5-23](#)

[Exhibit 20—Conceptual Landscape Master Plan..... 7-53](#)

[Exhibit 21—Streetscape/Paseo Sections 7-54](#)

[Exhibit 22— Archibald Ave. \(South of Merrill Ave.\)..... 7-55](#)

[Exhibit 22a—Archibald Ave. \(North of Merrill Ave.\)..... 7-56](#)

[Exhibit 23—Merrill Ave.
 _____ \(From Archibald to Rec. Center & From SCE Easement to Haven Ave. \) 7-57](#)

[Exhibit 23a—Merrill Ave. \(From Rec. Center to SCE Easement\)..... 7-58](#)

[Exhibit 24—Haven Ave. 7-59](#)

[Exhibit 25—Eucalyptus Ave..... 7-60](#)

[Exhibit 26—Primary Local Street \(60’ R/W with 14’ Total Landscape Buffer\)..... 7-61](#)

[Exhibit 26a—Local and Cul-de-Sac Street
 _____ \(60’ R/W With 12’ Parkway and 7’ Landscape Buffer\) 7-62](#)

[Exhibit 26b—Primary Local Street \(60’ R/W\) 7-63](#)

[Exhibit 27—Lanes \(Private Alleys\)..... 7-64](#)



<i>Exhibit</i>	<i>Page</i>
Exhibit 28—Internal Paseo Easement.....	7-65
Exhibit 29—SCE Easement Paseo System	7-66
Exhibit 30—County Line Channel Paseo System	7-67
Exhibit 31—Round-about Intersection with Neighborhood Paseo Connector	7-68
Exhibit 32—Conceptual Lane (Private Alley) Section	7-71
Exhibit 33—Primary Community Entry & Monument.....	7-73
Exhibit 34—Secondary Community Entry & Monument	7-74
Exhibit 35—Neighborhood Entry & Monument	7-75
Exhibit 36—Community Portal Entry	7-78
Exhibit 37—Overall Park	7-79
Exhibit 38—Community Recreation Center Public Tennis Courts & Basketball Court	7-80
Exhibit 39—Public Neighborhood Parks.....	7-81
Exhibit 40—Conceptual Wall and Fence Plan.....	7-83
Exhibit 40a—Wall and Fence Details.....	7-84



Table

Page

LIST OF TABLES

Table 1—Specific Plan Land Use Summary.....	1-5
Table 2—Policy Plan Residential Capacity	2-6
Table 3—Specific Plan Land Use Summary	4-3
Table 3a—Subarea 29 Specific Plan Residential Allocations Summary (by Ownership).....	4-4
Table 3b—Subarea 29 Specific Plan Total Units Record.....	4-4
Table 4—Maintenance Responsibilities.....	6-4
Table 5—Neighborhood Service Commercial Site Development Standards	6-6
Table 5—Neighborhood Service Commercial Site Development Standards <i>Continued</i>.....	6-7