

# TABLE OF CONTENTS

<b>1. INTRODUCTION</b>	<b>1-1</b>
<b>1.1 Purpose and Intent of the Specific Plan</b>	<b>1-5</b>
<b>1.2 Specific Plan Project</b>	<b>1-6</b>
Location and Specific Plan Boundary	1-6
Employment Generation	1-6
Infrastructure Framework	1-6
Community Connectivity and Compatibility	1-6
<b>1.3 Specific Plan Requirements</b>	<b>1-7</b>
<b>1.4 Authority and Scope</b>	<b>1-7</b>
<b>1.5 California Environmental Quality Act Compliance</b>	<b>1-7</b>
<b>1.6 Organization of this Specific Plan</b>	<b>1-8</b>
<b>2. EXISTING CONDITIONS</b>	<b>2-1</b>
<b>2.1 Existing Land Uses and Improvements</b>	<b>2-1</b>
2.1.1 On-Site Uses	2-1
2.1.2 Surrounding Uses	2-2
<b>2.2 Existing and Surrounding Development</b>	<b>2-3</b>
<b>2.3 Airport Influence Areas</b>	<b>2-5</b>
Ontario International Airport	2-5
Chino Airport	2-5
<b>2.4 Williamson Act Contracts</b>	<b>2-5</b>
<b>2.5 Ontario Plan 2050 and Zoning Designations</b>	<b>2-10</b>
<b>2.6 Existing Circulation</b>	<b>2-12</b>
<b>2.7 Existing Environmental Conditions</b>	<b>2-14</b>
Topography	2-14
Geology, Soils, and Seismicity	2-14
Hydrology	2-15
Biological Resources	2-15
<b>3. DEVELOPMENT PLAN</b>	<b>3-1</b>
<b>3.1 Land Use Plan</b>	<b>3-1</b>
<b>3.2 Circulation Plan</b>	<b>3-4</b>
3.2.1 Local Circulation	3-5
3.2.2 Traffic Control Devices	3-5
3.2.3 Euclid Avenue (Route 83)	3-8
3.2.4 Edison Avenue	3-9
3.2.5 Schaefer Avenue	3-10
3.2.6 Sultana Avenue	3-11

3.2.7	Pedestrian Circulation	3-12
3.2.8	Trails and Bicycle Paths	3-12
3.2.9	Transit	3-13
<b>3.3</b>	<b>Potable Water Plan</b>	<b>3-14</b>
<b>3.4</b>	<b>Recycled Water Plan</b>	<b>3-19</b>
<b>3.5</b>	<b>Sewer Plan</b>	<b>3-22</b>
<b>3.6</b>	<b>Conceptual Grading Plan</b>	<b>3-26</b>
<b>3.7</b>	<b>Dry Utilities Plan</b>	<b>3-29</b>
3.7.1	Communication System	3-29
3.7.2	Natural Gas	3-29
3.7.3	Electricity	3-29
<b>3.8</b>	<b>Storm Drain Plan</b>	<b>3-32</b>
3.8.1	NPDES Compliance	3-33
<b>3.9</b>	<b>Public Services</b>	<b>3-36</b>
3.9.1	Police	3-36
3.9.2	Fire	3-36
3.9.3	Solid Waste Disposal	3-36
<b>3.10</b>	<b>Phasing Plan</b>	<b>3-36</b>
<b>4.</b>	<b>LAND USE AND DEVELOPMENT STANDARDS</b>	<b>4-1</b>
<b>4.1</b>	<b>General Provisions</b>	<b>4-1</b>
4.1.1	Definition of Terms	4-1
4.1.2	Applicability	4-1
4.1.3	Severability	4-1
4.1.4	Administration	4-1
4.1.5	Methods and Interpretation	4-2
<b>4.2</b>	<b>Allowable Uses</b>	<b>4-3</b>
"P"	Permitted Land Uses	4-3
"C"	Conditionally Permitted Land Uses	4-3
"A"	Administratively Permitted Uses	4-3
"--"	Prohibited Land Uses	4-3
	Land Uses Not Listed	4-3
<b>4.3</b>	<b>Development Standards</b>	<b>4-10</b>
4.3.1	Business Park/Mixed-Use Development Standards	4-11
4.3.2	Mixed-Use Development Standards	4-13
<b>4.4</b>	<b>Open Space Planning Areas</b>	<b>4-16</b>
4.4.1	Allowable Uses within the SCE Easement Areas	4-16
4.4.2	Development Standards within the SCE Easement Areas	4-16

<b>5. DESIGN GUIDELINES</b>	<b>5-1</b>
<b>5.1 General Design Guidelines</b>	<b>5-1</b>
5.1.1 Architectural Design	5-1
5.1.2 Landscape Design	5-3
5.1.3 Streetscapes	5-3
5.1.4 Plant Palette	5-10
<b>5.2 Business Park Guidelines</b>	<b>5-12</b>
5.2.1 Architectural Design	5-12
5.2.2 Landscape Design	5-16
<b>5.3 Mixed-Use Commercial/Office Guidelines</b>	<b>5-22</b>
5.3.1 Architectural Design	5-23
5.3.2 Landscape Design	5-27
<b>5.4 Mixed-Use Residential Guidelines</b>	<b>5-31</b>
5.4.1 Architectural Design	5-31
5.4.2 Landscape Design	5-37
<b>6. SPECIFIC PLAN IMPLEMENTATION</b>	<b>6-1</b>
<b>6.1 Applicability</b>	<b>6-1</b>
6.1.1 Definition of Terms	6-1
<b>6.2 Severability</b>	<b>6-1</b>
<b>6.3 Interpretation</b>	<b>6-1</b>
<b>6.4 Consistency with Other Plans and Regulations</b>	<b>6-1</b>
6.4.1 Consistency with The Ontario Plan	6-1
6.4.2 Consistency with Airport Land Use Compatibility Plans	6-2
6.4.3 Consistency with California Building Code	6-2
6.4.4 Consistency with CEQA	6-2
<b>6.5 Specific Plan Revisions</b>	<b>6-2</b>
6.5.1 Minor Modifications	6-2
6.5.2 Specific Plan Amendments	6-3
<b>6.6 Subdivision Maps</b>	<b>6-3</b>
<b>6.7 Development and Land Use Review Procedures</b>	<b>6-3</b>
6.7.1 Development Plan Review	6-3
6.7.2 Conditional Use Permit	6-4
6.7.3 Administrative Use Permit	6-4
6.7.4 Appeals	6-4
<b>6.8 Development Agreement</b>	<b>6-4</b>
<b>6.9 Specific Plan Phasing</b>	<b>6-4</b>
6.9.1 Phasing Objectives	6-4
6.9.2 Findings for Modification of the Phasing Plan	6-5
<b>6.10 Maintenance Plan</b>	<b>6-5</b>
6.10.1 City of Ontario, Community Facilities District & other Special District	6-5
6.10.2 Property Owners Association	6-6

## **7. CONSISTENCY WITH THE ONTARIO PLAN**

**7-1**

### **7.1 Land Use Element**

**7-1**

Policy LU-1.1 Strategic Growth	7-1
Policy LU-1.2 Sustainable Community Strategy	7-1
Policy LU-1.3 Adequate Capacity	7-2
Policy LU-1.4 Multimodal Mobility	7-2
Policy LU-1.5 Jobs-Housing Balance	7-2
Policy LU-1.6 Complete Community	7-2
Policy LU-2.3 Hazardous Uses	7-3
Policy LU-2.5 Regulation of Uses	7-3
Policy LU-2.6 Infrastructure Compatibility	7-3
Policy LU-2.9 Methane Gas Sites	7-4
Policy LU-2.11 Context-Aware Transitions and Connections	7-4
Policy LU-3.1 Development Standards	7-4
Policy LU-4.1 Commitment to Vision	7-5
Policy LU-4.3 Infrastructure Timing	7-5
Policy LU-5.1 Coordination with Airport Authorities	7-5
Policy LU-5.2 Airport Planning Consistency	7-5
Policy LU-5.5 Airport Compatibility Planning for ONT	7-6
Policy LU-5.7 ALUCP Consistency with Land Use Regulations	7-6
Policy LU-5.8 Chino Airport	7-6

### **7.2 Housing Element**

**7-6**

Policy H-1.2 Neighborhood Conditions	7-6
Policy H-1.3 Community Amenities	7-6
Policy H-1.4 Historical Preservation	7-7
Policy H-2.1 Corridor Housing	7-7
Policy H-2.4 Ontario Ranch	7-7
Policy H-2.5 Housing Design	7-8
Policy H-5.2 Family Housing	7-8

### **7.3 Parks and Recreation Element**

**7-8**

Policy PR-1.1 Access to Parks	7-8
Policy PR-1.5 Acreage Standard	7-9
Policy PR-1.6 Private Parks	7-9
Policy PR-1.9 Phased Development	7-9
Policy PR-1.12 Trails	7-9
Policy PR-1.14 Multi-family Residential Developments	7-9
Policy PR-1.15 Trail Connectivity	7-9

### **7.4 Environmental Resources Element**

**7-10**

Policy ER-1.3 Conservation and Sustainable Water Supply	7-10
Policy ER-1.5 Water Resource Management	7-10
Policy ER-1.6 Urban Run-off Quantity	7-10
Policy ER-1.7 Urban Run-off Quality	7-11
Policy ER-1.8 Wastewater Management	7-11
Policy ER-3.1 Conservation Strategy	7-11
Policy ER-3.3 Building and Site Design	7-11
Policy ER-3.6 Generation- Renewable Sources	7-12
Policy ER-4.1 Land Use	7-12

*Cont. 7. CONSISTENCY WITH THE ONTARIO PLAN*

Policy ER-4.3 Greenhouse Gases (GHG) Emissions Reductions	7-12
Policy ER-4.4 Indoor Air Quality	7-12
Policy ER-4.5 Transportation	7-13
Policy ER-4.8 Tree Planting	7-13
Policy ER-5.2 Entitlement and Permitting Process	7-13
<b>7.5 Community Economics Element</b>	<b>7-14</b>
Policy CE-1.1 Jobs-Housing Balance	7-14
Policy CE-1.5 Business Attraction	7-14
Policy CE-1.6 Diversity of Housing	7-14
Policy CE-1.7 Retail Goods and Services	7-14
Policy CE-1.12 Circulation	7-15
Policy CE-2.1 Development Projects	7-15
Policy CE-2.2 Development Review	7-15
Policy CE-2.4 Protection of Investment	7-15
Policy CE-2.5 Private Maintenance	7-16
Policy CE-2.6 Public Maintenance	7-16
<b>7.6 Safety Element</b>	<b>7-16</b>
Policy S-1.1 Implementation of Regulations and Standards	7-16
Policy S-1.2 Entitlement and Permitting Process	7-16
Policy S-2.1 Entitlement and Permitting Process	7-17
Policy S-3.3 Fire and Emergency Medical Services	7-17
Policy S-3.8 Fire Prevention through Environmental Design	7-17
Policy S-4.1 Noise Mitigation	7-18
Policy S-5.1 Dust Control Measures	7-18
Policy S-5.2 Grading in High Winds	7-18
Policy S-6.9 Remediation of Methane	7-18
Policy S-7.4 Crime Prevention through Environmental Design (CPTED)	7-19
Policy S-9.1 Solar Energy	7-19
<b>7.7 Mobility Element</b>	<b>7-20</b>
Policy M-1.1 Roadway Design and Maintenance	7-20
Policy M-1.2 Mitigation of Impacts	7-20
Policy M-2.2 Bicycle System	7-20
Policy M-2.3 Pedestrian Walkways	7-21
Policy M-2.4 Network Opportunities	7-21
Policy M-3.2 Alternative Transit Facilities at New Development	7-21
Policy M-4.1 Truck Routes	7-22
Policy M-4.4 Environmental Considerations	7-22
<b>7.8 Community Design Element</b>	<b>7-22</b>
Policy CD-1.2 Place Types	7-22
Policy CD-1.4 Transportation Corridors	7-23
Policy CD-2.1 Quality Building Design and Architecture	7-23
Policy CD-2.2 Neighborhood Design	7-23
Policy CD-2.3 Commercial Areas	7-24
Policy CD-2.4 Urban, Mixed Use, and Transit-oriented Areas	7-24
Policy CD-2.5 Streetscapes	7-24

Policy CD-2.6 Connectivity	7-25
Policy CD-2.7 Sustainability	7-25
Policy CD-2.8 Safe Design	7-25
Policy CD-2.9 Landscape Design	7-26
Policy CD-2.10 Parking Areas	7-26
Policy CD-2.11 Entry Statements	7-26
Policy CD-2.12 Site and Building Signage	7-27
Policy CD-2.16 Transit Stops	7-27
Policy CD-3.1 Unique Identity	7-27
Policy CD-3.2 Comfortable, Human-Scale Public Realm	7-27
Policy CD-3.3 Complete and Connected Network	7-28
Policy CD-3.4 Context-Aware and Appropriate Design	7-28
Policy CD-3.5 Active Frontages	7-28
Policy CD-5.1 Maintenance of Buildings and Property	7-28
Policy CD-5.2 Maintenance of Infrastructure	7-29
<b>7.9 Social Resources Element</b>	<b>7-29</b>
Policy SR-2.4 Access to Schools	7-29
Policy SR-5.3 Public Art	7-29

## FIGURES

<b>Figure 1.1 Regional Location</b>	<b>1-2</b>
<b>Figure 1.2 Ontario Ranch</b>	<b>1-3</b>
<b>Figure 1.3 Specific Plan Boundary</b>	<b>1-9</b>
<b>Figure 2.1 Surrounding Land Uses</b>	<b>2-4</b>
<b>Project Site Overviews</b>	<b>2-6</b>
<b>Figure 2.2 Existing Land Use and Zoning</b>	<b>2-11</b>
<b>Figure 2.3 Regional Circulation</b>	<b>2-13</b>
<b>Figure 3.1 Land Use Plan</b>	<b>3-2</b>
<b>Figure 3.2 City of Ontario Road Classification System</b>	<b>3-6</b>
<b>Figure 3.3 Circulation Plan</b>	<b>3-7</b>
<b>Figure 3.4 Euclid Avenue Street Section</b>	<b>3-8</b>
<b>Figure 3.5 Edison Avenue Street Section</b>	<b>3-9</b>
<b>Figure 3.6 Schaefer Avenue Street Section</b>	<b>3-10</b>
<b>Figure 3.7 Sultana Avenue Street Section</b>	<b>3-11</b>
<b>Figure 3.8 City of Ontario Trail and Bicycle Paths Plan</b>	<b>3-12</b>
<b>Figure 3.9 Bicycle and Pedestrian Plan</b>	<b>3-13</b>

## Cont. FIGURES

<b>Figure 3.10 City of Ontario Ultimate Water System</b>	<b>3-16</b>
<b>Figure 3.11 Specific Plan Domestic Water Plan</b>	<b>3-17</b>
<b>Figure 3.12 City of Ontario Ultimate Recycled Water System</b>	<b>3-20</b>
<b>Figure 3.13 Specific Plan Recycled Water Plan</b>	<b>3-21</b>
<b>Figure 3.14 City of Ontario Overall Sewer Plan</b>	<b>3-23</b>
<b>Figure 3.15 City of Ontario Ultimate Sewer System</b>	<b>3-24</b>
<b>Figure 3.16 Specific Plan Sewer Plan</b>	<b>3-25</b>
<b>Figure 3.17 Specific Plan Conceptual Grading Plan</b>	<b>3-27</b>
<b>Figure 3.18 City of Ontario Ultimate Fiber Optical System</b>	<b>3-30</b>
<b>Figure 3.19 Specific Plan Fiber Optical Plan</b>	<b>3-31</b>
<b>Figure 3.20 City of Ontario Ultimate Storm Drain System</b>	<b>3-34</b>
<b>Figure 3.21 Specific Plan Storm Drain Plan</b>	<b>3-35</b>
<b>Figure 3.22 Specific Plan Phasing Plan</b>	<b>3-37</b>
<b>Figure 5.1 Euclid Avenue Streetscape</b>	<b>5-3</b>
<b>Figure 5.2 Edison Avenue Streetscape</b>	<b>5-4</b>
<b>Figure 5.3 Schaefer Avenue Streetscape</b>	<b>5-4</b>
<b>Figure 5.4 Sultana Avenue Streetscape</b>	<b>5-5</b>
<b>Figure 5.5 Landscape Framework</b>	<b>5-6</b>
<b>Figure 5.6 Euclid Gateway Concept</b>	<b>5-8</b>
<b>Figure 5.7 Specific Plan Gateway Concept</b>	<b>5-9</b>


 TABLES

<b>Table 3.1 Development Table</b>	<b>3-3</b>
<b>Table 4.1 Allowable Uses</b>	<b>4-4</b>
<b>Table 4.2 Business Park And Mixed-Use Development Standards</b>	<b>4-11</b>
<b>Table 4.3 Mixed-Use Development Standards</b>	<b>4-13</b>
<b>Table 4.4 Stand Alone Residential Development Standards</b>	<b>4-15</b>
<b>Table 4.5 Allowed Uses Subject to SCE Approval</b>	<b>4-16</b>
<b>Table 5.1 Plant Palette</b>	<b>5-10</b>
<b>Table 6.1 Maintenance Responsibilities</b>	<b>6-6</b>

This page intentionally left blank