

7. CONSISTENCY WITH THE ONTARIO PLAN

California Government Code (Title 7, Division 1, Section 3, Article 8, Section 65440- 65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained within a jurisdiction's local General Plan. Approval of the Euclid Mixed-Use Specific Plan is based on the finding that the regulations, guidelines, and programs contained within this Specific Plan are consistent with The Ontario Plan. The Ontario Plan establishes the direction and vision for the City of Ontario and provides a single comprehensive document to shape its future. The Ontario Plan provides for policies to accommodate change over its 30 year lifespan. The Ontario Plan consists of a six part Component Framework: 1) **Vision**, 2) **Governance Manual**, 3) **Policy Plan**, 4) **City Council Priorities**, 5) **Implementation**, and 6) **Tracking and Feedback**.

The following sections demonstrate how the Ontario Ranch Mixed-Use Specific Plan implements the goals and policies of the City's Policy Plan (General Plan).

7.1 Land Use Element

GOAL LU-1:

A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

Policy LU-1.1 Strategic Growth

We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City. (Link to Mobility Element Policies M2-M-2.1, M3-M-3.3; Community Design Element Image and Identity Section; Community Design Policies CD-3.1, CD-3.3, CD-3.6)

The Euclid Mixed Use Specific Plan encourages concentrated development including high density residential neighborhoods, office and business park employment uses and retail and mixed use centers along major arterial roadways where future transit stops, multi-use trails and bikeways are planned. The Design Guidelines in Section 5 encourage site planning criteria and architectural standards to create a unique and cohesive aesthetic character for the project area.

Policy LU-1.2 Sustainable Community Strategy

We integrate state, regional, and local Sustainable Community/Smart Growth principles into the development and entitlement process.

The Euclid Mixed-Use Specific Plan encourages the efficient use of energy resources in design, product selection, and operational techniques. The Design Guidelines in Section 5 address lighting, bicycle parking, sustainable landscaping, and sustainable design strategies. Landscape provisions

require the use of native drought resistant vegetation and shade trees to conserve water and reduce heat islands. The sustainable design strategies include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. Protecting water quality, reducing runoff, and reducing water demand for landscaping are promoted in the Development Plan in Section 3 through the recycled water plan and storm drainage facilities source control and treatment practices.

Policy LU-1.3 Adequate Capacity

We require adequate infrastructure and services for all development.

The Euclid Mixed-Use Specific Plan establishes a Phasing Plan that has been coordinated with affected infrastructure providers and ensures that uses on the project site will be adequately served. The Specific Plan requires infrastructure development to occur in a timely manner. Potable and recycled water, sewer, fiber optic communications, and storm drain infrastructure improvements that will ultimately serve the Specific Plan area are addressed in Section 3, Development Plan. Infrastructure and services will be consistent with City of Ontario infrastructure master plans and the approved development agreement.

Policy LU-1.4 Multimodal Mobility

We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on active transportation, transit, electric vehicles, and multimodal transportation opportunities (Link to Mobility Element Policies M-2.1, M-3.3; Community Design Element Policy CD-2.6, CD-3.1, CD-3.3, CD3.6).

The Euclid Mixed Use Specific Plan requires the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalk along Euclid, Schaefer and Sultana Avenues and Edison Avenue. These improvements are integral elements to create accessibility and mobility within the project site and surrounding area. The Specific Plan requires the location and construction of transit turnouts within the Specific Plan area.

Policy LU-1.5 Jobs-Housing Balance

We coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and subregional goals for jobs-housing balance. (Link to Community Economics Element Policy CE-1.1; Mobility Element Policy M-1.6).

The Euclid Mixed Use Specific Plan requires all infrastructure needed to develop the property to be constructed per The City approved master plans as indicated in Section 5 of the Specific Plan. The Land Use Plan allows for up to 466 housing and a variety of employment generating land uses totaling over 1,676,886 S.F. to encourage a balance of jobs and nearby housing.

Policy LU-1.6 Complete Community

We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide

spectrum of choices of where they can live, work, shop and recreate within Ontario. (Link to Community Economics Element Complete Community Section; Community Design Element Urban, Mixed Use, and Transit-oriented Place Types Section).

The Euclid Mixed Use Specific Plan allows for up to 466 housing and over 1,676,886 S.F. of employment generating land uses to accommodate the design of a complete community with a balance of uses to allow a spectrum of choices for future employers, employees, residents and visitors. The allowable land uses will allow for a balanced plan to support Ontario residents in all stages of life.

GOAL LU-2:

Compatibility between a wide-range of uses and resultant urban patterns and forms.

Policy LU-2.3 Hazardous Uses

We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials. (Link to Safety Element Hazardous Materials & Waste Section, including Policies S-6.4 and S-6.5).

Uses within the Euclid Mixed-Use Specific Plan are required to comply with federal, state, and local regulations pertaining to the use, storage, disposal, and transportation of hazardous materials, toxic substances, and other pollutants.

Policy LU-2.5 Regulation of Uses

We regulate the location, concentration and operations of uses that have impacts on surrounding uses.

The Euclid Mixed-Use Specific Plan land use plan contained in Section 3, Development Plan, utilizes the Business Park designation (Planning Area 1 and 2) and Mixed-Use designation (Planning Area 3) to buffer varied existing land uses located across Euclid Avenue within the City of Chino. Section 4, Land Use and Development Standards, restricts Planning Area 1 and 2 to smaller buildings along the Euclid frontage. Furthermore, the conceptual site plan for the business park places truck traffic ingress and egress and visible loading docks away from the existing residential uses.

Policy LU-2.6 Infrastructure Compatibility

We require infrastructure to be aesthetically pleasing and in context with the community character.

The Euclid Mixed-Use Specific Plan design guidelines (Section 5) are intended to support high-quality development that complements the surrounding community. Landscaped areas and drive entrances will be planned to separate parking areas and keep the parking lot from being the dominant visual element of the site. The Specific Plan also establishes landscape setback requirements (Section 4, Land Use and Development Standards) and conceptual streetscape design (Section 5, Design Guidelines) along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians and motorists and ensure cohesive patterns of development.

Policy LU-2.9 Methane Gas Sites

We require sensitive land uses and new uses on former dairy farms or other methane-producing sites be designed to minimize health risks.

The Euclid Mixed-Use Specific Plan incorporates into its Implementation Plan (Section 6) requirements for the project to comply with any mitigation measures identified in the project Environmental Impact Report, including those for soil remediation and proper venting to address the potential existence of methane gases within the Specific Plan area.

Policy LU-2.11 Context-Aware Transitions and Connections

We require new development projects and land-planning efforts to provide context-aware and appropriate transitions and connections between existing and planned neighborhoods, blocks, sites, and buildings.

The Euclid Mixed Use Specific Plan includes the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue. These improvements provide transitions and connectivity to existing and planned neighborhoods.

GOAL LU-3:

Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

Policy LU-3.1 Development Standards

We maintain clear development standards which allow flexibility to achieve our Vision and provide objective standards that ensure predictability and deliver the intended physical outcomes. (Link to Community Design Element Design Quality and Urban, Mixed Use, and Transit-oriented Place Types Sections).

The Euclid Mixed Use Specific Plan provides development standards intended to address the site and surrounding conditions and achieve the City's overall Vision for urban, mixed use and transit oriented land uses.

GOAL LU-4:

Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.

Policy LU-4.1 Commitment to Vision

We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

The Euclid Mixed Use Specific Plan allows for phased development coordinated with infrastructure improvements. Interim and transitional uses are permitted in order to allow for planned development to occur to achieve the City's long term Vision for land uses.

Policy LU-4.3 Infrastructure Timing

We require that the necessary infrastructure and services be in place prior to or concurrently with development.

The Euclid Mixed Use Specific Plan requires the construction of all infrastructure needed to develop the property to be constructed per The City approved master plans as indicated in Section 5 of the Specific Plan.

GOAL LU-5:

Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

Policy LU-5.1 Coordination with Airport Authorities

We collaborate with FAA, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other shareholders in the preparation, update, and maintenance of airport-related plans.

The Euclid Mixed Use Specific Plan will comply with all ALUCP requirements for the Ontario and Chino Airports as outlined in Section 2.3 of the Specific Plan and future development will be required to meet all requirements and procedures outlined by airport related governmental agencies .

Policy LU-5.2 Airport Planning Consistency

We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations, and/or adopted master plans, and airport land use compatibility plans for ONT and Chino Airport.

The Euclid Mixed Use Specific Plan will comply with all ALUCP requirements for the Ontario and Chino Airports as outlined in Section 2.3 of the Specific Plan and future development will be required to meet all requirements and procedures outlined by airport related governmental agencies and mitigation measures identified in the project Environmental Impact Report.

Policy LU-5.5 Airport Compatibility Planning for ONT

We create and maintain the Airport Land Use Compatibility Plan for ONT.

The Euclid Mixed-Use Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Section 2, Section 2.2, Airport Influence Areas.

Policy LU-5.7 ALUCP Consistency with Land Use Regulations

We comply with state law that requires general plans, specific plans, and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public-use airport.

The Euclid Mixed-Use Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Section 2, Section 2.2, Airport Influence Areas.

Policy LU-5.8 Chino Airport

We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.

The Euclid Mixed-Use Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Section 2, Section 2.2, Airport Influence Areas.

7.2 Housing Element

GOAL H-1:

Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

Policy H-1.2 Neighborhood Conditions

We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

The Euclid Mixed Use Specific Plan allows for up to 466 housing and recreational open space consistent with The Ontario Plan standards for parks/open space and neighborhood recreational amenities.

Policy H-1.3 Community Amenities

We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes and public safety for neighborhoods consistent with City master plans and neighborhood plans.

The Euclid Mixed Use Specific Plan requires all infrastructure, open space, trails and bikeways needed to develop the property to be constructed concurrently with future development per The City approved master plans as indicated in Section 3 of the Specific Plan. The Land Use Plan allows for up to 466 housing.

Policy H-1.4 Historical Preservation

We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.

The Euclid Mixed Use Specific Plan area includes existing buildings that reflect the agricultural history as an important cultural resource of the City. The Specific Plan provides design guidelines for future buildings in Section 5 that include architectural styles that reinforce the City's rich agricultural history. Future development will comply with City requirements for documenting historical resources and mitigation measures identified in the project Environmental Impact Report.

GOAL H-2:

Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

Policy H-2.1 Corridor Housing

We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

The Euclid Mixed Use Specific Plan includes a Mixed Use District that will allow up to 466 residential units and a density of 35 to 60 du/ac to be developed along Edison Avenue in close proximity to transit turnouts within the Specific Plan area. The Specific Plan provides design guidelines for future buildings in Section 5 that include architectural styles and building guidelines to provide aesthetically pleasing and functional residential buildings.

Policy H-2.4 Ontario Ranch

We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

The Euclid Mixed Use Specific Plan allows for the development of up to 466 high density attached residential units linked to surrounding retail and open space uses by local sidewalks and walkways and master planned trails and bikeways. The Specific Plan provides design guidelines for future residential development in Section 5 that include architectural criteria that establish a high level of design and construction quality and encourage a cohesive neighborhood design character.

Policy H-2.5 Housing Design

We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

The Euclid Mixed Use Specific Plan provides design guidelines for future residential development in Section 5 that include site planning considerations, emphasize sustainable design and establishes architectural criteria to ensure a high level of design excellence.

GOAL H-5:

A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

Policy H-5.2 Family Housing

We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

The Euclid Mixed Use Specific Plan allows for the development of up to 466 high density attached residential units that are suited for a range of future buyers or renters including families with children. Future residential development will be required to provide parks at a minimum of 2 acres/1000 residents. The Specific Plan also includes multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue.

7.3 Parks and Recreation Element

GOAL PR-1:

A system of safe and accessible parks that meets the needs of the community.

Policy PR-1.1 Access to Parks

In all new residential development areas, we strive to provide a park and/or recreational facility within walking distance (¼ mile) of every residence and prioritize the establishment of parks in environmental justice areas that do not have adequate access to parks.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide two acres of Park per 1,000 residents onsite and pay an in-lieu fee for the equivalent of three acres of park per 1,000 residents for a total of five acres per 1,000 residents to ensure that recreational facilities are within walking distance of future residents within the Specific Plan area.

Policy PR-1.5 Acreage Standard

We strive to provide 5 acres of parkland (public and private) per 1,000 residents.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide five acres of Park per 1,000 residents by providing two acres on-site and paying an in-lieu fee for the equivalent of three acres of park per 1,000 residents.

Policy PR-1.6 Private Parks

We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide two acres of Park per 1,000 residents on-site.

Policy PR-1.9 Phased Development

We require parks be built in new communities before a significant proportion of residents move in.

The Euclid Mixed Use Specific Plan allows for phased development coordinated with required park improvements and payment of in-lieu park fees.

Policy PR-1.12 Trails

We promote connections between parks and local trails including those managed by other public agencies.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide two acres of Park per 1,000 residents on-site and will develop the public multi-purpose trails in Euclid and Schaefer Avenues along the project frontage to provided planned connection to Citywide parks and trail systems including the Great Park.

Policy PR-1.14 Multi-family Residential Developments

We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees.

The Euclid Mixed Use Specific Plan will include development standards to provide two acres of Park per 1,000 residents on-site for all types of residential development including multi-family neighborhoods.

Policy PR-1.15 Trail Connectivity

We strengthen and improve equestrian, bike, and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions.

The Euclid Mixed Use Specific Plan will develop the public multi-purpose trails in Euclid and Schaefer Avenues along the project frontage to provided planned connection to Citywide parks and trail systems including the Great Park.

7.4 Environmental Resources Element

GOAL ER-1:

A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.

Policy ER-1.3 Conservation and Sustainable Water Supply

We work with regional water providers and users to conserve water and ensure sustainable local water supplies as more frequent droughts reduce long term local and regional water availability.

The Euclid Mixed-Use Specific Plan incorporates water conservation strategies into its development plan and design guidelines. The use of recycled water to irrigate landscape areas is required consistent with the City of Ontario Recycled Water Master Plan (Section 3, Development Plan). Landscape and irrigation plans are encouraged to use water conservation features such as drought-tolerant plant species native to the region and drip irrigation (Section 5, Design Guidelines). The Specific Plan encourages the design and construction of energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER-1.5 Water Resource Management

Environmental justice areas are prioritized as we coordinate with local agencies to protect water quality, prevent pollution, address existing contamination, and remediate contaminated surface water and groundwater.

In Section 3.8, Storm Drain Plan, the Specific Plan stipulates that prior to issuance of grading or construction permits, a Storm Water Pollution Prevention Plan (SWPPP) be prepared and approved by the City. The SWPPP will identify and detail appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers. In addition to the preparation of a SWPPP, a WQMP will be prepared and approved that will enforce long-term BMPs to prevent pollutant discharges into storm drain systems, for the life of the project. Section 5.8.2, Water Quality, requires the provision of on-site landscape swales to collect and treat stormwater run-off.

Policy ER-1.6 Urban Run-off Quantity

We encourage the use of low impact development strategies, including green infrastructure, to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.

The Euclid Mixed-Use Specific Plan (Section 3.8, Storm Drain Plan) incorporates low impact development strategies including landscape designs that promote water retention; permeable surface designs in parking lots and areas with low traffic; parking lots that drain to landscaped areas to provide treatment, retention, or infiltration; and limited soil compaction during grading.

Policy ER-1.7 Urban Run-off Quality

We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

In Section 3.8, Storm Drain Plan, the Specific Plan states that prior to issuance of grading or construction permits, a Water Quality Management Plan (WQMP) is required to minimize stormwater runoff and provide on-site opportunities for groundwater recharge integrated into project design and amenities. The grading and drainage of the Specific Plan area will be designed to retain/infiltrate, harvest & re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's WQMP for significant new development projects.

Policy ER-1.8 Wastewater Management

We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

In Section 3.6, Sewer Plan, the Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Board requirements. The Specific Plan includes a network of new public sewer mains consistent with the City of Ontario's Ultimate Sewer System Plan.

GOAL ER-3:

Cost-effective and reliable energy system sustained through a combination of low impact buildings, site and neighborhood energy conservation, and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.

Policy ER-3.1 Conservation Strategy

We require conservation as the first strategy to be employed to meet applicable energy-saving standards.

The Specific Plan incorporates energy-saving conservation strategies into its design guidelines (Section 5) by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Section 5.8) include design and construction of energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER-3.3 Building and Site Design

We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar, and natural ventilation.

The Euclid Mixed-Use Specific Plan encourages the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors.

Policy ER-3.6 Generation - Renewable Sources

We promote the use of renewable energy sources (e.g., solar, wind, biomass) in public and private sector development.

The Euclid Mixed Use Specific Plan promotes renewable energy resource including passive solar collection, subject to consistency with City of Ontario policies and development regulations, within the Business Park and Mixed Use Districts. Proposed architectural guidelines and development standards encourage siting and orienting Building with considerations for solar orientation and buildings with roof designs that allow for passive solar collectors. Residential buildings will be prewired or solar collection improvements.

GOAL ER-4:

Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.

Policy ER-4.1 Land Use

We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance.

The Euclid Mixed Use Specific Plan allows for up to 466 housing and a maximum of 1,676,886 S.F. of employment generating land uses within the project area. The Specific Plan included future transit stops and in close proximity to planned transit lines and helps to improve jobs housing balance in the City and the surrounding region with the provision of varied land use alternatives within the Mixed Use District.

Policy ER-4.3 Greenhouse Gases (GHG) Emissions Reductions

We will reduce GHG emissions in accordance with regional, state, and federal regulations.

The Euclid Mixed Use Specific Plan will comply with the regional, State and Federal laws and regulations to reduce GHG emissions and will require future development projects to comply with all City regulations to reduce GHG emissions and mitigation measures identified in the project Environmental Impact Report.

Policy ER-4.4 Indoor Air Quality

We comply with State Green Building Codes relative to indoor air quality. We will comply with State Green Building Codes relative to indoor air quality. We seek funding to improve indoor air quality for households with poor indoor air quality, with priority for lower income households in environmental justice areas.

The Euclid Mixed-Use Specific Plan requires development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Specific Plan's Sustainable Design Strategies (Section 5.8) include the design and construction of energy-efficient buildings to reduce air, water, and land pollution.

Policy ER-4.5 Transportation

We promote mass transit and non-motorized mobility options (walking, biking) to reduce air pollutant emissions.

The Euclid Mixed Use Specific Plan requires the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue. The Specific Plan requires the location and construction of transit turnouts within the Specific Plan area. These improvements encourage non-motorized mobility options to reduce air pollutant emissions.

Policy ER-4.8 Tree Planting

We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality. We expand the tree canopy in environmental justice areas to enhance air quality and reduce the “heat island” effect.

The Euclid Mixed Use Specific Plan will implement the City of Ontario’s master street plan including the provision for planting street parkway and median trees and will provide landscape installation, including trees, within all neighborhood edges. Section 5, Design Guidelines include criteria for landscaping parks, open space and other common areas.

GOAL ER-5:

Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.

Policy ER-5.2 Entitlement and Permitting Process

We comply with state and federal regulations regarding protected species.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report.

7.5 Community Economics Element

GOAL CE-1:

A complete community that provides for all incomes and stages of life.

Policy CE-1.1 Jobs-Housing Balance

We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.

The Euclid Mixed-Use Specific Plan anticipates the creation of jobs in warehousing, logistics, light manufacturing, and administration within the Specific Plan area, which helps improve the region's jobs-housing balance. Actual job creation depends on the type of land uses ultimately developed on the site as a wide-range of commercial, office, and business park uses are permitted in the Specific Plan. The Land Use Plan (Section 3.1) implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions.

Policy CE-1.5 Business Attraction

We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

The Euclid Specific Plan provides for opportunities for new businesses in the City within the Business Park District and the Mixed Use District. In Section 3.1, Land Use Plan, the Specific Plan provides for the construction of 1.6 square ft. of business park, commercial and/or office development in compliance with City and regional planning goals.

Policy CE-1.6 Diversity of Housing

We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

The Euclid Mixed Use Specific Plan allows for the development of up to 466 high density attached residential units within the Mixed Use District. This will add to the housing diversity and choices for ownership or rental housing within the Ontario Ranch to accommodate people who live and/or work in the City.

Policy CE-1.7 Retail Goods and Services

We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

The Euclid Mixed Use Specific Plan allows for a maximum of 1,676,886 S.F. of business park, retail or office uses. The Specific Plan provides opportunities for future business to contribute to the provision of continued goods and services within the Business Park and Mixed Use Districts.

Policy CE-1.12 Circulation

We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles.

The Euclid Mixed Use Specific Plan provides for both public transit, including future transit stop locations, and multi-purpose trails and sidewalks to encourage non-vehicular circulation within the project area.

GOAL CE-2:

A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

Policy CE-2.1 Development Projects

We require new development and redevelopment to create unique, high-quality places that add value to the community.

The Euclid Mixed-Use Specific Plan contains design guidelines in Section 5 to guide future development, consistent with the vision for Ontario Ranch. The guidelines are intended to ensure high quality, cohesive and attractive development that complements and integrates into the community and adds value to the City. The Specific Plan also establishes landscape setbacks along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians and motorists.

Policy CE-2.2 Development Review

We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.

The Euclid Mixed-Use Specific Plan establishes a land use plan (Section 3.1) and design guidelines (Section 5) concerning site design, building design, and landscape design that ensure high-quality, functional and sustainable development that is regionally competitive and appropriate for the Ontario Ranch community.

Policy CE-2.4 Protection of Investment

We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

The Euclid Mixed Use Specific Plan has provisions to ensure that the development of up to 466 high density attached residential will create attractive and high quality architecture and urban planning that is equal or greater to similar development in the surrounding neighborhoods. The Specific Plan provides design guidelines for future residential development in Section 5 that include architectural criteria that establish a high level of design and construction quality.

Policy CE-2.5 Private Maintenance

We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix (Section 6.10) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. A Property Owners Association will be established for the maintenance of on-site common areas, including such improvements as landscape areas and drive aisles.

Policy CE-2.6 Public Maintenance

We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix (Section 6.10) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Right-of-way for public streets within the Specific Plan area and infrastructure improvements shall be dedicated to the City of Ontario for maintenance purposes. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City. Dry utilities such as electricity, natural gas, and communication systems will be maintained by the appropriate utility company.

7.6 Safety Element

GOAL S-1:

Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by earthquake-induced and other geologic hazards.

Policy S-1.1 Implementation of Regulations and Standards

We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

The Euclid Mixed-Use Specific Plan requires all future development projects to comply with the State of California Building Code as adopted and implemented by the City.

Policy S-1.2 Entitlement and Permitting Process

We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with state guidelines and the California Building Code. Research of available maps indicates that the Specific Plan site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there was no visible evidence of faulting during a geotechnical investigation conducted in 2015.

GOAL S-2:

Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

Policy S-2.1 Entitlement and Permitting Process

We require hydrological studies prepared by a state-certified engineer when new development is located in a 100-year or 500-year floodplain to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all applicable mitigation measures of the project Environmental Impact Report, state guidelines, and the California Building Code regarding flooding and inundation hazards.

GOAL S-3:

Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

Policy S-3.3 Fire and Emergency Medical Services

We maintain sufficient fire stations, equipment and staffing to respond effectively to emergencies and meet the needs of the community and state requirements.

The Euclid Mixed Use Specific Plan requires all infrastructure, including water systems needed to provide fire safety to be constructed concurrently with future development. The Specific Plan is located within the service area of Fire Station #2.

Policy S-3.8 Fire Prevention through Environmental Design

We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces, and buildings.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Fire Department and potential redesign to incorporate fire prevention design elements within streetscapes, sites, open spaces, and buildings.

GOAL S-4:

An environment where noise does not adversely affect the public's health, safety, and welfare.

Policy S-4.1 Noise Mitigation

We utilize the City's noise ordinance, building codes, and subdivision and development codes to mitigate noise impacts.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report, the City's noise ordinance, subdivision and development codes, and the California Building Code to mitigate noise impacts.

GOAL S-5:

Minimize the risk of injury, property damage, and economic loss resulting from windstorms and wind-related hazards.

Policy S-5.1 Dust Control Measures

We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report, the construction management plan, and any subdivision and development codes regarding dust control.

Policy S-5.2 Grading in High Winds

We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.

Future construction within the Euclid Mixed Use Specific Plan will comply with all City regulations and will comply with the City approved construction management plan and mitigation measures identified in the project Environmental Impact Report.

GOAL S-6:

Reduced potential for hazardous materials exposure and contamination.

Policy S-6.9 Remediation of Methane

We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report.

GOAL S-7:

Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.

Policy S-7.4 Crime Prevention through Environmental Design (CPTED)

We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Police Department and potential redesign to incorporate crime prevention design elements in streetscapes, sites, open spaces, and buildings. Parcel lighting (Section 5.6, Lighting) addresses illumination of parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features. A key provision includes the installation of ground or low mounted fixtures to provide for safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features. Section 5.1, Site Design, also encourages delineation of pedestrian access to on-site buildings from adjacent streets and parking areas by marking building entrances with signage, prominent architectural features, and/or landscaping features.

GOAL S-9:

Incorporate energy efficient practices and renewable energy systems to improve air quality, comfort, and energy reliability during temporary power outages.

Policy S-9.1 Solar Energy

We support and may incentivize the installation of residential and commercial solar panels and battery storage systems that can provide electricity during power outages.

Future construction of residential units within the Euclid Mixed Use Specific Plan will comply with all Federal, State and City regulations for solar energy. The Specific Plan provides design guidelines for future residential development in Section 5 that include site planning and design criteria to encourage future solar panel installation.

7.7 Mobility Element

GOAL M-1:

A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.

Policy M-1.1 Roadway Design and Maintenance

We require our roadways to:

1. Comply with federal, state, and local design and safety standards;
2. Meet the needs of multiple transportation modes and users;
3. Handle the capacity envisioned in the City of Ontario Master Plan of Streets and Highways;
4. Be maintained in accordance with best practices;
5. Be compatible with the streetscape and surrounding land uses;
6. Promote the efficient flow of all modes of traffic through the implementation of intelligent transportation systems and travel demand management strategies.

The Euclid Mixed-Use Specific Plan complies with the Functional Roadway Classification Plan of the Mobility Element and, therefore, aims to comply with federal, state, and local design and safety standards; meet the needs of multiple transportation modes and users; and maintain a Level of Service of E or better at all intersections addressed in the project Environmental Impact Report. Specific Plan site design strives to minimize the effects of truck traffic on nearby residential uses by locating truck entries and loading docks away from residential use.

Policy M-1.2 Mitigation of Impacts

We require development to mitigate its traffic impacts.

The Euclid Mixed-Use Specific Plan requires in Section 6.3.4, Compliance with CEQA, that projects within the Specific Plan area comply with all mitigation measures, conditions, and project design features identified in the project Environmental Impact Report. Section 5.1, Site Design, provides guidelines to ensure buildings, structures, and loading facilities will be designed so loading and unloading activities occur on-site without extending beyond the property line.

GOAL M-2:

A system of trails and corridors that facilitate and encourage active modes of transportation.

Policy M-2.2 Bicycle System

We provide off-street multipurpose trails and Class II bikeways as our preferred paths of travel and use the Class III for connectivity in constrained circumstances. When truck routes and bicycle facilities share a right-of-way, we prefer Class I or Class IV bicycle facilities. We require new development to include bicycle facilities, such as bicycle parking and secure storage areas.

The Euclid Mixed-Use Specific Plan includes a Circulation Plan in Section 3 to provide connectivity to the trails and bikeway corridors identified in the Ontario Multipurpose Trails and Bikeway Corridor Plan, including installation of multipurpose trails along Euclid Avenue and Edison Avenue.

Policy M-2.3 Pedestrian Walkways

We require streets to include sidewalks and visible crosswalks at major intersections where necessary to promote safe and comfortable mobility between residential areas, businesses, schools, parks, recreation areas, and other key destination points.

The Euclid Mixed-Use Specific Plan street sections and streetscape designs (Section 3.1, Circulation Plan and Section 5.3, Landscape Design) provide for construction of 5 ft. wide public pedestrian sidewalks for Euclid Avenue, Schaefer Avenue, and Sultana Avenue and Edison Avenue to connect with adjacent existing and planned pedestrian circulation systems. Pedestrian sidewalks are separated from vehicular travel lanes by a landscaped parkway. Proposed improvements for the Specific Plan area streets are consistent with the City's Ontario Ranch Streetscape Master Plan.

Policy M-2.4 Network Opportunities

We use public rights-of-way and easements such as, utility easements, levees, drainage corridors, road rights-of-way, medians, and other potential options to maintain and expand our bicycle and pedestrian network. In urban, mixed-use, and transit-oriented Place Types, we encourage the use of underutilized public and private spaces to expand our public realm and improve pedestrian and bicycle connectivity.

The Euclid Mixed Use Specific Plan includes the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue. Potential pedestrian and bicycle connectivity to neighborhoods within and adjacent to the Mixed Use District will be incorporated into future residential development plans.

GOAL M-3:

A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit-dependent.

Policy M-3.2 Alternative Transit Facilities at New Development

We require new development adjacent to an existing or planned transit stop to contribute to the creation of transit facilities, such as bus shelters, transit bays and turnouts, and bicycle facilities, such as secure storage areas.

The Euclid Mixed-Use Specific Plan discusses (in Section 3.2.9, Transit) that the City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue on the western boundary of the Specific Plan area.

GOAL M-4:

An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.

Policy M-4.1 Truck Routes

We designate and maintain a network of City truck routes that provide for the safe and efficient transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown on Exhibit M-04, Truck Routes. We will minimize conflicts on truck routes through the design and implementation of buffers between travel lanes and pedestrian and bicycle facilities on designated truck routes.

The Euclid Mixed-Use Specific Plan is designed to enable easy vehicular access to the truck route network and to encourage its business park users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Section 3, Development Plan) are designed to direct truck traffic away from nearby residential use in the City of Chino.

Policy M-4.4 Environmental Considerations

We support both local and regional efforts to reduce/eliminate the negative environmental impacts of goods movement through the planning and implementation of truck routing and the development of a plan to evaluate the future needs of clean fueling/recharging and electrified truck parking.

The Euclid Mixed Use Specific Plan implements the City of Ontario master planned street network and provides for the construction of circulation improvements to support adequate infrastructure for safe and efficient truck routing and supports Citywide efforts to evaluate and address future needs for clean fueling/recharging and electrified truck parking.

7.8 Community Design Element

GOAL CD-1:

A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy CD-1.2 Place Types

We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.

The Euclid Mixed Use Specific includes design guidelines in Section 5 that include architectural criteria that establish a Gateway design treatment with landscaping and monumentation to create a unique entry to the Ontario Ranch community and the City overall. This placemaking element will establish a unique and high quality community and neighborhood design character for future development within the Specific Plan area.

Policy CD-1.4 Transportation Corridors

We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting. The extent of enhancement should be appropriate to the use, type, and context of each corridor.

The Euclid Mixed Use Specific Plan requires the construction of landscaped neighborhood edges along Euclid and Schaefer Avenues and Edison Avenue per the City master plans for these major transportation corridors. Section 5, Design Guidelines include criteria for landscaping these neighborhood edges and other common areas.

GOAL CD-2:

A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

Policy CD-2.1 Quality Building Design and Architecture

We encourage all development projects to convey visual interest and character through:

1. Building volume, massing, and height to provide context-appropriate scale and proportion;
2. A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
3. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

The Euclid Mixed-Use Specific Plan design guidelines (Section 5) ensure that: 1) scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area, 2) articulation is provided through elements such as cornices, parapets, expression lines, and changes in materials and/or colors, 3) use of a variety of colors, materials, and/or textures on each building is appropriate to the architectural features or massing.

Policy CD-2.2 Neighborhood Design

We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:

1. A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
2. Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
3. Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
4. Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate;
5. Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

The Euclid Mixed Use Specific Plan has provisions to allow for the development of up to 466 high density attached residential units within the Mixed Use District. The Specific Plan provides design guidelines for future residential development in Section 5 that include criteria for site planning/neighborhood design and architecture including considerations for access, connectivity, livability and social interaction.

Policy CD-2.3 Commercial Areas

We desire commercial areas and centers to be distinctive, pedestrian friendly, functional, and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.

The Euclid Mixed Use Specific Plan allows for maximum of 1,676,886 S.F. of employment generating land uses within the Business Park and Mixed Use Districts. The Specific Plan provides design guidelines for future development in Section 5 that include architectural criteria to encourage the development of a variety of distinctive commercial businesses that are pedestrian friendly, connected to other surrounding uses, functional and vibrant elements of the overall neighborhood.

Policy CD-2.4 Urban, Mixed Use, and Transit-oriented Areas

We establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant, comfortable, and functional environment, as defined for each Place Type.

The Euclid Mixed Use Specific Plan includes a Mixed Use District that will allow up to 466 residential units and a maximum of 290,110 S.F. of retail or office uses along Edison Avenue in close proximity to transit turnouts within the Specific Plan area. The Specific Plan provides design guidelines for future development in Section 5 that include planning and design criteria to create a unique and high quality community and neighborhood design character for future development within the Specific Plan area that will be integrated into surrounding neighborhoods.

Policy CD-2.5 Streetscapes

We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

Section 3.3, Circulation Plan, addresses connectivity, street improvements, pedestrian and bicycle plans, and transit. In Section 5.3, Landscape Design, the Euclid Mixed-Use Specific Plan identifies street improvements and streetscape including parkways, street trees, sidewalks, landscape buffers, and street lighting for Euclid Avenue, Eucalyptus Avenue, Merrill Avenue, and Sultana Avenue within the Specific Plan area, which are consistent with the Circulation Element of The Ontario Plan. The Euclid Mixed-Use Specific Plan streetscape design creates an aesthetically pleasing view for pedestrians and motorists, screens parking and loading areas from the public right-of-way, and visually integrates the development into the surrounding Ontario Ranch community.

Policy CD-2.6 Connectivity

We promote development of local street patterns, multimodal networks, and connected public spaces that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent “islands” through the following means:

1. Local street networks that provide access both between subdivisions and within neighborhoods and discourage through traffic;
2. A local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials and to provide adequate emergency and evacuation access; and
3. Pedestrian and bicycle networks that provide convenient access to neighborhoods and nearby destinations, such as schools, parks, other public spaces, commercial areas, and transit stops.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to create safe and efficient circulation systems and connectivity for future development within the Specific Plan area and surrounding neighborhoods.

Policy CD-2.7 Sustainability

We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.

The Euclid Mixed-Use Specific Plan is committed to sustainable design strategies that integrate principles of environmental stewardship into the design, construction and operation process. The Specific Plan incorporates sustainability principles into its design guidelines such as drought tolerant landscaping, skylights in warehouse areas of buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting. Design strategies include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. The use of recycled water to irrigate landscape is required by the Specific Plan’s Recycled Water Plan (Section 3.4), consistent with the City of Ontario Recycled Water Master Plan.

Policy CD-2.8 Safe Design

We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include criteria to create safe and efficient walkway and common areas that are visible and well lighted at night for future development within the Specific Plan.

Policy CD-2.9 Landscape Design

We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

Consistent with the vision for Ontario Ranch as outlined in the Ontario Ranch Streetscape Master Plan, the Euclid Mixed-Use Specific Plan (Section 5.3, Landscape Design) provides for landscaped setbacks and landscaped parkways adjacent to bike lanes and sidewalks, defining these public spaces. The landscaped setbacks and parkways will include drought-tolerant plants featuring colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid Southern California climate to promote durable plant materials. The plant selection will complement the design theme of the Specific Plan area. Parking lot landscaping will reduce associated heat buildup, improve aesthetics, and integrate into onsite landscape design and adjacent streetscapes. Swaled landscape areas will retain/infiltrate stormwater run-off to improve water quality and promote groundwater recharge where feasible. Shade trees thoughtfully located near expanses of paving, building walls, roofs, and windows will reduce the impacts of heat gain.

Policy CD-2.10 Parking Areas

We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

1. Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.
2. Structured parking: facade articulation, screening, appropriate lighting, and landscaping.
3. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to minimize the visual impact of surface parking and garages for future development within the Specific Plan area and surrounding neighborhoods.

Policy CD-2.11 Entry Statements

We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

The Euclid Mixed-Use Specific Plan establishes design guidelines to ensure high-quality development and a sense of place. As discussed in Section 5.3, Landscape Design, Euclid, Eucalyptus, Schaefer and Sultana Avenue and Edison Avenue will feature landscaped setbacks adjacent to the Specific Plan area that will provide attractive entries to the site. An entry monument will be located at the northeast corner of Euclid Avenue and Edison Avenue to identify the Ontario Ranch area and/or the Euclid Mixed-Use Specific Plan area.

Policy CD-2.12 Site and Building Signage

We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

The Euclid Mixed-Use Specific Plan (Section 5.7, Signage) requires approval of a comprehensive sign program to address parcel identification, building identification and directional signage within the Specific Plan area. A comprehensive sign program will integrate project signage with the overall design of the site and structures to create a unified visual statement. A comprehensive sign program provides a means for flexible application of sign regulations to provide incentive and latitude in the design and display of multiple signs. Business park uses on the site will also be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses.

Policy CD-2.16 Transit Stops

We require transit stops be conveniently located, well lit, safe, and clearly accessible to pedestrians, bicyclists, and people of all abilities.

The Euclid Mixed Use Specific Plan requires the location and construction of transit turnouts within the Specific Plan area.

GOAL CD-3:

Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

Policy CD-3.1 Unique Identity

We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to establish a unique character and sense of identity for future development within the Specific Plan area and surrounding neighborhoods.

Policy CD-3.2 Comfortable, Human-Scale Public Realm

We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to maximize safety, comfort and aesthetics and connect to the Citywide pedestrian, vehicular and bicycle networks.

Policy CD-3.3 Complete and Connected Network

We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to ensure that all modes of circulation and neighborhood connectivity are provided and coordinated with the Citywide pedestrian, vehicular and bicycle network to maximize safety, comfort and aesthetics.

Policy CD-3.4 Context-Aware and Appropriate Design

We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to ensure that future development complements existing surrounding development and provides adequate transitions and buffers between less compatible uses and minimizes potential conflicts.

Policy CD-3.5 Active Frontages

We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to create active pedestrian streetscapes and orient building frontages, business entrances, residential courtyards and balconies towards sidewalks and common open areas maximize safety, comfort and aesthetics.

GOAL CD-5:

A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

Policy CD-5.1 Maintenance of Buildings and Property

We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix in Section 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Privately owned buildings will be maintained as specified by the Property Owners Association (Section 6.10.2).

Policy CD-5.2 Maintenance of Infrastructure

We require the continual maintenance of infrastructure.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix in Section 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area.

7.9 Social Resources Element

GOAL SR-2:

A range of educational and training opportunities for residents and workers of all ages and abilities that improves their life choices and provides a skilled workforce for our businesses.

Policy SR-2.4 Access to Schools

We work with local and regional partners to improve the safety in and around schools and to improve access for citizens of all ages and abilities to schools and community services, such as after school and other programs.

The Euclid Mixed Use Specific Plan evaluated the accessibility and capacity of existing schools. Future residential development will be reviewed by the applicable school districts and will address the mitigation measures identified in the project Environmental Impact Report.

GOAL SR-5:

Local heritage, entertainment, and cultural experiences that enrich the lives of Ontario's residents, workers, and visitors and serve to attract residents and businesses to the City.

Policy SR-5.3 Public Art

We encourage public art in buildings, parks, open spaces, and other public and private spaces.

The Euclid Mixed Use Specific Plan does not require public art within the Business Park and Mixed Use Districts specifically. Future development plans for commercial or office uses should consider public art improvements or amenities according to City policy.