



GENERAL PLAN CONSISTENCY ANALYSIS

APPENDIX A

APPENDIX A POLICY PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, §§ 65450 through 65457) allows local governments to adopt and administer specific plans as tools to implement their general plan; however, specific plans must demonstrate consistency with the goals and policies set forth in the local general plan. This appendix provides a summary discussion to demonstrate that this MERRILL COMMERCE CENTER Specific Plan is consistent with, and results in the implementation of, applicable primary goals and policies of the Policy Plan (General Plan) component of The Ontario Plan.

Ontario Plan Policy

Specific Plan Consistency

Land Use Element

***Goal LU1:** 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 LU1-1: Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

Consistent. The MERRILL COMMERCE CENTER Specific Plan area is located in the Ontario Ranch area of the City, which is an area planned for future growth. Although existing infrastructure improvements are limited on and adjacent to the Specific Plan property, the City’s Master Plans for water, sewer, and storm drainage identify planned infrastructure facilities to support growth in this area. The developer(s) of the MERRILL COMMERCE CENTER will be required to participate in the installation of the Master Plan infrastructure. Immediately south of the MERRILL COMMERCE CENTER are existing and planned industrial warehouse developments and the Chino Airport, in the City of Chino. Development of the MERRILL COMMERCE CENTER will help to establish an identity for the City of Ontario along its southern border in this location, as envisioned by the Policy Plan’s Land Use Element. The Policy Plan designates the MERRILL COMMERCE CENTER property as “Business Park,” “Office Commercial,” and “General Commercial” land uses. This Specific Plan calls for “Business Park” and “Industrial” uses that are generally compatible with the Policy Plan’s intent for employment growth and development.

Policy LU1-2: Sustainable Community Strategy. We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process.

Consistent. The MERRILL COMMERCE CENTER features numerous sustainable features. The Specific Plan encourages non-motorized circulation by employees and visitors via its provision of an integrated network of sidewalks, bikeways, and trails. In accordance with the Exhibit M-3, *Multipurpose Trails & Bikeway Corridor Plan*, of the Policy Plan, Class II bike lanes are provided along both sides of the segment of Merrill Avenue located between Carpenter Avenue and Euclid Avenue; along both sides of the segment of Walker Avenue between Merrill Avenue and Edison Avenue; and along the south side of the segment of Eucalyptus Avenue that abuts the northern boundaries of Planning Areas 3A, 4A, 5A and 6A. Additionally, the MERRILL COMMERCE CENTER includes an 8-foot multi-purpose trail along segments of Merrill Avenue, Eucalyptus Avenue, Grove Avenue, Walker Avenue, and Vineyard Avenue which promotes pedestrian and bicycle connectivity.

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	<p>All development in the Specific Plan area is required to conform to the California Green Building Standards Code (CalGreen). In addition, the roofs of industrial buildings will be structurally designed to support solar panels. The plant palette for the MERRILL COMMERCE CENTER is comprised of water-efficient species native to southern California or naturalized to the arid southern California climate, and the use of turf will be minimized. As such, the MERRILL COMMERCE CENTER is consistent with, and results in the implementation of, this policy.</p>
<p>Policy LU1-3: Adequate Capacity. We require adequate infrastructure and services for all development.</p>	<p>Consistent. The developer(s) of the MERRILL COMMERCE CENTER are required to install adequate roadway and utility infrastructure improvements to meet the demands of the Specific Plan while maintaining adequate service levels for existing, surrounding development. Refer to the Environmental Impact Report (EIR) prepared for the MERRILL COMMERCE CENTER Specific Plan for a detailed analysis of the adequacy of the Specific Plan’s infrastructure improvements.</p>
<p>Policy LU1-4: Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.</p>	<p>Consistent. The MERRILL COMMERCE CENTER offers numerous opportunities for non-vehicular circulation, including multi-purpose trails, bikeways, and sidewalks. Class II Bikeways are designed along both sides of the segment of Merrill Avenue located between Carpenter Avenue and Euclid Avenue; along both sides of the segment of Walker Avenue between Merrill Avenue and Edison Avenue; and along the south side of the segment of Eucalyptus Avenue that abuts the northern boundaries of Planning Areas 3A, 4A, 5A, and 6A, as well as sidewalks, multi-purpose trails, and pathways to promote non-vehicular transportation. Multi-purpose trails are provided at the perimeters of MERRILL COMMERCE CENTER to encourage connectivity and circulation by employees, visitors, and the passerby by means not completely dependent on a motorized vehicle.</p>
<p>Policy LU1-5: Jobs-Housing Balance. We coordinate land use, infrastructure, and transportation planning and analysis with regional, county and other local agencies to</p>	<p>Consistent. The developer(s) of the MERRILL COMMERCE CENTER will construct roadway and utility improvements in accordance with the City’s infrastructure master plans. Furthermore, the MERRILL COMMERCE CENTER will generate employment opportunities for residents of the City and surrounding jurisdictions, and reduce the need for residents in the region to commute to other regions for employment opportunities. Accordingly,</p>

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<p>further regional and subregional goals for jobs-housing balance.</p>	<p>implementation of the MERRILL COMMERCE CENTER Specific Plan will serve to improve the jobs-housing balance within the City and the Inland Empire region.</p>
<p>Policy LU1-6: 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.</p>	<p>Consistent. The MERRILL COMMERCE CENTER land use plan provides for Industrial and Business Park land uses that will accommodate a variety of employment uses arranged in a sensible and efficient manner that allow ease of access and complement the surrounding community. With a mixture of Business Park and Industrial uses, the MERRILL COMMERCE CENTER is envisioned to attract local, national, and international businesses, and will assist in diversifying the mix of employment opportunities available in the City.</p>
<p>Policy LU1-7: Revenues and Cost. We require future amendments to our Land Use Plan to be accompanied by analyses of fiscal impacts.</p>	<p>Consistent. A fiscal impact analysis was prepared in support of the MERRILL COMMERCE CENTER. Refer to the MERRILL COMMERCE CENTER Specific Plan EIR for a detailed analysis of potential fiscal effects associated with the implementation of the Specific Plan.</p>
<p><i>Goal LU2: Compatibility between a wide range of uses.</i></p>	
<p>Policy LU2-1: Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan EIR evaluated the potential physical environmental impacts of the implementation of the Specific Plan on the surrounding community in accordance with the California Environmental Quality Act (CEQA). Refer to the MERRILL COMMERCE CENTER Specific Plan EIR for a detailed analysis of impacts to adjacent properties associated with the implementation of the Specific Plan.</p>
<p>Policy LU2-2: Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.</p>	<p>Consistent. The MERRILL COMMERCE CENTER provides streetscapes for Eucalyptus Avenue, Merrill Avenue, Carpenter Avenue, and Grove Avenue; primary and secondary corner treatments at Specific Plan entry points; and landscaped screening walls between truck courts and parking areas and adjacent public rights-of-way. Implementation of these features provides a visual buffer between planned on-site Industrial and Business Park</p>

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	land uses, and existing and planned off-site land uses. As such, the MERRILL COMMERCE CENTER is consistent with, and results in the implementation of, this policy.
<p>Policy LU2-3: 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.</p>	<p>Consistent. Building occupants within the MERRILL COMMERCE CENTER Specific Plan are obligated to comply with all local and State requirements for using, storing, producing, or transporting toxic substances, air emissions, other pollutants, or hazardous materials. As such, the MERRILL COMMERCE CENTER results in the implementation of this policy.</p>
<p>Policy LU2-5: Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan EIR evaluated the potential physical environmental impacts of the implementation of the Specific Plan on the surrounding community in accordance with CEQA. Refer to the MERRILL COMMERCE CENTER Specific Plan EIR for a detailed analysis of impacts to adjacent properties associated with the implementation of the Specific Plan.</p>
<p>Policy LU2-6: Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.</p>	<p>Consistent. Water, sewer, storm drain, and dry utility improvements will be located underground and out of view, with the exception of detention basins and storm water inlets and channels that are required to be exposed at the surface. Several above-ground utility lines will be undergrounded with the implementation of development in the Specific Plan area. Roadway infrastructure improvements are designed to be landscaped with a combination of evergreen and deciduous trees – including flowering varieties – shrubs and groundcovers in an aesthetically-pleasing manner to establish the MERRILL COMMERCE CENTER design theme. Entry corners are designed with an “orchard row” landscape treatment as a nod to south Ontario’s agricultural history.</p>
<p>Policy LU2-8: Transitional Areas. We require development in transitional areas to protect the quality of life of current residents.</p>	<p>Consistent. The MERRILL COMMERCE CENTER property is surrounded by agricultural uses, dairy operations, the Chino Airport, and existing and planned industrial warehouse uses. Nonetheless, the Specific Plan stipulates landscaping and building setbacks along all of the Specific Plan’s perimeter streets that separate the Specific Plan area from adjacent properties. Trucks traveling to and from the MERRILL COMMERCE CENTER are required to utilize the City’s approved truck routes, thereby minimizing exposure of nearby residents to truck-related impacts. Development within the MERRILL COMMERCE CENTER</p>

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	must adhere to the Design Guidelines set forth in Chapter 6 of this Specific Plan, which will provide for a high-quality, attractive, and contemporary environment.
<p>Policy LU2-9: 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.</p>	<p>Consistent. If determined to be necessary, the MERRILL COMMERCE CENTER will be required to implement the mitigation measures identified in the MERRILL COMMERCE CENTER Specific Plan EIR addressing soil remediation and building venting requirements related to methane gas hazards. As such, the MERRILL COMMERCE CENTER Specific Plan is consistent with this policy.</p>
<p><i>Goal LU4: Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.</i></p>	
<p>Policy LU4-2: Interim Development. We allow development in growth areas that is not immediately reflective of our ultimate Vision provided it can be modified or replaced when circumstances are right. We will not allow development that impedes, precludes or compromises our ability to achieve our Vision.</p>	<p>Consistent. The central theme of the Ontario Vision is “A sustained, community-wide prosperity which continuously adds value and yields benefits.” The phased development of the MERRILL COMMERCE CENTER Specific Plan will attract new businesses, provide employment opportunities for residents, contribute the City’s tax base, and construct circulation and utility infrastructure improvements that are critical to allow for the growth of the region to continue. As such, the MERRILL COMMERCE CENTER will help the City achieve its Vision by continuously adding value, yielding benefits, and contributing to the prosperity of the City and the Inland Empire region.</p>
<p>Policy LU4-3: Infrastructure Timing. We require that the necessary infrastructure and services be in place prior to or concurrently with development.</p>	<p>Consistent. Chapter 7, <i>Implementation Plan</i>, of the MERRILL COMMERCE CENTER Specific Plan includes a development phasing plan which requires that infrastructure to support the buildout of the Specific Plan be adequately phased concurrently with development.</p>
<p><i>Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.</i></p>	
<p>Policy LU5-5: Airport Compatibility Planning for ONT. We create and maintain the Airport Land Use Compatibility Plan for ONT.</p>	<p>Consistent. The land uses provided by the MERRILL COMMERCE CENTER Specific Plan are consistent with the Airport Land Use Compatibility Plan (ALUCP) requirements for the Ontario International Airport and the Chino Airport. Furthermore, future development on</p>

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<p>Policy LU5-7: ALUCP Consistency with Land Use Regulations. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.</p>	<p>the Specific Plan property would be required to comply with the development standards and design guidelines established in this Specific Plan, as well as the applicable requirements of the City of Ontario Development Code, which would preclude any potential inconsistencies with the Ontario International Airport ALUCP.</p>

Housing Element

Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

<p>Policy H1-4: 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.</p>	<p>Consistent. Refer to the MERRILL COMMERCE CENTER Specific Plan EIR for a detailed analysis of impacts to historical and cultural resources that would occur as a result of the implementation of the Specific Plan. If determined to be necessary, development projects within the MERRILL COMMERCE CENTER Specific Plan will be required to implement mitigation measures to reduce impacts to historical and cultural resources to the maximum extent feasible.</p>
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Parks & Recreation Element

Goal PR1: A system of safe and accessible parks that meets the needs of the community.

<p>Policy PR1-15: Trail Connectivity. We strengthen and improve equestrian, bike and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions.</p>	<p>Consistent. The MERRILL COMMERCE CENTER includes an 8-foot-wide multi-purpose trail along segments of Merrill Avenue, Eucalyptus Avenue, Grove Avenue, Walker Avenue, and Vineyard Avenue which promotes pedestrian and bicycle connectivity between the Planning Areas and with the surrounding land uses. The multi-purpose trail system provided by the MERRILL COMMERCE CENTER implements the multipurpose trail system shown in Exhibit M-3, <i>Multipurpose Trails & Bikeway Corridor Plan</i>, of The Policy Plan.</p>
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Ontario Plan Policy

Specific Plan Consistency

Environmental Resources Element

Goal ER1: A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.

Policy ER1-3: Conservation. We require conservation strategies that reduce water usage.

Consistent. The MERRILL COMMERCE CENTER incorporates a drought-tolerant plant palette and water-efficient irrigation system design to minimize the water demands of planned development. In addition, implementing development projects will be required to comply with the water-efficiency mandates of the California Green Building Standards Code (Title 24), including the provision of water-efficient fixtures. Accordingly, the MERRILL COMMERCE CENTER Specific Plan incorporates water conservation strategies and is consistent with this policy.

Policy ER1-4: Supply-Demand Balance. We require that available water supply and demands be balanced.

Consistent. The MERRILL COMMERCE CENTER Specific Plan EIR evaluates the impacts of the Specific Plan’s implementation related to water supply based on the results of a project-specific water supply assessment. If deemed necessary by the EIR, development within the Specific Plan is required to implement mitigation measures to reduce significant impacts to the water supply to the maximum extent feasible. Therefore, the MERRILL COMMERCE CENTER is consistent with this policy.

Policy ER1-5: Groundwater Management. We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer.

Consistent. As discussed in detail in the MERRILL COMMERCE CENTER Specific Plan EIR, implementation of the Specific Plan will not result in new, substantial sources of urban runoff, and also will not violate applicable stormwater quality requirements. Also, the MERRILL COMMERCE CENTER includes permeable surfaces (e.g., landscaped areas, water quality/infiltration basins) that would allow surface water to percolate and contribute to recharge of the aquifer.

Policy ER1-6: Urban Run-off Quantity. We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration and ultimately reduce discharge volumes to traditional storm drain systems.

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<p>Policy ER1-7: Urban Run-off Quality. We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.</p>	
<p>Policy ER1-8: Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.</p>	<p>Consistent. All sewer conveyance infrastructure needed to serve the MERRILL COMMERCE CENTER will be installed in accordance with City design standards. Accordingly, implementation of the Specific Plan will not violate any applicable waste discharge requirements as detailed in the MERRILL COMMERCE CENTER Specific Plan EIR.</p>
<p><i>Goal ER3: Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region’s carbon footprint.</i></p>	
<p>Policy ER3-3: 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.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan’s design guidelines encourage all new construction to utilize design features, fixtures, appliances, and heating and cooling controls to conserve energy and water. In addition, all development is required to comply with the California Green Building Standards Code (CalGreen).</p>
<p>Policy ER3-6: Generation- Renewable Sources. We promote the use of renewable energy sources to serve public and private sector development.</p>	<p>Consistent. Buildings roofs in the Industrial planning areas will be designed to structurally support the installation of solar panels.</p>
<p><i>Goal ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.</i></p>	
<p>Policy ER4-1: Land Use. We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented</p>	<p>Consistent. The MERRILL COMMERCE CENTER provides employment land uses in close proximity to major transportation corridors (Interstate 10, Interstate 15, State Route 60, State Route 83, State Route 71 and State Route 91) and near BRT Corridors along Edison Avenue and Euclid Avenue. Therefore, the MERRILL COMMERCE CENTER provides local</p>

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<p>development and development that improves the regional jobs-housing balance.</p>	<p>employment opportunities for residents and serves to improve the regional jobs-housing balance. Additionally, the MERRILL COMMERCE CENTER provides an integrated system of sidewalks, bikeways, and multi-purpose trails on internal and perimeter roadways to encourage non-vehicular modes of transportation. Based on the foregoing, the MERRILL COMMERCE CENTER has the potential to reduce vehicle miles traveled, which would reduce tailpipe emissions – a major source of greenhouse gases (GHGs). As such, the MERRILL COMMERCE CENTER would not prevent the City from achieving this Policy Plan goal.</p>
<p>Policy ER4-3: Greenhouse Gases (GHG) Emissions Reductions. We will reduce GHG emissions in accordance with regional, state and federal regulations.</p>	<p>Consistent. As described in the MERRILL COMMERCE CENTER Specific Plan EIR, the Specific Plan would be consistent with applicable regional, State, and federal regulations related to the reduction of GHG emissions and would not obstruct implementation of any GHG reduction plans/programs. The MERRILL COMMERCE CENTER is consistent with Policy ER4-3.</p>
<p>Policy ER4-8: Tree Planting. We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality.</p>	<p>Consistent. As part of the development of the MERRILL COMMERCE CENTER, a substantial number of trees will be planted within the Specific Plan area, and in particular along roadway street frontages, near building entrances, and in passenger car parking lots. At primary entry corners, trees will be planted in “orchard rows.”</p>
<p><i>Goal ER5: Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.</i></p>	
<p>Policy ER5-1: Habitat Conservation Areas. We support the protection of biological resources through the establishment, restoration and conservation of high-quality habitat areas.</p>	<p>Consistent. The MERRILL COMMERCE CENTER property was historically used for agricultural uses, dairy farming, and a commercial trucking operation. Natural habitat is nil. The Specific Plan EIR evaluates impacts to biological resources (including sensitive/protected habitats and species) as a result of the implementation of the Specific Plan and establishes mitigation measures required to reduce significant impacts to the maximum extent feasible.</p>
<p>Policy ER5-2: Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species.</p>	

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<p>Policy ER5-3: Right to Farm. We support the right of existing farms to continue their operations within the New Model Colony.</p>	<p>Consistent. Implementation of the MERRILL COMMERCE CENTER Specific Plan would not preclude the continued operation of existing farms within the New Model Colony/Ontario Ranch. Furthermore, the MERRILL COMMERCE CENTER Specific Plan EIR evaluates impacts to surrounding land uses that could potentially occur as a result of the implementation of the MERRILL COMMERCE CENTER Specific Plan and establishes mitigation measures required to reduce significant impacts to the maximum extent feasible.</p>
<p>Policy ER5-4: Transition of Farms. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.</p>	

Community Economics Element

***Goal CE1:** A complete community that provides for all incomes and stages of life.*

<p>Policy CE1-1: 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.</p>	<p>Consistent. The MERRILL COMMERCE CENTER would provide over 376.3 acres of new employment-generating land uses (up to 8,455,000 square feet of building area) in close driving distance to existing and planned residential land uses. The new job opportunities provided within the MERRILL COMMERCE CENTER Specific Plan area will assist the City’s efforts to promote job growth and improve the balance between jobs and housing within the City limits.</p>
<p>Policy CE1-12: 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.</p>	<p>Consistent. BRT Corridors are located along Edison Avenue and Euclid Avenue in close proximity to the Specific Plan. Additionally, the MERRILL COMMERCE CENTER provides Class II Bikeways along both sides of the segment of Merrill Avenue located between Carpenter Avenue and Euclid Avenue; along both sides of the segment of Walker Avenue between Merrill Avenue and Edison Avenue; and along the south side of the segment of Eucalyptus Avenue that abuts the northern boundaries of Planning Areas 3A, 4A, 5A, and 6A, as well as sidewalks, multi-purpose trails, and pathways to promote non-vehicular transportation.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><i>Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.</i></p>	
<p>Policy CE2-1: Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan provides for the development of the Specific Plan property as a high-quality and contemporary industrial/business park. This Specific Plan’s Design Guidelines (refer to Chapter 6) establish criteria for architecture, lighting, signage, and landscape design to promote the development of an attractive industrial/business park with timeless design features that are perceived as an inviting place to work and conduct business.</p>
<p>Policy CE2-2: 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.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan requires implementing development projects within the Specific Plan area to be reviewed and approved pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process which provides for review by the City’s Planning Department which may require the development to demonstrate how each project will create appropriately unique, functional and sustainable places. Furthermore, implementing development projects within the MERRILL COMMERCE CENTER Specific Plan are required to be designed in accordance with the architectural and landscape design guidelines established in Chapter 6, <i>Design Guidelines</i>, of this Specific Plan, which will result in a unique, aesthetically attractive, and contemporary industrial/business park that will be highly competitive with similar developments in the region.</p>
<p>Policy CE2-4: Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.</p>	<p>Consistent. Implementing development projects within the MERRILL COMMERCE CENTER Specific Plan are required to be designed in accordance with the architectural and landscape design guidelines established in Chapter 6, <i>Design Guidelines</i>, of this Specific Plan, which will result in a unique, aesthetically-attractive, and contemporary industrial/business park that reflects high-quality architectural design. As such, the MERRILL COMMERCE CENTER will implement this policy.</p>
<p>Policy CE2-5: Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper</p>	<p>Consistent. This Specific Plan defines the entities responsible for the maintenance of publicly and privately-owned improvements within the MERRILL COMMERCE CENTER, including roadways and utility infrastructure. Compliance with the maintenance</p>

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<p>maintenance on private property protects property values.</p>	<p>responsibility matrix established in Chapter 7, <i>Implementation Plan</i>, will ensure that all improvements within the Specific Plan area are properly and consistently maintained.</p>
<p>Policy CE2-6: 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.</p>	
<p><i>Goal CE3: Decision-making deliberations that incorporate the full short-term and long-term economic and fiscal implications of proposed City Council actions.</i></p>	
<p>Policy CE3-2: General Plan Amendments. We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.</p>	<p>Consistent. A fiscal impact analysis was prepared in support of the MERRILL COMMERCE CENTER. Refer to the MERRILL COMMERCE CENTER Specific Plan EIR for a detailed analysis of potential reasonably foreseeable fiscal effects associated with implementation of this Specific Plan.</p>

Safety Element

<p><i>Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.</i></p>	
<p>Policy S1-1: 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.</p>	<p>Consistent. Implementing development within the MERRILL COMMERCE CENTER Specific Plan will be required by law to comply with the California Green Building Standards Code as adopted and implemented by the City. Geotechnical studies were required for the Specific Plan, and are contained as appendices to the Specific Plan EIR.</p>
<p>Policy S1-2: Entitlement and Permitting Process. We follow state guidelines and the California</p>	

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<p>Building Code to determine when development proposals must conduct geotechnical and geological investigations.</p>	
<p><i>Goal S2: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.</i></p>	
<p>Policy S2-1: Entitlement and Permitting Process. We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan EIR evaluates flooding impacts that could result from implementation of the MERRILL COMMERCE CENTER Specific Plan, primarily based on the results of a project-specific hydrology study. Where necessary, the MERRILL COMMERCE CENTER Specific Plan EIR incorporates mitigation measures to reduce significant flood hazard-related impacts to the maximum extent feasible. Furthermore, the MERRILL COMMERCE CENTER is required to improve the public storm drain system in accordance with the City’s master plan of drainage and as described in Specific Plan Chapter 4, <i>Infrastructure Plan</i>.</p>
<p>Policy S2-2: Flood Insurance. We will limit development in flood plains and participate in the National Flood Insurance Program.</p>	
<p>Policy S2-5: Storm Drain System. We maintain and improve the storm drain system to minimize flooding.</p>	
<p><i>Goal S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.</i></p>	
<p>Policy S3-8: Fire Prevention through Environmental Design. We require new development to incorporate fire prevention</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan requires implementing development within the Specific Plan area to be reviewed and approved pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process which provides for review by the City’s Fire Department which may require the</p>

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consideration in the design of streetscapes, sites, open spaces and buildings.	incorporation of fire prevention design elements in streetscapes, sites, open spaces and buildings.
<p>Goal S4: <i>An environment where noise does not adversely affect the public’s health, safety, and welfare.</i></p>	
<p>Policy S4-1: Noise Mitigation. We utilize the City’s Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.</p>	<p>Consistent. Development within the MERRILL COMMERCE CENTER Specific Plan is required to comply with the City’s Noise Ordinance, building codes, and roadway design standards. Trucks traveling to and from the Specific Plan are required to utilize City-approved truck routes. Furthermore, the MERRILL COMMERCE CENTER Specific Plan EIR evaluates noise impacts that could result from construction and operation of the MERRILL COMMERCE CENTER Specific Plan, primarily based on the results of a project-specific noise study. Where necessary, the MERRILL COMMERCE CENTER Specific Plan EIR incorporates mitigation measures to reduce significant noise impacts to the maximum extent feasible.</p>
<p>Policy S4-4: Truck Traffic. We manage truck traffic to minimize noise impacts on sensitive land uses.</p>	
<p>Policy S4-5: Roadway Design. We design streets and highways to minimize noise impacts.</p>	
<p>Policy S4-6: Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.</p>	
<p>Goal S5: <i>Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.</i></p>	
<p>Policy S5-2: Dust Control Measures. We require the implementation of Best Management Practices for dust control at all excavation and grading projects.</p>	<p>Consistent. Construction activities within the Specific Plan will comply with a City-approved construction management plan and building code requirements related to dust control, and will implement all best management practices and mitigation measures identified in the MERRILL COMMERCE CENTER Specific Plan EIR with regard to dust control.</p>
<p>Policy S5-3: Grading in High Winds. We prohibit excavation and grading during strong</p>	

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wind conditions, as defined by the Building Code.	
<i>Goal S6: Reduced potential for hazardous materials exposure and contamination.</i>	
<p>Policy S6-6: Location of Sensitive Land Uses. We prohibit new sensitive land uses from locating within airport Safety Zones and near existing sites that use, store, or generate large quantities of hazardous materials.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan includes Industrial and Business Park land uses, which are generally not considered sensitive land uses. These land uses are consistent with the ALUCP requirements for the Ontario International Airport and the Chino Airport. Therefore, the MERRILL COMMERCE CENTER is consistent with this policy.</p>
<p>Policy S6-9: Remediation of Methane. We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.</p>	<p>Consistent. If determined to be necessary, the MERRILL COMMERCE CENTER will be required to implement the mitigation measures identified in the MERRILL COMMERCE CENTER Specific Plan EIR addressing soil remediation and building venting requirements related to methane gas hazards.</p>
<i>Goal S7: Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.</i>	
<p>Policy S7-4: Crime Prevention through Environmental Design (CPTED). We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.</p>	<p>Consistent. Development within the MERRILL COMMERCE CENTER Specific Plan is required to be reviewed pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process which provides for review by the City’s Police Department which may require the development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.</p>
Mobility Element	
<i>Goal M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.</i>	
<p>Policy M1-1: Roadway Design and Maintenance. We require our roadways to:</p>	<p>Consistent. The developer(s) of MERRILL COMMERCE CENTER will improve all perimeter streets and new internal streets in accordance with the City’s Master Plan of Streets and Highways and City design standards, and would comply with the San Bernardino County</p>

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<ul style="list-style-type: none"> • Comply with federal, state and local design and safety standards. • Meet the needs of multiple transportation modes and users. • Handle the capacity envisioned in the Functional Roadway Classification Plan. • Maintain a peak hour Level of Service (LOS) E or better at all intersections. • Be compatible with the streetscape and surrounding land uses. • Be maintained in accordance with best practices and our Right-of-Way Management Plan. 	<p>Municipal Separate Storm Sewer System (MS4) Permit and Water Quality Management Plan. As described in Chapter 4, <i>Infrastructure Plan</i>, of this Specific Plan, the MERRILL COMMERCE CENTER includes roadway, bikeway, sidewalk, and multi-purpose trail improvements to facilitate efficient vehicular and non-vehicular transportation through and around the Specific Plan area. The MERRILL COMMERCE CENTER Specific Plan EIR is supported by a traffic study that identifies roadway facility improvements and fair share payments that will be the responsibility of the Specific Plan developer(s). Roadway network is designed to operate at acceptable levels of service. All public roadways will be maintained in accordance with City requirements.</p>
<p>Policy M1-2: Mitigation of Impacts. We require development to mitigate its traffic impacts.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan EIR is supported by a traffic study that stipulates the mitigation measures that the Specific Plan’s developer(s) will need to implement to address the traffic impacts of implementing development projects.</p>
<p>Policy M1-5: Complete Streets. We work to provide a balanced context sensitive, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods and users of public transportation.</p>	<p>Consistent. The MERRILL COMMERCE CENTER’s circulation plan encourages mobility via a variety of means. BRT Corridors are located along Edison Avenue and Euclid Avenue in close proximity to the Specific Plan. Additionally, the MERRILL COMMERCE CENTER provides Class II Bikeways along both sides of the segment of Merrill Avenue located between Archibald Avenue and Euclid Avenue; along both sides of the segment of Walker Avenue between Merrill Avenue and Edison Avenue; and along the south side of the segment of Eucalyptus Avenue that abuts the northern boundaries of Planning Areas 3A, 4A, 5A, and 6A, as well as sidewalks, multi-purpose trails, and pathways to promote non-vehicular transportation. Additionally, development within the MERRILL COMMERCE CENTER is required to comply with applicable building codes and standards to accommodate persons with disabilities.</p>

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<p><i>Goal M2:</i> A system of trails and corridors that facilitate and encourage bicycling and walking.</p>	
<p>Policy M2-1: Bikeway Plan. We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.</p> <p>Policy M2-2: Bicycle System. We provide off-street multipurpose trails and Class II bikeways as our primary paths of travel and use the Class III for connectivity in constrained circumstances.</p>	<p>Consistent. The MERRILL COMMERCE CENTER includes the construction of Class II Bikeways along both sides of the segment of Merrill Avenue located between Carpenter Avenue and Euclid Avenue; along both sides of the segment of Walker Avenue between Merrill Avenue and Edison Avenue; and along the south side of the segment of Eucalyptus Avenue that abuts the northern boundaries of Planning Areas 3A, 4A, 5A, and 6A. The bikeways would be provided in conformance with the City’s Multipurpose Trails & Bikeway Corridor Plan.</p>
<p>Policy M2-3: Pedestrian Walkways. We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.</p>	<p>Consistent. The MERRILL COMMERCE CENTER provides sidewalks along all perimeter and internal public streets to facilitate safe and convenient pedestrian travel to the Specific Plan area and between the planned Business Park and Industrial land uses. Additionally, the MERRILL COMMERCE CENTER includes an 8-foot multi-purpose trail along segments of Merrill Avenue, Eucalyptus Avenue, Grove Avenue, Walker Avenue, and Vineyard Avenue. All sidewalks and trails will be constructed in accordance with City standards, and landscaping will be spaced to provide motorists and pedestrians with adequate sight lines to promote safe travel.</p>
<p><i>Goal M4:</i> An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.</p>	
<p>Policy M4-1: Truck Routes. We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.</p>	<p>Consistent. Trucks traveling to and from the MERRILL COMMERCE CENTER will be required to utilize City-designated truck routes. Merrill Avenue is a City-designated truck route. The MERRILL COMMERCE CENTER Specific Plan EIR evaluates the traffic- and noise-related impacts resulting from operation of the Specific Plan and identifies mitigation measures to reduce significant impacts to the maximum extent feasible.</p>

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Community Design Element

Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy CD1-2: Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

Consistent. This Specific Plan includes detailed architectural and landscape design guidelines (refer to Chapter 6) that address all aspects of land development, including site design, architectural design, landscape materials, monuments/entries, signage and lighting to ensure future development within the Specific Plan is aesthetically pleasing, cohesive, and distinctive, yet also complements the existing surrounding development.

Policy CD1-3: Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected and enhanced in accordance with our land use policies.

Consistent. The MERRILL COMMERCE CENTER is designed to protect the integrity of existing residential land uses within the vicinity of the Specific Plan. Streetscapes along the perimeter roadways include landscape buffers which physically and visually separate off-site areas from planned on-site Business Park and Industrial uses. Additionally, buildings would be sited to minimize adverse effects to nearby residential uses. For example, loading docks would be screened by a combination of building orientation, walls, and landscaping. Furthermore, exterior lighting fixtures would be focused on the Specific Plan property and focused/shielded to prevent light trespass on adjacent properties. The design features provided by the MERRILL COMMERCE CENTER to prevent “edge effects” with surrounding land uses are listed in Chapter 5, *Development Standards*, and Chapter 6, *Design Guidelines*, of this Specific Plan. Accordingly, the MERRILL COMMERCE CENTER will preserve and protect existing sensitive land uses near the Specific Plan property.

Policy CD1-4: Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.

Consistent. The MERRILL COMMERCE CENTER includes streetscapes that include landscaping – including evergreen and deciduous trees, low shrubs, and groundcovers – along perimeter and interior streets concurrent with development. The MERRILL COMMERCE CENTER also includes an 8-foot multi-purpose trail along segments of Merrill Avenue, Eucalyptus Avenue, Grove Avenue, Walker Avenue, and Vineyard Avenue. Additionally, Class II bike lanes are provided along both sides of the segment of Merrill Avenue located between Carpenter Avenue and Euclid Avenue; along both sides of the

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	<p>segment of Walker Avenue between Merrill Avenue and Edison Avenue; and along the south side of the segment of Eucalyptus Avenue that abuts the northern boundaries of Planning Areas 3A, 4A, 5A, and 6A. The MERRILL COMMERCE CENTER also provides a series of entry monuments, tenant signage, and corner treatments, which incorporate architectural features (e.g., monument signs) and landscaping to welcome employees and visitors and establish the Specific Plan’s design theme.</p>
<p>Policy CD1-5: View Corridors. We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City’s visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees.</p>	<p>Consistent. The MERRILL COMMERCE CENTER does not include any design components that would detract from views of the San Gabriel Mountains from major north-south street corridors. As part of build-out of this Specific Plan, landscaping – including trees – would be planted along the major north-south interior and perimeter streets in conjunction with improvements to these roadways.</p>
<p><i>Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.</i></p>	
<p>Policy CD2-1: Quality Architecture. We encourage all development projects to convey visual interest and character through:</p> <ul style="list-style-type: none"> • Building volume, massing, and height to provide appropriate scale and proportion; • 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 	<p>Consistent. Future development of the MERRILL COMMERCE CENTER will be guided by the Specific Plan’s Design Guidelines, which include comprehensive architectural criteria that provide for the development of an attractive, contemporary industrial/business park. The Design Guidelines specifically address architectural style, building form (shape, mass, scale, proportion, articulation), and building materials, colors, and textures to ensure that development is visually appealing and inviting to pedestrians and motorists. The MERRILL COMMERCE CENTER’s design theme complements the City of Ontario’s character and would not conflict with this policy.</p>

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<ul style="list-style-type: none"> Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style. 	
<p>Policy CD2-5: 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.</p>	<p>Consistent. As part of implementation of the MERRILL COMMERCE CENTER, existing public streets (Grove Avenue, Walker Avenue, Baker Avenue, Vineyard Avenue, Carpenter Avenue, Merrill Avenue, and Eucalyptus Avenue) will be improved with new travel lanes, medians, bicycle lanes, sidewalks, and multi-purpose trails (to the extent shown in Chapter 4, <i>Infrastructure Plan</i>) to ensure safe vehicular and non-vehicular transportation. In addition, the MERRILL COMMERCE CENTER will provide landscaping (trees, shrubs, groundcovers, etc.) along all exterior street frontages and along interior streets to establish the Specific Plan’s design theme and create a welcoming visual environment for employees and visitors.</p>
<p>Policy CD2-7: 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.</p>	<p>Consistent. By nature of its location near regional transportation corridors, close driving distance to residential communities, and its planned mix of employment land uses to serve the surrounding community and region, the MERRILL COMMERCE CENTER is consistent with sustainable, “smart growth” principles. Building roofs of Industrial buildings will be constructed to support the installation of solar panels. Also, the plant palette for the MERRILL COMMERCE CENTER is comprised of drought-tolerant plant species native to Southern California or naturalized to the arid Southern California climate, and the use of turf will be minimized throughout the Specific Plan area, to minimize water use.</p>
<p>Policy CD2-8: 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</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan serves as the framework for implementing development projects in the Specific Plan area, and includes design specifications for sidewalks, building entrances, and lighting.</p>

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<p>visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.</p>	
<p>Policy CD2-9: Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.</p>	<p>Consistent. The landscape concept for the MERRILL COMMERCE CENTER incorporates the use of attractive, durable landscaping materials, and an irrigation system designed to keep plant materials in good health while conserving water. Landscaping will be provided throughout the MERRILL COMMERCE CENTER, including along roadways, within passenger car parking lots, at monuments/entries, within common open space areas, and adjacent to buildings.</p>
<p>Policy CD2-10: Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.</p>	<p>Consistent. Parking lots, truck courts, and loading areas within the MERRILL COMMERCE CENTER will be designed and constructed in accordance with the requirements of the City’s Development Code, and will include landscaping, screening walls, lighting, and well-defined drive aisles and parking spaces.</p>
<p>Policy CD2-11: 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.</p>	<p>Consistent. The MERRILL COMMERCE CENTER includes building entry treatments, primary and secondary corner treatments, and tenant monument treatments to identify the development and distinguish individual planning areas, in conformance with the intent of Policy CD2-11. The entry treatments, corner treatments, and tenant monuments which are illustrated in Chapter 6, <i>Design Guidelines</i>, incorporate landscaping and enhanced signage to provide attractive and distinctive visual statements.</p>
<p>Policy CD2-12: 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</p>	<p>Consistent. The Design Guidelines for the MERRILL COMMERCE CENTER (refer to Chapter 6 of this Specific Plan) include signage guidelines to ensure that future development will construct clear, concise, easy-to-read signs that reflect and complement the Specific Plan’s design theme, provide for safe and efficient circulation of vehicle traffic, and facilitate</p>

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<p>various aspects of the development and complement the character of the structures.</p>	<p>pedestrian travel. Signs will be of high-quality and the use of distracting sign elements, such as flashing lights or moving parts, is prohibited.</p>
<p><i>Goal CD3: 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.</i></p>	
<p>Policy CD3-1: Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.</p>	<p>Consistent. The MERRILL COMMERCE CENTER provides a coordinated, interconnected circulation network for vehicles, bicycles, and pedestrians. All public roadways constructed by the MERRILL COMMERCE CENTER, including sidewalks, trails, and parkways, will be improved as illustrated in Chapter 4, <i>Infrastructure Plan</i>, and Chapter 6, <i>Design Guidelines</i>, of this Specific Plan and in accordance with City standards. Future development also will be required to comply with City standards related to the location of landscape plantings to ensure that adequate sight lines are provided for motorists and pedestrians.</p>
<p>Policy CD3-2: Connectivity between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Design Guidelines establish site planning and landscaping measures to provide efficient, well-defined pedestrian connections that follow a cohesive design theme.</p>
<p>Policy CD3-3: Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan includes an integrated network of sidewalks, multipurpose trails and bikeways that facilitates access to buildings located throughout the Specific Plan using non-vehicular means of transportation. Where appropriate and implemented, the building entry treatment (as depicted in Chapter 6, <i>Design Guidelines</i>, of this Specific Plan) provides an enhanced paved path that serves as a direct connection to the adjacent right-of-way.</p>
<p>Policy CD3-5: Paving. We require sidewalks and road surfaces to be of a type and quality</p>	<p>Consistent. The MERRILL COMMERCE CENTER Specific Plan requires implementing development within the Specific Plan area to be reviewed and approved pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process, which provides for review by the City’s Engineering Department which will ensure</p>

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<p>that contributes to the appearance and utility of streets and public spaces.</p>	<p>roadways and sidewalks are designed and constructed to comply with the City’s roadway design standards.</p>
<p>Policy CD3-6: Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.</p>	<p>Consistent. The MERRILL COMMERCE CENTER utilizes landscaping to establish an attractive, cohesive design theme, as a focal point at building entry treatments, entrance monuments and corner treatments, to buffer on-site land from off-site land uses and adjacent roadway facilities, and to screen objectionable views from public views. Specific landscape design concepts for the MERRILL COMMERCE CENTER are described and illustrated in Chapter 6, <i>Design Guidelines</i>, of this Specific Plan.</p>
<p><i>Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.</i></p>	
<p>Policy CD5-1: 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.</p> <p>Policy CD5-2: Maintenance of Infrastructure. We require the continual maintenance of infrastructure.</p>	<p>Consistent. This Specific Plan defines the entities responsible for maintenance of publicly and privately-owned improvements within the MERRILL COMMERCE CENTER, including roadways and utility infrastructure. Compliance with the maintenance responsibility matrix established in Chapter 7, <i>Implementation Plan</i>, will ensure that all improvements within the Specific Plan area are properly and consistently maintained.</p>