

## 7.0 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 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 this Specific Plan is based on the finding that the regulations, guidelines, and programs contained with West Ontario Commerce Center Specific Plan are consistent with The Ontario Plan. The Ontario Plan (TOP) establishes the direction and vision for the City of Ontario providing a single guidance system that will shape the Ontario community for the future. TOP provides for policies to accommodate change over a 30 year period commencing in 2010, the beginning of the planning period. TOP 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 demonstrates that the West Ontario Commerce Center Specific Plan implements the goals and policies of the City's Policy Plan (General Plan).

### 7.1 LAND USE ELEMENT

<b>GOAL LU1:</b>	<b>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.</b>
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#### Policy LU1-2 Sustainable Community Strategy

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

*The West Ontario Commerce Center Specific Plan incorporates into its design and development standards and requirements that encourage the efficient use of energy resources through design, product selection, and operational techniques. The landscape guidelines require the use of native drought-resistant vegetation and shade trees to conserve water, improve comfort, augment neighborhood aesthetics, and maximize carbon capture and storage. Development standards related to environmental performance and sustainable development (Chapter 4: Land Use and Development Standards) address lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Chapter 5, Section 5.8: 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 and reducing water demand and runoff will be emphasized during development of the Plan area. Stormwater runoff source control and treatment practices will be incorporated into the Water Quality Management Plan for the project.*

### Policy LU1-3 Adequate Capacity

We require adequate infrastructure and services for all development.

*The West Ontario Commerce Center Specific Plan establishes a Phasing Plan that has been coordinated with all affected infrastructure providers and ensures that all uses on the project site are adequately served. Infrastructure development will 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 (Chapter 3: Development Plan) will be developed pursuant to applicable City of Ontario infrastructure master plans and any project development agreements.*

## **GOAL LU2: Compatibility between a wide-range of uses.**

### 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.

*The West Ontario Commerce Center Specific Plan complies with all federal, state, and local regulations pertaining to the use, storage, disposal, and transportation of hazardous materials, toxic substances, and other pollutants.*

### Policy LU2-5 Regulation of Uses

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

*The West Ontario Commerce Center Specific Plan is established on land with the Ontario Plan land use designations of Business Park and Industrial. The Policy Plan (General Plan) analyzed the impacts of business park and industrial uses and determined the appropriateness of the designation at this location. The Specific Plan development standards (Chapter 4: Land Use and Development Standards) identify specific permitted uses within the Plan to ensure that future uses are consistent with the Land Use and Circulation Plans for the Specific Plan area (Chapter 3: Development Plan). Specifically, the conceptual site design and use regulations are designed to discourage truck traffic traveling through residential neighborhoods and emphasize land uses that are less truck traffic intensive. Planning Area 1 within the West Ontario Commerce Center is designed to create a buffer between the residential uses to the north and the industrial and/or warehouse and distribution uses of Planning Area 2 and surrounding proposed industrial developments. Loading areas will be designed to maximize truck maneuverability, safety, and consideration of adjacent uses, pursuant to Development Standards in Chapter 4.*

### Policy LU2-6 Infrastructure Compatibility

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

*Design guidelines (Chapter 5: Design Guidelines) in the West Ontario Commerce Center Specific Plan 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 setbacks along all roadways within the Specific Plan area (Chapter 5: Design Guidelines) to create safe and attractive streets for pedestrians and motorists, and integrates its infrastructure plans with the adjacent land uses to ensure cohesive patterns of development.*

#### Policy LU2-9 Methane Gas Sites

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

*The West Ontario Commerce Center Specific Plan incorporates into its Implementation Plan 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.*

**GOAL LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.**

#### Policy LU5-7 ALUCP Consistency with Land Use Regulations

We comply with state law that requires policy plan/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.

*The West Ontario Commerce Center Specific Plan site is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The West Ontario Commerce Center Specific Plan outlines and acknowledges its compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Chapter 2, Section 2.2: Airport Influence Areas.*

## 7.2 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.

*The West Ontario Commerce Center Specific Plan contains design guidelines in Chapter 5 to guide future development, consistent with the vision for Ontario Ranch. The Specific*

*Plan design guidelines (Chapter 5: Design Guidelines) and development standards (Chapter 4: Land Use and Development Standards) are intended to ensure a cohesive and attractive development that complements and integrates into the community and adds value to the City.*

**GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional, and distinct.**

#### Policy CD2-1 Quality Architecture

We encourage all developments to convey visual interest and character through:

- ❖ 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;
- ❖ Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

*The design guidelines in the West Ontario Commerce Center Specific Plan (Chapter 5: Design Guidelines) are intended ensure high quality building and site design, a clean and attractive appearance, and cohesive integrated design. The design elements in the two Planning Areas will be compatible and complement each other; however, variation is encouraged to provide visual interest. The Specific Plan materials, colors, fenestration, scale, and massing will be consistent with the intended architectural style or theme of the West Ontario Commerce Center.*

#### 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 identify through improvements to the public right-of-way such sidewalks, street trees, parkways, curbs, street lighting, and street furniture.

*The West Ontario Commerce Center Specific Plan specifies street improvements to Eucalyptus Avenue, Merrill Avenue, Hellman Avenue, and Carpenter Avenue through the Specific Plan area that comply with the guidelines of the Circulation Element and include consideration of parkways and street trees, pedestrian walkways, landscape buffers, street lighting, and street furniture. Streetscape design for the Plan area (Chapter 5, Section 5.3: Landscape Design) will present an aesthetically pleasing view for pedestrians and motorists, screen parking and loading areas from the public right-of-way, and integrate the Center into the surrounding community.*

#### Policy CD2-6 Connectivity

We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent “islands”.

*The West Ontario Commerce Center Specific Plan provides for the efficient use of the street system by providing convenient connections with adjacent land uses in compliance with the vision of the Circulation Element. As part of the Specific Plan, roads will be improved with sidewalks, trails and bikeways to supplement vehicle transportation. The Specific Plan streetscape and street section designs provide for construction of public pedestrian sidewalks in the Specific Plan area to connect with adjacent existing and planned pedestrian circulation systems (Chapter 3, Section 3.3: Circulation and Parking Plan).*

#### 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.

*The West Ontario Commerce Center is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. The Specific Plan incorporates into its development standards and design guidelines sustainability principles (Chapter 4, Section 4.4: Environmental Performance and Sustainable Development and Chapter 5, Section 5.8: Sustainable Design Strategies) such as drought tolerant landscaping, skylights in warehouse/distribution 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 areas and for other uses is encouraged and for certain approved uses, the use of recycled water is required consistent with the City of Ontario Recycled Water Master Plan.*

#### Policy CD2-9 Landscape Design

We encourage durable landscaping materials and designs that enhance the aesthetics of structure, create and define public and private spaces, and provide shade and environmental benefits.

*The conceptual landscape plan (Chapter 5, Section 5.3: Landscape Design) at the West Ontario Commerce Center encourages durable landscape materials and designs that enhance the aesthetics of structure, 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 Specific Plan, the West Ontario Commerce Center Specific Plan provides for a landscape setback on Merrill and Eucalyptus Avenues, bike lanes, and pedestrian walkways. The landscape setback 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. The plant selection will complement the design theme of the Specific Plan area and feature water-efficient, drought-tolerant species native to the region. Parking lot landscaping will reduce associated heat buildup, improve aesthetics, and integrate into onsite landscape design and adjacent streetscapes.*

**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.

*The West Ontario Commerce Center Specific Plan establishes design guidelines pertaining to site planning, architectural design, landscape design, buffering and screening, walls and fences, lighting, and signs. These guidelines encourage high-quality development, transitions between types of uses, and a sense of place. Specific Plan guidelines encourage design entry features that are a significant aspect of the building’s overall composition, portray a quality appearance, tie the entry into the overall mass and building composition, and not appear as an “add-on” or afterthought (Chapter 5, Section 5.2: Architectural Design). Both Eucalyptus and Merrill Avenues will feature a 23-foot landscape setback adjacent to the Plan site that will provide an attractive entry to the site (Chapter 5, Section 5.3: Landscape Design).*

**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 uses to various aspects of the development and complement the character of the structure.

*The West Ontario Commerce Center Specific Plan requires the developer of the project to obtain approval by the City of a sign program to address parcel identification, building identification and directional signage within the Specific Plan area. Industrial uses on the site will be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses. A comprehensive sign program (Chapter 4, Section 4.4: Other Development Standards) will be required for larger developments within the Plan Area and will integrate a project’s signs with the overall site design and the structures’ design into a unified architectural statement. A comprehensive sign program provides a means for flexible application of sign regulations in order to provide incentive and latitude in the design and display of multiple signs.*

**GOAL CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages that are conveniently located, visually appealing, and safe during all hours.**

### 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.

*The West Ontario Commerce Center Specific Plan has coordinated its street, trail, and bikeway designs with adjacent land uses and in compliance with The Ontario Plan Mobility Element. The West Ontario Commerce Center Specific Plan specifies street improvements to Eucalyptus Avenue, Merrill Avenue, Hellman Avenue, and Carpenter Avenue through the Specific Plan area that include consideration of parkways and street trees, pedestrian walkways, landscape buffers, street lighting, and street furniture. Streetscape design for the Plan area (Chapter 5, Section 5.3: Landscape Design) will present an aesthetically pleasing view for pedestrians and motorists, screen parking and loading areas from the public right-of-way, and integrate the Center into the surrounding community.*

### Policy CD3-5 Paving

We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public places.

*The West Ontario Commerce Center Specific Plan incorporates into its development standards a requirement that design and materials for all sidewalks and road surfaces within the Specific Plan area be approved by the City's Engineering Department. Specific Plan design guidelines (Chapter 5: Design Guidelines) include the use of enhanced paving to mark major building entries and the use of paving materials that possesses a high level of solar reflectivity to reduce the heat island effect.*

<b>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 investment.</b>
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### 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 consistency maintained.

*The West Ontario Commerce Center Specific Plan includes a Maintenance Responsibility Matrix in Chapter 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.*

### Policy CD5-2 Maintenance of Infrastructure

We require the continued maintenance of infrastructure.

*The West Ontario Commerce Center Specific Plan includes a Maintenance Responsibility Matrix in Chapter 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.*

### 7.3 MOBILITY ELEMENT

**GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.**

#### Policy M1-1 Roadway Design and Maintenance

We require our roadways to:

- ❖ 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.
- ❖ Endeavour to 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

*The West Ontario Commerce Center Specific Plan is designed to comply with the Land Use Element and the Functional Roadway Classification Plan of the Mobility Element and, therefore, maintain a Level of Service of E or better at all intersections addressed in the project environmental impact report. Specific Plan development standards aim to minimize the effects of truck traffic on adjacent residential uses. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3: Development Plan) are designed to discourage truck traffic traveling through residential neighborhoods and emphasize land uses that are less truck traffic intensive.*

#### Policy M1-2 Mitigation of Impacts

We require development to mitigate its traffic impact.

*The West Ontario Commerce Center Specific Plan requires all projects within the Specific Plan area to comply with all mitigation measures, conditions, and project design features identified in the project environmental impact report. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3: Development Plan) are designed to discourage truck traffic traveling through residential neighborhoods and emphasize land uses that are less truck traffic intensive. Buildings, structures, and loading facilities will be designed to ensure that loading and unloading activities occur on-site without extending beyond the property line.*

**GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.**

### 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.

*The West Ontario Commerce Center Specific Plan includes a circulation plan in Chapter 3 for providing connectivity to the trails and bikeway corridors identified in the Multipurpose Trails and Bikeway Corridor Plan, including installation of a Class II Bikeway along Merrill Avenue. A future bikeway/multipurpose trail will eventually be constructed on the north side of Eucalyptus Avenue as well, but it is not part of the West Ontario Commerce Center Specific Plan.*

### 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.

*The West Ontario Commerce Center Specific Plan streetscape and street section designs provide for construction of public pedestrian sidewalks in the Specific Plan area 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 streets adjacent to the Specific Plan site are consistent with the City's Ontario Ranch Streetscape Master Plan (Chapter 3: Development Plan). Proposed improvements for Eucalyptus and Merrill Avenues include a five-foot sidewalk (adjacent to the project site), a seven-foot landscaped parkway adjacent to the street, and a 23-foot additional landscape buffer setback for a total 35-foot neighborhood edge. Proposed improvements for Hellman Avenue include a five-foot sidewalk (adjacent to the project site), a seven-foot landscaped parkway adjacent to the street, and an 18-foot additional landscaped buffer setback for a total 30-foot neighborhood edge condition. Proposed improvements for Carpenter Avenue include a five-foot sidewalk and a seven-foot landscaped area adjacent to the street (Chapter 3: Development Plan).*

<b>GOAL M3:</b>	<b>A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.</b>
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### Policy M3-2 Transit Facilities at New Development

We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as needed.

*OmniTrans long-term transit corridor plans identify development of a transit corridor on Ontario Ranch Road Avenue located approximately one-half mile north of the Specific Plan area. OmniTrans transit corridor development will offer opportunities to influence new developments and provide intercounty connections from Ontario Ranch. In the immediate future (2 to 5 years), OmniTrans does not have plans for service in the immediate Specific*

Plan area based on their 2015-2020 Short-Range Transit Plan and on the limited funding available for increased operations. As development occurs in Ontario Ranch, OmniTrans expects for development of transit stops along Archibald Avenue, located approximately 0.3 miles east of the Specific Plan area, with transit stops placed every 0.1 to 0.25 miles. The West Ontario Commerce Center Specific Plan provides for the incorporation of a transit stop along any of the streets in the Specific Plan area, as determined necessary and appropriate by the OmniTrans System of San Bernardino County and consistent with OmniTrans' long-term plans.

**GOAL M4: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.**

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 on the truck routes.

*The West Ontario Commerce Center Specific Plan is designed to enable easy vehicular access to the truck route network and to encourage its industrial users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3: Development Plan) are designed to discourage truck traffic traveling through residential neighborhoods and emphasize land uses that are less truck traffic intensive. Sufficient off-street loading and unloading spaces will be provided on site, and adequate provisions and space will be made for maneuvering freight vehicles and handling all freight. Buildings, structures, and loading facilities will be designed to ensure that loading and unloading activities occur on-site without extending beyond the property line.*

**7.4 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.

*The West Ontario Commerce Center Specific Plan incorporates into its development standards and design guidelines water conservation strategies. Landscape and irrigation plans are encouraged to incorporate water conservation features. The Specific Plan landscaping plant selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native to the region (Chapter 5: Design Guidelines). The use of recycled water to irrigate landscape areas and for other uses is encouraged and for certain approved uses, the use of recycled water is required consistent with the City of Ontario Recycled Water Master Plan. 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 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.

*The West Ontario Commerce Center Specific Plan incorporates into its development standards acknowledgement 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 all appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers (Chapter 3, Section 3.7: Storm Drainage Plans). In addition to the preparation of a SWPPP, a WQMP will be prepared and approved which will enforce long-term BMPs to prevent pollutant discharges into storm drain systems, for the life of the project.*

#### 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.

*The West Ontario Commerce Center Specific Plan incorporates into its development standards low impact development strategies including landscape designs that promotes water retention and incorporation of water conservation elements such as use of native plants; permeable surface designs in parking lots and areas with low traffic; and parking lots that drain to landscaped areas to provide treatment, retention, or infiltration (Chapter 3, Section 3.7: Storm Drainage Plans).*

#### 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.

*The West Ontario Commerce Center Specific Plan incorporates into its Development Plan acknowledgement 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 that are integrated into project design and amenities. The grading and drainage of the West Ontario Commerce Center Specific Plan area will be designed to retain/infiltrate, harvest & re-use or biotreat surface runoff, in order to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management (WQMP) for significant new development projects (Chapter 3, Section 3.7: Storm Drainage Plans).*

#### 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.

*The West Ontario Commerce Center Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Board requirements. Sewer services to the West Ontario Commerce Center will be provided by the City of Ontario consistent with the City's Sewer Master Plan. A new 18-inch sewer trunk line will be constructed on Carpenter Avenue adjacent to the site's western boundary, and a portion of Merrill at the sites' southern boundary (Chapter 3, Section 3.4: Water and Sewer Plans).*

**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.**

#### Policy ER3-1 Conservation Strategy

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

*The West Ontario Commerce Center Specific Plan incorporates into its development standards and design guidelines energy-saving conservation strategies. Development standards related to environmental performance and sustainable development (Chapter 4: Land Use and Development Standards) address lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Chapter 5, Section 5.8: 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.*

#### 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.

*The West Ontario Commerce Center Specific Plan incorporates into its development standards and design guidelines energy-saving conservation strategies. The Plan's Sustainable Design Strategies (Chapter 5, Section 5.8) include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption and the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and colors.*

**GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.**

**Policy ER4-1 Indoor Air Quality**

We comply with State Green Building Codes relative to indoor air quality.

*The West Ontario Commerce Center Specific Plan requires future development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Plan's Sustainable Design Strategies (Chapter 5, Section 5.8) include the design and construction of energy efficient buildings to reduce air, water, and land pollution.*

**GOAL ER5: Protected high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.**

**Policy ER5-2 Entitlement and Permitting Process**

We comply with state and federal regulations regarding protected species.

*The West Ontario Commerce Center 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 SAFETY ELEMENT

**GOAL S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.**

**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.

*The West Ontario Commerce Center Specific Plan requires all future development projects to comply with the State of California Building Code as adopted and implemented by the City.*

**Policy S1-2 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 West Ontario Commerce Center 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 S2: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.**

**Policy S2-1 Entitlement and Permitting Process**

We follow state guidelines and the California 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.

*The West Ontario Commerce Center 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 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.**

**Policy S3-8 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 West Ontario Commerce Center 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 in streetscapes, sites, open space, and buildings.*

**GOAL S4: An environment where noise does not adversely affect the public's health, safety, and welfare.**

**Policy S4-1 Noise Mitigation**

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

*The West Ontario Commerce Center 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 S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.**

**Policy S5-2 Dust Control Measures**

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

*The West Ontario Commerce Center 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.*

**GOAL S6: Reduced potential for hazardous materials exposure and contamination.**

**Policy S6-9 Remediation of Methane**

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

*The West Ontario Commerce Center 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 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.**

**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.

*The West Ontario Commerce Center 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 space, and buildings. Parcel lighting (Chapter 5, 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 the pedestrian movement walkways and corridors. Site design for the Specific Plan (Chapter 5, Section 5.1: Site Design) also*

*helps guide pedestrian access to the site buildings from adjacent streets and parking areas with building entrances marked by signage, architectural features, and landscaping features. The Specific Plan also establishes landscape setbacks along all roadways within the Specific Plan area (Chapter 5: Design Guidelines) to create safe and attractive streets for pedestrians and motorists, and integrates its infrastructure plans with the adjacent land uses to ensure cohesive patterns of development.*

## 7.6 COMMUNITY ECONOMICS ELEMENT

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

### 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-community.

*The West Ontario Commerce Center Specific Plan anticipates the creation of 600 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 industrial uses are permitted in this Specific Plan. The Land Use Plan (Chapter 3, 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 CE1-5 Business Attraction

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

*The West Ontario Commerce Center Specific Plan provides for the construction of over two million square feet of industrial development in compliance with City and regional planning goals and strategies that facilitate goods movement throughout the SCAG region (Chapter 3, Section 3.1: Land Use Plan).*

**GOAL CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.**

### Policy CE2-1 Development Projects

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

*The West Ontario Commerce Center Specific Plan contains design guidelines in Chapter 5 to guide future development, consistent with the vision for Ontario Ranch. The guidelines are intended to ensure a 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 (Chapter 5: Design Guidelines) to create safe and attractive streets for pedestrians and motorists, and integrates its infrastructure plans with the adjacent land uses to ensure cohesive patterns of development.*

#### 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.

*The West Ontario Commerce Center Specific Plan establishes land uses (Chapter 3: Development Plan), site design, building design, and landscape design standards (Chapter 5: Design Guidelines) that ensure a high-quality development that is competitive regionally and appropriate for the Ontario Ranch community.*

#### Policy CE2-5 Private Maintenance

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

*The West Ontario Commerce Center Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6 (Section 6.11: Maintenance Plan) 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 (POA) will be established for the maintenance of common areas, including such improvements as landscape areas and drive aisles within the West Ontario Commerce Center.*

#### 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.

*The West Ontario Commerce Center Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6 (Section 6.11: Maintenance Plan) 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 (Merrill Avenue, Carpenter Avenue, Hellman Avenue, and Eucalyptus Avenue) 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*