

## TABLE OF CONTENTS

<b><u>No.</u></b>	<b><u>Title</u></b>	<b><u>Page</u></b>
1.0	INTRODUCTION	1
1.1	Purpose of the Specific Plan	1
1.2	Content of the Specific Plan	1
1.3	Project Description	1
1.4	Location	2
2.0	GENERAL NOTES	5
2.1	Authority for Specific Plans	5
2.2	Relationship to the Ontario General Plan	5
2.3	Relationship to Ontario Municipal Code, Standards, Policies and Other Requirements	5
2.4	Development Agreement	5
2.5	Nuisance Factors	6
2.6	Definitions	6
2.7	Severability	12
3.0	THE ONTARIO CENTER	13
3.1	Features of the Plan	13
	3.1.1 Introduction	13
	3.1.2 Planning Areas	17
	3.1.3 Development Intensity	17
3.2	Urban Design Concept	21
	3.2.1 Overview	21
	3.2.2 Landscape and Streetscape Concept	25
	3.2.3 Sign Concepts	26
3.3	Infrastructure Concepts	26
4.0	DEVELOPMENT STANDARDS	29
4.1	Project-Wide Standards	29
	4.1.1 Landscaping and Streetscape	29
	4.1.2 Open Space Standards	51
	4.1.3 Setbacks and Distances Between Buildings	62
	4.1.4 Street Furniture	67
	4.1.5 General Sign Requirements and Regulations	68
	4.1.6 Parking and Loading	89
	4.1.7 Vehicular Access	111
	4.1.8 Building Height	113
	4.1.9 Energy Design Guidelines	115

## TABLE OF CONTENTS

(Continued)

<u>No.</u>	<u>Title</u>	<u>Page</u>
4.2	Commercial Development Standards	119
4.2.1	Permitted Uses	119
4.2.2	Minimum Lot Size	120
4.2.3	Setbacks	121
4.2.4	Building Separations	121
4.2.5	Landscaping and Open Space	122
4.2.6	Maximum Building Height	122
4.2.7	Maximum Building Coverage	122
4.3	Commercial Development Standards	125
4.3.1	Permitted Uses	125
4.3.2	Minimum Lot Size	126
4.3.3	Setbacks	126
4.3.4	Building Separations	126
4.3.5	Landscaping and Open Space	127
4.3.6	Maximum Building Height	127
4.3.7	Maximum Building Coverage	128
<del>4.4</del>	<del>Garden Industrial Development Standards</del>	<del>129</del>
<del>4.4.1</del>	<del>Permitted Uses</del>	<del>129</del>
<del>4.4.2</del>	<del>Minimum Lot Size</del>	<del>130</del>
<del>4.4.3</del>	<del>Setbacks</del>	<del>130</del>
<del>4.4.4</del>	<del>Building Separations</del>	<del>131</del>
<del>4.4.5</del>	<del>Landscaping and Open Space</del>	<del>131</del>
<del>4.4.6</del>	<del>Maximum Building Height</del>	<del>131</del>
<del>4.4.7</del>	<del>Maximum Building Coverage</del>	<del>131</del>
4.4	Urban Residential Development Standards	133
4.4.1	Permitted Uses	133
4.4.2	Minimum Lot Size	134
4.4.3	Setbacks	134
4.4.4	Building Separations	134
4.4.5	Landscaping and Open Space	135
4.4.6	Maximum Building Height	135
4.4.7	Maximum Building Coverage	136
4.4.8	Special Development Standards for Non-Residential Uses	136
4.5	Space	137
4.5.1	Permitted Uses	137
4.5.2	Minimum Lot Size	137
4.5.3	Setbacks	137
4.5.4	Landscaping	138
4.5.5	Maximum Building Height	138
4.5.6	Maximum Building Coverage	138

**TABLE OF CONTENTS**  
(Continued)

<u>No.</u>	<u>Title</u>	<u>Page</u>
5.0	TECHNICAL COMPONENTS	139
5.1	Circulation	139
5.1.1	Overview	139
5.1.2	Street Alignments	141
5.1.3	Design Parameters	146
5.1.4	Street Cross-Sections and Intersection Lane Configurations	149
5.1.5	Provisions for Bicycles	166
5.1.6	Provisions for Pedestrians	168
5.1.7	Provision for Public Transportation and Ridesharing	170
5.1.8	Freeway Access Improvements	178
5.1.9	Revisions to City's Master Plan of Streets and Highways	180
5.1.10	Provisions for Emergency Vehicles	180
5.2	Drainage and Flood Control	184
5.2.1	Overview	184
5.2.2	Existing Drainage Conditions	184
5.2.3	Analysis Criteria	185
5.2.4	Proposed Drainage Patterns	186
5.2.5	Planned Drainage Facilities	186
5.2.6	Regional Watershed Considerations	190
5.2.7	Regional Land Use Considerations	192
5.2.8	Agency Approval	193
5.3	Grading	193
5.4	Utilities	193
5.4.1	Water Facilities	193
5.4.2	Sewage Facilities	207
5.4.3	Telephone	215
5.4.4	Electricity	215
5.4.5	Natural Gas	219
5.5	Maintenance	219
5.5.1	Overview	219
5.5.2	Maintenance Responsibilities	221
5.5.3	Streets	221
5.5.4	Pedestrian Facilities	223
5.5.5	Drainage Facilities	223
5.5.6	Water and Sewer	224
5.5.7	Miscellaneous	224

**TABLE OF CONTENTS**  
(Continued)

<u>No.</u>	<u>Title</u>	<u>Page</u>
5.6	Conservation of Natural Resources	225
	5.6.1 Overview	225
	5.6.2 Water Resources	225
	5.6.3 Air Quality Overview	225
	5.6.4 Soils	231
5.7	Phasing	232
	5.7.1 Land Use	232
	5.7.2 Transportation	232
	5.7.3 Water and Sewer	234
	5.7.4 Drainage	238
5.8	Development Monitoring Program	238
	5.8.1 Overview	238
	5.8.2 Traffic Monitoring Program	240
	5.8.3 Drainage	244
	5.8.4 Water and Sewer	248
6.0	<b>PUBLIC SERVICE PROVISION</b>	253
6.1	Overview	253
6.2	Fire Protection	253
	6.2.1 Introduction	253
	6.2.2 Existing Conditions	253
	6.2.3 Project Impacts	254
	6.2.4 Fire Protection Implementation Program	255
6.3	Police Protection	256
	6.3.1 Introduction	256
	6.3.2 Existing Conditions	257
	6.3.3 Project Impacts	257
	6.3.4 Security Implementation Program	257
6.4	Schools	259
	6.4.1 Existing Conditions	259
	6.4.2 Project Impacts	261
	6.4.3 School Implementation Program	262
6.5	Waste Disposal	263
	6.5.1 Existing Conditions	263
	6.5.2 Project Impacts	264
	6.5.3 Solid Waste Implementation Program	264
6.6	Street Sweeping	266

**TABLE OF CONTENTS**  
(Continued)

<u>No.</u>	<u>Title</u>	<u>Page</u>
7.0	ADMINISTRATION	269
7.1	Introduction	269
7.2	Phase I - Specific Plan	269
7.3	Phase II - Planning Area Plans	269
7.4	Phase III - Site Development Plans	271
7.5	Permit Requirements and Review Procedures	272
	7.5.1 Sign Permits Required	272
	7.5.2 Development Standards Committee	272
	7.5.3 Property Owners Association	272
	7.5.4 Design Review and Approval Procedures	273
	7.5.5 Standard Sign Program Applications	274
	7.5.6 Comprehensive Sign Program Applications	274
7.6	Appeals	276
8.0	APPENDICES	

## LIST OF EXHIBITS AND TABLES

<u>Exh. No.</u>	<u>Title</u>	<u>Page</u>
1-1	Regional Location	3
3-1	Land Use Plan	14
3-2	Open Space System	18
3-3	Planning Area Boundaries	19
3-4	Conceptual Central Area Open Space Treatment	24
3-5	Streetscape Elements	27
4-1	Major Street Streetscape Treatment (Central Area)	30
4-2	Major Streetscape Treatment (Western Sector)	32
<del>4-2a</del>	<del>Major Street Streetscape Treatment (Eastern Sector)</del>	<del>33</del>
4-3	Project Entry Locations	34
4-4	Project Entry Schematic Designs	35
4-5	Bus Shelter Conceptual Design	37
4-6	Parking Lot/Streetscape Interface	38
4-7	Limited Use Diagram	40
4-8	Plant Palette	43
4-9	Pedestrian Pathway - Conceptual Design	52
4-10	Alternative Designs Along Public Streets for Pedestrian Pathway (Section)	53
4-11	Alternative Designs Along Public Streets for Pedestrian Pathway (Plan View)	54
4-12	Plaza Area Boundaries	58
4-12a	Plaza Area Boundaries	59
4-13	Conceptual Plaza Design	60
4-14	Alternative Plaza Design Concepts	61
4-15	Building Setback Conditions in Plazas	65
4-16	Street Identification Sign	77
4-17	Street Identification Sign (Pole Mounted)	78
4-18	Directional Guidance Sign	79
4-19	Bus Stop Identification Sign	80
4-20	Bus Stop Advertising Display	81
4-21	Primary/Secondary Sign Locations	83
4-22	Secondary Center Identification Sign Design	84
4-23	Future Facility Construction Sign	86
4-24	Real Estate Sign	87
4-25	Convenience Sign (Auto Oriented Ground Sign)	88
4-26	Individual Building Identification Wall Sign for 1, 2, and 3 Story Buildings	92
4-27	Tenant Identification Wall Sign	93
4-28	Complex Identification (Ground Sign)	94
4-29	Tenant Identification (Ground Sign)	95
4-30	Building Identification High Rise Signage (4 Stories and Taller)	96
4-31	Residential Signage	97
4-32	Planning Area Access Points	112
4-33	Airport Hazard Map	114

**LIST OF EXHIBITS AND TABLES**  
(Continued)

<u>Exh. No.</u>	<u>Title</u>	<u>Page</u>
5-1	Project Circulation System	140
5-2	Centerline Street Alignments	142
<del>5-3</del>	<del>MeLaren Avenue Conceptual Design</del>	<del>145</del>
5-4	Total Traffic Volumes at Ultimate Development Year 2010 (1000's)	147
5-5	Project ADT (1000's)	148
5-6	Mid Block Cross Sections: Haven Avenue	150
5-7	Mid Block Cross Sections: Milliken Avenue	151
5-8	Mid Block Cross Sections: Inland Empire Blvd.	152
<del>5-8a</del>	<del>Mid Block Cross Sections: Inland Empire Blvd.</del>	<del>153</del>
5-9	Mid Block Cross Sections: Fourth Street	154
5-10	Mid Block Cross Sections: Concour	155
5-11	Mid Block Cross Sections: Turner Avenue	156
<del>5-12</del>	<del>Mid Block Cross Sections: Me Laren</del>	<del>157</del>
<del>5-12a</del>	<del>Mid Block Cross Sections: Lancia</del>	<del>158</del>
5-13	Intersection Configuration: Haven/Inland Empire Blvd	159
5-14	Intersection Configuration: Milliken/Inland Empire Blvd	160
5-15	Intersection Configuration: Haven/Concour	161
5-16	Intersection Configuration: Milliken/Concour	162
5-17	Intersection Configuration: Haven/Fourth	163
5-18	Intersection Configuration: Milliken/Fourth	164
<del>5-19</del>	<del>Intersection Configuration: Bugatti/Bufalo/Fourth</del>	<del>165</del>
5-20	Bicycle Routes	167
5-21	Pedestrian Circulation System	169
5-22	Transit System Elements	172
5-23	Major Bus Bay Design Criteria	173
5-24	Local and Mini-Bus Bay Design Criteria	174
5-25	Freeway Interchange Modifications	181
5-26	Master Plan of Streets	182
5-27	Regional Drainage/AD 79-1	187
5-28	Storm Drain Facilities Plan	188
5-29	Grading Concept	194
5-30	Water Distribution Master Plan	206
5-31	Sewer Master Plan	210
5-32	Telephone System Phasing	217
5-33	Electrical System Phasing	218
5-34	Natural Gas System Phasing	220
5-35	Land Use Phasing	233
5-36	Transportation System Phasing	235
5-37	Storm Drain Phasing Plan	239
6-1	Existing School Facilities	260
6-2	Potential Recycling Facility and Debris Dumping Station Sites	267

## LIST OF EXHIBITS AND TABLES

<u>Table No.</u>	<u>Title</u>	<u>Page</u>
3.A.	Development intensity	22
4-A.	Plaza Open Space Distribution Planning Area	57
4-B.	Ontario Center Development Standards Summary	63
4-C	Informational Signs	76
4-D	Sign Requirements for Commercial, Office, Residential, and Industrial Uses	90
5-A	Emergency Vehicle Access Requirements	183
5-B	Domestic Water Consumption Ultimate Development	197
5-C	Comparison of Water Demand Factors Mean Annual (Gal/sf-Day)	198
5-D.	Water Demand Comparison	199
5-E.	Comparison of Average Sewage Flows	208
5-F.	Wastewater Flow Factors	209
5-G	Wastewater Flow	216
5-H.	Maintenance Matrix	222
5-I	Signal Volume Warrants	236
5-J	Signalization Phasing	237