

Policy Plan Consistency

Section 8

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 section provides a summary discussion to demonstrate that MEREDITH INTERNATIONAL CENTRE 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: <i>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.</i>	
<p><u>LU1-1: Strategic Growth.</u> We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.</p>	<p>The Policy Plan designates the MEREDITH INTERNATIONAL CENTRE property as “Mixed Use” which is described as “an intense mixture of uses, that, when concentrated, create focal points for community activity and identity and facilitate the use of transit” and “Industrial” which is described as a “variety of light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, storage, repair facilities, and supporting retail and professional office uses.” The Specific Plan includes a horizontal mixture of Industrial, Urban Commercial, and Urban Residential uses on an under-utilized property surrounded by developed, urban land uses and in close proximity to regional transportation corridors (Interstate 10 and Interstate 15). In addition, the MEREDITH INTERNATIONAL property is located approximately ½-mile north of Ontario International Airport and adjacent to the potential Gold Line LRT corridor. MEREDITH INTERNATIONAL CENTRE will utilize and upgrade, as needed, existing public roadway and utility infrastructure facilities. Accordingly, the MEREDITH INTERNATIONAL CENTRE would assist the City in concentrating growth in strategic locations that create a local identity, maximize available infrastructure, and foster the development of transit.</p>
<p><u>LU1-2 Sustainable Community Strategy.</u> We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process.</p>	<p>MEREDITH INTERNATIONAL CENTRE features numerous sustainable features. The land use design for MEREDITH INTERNATIONAL CENTRE provides businesses and multi-family residences within walking distance to shopping, goods and services, employment opportunities, and transit. MEREDITH INTERNATIONAL CENTRE also accommodates a Class II Bikeway Corridor along Inland Empire Boulevard in accordance with the Policy Plan Mobility Element, and provides sidewalks and pathways adjacent to roadways to promote pedestrian activity. The Specific Plan area is located adjacent to the potential Gold Line LRT corridor, which would provide a non-vehicular transit option for residents and employees traveling to and from the Specific Plan area. The Industrial structures in Planning Area 1 incorporate solar panels to provide electricity to the industrial buildings, and all primary structures in the Specific Plan area will be designed to achieve the a minimum “Certified” rating under the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) program. The plant palette for MEREDITH INTERNATIONAL CENTRE is comprised of</p>

Ontario Plan Policy	Specific Plan Consistency
	water-efficient 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. Additionally, green space areas will be thoughtfully graded to provide increased retention/infiltration of storm water runoff. As such, MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, this policy.
<u>LU1-3 Adequate Capacity.</u> We require adequate infrastructure and services for all development.	MEREDITH INTERNATIONAL CENTRE provides 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 MEREDITH INTERNATIONAL CENTRE Specific Plan for a detailed analysis of the adequacy of the Specific Plan's infrastructure improvements.
<u>LU1-4 Mobility.</u> We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.	MEREDITH INTERNATIONAL CENTRE offers unique opportunities for public transit and non-vehicular circulation. The property is located adjacent to the potential Gold Line LRT corridor. Also, the eastern boundary of the Specific Plan area, North Archibald Avenue, is identified as a bus rapid transit corridor by the Policy Plan. Additionally, MEREDITH INTERNATIONAL CENTRE provides a Class II Bikeway along Inland Empire Boulevard, as well as sidewalks and pathways to promote non-vehicular transportation.
<u>LU1-6 Complete Community.</u> 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.	MEREDITH INTERNATIONAL CENTRE provides a mixture of employment, service, and residential land uses arranged in a sensible and efficient manner that allow ease of access and complement the surrounding community. As such, MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, this policy.
<u>LU1-7 Revenues and Costs.</u> We require future amendments to our Land Use Plan to be accompanied by analyses of fiscal impacts.	A fiscal impact analysis was prepared in support of the MEREDITH INTERNATIONAL CENTRE. Refer to the MEREDITH INTERNATIONAL CENTRE Specific Plan Amendment EIR for a detailed analysis of potential fiscal effects associated with implementation of the Specific Plan.

Ontario Plan Policy	Specific Plan Consistency
<i>Goal LU2: Compatibility between wide ranges of uses.</i>	
<u>LU2-2 Buffers.</u> We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.	The MEREDITH INTERNATIONAL CENTRE provides landscaping along East 4th Street and North Vineyard Avenue to provide a visual buffer between planned on-site Industrial and Urban Commercial land uses and existing off-site residential land uses. Furthermore, MEREDITH INTERNATIONAL CENTRE provides a buffer along the Specific Plan property's interface with Interstate 10 to minimize adverse aesthetic and noise effects of the freeway. As such, MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, this policy.
<u>LU2-6 Infrastructure Compatibility.</u> We require infrastructure to be aesthetically pleasing and in context with the community character.	Perimeter and interior streets will be landscaped with a combination of evergreen and deciduous trees – including flowering varieties – shrubs and groundcovers in an aesthetically pleasing manner to establish the MEREDITH INTERNATIONAL CENTRE design theme and to complement existing surrounding development. Additionally, the Specific Plan will locate utility connections, utility cabinets, etc. in areas not visible from publically accessible areas where feasible, or, in instances where utility connections or utility cabinets must be placed in areas that are visible from publically accessible areas, the Specific Plan will provide screening and/or landscaping to minimize views of the infrastructure improvements.
<i>Goal LU4: Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.</i>	
<u>LU4-3 Infrastructure Timing.</u> We require that the necessary infrastructure and services be in place prior to or concurrently with development.	MEREDITH INTERNATIONAL CENTRE will improve roadways, public utilities, and infrastructure in a logical sequence in accordance with future development of the Specific Plan and as required by the City of Ontario and applicable service providers. Improvements will be provided as necessary to serve the MEREDITH INTERNATIONAL CENTRE property and ensure that adequate vehicular access, facilities, and infrastructure are available as needed for public health and safety. MEREDITH INTERNATIONAL CENTRE is consistent with Policy LU4-3.
<i>Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.</i>	
<u>LU5-5 Airport Compatibility Planning for ONT.</u> We create and maintain the Airport Land Use Compatibility Plan for ONT.	The land uses provided by the MEREDITH INTERNATIONAL CENTRE Specific Plan are consistent with the Airport Land Use Compatibility Plan (ALUCP) for Ontario International Airport. Furthermore, future development on 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
<u>LU5-7 ALUCP Consistency with Land Use Regulations.</u> We comply with state law that requires general plans,	

Ontario Plan Policy	Specific Plan Consistency
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 Ontario International Airport ALUCP. Therefore, MEREDITH INTERNATIONAL CENTRE is consistent with the Policy Plan policy.
Community Design Element	
<i>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.</i>	
<u>CD1-2 Growth Areas.</u> We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.	This Specific Plan includes detailed architectural and landscape design guidelines (refer to Section 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. Accordingly, MEREDITH INTERNATIONAL CENTRE is consistent with this policy.
<u>CD1-3 Neighborhood Improvement.</u> We require viable existing residential and non-residential neighborhoods to be preserved, protected and enhanced in accordance with our land use policies.	MEREDITH INTERNATIONAL CENTRE is designed to protect the integrity of nearby, existing residential land uses. Landscape buffers provided along North Vineyard Avenue and East 4th Street screen off-site residential areas from planned on-site Industrial and Urban Commercial land uses, and provide additional physical separation between these uses. Additionally, buildings would be sited to minimize adverse effects to nearby residential uses. For example, loading docks would be completely screened by a combination of walls and landscaping and 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 MEREDITH INTERNATIONAL CENTRE to prevent “edge effects” with surrounding land uses are fully listed in Section 5, <i>Development Standards</i> , and Section 6, <i>Design Guidelines</i> , of this Specific Plan. Accordingly, MEREDITH INTERNATIONAL CENTRE will preserve and protect surrounding residential neighborhoods.

Ontario Plan Policy	Specific Plan Consistency
<p><u>CD1-4 Transportation Corridors.</u> We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.</p>	<p>MEREDITH INTERNATIONAL CENTRE will install landscaping – including evergreen and deciduous trees, low shrubs, and groundcovers – along perimeter and interior streets concurrent with development. As part of improvements planned by this Specific Plan, MEREDITH INTERNATIONAL CENTRE will provide an expansive landscape buffer along the southern edge of East 4th Street. This landscape buffer includes a meandering decomposed granite trail, landscaping, and thematic architectural features (e.g., rail fencing trained with vines, a dry creek bed) and functions as a linear parkway. MEREDITH INTERNATIONAL CENTRE also provides a series of monument and entry treatments, which incorporate architectural features (e.g., battered stone pillars, monument signs) and landscaping to welcome employees, residents, and visitors and establish the Specific Plan’s design theme. MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, Policy CD1-4.</p>
<p><u>CD1-5 View Corridors.</u> 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>MEREDITH INTERNATIONAL CENTRE 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 major north-south streets (North Vineyard Avenue and North Archibald Avenue) in conjunction with improvements to these roadways. As such, MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, this policy.</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><u>CD2-1 Quality Architecture.</u> 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 ➤ exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style. 	<p>Future development of the MEREDITH INTERNATIONAL CENTRE will be guided by the Specific Plan’s <i>Design Guidelines</i>, which include comprehensive architectural criteria that provide for the development of an attractive, contemporary mixed-use center. The <i>Design Guidelines</i> 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. MEREDITH INTERNATIONAL CENTRE’s design theme complements the City of Ontario’s character and would not conflict with Policy CD2-1.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><u>CD2-2 Neighborhood Design.</u> We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:</p> <ul style="list-style-type: none"> ➤ a pattern of smaller, walkable blocks that promote access, activity and safety; ➤ variable setbacks and parcel sizes to accommodate a diversity of housing types; ➤ traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows; ➤ floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and ➤ landscaped parkways, with sidewalks separated from the curb. 	<p>The design of residential component of the MEREDITH INTERNATIONAL CENTRE will include common open space areas to promote social interaction and will emphasize pedestrian access and connections to public sidewalks, bikeways, and the potential Gold Line LRT. Residential buildings will locate windows maximize view opportunities, while also providing intimate and secure living spaces. Landscaping, including trees, shrubs, and groundcovers, will be planted along all exterior and interior streets. MEREDITH INTERNATIONAL CENTRE is consistent with Policy CD2-2.</p>
<p><u>CD2-3 Commercial Centers.</u> We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.</p>	<p>The Urban Commercial component of the MEREDITH INTERNATIONAL CENTRE places an emphasis on aesthetic quality and efficient use of land to create a welcoming, positive atmosphere. The MEREDITH INTERNATIONAL CENTRE <i>Design Guidelines</i> encourage future development to provide gathering places furnished with site amenities (benches, low walls, landscaping, shade structures) and well-defined pathways and connections to encourage pedestrian and bicycle activity. The MEREDITH INTERNATIONAL CENTRE <i>Design Guidelines</i> also establish guidelines to ensure the functionality of Urban Commercial buildings (needs of pick-up, delivery, and service vehicles) while precluding potential conflicts with automobile traffic and pedestrians. Accordingly, MEREDITH INTERNATIONAL CENTRE is consistent with Policy CD2-3.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><u>CD2-4 Mixed Use, Urban Office and Transit Serving Areas.</u> We require mixed use, urban office and transit serving areas to be designed and developed as pedestrian oriented “villages” that promote a vibrant, comfortable and functional environment.</p>	<p>The MEREDITH INTERNATIONAL CENTRE Specific Plan provides for the development of an innovative mixed-use center that features Industrial, Urban Commercial, and Urban Residential land uses that complement existing surrounding land uses and provide employment, service, and shopping opportunities in close walking distance residential land uses and transit opportunities. Therefore, MEREDITH INTERNATIONAL CENTRE implements this Policy Plan policy.</p>
<p><u>CD2-5 Streetscapes.</u> 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>As part of implementation of the MEREDITH INTERNATIONAL CENTRE, existing public streets (East 4th Street, North Vineyard Avenue, North Archibald Avenue, Inland Empire Boulevard) will be retrofitted, as necessary, with new travel lanes, medians, bicycle lanes, and sidewalks to ensure safe vehicular and non-vehicular transportation. In addition, MEREDITH INTERNATIONAL CENTRE will provide landscaping (tree, 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, residents, and guests. MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, Policy CD2-5.</p>
<p><u>CD2-7 Sustainability.</u> 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>By nature of its location near existing residential land uses and regional transportation corridors and its planned distribution of employment, service, retail, and residential land uses to serve the surrounding community and region, the MEREDITH INTERNATIONAL CENTRE is consistent with sustainable, “smart growth” principles. Furthermore, Industrial structures in Planning Area 1 incorporate solar panels to provide electricity to the industrial buildings, and all primary structures in the Specific Plan area will be designed to achieve the a minimum “Certified” rating under the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) program to minimize energy demand. Also, the plant palette for MEREDITH INTERNATIONAL CENTRE 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. MEREDITH INTERNATIONAL CENTRE is consistent with Policy CD2-7.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><u>CD2-8 Safe Design.</u> We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting</p>	<p>The MEREDITH INTERNATIONAL CENTRE requires all sidewalks, pathways, parking lots, building entrances, and other facilities that may be used by pedestrians to be visible to passersby and well illuminated. MEREDITH INTERNATIONAL CENTRE would be consistent with this policy.</p>
<p><u>CD2-9 Landscape Design.</u> 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>The landscape concept for MEREDITH INTERNATIONAL CENTRE 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 MEREDITH INTERNATIONAL CENTRE, including along roadways, at monuments/entries, within common open space areas, and adjacent to buildings. MEREDITH INTERNATIONAL CENTRE results in the implementation of Policy CD2-9.</p>
<p><u>CD2-10 Surface Parking Areas.</u> 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>Parking lots within the MEREDITH INTERNATIONAL CENTRE will be designed and constructed in accordance with the requirements of the City's Development Code, and will include landscaping, lighting, and well-defined drive aisles and parking spaces. MEREDITH INTERNATIONAL CENTRE is consistent with this policy.</p>
<p><u>CD2-11 Entry Statements.</u> 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>MEREDITH INTERNATIONAL CENTRE provides a three-tiered hierarchy of entry monuments and corner treatments to identify the CENTRE and distinguish individual planning areas, in conformance with the intent of Policy CD2-11. The entry monuments and corner treatments, which are illustrated in Section 6, <i>Design Guidelines</i>, incorporate landscaping and architectural features (e.g., monument walls, battered stone pillars) to provide attractive and distinctive visual statements.</p>
<p><u>CD2-12 Site and Building Signage.</u> We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.</p>	<p>The <i>Design Guidelines</i> for MEREDITH INTERNATIONAL CENTRE (refer to Section 6 of this Specific Plan) include comprehensive 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 pedestrian travel. Signs will be of high-quality and the use of distracting sign elements, such as flashing lights or moving parts, is prohibited. MEREDITH INTERNATIONAL CENTRE is consistent with Policy CD2-12.</p>

Ontario Plan Policy	Specific Plan Consistency
<p>Goal CD3: <i>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><u>CD3-1 Design.</u> 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>MEREDITH INTERNATIONAL CENTRE provides a coordinated, interconnected circulation network for vehicles, bicycles, and pedestrians. All perimeter and interior streets, including sidewalks within parkways, will be improved as illustrated in Section 3, <i>Circulation Plan</i>, and Section 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. MEREDITH INTERNATIONAL CENTRE is consistent with this policy.</p>
<p><u>CD3-2 Connectivity between Streets, Sidewalks, Walkways and Plazas.</u> We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.</p>	<p>The MEREDITH INTERNATIONAL CENTRE <i>Design Guidelines</i> establish site planning and landscaping measures to provide efficient, well-defined pedestrian connections that follow a cohesive design theme. As such, the MEREDITH INTERNATIONAL CENTRE Specific Plan is consistent with Policy CD3-2.</p>
<p><u>CD3-6 Landscaping.</u> We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.</p>	<p>MEREDITH INTERNATIONAL CENTRE utilizes landscaping to establish an attractive, cohesive design theme, as a focal point at entrance monuments and corner treatments, to buffer on-site land from off-site land uses and transportation facilities (i.e., Interstate 10), and to screen objectionable views from public views. Specific landscape design concepts for MEREDITH INTERNATIONAL CENTRE are described and illustrated in Section 6, <i>Design Guidelines</i>, of this Specific Plan. MEREDITH INTERNATIONAL CENTRE is consistent with Policy CD3-6.</p>
<p>Goal CD5: <i>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><u>CD5-1 Maintenance of Buildings and Property.</u> We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.</p>	<p>This Specific Plan defines the entities responsible for maintenance of publically and privately-owned improvements within the MEREDITH INTERNATIONAL CENTRE, including roadways and utility infrastructure. Compliance with the maintenance responsibility matrix established in Section 7, <i>Implementation</i>, will ensure that all improvements within the Specific Plan area are properly and consistently maintained.</p>
<p><u>CD5-2 Maintenance of Infrastructure.</u> We require the continual maintenance of infrastructure.</p>	<p>MEREDITH INTERNATIONAL CENTRE is consistent with Policy Plan Policies CD5-1 and CD5-2.</p>

Ontario Plan Policy	Specific Plan Consistency
Mobility Element	
Goal M1: <i>A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.</i>	
<p>M1-1 Roadway Design and Maintenance. We require our roadways to:</p> <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>MEREDITH INTERNATIONAL CENTRE will improve all existing perimeter streets and new internal streets in accordance with the City's <i>Master Plan of Streets and Highways</i> and City design standards, and would comply with the San Bernardino County Municipal Separate Storm Sewer System (MS4) Permit and Water Quality Management Plan. As described in Section 3, <i>Circulation Plan</i>, of this Specific Plan, MEREDITH INTERNATIONAL CENTRE includes roadway, bikeway, and sidewalk/pathway improvements to facilitate efficient vehicular and non-vehicular transportation through and around the Specific Plan area. The analysis included in the MEREDITH INTERNATIONAL CENTRE Specific Plan Amendment EIR demonstrates that the Specific Plan's roadway network is designed to operate at acceptable levels of service upon full build-out of the Specific Plan area. All public roadways will be maintained in accordance with City requirements. Based on the foregoing, MEREDITH INTERNATIONAL CENTRE is consistent with this policy.</p>
<p>M1-2 Mitigation of Impacts. We require development to mitigate its traffic impacts.</p>	<p>The Specific Plan will not preclude the implementation of applicable mitigation measures identified in the MEREDITH INTERNATIONAL CENTRE Specific Plan Amendment EIR.</p>

Ontario Plan Policy	Specific Plan Consistency
Goal M2: <i>A system of trails and corridors that facilitate and encourage bicycling and walking.</i>	
<p><u>M2-1 Bikeway Plan.</u> 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><u>M2-2 Bicycle System.</u> 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>MEREDITH INTERNATIONAL CENTRE includes the construction of a Class II Bikeway along Inland Empire Boulevard, in conformance with the City's <i>Multipurpose Trails & Bikeway Corridor Plan</i>. Also, MEREDITH INTERNATIONAL CENTRE Specific Plan would not preclude implementation of the City's planned Cucamonga Creek Multipurpose Trail. Accordingly, the MEREDITH INTERNATIONAL CENTRE results in the implementation of Policy M2-1.</p>
<p><u>M2-3 Pedestrian Walkways.</u> We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.</p>	<p>MEREDITH INTERNATIONAL CENTRE 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 Industrial, Urban Commercial, and Urban Residential land uses. Additionally, a meandering, decomposed granite pathway will be provided along East 4th Street. All sidewalks and pathways 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. MEREDITH INTERNATIONAL CENTRE is consistent with this policy.</p>
Housing Element	
Goal H2: <i>Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.</i>	
<p><u>H2-1 Corridor Housing.</u> We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.</p>	<p>The MEREDITH INTERNATIONAL CENTRE property is located in in close proximity to regional transportation corridors (Interstate 10 and Interstate 15) and adjacent to the potential Gold Line LRT corridor. MEREDITH INTERNATIONAL CENTRE provides high-density, multi-family housing (minimum 25 dwelling units per acre), as well as a mixture of employment, service, and residential land uses, arranged in a sensible and efficient manner that allow ease of access and complement the surrounding community. MEREDITH INTERNATIONAL CENTRE is consistent with this policy.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><u>H2-3 Ontario Airport Metro Center.</u> We foster vibrant, urban, intense and highly amenitized community in the Ontario Airport Metro Center Area through a mix of residential, entertainment, retail and office-oriented uses.</p>	<p>The MEREDITH INTERNATIONAL CENTRE Specific Plan provides for the development of an innovative mixed-use center that features Industrial, Urban Commercial, and Urban Residential land uses that complement existing surrounding land uses and provide employment, service, and shopping opportunities in close walking distance residential land uses and transit opportunities. MEREDITH INTERNATIONAL CENTRE implements this Policy Plan policy.</p>
<p><u>H2-5 Housing Design.</u> We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.</p>	<p>Future development of the MEREDITH INTERNATIONAL CENTRE will be guided by the Specific Plan’s Design Guidelines, which include comprehensive architectural criteria that provide for the development of an attractive, contemporary mixed-use center. 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. Additionally, the Specific Plan incorporates numerous design features maximize the environmental sustainability of future development. MEREDITH INTERNATIONAL CENTRE is consistent with Policy H2-5.</p>
<p>Environmental Resources Element</p>	
<p><u>Goal ER1:</u> <i>A reliable and cost effective system that permits the City to manage its diverse water resources and needs.</i></p>	
<p><u>ER1-3 Conservation.</u> We require conservation strategies that reduce water usage.</p>	<p>MEREDITH INTERNATIONAL CENTRE incorporates a drought-tolerant plant palette and water-efficient irrigation system design to minimize the water demands of planned development. In addition, future construction will be required to comply with the water-efficiency mandates of the Building Code (Title 24), including the provision of water-efficient fixtures. Accordingly, the MEREDITH INTERNATIONAL Specific Plan incorporates water conservation strategies and is consistent with Policy ER1-3.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><u>ER1-5 Groundwater Management.</u> We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer.</p> <p><u>ER1-6 Urban Run-off Quantity.</u> 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.</p> <p><u>ER1-7 Urban Run-off Quality.</u> We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.</p>	<p>As discussed in detail in the MEREDITH INTERNATIONAL CENTRE Specific Plan Amendment EIR, implementation of the Specific Plan will not result in new, substantial sources of urban runoff, and also will not violate applicable storm water quality requirements. Also, MEREDITH INTERNATIONAL CENTRE 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. No component of MEREDITH INTERNATIONAL CENTRE will adversely affect the performance of the groundwater recharge basin located east of the Specific Plan area (east of the Cucamonga Creek Channel). MEREDITH INTERNATIONAL CENTRE is consistent with Policy Plan Policies ER1-5, ER1-6 and ER1-7.</p>
<p><u>ER1-8 Wastewater Management.</u> We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.</p>	<p>All sewer conveyance infrastructure needed to serve MEREDITH INTERNATIONAL CENTRE will be constructed in accordance with City design standards. Accordingly, MEREDITH INTERNATIONAL CENTRE will not violate any applicable waste discharge requirements and is consistent with Policy ER1-8/</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><u>ER3-6 Generation – Renewable Sources.</u> We promote the use of renewable energy sources to serve public and private sector development.</p>	<p>As required by Section 5, <i>Development Standards</i>, of this Specific Plan, primary Industrial structures in Planning Area 1 will incorporate solar panels to produce electricity for the industrial buildings. Accordingly, MEREDITH INTERNATIONAL CENTRE would be consistent with the City's goal of providing additional sources of renewable energy.</p>

Ontario Plan Policy	Specific Plan Consistency
Goal ER4: <i>Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.</i>	
<p><u>ER4-1 Land Use.</u> We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance</p>	<p>The MEREDITH INTERNATIONAL CENTRE is a compact, mixed-use development that provides employment, service, retail, and residential land uses in close proximity to a major transportation corridor (Interstate 10) and potential transit corridor (Gold Line LRT). By virtue of its location near existing residential land uses and major transportation and transit corridors, MEREDITH INTERNATIONAL CENTRE promotes non-vehicular transportation and has the potential to reduce vehicle miles traveled, which would reduce tailpipe emissions – a major source of greenhouse gases (GHGs). As such, the MEREDITH INTERNATIONAL CENTRE would not prevent the City from achieving this Policy Plan goal.</p>
<p><u>ER4-3 Greenhouse Gases (GHG) Emissions Reductions.</u> We will reduce GHG emissions in accordance with regional, state and federal regulations.</p>	<p>As described in the MEREDITH INTERNATIONAL CENTRE Specific Plan Amendment 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. MEREDITH INTERNATIONAL CENTRE is consistent with Policy ER4-3.</p>
<p><u>ER4-8 Tree Planting.</u> We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality.</p>	<p>As part of development of the MEREDITH INTERNATIONAL CENTRE, a substantial number of trees would be planted within the Specific Plan area. Accordingly, MEREDITH INTERNATIONAL CENTRE will result in the implementation of this policy.</p>
Parks & Recreation Element	
Goal PR1: <i>A system of safe and accessible parks that meets the needs of the community.</i>	
<p><u>PR1-5 Acreage Standard.</u> We strive to provide 5 acres of parkland (public and private) per 1,000 residents.</p> <p><u>PR1-6 Private Parks.</u> We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents.</p>	<p>The residential component of MEREDITH INTERNATIONAL CENTRE will provide common open space for the benefit of residents. The common open space will feature active and passive recreational amenities. In addition, future residential development will be required to comply with State (Quimby Act) and City requirements for the provision of park land. Accordingly, implementation of MEREDITH INTERNATIONAL CENTRE will not preclude the City from satisfying Policies PR1-5 and PR1-6.</p>

Ontario Plan Policy	Specific Plan Consistency
Community Economics Element	
Goal CE1: <i>A complete community that provides for all incomes and stages of life.</i>	
<p><u>CE1-1 Jobs-Housing Balance.</u> 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>MEREDITH INTERNATIONAL CENTRE would provide over 220 acres of new employment-generating land uses (up to 4,150,000 square feet of building area), in close proximity to existing and planned residential land uses (MEREDITH INTERNATIONAL CENTRE allows up to 800 residential units). The new jobs opportunities provided within the MEREDITH INTERNATIONAL CENTRE 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. MEREDITH INTERNATIONAL CENTRE is consistent with Policy CE1-1.</p>
<p><u>CE1-7 Retail Goods and Services.</u> We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.</p>	<p>The Urban Residential land uses within MEREDITH INTERNATIONAL CENTRE allow a diverse mix of service and retail businesses, including over 25 types of commercial services (including eating and drinking establishments) and over 25 types of retail services that will serve a wide variety of needs for the community. MEREDITH INTERNATIONAL CENTRE is consistent with, and results in the implementation of, Policy CE1-7.</p>
Goal CE2: <i>A City of distinctive neighborhoods, districts, and corridors, where people choose to be.</i>	
<p><u>CE2-1 Development Projects.</u> We require new development and redevelopment to create unique, high-quality places that add value to the community.</p>	<p>The MEREDITH INTERNATIONAL CENTRE Specific Plan provides for the development of the Specific Plan property as a high-quality, contemporary, horizontally mixed-use center containing industrial, urban commercial, and urban residential land uses. This Specific Plan’s <i>Design Guidelines</i> (refer to Section 6) establish criteria for architecture, lighting, signage, and landscape design promote development of an attractive mixed-use center with timeless design features that is perceived as an inviting place to work, shop, live, and invest time and resources. This Specific Plan is consistent with Policy CE2-1.</p>

Ontario Plan Policy	Specific Plan Consistency
<p><u>CE2-5 Private Maintenance.</u> We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.</p> <p><u>CE2-6 Public Maintenance.</u> 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>This Specific Plan defines the entities responsible for maintenance of publically and privately-owned improvements within the MEREDITH INTERNATIONAL CENTRE, including roadways and utility infrastructure. Compliance with the maintenance responsibility matrix established in Section 7, <i>Implementation</i>, will ensure that all improvements within the Specific Plan area are properly and consistently maintained. MEREDITH INTERNATIONAL CENTRE is consistent with Policy Plan Policies CE2-5 and CE2-6.</p>
<p><i>Goal CE3:</i> <i>Decision-making deliberations that incorporate the full short-term and long-term economic and fiscal implications of proposed City Council actions.</i></p>	
<p><u>CE3-2 General Plan Amendments.</u> We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.</p>	<p>A fiscal impact analysis was prepared in support of the MEREDITH INTERNATIONAL CENTRE. Refer to the MEREDITH INTERNATIONAL CENTRE Specific Plan Amendment EIR for a detailed analysis of potential reasonably foreseeable fiscal effects associated with implementation of this Specific Plan.</p>