

5.0 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained in the local General Plan. Specific Plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan.

The Piemonte Overlay has been prepared in conformance with the goals and policies of The Ontario Plan (TOP) Policy Plan (General Plan). The policy analysis in this Chapter describes the manner in which the Overlay complies with TOP Goals and Policies applicable to the development.

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
LAND USE ELEMENT	
GOAL LU 1: A COMMUNITY THAT HAS A SPECTRUM OF HOUSING TYPES AND PRICE RANGES THAT MATCH THE JOBS IN THE CITY AND THAT MAKE IT POSSIBLE FOR PEOPLE TO LIVE AND WORK IN ONTARIO AND MAINTAIN A QUALITY OF LIFE.	
<p>LU 1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identify, maximizes available and planned infrastructure, and foster the development of transit.</p>	<p>The Overlay area is located within the Ontario Center Specific Plan (OCSF) identified in The Ontario Plan and will rely on available infrastructure. The Overlay will adhere to current approved City of Ontario Infrastructure Master Plans.</p>
<p>LU 1-2 Sustainable Community Strategy. We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process.</p>	<p>Sustainable Community/Smart Growth principles are incorporated into Land Use Plan. Pedestrian sidewalks connect the mix of land uses within the OCSF. The project will contain many energy efficient features.</p>
<p>LU 1-3 Adequate Capacity. We require adequate infrastructure and services for all development.</p>	<p>The Overlay is located in an area where planned infrastructure and public facilities have been constructed to ensure that adequate roadways and public utilities including sewer, water and drainage facilities along with parks and other public facilities are provided to serve the Overlay area.</p>
<p>LU 1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities. (Link to Mobility Element Policy M 3-3)</p>	<p>The mix of residential and commercial land uses within the Overlay are within walkable distance reducing the reliance on the automobile..</p>
<p>LU 1-5 Jobs-Housing Balance. We coordinate land use, infrastructure, and transportation planning and analysis with regional, county and other local agencies to further regional and subregional goals for jobs-housing balance. (Link to Community Economics Element Policy CE1-1)</p>	<p>N/A</p>
<p>LU 1-6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Link to Complete Community Section of Community Economics Element)</p>	<p>The Overlay plans for a complete infill community with a mix of residential, commercial, and offices where residents can live, work, shop and recreate at adjacent areas.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>LU 1-7 Revenues and Costs. We require future amendments to our Land Use Plan to be accompanied by analyses of fiscal impacts. (Link to Community Economics Policy CE3-2)</p>	<p>N/A</p>
<p>GOAL LU 2: COMPATIBILITY BETWEEN A WIDE RANGE OF USES.</p>	
<p>LU 2-1 Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.</p>	<p>All development will be reviewed through the City’s Development Plan process. Parking demand is carefully reviewed to minimize impacts on adjacent properties.</p>
<p>LU 2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur. (Link to Community Design)</p>	<p>N/A</p>
<p>LU 2-3 Hazardous Uses. We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials. (Link to Hazardous Materials & Waste including Policies S6-4 and S6-5)</p>	<p>N/A</p>
<p>LU 2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.</p>	<p>N/A</p>
<p>LU 2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.</p>	<p>All development will be reviewed through the City’s Development Plan and/or applicable CUP process.</p>
<p>LU 2-6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.</p>	<p>The Overlay provides for an aesthetically pleasing streetscape concept.</p>
<p>LU 2-7 Inter-jurisdictional Coordination. We maintain an ongoing liaison with IEUA, LAWA, Caltrans, Public Utilities Commission, the railroads and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.</p>	<p>N/A</p>
<p>LU 2-8 Transitional Areas. We require development in transitional areas to protect the quality of life of current residents.</p>	<p>N/A</p>
<p>LU 2-9 Methane Gas Sites. We require sensitive land uses and new uses on former dairy farms or other methane-producing sites be designed to minimize health risks.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
GOAL LU3: STAFF, REGULATIONS AND PROCESSES THAT SUPPORT AND ALLOW FLEXIBLE RESPONSE TO CONDITIONS AND CIRCUMSTANCES IN ORDER TO ACHIEVE THE VISION.	
LU 3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.	The Overlay will set forth clear development standards compatible with the City's vision.
LU 3-2 Design Incentives. We offer design incentives to help projects achieve the Vision. (Link to Community Design)	N/A
LU 3-3 Land Use Flexibility. We consider uses not typically permitted within a land use category if doing so improves livability, reduces vehicular trips, creates community gathering places and activity nodes, and helps create identity.	The Overlay will be classified as mixed use to allow for flexible land use that will improve livability around the area by creating a pedestrian driven community, through open spaces, plazas, and entertainment.
GOAL LU 4: DEVELOPMENT THAT PROVIDES SHORT-TERM VALUE ONLY WHEN THE OPPORTUNITY TO ACHIEVE OUR VISION CAN BE PRESERVED.	
LU 4-1 Commitment to Vision. We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.	The Overlay master plan is designed to be developed in a series of phases to achieve the Vision around the Piemonte Overlay.
LU 4-2 Interim Development. We allow development in growth areas that is not immediately reflective of our ultimate Vision provided it can be modified or replaced when circumstances are right. We will not allow development that impedes, precludes or compromises our ability to achieve our Vision. (Link to Community Economics Policy CE2-3)	The Overlay development allows for areas to be utilized as temporary uses if it will facility and assist towards achieving the ultimate vision. Some areas can be used as immediate parking areas that can later be developed to achieve and accomodate the required parking.
LU 4-3 Infrastructure Timing. We require that the necessary infrastructure and services be in place prior to or concurrently with development.	Necessary infrastructure and services will be in place at occupancy.
GOAL LU5: INTEGRATED AIRPORT FACILITIES THAT MINIMIZE NEGATIVE IMPACTS TO THE COMMUNITY AND MAXIMIZE ECONOMIC BENEFITS.	
LU 5-1 Coordination with Airport Authorities. We collaborate with FAA, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other shareholders in the preparation, update and maintenance of airport-related plans.	N/A
LU 5-2 Airport Planning Consistency. We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations and/ or adopted master plans and land use compatibility plans for the ONT and Chino Airport.	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>LU 5-3 Airport Impacts. We work with agencies to maximize resources to mitigate the impacts and hazards related to airport operations.</p>	<p>N/A</p>
<p>LU 5-4 ONT Growth Forecast. We support and promote an ONT that accommodates 30 million annual passengers and 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated</p>	<p>N/A</p>
<p>LU 5-5 Airport Compatibility Planning for ONT. We create and maintain the Airport Land Use Compatibility Plan for ONT.</p>	<p>N/A</p>
<p>LU 5-6 Alternative Process. We fulfill our responsibilities and comply with state law with regard to the Alternative Process for proper airport land use compatibility planning.</p>	<p>N/A</p>
<p>LU 5-7 ALUCP Consistency and Land Use Regulations. We comply with state law that requires general plans, specific plans and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.</p>	<p>The Overlay is located within the Airport Influence Areas of Ontario International Airport. Section 2.1.2 notifies the reader to refer to the ONT ALUCP.</p>
<p>LU 5-8 Chino Airport. We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.</p>	<p>N/A</p>

HOUSING ELEMENT

GOAL H1: STABLE NEIGHBORHOODS OF QUALITY HOUSING, AMPLE COMMUNITY SERVICES AND PUBLIC FACILITIES, WELL-MAINTAINED INFRASTRUCTURE, AND PUBLIC SAFETY THAT FOSTER A POSITIVE SENSE OF IDENTITY

<p>H 1-1 Housing Rehabilitation. We support the rehabilitation, maintenance, and improvement of single-family, multiple-family, and mobile homes through code compliance, removal of blight where necessary, and provision of rehabilitation assistance where feasible.</p>	<p>N/A</p>
<p>H 1-2 Neighborhood Conditions. We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.</p>	<p>Our mixed-use project combines residential and commercial uses which will help vitalize an underutilized area.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>H 1-3 Community Amenities. We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle and equestrian routes and public safety for neighborhoods consistent with City master plans and neighborhood plans.</p>	<p>The Overlay allows for plaza areas to be publicly accessible community amenities and encourages engagement with the adjacent commercial uses.</p>
<p>H 1-4 Historical Preservation. We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario’s past that are considered to be local historical or cultural resources.</p>	<p>N/A</p>
<p>H 1-5 Neighborhood Identity. We strengthen neighborhood identity through creating parks and recreational outlets, sponsoring neighborhood events and encouraging resident participation in the planning and improvement of their neighborhoods.</p>	<p>N/A</p>
<p>GOAL H2: 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.</p>	
<p>H 2-1 Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.</p>	<p>The design guidelines and development standards provide for development suited for adjacency to corridors. The proposed high density housing is also suitable for the adjacent Haven and Fourth Streets high traffic corridors.</p>
<p>2-2 Historic Downtown. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.</p>	<p>N/A</p>
<p>H 2-3 Ontario Airport Metro Center. We foster a 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 Overlay allows for a mix of residential, entertainment, retail and potentially office-oriented uses centered around the Arena.</p>
<p>H 2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.</p>	<p>N/A</p>
<p>H 2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.</p>	<p>The Overlay has its own design guidelines to achieve architectural excellence.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>H 2-6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.</p>	<p>The Overlay allows for development on underutilized residential and commercial sites, including high density residential developments.</p>
<p>GOAL H3: A CITY REGULATORY ENVIRONMENT THAT BALANCES THE NEED FOR CREATIVITY AND EXCELLENCE IN RESIDENTIAL DESIGN, FLEXIBILITY AND PREDICTABILITY IN THE PROJECT APPROVAL PROCESS, AND THE PROVISION OF AN ADEQUATE SUPPLY AND PRICES OF HOUSING.</p>	
<p>H 3-1 Incentives. We maintain incentive programs that can be offered to projects that provide benefits to the community such as exceptional design quality, economic advantages, environmental sustainability, or other benefits that would otherwise be unrealized.</p>	<p>N/A</p>
<p>H 3-2 Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.</p>	<p>This Overlay provides flexibility in design to allow the most exceptional design quality.</p>
<p>H 3-3 Development Review. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.</p>	<p>N/A</p>
<p>H 3-4 Financial Incentives. We consider financial incentives to facilitate and encourage the production, rehabilitation or improvement of housing, or provision of services where such activity furthers housing and community-wide goals.</p>	<p>N/A</p>
<p>GOAL H4: INCREASED OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS AND FAMILIES TO AFFORD AND MAINTAIN QUALITY OWNERSHIP AND RENTAL HOUSING OPPORTUNITIES, INCLUDING MOVE-UP OPPORTUNITIES.</p>	
<p>H 4-1 Preservation of Affordable Apartments. We strive to facilitate the preservation of the affordability of publicly assisted apartments for lower income households through financial assistance, technical assistance, rehabilitation, and collaborative partnerships.</p>	<p>N/A</p>
<p>H 4-2 Homeownership Opportunities. We increase and expand homeownership rates for lower and moderate income households by offering financial assistance, low-interest loans and educational resources, and by working in collaboration with partnerships.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>H 4-3 Rental Assistance. We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.</p>	<p>N/A</p>
<p>H 4-4: Mixed-income Housing. We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.</p>	<p>The Overlay provides for apartment living. The proposed rent range will include rents affordable to more moderate income residents.</p>
<p>H 4-5 Collaborative Partnerships. We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing.</p>	<p>N/A</p>
<p>H 4-6 Fair Housing. We further fair housing by prohibiting discrimination in the housing market and providing education, support, and enforcement services to address discriminatory practices</p>	<p>N/A</p>
<p>GOAL H5: A FULL RANGE OF HOUSING TYPES AND COMMUNITY SERVICES THAT MEET THE SPECIAL HOUSING NEEDS FOR ALL INDIVIDUALS AND FAMILIES IN ONTARIO, REGARDLESS OF INCOME LEVEL, AGE OR OTHER STATUS.</p>	
<p>H 5-1 Senior Housing. We support the development of accessible and affordable senior housing and provide financial assistance for seniors to maintain and improve their homes.</p>	<p>N/A</p>
<p>H 5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.</p>	<p>The Overlay allows residential two- and three-bedroom apartments that will have access to children friendly amenities.</p>
<p>H 5-3 Disabled People. We increase the supply of permanent, affordable and accessible housing for people with disabilities, and provide assistance to allow them to maintain and improve their homes</p>	<p>Residential development in the Overlay project area will comply with ADA standards.</p>
<p>H 5-4 Homeless People. We partner with non-profit partners to provide emergency shelters, transitional housing, permanent supportive housing, and supportive services for people who are homeless.</p>	<p>N/A</p>
<p>H 5-5 Supportive Services. We financially support organizations, as feasible, that provide support services that meet the needs of those with special needs and further the greatest level of independence.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>H 5-6 Partnerships. We collaborate with non-profit organizations, private developers, employers, government agencies and other interested parties to develop affordable housing and provide support services.</p>	<p>N/A</p>
PARKS AND RECREATION ELEMENT	
GOAL PRi: A SYSTEM OF SAFE AND ACCESSIBLE PARKS THAT MEETS THE NEEDS OF THE COMMUNITY.	
<p>PR 1-1 Access to Parks. We strive to provide a park and/or recreational facility within walking distances (1/4 mile) of every residence.</p>	<p>All residents will have access to a range of on-site amenities including plazas, gathering areas, playgrounds, pools and gyms.</p>
<p>PR 1-2 Adjacency to Schools. We examine locating parks adjacent to school sites to promote joint-use opportunities.</p>	<p>N/A</p>
<p>PR 1-3 Funding. We shall seek outside, one-time sources of funding for capital improvements and reserve ongoing City funds primarily for operations and maintenance.</p>	<p>N/A</p>
<p>PR 1-4 Joint-use Opportunities. In areas where there is a need but no City recreational facility, we explore joint-use opportunities. (e.g., school sites).</p>	<p>N/A</p>
<p>PR 1-5 Acreage Standard. We strive to provide 5 acres of parkland (public and private) per 1,000 residents.</p>	<p>Park fees will be paid at the time of building permits to assist the City in its park efforts.</p>
<p>PR 1-6 Private Parks. We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents.</p>	<p>Park fees will be paid at the time of building permits.</p>
<p>PR 1-7 Special Needs/Universal Design. We attempt to provide recreational opportunities at parks for people of all ages and abilities.</p>	<p>N/A</p>
<p>PR 1-8 Renovation. We examine renovating existing facilities prior to building replacement facilities.</p>	<p>N/A</p>
<p>PR 1-9 Phased Development. We require parks be built in new communities before a significant proportion of residents move in.</p>	<p>Park fees will be paid at the time of building permits.</p>
<p>PR 1-10 Master Plans for Individual Park Facilities. We require an individual park master plan for parks in excess of 10 acres.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
PR 1-11 Environmental Function of Parks. We require new parks to meet environmental management objectives.	N/A
PR 1-12 Trails. We promote connections between parks and local trails including those managed by other public agencies.	N/A
PR 1-13 Equestrian Trails. We require the design, construction and maintenance of equestrian trails in Rural Residential designated areas.	N/A
PR 1-14 Multi-family Residential Developments. We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees.	The Overlay requires that all multi-family developments within the Overlay provide private recreational areas for residents of the development in addition to the payment of park fees at the time of building permits.
PR 1-15 Trail Connectivity. We strengthen and improve equestrian, bike and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions.	N/A
PR 1-16 Equestrian Master Plan. We use Homer Briggs Park as the primary focal point for the development of a Master Plan of Equestrian Trails in the Rural Residential area.	N/A

ENVIRONMENTAL RESOURCES ELEMENT

GOAL ER1: A RELIABLE AND COST EFFECTIVE SYSTEM THAT PERMITS THE CITY TO MANAGE ITS DIVERSE WATER RESOURCES AND NEEDS.

ER 1-1 Local Water Supply. We increase local water supplies to reduce our dependence on imported water.	N/A
ER 1-2 Matching Supply to Use. We match water supply and quality to the appropriate use.	N/A
ER 1-3 Conservation. We require conservation strategies that reduce water usage.	All Overlay development will meet CALGreen low flow fixture requirements. All irrigation systems will be designed per State and/ or the City of Ontario’s Water Conservation Ordinance and utilize the existing reclaimed water infrastructure system. Landscaped areas within the Overlay area will be graded as swales to the maximum extent practicable in order to maximize conservation of irrigation water and natural rainfall run-off.

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>ER 1-4 Supply-Demand Balance. We require that available water supply and demands be balanced.</p>	<p>N/A</p>
<p>ER 1-5 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.</p>	<p>The Overlay development will comply with all applicable regulations in regards to protecting groundwater quality.</p>
<p>ER 1-6 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.</p>	<p>Overlay development shall be designed to retain and in-filter, harvest and use or biotreat the Design Capture Volume of surface run-off, on-site, to comply with the current requirements of the San Bernardino County NPDES Stormwater Program’s Water Quality Management (WQMP) for new development projects.</p>
<p>ER 1-7 Urban Run-off Quality. We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.</p>	<p>Overlay Development is obligated to minimize the impacts of urban run-off, through the implementation of on-site and off-site Low Impact Development (LID) Site Design Best Management Practices (BMPs) which retain/ in-filter, harvest and use, or biotreat the average 2-year, 24-hour storm run-off volume (85th percentile storm event) from the project, consistent with Regional Water Quality Control Board regulations as part of the County-wide NPDES Permit.</p>
<p>ER 1-8 Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.</p>	<p>The project is obligated to comply with wastewater discharge and collection requirements adopted by the Regional Water Quality Control Board.</p>
<p>GOAL ER2: A COST EFFECTIVE, INTEGRATED WASTE MANAGEMENT SYSTEM THAT MEETS OR EXCEEDS STATE AND FEDERAL RECYCLING AND WASTE DIVERSION MANDATES.</p>	
<p>ER 2-1 Waste Diversion. We shall meet or exceed AB 939 requirements.</p>	<p>All development will comply with City construction waste diversion requirements.</p>
<p>ER 2-2 Hazardous and Electronic Wastes. We prohibit the disposal of hazardous and electronic waste into the municipal waste stream pursuant to state law.</p>	<p>N/A</p>
<p>ER 2-3 Purchase Products Made from Recycled Materials. We purchase recycled-content products where it is cost effective</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
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.	
ER 3-1 Conservation Strategy. We require conservation as the first strategy to be employed to meet applicable energy-saving standards.	All development within the Overlay will meet California’s stringent CALGreen and Energy Codes.
ER 3-2 Green Development- Communities. We require the use of best practices identified in green community rating systems to guide the planning and development of all new communities.	The Overlay contains a broad mix of land uses, and density as identified in the best practices of several rating systems.
ER 3-3 Building and Site Design. We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.	All development within the Overlay will meet California’s stringent CALGreen and Energy Codes.
ER 3-4 Green Development– Public Buildings. We require all new and substantially renovated City buildings in excess of 10,000 square feet achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.	N/A
ER 3-5 Fuel Efficient and Alternative Energy Vehicles and Equipment. We purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy	N/A
ER 3-6 Generation. Renewable Sources. We promote the use of renewable energy sources to serve public and private sector development.	N/A
GOAL ER4: IMPROVED INDOOR AND OUTDOOR AIR QUALITY AND REDUCED LOCALLY GENERATED POLLUTANT EMISSIONS.	
ER 4-1 Land Use. We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance.	The Overlay provides for compact mix of uses that improves the regional jobs-housing balance.
ER 4-2 Sensitive Land Uses. We prohibit the future siting of sensitive land uses, within the distances defined by the California Air Resources Board for specific source categories, without sufficient mitigation.	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
ER 4-3 Greenhouse Gases (GHG) Emissions Reductions. We will reduce GHG emissions in accordance with regional, state and federal regulations.	The Overlay complies with regional, state and federal regulations.
ER 4-4 Indoor Air Quality. We will comply with State Green Building Codes relative to indoor air quality.	Overlay development will be required to comply with all State laws in regards to indoor air quality.
ER 4-5 Transportation. We promote mass transit and non-motorized mobility options (e.g. walking, biking) to reduce air pollutant emissions.	Overlay development includes a variety of pedestrian and bicycle paths that is consistent with a walkable master plan.
ER4-6 Particulate Matter. We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.	N/A
ER4-7 Other Agency Collaboration. We collaborate with other agencies within the South Coast Air Basin to improve regional air quality at the emission source.	N/A
ER 4-8 Tree Planting. We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality.	Where possible, healthy existing street trees will be protected. Additional trees will be planted within the Overlay per the landscape standards and requirements.
GOAL ER5 PROTECTED HIGH VALUE HABITAT AND FARMING AND MINERAL RESOURCE EXTRACTION ACTIVITIES THAT ARE COMPATIBLE WITH ADJACENT DEVELOPMENT.	
ER 5-1 Habitat Conservation Areas. We support the protection of biological resources through the establishment, restoration and conservation of high quality habitat areas.	N/A
ER 5-2 Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species.	N/A
ER 5-3 Right to Farm. We support the right of existing farms to continue their operations within the New Model Colony.	N/A
ER 5-4 Transition of Farms. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.	N/A
ER 5-5 Mining Operations. We prohibit future mining operations where the resource extraction activities are incompatible with existing or proposed adjacent land uses.	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
COMMUNITY ECONOMICS ELEMENT	
GOAL CE1: A COMPLETE COMMUNITY THAT PROVIDES FOR ALL INCOMES AND STAGES OF LIFE.	
<p>CE 1-1 Jobs-Housing Balance. We pursue improvement to the Inland Empire’s balance between jobs and housing by promoting job growth that reduces the regional economy’s reliance on out-commuting.</p>	<p>The Overlay allows for mixed land uses of commercial, office, and residential to promote job growth in the area.</p>
<p>CE 1-2 Jobs and Workforce Skills. We use our economic development resources to: 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education; and 3) attract businesses that increase Ontario’s stake and participation in growing sectors of the regional and global economy. (Link to Social Resource Policy SR2-2)</p>	<p>N/A</p>
<p>CE 1-3 Regional Approach to Workforce Development. We work with our partners to provide workforce training and development services throughout the region recognizing that Ontario employers rely on workers living outside of the City.</p>	<p>N/A</p>
<p>CE 1-4 Business Retention and Expansion. We continuously improve two-way communication with the Ontario business community and emphasize customer service to existing businesses as part of our competitive advantage.</p>	<p>N/A</p>
<p>CE 1-5 Business Attraction. We proactively attract new and expanding businesses to Ontario in order to increase the City’s share of growing sectors of the regional and global economy.</p>	<p>N/A</p>
<p>CE 1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.</p>	<p>The Overlay provides smaller studio to 3-bedroom apartments that will serve a diversity of households and incomes.</p>
<p>CE 1-7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.</p>	<p>The Overlay allows for an exciting mix of retail businesses.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CE 1-8 Regional Attraction. We encourage the development and programming of regional, cultural, and entertainment destinations in Ontario. (Link to Social Resources Entertainment and Culture Policy SR5-4)</p>	<p>The Overlay vision encourages a regional entertainment destination around the Arena.</p>
<p>CE 1-9 Regional Leadership. We provide leadership for public, quasi-public, and private-sector partners that help Ontario and its residents and businesses realize our goals and achieve our Vision.</p>	<p>N/A</p>
<p>CE 1-10 Life-Long Education. We work with our partners who provide life-long learning to ensure that our residents and workforce have access to education at all stages of life. (Link to Social Resources-Education SR2-1)</p>	<p>N/A</p>
<p>CE 1-11 Socioeconomic Trends. We continuously monitor, plan for, and respond to changing socioeconomic trends.</p>	<p>N/A</p>
<p>CE 1-12 Circulation. We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles. (Link to Mobility Public Transit)</p>	<p>Existing bus routes are located on adjacent streets to the Overlay, allowing residents and patrons of commercial development easy access to alternative means of transportation.</p>
<p>CE 1-13 Safety and Security. We invest in public safety and communicate our successes because the perception and reality of safety and security are necessary prerequisites for private investment and economic growth. (Link to Safety Element)</p>	<p>N/A</p>
<p>GOAL CE₂: A CITY OF DISTINCTIVE NEIGHBORHOODS, DISTRICTS, AND CORRIDORS, WHERE PEOPLE CHOOSE TO BE.</p>	
<p>CE 2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community. (Link to Community Design Element)</p>	<p>The Overlay sets forth criteria for creating high-quality places and development. In particular, residential development expressed in a contemporary architectural vernacular will be unique to Ontario.</p>
<p>CE 2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.</p>	<p>The Overlay provides standards and guidelines to create unique, functional and sustainable places.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CE 2-3 Interim Development. We require interim development that does not reflect the long-term Vision, be limited in scale of development so that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible.</p>	<p>N/A</p>
<p>CE 2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.</p>	<p>The Overlay provides a framework for high quality architecture and urban design.</p>
<p>CE 2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values. (Link to Community Design Policy CD5-1)</p>	<p>There is an existing Piemonte at Ontario Center Property Owners Association that maintains the private drives.</p>
<p>CE 2-6 Public Maintenance. We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property. (Link to Community Design Policy CD 5-1)</p>	<p>N/A</p>
<p>GOAL CE₃ DECISION-MAKING DELIBERATIONS THAT INCORPORATE THE FULL SHORT-TERM AND LONG-TERM ECONOMIC AND FISCAL IMPLICATIONS OF PROPOSED CITY COUNCIL ACTIONS.</p>	
<p>CE 3-1 Fiscal Impact Disclosure. We require requests for City Council action to disclose the full fiscal impacts, including direct and indirect costs.</p>	<p>N/A</p>
<p>CE 3-2 General Plan Amendments. We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.</p>	<p>N/A</p>
<p>CE 3-3 Long-Term Funding Disclosure. We require those requesting City support or funding for projects or programs to disclose if and how they can be continued without further City support.</p>	<p>N/A</p>
<p>CE 3-4 Improving Fiscal Decision-Making. We periodically assess the accuracy of projections for staff time and City resources and use the assessment results to improve our fiscal decision-making process.</p>	<p>N/A</p>
<p>CE 3-5 Sustainable Development. We recognize impacts to municipal finances as an element of sustainability, and we require claims of sustainability to assess fiscal impacts.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CE 3-6 Fully Funded Liability. We require long-term liabilities, such as retiree medical benefits, employee accrued leave balances and self insured liability claims, to be fully funded to ensure sound, long-term fiscal health.</p>	<p>N/A</p>
<p>CE 3-7 Programmatically Balanced Budget. We require that the annual budget include appropriations allocated in a manner to meet the goal of the programmatically balanced budget.</p>	<p>N/A</p>
<p>CE 3-8 Budget Margins. We require that the adopted budget for revenue and expenditures reflect sufficient budget margins to minimize negative impacts to City services due to economic uncertainties.</p>	<p>N/A</p>
<p>CE 3-9 Complete Comparative Context. We require that our annual budget process provide the complete comparative context for proposed new and increased funding so decision makers can fully understand the trade-offs among budget choices.</p>	<p>N/A</p>

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.

<p>S 1-1: Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.</p>	<p>All habitable buildings within the Overlay will be required to meet the California Building Code.</p>
<p>S 1-2 Entitlement and Permitting Process. We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.</p>	<p>All habitable buildings within the Overlay will be required to meet the California Building Code.</p>
<p>S 1-3 Continual Update of Technical Information. We maintain up-to-date California Geological Survey seismic hazard maps.</p>	<p>N/A</p>
<p>S 1-4 Seismically Vulnerable Structures. We conform to state law regarding unreinforced masonry structures.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
GOAL S₂ MINIMIZED RISK OF INJURY, LOSS OF LIFE, PROPERTY DAMAGE AND ECONOMIC AND SOCIAL DISRUPTION CAUSED BY FLOODING AND INUNDATION HAZARDS.	
<p>S 2-1 Entitlement and Permitting Process. We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.</p>	N/A
<p>S 2-2 Flood Insurance. We will limit development in flood plains and participate in the National Flood Insurance Program.</p>	N/A
<p>S 2-3 Facilities that Use Hazardous Materials. We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of on-site hazardous materials to be located in the 100 year flood zone unless all standards of elevation, flood proofing and storage have been implemented to the satisfaction of the Building Department.</p>	N/A
<p>S 2-4 Prohibited Land Uses. We prohibit the development of new essential and critical facilities in the 100-year floodplain.</p>	N/A
<p>S 2-5 Storm Drain System. We maintain and improve the storm drain system to minimize flooding. (Link to Environmental Resources)</p>	N/A
<p>S 2-6 Use of Flood Control Facilities. We encourage joint use of flood control facilities as open space or other types of recreational facilities.</p>	N/A
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.	
<p>S 3-1 Prevention Services. We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the adopted Fire Code.</p>	All buildings and site design will comply with the California Fire Code.
<p>S 3-2 Community Outreach. We provide education to local schools and community groups to promote personal and public safety.</p>	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>S 3-3 Fire and Emergency Medical Services. We maintain sufficient fire stations, equipment and staffing to respond effectively to emergencies.</p>	<p>N/A</p>
<p>S 3-4 Special Team Services. We maintain effective special rescue services.</p>	<p>N/A</p>
<p>S 3-5 Emergency Communication Services. We maintain a 9-1-1 emergency communication and dispatch center.</p>	<p>N/A</p>
<p>S 3-6 Interagency Cooperation. In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan.</p>	<p>N/A</p>
<p>S 3-7 Water Supply and System Redundancy. We monitor our water system to manage firefighting water supplies.</p>	<p>N/A</p>
<p>S 3-8: Fire Prevention through Environmental Design. We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open space and buildings. (Link to Community Design Element)</p>	<p>All development within the Overlay incorporates fire prevention considerations in the design of streetscapes, sites, open spaces and buildings and will be verified for compliance during the review process.</p>
<p>S 3-9 Resource Allocation. We analyze fire data to evaluate the effectiveness of our fire prevention and reduction strategies and allocate resources accordingly.</p>	<p>N/A</p>
<p>GOAL S₄ AN ENVIRONMENT WHERE NOISE DOES NOT ADVERSELY AFFECT THE PUBLIC’S HEALTH, SAFETY, AND WELFARE.</p>	
<p>S 4-1 Noise Mitigation. We utilize the City’s Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.</p>	<p>All habitable buildings within the Overlay will be required to meet the City’s Noise Ordinance, California Building Code and subdivision and development codes to mitigate noise impact.</p>
<p>S 4-2 Coordination with Transportation Authorities. We collaborate with airport owners, FAA, Caltrans, SANBAG, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of, and updates to transportation-related plans to minimize noise impacts and provide appropriate mitigation measures.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>S 4-3 Airport Noise Mitigation. We aggressively pursue funding and utilize programs to reduce effects of aircraft noise in impacted areas of our community. (Link to Land Use Element and Quiet Home Program)</p>	N/A
<p>S 4-4 Truck Traffic. We manage truck traffic to minimize noise impacts on sensitive land uses. (Link to Mobility Element)</p>	N/A
<p>S 4-5 Roadway Design. We design streets and highways to minimize noise impacts.</p>	N/A
<p>S 4-6 Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.</p>	The Overlay complies with the ALUCP for Ontario International Airport.
<p>GOAL S5: REDUCED RISK OF INJURY, PROPERTY DAMAGE AND ECONOMIC LOSS RESULTING FROM WINDSTORMS AND WIND- RELATED HAZARDS.</p>	
<p>S 5-1 Backup Power in Critical Facilities. We require backup power be maintained in critical facilities.</p>	N/A
<p>S 5-2 Dust Control Measures. We require the implementation of Best Management Practices for dust control at all excavation and grading project.</p>	Construction within the Overlay will comply with all mitigation measures identified in the project EIR with regard to dust control.
<p>S 5-3 Grading in High Winds. We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.</p>	The Overlay complies with the Building Code.
<p>GOAL S6 REDUCED POTENTIAL FOR HAZARDOUS MATERIALS EXPOSURE AND CONTAMINATION.</p>	
<p>S 6-1 Disclosure and Notification. We enforce disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use or transport.</p>	N/A
<p>S 6-2 Response to Hazardous Materials Releases. We respond to hazardous materials incidents and coordinate these services with other jurisdictions.</p>	N/A
<p>S 6-3 Safer Alternatives. We minimize our use of hazardous materials by choosing non-toxic alternatives that do not pose a threat to the environment.</p>	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>S 6-4 Safe Storage and Maintenance Practices. We require that the users of hazardous materials be adequately prepared to prevent and mitigate hazardous materials releases.</p>	N/A
<p>S 6-5 Location of Hazardous Material Facilities. We regulate facilities that will be involved in the production, use, storage or disposal of hazardous materials, pursuant to federal, state, county, and local regulations, so that impacts to the environment and sensitive land uses are mitigated.</p>	N/A
<p>S 6-6 Location of Sensitive Land Uses. We prohibit new sensitive land uses from locating within airport Safety Zones and near existing sites that use, store, or generate large quantities of hazardous materials. (Link to Land Use Element)</p>	N/A
<p>S 6-7 Household Hazardous Waste. We support the proper disposal of household hazardous substances.</p>	N/A
<p>S 6-8 Mitigation and Remediation of Groundwater Contamination. We actively participate in local and regional efforts directed at both mitigating environmental exposure to contaminated groundwater and taking action to clean up contaminated groundwater once exposure occurs.</p>	N/A
<p>S 6-9 Remediation of Methane. We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.</p>	N/A
<p>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.</p>	
<p>S 7-1 Police Unit Response. We respond to calls for service in a timely manner.</p>	N/A
<p>S 7-2 Community Oriented Problem Solving (C.O.P.S.). We support and maintain the mission of COPS to identify and resolve community problems.</p>	N/A
<p>S 7-3 Prevention Services. We provide crime prevention programs targeted to youth, parents, seniors, businesses, and neighborhoods.</p>	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>S 7-4: Crime Prevention through Environmental Design (CPTED). We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.</p>	<p>All new development will be reviewed and approved pursuant to the provisions of the City’s Subdivision Ordinance and Development Plan Review process which provides for review by the City’s Police Department and that may require the development to incorporate CPTED in the design of streetscapes, sites, and buildings.</p>
<p>S 7-5 Interdepartmental Coordination. We utilize all City departments to help reduce crime and promote public safety.</p>	<p>N/A</p>
<p>S 7-6 Partnerships. We partner with other local, state and federal law enforcement agencies and private security providers to enhance law enforcement service to Ontario.</p>	<p>N/A</p>
<p>S 7-7 Resource Allocation. We analyze crime data to evaluate the effectiveness of crime prevention and reduction strategies and allocate resources accordingly.</p>	<p>N/A</p>

MOBILITY ELEMENT

GOAL M1: A SYSTEM OF ROADWAYS THAT MEETS THE MOBILITY NEEDS OF A DYNAMIC AND PROSPEROUS ONTARIO.

<p>M 1-1: 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>The Overlay complies with federal, state and local design and safety standards. It is consistent with the requirements of the City’s Functional Roadway Classification Plan.</p>
<p>M 1-2: Mitigation of Impacts. We require development to mitigate its traffic impacts.</p>	<p>All development will implement all traffic mitigation measures, standard conditions and project design features identified in the project EIR.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>M 1-3 Roadway Improvements. We work with Caltrans, SANBAG and others to identify, fund and implement needed improvements to roadways identified in the Functional Roadway Classification Plan.</p>	<p>N/A</p>
<p>M 1-4 Adjacent Jurisdictions. We work with neighboring jurisdictions to meet our level of service standards at the City limits.</p>	<p>Street improvements along 4th Street will have been approved by the City of Rancho Cucamonga.</p>
<p>GOAL M2: A SYSTEM OF TRAILS AND CORRIDORS THAT FACILITATE AND ENCOURAGE BICYCLING AND WALKING.</p>	
<p>M 2-1 Bikeway Plan. We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.</p>	<p>Existing bike lanes on public streets will remain.</p>
<p>M 2-1 Bikeway Plan. We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.</p>	<p>N/A</p>
<p>M 2-3: Pedestrian Walkways. We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points. (Link to Community Design CD 3-1)</p>	<p>Pedestrian walkways are planned throughout the Overlay area, promoting safe and convenient travel between destination points.</p>
<p>M 2-4 Network Opportunities. We explore opportunities to expand the pedestrian and bicycle networks. This includes consideration of utility easements, levees, drainage corridors, road right-of-ways, medians and other potential options.</p>	<p>N/A</p>
<p>GOAL M3: A PUBLIC TRANSIT SYSTEM THAT IS A VIABLE ALTERNATIVE TO AUTOMOBILE TRAVEL AND MEETS THE BASIC TRANSPORTATION NEEDS OF THE TRANSIT DEPENDENT.</p>	
<p>M 3-1 Transit Partners. We maintain a proactive working partnership with transit providers to ensure that adequate public transit service is available.</p>	<p>N/A</p>
<p>M 3-2 Transit Facilities at New Development. We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary.</p>	<p>Transit facilities are located on adjacent or nearby streets.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>M 3-3 Transit-Oriented Development. We may provide additional development-related incentives to those inherent in the Land Use Plan for projects that promote transit use.</p>	N/A
<p>M 3-4 Bus Rapid Transit (BRT) Corridors. We work with regional transit agencies to implement BRT service to target destinations and along corridors, as shown in the Transit Plan.</p>	N/A
<p>M 3-5 Light Rail. We support extension of the Metro Rail Gold Line to Ontario, and will work to secure station locations adjacent to the Meredith site and at the proposed multimodal transit center.</p>	N/A
<p>M 3-6 Metrolink Expansion. We advocate expansion of Metrolink service to include the Downtown and the multimodal transit center.</p>	N/A
<p>M 3-7 High Speed Rail. We encourage the development of high-speed rail systems that would enhance regional mobility in Southern California and serve the City of Ontario.</p>	N/A
<p>M 3-8 Feeder Systems. We work with regional transit agencies to secure convenient feeder service from the Metrolink station and the proposed multimodal transit center to employment centers in Ontario.</p>	N/A
<p>M 3-9 Ontario Airport Metro Center Circulator. We will explore development of a convenient mobility system, including but not limited to shuttle service, people mover, and shared car system, for the Ontario Airport Metro Center.</p>	N/A
<p>M 3-10 Multimodal Transit Center. We intend to ensure the development of a multimodal transit center near LAONT airport to serve as a transit hub for local buses, BRT, the Gold Line, high-speed rail, the proposed Ontario Airport Metro Center circulator and other future transit modes.</p>	N/A
<p>M 3-11 Transit and Community Facilities. We require the future development of community-wide serving facilities to be sited in transit-ready areas that can be served and made accessible by public transit. Conversely, we plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities.</p>	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
GOAL M₄ AN EFFICIENT FLOW OF GOODS THROUGH THE CITY THAT MAXIMIZES ECONOMIC BENEFITS AND MINIMIZES NEGATIVE IMPACTS	
M 4-1 Truck Routes. We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.	N/A
M 4-2 Regional Participation. We work with regional and subregional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently and minimize negative environmental impacts (Link to Environmental Resources Policy ER4-3)	N/A
M 4-3 Railroad Grade Separations. We eliminate at-grade rail crossings identified on the Functional Roadway Classification Plan.	N/A
M 4-4 Environmental Considerations. We support efforts to reduce/eliminate the negative environmental impacts of goods movement.	N/A
M 4-5 Air Cargo. We support and promote a LAONT airport that accommodates 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.	N/A
GOAL M₅ A PROACTIVE LEADERSHIP ROLE TO HELP IDENTIFY AND FACILITATE IMPLEMENTATION OF STRATEGIES THAT ADDRESS REGIONAL TRANSPORTATION CHALLENGES.	
M 5-1 Regional Leadership. We maintain a leadership role to help identify and implement potential solutions to long-term regional transportation problems.	N/A
M 5-2 Land Use Compatibility with Regional Transportation Facilities. We work with LAWA, railroads, Caltrans, SANBAG, and other transportation agencies to minimize impacts.	N/A
GOAL LU₅: INTEGRATED AIRPORT SYSTEMS AND FACILITIES THAT MINIMIZE NEGATIVE IMPACTS TO THE COMMUNITY AND MAXIMIZE ECONOMIC BENEFITS.	
LU 5-1 Coordination with Airport Authorities. We collaborate with FAA, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other shareholders in the preparation, update and maintenance of airport-related plans.	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>LU 5-2 Airport Planning Consistency. We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations and/or adopted master plans and land use compatibility plans for the ONT and Chino Airport.</p>	<p>N/A</p>
<p>LU 5-3 Airport Impacts. We work with agencies to maximize resources to mitigate the impacts and hazards related to airport operations.</p>	<p>N/A</p>
<p>LU 5-4 ONT Growth Forecast. We support and promote an ONT that accommodates 30 million annual passengers and 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.</p>	<p>N/A</p>
<p>LU 5-5 Airport Compatibility Planning for ONT. We create and maintain the Airport Land Use Compatibility Plan for ONT.</p>	<p>N/A</p>
<p>LU 5-6 Alternative Process. We fulfill our responsibilities and comply with state law with regard to the Alternative Process for proper airport land use compatibility planning.</p>	<p>N/A</p>
<p>LU 5-7 ALUCP Consistency with Land Use Regulations. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.</p>	<p>The Overlay is located within the Airport Influence Areas of Ontario International Airport. Section 2.1.2. notifies the reader to refer to ONT ALUCP.</p>
<p>LU 5-8 Chino Airport. We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.</p>	<p>N/A</p>

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.

<p>CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.</p>	<p>N/A</p>
<p>CD 1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.</p>	<p>The Design Guidelines set forth a clear and cohesive design theme by providing a set of unique design criteria for site planning, architectural styles, landscaping, and walls and fences.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CD 1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.</p>	<p>N/A</p>
<p>CD 1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.</p>	<p>N/A</p>
<p>CD 1-5 View Corridors. We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City’s visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees.</p>	<p>Haven Avenue provides view of the San Gabriel Mountains.</p>
<p>GOAL CD2: A HIGH LEVEL OF DESIGN QUALITY RESULTING IN PUBLIC SPACES, STREETSCAPES, AND DEVELOPMENTS THAT ARE ATTRACTIVE, SAFE, FUNCTIONAL AND DISTRICT.</p>	
<p>CD 2-1: Quality Architecture. We encourage all development projects to convey visual interest and character through:</p> <ul style="list-style-type: none"> • building volume, massing, and height to provide appropriate scale and proportion; • a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and • exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style. 	<p>The Design Guidelines set forth a clear and cohesive design theme by providing a set of unique design criteria for architecture, landscaping, and walls and fences.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CD 2-2 Neighborhood Design. 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 Guidelines provide for distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places.</p>
<p>CD 2-3 Commercial Centers. 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 Design Guidelines set forth a clear and cohesive design theme for pedestrian-friendly, vibrant retail areas.</p>
<p>CD 2-4 Mixed Use, Urban Office and Transit Serving Areas. 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 Design Guidelines set forth a clear and cohesive design theme for pedestrian-friendly, vibrant retail areas.</p>
<p>CD 2-5: Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.</p>	<p>The Circulation Plan is designed to accommodate pedestrians, bicycles and autos.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CD 2-6: 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” through the following means: local street patterns that provide access between subdivisions and within neighborhoods and discourage through traffic; a local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials; and neighborhoods, centers, public schools, and parks that are linked by pedestrian greenways open space networks. These may also be used to establish clear boundaries between distinct neighborhoods and/or centers.</p>	<p>The Circulation Plan is designed for connectivity that unifies neighborhoods and promotes walkability.</p>
<p>CD 2-7: Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.</p>	<p>All buildings will meet or exceed California’s stringent CALGreen and California Energy Codes reducing energy demand.</p>
<p>CD 2-8: Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.</p>	<p>The Overlay encourages “eyes on the street” for neighborhood safety and security.</p>
<p>CD 2-9: Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.</p>	<p>The Overlay landscape enhances the aesthetics of structures, creates and defines public and private spaces, and provides shade.</p>
<p>CD 2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.</p>	<p>The Overlay contains guidelines for surface parking areas.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CD 2-11: Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.</p>	<p>The Overlay contains guidelines for neighborhood entries and monumentation.</p>
<p>CD 2-12: Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.</p>	<p>The Overlay contains guidelines for neighborhood entries and monumentation.</p>
<p>CD 2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.</p>	<p>N/A</p>
<p>CD 2-14 Availability of Information. We provide easy access to information for developers, builders and the public about design quality, construction quality, and sustainable building practices.</p>	<p>N/A</p>
<p>CD 2-15 Leverage Professional and Trade Organizations. We support excellence in design and construction quality through collaboration with trade and professional organizations that provide expertise, resources and programs for developers, builders and the public.</p>	<p>N/A</p>
<p>GOAL CD: 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.</p>	
<p>CD 3-1 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. (Link to Bicycle and Pedestrians Section of the Mobility Element and Policies M2-3 and M2-4)</p>	<p>The Overlay is designed for pedestrian accessibility throughout the community through a network of on-street sidewalks, plazas, and other open space designs. Bicycle corridors are located on Haven Avenue, and Fourth Street and on Inland Empire Boulevard to the south of the Overlay.</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>CD 3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.</p>	<p>Landscaping and paving are used to maintain a visual connectivity between streets, sidewalks, and walkways for pedestrians.</p>
<p>CD 3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces. (Link to Safety Element Policy S 7-4)</p>	<p>The Overlay guidelines for doors and entries promote the interface between public and private spaces.</p>
<p>CD 3-4 Ground Floor Usage of Commercial Buildings. We create lively pedestrian streetscapes by requiring the location of uses, such as shopping, galleries, restaurants, etc., on ground floors adjacent to sidewalks.</p>	<p>The Overlay allows for lively pedestrian streetscapes.</p>
<p>CD 3-5 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 spaces.</p>	<p>Sidewalks and landscaping contribute to the appearance of streets and public spaces.</p>
<p>CD 3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.</p>	<p>The landscape guidelines enhance the streetscapes and outdoor spaces.</p>
<p>CD 3-7 Transit Stops. We require transit stops be well lit, safe, appealing to and accessible by pedestrians.</p>	<p>N/A</p>
<p>GOAL CD4: HISTORIC BUILDINGS, STREETS, LANDSCAPES AND NEIGHBORHOODS, AS WELL AS THE STORY OF ONTARIO’S PEOPLE, BUSINESSES, AND SOCIAL AND COMMUNITY ORGANIZATIONS, THAT HAVE BEEN PRESERVED AND SERVE AS A FOCAL POINT FOR CIVIC PRIDE AND IDENTITY.</p>	
<p>CD 4-1 Cultural Resource Management. We update and maintain an inventory of historic sites and buildings, professional collections, artifacts, manuscripts, photographs, documents, maps and other archives.</p>	<p>N/A</p>
<p>CD 4-2 Collaboration with Property Owners and Developers. We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.</p>	<p>N/A</p>
<p>CD 4-3 Collaboration with Outside Agencies. We pursue opportunities to team with other agencies, local organizations and non-profits in order to preserve and promote Ontario’s heritage.</p>	<p>N/A</p>

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
CD 4-4 Incentives. We use the Mills Act and other federal, state, regional and local programs to assist property owners with the preservation of select properties and structures.	N/A
CD 4-5 Adaptive Reuse. We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability.	N/A
CD 4-6 Promotion of Public Involvement in Preservation. We engage in programs to publicize and promote the City's and the public's involvement in preservation efforts.	N/A
CD 4-7 Public Outreach. We provide opportunities for our residents to research and learn about the history of Ontario through the Planning Department, Museum of History and Art, Ontario and the Robert E. Ellingwood Model Colony History Room.	N/A
GOAL CD5: A SUSTAINED LEVEL OF MAINTENANCE AND IMPROVEMENT OF PROPERTIES, BUILDINGS AND INFRASTRUCTURE THAT PROTECTS THE PROPERTY VALUES AND ENCOURAGES PUBLIC AND PRIVATE INVESTMENTS.	
CD 5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.	There is an existing Piemonte at Ontario Center Property Owners Association that maintains the private drives.
CD 5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.	There is an existing Piemonte at Ontario Center Property Owners Association that maintains the private drives.
CD 5-3 Improvements to Property & Infrastructure. We provide programs to improve property and infrastructure.	N/A
CD 5-4 Neighborhood Involvement. We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.	N/A
SOCIAL SERVICES ELEMENT	
GOAL SR1: A COMMUNITY WHERE RESIDENTS HAVE ACCESS TO INFORMATION, SERVICES AND GOODS THAT IMPROVE THEIR HEALTH AND WELL BEING.	
SR 1-1 Partnering for Healthcare. We work with healthcare providers, and local, regional, state and federal agencies to attract and retain a diversity of affordable, quality healthcare and facilities for the entire community.	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
SR 1-2 Nutrition Choices. We support the promotion of healthy nutritional food choices in the community.	N/A
SR 1-3 Health Education. We promote health education, including disease prevention, mental health, nutrition and physical fitness.	N/A
SR 1-4 Physical Activity. We encourage activities and community design that improve the physical fitness of our community members.	N/A
GOAL SR2: A RANGE OF EDUCATIONAL AND TRAINING OPPORTUNITIES FOR RESIDENTS AND WORKERS OF ALL AGES AND ABILITIES THAT IMPROVES THEIR LIFE CHOICES AND PROVIDES A SKILLED WORKFORCE FOR OUR BUSINESSES.	
SR 2-1 Educational Partners. We partner with educational institutions throughout the region in order to expand the range and quality of educational offerings available to the community.	N/A
SR 2-2 Workforce Training. We will work with industrial organizations, businesses and educational institutions to create opportunities for workforce training.	N/A
SR 2-3 Joint Use of Facilities. We partner with public and private educational institutions to jointly use facilities for both City and educational purposes.	N/A
SR 2-4 Access to Schools. We work with local and regional partners to improve the safety in and around schools and to improve access for citizens of all ages and abilities to schools and community services, such as after school and other programs.	N/A
SR 2-5 School Facilities. We plan and coordinate with school districts for designing and locating school facilities to meet the City’s goals, such as for health, walkability, and safety and to minimize impacts to existing neighborhoods.	N/A
GOAL SR3: A RANGE OF COMMUNITY AND LEISURE PROGRAMS AND ACTIVITIES PROVIDED BY PUBLIC, PRIVATE AND NON-PROFIT ORGANIZATIONS THAT MEET THE NEEDS OF THE COMMUNITY’S VARIED INTERESTS, AGE GROUPS AND ABILITIES.	
SR 3-1 Partnerships. We partner with local and regional agencies, non-profit organizations and the private sector to provide a comprehensive range of community activities and events to citizens.	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>SR 3-2 Needs Assessment. We track the needs and priorities for community services and look for ways to meet demands and avoid duplication of offerings.</p>	N/A
<p>SR 3-3 Program Outreach. We promote information about leisure activities, classes, special events and other services and activities to our community.</p>	N/A
<p>SR 3-4 Community Events. We plan and actively participate in regularly scheduled community events and seasonal or yearly citywide events.</p>	N/A
<p>SR 3-5 Community Activities as Crime Deterrents. We promote and participate in community activities as part of our crime prevention efforts. (Link to Safety Element Policy S7-3)</p>	N/A
<p>GOAL SR4: CITY LIBRARIES THAT CONNECT COMMUNITY MEMBERS OF ALL AGES AND ABILITIES TO A BROAD RANGE OF PROGRAMS, COMMUNICATION AND INFORMATIONAL RESOURCES.</p>	
<p>SR 4-1 Community Needs. We identify and monitor community needs for library services, technologies and facilities, and tailor them to effectively meet those needs.</p>	N/A
<p>SR 4-2 Interagency Coordination. We leverage relationships with outside agencies, educational institutions and neighboring jurisdictions to share library resources to the benefit of Ontario residents.</p>	N/A
<p>SR 4-3 Library Outreach. We outreach to the community to increase the patronage of the library.</p>	N/A
<p>SR 4-4 Coordination with Other Community Services. We coordinate library programs with other recreational and community programs and facilities.</p>	N/A
<p>SR 4-5 Focal Points of the Community. We design and program Ontario’s libraries as focal points for community engagement, including public outreach and community events.</p>	N/A

POLICY PLAN GOALS AND POLICIES	OVERLAY CONSISTENCY
<p>SR 4-6 Robert E. Ellingwood Model Colony History Room. We work with the Museum of History and Art, Ontario in order to collect, preserve and display artifacts and images from Ontario’s heritage and connect the City’s past to the present through the History Room.</p>	<p>N/A</p>
<p>GOAL SRs: LOCAL HERITAGE, ENTERTAINMENT AND CULTURAL EXPERIENCES THAT ENRICH THE LIVES OF ONTARIO’S RESIDENTS, WORKERS, AND VISITORS AND SERVE TO ATTRACT RESIDENTS AND BUSINESSES TO THE CITY.</p>	
<p>SR 5-1 Provision of Entertainment and Culture. We support a range of entertainment and cultural experiences such as public art, exhibitions and performances.</p>	<p>The Overlay allows for an entertainment district surrounding the Arena and would include a series of open plazas to encourage the possibility for public art, exhibitions and performances.</p>
<p>SR 5-2 Local Heritage Education. We partner with educational providers to promote culture and heritage. (Link to Historic Preservation Section of Community Design Element)</p>	<p>N/A</p>
<p>SR 5-3 Public Art. We encourage public art in buildings, parks, open spaces and other public and private spaces.</p>	<p>N/A</p>
<p>SR 5-4 Private-Public Sector Events. We partner with private and nonprofit sectors to provide and promote participation in cultural activities including fairs, festivals and other events geared to neighborhoods, the City as a whole and the region.</p>	<p>N/A</p>
<p>SR 5-5 Promotion of Ontario Artists and Musicians. We promote awareness of entertainment and culture produced in Ontario.</p>	<p>N/A</p>