

EUCLID MIXED USE

SPECIFIC
PLAN



ONTARIO, CA

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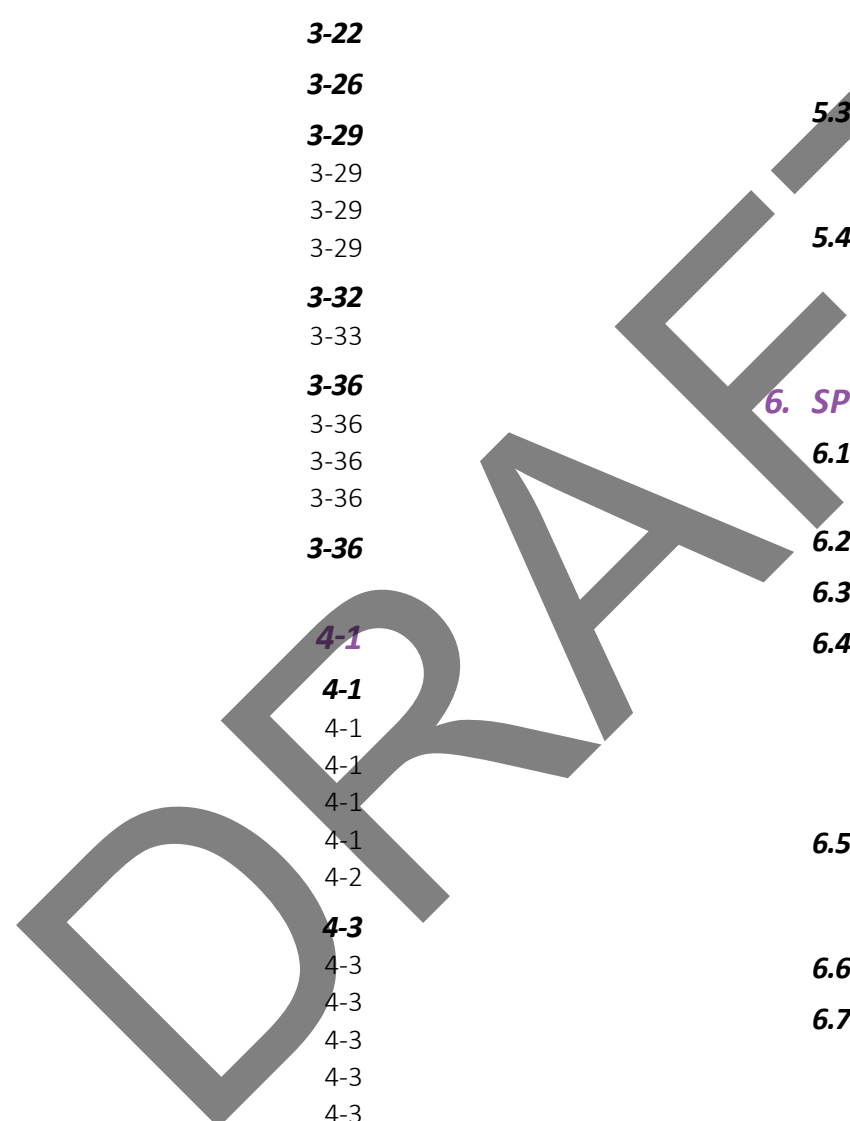
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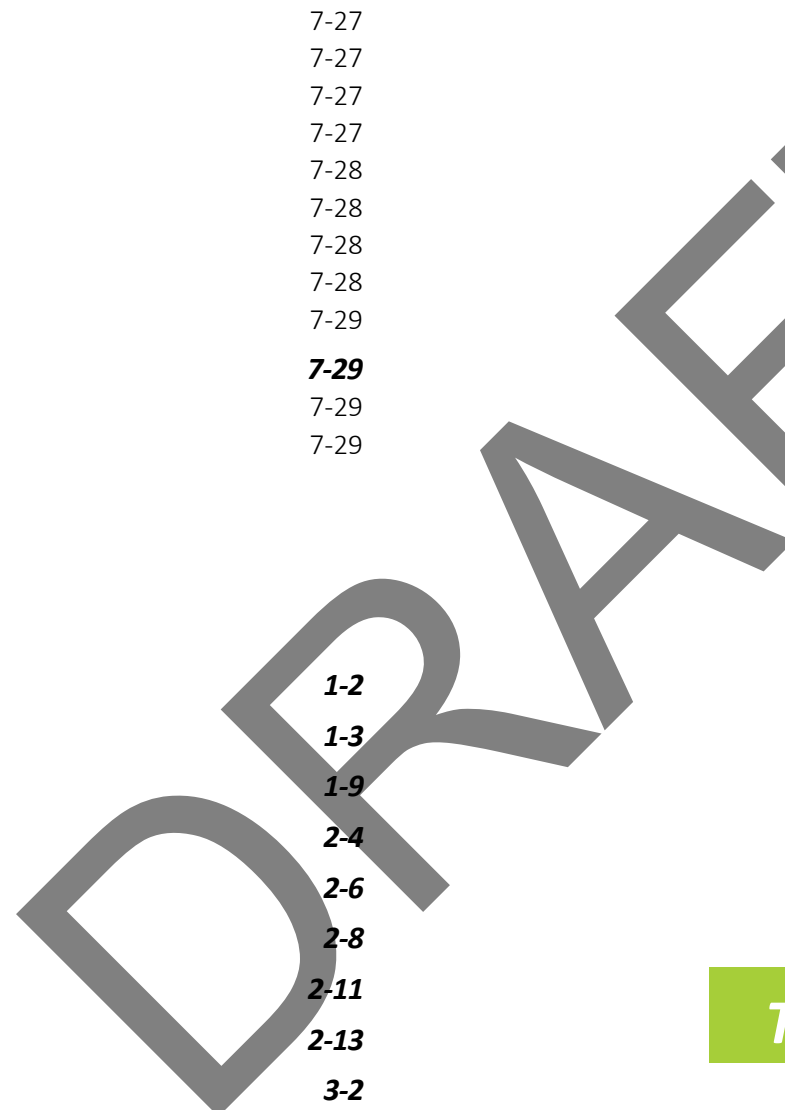
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1. INTRODUCTION

Euclid Avenue can be described as the backbone of the City of Ontario (*See Figure 1.1*). Extending from the San Gabriel foothills to the north, Euclid Avenue was originally designed by George and William Chaffey in 1882 to be a grand boulevard constructed as part of the “Model Irrigation Colony” and was intended to connect to the southern edge of the colony at the Southern Pacific Railroad. Euclid Avenue initially provided street lights, water services and long distance telephone lines and was envisioned to include an electric railway to serve the growing community.

Today, Ontario has grown to become the identifiable center of the inland valley, with commerce and community expanding around the City’s strategic location along regional transportation routes, growing international airport, commerce and cultural amenities. Ontario is situated in the path of expanding urbanization and housing demand in the surrounding region. The project site, the Euclid Mixed-Use Property, is comprised of approximately 84 acres located along the east side of Euclid Avenue in the City of Ontario, California and establishes the west gateway to the Ontario Ranch.

Within Ontario Ranch, the City of Ontario promotes innovative land development principles to continue the legacy of the Model Colony. The City’s general plan, The Ontario Plan, envisions the Ontario Ranch area will include housing, commercial and Business Park areas, parks, recreational uses, trails and bike links. Specific plans are required to guide development in Ontario Ranch to ensure the City objectives are achieved.

On January 26, 2010, the City of Ontario adopted The Ontario Plan, which serves as its new business plan and includes a long term vision and principle-based policy plan, essentially functioning as the General Plan for the city, including Ontario Ranch. The Ontario Plan 2050 was adopted in August 2022 as an update to the original 2010 document. The Euclid Mixed-Use Specific Plan is consistent with The Ontario Plan 2050.

The Euclid Mixed-Use Specific Plan (this “Specific Plan”) is a major “next step,” creating a specific plan to implement the vision outlined by the City of Ontario for the western portion of the Ontario Ranch area, formerly New Model Colony (*See Figure 1.2*). The Ontario Ranch area covers 8,200 acres of the historic San Bernardino Agricultural Preserve, which was predominantly used for dairy or cattle farming. In 1999, the City of Ontario named its portion of the Agricultural Preserve to be the New Model Colony after the original Model Irrigation Colony.

The City’s TOP overall vision for the Ontario Ranch is to create a self-sustaining place of diversity, extending into Ontario’s existing fabric of development. The City’s TOP also envisions each neighborhood and commercial center within the Ontario Ranch as a place uniquely identifiable for its residents, employees, and visitors, united through an area-wide network of greenways, trails, open spaces, amenities, and infrastructure.

The vision for Euclid Mixed-Use is to create a gateway to the City of Ontario and to the Ontario Ranch planned community incorporating a variety of opportunities for small businesses and employment within the Business Park District and a vibrant community with a mixture of uses all connected through a series of trails providing opportunities for people to live, work and play within the Mixed-Use District of the Specific Plan.

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FIGURE 1.1 REGIONAL LOCATION



FIGURE 1.2 ONTARIO RANCH

In order to actualize this vision, a series of objectives are provided to augment policies identified within the City's TOP. These objectives and policies are as follows:

Create a place with a Unique Identity.

- Provide a variety of quality building designs that reinforces the rich agricultural history and the high quality of development within the City.
- Provide a walkable plan that ties the future residential, retail and employment areas to surrounding support uses and open space/recreational uses including the Great Park.
- Provide outdoor gathering spaces within attached residential neighborhoods, office parks and retail centers.
- Design convenient access to transit stops to encourage alternatives to vehicular commuting.

Develop a Public Realm that emphasizes Comfort, Safety and Human scale.

- Establish a walkable street pattern linking living and shopping areas with public spaces and the Great Park.
- Design and plan buildings and landscaping to create inviting outdoor living areas.
- Create building elevations with regular articulation and varied facade expressions.

Optimize connectivity within the Mixed Use areas within the overall Community Network.

- Design streets in a grid pattern with short, walkable blocks.
- Establish a street pattern as a logical extension of open space, public transit and neighborhood retail and employment.
- Encourage parking solutions such as alleys, parking courts and structured parking to minimize the visual impact of stored vehicles.

Design buildings that are appropriate and contextual.

- Create design standards for vertical and horizontal mixed use buildings to address market opportunities.
- Orient buildings toward public streets, neighborhood edges and open space areas to establish and urban neighborhood character.
- Concentrate building massing along major streets and corridors and adjacent to the Great Park and near convenient transit stops.

Create active frontages along streets and open spaces.

- Design retail buildings with storefront treatments that optimize indoor/outdoor spaces.
- Orient residential front doors, porches and patios to face walkable streets and away from major streets, non-residential uses and utility lines.
- Provide visual and physical access to connect to City planned trails and bikeways.

Manage infrastructure to accommodate optimal land uses.

- Coordinate the development of project infrastructure to foster future pedestrian opportunities.
- Encourage the timely development of shared infrastructure within the Mixed Use District.
- Facilitate development plans that provide shared parking and multi-modal access/parking within the mixed use area.

1.1 Purpose and Intent of the Specific Plan

The Euclid Mixed-Use Specific Plan provides zoning regulations for the project area by establishing permitted land use, development standards, infrastructure requirements, design guidelines and implementation requirements for future development. Development regulations and design guidelines are included to guide all site planning, architectural character, and landscape treatment within the site area to ensure a standard of excellence in community design throughout project development. The Specific Plan establishes the procedures and requirements to approve new development within the project area.

The purpose of the Specific Plan is to:

- Provide a flexible planning framework that responds to changing physical and market driven aspects of future development opportunities;
- Specify a coordinated phasing of infrastructure, utilities, and public services for this area of the Ontario Ranch;
- Promote compatible uses and interfaces between adjacent properties;
- Ensure the appropriate location and intensity of uses within the site area; and
- Conform to State laws and local ordinances and policies in the preparation of the Specific Plan.

The intent of the Specific Plan is to:

- Create a professional, well maintained and attractive environment for the development of a vibrant Mixed-Use development along Edison Avenue and a multi-purpose business park complex.
- Provide the entitlement and framework for a total of approximately 290,000 square feet of office retail development and a maximum of 466 residential units.
- Provide the entitlements and framework for the development of approximately 1.39 million square feet (s.f.) of business park uses.
- Provide employment opportunities for the surrounding community.
- Facilitate the implementation of roads, utilities, and other infrastructure investments that will be sufficiently sized to serve the Specific Plan area.
- Expand Ontario's retail, office and business park uses in proximity to local airports and regional transportation networks.
- Create an economic driver for future growth in western portion of Ontario Ranch that acts as a catalyst for the development of infrastructure improvements in the area and implementation the City's long term planning vision.
- Provide opportunities for residents to live, work and shop within close proximity.
- Provide a logical extension of planned community trails and bike ways.

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1.2 Specific Plan Project

This Specific Plan is the regulatory document for the Euclid Mixed-Use site area, accommodating up to 290,131 square feet (s.f.) of commercial retail/office uses, a total of 466 residential units and 1,386,776 square feet (s.f.) of business park uses on approximately 84.1 acres of land. The Specific Plan provides a land use plan identifying allowed uses and zoning, circulation, infrastructure, streetscape, and landscape plans; establishes allowable uses and development standards for reviewing individual projects; presents design guidelines to create a visually attractive environment; summarizes the development review process; and specifies provisions for administration and implementation of the Specific Plan and outlines its consistency with The Ontario Plan.

Location and Specific Plan Boundary

The Specific Plan area is located along the western boundary of the City of Ontario, on the NE corner of Euclid Avenue and Edison Avenue adjacent to the City of Chino (*see Figure 1.1*). The Specific Plan site area is located within Ontario Ranch (*see Figure 1.2*). The Specific Plan area is bounded by Schaefer Avenue on the north, Sultana Avenue on the east, Edison Avenue on the south, and Euclid Avenue on the west. The Specific Plan area is currently divided into 16 separate parcels. (*see Figure 1.3*).

Employment Generation

At build out, the Euclid Mixed-Use is anticipated to create numerous of jobs in retail, food service, small business light manufacturing/assembly, warehousing, logistics, office, and administration. Actual job creation depends on the type of land uses ultimately developed, as a wide range of business park and Mixed-Use development such as office and retail uses are permitted within the Euclid Mixed-Use Specific Plan. Employment opportunities will range from entry level to highly skilled labor and will expand the City of Ontario's employment opportunities in the region. Euclid Mixed-Use will also provide expanded opportunities for start up businesses.

Infrastructure Framework

The Specific Plan will help establish the necessary framework to enable the continued growth and development of Ontario Ranch in cooperation with adjacent property owners and developers. The Specific Plan identifies master planned water, sewer, and storm drain infrastructure required to serve the Specific Plan site area. The extent of infrastructure to be provided by Euclid Mixed-Use will be established as part of the development agreement.

Community Connectivity and Compatibility

The Specific Plan land use concept includes an internal buffer between potential sensitive Mixed-Use developments and provides an open space corridor extending from Euclid Avenue and planned residential uses located to the east of the site area. The land use concept and development regulations limit the size of buildings to 58,000 s.f. along the frontage of Euclid Avenue to ensure smaller scale buildings that are compatible with future retail and high density residential uses are developed along these sensitive edges.

1.3 Specific Plan Requirements

The range of issues contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans must, at a minimum, address the following:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

1.4 Authority and Scope

The Ontario Plan requires approval of a Specific Plan as the Zoning for all future development within Ontario Ranch, to ensure coordinated communities and neighborhoods and to implement the City's goals and policies. This Specific Plan provides zoning regulations to govern development of the project site and shall take precedence over the City of Ontario Development Code. However, in instances where the Specific Plan is silent, the Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City the authority to adopt a specific plan by ordinance. The minimum requirements of a specific plan are established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125. This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance. Development plans, site plans, and tentative tract/parcel maps must be consistent with this Specific Plan and The Ontario Plan. The topics covered in this Specific Plan include land use, infrastructure, development standards, design guidelines, and implementation requirements.

1.5 California Environmental Quality Act Compliance

The Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report addressing the impacts associated with the development of the project must be certified by the City prior to approval of the Specific Plan.

1.6 Organization of this Specific Plan

The Specific Plan is organized by Sections as follows:

1. INTRODUCTION.

This section states the purpose and intent of the Specific Plan, introduces the proposed project, summarizes specific plan requirements, and explains the scope and authority of the Specific Plan and its compliance with CEQA.

2. EXISTING CONDITIONS.

This section explains the baseline conditions for the project site including current and surrounding land uses, airport influence, circulation, utilities, and environmental conditions.

3. DEVELOPMENT PLAN.

This section establishes the overall development concept for the Specific Plan including the land use plan, infrastructure plans for water, sewer, utilities, and circulation, and the provision of public services such as fire, police, and solid waste disposal.

4. LAND USE AND DEVELOPMENT STANDARDS.

This section establishes the land use designations and regulations for the Specific Plan. Upon adoption of this Specific Plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.

5. DESIGN GUIDELINES.

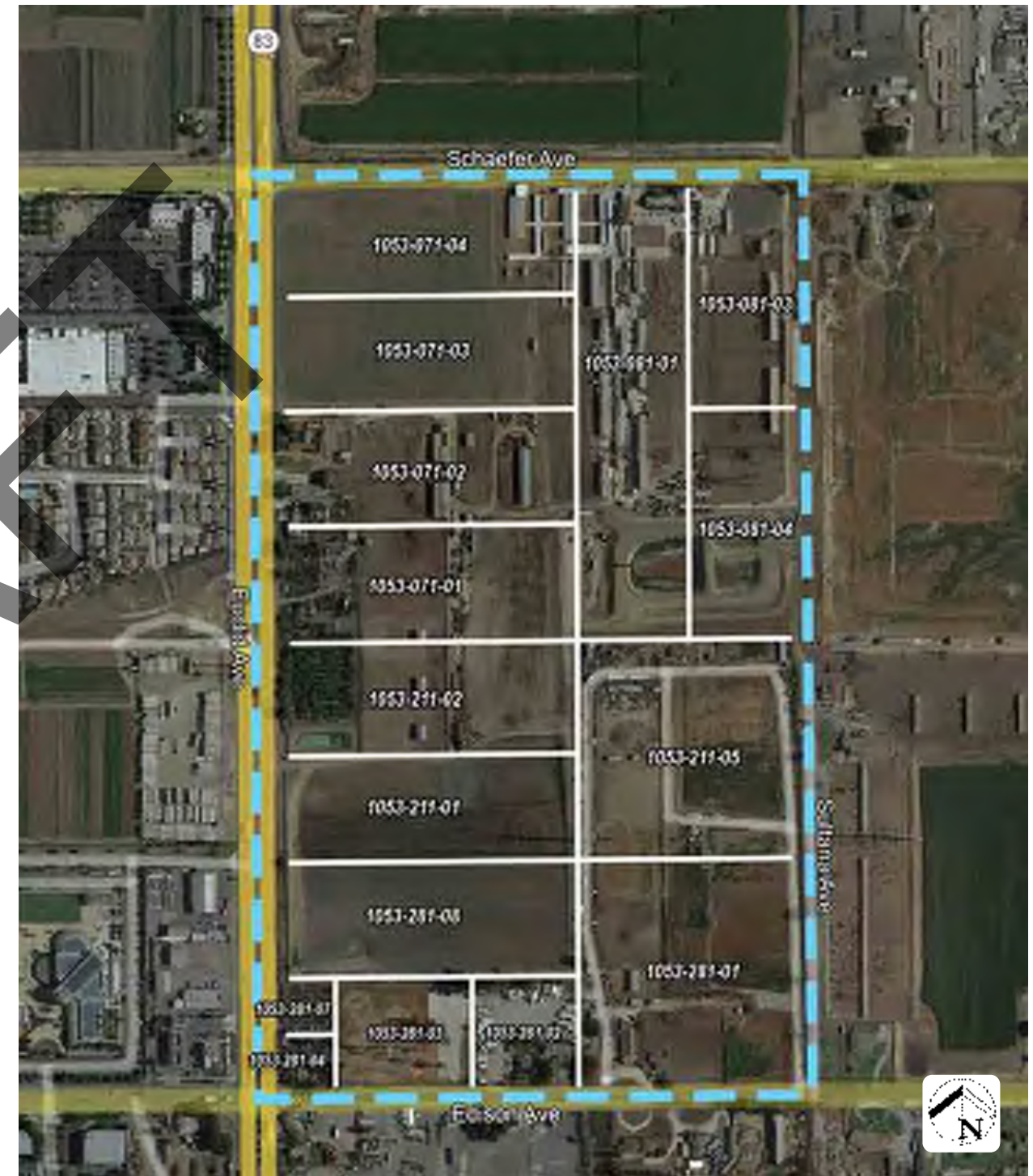
This section identifies the conceptual themes for site planning, architecture, and landscape design in the Specific Plan area.

6. SPECIFIC PLAN IMPLEMENTATION.

This chapter provides requirements for the development review and administration of the Specific Plan including amendment procedures and implementation priorities.

7. CONSISTENCY WITH THE ONTARIO PLAN.

This chapter describes the Specific Plan's conformance with The Ontario Plan.




 SPECIFIC PLAN BOUNDARY
 000-00-00 EXISTING ASSESSOR PARCEL NUMBER (APN)

FIGURE 1.3 SPECIFIC PLAN BOUNDARY

2. EXISTING CONDITIONS

The following section documents the existing conditions including current development, airport influence areas, Williamson Act contracts, land use and zoning, existing circulation, and environmental conditions.

2.1 Existing Land Uses and Improvements

The Euclid Mixed Use Specific Plan and surrounding areas area are transitioning from agricultural use such as private dairy farms in response to regional market influences attracting urban development. Existing rural roadways and infrastructure is planned to be replaced with ultimate improvements to accommodate future development plans consistent with The Ontario Plan.

2.1.1 On-Site Uses

The project site is generally used for agricultural purposes, including the raising of livestock, dairy farming activities and a commercial nursery. The majority of the site exists as fallow or cultivated fields. There is a private recreational vehicle facility in the south western portion of the site and a scrap yard at the southwestern intersection (Euclid Avenue and Edison Avenue).

Numerous single family residential structure, as well as agricultural related buildings and open structures are located within the Specific Plan area. The buildings on-site are representative of older rural residential and farming buildings with the southern portion of the City of Ontario and characterize the original colonization of the region prior to the incorporation of the City of Ontario.

One or more of the ancillary farming buildings reflect an Art Deco architectural style reflective of early agricultural structures in the area and may represent an important City historical resource. The documentation and recordation of any significant historic resources will be addressed per the project Environmental Impact Report (EIR).

Two Southern California Edison (SCE) easements extend across the Euclid Mixed Use Specific Plan area. No structures are located within the SCE easements, however, they have been used for various agricultural uses historically. See the following examples:

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2.1.2 Surrounding Uses

Existing uses in the vicinity of the Specific Plan area include similar uses to the uses within the project site. The area to the west, across Euclid Avenue, is within the City of Chino and has been developed with varied commercial and light industrial uses including a service station/convenience store at the northwestern corner of Euclid and Edison Avenue, low intensity commercial office, business park and truck trailer storage uses. Moving northerly, the adjacent development pattern in Chino transitions to a medium density single family neighborhood and a conventional neighborhood shopping center.

The remaining adjacent uses are within the City of Ontario. Ongoing crop farming is located to the north of the site and a vacant property that was a former dairy farm is located to the east of the site. The property to the south is currently residential, farming or trucking related uses. See photos below:



2.2 Existing and Surrounding Development

The Specific Plan area is occupied by rural uses, including a dairy farm and vacant land. Dairy farming and agriculture have been the primary uses of the property since before the 1930s.

Figure 2.1 shows the Specific Plan in context with the surrounding existing uses in the vicinity, which include:

- **North across Schaefer Avenue** - Existing dairy farm.
- **South across Edison Avenue** - Existing Trucking Facility.
- **East across Sultana** - Vacant and Existing Trucking Facility.
- **West across Euclid Avenue (City of Chino)** - Existing Commercial and Residential uses, Truck/trailer storage.

The Ontario Plan 2050 designates the surrounding areas in for Commercial, Residential and Mixed-Use development.

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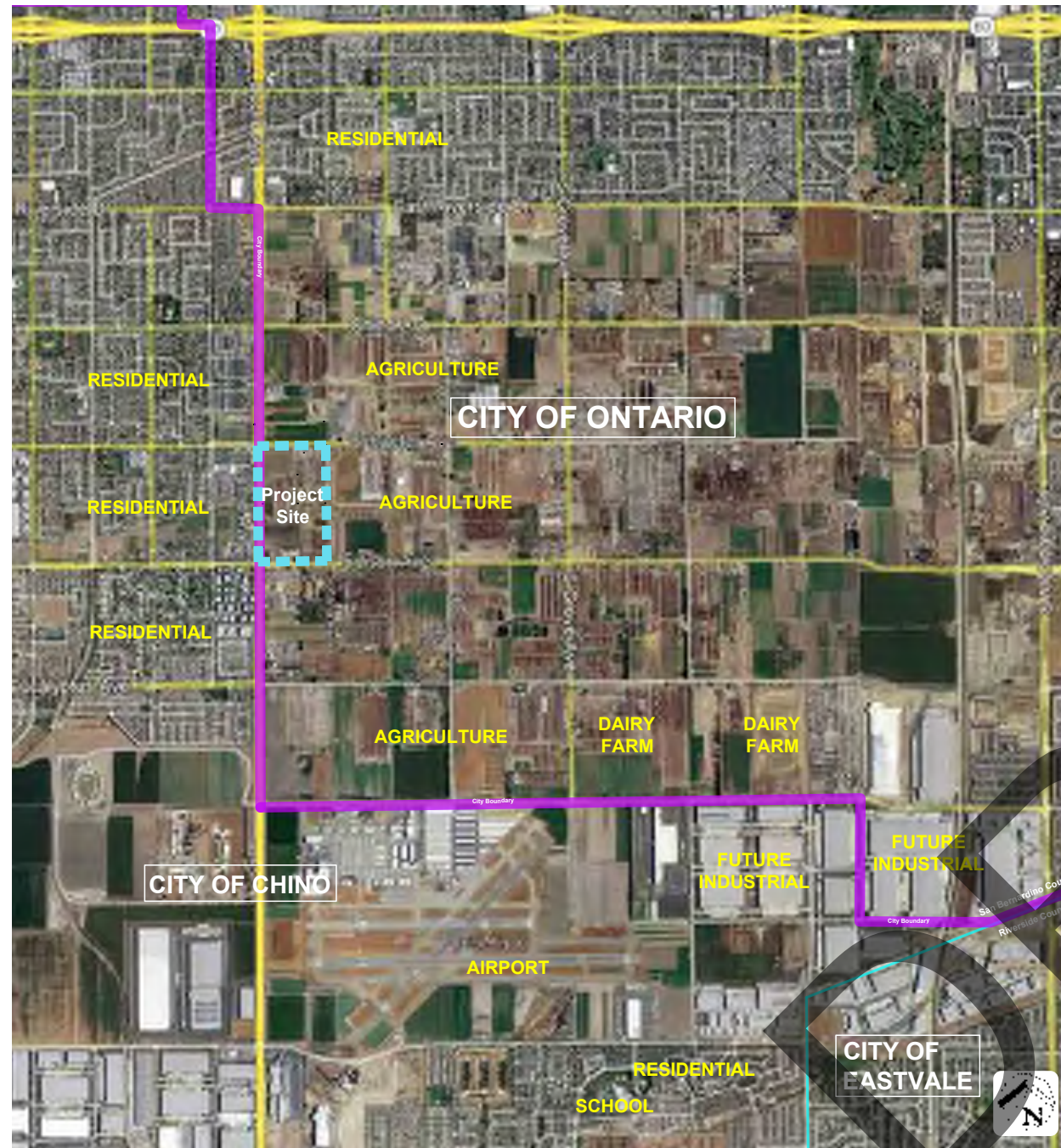


FIGURE 2.1 SURROUNDING LAND USES

2.3 Airport Influence Areas

Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The purpose of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Specific Plan area is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City of Ontario.

Chino Airport Overlay Zone

The Specific Plan area is within Safety Zone 6 of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook). Zone 6 compatibility criteria prohibit people-intensive uses such as stadiums, large day care centers, hospitals, and nursing homes.

The Specific Plan's land uses are compatible with the Handbook's guidelines, which suggest the provision of approximately 10 percent usable open land in projects within Safety Zone 6. The Handbook further indicates that ideal emergency landing sites are ones that are long, level, and unobstructed (minimum dimensions = 300 feet long by 75 feet wide), much like a runway. In the Specific Plan area, surrounding roads (Euclid Avenue, Schaefer Avenue, Sultana Avenue and Edison Avenue), utility corridors, drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

2.4 Williamson Act Contracts

The California Land Conservation Act of 1965, commonly known as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. There are no active Williamson Act contracts located within the Specific Plan area.

PROJECT SITE OVERVIEWS



North West View



South East View



North East View



South West View

SURROUNDING INTERSECTIONS



Schaefer Avenue and Euclid Avenue



Edison Avenue and Sultana Avenue



Euclid Avenue and Edison Avenue



Sultana Avenue and Schaefer Avenue

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2.5 Ontario Plan 2050 and Zoning Designations

The Ontario Plan 2050 land use designations and current zoning map designations for the Specific Plan area (prior to adoption of the Euclid Mixed-Use Specific Plan) are shown in **Figure 2.2**.

The Ontario Plan 2050 land use designations are:

BUSINESS PARK (0.60 FAR) APN:

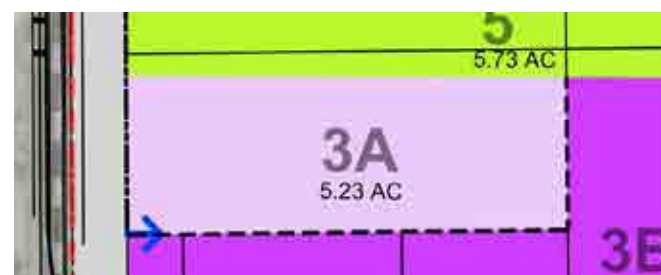
1053-071-01,
1053-071-02,
1053-071-03,
1053-071-04,
1053-081-01,
1053-081-02,
1053-081-03,
1053-081-04,
1053-211-01,
1053-211-02 and
1053-211-05.

MIXED-USE APN:

1053-281-01,
1053-281-02,
1053-281-03,
1053-281-04,
1053-281-05,
1053-281-07 and
1053-281-08.

The existing zoning designation is SP (Specific Plan) Zoning District. The SP District designation requires approval of a specific plan by the City for urban development of the project site. The Euclid Mixed-Use Specific Plan will be the zoning for the project site, consistent with The Ontario Plan 2050.

The City of Ontario periodically updates their TOP Land Use Plan and may update the TOP twice annually. City initiated changes to the underlying land use designation within the Euclid Mixed Use Specific Plan (EMUSP), including changes to PA 3A within the current Mixed Use District, may be incorporated into the Specific Plan via an administrative amendment and will not require Planning Commission approval.



ALTERNATIVE TOP LAND USE IN PA 3A

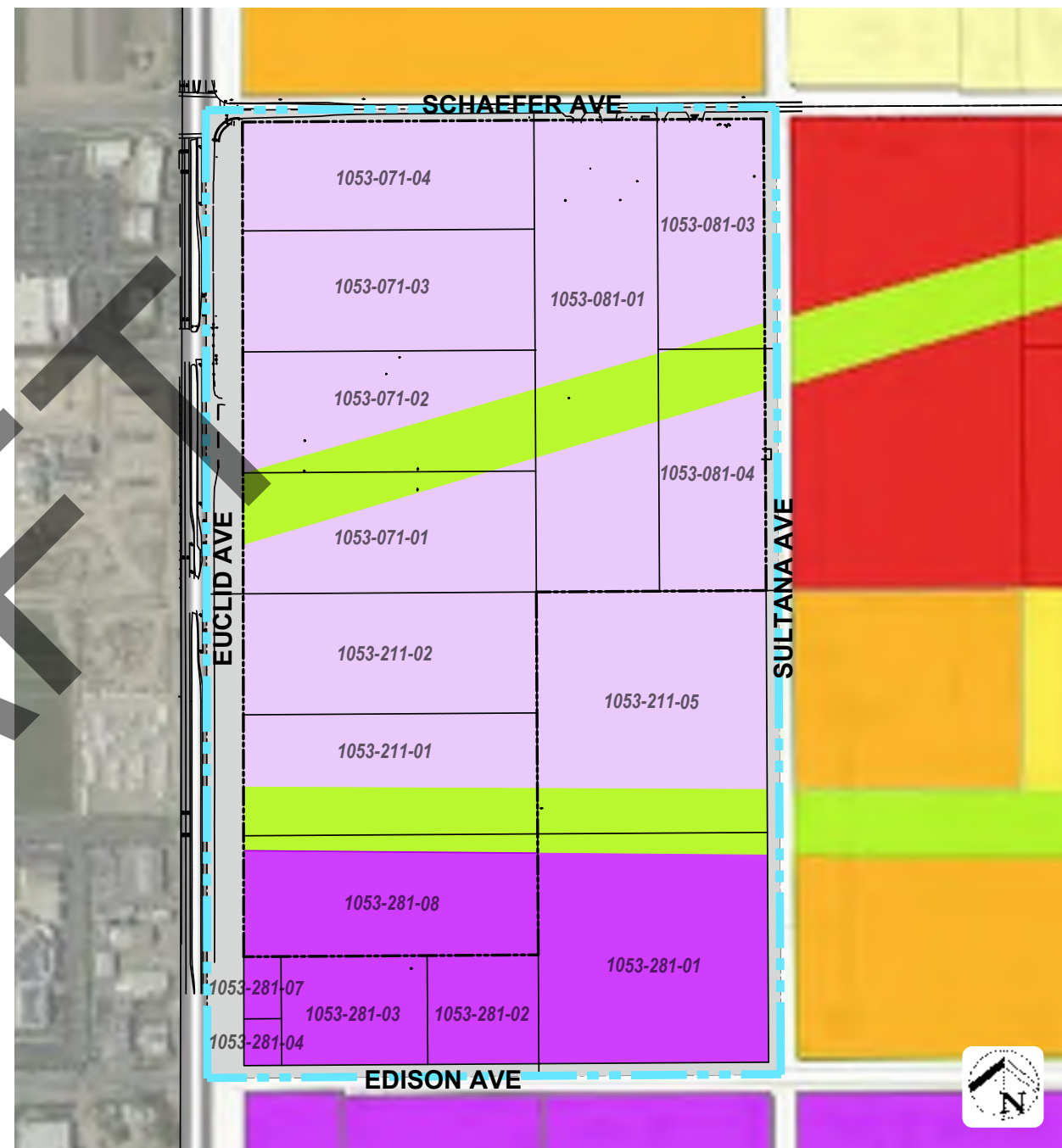


FIGURE 2.2 EXISTING LAND USE AND ZONING

2.6 Existing Circulation

The Specific Plan area is located approximately two and one half (2 ½) miles south of State Route 60 via State Route 83 (Euclid Avenue), which is located on the western boundary of the Specific Plan area, as shown in **Figure 2.3**.

Vehicular circulation in the Specific Plan area is provided by Schaefer Avenue on the north, Edison Avenue on the south, Sultana Avenue on the east and Euclid Avenue on the west.

Existing improvements for Euclid Avenue include interim pavement and an unimproved dirt center median. Euclid Avenue has a fully dedicated right-of-way as specified in The Ontario Plan 2050.

Schaefer Avenue and Edison Avenue are paved in an interim condition, requiring ultimate right-of-way dedication and major street and parkway improvements.

On the eastern boundary of the Specific Plan area, Sultana Avenue is a fully dedicated yet unimproved street that exists only on paper, which will require major street and parkway improvements.

Traffic signals are located along Euclid Avenue at the Edison Avenue and Schaefer Avenue intersections.

Access to the site is currently provided via multiple private driveway entrances located on Euclid Avenue, Edison Avenue and Schaefer Avenue.

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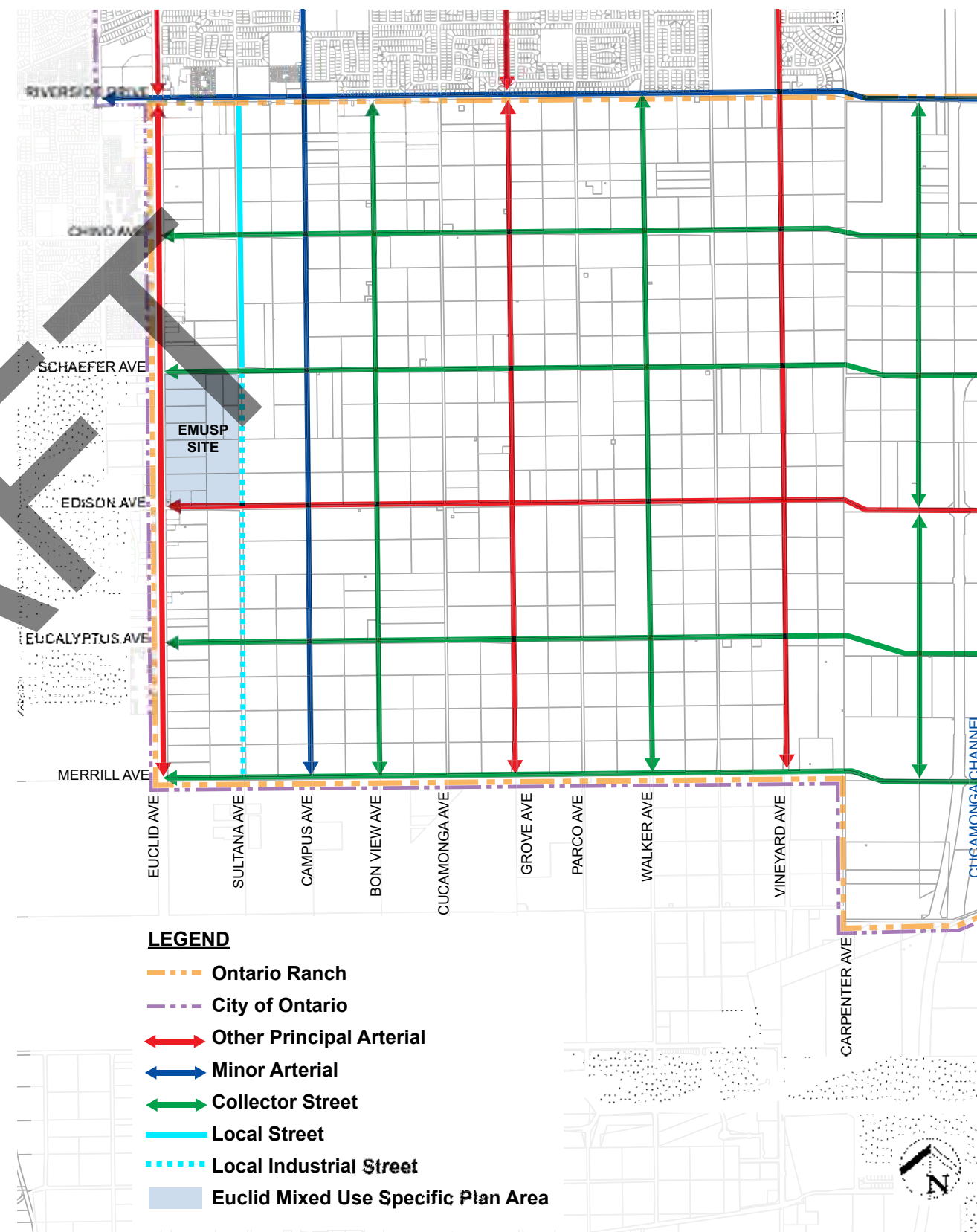


FIGURE 2.3 REGIONAL CIRCULATION

2.7 Existing Environmental Conditions

Topography

The overall project site is moderately flat, sloping from north to south with approximately a 25 foot change in elevation.

Geology, Soils, and Seismicity

The Phase I environmental site assessment (ESA) included boring to depths of 10 to 30± feet and trenching to depths of 4 to 12± feet. Soils encountered through boring and trenching consist of highly organic soils to depths of 1 to 1½± feet. The near surface soils possess low to medium expansion potentials. Groundwater was not encountered in any of the soil borings conducted as part of the assessment.

The near surface soils are considered corrosive to ferrous metals, including ductile iron pipe. Additionally, the near surface soils encountered at a boring located in the cattle pen area possessed chloride concentrations that can be deleterious to steel in reinforced concrete. A methane gas survey determined on-site levels are below the threshold.

A geotechnical feasibility study on the Specific Plan site indicated that the proposed development is considered feasible from a geotechnical standpoint. The subject site is located in an area that is subject to strong ground motions due to earthquakes. Research of available maps indicates that the Plan area is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, a geotechnical feasibility study did not identify any evidence of faulting during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, flooding, and subsidence affecting the site is considered low. Research of the San Bernardino County Land Use Services website indicates that the subject site is not located within a zone of liquefaction susceptibility. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations, liquefaction is not considered to be a design concern for development within the Specific Plan area.

Each proposed development within the Specific Plan area will be required to have a project specific geotechnical investigation.

Hydrology

Storm runoff from the project site generally drains from north to south. There are two detention areas onsite, one located in the center of the site and the other at the southwestern portion of the site to the north of the rural residential lots along Euclid Avenue near the NEC of Euclid Avenue and Edison Avenue.

The southerly portion of the Specific Plan area surface drains southerly and surface flows on a southwesterly direction to the NEC of Euclid Avenue and Edison Avenue and is dispersed across the street to the south.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project site is not located within a flood hazard zone.

Each proposed development within the Specific Plan area will be required to have a project specific hydraulics and hydrology report.

Biological Resources

The Specific Plan area is generally defined as being of low biological resource value due to highly disturbed site conditions and historic dairy/agricultural use, resulting in low biological diversity. There is limited vegetation on the majority of the site; the vegetation that exists includes ornamental and shade trees associated with the rural residential homes and generally consists of scattered native and non-native shrubs and non-native grasses and weeds.

3. DEVELOPMENT PLAN

This Section provides the framework to guide development of the Euclid Mixed-Use Specific Plan. The Section presents the proposed planning areas, infrastructure plans, and public services to support the project.

3.1 Land Use Plan

The Specific Plan consists of three (3) Land Use Designations divided into five (5) Planning Areas to accommodate the development of a mix of land uses including retail commercial, general commercial/office, business parks, low intensity office/warehouse, technology and incubator space, light manufacturing/distribution uses, high density residential uses and open space areas that are compatible with the site's location and surrounding existing and proposed land uses. The Land Use Plan implements the vision and goals of the Ontario Plan by providing opportunities for employment in a variety of commercial and business industries designed to meet the demand of current and future market conditions. A list of allowable uses by Planning Area is presented in Section 4 (Development Criteria and Standards).

Table 3.1 provides the maximum development intensity (allowable gross building area and maximum residential development for each Planning Area based on the allowable floor area ratio or residential density respectively. Development standards (found in Section 4), such as setback requirements, parking, open space, minimum landscaping, infrastructure, and site design, may reduce the maximum gross square footage or density.

Figure 3.1 (Land Use Plan) identifies the location of the Planning Areas. Each Land Use Designation is described below:

BP (BUSINESS PARK) ZONING DISTRICT:

The **Business Park** District accommodates business park and related commercial, low intensity office uses, and certain light industrial uses. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

Development within the Business Park District will be set back from Euclid Avenue, separated by a 50 foot landscaped Neighborhood Edge with an 8 foot wide multi-purpose trail. Smaller scale buildings will face Euclid Avenue and will be designed to create an attractive frontage that reflects a commercial/office character within the allowable building heights. Parking and vehicle storage areas will be sited behind buildings or will be heavily screened from perimeter street views.

The Development Plan for the EMUSP will comply with any future City of Ontario initiated changes to the underlying land use designation within the Euclid Mixed Use Specific Plan (EMUSP).

Any planning area within the Specific Plan that is converted from Mixed Use to Business Park designation will comply with the land use requirements, development standards and design guidelines sections of the EMUSP.

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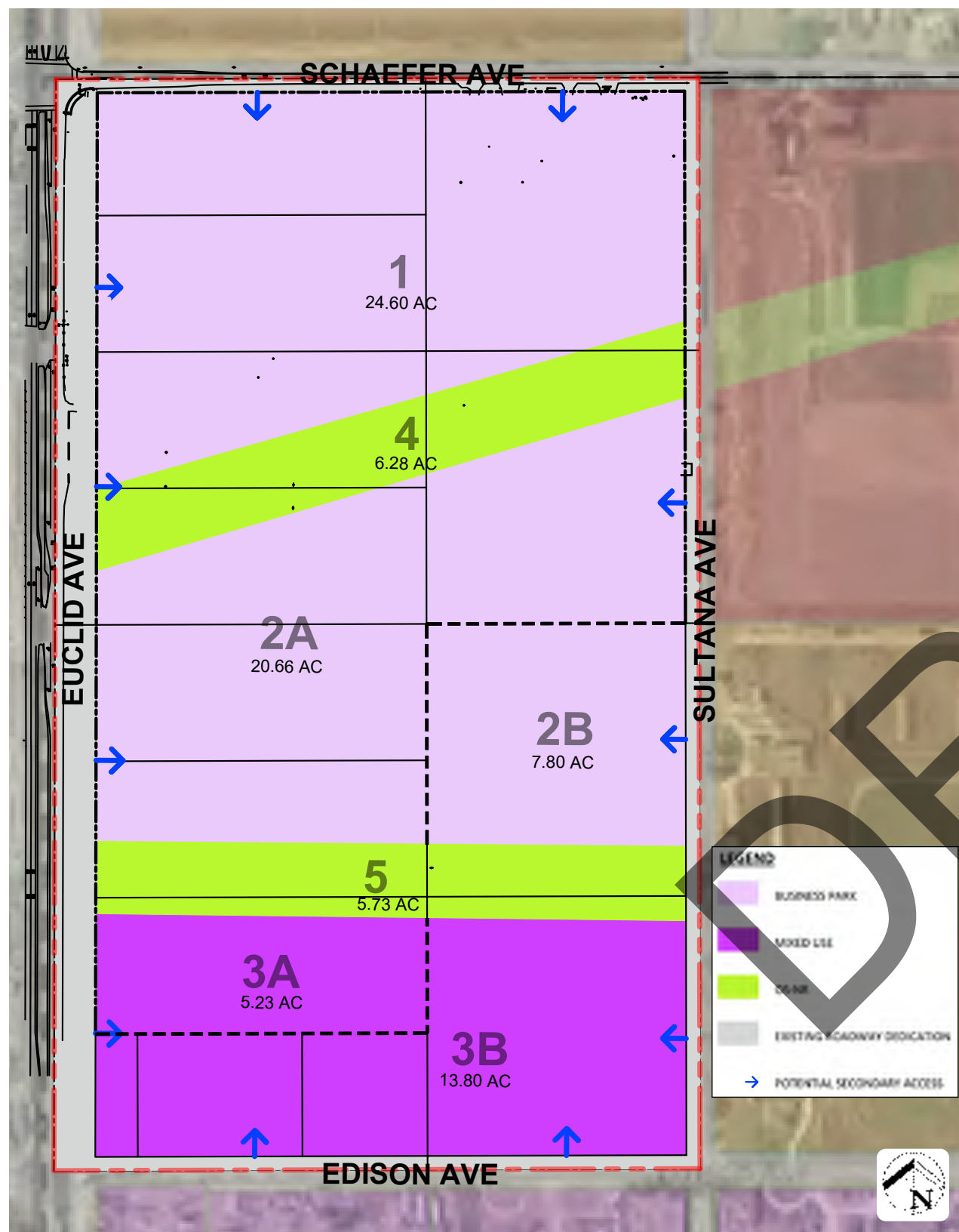


FIGURE 3.1 LAND USE PLAN

EUCLID MIXED USE SPECIFIC PLAN
LAND USE DEVELOPMENT TABLE

PA	TOP USE	ACRES	ALLOWABLE DENSITY	ALLOWABLE FAR	MAXIMUM UNITS	MAXIMUM SQ. FT.	MIXED USE OPTIONS
1	Business Park	24.60	N/A	0.6	N/A	642,946	N/A
2A	Business Park	20.66	N/A	0.6	N/A	539,970	N/A
2B	Business Park	7.80	N/A	0.6	N/A	203,861	N/A
TOTAL BUSINESS PARK		53.06				1,386,776	***
3	Mixed Use *	1.90	N/A	1.5	N/A	124,146	OFFICE
3	Mixed Use *	3.81	N/A	1.0	N/A	165,964	** RETAIL
3	Mixed Use *	13.32	35	N/A	N/A	N/A	RESIDENTIAL
TOTAL MIXED USE*		19.03			466	290,110	
4	OS-NR	6.28	N/A	N/A	N/A	N/A	N/A
5	OS-NR	5.73	N/A	N/A	N/A	N/A	N/A
TOTAL OPEN SPACE		12.01					
TOTAL		84.1			466	1,676,886	

* PA 3 Totals allow a combination of Office, Retail and High Density Residential Development. For Traffic Calculations, Mixed Uses are assumed to be 10% Office, 20% Retail and 70% Residential. Assume a maximum of 124,146 s.f. OFFICE, 165,964 s.f. RETAIL and 466 D.U.

** SP proposes a minimum of 20,000 s.f. of RETAIL within PA 3. Maximum density allowed may exceed 35 du/ac on any parcel as long as a maximum of 466 du is not exceeded within the Specific Plan area.

*** If the TOP Land Use designation is converted from Mixed Use to Business Park within PA 3A, the maximum allowable Business Park square footage shall not exceed 1,436,434 s.f.

TABLE 3.1 DEVELOPMENT TABLE

MU (MIXED-USE) ZONING DISTRICT:

The MU zoning district accommodates a wide variety of retail commercial, office and high density residential development in conformance with The Ontario Plan 2050. It is anticipated that the Mixed-Use development will be comprised of 10% Office, 20% Retail and 70% Residential.

The southern portion of the site, comprised of approximately 20 acres along the north side of Edison Avenue, is zoned for Mixed Use development. This area is part of a much larger mixed use area identified in The Ontario Plan 2050 as the Great Park Mixed Use Area. Approximately 170 additional contiguous acres is located south of Edison Avenue. This Mixed Use Area is intended to encourage commercial/retail, office, and higher density residential development opportunities to serve the western portion of the Ontario Ranch and to provide a west anchor to the City of Ontario Great Park.

OS-NR (OPEN SPACE/NON-RECREATIONAL) ZONING DISTRICT:

The OS-NR zoning district defines the utility corridors (Southern California Edison) easement areas within the City. This zoning district allows low intensity uses such as vehicle and truck storage, nursery and limited agricultural uses, parking, etc. subject to written approval from Southern California Edison.

This "District" encompasses the utility easement corridors within the Euclid Mixed Use Specific Plan boundary. These areas are designated for non-recreational uses. While no buildings are proposed within this district, it is suitable for uses such as landscape plant nurseries, recreational vehicle and truck/trailer storage and other uses allowed by the City zoning.

3.2 Circulation Plan

The Circulation Plan facilitates movement of vehicles, pedestrians and cyclists around and within the Specific Plan area, consistent with the City of Ontario Roadway Classification System, shown in **Figure 3.2**.

Figures 3.4 to 3.7 present typical street cross sections for Euclid Avenue, Schaefer Avenue, Sultana Avenue, and Edison Avenue. Conceptual streetscape design is presented in Section 5 (Design Guidelines). Roadway, sidewalk, and trail improvements within the Specific Plan area must be approved by the City's Engineering Department.

3.2.1 Local Circulation

~~Final site planning and on-site circulation shall be subject to City approval. In addition to the typical street sections described and depicted, additional roadway design improvements, including but not limited to those at intersections, may be required to adequately mitigate impacts.~~

Final site planning and off-site design shall be subject to City approval. In addition to the typical street section described and depicted, additional right-of-way and geometric enhancements such as an additional left turn and right turn lanes, including but not limited to those at intersections, may be required to adequately mitigate impacts identified in the Traffic Impact Analysis/Specific Plan EIR.

Driveways shall conform to access requirements of the Traffic and Transportation Design Guidelines. Driveway locations, specifically those that are in proximity to master planned or future traffic signals, shall be located so as not to interfere with traffic stacking and queues as projected in the **The Ontario Plan 2050 SEIR** Traffic Impact Analysis. Fair share responsibilities for street improvements will be addressed in a Development Agreement with the City.

3.2.2 Traffic Control Devices

All traffic signs regulating, warning, and/or guiding traffic on public roads will conform to the California Manual on Uniform Traffic Control Devices (MUTCD), latest edition. All traffic control signs, whether on public or private property, shall conform to the California MUTCD.

Additional traffic signals may be required based on locations of future access points and as identified in the Traffic Impact Analysis/Specific Plan EIR.

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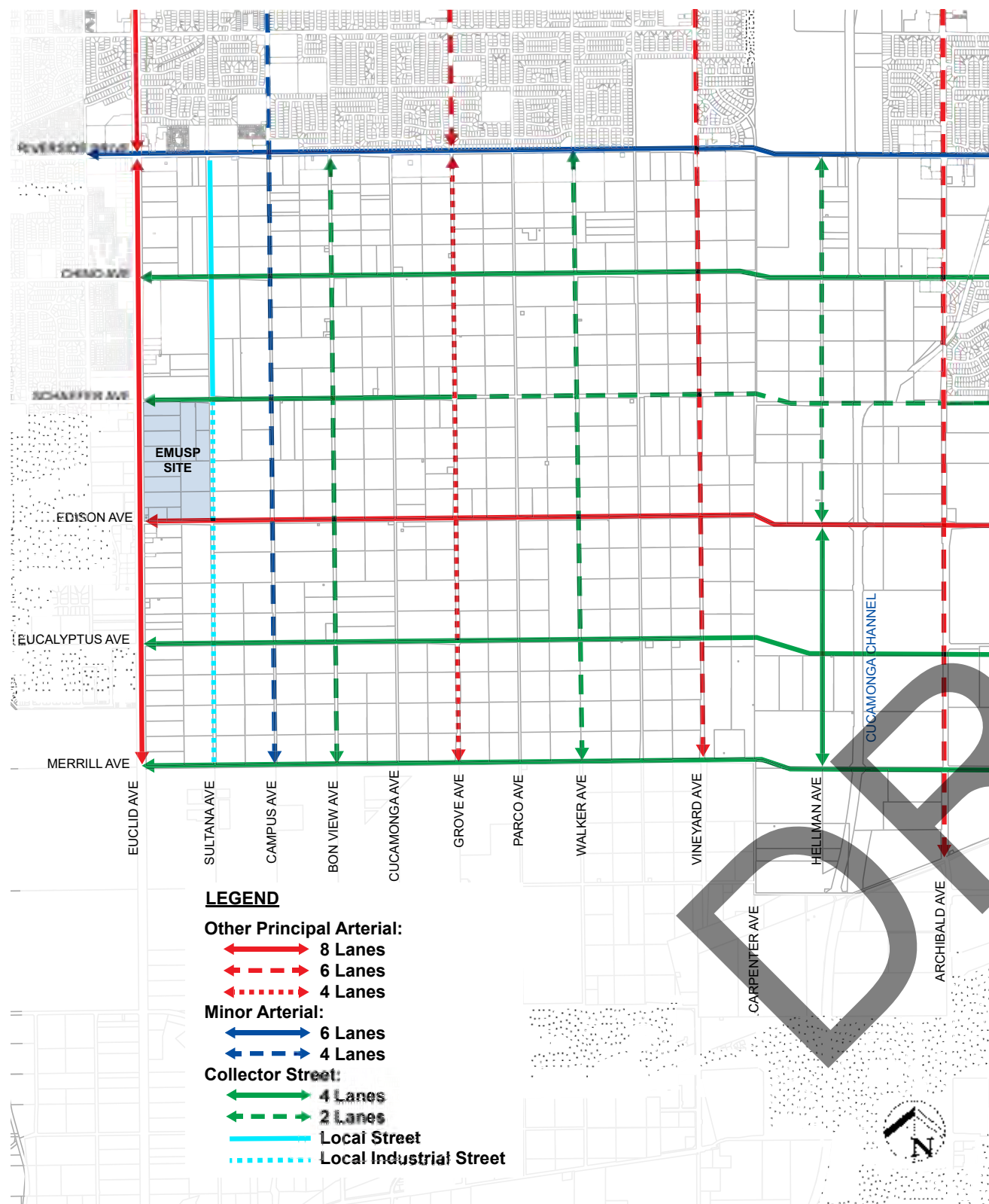


FIGURE 3.2 CITY OF ONTARIO ROAD CLASSIFICATION SYSTEM

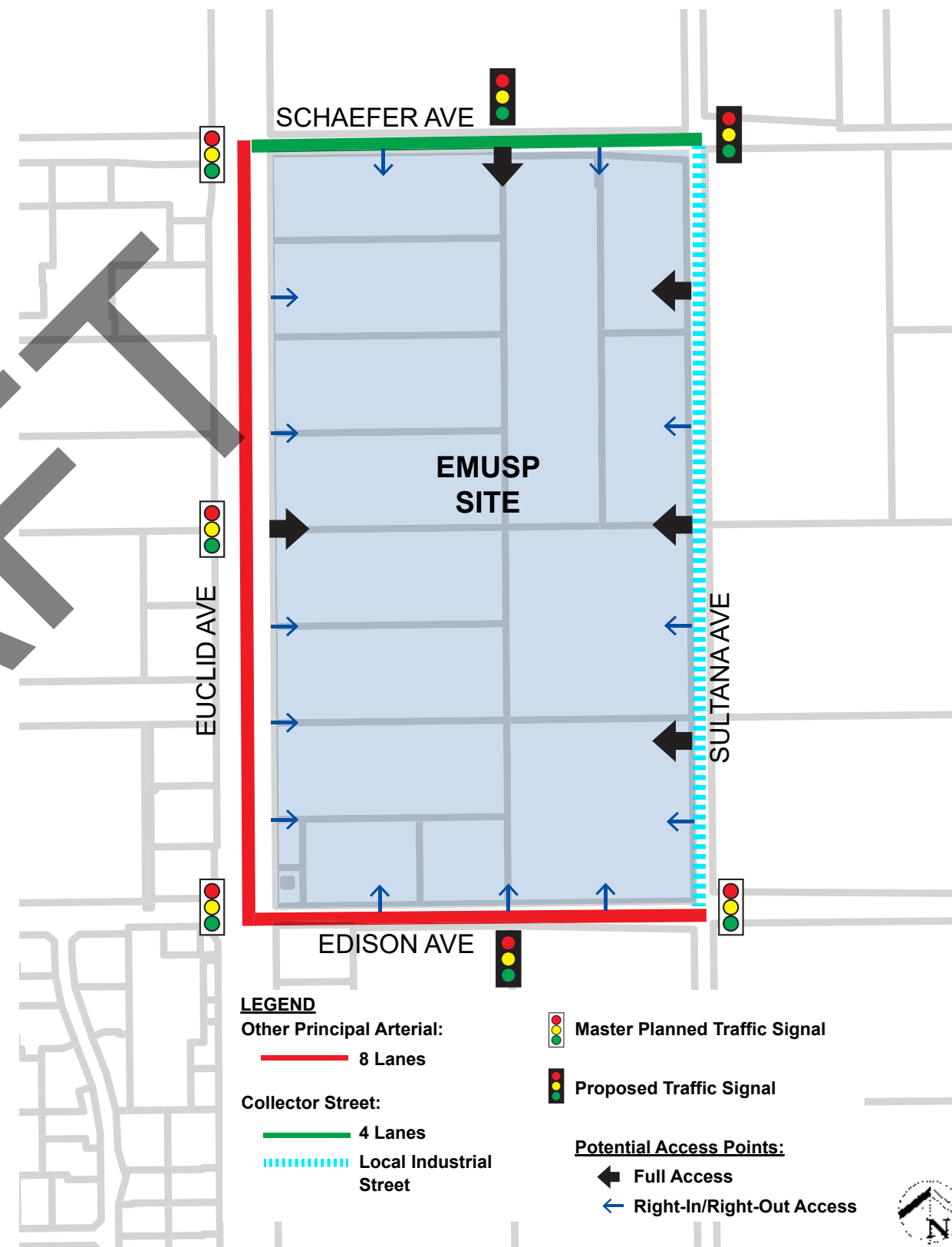


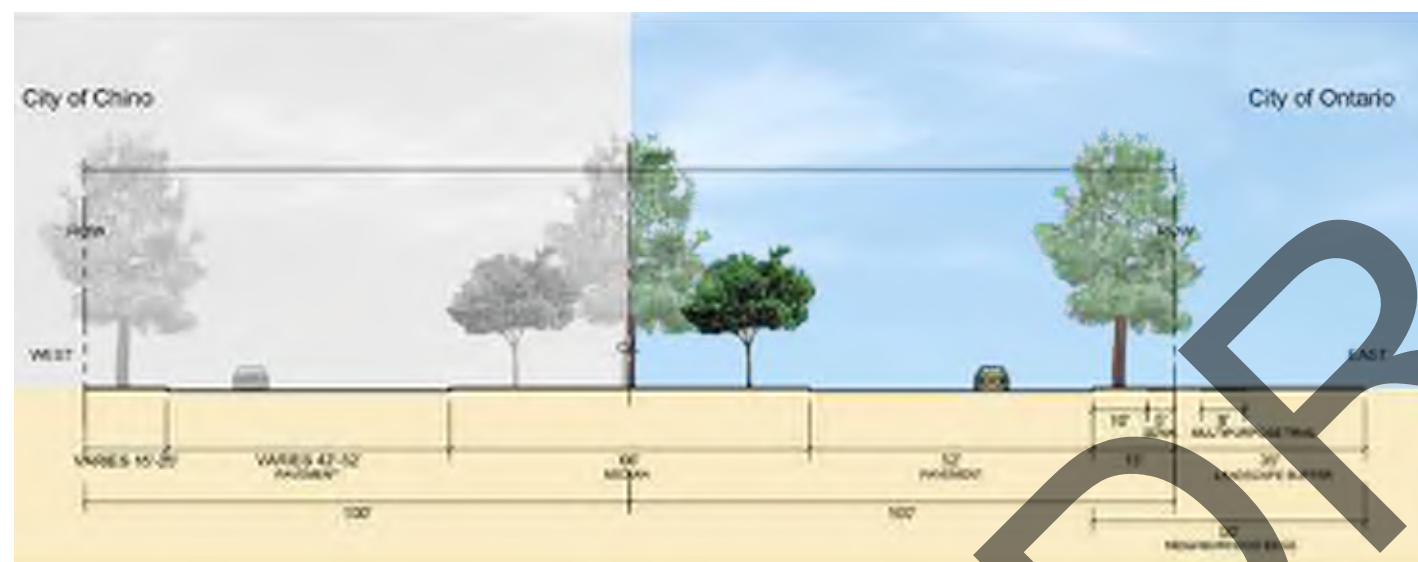
FIGURE 3.3 CIRCULATION PLAN

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3.2.3 Euclid Avenue (Route 83)

Euclid Avenue is a **State Route** under Caltrans' jurisdiction that is designated as an eight lane Other Principal Arterial in The Ontario Plan 2050. The centerline of this street forms the boundary between the City of Ontario to the east and the City of Chino to the west. Euclid Avenue is designed with a 200 foot wide right-of-way, a 66 foot wide center median, and 52 feet of pavement including curbs and gutter. The existing half-width street right-of-way is 100 feet; therefore, no dedication is required.

The Euclid Avenue streetscape design illustrated in Section 5, Design Guidelines, for the east side of the street adjacent to the project site specifies a 15 foot wide parkway including a 5 foot wide sidewalk and an 8 foot wide on-site multipurpose trail within a 35 foot wide landscape buffer, creating a 50 foot wide neighborhood edge as specified in the Ontario Ranch Colony Streetscape Master Plan.



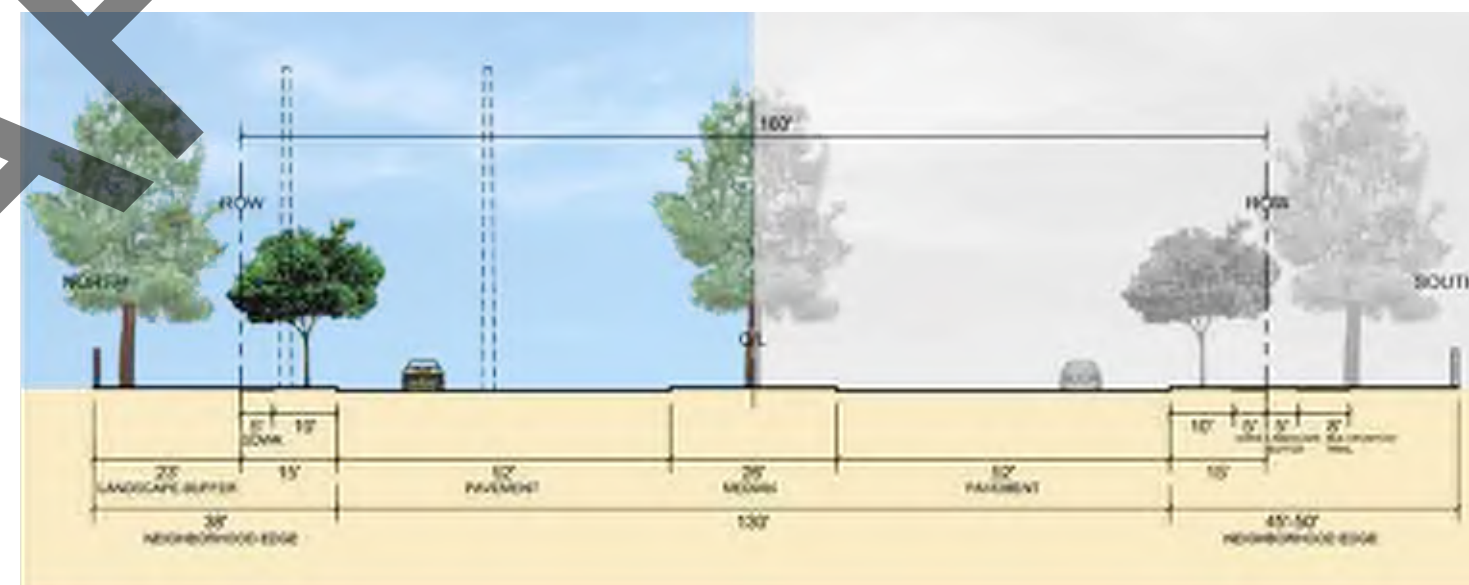
EUCLID AVENUE

FIGURE 3.4 EUCLID AVENUE STREET SECTION

3.2.4 Edison Avenue

Edison Avenue is located along the southern boundary of the Specific Plan area, providing east/west access to the site. Edison Avenue is designated as a Other Principal Arterial Street in The Ontario Plan 2050. The Specific Plan specifies an 160 foot wide right-of-way with a 26 foot landscaped median and a 52 foot paved section on each side.

The Edison Avenue streetscape design presented in Section 5, Design Guidelines, for the north side of the street adjacent to the project site specifies a 15 foot wide parkway including a 10 foot wide curb-adjacent landscaped area and a 5 foot wide sidewalk. The **south** side also provides an 8 foot wide on-site multipurpose trail within a 23 foot wide landscape buffer setback. Together, the parkway and landscape buffer setback create a 38 foot wide neighborhood edge, per in the City's Master Plan of Streets.



EDISON AVENUE

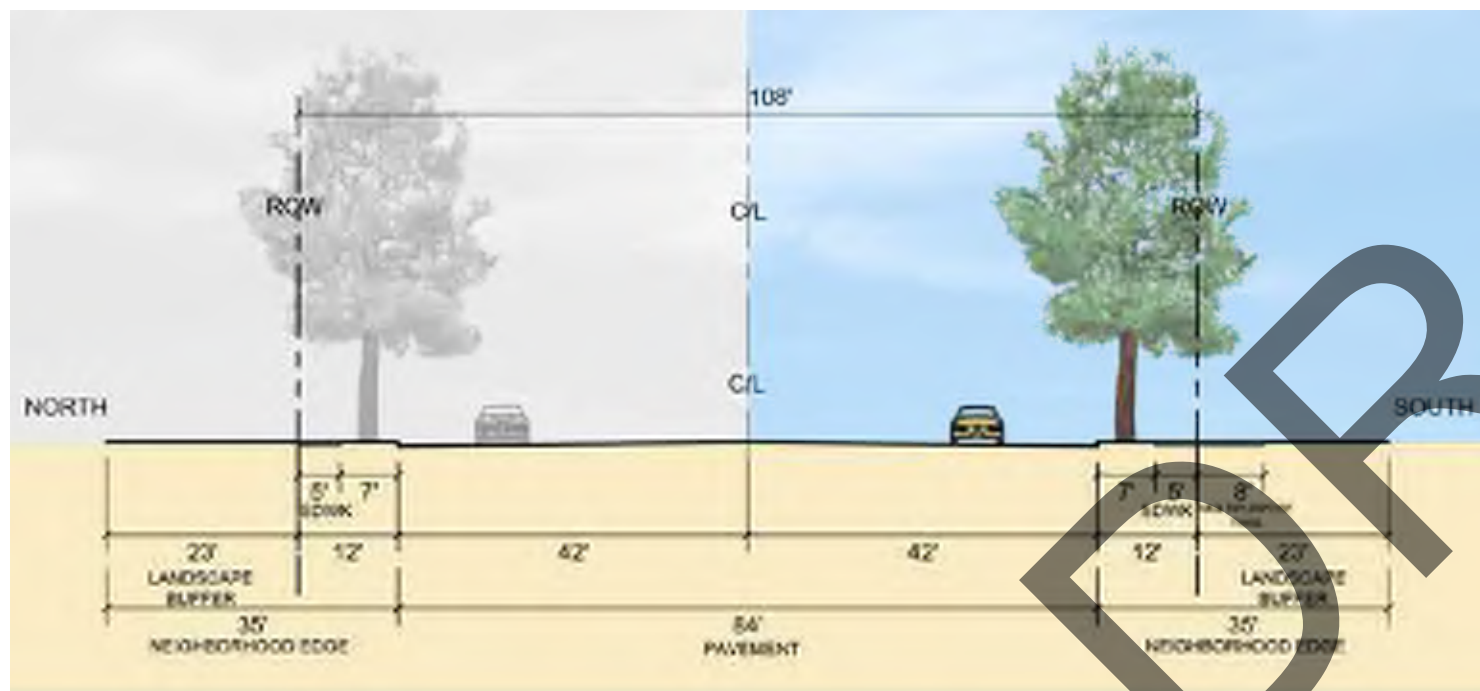
FIGURE 3.5 EDISON AVENUE STREET SECTION

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3.2.5 Schaefer Avenue

Schaefer Avenue is designated as a four lane Collector Street per the City’s Master Plan of Streets and provides east-west access to the project’s northern boundary. The Specific Plan specifies an 108 foot wide right-of-way and 84 feet of pavement including curb and gutter for Schaefer Avenue.

The Schaefer Avenue streetscape design presented in Section 5, Design Guidelines, for the south side of the street adjacent to the project site includes a Class II on-street bike lane at the edge of the street, a 7 foot wide curb-adjacent landscaped area, and a 5 foot wide sidewalk. Together, these improvements establish a 35 foot wide neighborhood edge, per in the City’s Master Plan of Streets.

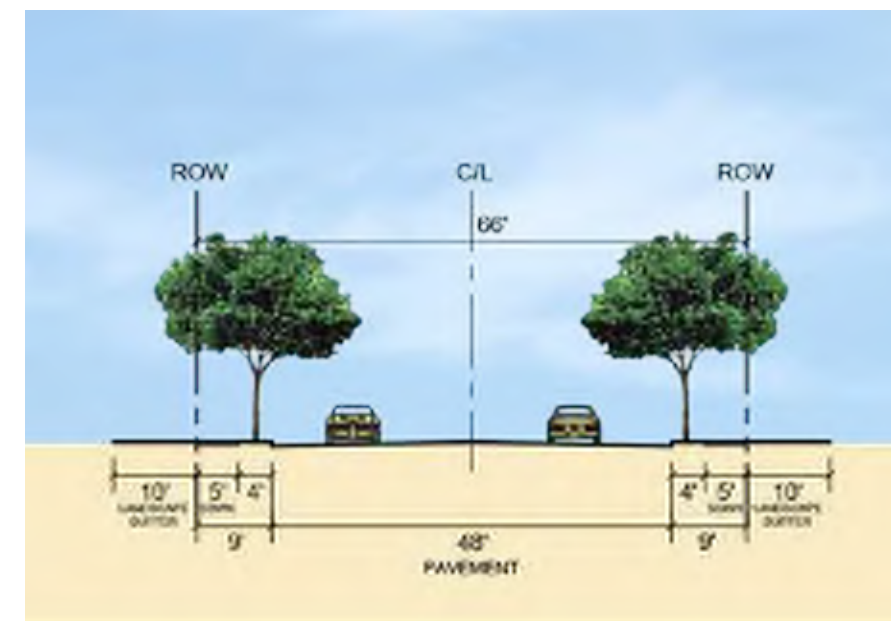


SCHAEFER AVENUE

FIGURE 3.6 SCHAEFER AVENUE STREET SECTION

3.2.6 Sultana Avenue

Sultana Avenue is designated as a local industrial street with a 66 foot wide right-of-way and 48 feet of pavement including curb and gutter. The Sultana Avenue streetscape presented in Section 5, Design Guidelines, specifies a 9 foot wide parkway including a 4 foot landscape and a 5 foot wide sidewalk. The west side of the street adjacent to the project site provides a 10 foot wide landscape buffer setback. Sultana Avenue is not yet developed adjacent to the Specific Plan area. However, the right-of-way exists, and no dedication is required.



SULTANA AVENUE

FIGURE 3.7 SULTANA AVENUE STREET SECTION

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3.2.7 Pedestrian Circulation

To improve safety and the pedestrian experience, connect the various parts of the Specific Plan area, and expand access to nearby land uses, sidewalks will be provided along all streets abutting the Specific Plan area.

3.2.8 Trails and Bicycle Paths

The Ontario Plan Mobility Element specifies a Class II bicycle lane on the north side of Schaefer Avenue adjacent to the Specific Plan area. Class II bicycle lanes are defined as dedicated (striped) lanes along streets, with no parking allowed in the bicycle lane. This bicycle lane provides linkages to the City's bicycle path system (*Figure 3.8*).

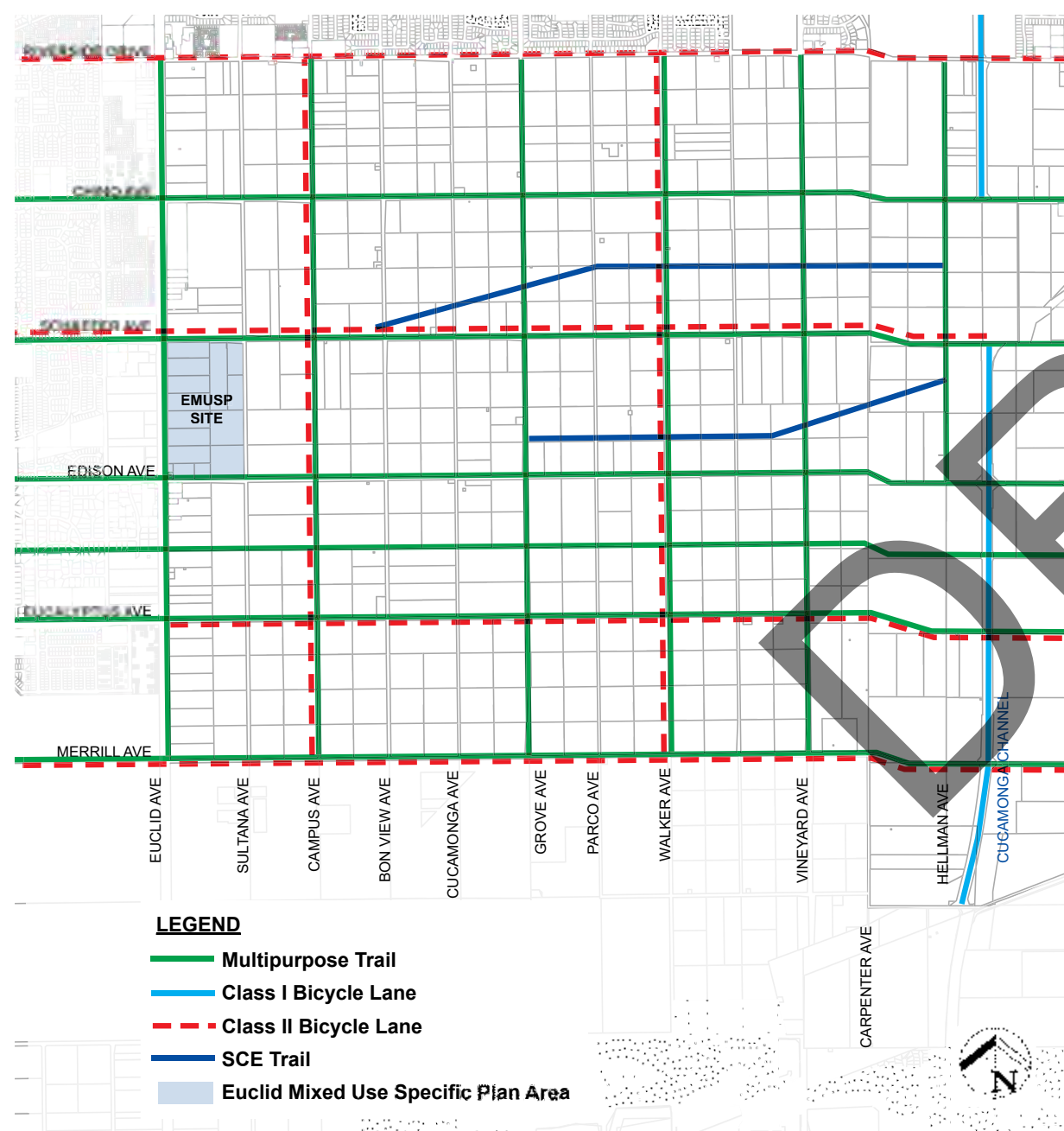


FIGURE 3.8 CITY OF ONTARIO TRAIL AND BICYCLE PATHS PLAN

Trails and bicycle paths will provide an additional mode of circulation in and around the Specific Plan area. Multipurpose trails will be provided on the east side of Euclid Avenue, on the south side of Schaefer Avenue and on the south side of Edison Avenue (*Figure 3.9*).

The trail and bicycle path improvements will be installed along the project frontages in conjunction with street improvements.

3.2.9 Transit

Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit dependent. The City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue on the western boundary of the Specific Plan area.

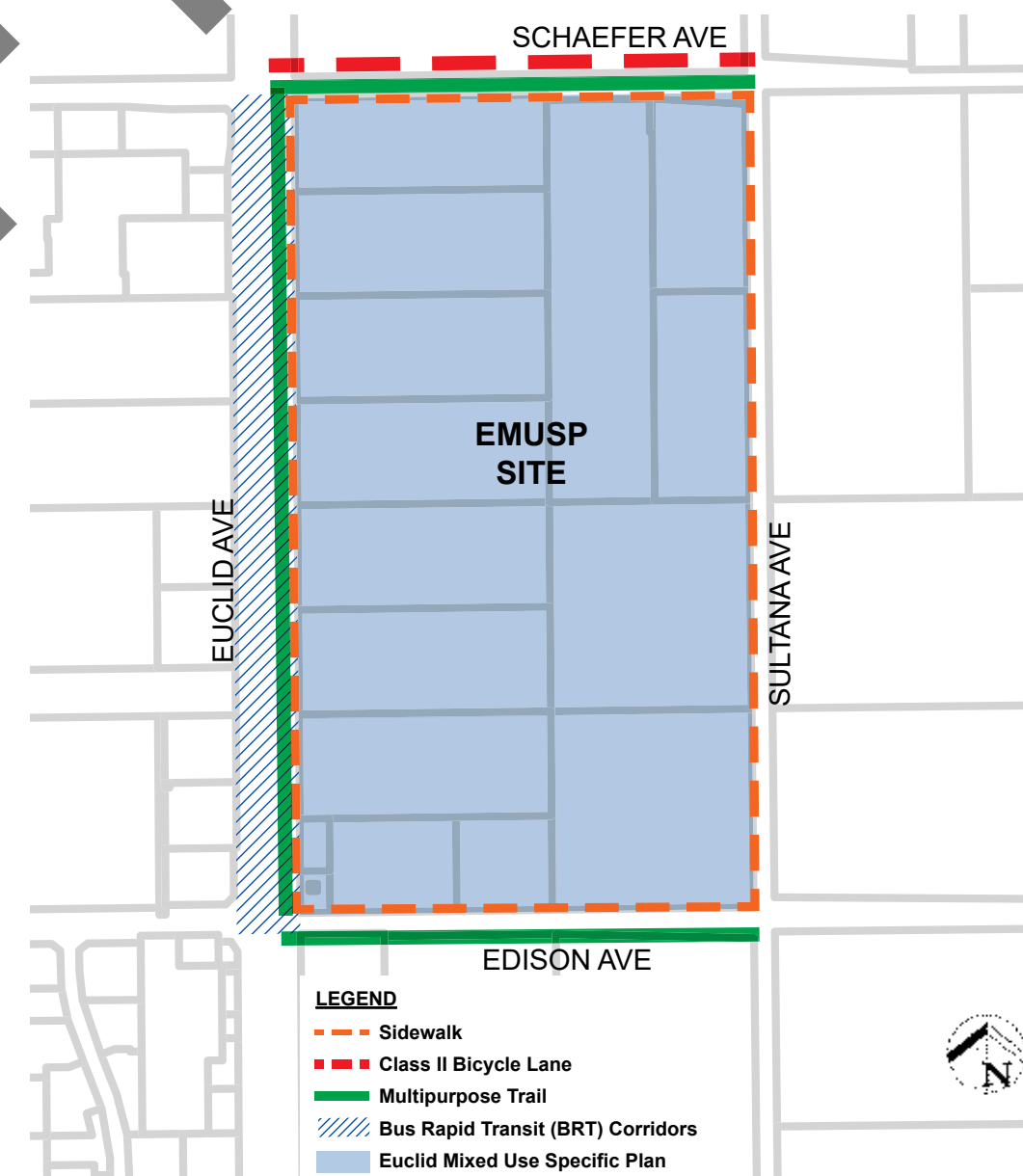


FIGURE 3.9 BICYCLE AND PEDESTRIAN PLAN

3.3 Potable Water Plan

The City's ultimate domestic water system will consist of five pressure zones. Most of Ontario Ranch (including the Specific Plan area) is in the 925 Pressure Zone. The overall water infrastructure plan to serve the City of Ontario as well as the required water infrastructure required to be constructed to serve the Euclid Mixed-Use Specific Plan area is shown on **Figure 3.10**. The developer of the Euclid Mixed-Use Specific Plan will be responsible to provide the required water lines to connect to the existing improvements constructed by the Ontario Ranch Business Park development to the south of the site.

925 Pressure Zone (PZ) Phase 2 Potable Water System facilities will need to be constructed, by others, to serve the Project. These facilities include installing a 42-inch potable water main in Grove Avenue connecting from the 30-inch to the 42-inch potable water main in Grove Avenue at Chino Ave; installing a 42-inch potable main in Chino Avenue connecting from the 42-inch potable water main in Campus Avenue and extending to Francis Street; and, installing a 42-inch potable water main in Bon View Avenue connecting from the 42-inch potable water main in Francis Street and extending to the Bon View Avenue Reservoir site and to the Reservoir; and, installing a 9 million gallon reservoir on the Bon View Reservoir site; and, installing two 2,500 gpm wells with any treatment necessary to meet water quality standards and the 16-inch to 42-inch well collection mains from the wells to the reservoirs. The EUCLID MIXED-USE Project will be required to participate in the future Phase 2 Water System Improvements as detailed in the development agreement with the City.

In addition to extending the 925 Pressure Zone (PZ) Phase 2 West Backbone, described above, the Specific Plan area requires a connection between the 925 Pressure Zone (PZ) Phase 2 West Backbone and the 1010 Pressure Zone (PZ). This will supply a second source of potable water to the Specific Plan area. The connection to the 1010 Pressure Zone (PZ) will require extending the Phase 2 West Backbone at Eucalyptus Avenue and Grove Avenue by installing a 30-inch potable water main north on Grove Avenue to Chino Avenue. The connection to the 1010 Pressure Zone will require installing an 18-inch potable water main in Chino Avenue easterly to the existing 18-inch potable water main located on the west side of the Cucamonga Creek channel and installing a Pressure Reducing Station between the 1010 PZ and 925 PZ near the intersection of Grove Avenue and Chino Avenue.

Other elements of the Phase 2 Water System are shown on **Figure 3.10**. The elements shown north of Chino Avenue will be constructed by others. The balance of Phase 2 Water System will be completed as required by future development of Ontario Ranch. The Project will be required to participate in the future Phase 2 Water System improvements, as detailed in the development agreement with the City.

Water service to the Specific Plan area will be provided by the City of Ontario. Currently there are no City domestic water mains or City water infrastructure in the vicinity of the Specific Plan area. The extension of City master planned domestic water infrastructure is being developed within the western portion of Ontario Ranch. The Euclid Mixed-Use Specific Plan is responsible to provide domestic water service to serve future development and will construct a 16-inch line in Euclid Avenue and a 12-inch line along the remaining perimeter of the Specific Plan in Schaefer Avenue and Sultana Avenue and Edison Avenue. The Specific Plan will extend the 12-inch line in Schaefer Avenue to connect to the future line at Grove Avenue and the 12-inch line in Euclid Avenue south to connect to the future line in Eucalyptus Avenue.

Water mains required to serve the project will need to be constructed prior to or concurrent with on-site water improvements. Within the project site, a private network of 2-inch to 4-inch water lines for domestic water service and 10-inch to 12-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Edison Avenue, Euclid Avenue, Schaefer Avenue and Sultana Avenue.

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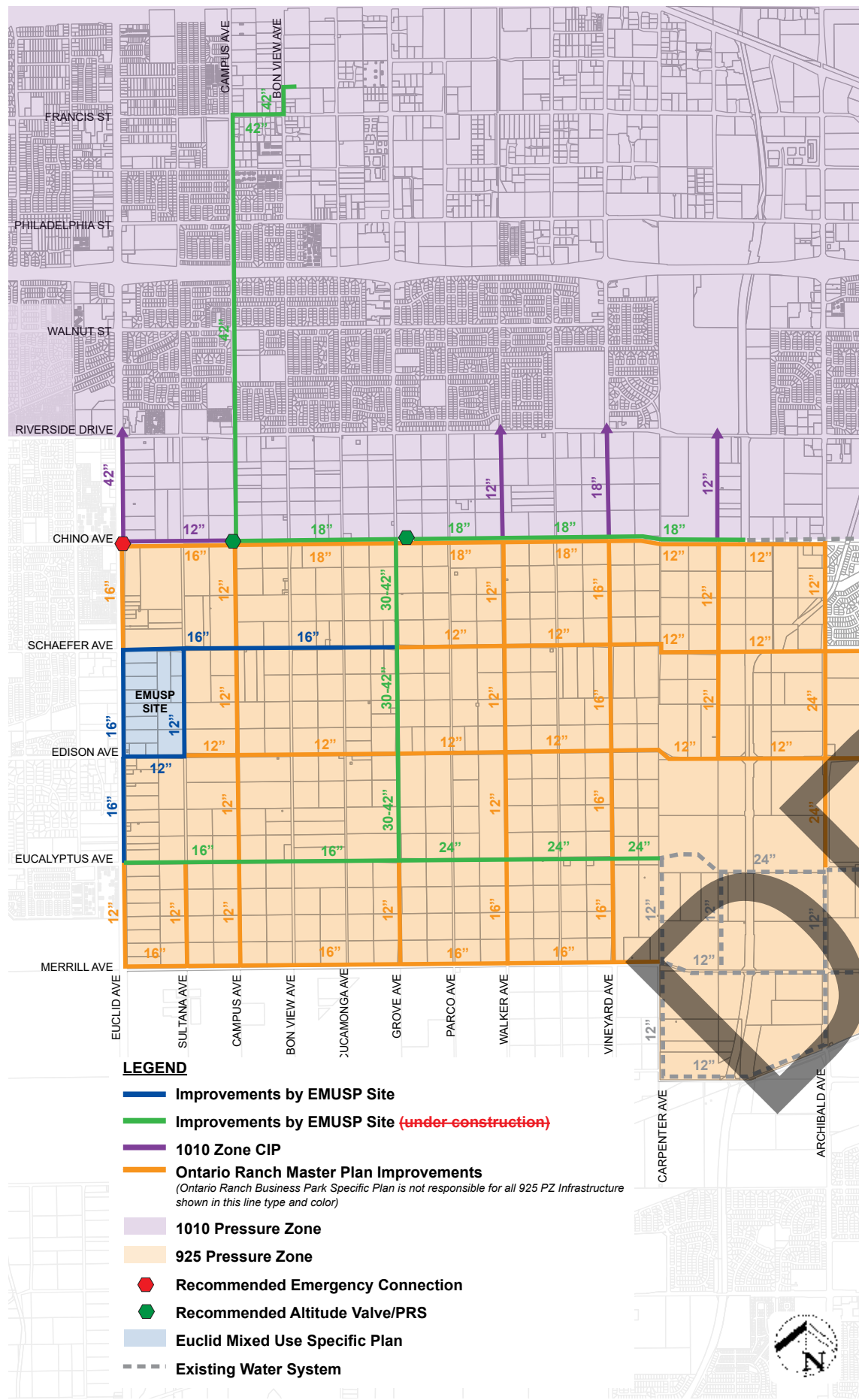


FIGURE 3.10 CITY OF ONTARIO ULTIMATE WATER SYSTEM

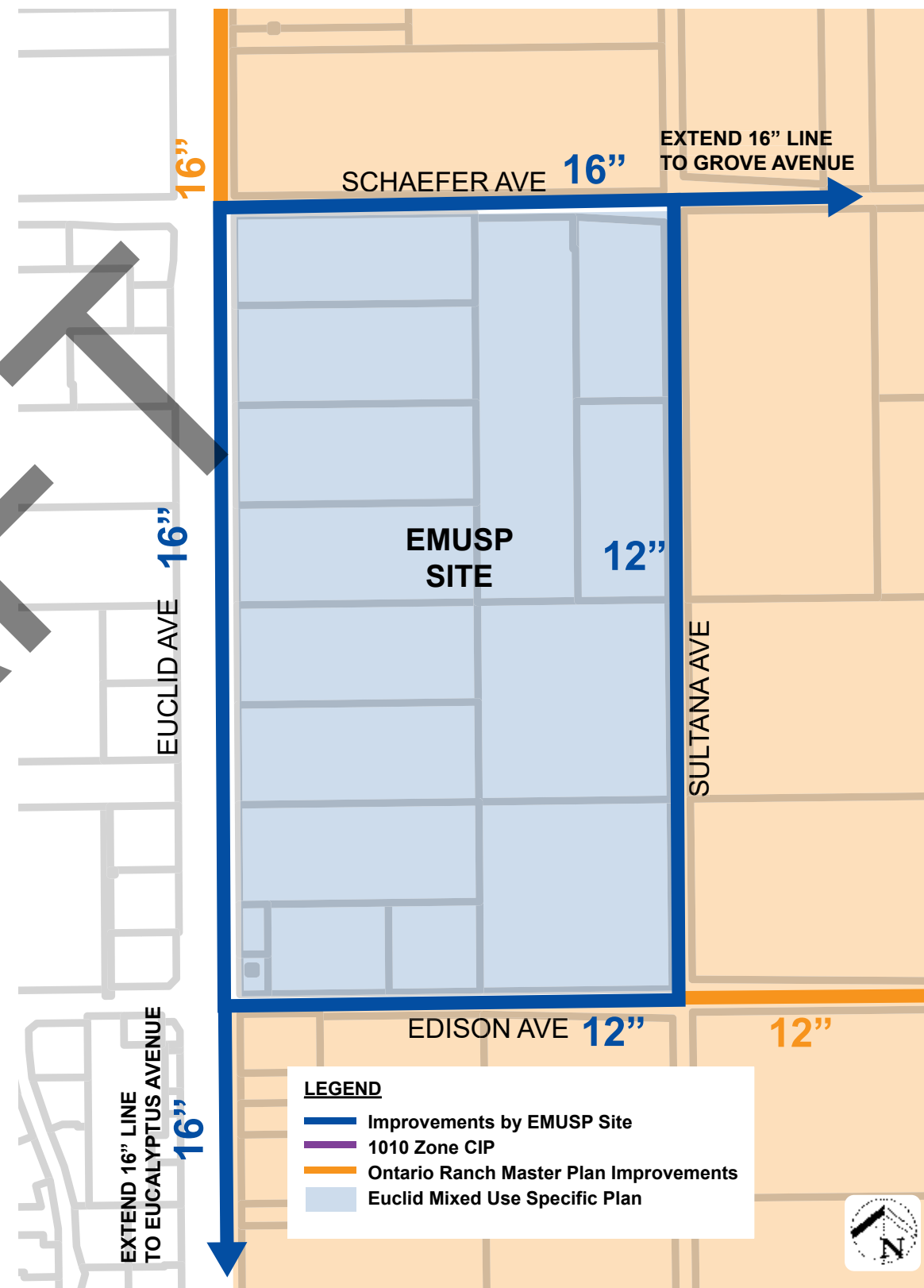


FIGURE 3.11 SPECIFIC PLAN DOMESTIC WATER PLAN

3.4 Recycled Water Plan

Recycled Water is provided to the City of Ontario by the IEUA from its four wastewater reclamation plants. The entire Specific Plan area is within the City's master planned 930 Pressure Zone. Recycled water infrastructure improvements requiring the planning, design, and construction of new 930 Pressure Zone (PZ) Recycled Water Master Plan main lines area will be required. Refer to **Figure 3.12**.

The City requires all new development in Ontario Ranch to connect to and use recycled water for all approved uses, including but not limited to landscape irrigation. Currently there are no City owned recycled water mains or City recycled water infrastructure in the vicinity of the Specific Plan area. There is an existing 30 inch Inland Empire Utility Agency (IEUA) recycled water main in Eucalyptus Avenue south of the Specific Plan area. The Euclid Mixed-Use Specific Plan is responsible to provide recycled water service to serve future development and will construct a 12" line in Euclid Avenue and a 8" line in Schaefer Avenue, Sultana Avenue and Edison Avenue. The Specific Plan will extend the 12" line in Euclid Avenue south to connect to the existing line in Eucalyptus Avenue.

An 8" line may be required in Sultana Ave to provide service to parcels that only front on Sultana Ave.

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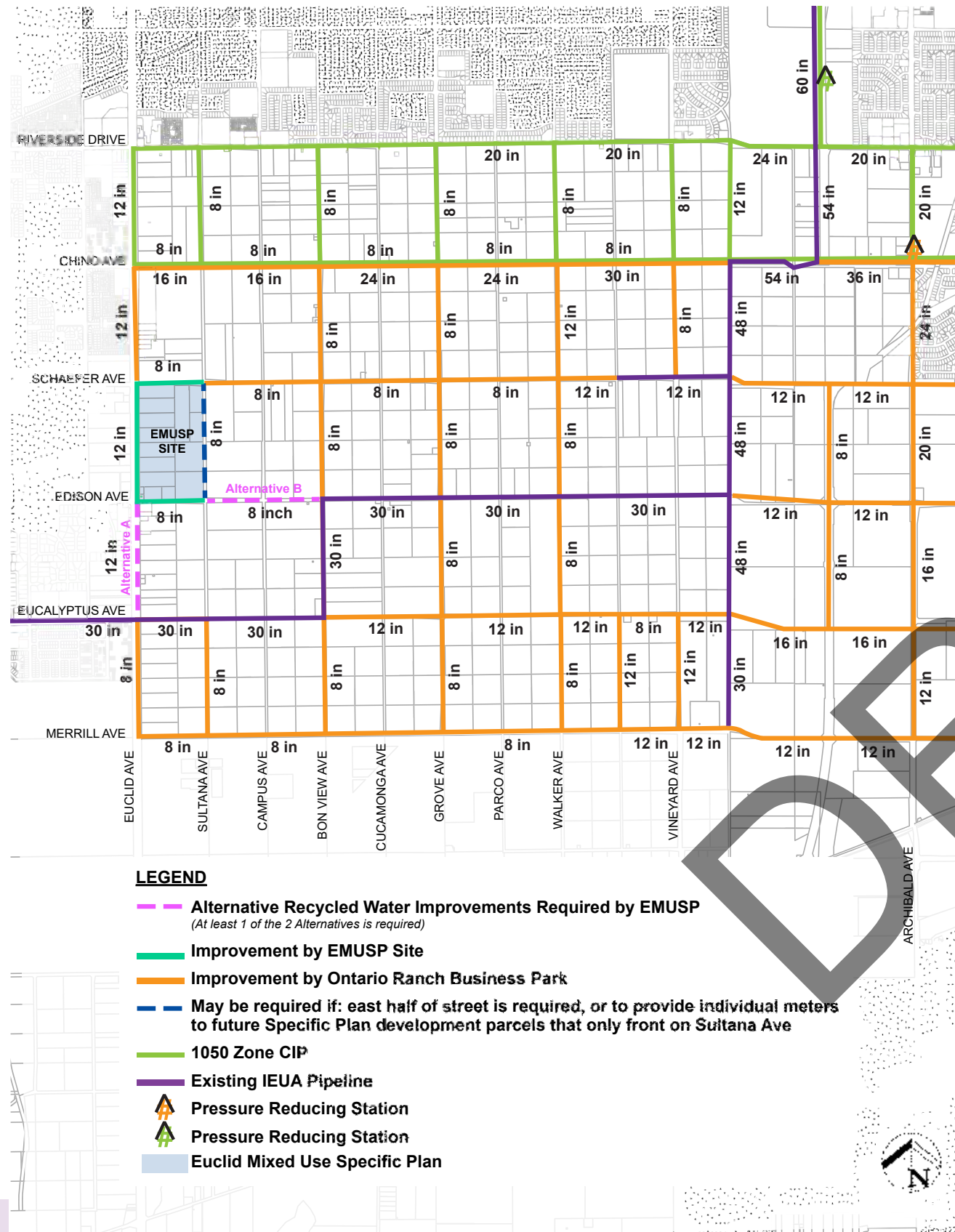


FIGURE 3.12 CITY OF ONTARIO ULTIMATE RECYCLED WATER SYSTEM

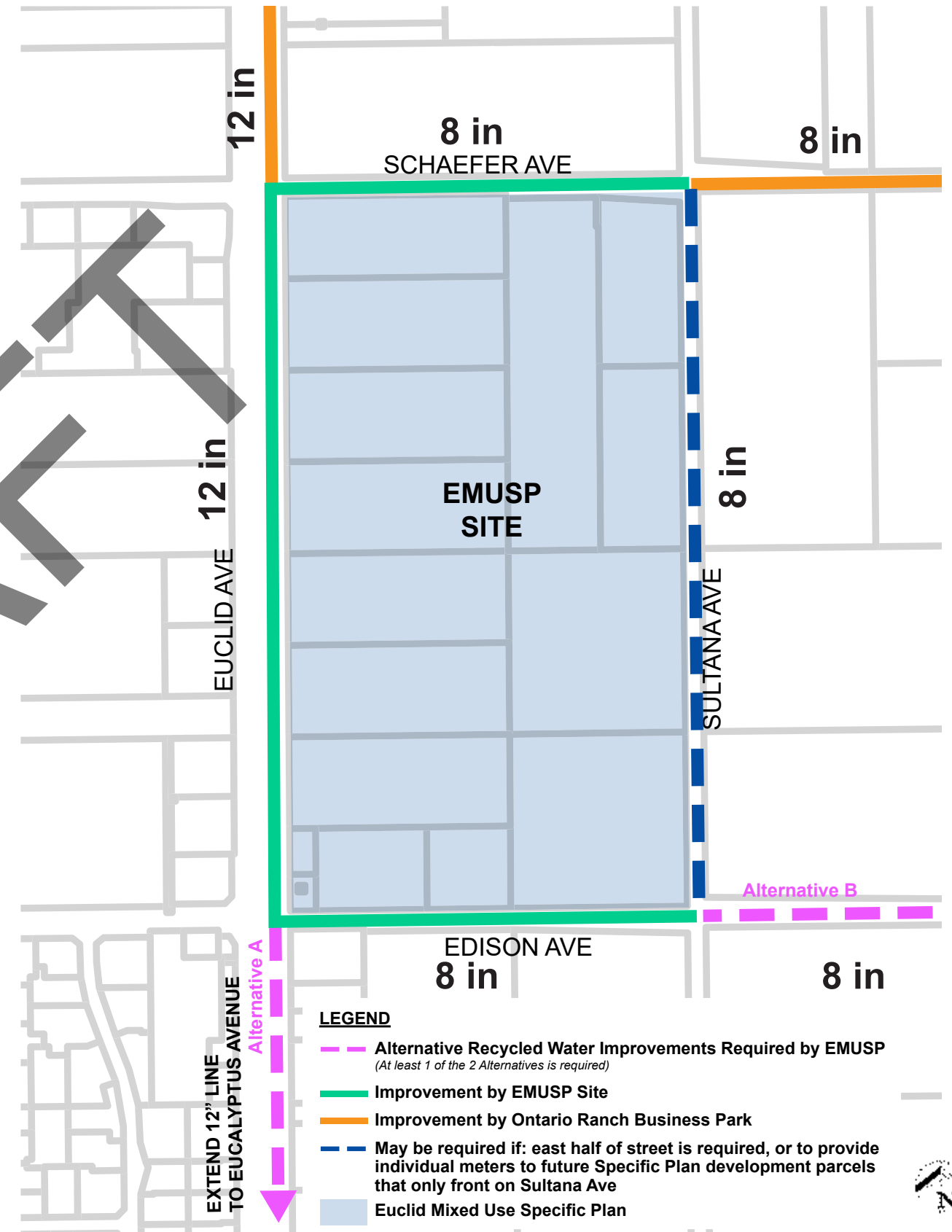


FIGURE 3.13 SPECIFIC PLAN RECYCLED WATER PLAN

3.5 Sewer Plan

Regional wastewater treatment services are provided to the City of Ontario by the Inland Empire Utilities Agency (IEUA). Several regional trunk sewers collect sewage generated in the City and transport it to IEUA's Regional Plant No.1 and Regional Plant No.5 for treatment. **Sewer Main Sizes to be determined by final design requirements and criteria.**

There are no sewer mains located in Euclid Avenue or the other streets adjacent to the Specific Plan area. The extension of City master planned sewer infrastructure is being developed within the western portion of Ontario Ranch. The City's master planned sewer system has been constructed in Euclid Avenue at Eucalyptus Avenue and along Eucalyptus Avenue between Euclid and Sultana Avenues.

The Euclid Mixed-Use Specific Plan is responsible to provide sewer service to serve future development and will construct a 16" line approximately 2,650 feet along the entire frontage of the project in Euclid and extend an 18" main line along the Euclid Avenue to the south to connect to the Kimball Interceptor Sewer. The Specific Plan will construct an 8" line along approximately 1,320 feet of the eastern boundary of the Specific Plan in Sultana Avenue to Edison Avenue and extend an 8" line in Edison Avenue to connect to the 18" main line in Euclid Avenue.

Actual sewer pipe size will be determined during final design by hydraulic calculations through a Sewer Study or Sewer Sub-Area Master Plan (SSAMP). Refer to **Figure 3.15**.

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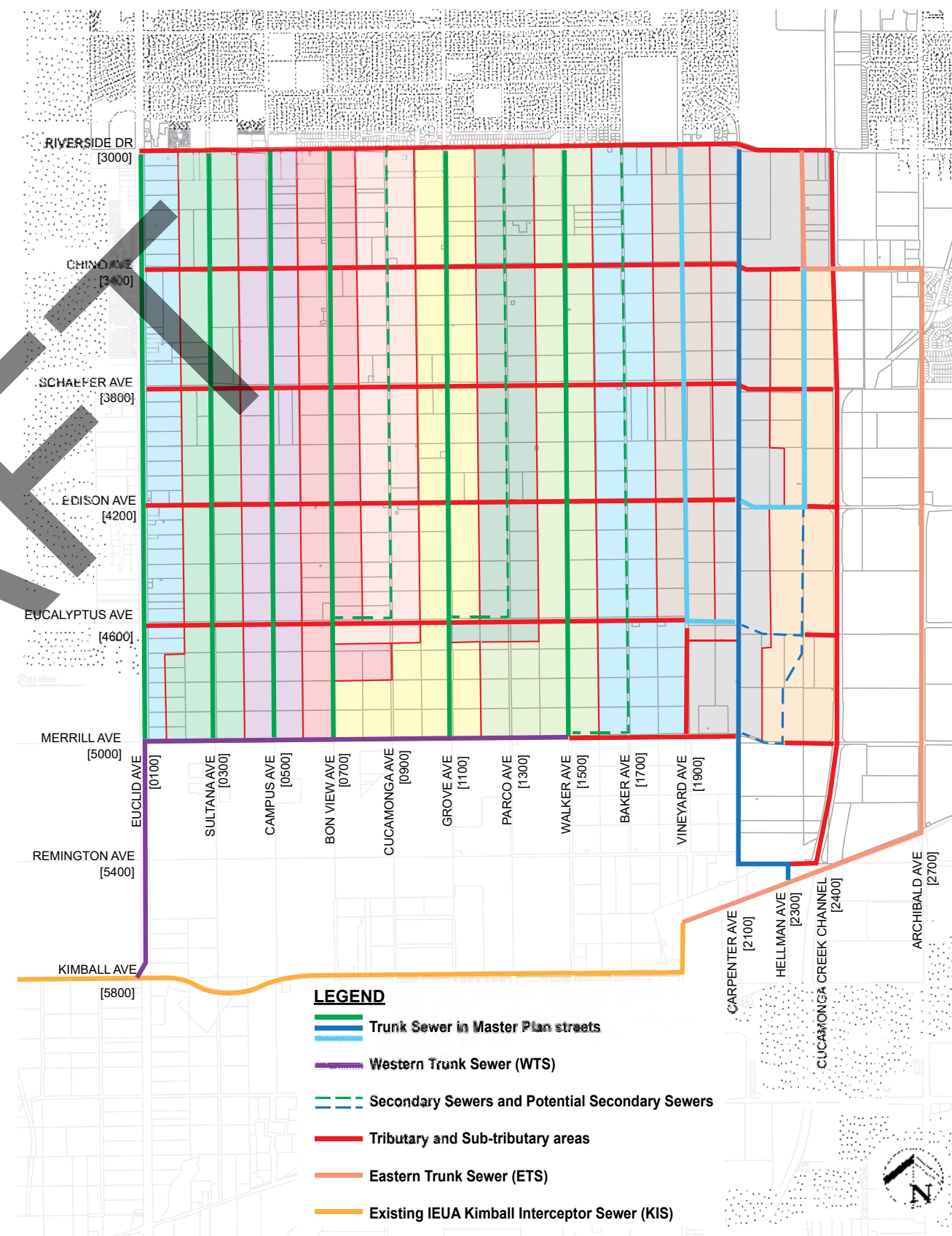


FIGURE 3.14 CITY OF ONTARIO OVERALL SEWER PLAN

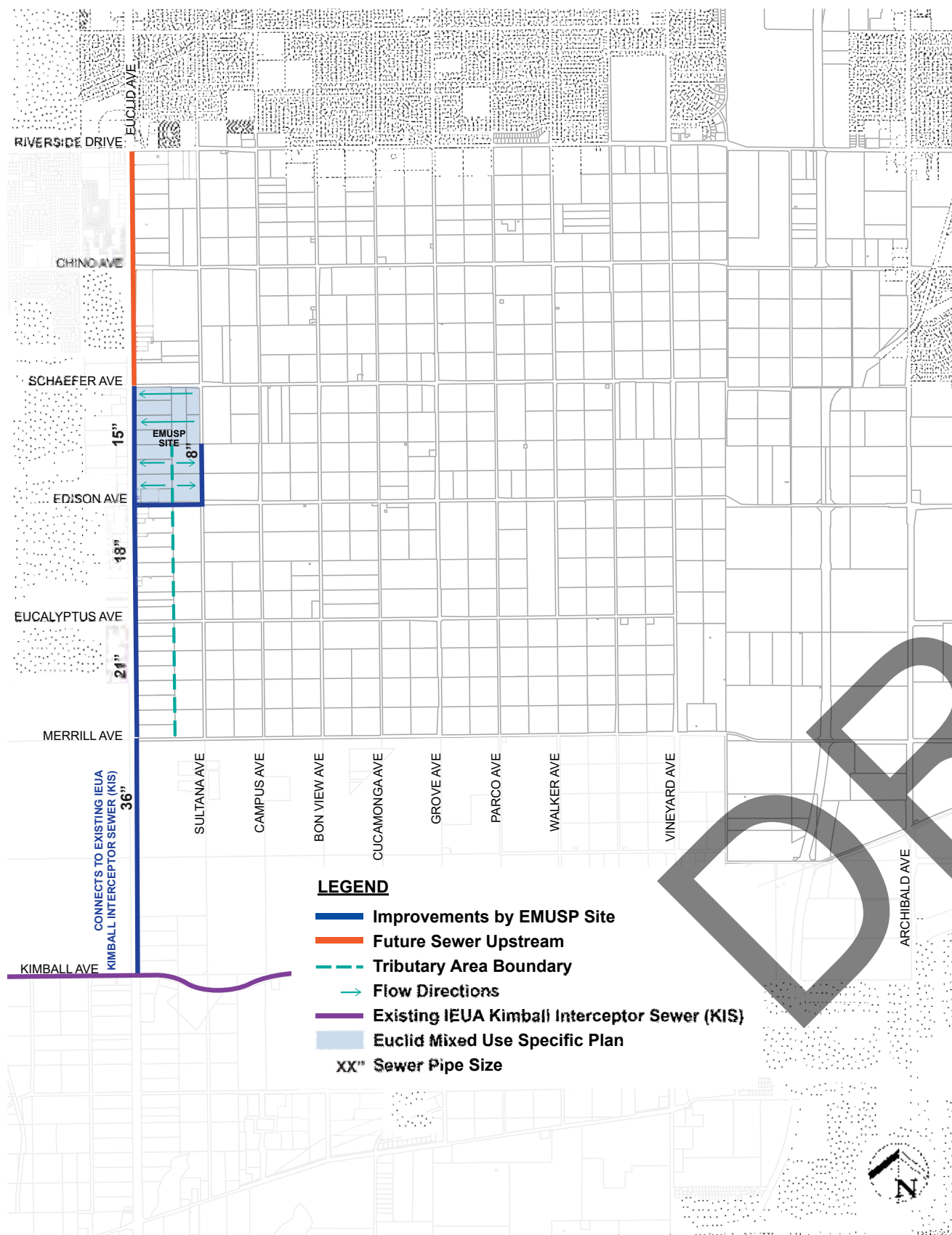


FIGURE 3.15 CITY OF ONTARIO ULTIMATE SEWER SYSTEM

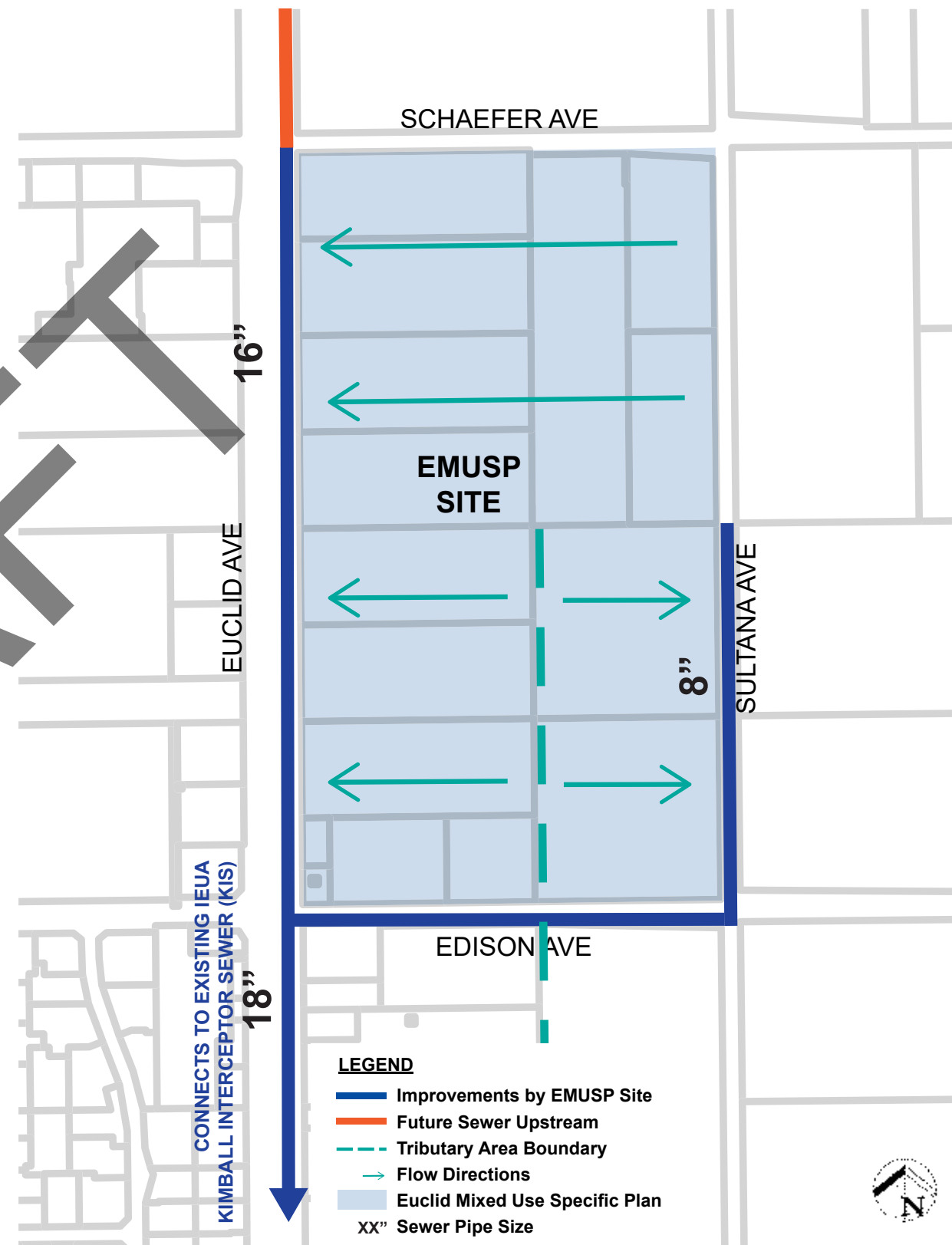


FIGURE 3.16 SPECIFIC PLAN SEWER PLAN

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3.6 Conceptual Grading Plan

Site topography is moderately flat, sloping from the north to the south. There is an approximately 25 foot elevation change across the Specific Plan area.

The grading activities for the Specific Plan area will generally consist of clearing and grubbing, demolition of existing structures, and moving surface soils to construct building pads, driveways and streets.

A Conceptual Grading Plan will be prepared in conjunction with future subdivision mapping and approvals. The grading plan will provide a balance of cut and fill for the Specific Plan area. Grading plans for each development project within the Specific Plan area will be reviewed and approved by the City of Ontario prior to the issuance of grading permits. Grading plans and activities will conform to the City's grading ordinance and dust and erosion control requirements.

All landscaped areas within the Specific Plan area shall be designed to accept runoff water from impervious surfaces. **Landscape slopes shall not be greater than 3:1 on all perimeter slopes, including within neighborhood edge areas and slopes over 5 foot in height.**

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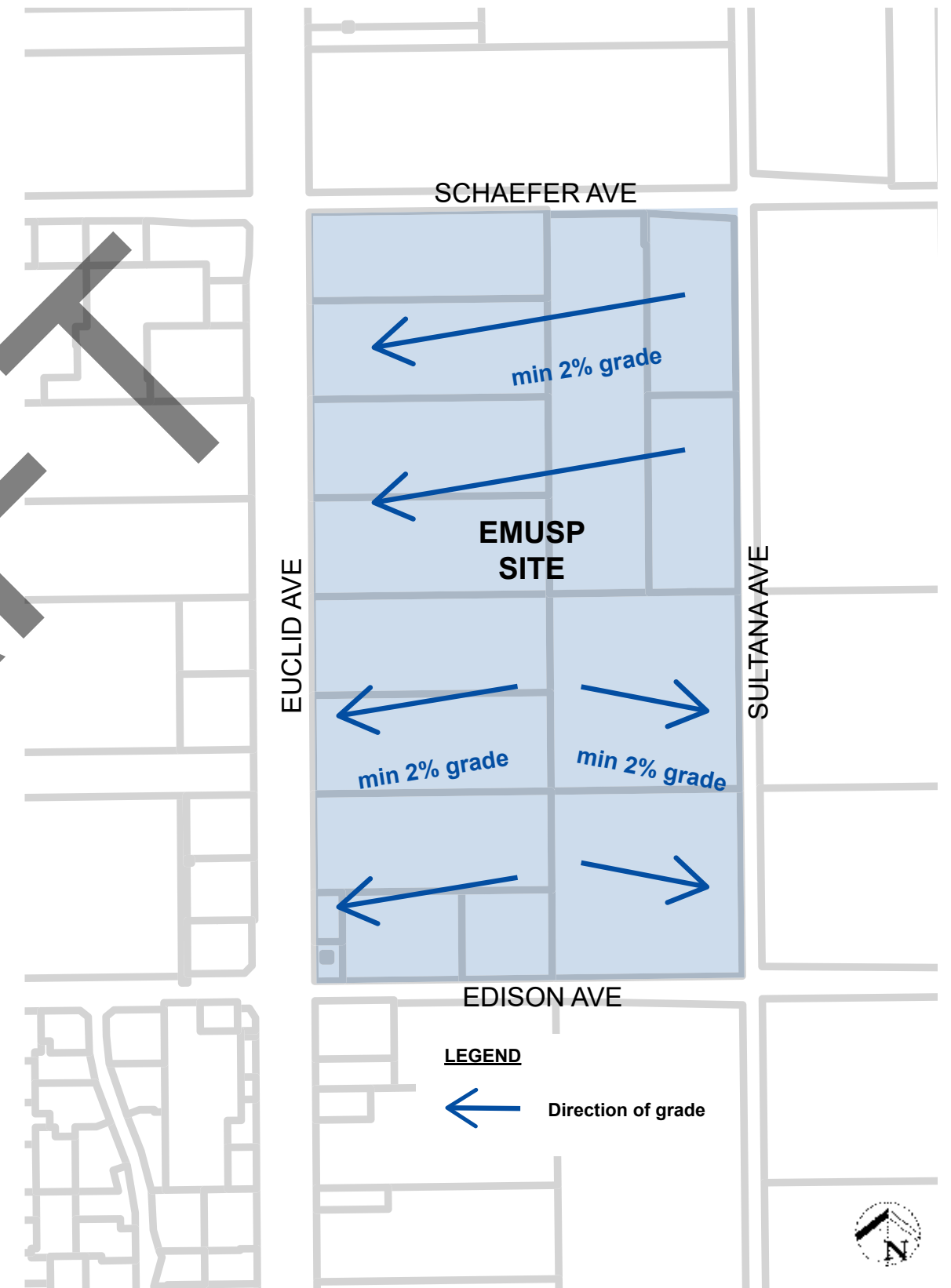


FIGURE 3.17 SPECIFIC PLAN CONCEPTUAL GRADING PLAN

3.7 Dry Utilities Plan

Utility services provided to the site will be installed underground in accordance with City of Ontario guidelines.

3.7.1 Communication System

Developments in Ontario Ranch are required to install and provide fiber conduit to all improved lots. Proposed on-site facilities will be placed underground within a duct and structure system that will be installed by the developer. Pursuant to the City of Ontario 2013 Fiber Optic Master Plan, the fiber optic network will be owned and operated by the City of Ontario and as such maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not the developer. According to the City's Fiber Optic Master Plan, the proposed fiber optic infrastructure, including approximately 23 miles of backbone fiber south of Riverside Drive, is an investment into a long term capital asset using newly constructed and existing conduit to provide high speed communication links to key locations throughout the City. The Specific Plan area will be connected to the City's system as shown on **Figure 3.18**.

3.7.2 Natural Gas

The Gas Company will provide natural gas to the Specific Plan area. Gas mains will be installed to the individual development projects by the Gas Company, as necessary.

3.7.3 Electricity

Southern California Edison will provide electricity to the Specific Plan area from existing facilities in the vicinity. All new lines within the Specific Plan area shall be installed according to City of Ontario requirements.

Undergrounding of existing overhead power lines will be subject to Section 7-7 of the Ontario Municipal Code. Existing power poles along Edison Avenue will need to be relocated. The existing location is within the ultimate roadway.

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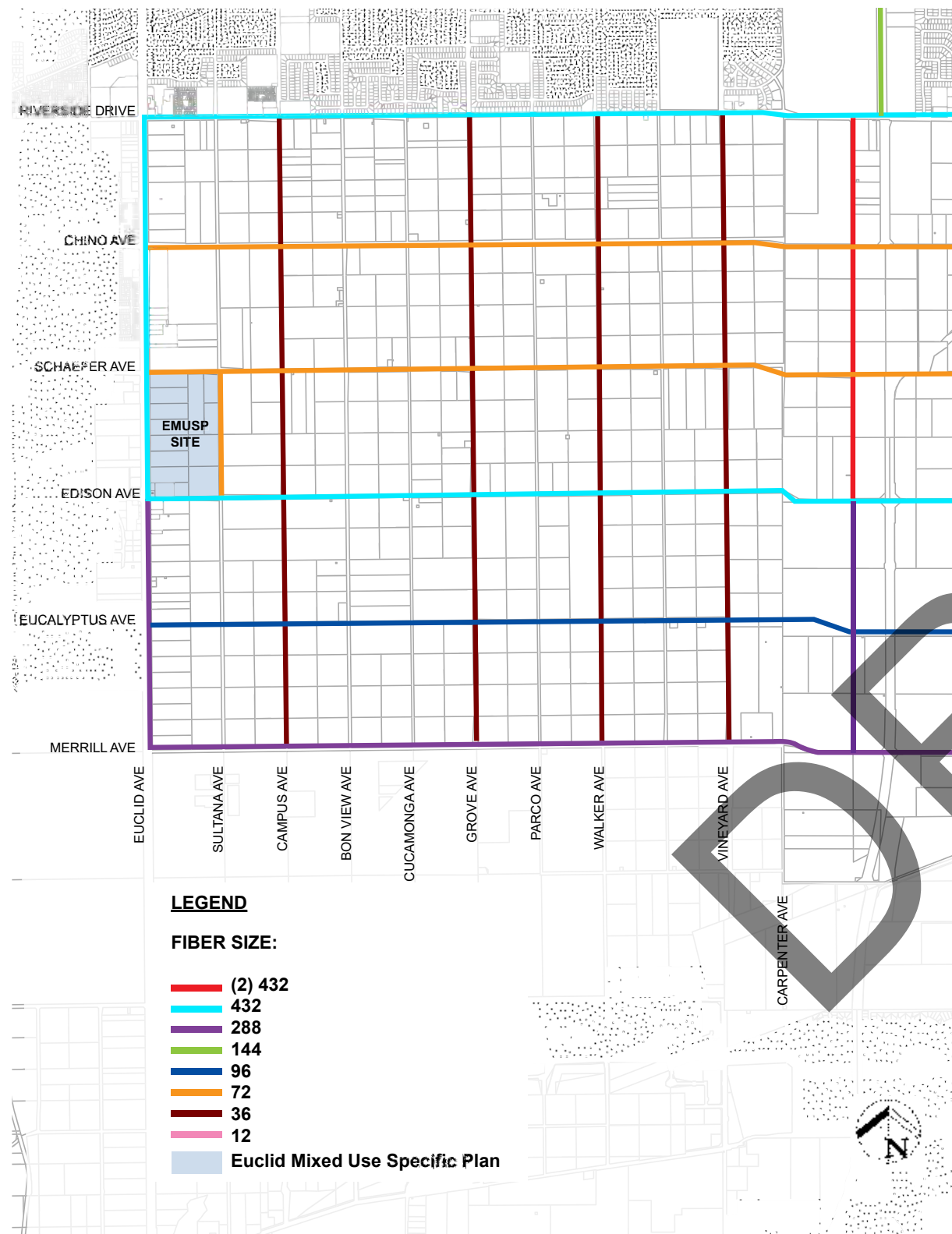


FIGURE 3.18 CITY OF ONTARIO ULTIMATE FIBER OPTICAL SYSTEM

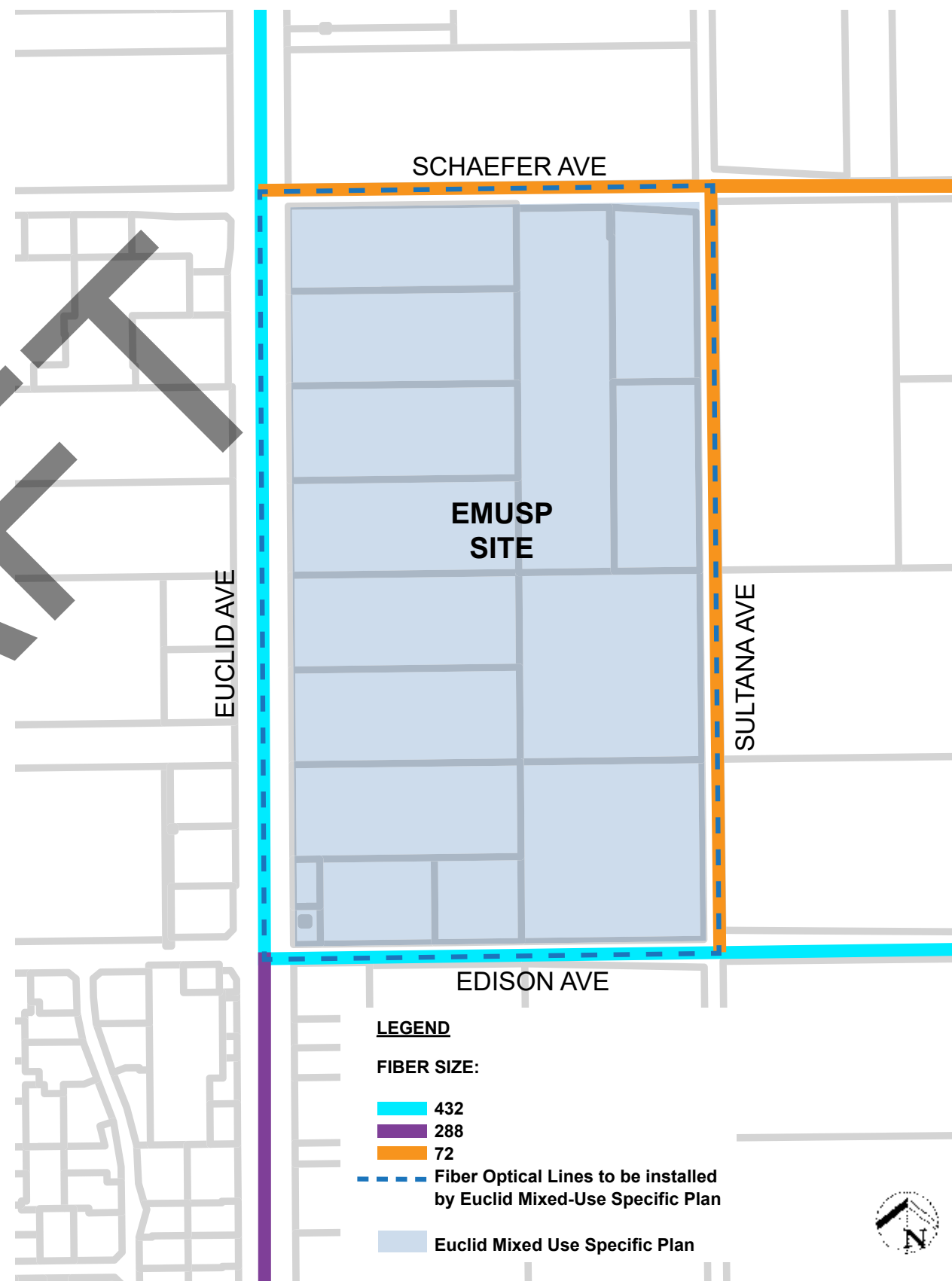


FIGURE 3.19 SPECIFIC PLAN FIBER OPTICAL PLAN

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3.8 Storm Drain Plan

Storm Drain systems to serve the Specific Plan area will be installed according to the City of Ontario **Storm Drain** Master Plan. **As of the establishment of the Specific Plan**, there are no City domestic storm drain trunk lines in the vicinity of the Specific Plan area. The extension of City master planned storm drain infrastructure is being developed within the western portion of Ontario Ranch. The Euclid Mixed-Use Specific Plan is responsible to provide storm drain to serve future development and will construct a 90" line in Euclid along the western perimeter of the Specific Plan, a 48" to 90" line in Schaefer Avenue along the northern perimeter of the Specific Plan and a 78' to 96" in Edison Avenue along the southern perimeter of the Specific Plan. The Specific Plan will construct a 102" trunk line in Euclid Avenue south to connect to the existing 108" line at Euclid Avenue and Eucalyptus Avenue.

Catch basins located throughout the site will collect runoff. On-site storm drain systems serving the Specific Plan will connect to the master planned system in Euclid Avenue to serve the Specific Plan development. The Specific Plan area storm drain improvements are shown in **Figure 3.20**.

3.8.1 NPDES Compliance

The grading and drainage of the Specific Plan area will be designed to retain/filter, harvest, and reuse or treat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management Plan (WQMP) for significant new development projects. Water quality impacts may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, employing Source Control Best Management Practices (BMP's), or using on-site structural Treatment Control BMP's where the infeasibility of installing Low Impact Development BMP's is demonstrated.

New development within the Specific Plan area will utilize a variety of Low Impact Development site drainage designs to manage stormwater, including but not limited to retention/filtration basins, trenches and swales, and above ground bio-retention systems. Development projects within the Specific Plan area will incorporate features including but not limited to:

- Landscape designs that promote water retention and incorporation of water conservation elements such as use of native plants and drip irrigation systems;
- Permeable surface designs in areas with low traffic;
- Parking lots that drain to landscaped areas to provide retention and infiltration, or bio-treatment where infiltration is infeasible; and
- Limit soil compaction during grading operations within landscaped storm water infiltration areas to no more than 80 percent compaction.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP), Erosion & Sediment Control Plan sheets, and a WQMP will be prepared and approved. The SWPPP and Erosion & Sediment Control Plan Sheets will identify and detail all appropriate BMP's to be implemented or installed during construction of the project, and the WQMP will describe all post-construction BMP's designed to address water quality and quantity of runoff for the life of the project.

All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit. Priority Land Use (PLU) includes high-density residential (defined as a land use with at least ten (10) dwelling units per acre), industrial, commercial, mixed urban, and public transportation station. Drainage from the PLU shall be designed with conveyance tributary to a sub-regional Full Trash Capture System such as a Debris Separating Baffle Box (DSBB), Continuous Deflective System (CDS), or an equivalent hydrodynamic separator which has been approved by the SWRCB.

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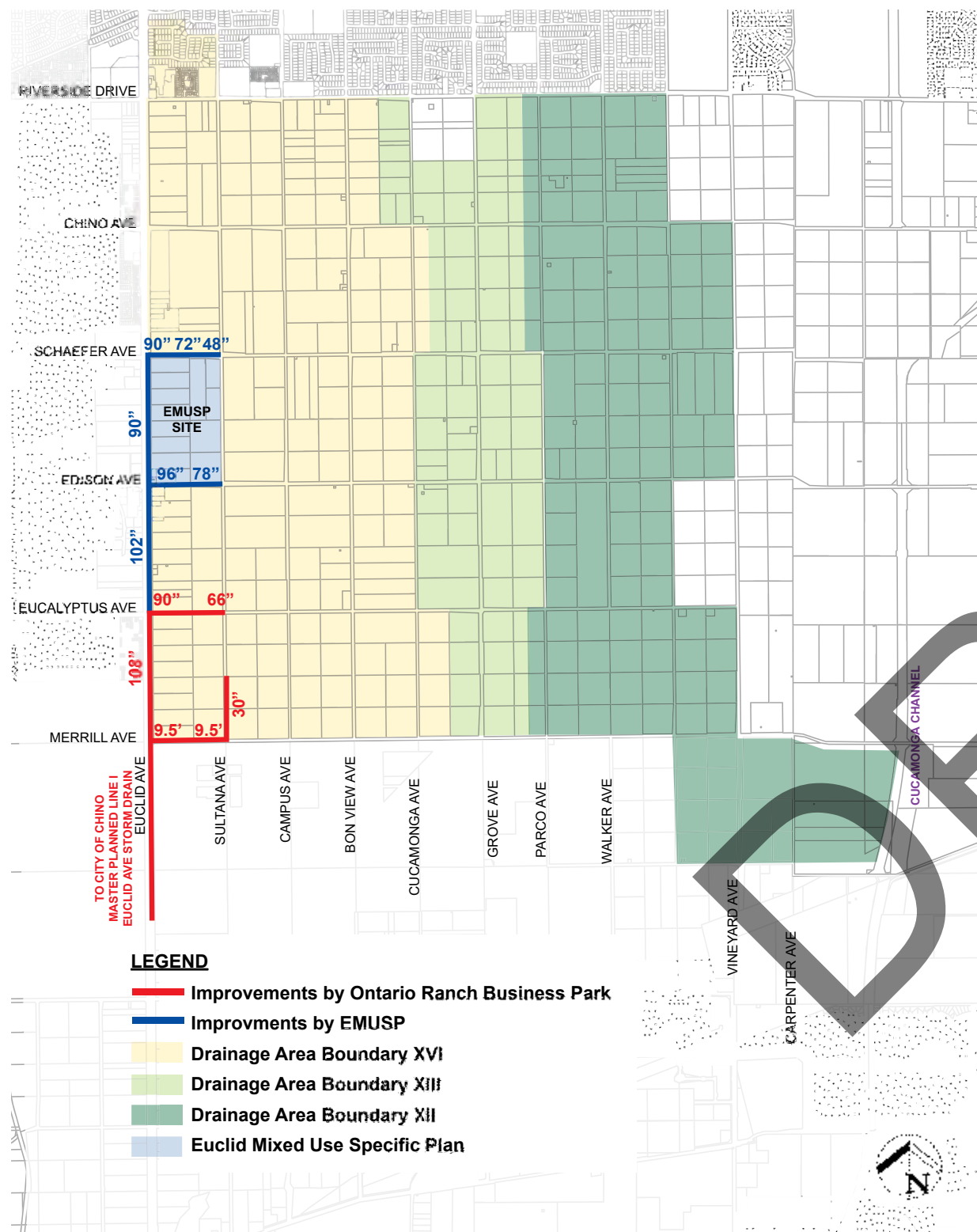


FIGURE 3.20 CITY OF ONTARIO ULTIMATE STORM DRAIN SYSTEM

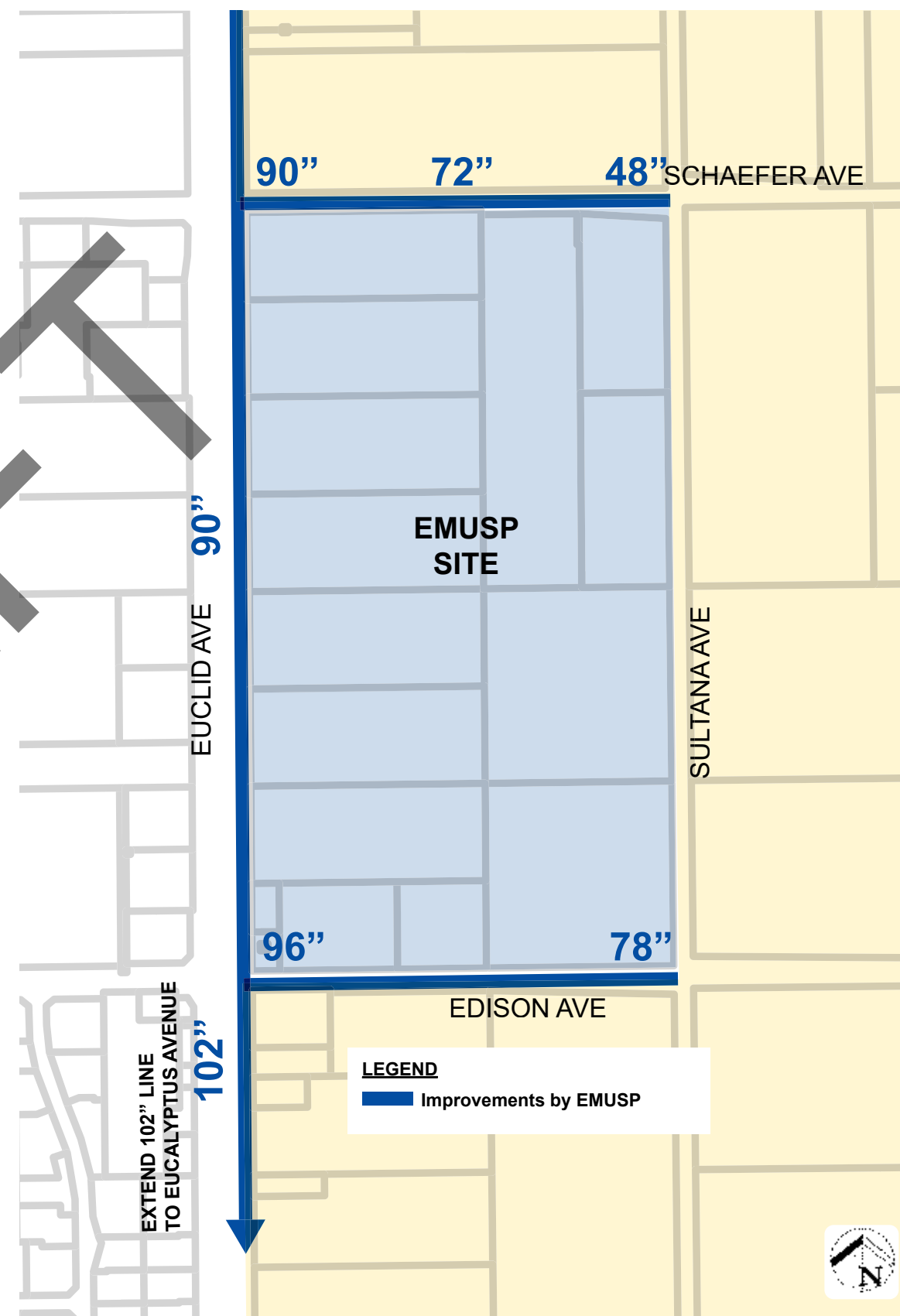


FIGURE 3.21 SPECIFIC PLAN STORM DRAIN PLAN

3.9 Public Services

Public services within the Specific Plan area, including police, fire and solid waste disposal services will be provided as follows:

3.9.1 Police

The City of Ontario will provide police services to the Specific Plan area. The closest police station is located approximately four miles north of the Specific Plan area at 2500 S. Archibald Avenue, just south of SR-60. This station is also the City of Ontario Police Department headquarters.

3.9.2 Fire

The City of Ontario will provide fire protection services to the Specific Plan area. The Ontario Fire Department currently has ten stations, which are staffed with eight four-man paramedic engine companies and two four-man truck companies. The closest operational fire station, Station 2, is located at 544 W. Francis Street, approximately three miles north of the Specific Plan area.

3.9.3 Solid Waste Disposal

The City of Ontario will provide solid waste services to the Specific Plan area. Solid waste facilities will follow the "Solid Waste Department Refuse and Recycling Planning Manual." The Manual establishes the City of Ontario's requirements for refuse and recycling storage and access for service, as well as addresses the City's recycling goals. The Mid-Valley Landfill is the nearest County of San Bernardino landfill located at 2390 N. Alder Avenue in the City of Rialto, approximately 20 miles northeast of the Specific Plan area.

3.10 Phasing Plan

Development phasing of the project site will be determined by the landowner and/or developer based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure are provided. Phasing sequencing is subject to change over time to respond to various market and local factors and as such, individual phases may overlap or develop concurrently. Infrastructure improvements, as required and approved by the City Engineer to support the development, will be installed by the developer. **Figure 3.22**, Conceptual Phasing Plan, describes the general phases of development anticipated for the Euclid Mixed-Use Specific Plan area.

Specific Plan backbone infrastructure will be installed by the project developer, in accordance with the applicable City adopted infrastructure plan for the area, as well as the provisions of this Specific Plan and an approved Development Agreement. Fair share responsibilities for improvements will be addressed in a Development Agreement with the City of Ontario. The timing for installation of infrastructure and utilities within the Specific Plan area will be determined as part of the City's approval of future subdivision maps and development plans. Infrastructure will be constructed and made available in a timely manner as development progresses. Phasing of required infrastructure will be determined per separate Development Agreement.

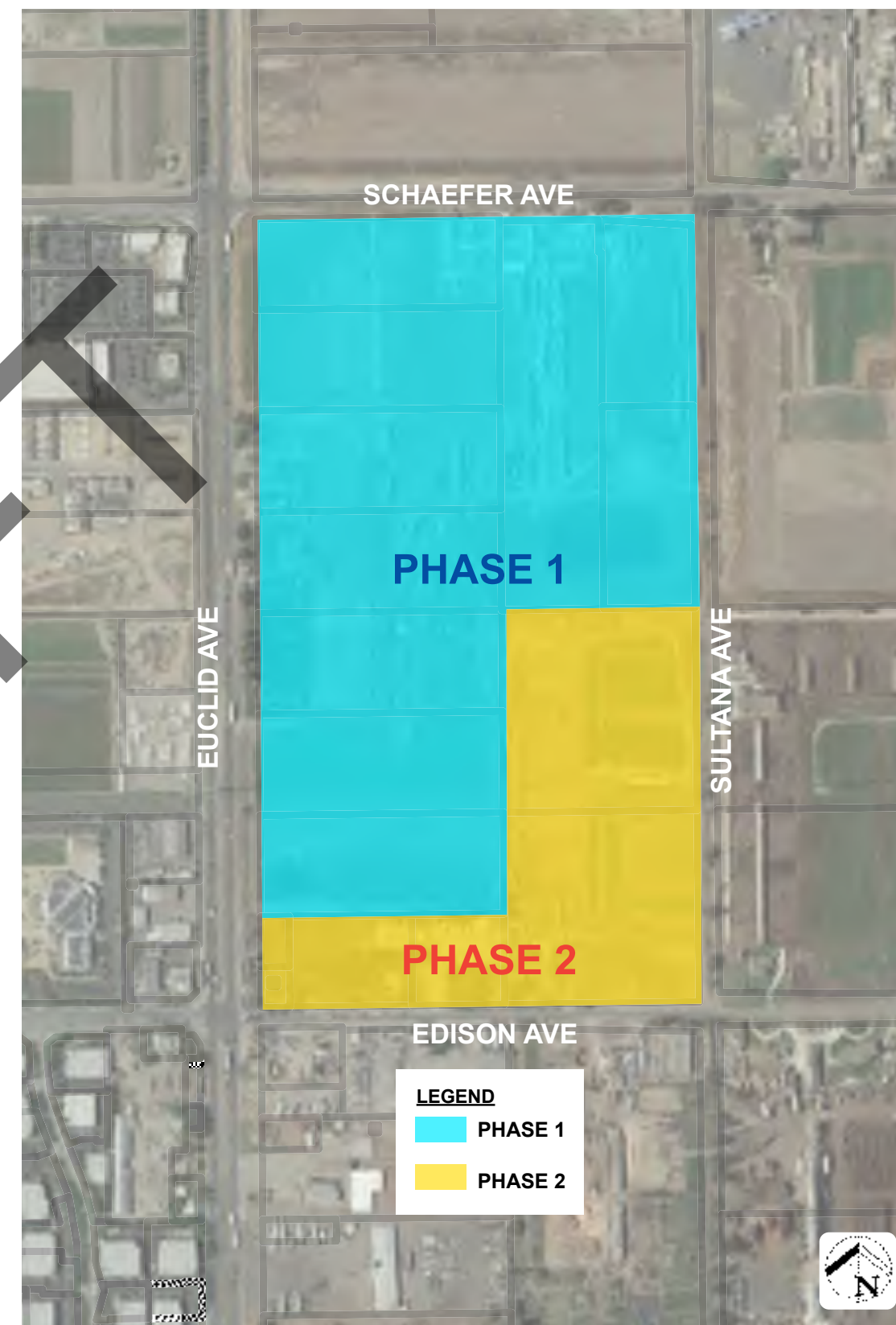


FIGURE 3.22 SPECIFIC PLAN PHASING PLAN

4. LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies the allowable uses and the standards for building heights, setbacks, parking, coverage, landscape, signage, and all other development standards within the Specific Plan area. The application of these regulations is intended to create a harmonious relationship within the Specific Plan area and with the surrounding land uses as well as to protect the health, safety, and general welfare of the community.

4.1 General Provisions

Upon adoption of the Specific Plan, the development standards and procedures established within the Specific Plan become the governing zoning standards for any new construction, addition, or remodel within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

4.1.1 Definition of Terms

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code unless specifically provided herein.

4.1.2 Applicability

The Euclid Mixed-Use Specific Plan is a regulatory plan, which, upon adoption by ordinance, will constitute the zoning of the property. Development plans or agreements, tract or parcel maps, precise development plans, or any other action requiring ministerial or discretionary approval for the subject property must be consistent with the approved Specific Plan. Actions deemed to be consistent with the Specific Plan shall be judged to be consistent with [The Ontario Plan 2050](#) Policy Plan (General Plan) as mandated in California Government Code, Section 65454. Should the regulations contained herein differ from the regulations of the City of Ontario Development Code, the regulations of the Specific Plan shall take precedence. Where the Euclid Mixed-Use Specific Plan is silent, City Code shall apply.

4.1.3 Severability

In the event that any regulation, condition, program, portion, or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

4.1.4 Administration

The Euclid Mixed-Use Specific Plan is adopted by ordinance and will serve as the implementation tool for [The Ontario Plan 2050](#) Policy Plan as well as the zoning for the project site. The Specific Plan Development Regulations as outlined herein address general provisions, permitted uses, and development standards for the land uses within the project site.

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4.1.5 Methods and Interpretation

Development within the Euclid Mixed-Use Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tract maps, and development permits. The administration process described herein provides for the mechanisms for review and approval of development projects within Rich Haven consistent with the Specific Plan objectives.

Unlisted Uses

Any land use proposal not specifically covered by the provisions contained herein shall be subject to the City of Ontario Development Code.

Boundaries

The boundaries and acreage of the individual planning areas or portions thereof are approximate. Precise boundaries and acreages will be established in conjunction with the subdivision map or site development plan for each planning area or portions thereof within the project. Minor boundary and acreage variations (15% maximum deviation) shall be permitted without an amendment to this Specific Plan, subject to review by the Planning Director for conformance with the intent of the Specific Plan.

4.2 Allowable Uses

Table 4.1 (Land Use Matrix) shows the allowable land use, activity, or facility permitted within the Specific Plan's BP (Business Park) and MU (Mixed-Use) Zoning Districts, as discussed in Chapter 3. These uses include a variety of business-serving commercial, office, technology, light manufacturing, and high density residential uses that are compatible with the site's location within Safety Zone 3 of the Chino Airport. The letters/symbols used in Table 4.1 shall have the following meanings:

"P" Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

"C" Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

"A" Administratively Permitted Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

"--" Prohibited Land Uses

A land use indicated with a "--" symbol is prohibited within the zoning district.

Land Uses Not Listed

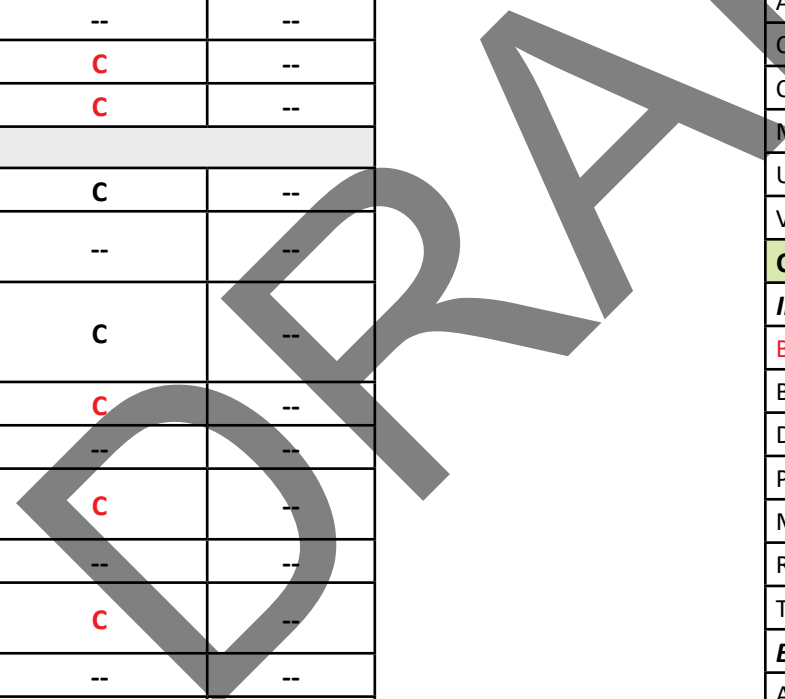
A land use not listed in Table 4.1 shall be considered a prohibited land use. For land uses similar to those listed in Table 4.1, but not expressly stated in this Specific Plan, the Planning Director or his/her designee has the authority to make a determination of the applicability of similar land uses.

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TABLE 4.1 ALLOWABLE USES

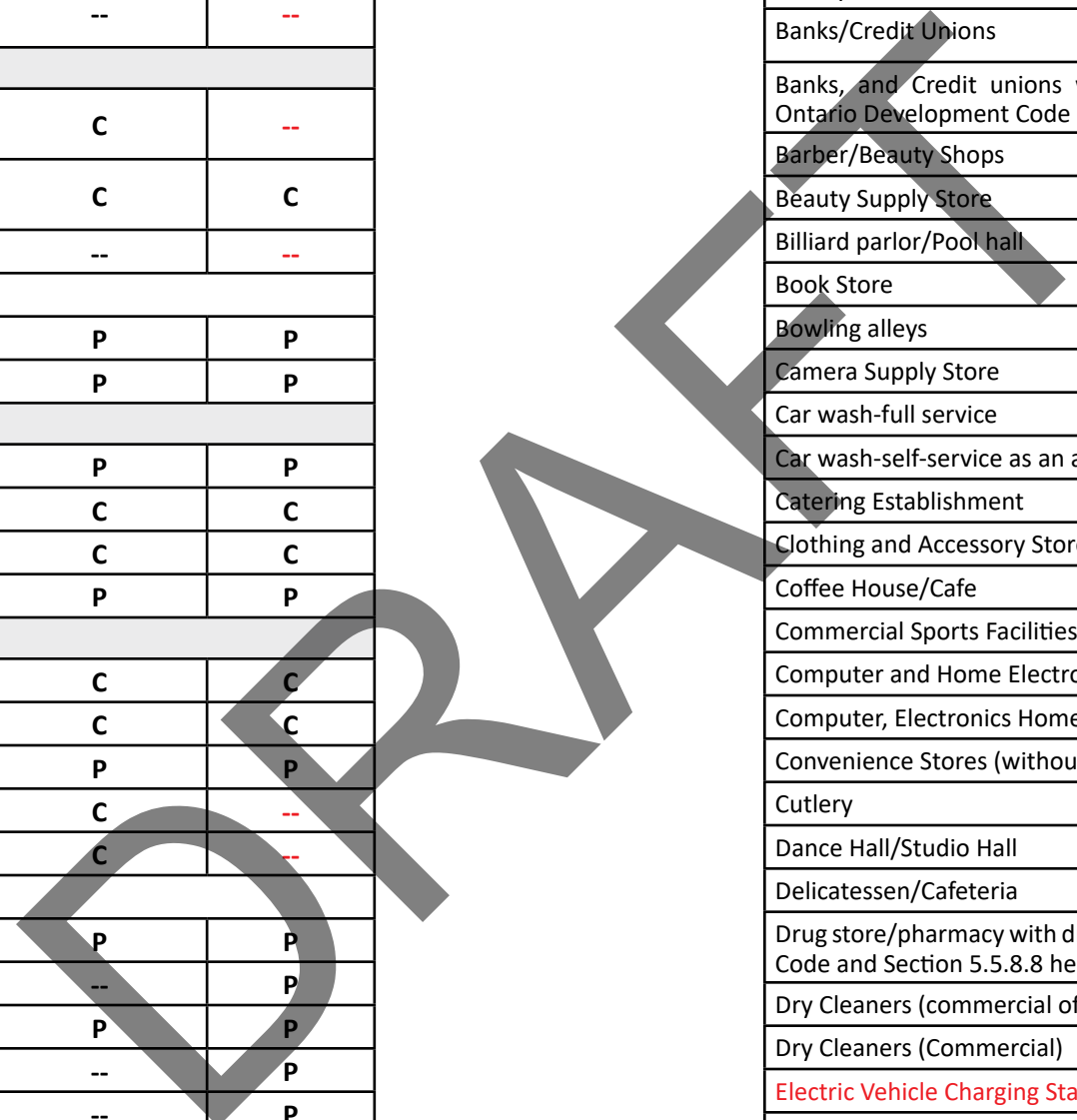
LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
AGRICULTURAL USES		
Commercial Crop Production and Farming (excluding marijuana)	C	C
Community Gardens, Urban Farms, and Related Uses	A	A
Kennels and Catteries	--	P
Caretaker's Units (not to exceed 1,000 square feet)	A	A
CONSTRUCTION		
Contractors (e.g.- building construction, site preparation, capital improvement projects)		
• Completely within a building	P	--
• With outdoor storage	--	--
MANUFACTURING		
Apparel Manufacturing	C	C
Artisan Crafts (made by hand) such as glassworks, jewelry, and pottery	C	C
Beverage Manufacturing	--	--
Chemical Manufacturing (excludes pesticides and fertilizers)	--	--
Computer and Electronic Product Manufacturing	C	--
Electrical Equipment, Appliance and Component Manufacturing	C	--
Fabricated Metal Product Manufacturing		
• Ammunition and Arms	C	--
Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	--	--
Food Manufacturing, Limited (bread, tortilla, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract)	C	--
Furniture and Related Product Manufacturing	C	--
Glass and Glass Product Manufacturing	--	--
Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing)	C	--
Machinery Manufacturing	--	--
Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.)	C	--
Paper Manufacturing	--	--
Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing)	C	--
Printing and Related Support Activities	C	--
Primary Metal Manufacturing	--	--
Petroleum and Coal Products Manufacturing	--	--
Plastics Product Manufacturing	--	--
Rubber Product Manufacturing	--	--
Textile Mills	--	--
Textile Product Mills	--	--

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Transportation Equipment Manufacturing	--	--
Wood Product Manufacturing	--	--
WHOLESALE TRADE		
Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies)	--	--
Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies)	P	--
Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	--	--
Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions)	P	--
HEALTHCARE AND SOCIAL ASSISTANCE		
Ambulatory Health Care Services	P	--
Child Day Care Services (Commercial Facilities)	--	P
Child Day Care Services (Employer Provided Services)	--	P
Medical Office	P	P
Urgent Care	P	P
Vocational Rehabilitation Services	C	C
COMMERCIAL USES		
<i>Information</i>		
Bed and Breakfast in accordance with the City of Ontario Development Code	C	C
Broadcasting	P	P
Data Processing, Health, and Related Services	P	P
Publishing Industries	P	P
Motion Picture and Sound Recording Facilities	P	--
Recording and Sound Studios	P	--
Telecommunication Facilities	P	P
Eating and Drinking Places, and Food Services		
Alcoholic beverage sales for consumption on the premises (includes all retailer's on-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	C
Food Bank or Meal Delivery Services	C	C
Restaurant		
• Without Drive-Thru	P	P
• With Drive-Thru	C	C
Motor Vehicle Mechanical and Electrical Repair and Maintenance		
Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involves the limited use of pneumatic tools or equipment that create noise impacts)	P	C



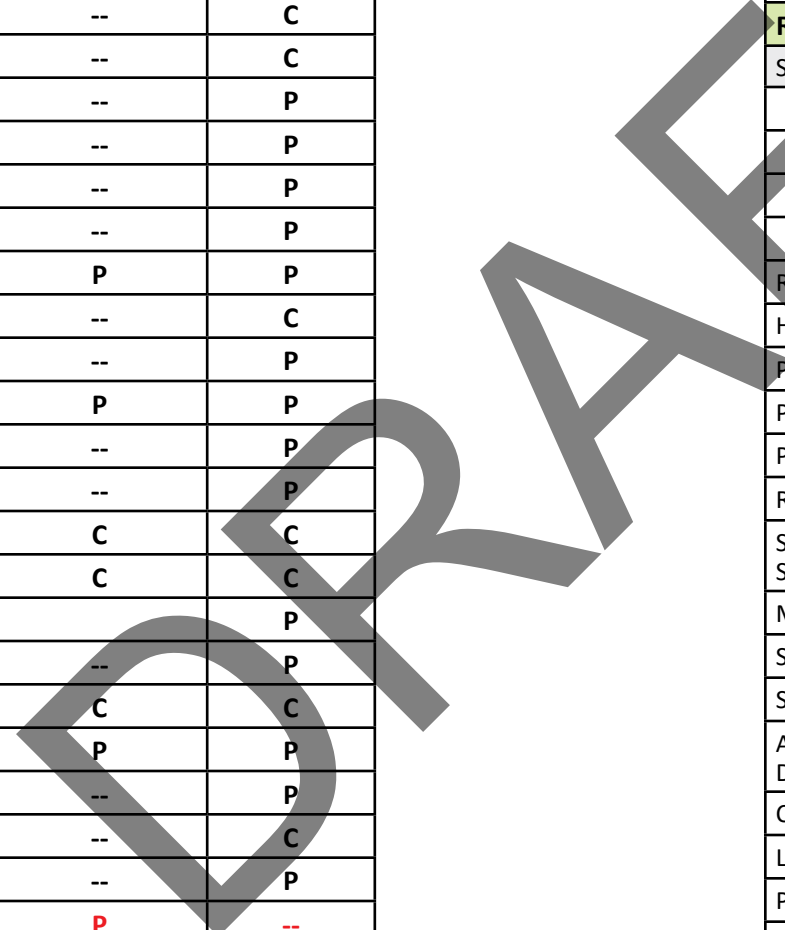
LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
General Repair Facilities		
(includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brake, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train)		
• General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance	C	C
• General Repair Facilities - Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance	--	--
Automotive Body, Paint, Interior and Glass Repair		
• Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization	C	--
• Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- no body or paint work is allowed)	C	C
• Large Truck and Bus Body, Paint, and Interior Repair and Maintenance	--	--
Personal Services		
Couriers and Messengers	P	P
Electronic and Precision Equipment Repair and Maintenance	P	P
Fitness and Recreational Sports Center		
• Gross Floor Area less than 10,000 square feet	P	P
• Gross Floor Area 10,000 square feet or more	C	C
Industrial Laundry and Linen Supply	C	C
Personal and Household Goods Repair and Maintenance	P	P
Pet Boarding and Kennels		
• Day only (e.g. Doggie Daycare)	C	C
• Overnight Stays	C	C
Postal Services	P	P
Passenger Car Rental and Leasing	C	--
Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing	C	--
Offices		
Administrative and Support Services	P	P
Business management	--	P
Finance and Insurance Offices	P	P
General Offices	--	P
Government offices	--	P
Management of Companies and Enterprises	P	P
Office Ancillary to a Primary Industrial Use (less than 10% of GFA)	P	P
Professional, Scientific, and Technical Services (e.g. accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting)	P	P
Real Estate Offices	P	P
Retail		
Antique Shop	P	P
Alcoholic beverage sales for consumption off the premises (includes all retailer's off-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	C

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Appliance Store	P	P
Art Supply Store	P	P
Auction Houses	C	C
Automotive Parts and Accessories (including tires)	P	C
Bakery Retail	P	P
Banks/Credit Unions	--	P
Banks, and Credit unions with drive-thru in accordance with the City of Ontario Development Code and Section 5.5.8.5 herein	--	C
Barber/Beauty Shops	--	P
Beauty Supply Store	P	P
Billiard parlor/Pool hall	--	C
Book Store	--	P
Bowling alleys	--	C
Camera Supply Store	--	P
Car wash-full service	--	C
Car wash-self-service as an ancillary use	C	C
Catering Establishment	--	P
Clothing and Accessory Store	--	P
Coffee House/Cafe	--	P
Commercial Sports Facilities such as Batting Cages, Indoor Golf, etc.	C	C
Computer and Home Electronics Retail	P	P
Computer, Electronics Home Repair	P	P
Convenience Stores (without alcoholic beverage sales)	P	C
Cutlery	P	P
Dance Hall/Studio Hall	C	P
Delicatessen/Cafeteria	P	P
Drug store/pharmacy with drive-thru in accordance with the City Development Code and Section 5.5.8.8 herein	--	C
Dry Cleaners (commercial off-site cleaning operations only)	P	P
Dry Cleaners (Commercial)	P	P
Electric Vehicle Charging Stations (Automobiles)	--	C
Electric Vehicle Charging Stations (Commercial Trucks)	C	--
Family entertainment centers (Mini-golf, trampoline parks, etc.)	P	P
Financial Services	--	P
Florist Shop	P	P
Furniture Sales	P	P
Gas station in accordance the City Development Code	--	C
Gasoline Fueling Station with Convenience Store (without alcoholic beverage sales)	C	C
General Merchandise/Retail Store	P	P
Garden Supply/Hardware store	P	P



LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Grocery store	--	P
Health Clubs	--	P
Health/Specialty food store	P	P
Hobby supply store	P	P
Hotels	--	C
Ice cream parlor	--	P
Internet Fulfillment/Warehousing/Distribution (E-Commerce)	P	C
Jewelry store	--	P
Jewelry, watch and clock repair	--	P
Liquor store	--	C
Live performance facility, night club	--	C
Locksmith/key shop	--	P
Luggage and leather goods	--	P
Medical Clinic/Healthcare Center/ Emergency care facility	--	P
Nursery School/Day Care Facility/Child Care Center	--	P
Office supplies and equipment	P	P
On-site alcoholic beverage sales establishment	--	C
Personal service shops	--	P
Pet and pet supply stores	P	P
Photocopy services	--	P
Photography studio	--	P
Places of worship	C	C
Plant nurseries (retail)	C	C
Police Station		P
Private/non-profit cultural facilities	--	P
Public utilities	C	C
Recreational equipment sales (e-bikes, kayaks, etc.)	P	P
Restaurant, family full service, specialty and fast food	--	P
Schools, Colleges, Universities, Professional Schools	--	C
Shoe store, repair	--	P
Specialized Uses	P	--
Sporting goods store	--	P
Stationary & gift shops	--	P
Travel agencies	--	P
Video Arcade	C	C
Industrial Retail Sales		
(Retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site)		
• Maximum 15% of building floor area or 8,000 square feet, whichever is less	A	A
• Over 15% of building floor area or 8,000 square feet	C	C

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments (excluding fuel/petroleum dealers)	P	C
WAREHOUSING		
Warehousing and Storage (General and Other)		
• Completely within a building	P	C
• Outdoor Storage Accessory to an Allowed Use	A	A
• Outdoor Storage as the Primary Use	--	--
Outdoor truck/trailer storage/long term parking	C	--
Refrigerated Warehousing and Storage	C	C
RESIDENTIAL USES		
Single-Family Attached / Multi-Family Residences		
• Attached and Detached Condominiums	--	P
• Townhomes	--	P
• Stacked Flats	--	P
• Multiple Family Dwellings/Apartments	--	P
Residential Community Care Facility (6 or less)	--	P
Home Occupation	--	P
Public School K-12 in accordance with the City Development Code	P	P
Police Store Front/Sub Station/Fire Station/Emergency Services	P	P
Public Parks, Community Centers, and similar facilities	P	P
Recreational Facilities ancillary to a permitted use	P	P
Signs in accordance with the signage regulations and guidelines within this Specific Plan	P	P
Model Homes and temporary related signage, sales, and parking facilities	--	A
Senior Center	C	C
Senior Housing	C	C
Assisted Living/Congregate Care in accordance with the City of Ontario Development Code	C	C
Convalescent Facility	C	C
Live/Work Units	C	C
Places of Public Assembly (including places of worship)	C	C
Residential Day Care Facilities serving up to 14 children	C	C
Private Recreation	C	C
Mobile/Manufactured Homes in accordance with the City of Ontario Development Code	C	C
Home Occupations	A	A
Single-Family Dwellings	--	P
Single Room Occupancy (SRO) Facilities	--	C
Supportive Housing	P	--
Accessory Residential Structures		
• Accessory Dwelling Units	--	P



LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
• Accessory Residential Structures (includes guesthouses, garages, car-ports, garden and tool sheds, and other ancillary buildings and structures determined appropriate by the Planning Director)	--	P
• Enclosed, screened outdoor storage	--	--
• Maintenance facilities and structures	--	--
Animal Keeping		
• 4 or fewer pets	P	P
Community Gardens, Urban Farms, and Related Uses	A	A
Employee (Farmworker) Housing		
• 6 or fewer employees	P	C
Vocational/Trade Schools	C	C
Temporary Uses and Interim Use		
• Amusement (i.e. circuses, carnivals etc.)	A	A
• Christmas Tree, Pumpkin, and similar lots	A	A
• Outdoor displays	A	A
• Parking lot sales	A	A
• Street/Craft fairs and Farmer Markets	A	A
• Temporary Structures	A	A

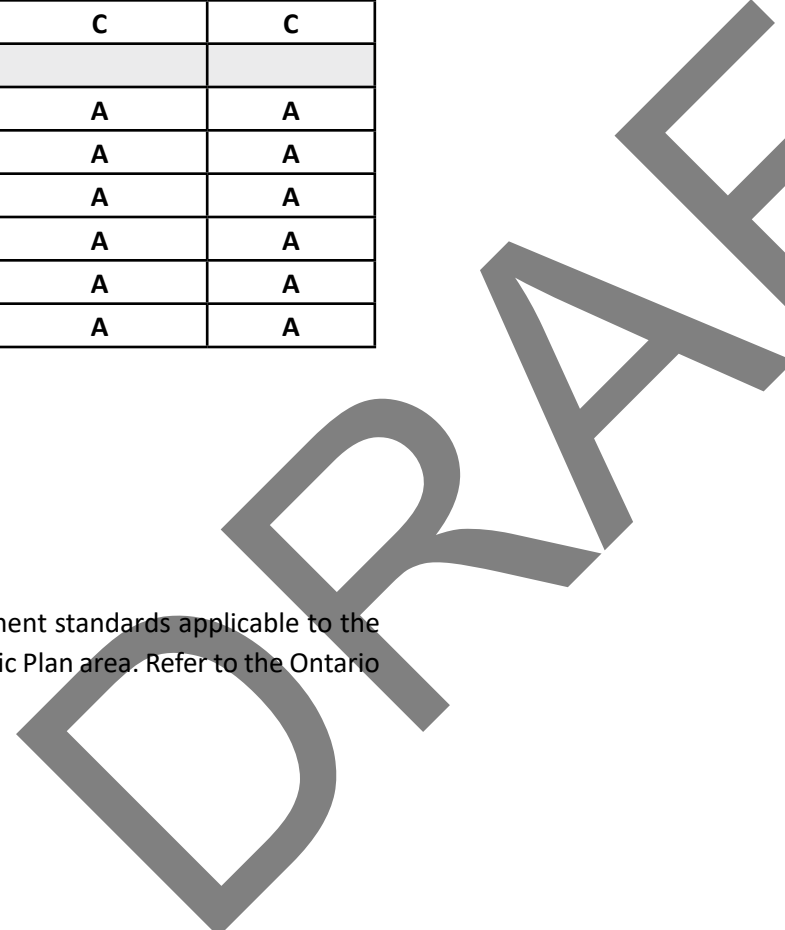
4.3 Development Standards

Table 4.2 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in **Table 4.2**.

4.3.1 Business Park/Mixed-Use Development Standards

TABLE 4.2 BUSINESS PARK AND MIXED-USE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Minimum Lot Area	10,000 sq ft	10,000 sq ft
Minimum Lot Dimensions		
1. Lot Width	100 ft	100 ft
2. Lot Depth	100 ft	100 ft
Maximum Floor Area Ratio ⁽¹⁾	0.60	Commercial = 1.0 Office = 1.5
Maximum Building Footprint ⁽⁶⁾	175,000 sq ft	130,000 sq ft
Minimum Landscape Setback ⁽²⁾		
1. Euclid Avenue	35 ft	35 ft
2. Edison Avenue	N/A	23 ft
3. Schaefer Avenue	23 ft	N/A
4. Sultana Avenue	10 ft	10 ft
5. Interior Side	N/A	N/A
6. Interior Rear	N/A	N/A
Minimum Building Setback ^{(2) (3)}		
1. Euclid Avenue	35 ft	35 ft
2. Edison Avenue	N/A	23ft
3. Schaefer Avenue	23ft	N/A
4. Sultana Avenue	10 ft	10 ft
5. Interior Side	10 ft	10 ft
6. Interior Rear	10 ft	10 ft
Minimum Parking Space and Drive Aisle Separations		
1. Parking Space or Drive Aisle to Street Property Line	20 ft	10 ft
2. Parking Space or Drive Aisle to Interior Property Line	5 ft	5 ft
3. Parking Space to Buildings, Walls, and Fences	Areas adjacent to public entries and office areas: 10 ft Areas adjacent to other building areas: 5 ft Within screened loading and storage yard areas: 0 ft	
4. Drive Aisles to Buildings, Walls, and Fences ⁽⁴⁾	5 ft	5ft
5. Drive Aisles within Screened Loading and Storage Yard Areas	0 ft	0 ft
Maximum Building Height ⁽⁵⁾	45 ft	55 ft
Minimum Landscape Coverage (Aggregate)	10%	10%
Walls, Fences, and Hedges: Per Ontario Development Code and Section 5.2 (Buffering and Screening) of this Specific Plan.		
Footnotes:		
1. Land Use Distribution for Mixed Use district = 10% Office, 20% Commercial and 70% Residential.		
2. All setback areas shall be measured from the property line and shall be landscaped.		
3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required.		
4. The minimum separation area between a building, wall, or fence, and a parking space or drive aisle shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 5 foot wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension does not include any area devoted to vehicle overhang.		
5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed maximum height up to 10 percent above the prescribed height limit.		
6. Building within the Business Park District that front onto Euclid Avenue shall be limited to a maximum building footprint of 54,000 sq. ft.		



4.3.1.1 Business Park/Office Parking and Loading Standards

Parking and Loading standards for Business Park and Office development will be consistent with the standards outlined in the Ontario Development Code.

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight.

Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.

4.3.2 Mixed-Use Development Standards

The following standards provide the lot development criteria for Retail Commercial and Office uses within the Mixed-Use portion of the Specific Plan. Refer also to General Standards in Section 4.1.

TABLE 4.3 MIXED-USE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	RETAIL COMMERCIAL AND OFFICE
Minimum Lot Size/Area	10,000 sq ft
Floor Area Ratio (Calculated based on gross site average)	
From Euclid Avenue Right-Of-Way Minimum Retail Commercial	0.2:1
From Euclid Avenue Right-Of-Way Maximum Office	0.5:1
Minimum Landscape Coverage	10%, all setback from right-of-way areas shall be landscaped
Building Setbacks (minimum)	
From Euclid Avenue Right-Of-Way	35 ft ⁽⁴⁾
From Edison Avenue Right-Of-Way	35 ft ⁽⁴⁾
From Schaefer Avenue Right-Of-Way	18 ft
From Private or Local Street	15 ft ⁽²⁾
From detached residential on adjacent property	25 ft
From SCE Property Line/Easements	0 ft
Parking Setbacks (minimum) ^{(1) (3)}	
From Euclid Avenue Right-Of-Way	35 ft
From Edison Avenue Right-Of-Way	35 ft
From Schaefer Avenue Right-Of-Way	18 ft
From Private or Local Street	10 ft
From detached residential on adjacent property	5 ft
From SCE Property Line/Easements	0 ft
Building Height (minimum)	
Structures	45 ft
Architectural Projections (including towers, focal elements, cupulas, etc.)	55 ft

Footnotes:

1. Per the City of Ontario Development Code. Commercial parking standards still apply.
2. Refer to Section 5, Landscape Design Guidelines for further setback/design requirements.
3. Parking stalls perpendicular to street shall be screened by landscaping, berms, or decorative walls that match architectural style of nearest development. Screening shall mature to a minimum height of 36" (to screen car grilles).
4. Buildings shall be set back to the Neighborhood Edge or to the given setback from R.O.W., whichever is more restrictive. Where a Neighborhood Edge condition does not exist, setbacks from R.O.W. shall govern.

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4.3.2.1 Circulation

The Euclid Mixed-Use Specific Plan shall have street frontage monumentation announcing the major entrance to the development from Edison Avenue. Within the Specific Plan, vehicular access to commercial/office development shall be clearly designated and supplemented with special paving, landscaping and signage. Parking areas should include clearly marked pedestrian pathways to building entrances.

4.3.2.2 Parking Standards

Parking requirement for Commercial development will be consistent with the standards outlined in the Ontario Development Code.

4.3.2.3 SCE Easement Parking

Surface parking and vehicular/truck/trailer storage are permitted uses within SCE easements subject to approval from utility provider. This surface parking may not be included towards meeting minimum resident, guest or commercial parking requirements.

4.3.2.4 Patio Dining

Outdoor seating, in conjunction with business, is encouraged to enliven the street scene along Euclid Avenue and Edison Avenue. Patio dining seating area must have a minimum dimension of 10 feet clear. Along Euclid Avenue and Edison Avenue, patio dining may encroach a maximum of 10 feet into the neighborhood edge. Patio areas may be enclosed by the tenant by open rail compatible with the architecture of the building, hedges or other suitable separation.

4.3.2.5 Drive-Thru Facilities

a. Development and/or uses with drive thru facilities will comply with the standards outlined in the Ontario Development Code.

A drive-through facility shall be operated only as (a) part of a restaurant which also has an indoor dining area, (b) a banking facility or (c) a drug store or similar retail use, subject to satisfying the requirements listed below.

b. Separation from Sensitive Land Uses

1. A drive-through facility shall be separated from any residential building by no less than 150 feet. This standard may be modified, particularly for non-restaurant drive-through uses, subject to approval from the City of Ontario Planning Director.
2. The drive-through facility shall be architecturally treated with service and delivery “back of house” areas visually screened from residential development and public streets.

TABLE 4.4 STAND ALONE RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	MEDIUM HIGH / HIGH DENSITY RESIDENTIAL
Density (DU/AC)	11.1 - 35.0
Lot Criteria	
Min. Lot Size	10,000 sq ft
Minimum Setbacks ^{(1) (2)}	
Streetside Setback	
• Living Area to sidewalk or paving	5 ft
• Porch ⁽³⁾	3 ft
• Garage to 20' Alley ⁽⁷⁾	5 ft
Minimum Building Separation	
Front to Front	25 ft
Side / Side	12 ft
Rear / Rear ⁽⁸⁾	30 ft
Front to Side	20 ft
Between Covered Porches Front to Front	10 ft
Between Garden Walls less than 3' in Height	10 ft
Lot Coverage	
Max. Coverage	60%
Maximum Building Height ⁽⁴⁾	
Main Structure	55 ft
Walls, Fences and Hedges	
Maximum Height at Front of Building ⁽⁵⁾	3 ft
Maximum Height at Side or Rear of Building ⁽⁶⁾	6 ft
Private Open Space	
Ground Floor Units:	
Min. Square Footage per Dwelling Unit	140
Min. Dimension	10 ft
Upper Unit:	
Min. Square Footage per Dwelling Unit	50
Min. Linear dimension	5 ft
Storage Space:	
Min. Interior Storage Space	160 CF per Unit ⁽⁸⁾
Footnotes:	
1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.	
2. All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from Property Line unless noted otherwise.	
3. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.	
4. Architectural projections may exceed the maximum height by an additional 10%.	
5. Solid masonry walls or fencing may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.	
6. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.	
7. Measured from foundation, not recessed garage door. Eaves and second floor projections may encroach up to 18 inches.	
8. Interior storage includes finished areas under stairs, finished attic space with a minimum dimension of 24" and garage space including hanging racks with a min. depth of 18".	

4.4 Open Space Planning Areas

The Euclid Mixed-Use Specific Plan area includes two Southern California Edison (SCE) easements which traverse the site in an East/West direction. The northern SCE easement is identified as PA 4 and diagonally bisects the Business Park District. The southern SCE easement is identified as PA 5 and provides a separation between the Business Park District and the Mixed-Use District. Both of the easements are designate as **open space-non-residential** (OS-NR). The Euclid Mixed-Use Specific Plan outlines allowable uses and the development standards within the SCE easements in PA 4 and PA 5.

4.4.1 Allowable Uses within the SCE Easement Areas

All uses and improvements within PA 4 and PA 5 of the Euclid Mixed-Use Specific Plan are subject to review and approval by Southern California Edison Company and The City of Ontario. Land Uses allowed within the SCE easements are shown in **Table 4.5**:

TABLE 4.5 ALLOWED USES SUBJECT TO SCE APPROVAL

LAND USES	OPEN SPACE
Agriculture (except community gardens, urban farms and cannabis production)	P
Beekeeping and production	P
Community Gardens, Urban Farms and related uses	A
Electric Vehicle Charging Facilities (ancillary to a permitted land use)	P
Parking Lots, Vehicle and Truck/Trailer short term and long term storage	P
Commercial and Recreational Vehicle Storage	P
Nurseries (subject to tree height limitations)	P
Open Space/Parks and Trails (publicly owned or accessible)	P
Police and Fire Protection (no structures)	P
Solar/Wind Energy Power Generation	C
Boat and RV short/long term storage	P

4.4.2 Development Standards within the SCE Easement Areas

Allowable uses within the SCE easement areas generally do not include permanent or temporary structures or buildings. No building setbacks are required from the SCE easement line.

Uses allowed within the SCE easements shall comply with all applicable **utility corridor** development standards per the City of Ontario **development** code.

Uses such as parking and outdoor storage are required to be screened using walls and/or landscaping identified in Section 5 of the Specific Plan. Security walls or fencing is allowed up to 14 feet **high** along the easement boundary.

Lighting for security and/or safety within the SCE easements shall be allowed subject to the requirements that illumination be contained within the easement area and directed away from any sensitive surrounding land uses.

5. DESIGN GUIDELINES

This chapter identifies conceptual themes for site planning, architecture, and landscape design within the Euclid Mixed-Use Specific Plan area. The guidelines are intended to ensure a cohesive and attractive development that meets the following objectives:

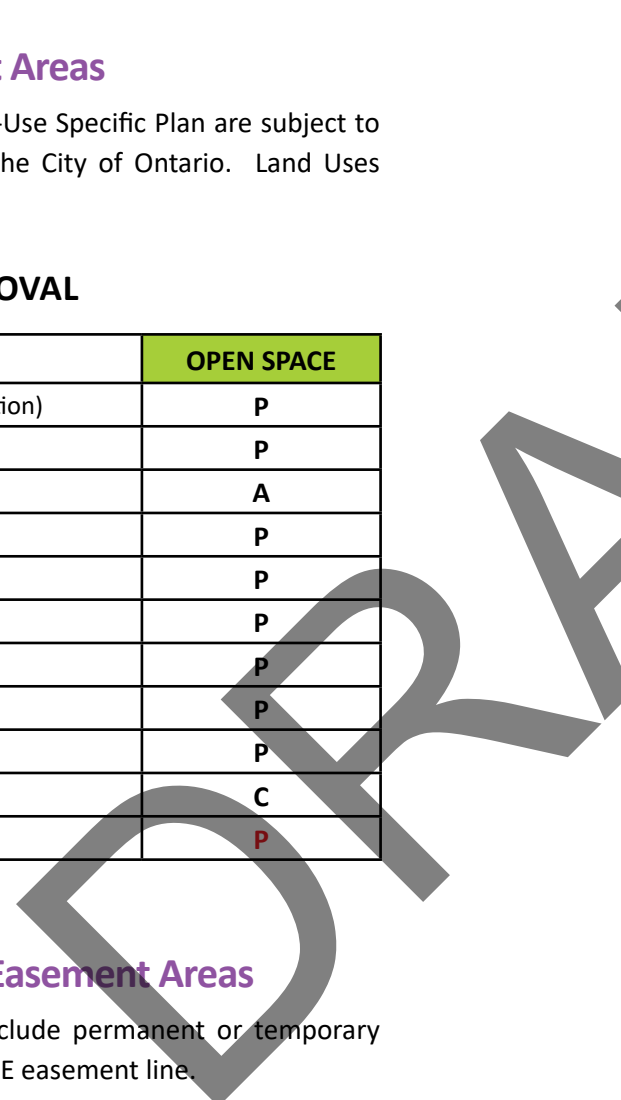
1. Demonstrates high quality development that complements and integrates into the community and adds value to the City.
2. Creates a functional and sustainable place that ensures the Euclid Mixed-Use Specific Plan area is competitive regionally and appropriate in the Ontario Ranch community.
3. Illustrates the distinctive characteristics of the two land use plan zones - Business Park and Mixed-Use.
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the Euclid Mixed-Use Specific Plan area.
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies.
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

5.1 General Design Guidelines

5.1.1 Architectural Design

The architectural character within the Euclid Mixed-Use Specific Plan is intended to reinforce the rich architectural diversity of the City Of Ontario while providing a cohesive aesthetic treatment for the varied anticipated uses and building types including one and two story business park buildings, neighborhood commercial and retail buildings, low-rise office buildings and two and three story, high density, attached residential buildings. The architectural design and features shall consider the following design objectives:

1. Create a palette of architectural styles and design criteria to encourage a cohesive community character within the Specific Plan area while promoting a variety of traditional and timeless architectural expressions.
2. Utilize high quality and sustainable materials on building exteriors to reduce maintenance and ensure a long lasting attractive appearance.
3. Orient buildings along perimeter roadways with front building elevations, front entries and enhanced materials defining the character of development.
4. Buildings within the Business Park district shall be in a scale and proportion that minimizes the visual impact of buildings fronting along Euclid Avenue.



5. Commercial and Office buildings design should emphasize building entries utilizing focal elements such as towers, trellises, architectural detailing, etc. and enhanced building treatments or materials. Service areas should be oriented away from public spaces and/or screened from off-site views.
6. Residential buildings should be designed with enhanced architectural treatments/features on all visible elevations. Utility features should be oriented along internal private drives and screened with landscaping wherever possible.

These guidelines will further serve to implement the objectives, policies and principles of the City's TOP by drawing upon the rich architectural diversity, quality and history of Ontario's established neighborhoods. Business Park Guidelines are included in Section 5.2, Regional Commercial/Mixed-Use Design Guidelines in Section 5.3 and High Density Residential Design Guidelines in Section 5.4.



5.1.2 Landscape Design

The overall landscape treatment within the Specific Plan is intended to provide a unifying element and to establish a unique setting for future development. Landscape designs shall consider the following design objectives:

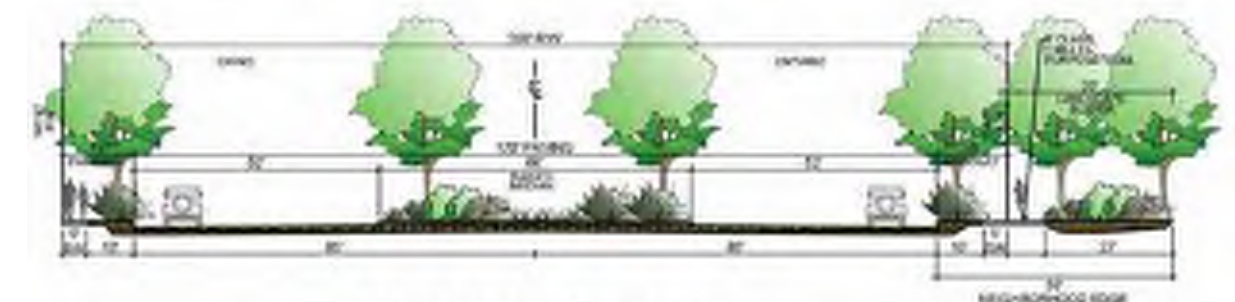
1. Incorporate Neighborhood Edge planting along Euclid Avenue and Edison Avenue to provide the general landscape framework and establish a sense of place for the varied land uses.
2. Utilize a hierarchy of monumentation signage and focal planting to define the Specific Plan area at primary intersection locations.
3. Develop a palette of appropriate street trees to be used along internal public streets, private drives and parking areas within the Mixed-Use area of the Specific Plan.
4. Open parking areas should be screened from perimeter streets. **Parking areas shall be screened using evergreen shrubs, low walls or berms or a combination of screening methods.**
5. Vehicle storage areas shall be screened with decorative walls. Screen walls to be softened with vertical evergreen shrubs and/or trees.

5.1.3 Streetscapes

Streetscape design creates an aesthetically pleasing view for pedestrians and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community. The streetscape designs presented are conceptual only; final grading, plantings, and tree locations will be determined on a project-by-project basis.

5.1.3.1 Euclid Avenue Streetscape

Euclid Avenue features a wide raised landscaped median planted with trees, a 15 foot wide parkway and a 35 foot wide landscape setback. The parkway will include a 10 foot wide curb-adjacent landscape strip generally planted with trees and groundcover and a 5 foot wide sidewalk. Tree species along the perimeter of Euclid Avenue will include *Grevillea robusta* in the parkway, *Cedrus deodara* groups behind the sidewalk alternating with **a double row of *Quercus agrifolia* with *Schinus molle* intermixed as accents in appropriate locations** in the median. Combined, the parkway and landscape setback create a 50 foot "Neighborhood Edge" as established in the Ontario Ranch Streetscape Master Plan, which is intended to provide a buffer at the Specific Plan boundary as well as a pleasing visual statement along the major City thorough (**Figure 5.1**).



EUCLID AVENUE (200' ROW)

FIGURE 5.1 EUCLID AVENUE STREETScape

5.1.3.2 Edison Avenue Streetscape

The typical Edison Avenue section will feature an 8 foot **multipurpose trail**, 15 foot wide parkway and 23 foot wide landscape setback. The parkway will include a 10 foot wide curb-adjacent landscape strip and a 5 foot wide sidewalk. Tree species along Edison Avenue will include *Quercus agrifolia* in the parkway with clusters of *Lagerstroemia i. 'Natchez'* and *Pinus eldarica* in the neighborhood edge along the south and north side. The median includes *Pinus eldarica* with clusters of *Lagerstroemia i. 'Natchez'*. The parkway and landscape setback will combine to form the 38 foot Neighborhood Edge buffer (Figure 5.2).

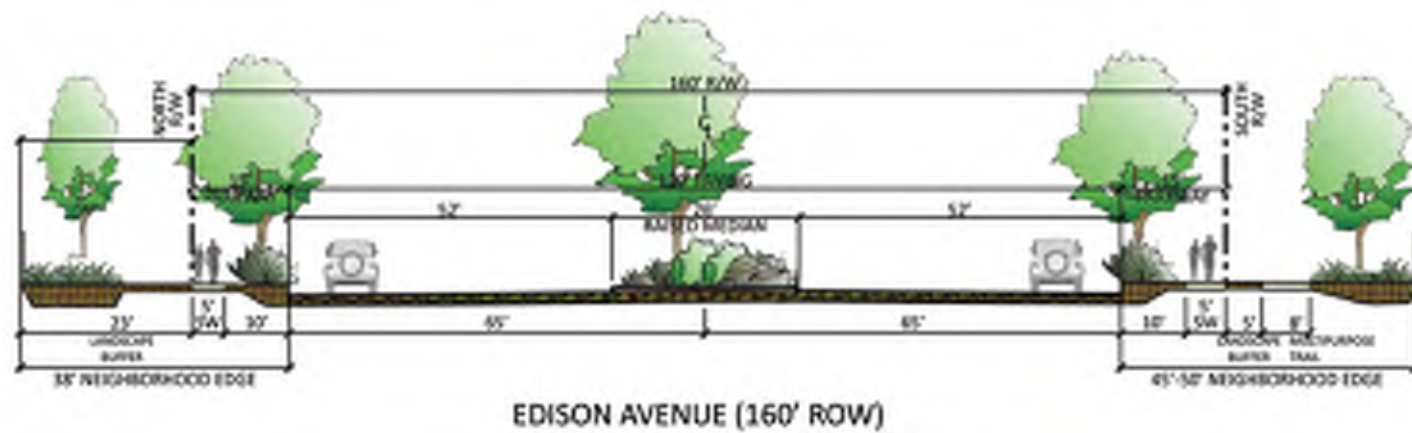


FIGURE 5.2 EDISON AVENUE STREETSCAPE

5.1.3.3 Schaefer Avenue Streetscape

The typical Schaefer Avenue section will feature a 12 foot wide parkway and 23 foot wide landscape setback to create a 35 foot Neighborhood Edge. The parkway will include a 7 foot wide curb-adjacent landscape strip generally planted with trees and groundcover and a 5 foot wide sidewalk. Tree species along Schaefer Avenue will include *Pistacia chinensis* trees in the parkway and *Pistacia chinensis* with clusters of *Tristanopsis laurina* in the neighborhood edge. The Neighborhood Edge creates a buffer along the Specific Plan boundary as well as a visual statement (Figure 5.3).



FIGURE 5.3 SCHAEFER AVENUE STREETSCAPE

5.1.3.4 Sultana Avenue Streetscape

The typical Sultana Avenue section will feature a 9 foot wide parkway and 10 foot wide landscape setback. The parkway will include a 4 foot wide curb-adjacent landscape strip and a 5 foot wide sidewalk. Tree species along Sultana Avenue will include *Koelreuteria paniculata* and behind the sidewalk will include *Quercus ilex* (Figure 5.4).

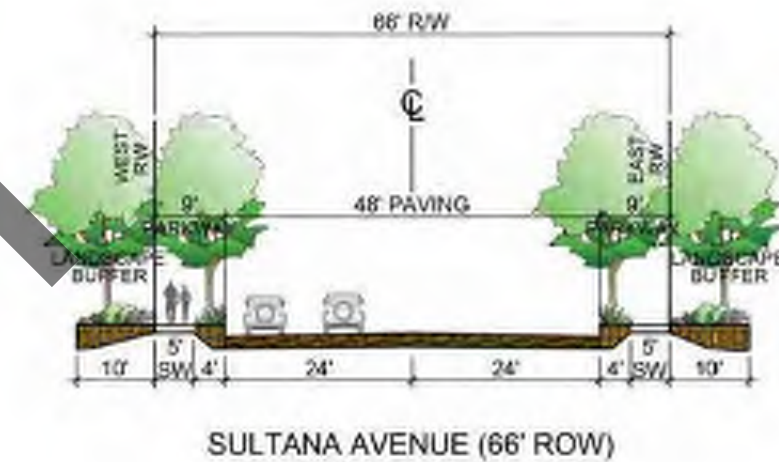


FIGURE 5.4 SULTANA AVENUE STREETSCAPE

5.1.3.5 Landscape Framework

A Landscape Framework has been developed to guide the overall character of the Euclid Mixed-Use Specific Plan from concept through implementation to ensure the intended planned design is fulfilled. The landscape treatment consist of several design elements including community arrival markers and gateway monumentation, perimeter landscaping and connections within the neighborhood edges and landscape buffers and potential locations for harmonious district entries into individual land uses such as business parks, office parks, retail centers and residential neighborhoods. Refer to Figure 5.5 Landscape Framework.



FIGURE 5.5 LANDSCAPE FRAMEWORK

5.1.3.6 Euclid Gateway

The Euclid Mixed-Use Specific Plan’s location along the City’s most prominent avenue at the gateway to the primary arterial roadway through the Ontario Ranch will be celebrated with special “Gateway Monument” features.

The primary arrival monument is the Euclid Gateway with two tower features. The Euclid Gateway features will be located at the northeast corner of the intersection of Euclid Avenue and Edison Avenue.

The objectives of the Euclid Gateway are as follows:

1. Create a distinctive architectural feature to establish a sense of arrival and a welcoming landmark to western gateway to The Ontario Ranch.
2. Identify the Specific Plan area as an example and quality standard for Mixed-Use and Business Park development within the City.
3. Utilize durable and lasting materials and a sustainable monument design reflecting the proposed architectural character of development within the Specific Plan area.
4. Incorporate a climate sensitive and water wise planting plan to soften and accentuate the monument feature to create a unique landscape aesthetic integrated into the City streetscape plant palette.



The Euclid Gateway monuments will reflect paired contemporary vertical block towers. The tower design will be capped with an angular top. The tower features a massive steel panel that mirrors the angular top of each gateway tower reinforcing the impressive scale and rich color of the signage. The overall height of the tower will be 14+ feet to optimize its visibility and to allow for the inclusion of the City of Ontario logo near the top of the tower.

The landscape treatment around the Gateway monuments will consist of low growing plant species to accentuate the vertical form of the towers. Drought tolerant plant material will be utilized to create a layered landscape base. Plants that reinforce the architectural character of the Gateway such as native grasses, Agaves and other larger succulents and colorful xeriscape plants will provide a sustainable focal landscape treatment. Vertical planting around the Euclid Gateway monuments will be avoided, allowing for the towers to be set against the backdrop of the master planned streetscape trees within the neighborhood edges of Euclid Avenue and Edison Avenue. Refer to **Figure 5.6** Euclid Gateway Concept.

5.1.3.7 Specific Plan Gateway

A secondary arrival monument is located near the southeast corner of the intersection of Euclid Avenue and Schaefer Avenue within the 50 foot wide neighborhood edge at the north end of the Business Park District. This Specific Plan Gateway is smaller in scale and reflects a horizontal proportion that is compatible with the architectural form and character of the future Business Park development. Refer to **Figure 5.7** Specific Plan Gateway Concept.

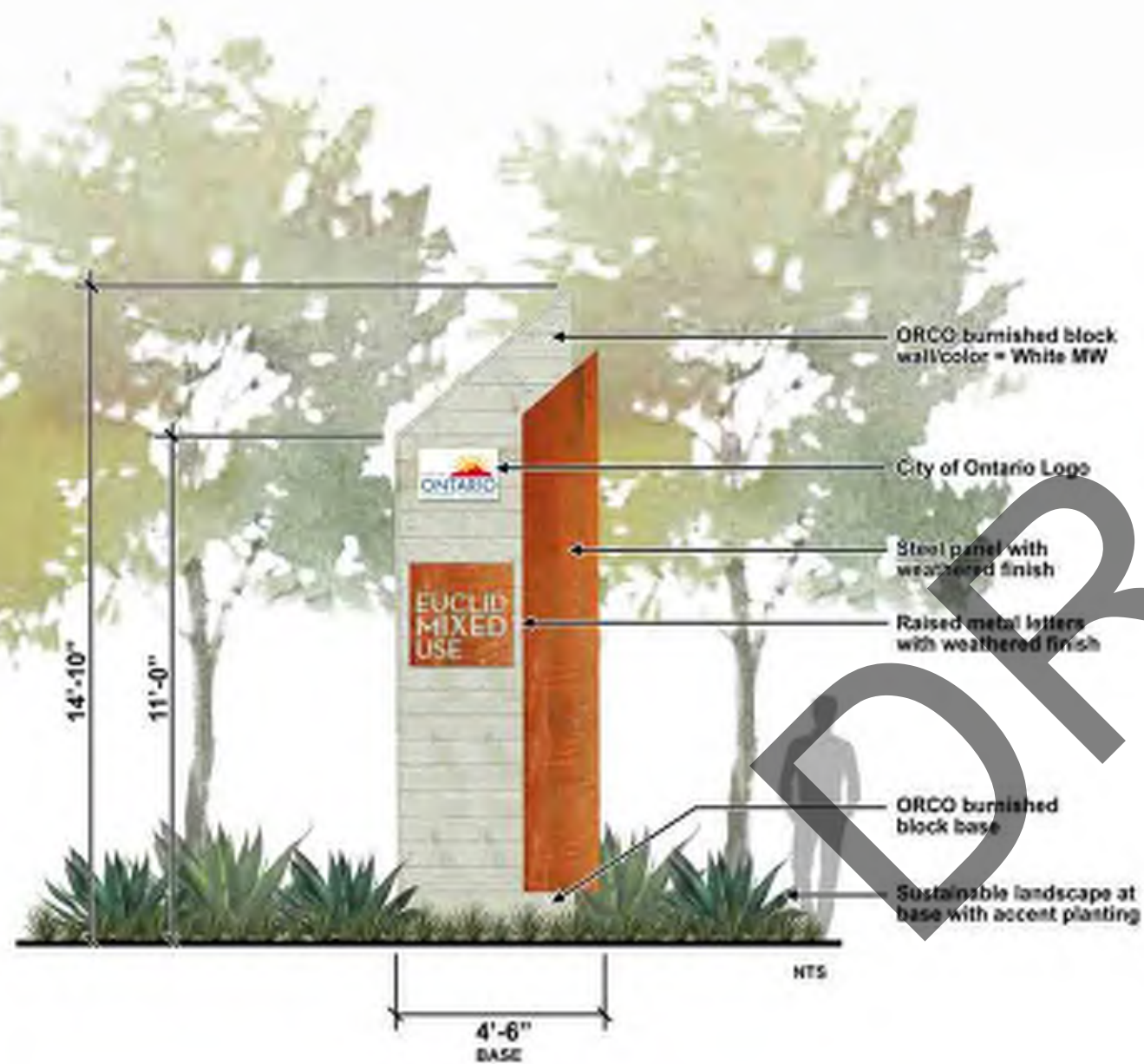


FIGURE 5.6 EUCLID GATEWAY CONCEPT

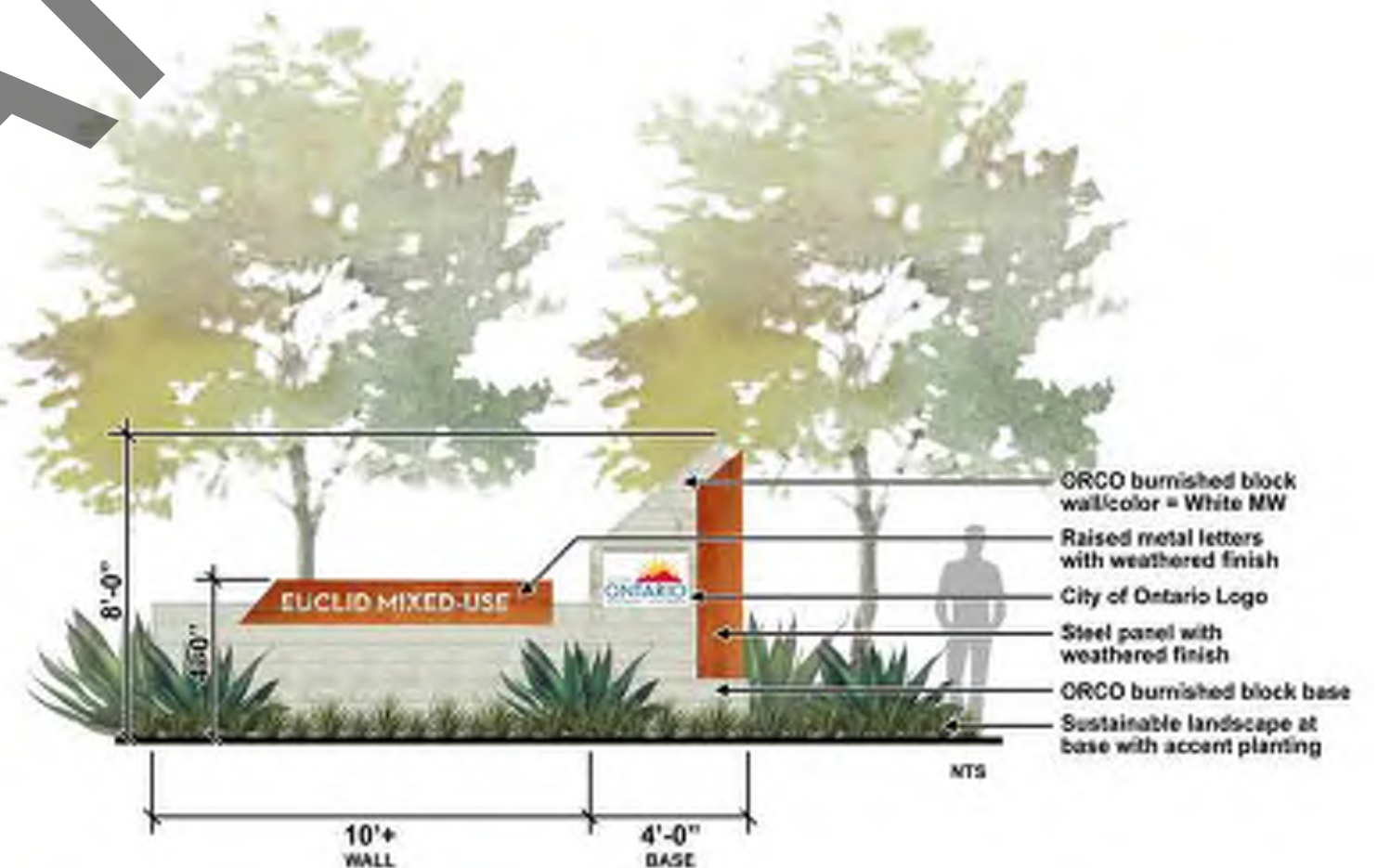


FIGURE 5.7 SPECIFIC PLAN GATEWAY CONCEPT

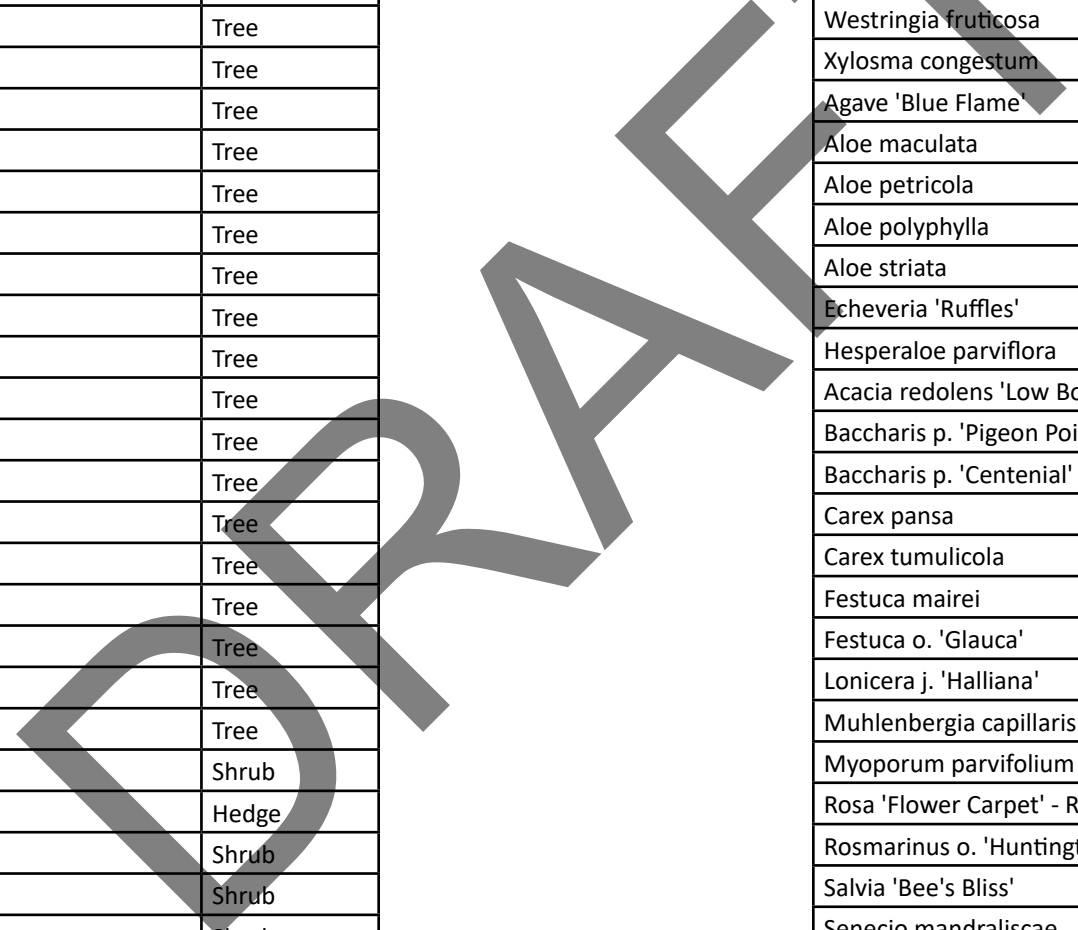
5.1.4 Plant Palette

The Plant Palette shown in Table 5.1 establishes a base palette for the Specific Plan area and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Euclid Mixed-Use Specific Plan area and features water-efficient, drought-tolerant species native to the region. Similar plant materials may be substituted for the species listed in **Table 5.1** if the alternative plants are climate appropriate and enhance the thematic setting.

TABLE 5.1 PLANT PALETTE

BOTANICAL NAME	COMMON NAME	USE
Chilopsis linearis	Desert Willow	Tree
Chitalpa tashkentensis	Chitalpa	Tree
Cinnamomum camphora	Camphor Tree	Tree
Cupressus sempervirens	Italian Cypress	Tree
Heteromeles arbutifolia	Toyon	Tree
Juniperus s. 'Skyrocket'	Skyrocket Juniper	Tree
Koelreuteria bipinnata	Chinese Flame Tree	Tree
Lagerstroemia i 'Muskogee'	Crape Myrtle	Tree
Olea europaea	Olive	Tree
Pinus canariensis	Canary Island Pine	Tree
Pinus eldarica	Afghan Pine	Tree
Pistacia chinensis	Chinese Pistache	Tree
Platanus acerifolia	London Plane	Tree
Platanus racemosa	California Sycamore	Tree
Quercus agrifolia	Coast Live Oak	Tree
Schinus molle	California Pepper	Tree
Tristania conferta	Brisbane Box	Tree
Washingtonia filifera	California Fan Palm	Tree
Phoenix dactylifera	Date Palm	Tree
Acca sellowiana	Pineapple Guava	Shrub
Buxus j. 'Green Beauty'	Japanese Boxwood	Hedge
Callistemon 'Little John'	Dwarf Bottle Brush	Shrub
Carissa macrocarpa 'Tuttle'	Natal Plum	Shrub
Cistus 'Sunset Pink'	Sunset Pink Rockrose	Shrub
Dianella 'Little Rev'	Dwarf Dianella	Shrub
Dianella tasmanica	Dianella	Shrub
Dodonaea viscosa 'Purpurea'	Hopseed Bush	Shrub
Eleagnus pungens	Silverberry	Shrub
Leucophyllum f. 'Green Cloud'	Texas Ranger	Shrub
Ligustrum j. texanum	Texas Privet	Shrub
Pittosporum tobira 'Variegata'	Variegated Mock Orange	Hedge

BOTANICAL NAME	COMMON NAME	USE
Pittosporum t. 'Wheeleri'	Wheeler's Dwarf	Shrub
Rhaphiolepis i. 'Clara'	Indian Hawthorn	Hedge
Rhaphiolepis i. 'Springtime'	Indian Hawthorn	Hedge
Rhamnus californica	Coffeeberry	Shrub
Rhamnus c. 'Mound San Bruno'	Dwarf Coffeeberry	Shrub
Rosmarinus o. 'Tuscan Blue'	Rosemary	Shrub
Salvia c. 'Allen Chickering'	Allen Chickering Sage	Shrub
Salvia greggii	Autumn Sage	Shrub
Salvia leucantha	Mexican Sage	Shrub
Westringia fruticosa	Coast Rosemary	Shrub
Xylosma congestum	Shiny Xylosma	Hedge
Agave 'Blue Flame'	Blue Flame Agave	Accent
Aloe maculata	Soap Aloe	Accent
Aloe petricola	Stone Aloe	Accent
Aloe polyphylla	Spiral Aloe	Accent
Aloe striata	Coral Aloe	Accent
Echeveria 'Ruffles'	Ruffles Echeveria	Accent
Hesperaloe parviflora	Red Yucca	Accent
Acacia redolens 'Low Boy'	Dwarf Acacia	Groundcover
Baccharis p. 'Pigeon Point'	Dwarf Coyote Bush	Groundcover
Baccharis p. 'Centenial'	Coyote Bush	Groundcover
Carex pansa	California Meadow Sedge	Grass
Carex tumulicola	Foothill Sedge	Grass
Festuca mairei	Altas Fescue	Grass
Festuca o. 'Glauca'	Blue Fescue	Grass
Lonicera j. 'Halliana'	Hall's Honeysuckle	Groundcover
Muhlenbergia capillaris	Pink Muhly	Grass
Myoporum parvifolium	Myoporum	Groundcover
Rosa 'Flower Carpet' - Red	Red Flower Carpet Rose	Groundcover
Rosmarinus o. 'Huntington Carpet'	Prostrate Rosemary	Groundcover
Salvia 'Bee's Bliss'	Bee's Bliss Sage	Groundcover
Senecio mandraliscae	Blue Fingers	Groundcover
Sesleria autumnali	Moor Gras	Grass
Trachelospermum jasminode	Star Jasmin	Groundcover
Distictus buccinatoria	Blood-red Trumpet Vine	Vine



5.2 Business Park Guidelines

The following Design Guidelines have been developed to ensure a quality-cohesive design structure for Business Park development in the Euclid Mixed-Use Specific Plan. They will provide the City with the necessary assurances that the Specific Plan will develop in accordance with the appropriate design quality and character.

The design guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, the market and design trends, while maintaining the following overall objectives:

1. To secure the long-term vitality of The Ontario Plan by implementing its objectives, policies and principles.
2. To provide the City with the necessary assurances that the Specific Plan area will develop in accordance with the design quality and character proposed herein.
3. To serve as design criteria for developers, builders, engineers, architects, landscape architects and other professionals in preparing plans for construction.
4. To lend guidance to the City staff, Planning Commission and City Council in the review and evaluation of future development projects in the Specific Plan area.
5. To provide for the development of Business Park uses which utilize the site's prime location to Ontario Airport.
6. To create a high quality Business Park development that attracts an array of businesses and provides employment opportunities to area residents.
7. To provide Business Park uses within the project boundaries which are compatible with surrounding uses.

5.2.1 Architectural Design

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest. Although development within Planning Area 1 and Planning Area 2 differ in building height and scale, similar design concepts apply as follows:

5.2.1.1 General Architectural Guidelines:

1. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
2. Avoid blank walls by providing articulation on building elevations visible from a public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
3. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and at the main entrances.
4. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
5. Employ recessed or covered building entrances to provide shade and visual relief.

6. Design office buildings, business parks, and office areas of warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
7. Integrate the design of warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons."
8. Employ a minimum of four different colors, materials, and/or textures on each building.
9. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
10. Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall. Exposed downspouts are not permitted on elevations that front onto a street.

5.2.1.2 Site Design

Business Park developments in the Euclid Mixed-Use Specific Plan will allow for employment opportunities to be created for the City of Ontario and surrounding region. Residents of Ontario Ranch will have the ability to access employment not only by automobile but also via pedestrian multi-purpose trails along surrounding arterial streets.

Business Park uses should implement appropriate site planning, architectural and landscape design techniques to be complimentary to the adjacent land uses.

Site design should facilitate the intended functions of developed and open space areas and provide for appropriate interactions between buildings, activity areas, vehicular access, parking, pedestrian paths and bicycle travel.



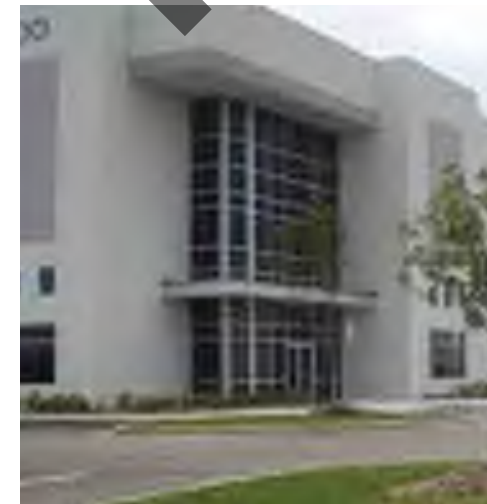
5.2.1.3 Building Orientation

Buildings within the Business Park area shall be designed to establish an attractive street character along the Specific Plan.

1. Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
2. Buildings should be oriented to provide for an aesthetically pleasing streetscape edge along publicly visible edges including Euclid Avenue and Schaefer Avenue.
3. Building sides which are oriented to visible edges should provide more architectural detail and interest such as color blocking, material changes, windows, building wall offsets, pop-outs and architectural accent features to avoid long expanses of monotonous, blank, untreated walls.
4. Orient buildings towards street frontages to create an inviting public perimeter. Enhanced elevations shall be provided for buildings that front Euclid Avenue and Schaefer Avenue.



5. Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
6. Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
7. Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
8. Locate service entrance to prevent conflict with front entry.
9. Place electrical rooms and transformers away from front entries and street views.



5.2.2 Landscape Design

Conceptual landscape plans encourage durable landscape materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. The following guidelines ensure that landscaping plans within the Specific Plan area will comply with City of Ontario Landscape Development Guidelines.

5.2.2.1 General Landscape Guidelines:

1. Landscape and irrigate all areas of the site not covered by buildings, structures, paving, or impervious surfaces.
2. Design and grade projects to direct storm runoff from building roofs and paved areas into swaled landscape areas for retention/infiltration. Landscape areas may be used for storm water basins and swales at no greater than **40 percent** of the available landscape area and may not obstruct the mature root zone of required tree locations.
3. Provide shade for expanses of paving, except with the SCE easement areas, with irrigated shade trees located in appropriate areas where space permits to reduce the impacts of heat gain.
4. Design parking lot landscaping to reduce associated heat buildup, improve aesthetics, and integrate with on-site landscape and adjacent streetscape.
5. Use landscaping to aid in the screening and buffering of mechanical equipment, trash collection areas, loading docks and outside storage areas from public view.
6. Show utilities on plan and keep utilities clear of required tree locations. Coordinate with the landscape plans. Utilities such as backflow devices and transformers shall be screened using landscaping that provides at least 75 percent coverage. Backflow devices and transformers shall be located at least 5 feet from hardscape to ensure space for landscape screening.
7. Prepare landscape plans that meet the requirements of the Landscape Development Guidelines and provide for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and topographical conditions of the project site.
8. Select drought-tolerant plants such as colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid Southern California climate.
9. Incorporate water conservation features in landscape and irrigation plans.
10. Place a landscape planter island every ten parking spaces **single row and one for every five spaces double row**. Planter islands shall be at least 5 feet in width exclusive of curbs and the length of the abutting parking space. Planter islands shall include at least one tree **on every four spaces**, appropriate shrubs, and groundcover. Parking areas located within the SCE easement areas or behind screen walls shall not be subject to this provision.

5.2.2.2 Buffering and Screening

To alleviate the unsightly appearance of parking, loading and service areas, buffering and screening design features should be used to enhance the overall development. Any proposed entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation.

5.2.2.2.1 Parking Lots

1. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
2. Use plants for screening that are a minimum of 3 feet tall at the time of installation.



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5.2.2.2.2 Loading and Service Areas (Truck Courts)

1. Screen loading docks and truck parking areas visible from Euclid Avenue, Eucalyptus Avenue, and Sultana Avenue. Screening may include portions of buildings and/or decorative walls. Landscaping and evergreen hedges shall be provided to soften screen walls.
2. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
3. Design walls and fencing a minimum of 8 feet high and a maximum of 14 feet high, as measured from finished grade, to screen truck courts and hide views of the top of loading bays or trailers.
4. Utilize portions of a building, architectural wing walls, and/or landscaping to screen service areas.
5. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
6. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.



5.2.2.3 Walls and Fences

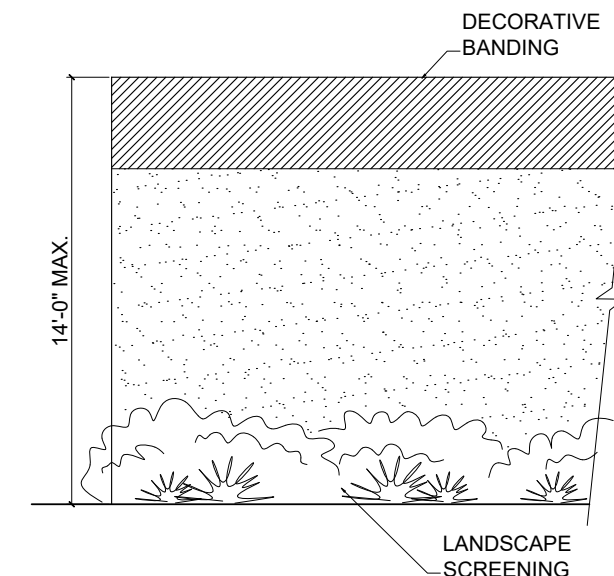
Walls and fences are an important design feature intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation and will be permitted only if approved.

Key provisions include:

1. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
2. Offset and/or architecturally treat long expanses of wall surfaces along perimeter streets every 50 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
3. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
4. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
5. Prohibit chain link fencing visible to the public.

5.2.2.3.1 Solid Walls

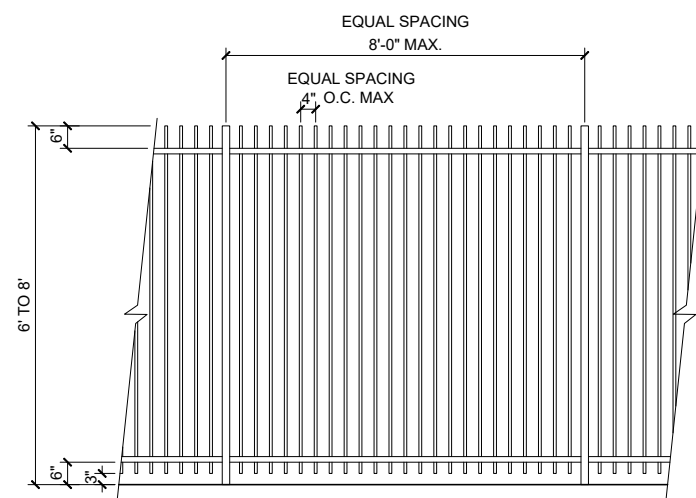
- a. Solid walls shall not exceed 14 feet in height unless expressly required in a sound study conducted by a qualified acoustic engineer.
- b. Walls facing and/or viewed by the public spaces shall be decorative in nature. Approved materials include concrete tilt-up walls with a decorative banding or finish detailing, split face block or stucco.
- c. Walls along perimeter streets in excess of 50 feet long shall include a decorative pilaster or horizontal plane break every 50 feet.
- d. Wall materials and colors shall match or be in harmony with adjacent buildings or architectural features.



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5.2.2.3.2 Perimeter Fencing

- Perimeter fencing may be implemented along SCE easements, compatible land uses or where visual access is deemed appropriate.
- Perimeter fencing shall consist of 6 to 8 feet high tubular steel or aluminum fencing with or without vertical pickets. **The maximum height of fencing installed along the SCE Easements within the interior of the Specific Plan area may be increased to 14 feet to provide additional site security.**
- Perimeter fencing shall be black in color and appropriately treated to prevent rust. Alternative colors may be approved subject to approval by the Planning Director.



5.2.2.4 Lighting

Site lighting provides illumination for operations, safety, security, and ambiance in parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features.

Key provisions include:

- Choose lighting fixtures that complement the building architecture and promote consistency throughout the Planning Areas.
- Install ground or low mounted fixtures to provide safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features.
- Allow building-mounted accent lighting for general illumination, provided there is no light spill or distraction onto roadways or adjacent property. Plain shoebox or unshielded wall packs are not permitted.
- Direct exterior lighting fixtures downward to avoid unnecessary light spill and glare.
- Limit pole-mounted, building-mounted, or tree-mounted lighting fixtures to no more than 30 feet in height to minimize light spill and glare.
- Shield and direct pole-mounted lights away from public streets.
- Ensure exterior lighting is consistent with the Chino Airport Land Use Compatibility Plan.
- Design parking lot lighting to avoid placing fixtures in required tree locations.

5.2.2.5 Signage

Approval of a comprehensive sign program shall be required for development within the Specific Plan area. A sign program facilitates integration of signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs.

Key provisions include:

- Install an entry monument at the northeast corner of Euclid Avenue and Edison Avenue to identify the Ontario Ranch and the Euclid Mixed-Use Specific Plan areas. Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
- Employ signage to identify a center and tenants within a center, direct vehicular traffic, and provide on-site way-finding for pedestrians.
- Employ signage to give directions to loading and receiving, visitor parking, and other special uses.
- Provide a unifying sign theme in developments with multiple users.
- Coordinate signage with the building design, materials, color, size, and placement.
- Select signage with backlit or internally illuminated individual channel letters. Can-type box signs with translucent backlit panels are discouraged.
- Avoid covering significant architectural elements with signage.
- Position flush-mounted signs with respect to architectural features and align with signs on other buildings to maintain a pattern.
- Place street address signs perpendicular to approaching vehicular traffic.
- Ensure signage located within a landscaped planter is not blocked or damaged by plant materials.
- Conserve energy by utilizing an automatic illumination shut-off mechanism when businesses are closed.
- Construct signs from high quality materials and avoid exposed wiring, ballasts, conduits, fasteners, raceways, or similar hardware.



5.3 Mixed-Use Commercial/Office Guidelines

Euclid Mixed-Use Specific Plan allows for Commercial and Office developments within Planning Areas 3A and 3B along Euclid Avenue and Edison Avenue. These areas combine for approximately 19 acres and will be designed to create a place for surrounding residents to have access to shopping and employment opportunities nearby. Surrounding residents will have the ability to access services by foot, or ride their bicycles to work via pedestrian trails connecting the community to the overall Ontario Ranch and the rest of the City of Ontario.

The location of PA 3A and 3B along Euclid creates the opportunity for a major gateway monument. This gateway will provide a sense of place for the Euclid Mixed-Use area and will establish a cohesive development design character defining the western City boundary. In order to maintain an overall character of Euclid Mixed-Use area, combining Business Park and Mixed-Uses, future commercial and/or office development is expected to be developed with a compatible and harmonious quality.

These Commercial/Office Design Guidelines will help direct the development of the area to enhance the pedestrian experience that positively contributes to the character of Euclid Mixed-Use Specific Plan area. These guidelines are general in nature and are not intended to be strictly enforced rules, but as a tool in aiding the design process. Developers of future commercial and/or office projects will be required to submit Development Plans to demonstrate consistency with the Euclid Mixed-Use Specific Plan, including these Guidelines, for City approval.

5.3.1 Architectural Design

5.3.1.1 Guiding Principles

Guiding Principles for commercial/office design for Euclid Mixed-Use Specific Plan are:

Buildings should contribute to a qualitative nature of the overall neighborhood.

- Proper scale and proportions in massing and details should be used
- Pedestrian open spaces should be provided
- Massing and articulation should be varied
- Buildings shall be designed at a human-scale

Buildings should have an enduring quality.

- Design should draw inspiration from the rich and diverse Southern California architectural heritage
- Materials and colors typical to Southern California should be used
- Details and ornamentation should be authentic
- Design shall create an inviting place to shop and work



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5.3.1.2 Site Planning

Orientation

Buildings should be oriented for optimal visibility from the street. Windows and entries should face the street avoiding blank walls dominating public views. Stores with entries not visible from the street may be oriented towards pedestrian open space and all primary entries should face onto a street or a connecting walkway.

Building clusterings are recommended to help define parking lot areas and encourage walking between stores. Building entries and storefronts should be positioned close to one another to reduce walking distances between them.

Driveways and Sidewalks

The site shall be provided with an adequate number of driveways to facilitate circulation and also reduce the traffic impact along the surrounding arterials. Pedestrian crossing distances should be minimized at driveways. All driveways and sidewalks shall be constructed per City Standards and to the satisfaction of the City Engineer. No decorative paving will be allowed in the public right-of-way unless otherwise approved by the City Engineer.

Street Frontage and Buildings

Streetside buildings, or those with no parking separating them from the street, should use windows and entry features to soften the building's appearance to the street.

Streetside Setbacks and Buildings

The sides of buildings along street edges shall be landscaped within the setback to soften the building's appearance as well as designed with windows or design elements.

Refuse Containers, Utility and Mechanical Equipment

Refuse containers and equipment shall be easily accessed by service vehicles. They shall be screened from view of the streets, parking lots, and connecting walkways through roof forms, walls and/or landscaping.

Screening details should incorporate elements that are compatible to the architectural style of the buildings. Proper landscaping, including trellises, may also help to screen these elements. Equipment and enclosures shall not be located near pedestrian walkways. Roof-mounted equipment shall be screened by the roof/ parapet.

Sidewalks

Sidewalks shall be located along natural pedestrian travel paths. **Public** sidewalks should be a minimum of 5' wide. ~~along pedestrian pathways and a minimum of 8' wide along more heavily traveled commercial areas.~~ All walkways shall be a minimum of 4 feet wide and all walkways within developments in the Specific Plan area will comply with the ADA standards for accessibility.

5.3.1.3 Building Design

Massing

With larger buildings, appropriate massing becomes more important to maintain the human-scale of the development and create a visually pleasing environment. Bay windows, stepped buildings, height changes and setback variations between stores help to break up large buildings as well as indicate entries and store locations to customers. Tower elements or monumental features are encouraged at focal points, such as corners, plazas, major entrances, or where walkways meet streets.

Varying setbacks along the front façade of buildings are recommended to create small outdoor public spaces for pedestrians to gather and sit.

Roof Forms

Roof pitches shall be compatible to the architectural style of the buildings. Flat roofs should vary in height and be accompanied by cornice, trim or other accent features.

Arcades and Awnings

Outdoor arcades along store fronts are encouraged over pedestrian walkways. Arcades may be used to connect separate buildings providing a more pleasing experience for pedestrians. Trellises or awnings may also be used to create a covered walkway to protect pedestrians from the sun and rain.

Entry Design

Building entries shall be prominent and easily identified. Various elements can be used to enhance the entry features including massing variation, materials and color change, change in roof form, and awnings. For smaller retail buildings, part of a cluster or strip, arcades, awnings and simple signage may be acceptable as entries.

No signs shall be placed in the public right-of-way and shall be in accordance with City standards regarding corner site distance.

Design Flexibility

Retail spaces exceeding 30,000 s.f. should be designed with the flexibility to be divisible into smaller retail spaces, should future market demand change.

Façades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, awnings, porticos, and other architectural features.

Base and Top Treatments

Base and top treatments help to balance the "weight" of the building visually. Bases should appear to "ground" the building, while tops create a defined edge to the roofline. Possible treatment techniques are as follows:

Base:

- Natural materials
- Enriched landscaping with a mature height of at least 18”
- Pre-cast materials
- Other decorative, durable materials as approved by the City
- Thicker walls

Tops:

- Cornice treatments
- Roof overhangs with brackets
- Stepped parapets
- Textured materials - Colored “stripes” are not acceptable as the only treatment.

Exterior Materials

Recommended materials include, but are not limited to stucco, exterior plaster, brick, wood siding, tile, pre-cast concrete or stone. Exterior materials that appear pre-fabricated are not recommended.

Selected materials and detailing should have an enduring appearance. Foam products should be avoided at the pedestrian level.

Roof Materials

Roofing materials that are generally acceptable include standing metal seam, concrete tile, tile and slate or slate-like materials. Asphalt or wood shingles are prohibited.

Colors

Color selection shall be consistent with the selected architectural style.



5.3.2 Landscape Design

The Mixed-Use area of the Euclid Mixed-Use Specific Plan will be developed both architectural-ly and through landscape treatments **to create a distinct community character and to ensure a cohesive aesthetic with the Business Park areas of the Specific Plan.** The land plan encourages integration of the Business Park and Mixed-Use areas by providing for a consistent landscape treatments along the frontage on Euclid Avenue and Edison Avenue, while also incorporating a major gateway monument.

5.3.2.1 Minimum Landscape Requirements

1. Builder/developer shall refer to City of Ontario standards for the percentage of gross commercial site acreage required to be landscaped.
2. All areas of the site not occupied by buildings, parking or otherwise utilized shall be landscaped with groundcover, turf or tree materials from the community plant list.
3. Appropriate street trees should be utilized adjacent to street frontage integrating the site into the overall community setting.
4. Side yard and rear service yard use areas should be screened with a combination of a six foot (6’) wall and dense landscape buffer. Tubular steel fencing and gates should be used adjacent to interior residential streets to control access points.
5. Accent tree entry planting should be incorporated at the site’s vehicular access points.
6. No shrubs higher than 3 feet and no tree canopy lower than 7 feet as to allow officers on patrol the ability to view the business.
7. Plants by low-lying windows may have thorns as a deterrent.



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Parking Areas

- Where a parking lot contains 10 or more parking spaces and is visible from a street, no less than 10% of the total area (excluding any perimeter landscaping), shall be landscaped. Such landscaping shall not be concentrated in any one location. A minimum of 50% of the plant material shall be canopy or shade trees and shrubs shall be 3 feet high or less to provide clear visibility.
- All rows of parking spaces shall be provided with landscape islands at each row terminus to protect parked vehicles, ensure visibility, confine moving traffic to drive aisles and driveways, and provide space for landscaping. Within each row of parking spaces, landscape islands shall be placed **one for every 10 spaces a single row and one for every 5 spaces double row** to prevent more than 10 vehicles from being parked side-by-side in an abutting configuration. These landscape islands shall measure a minimum of five (5) feet in width, exclusive of curbs. Creation of large planting islands (tree groves) are encouraged as opposed to small pockets of individual trees.
- Planter islands for a single row of parking spaces shall be landscaped with at least one (1) tree **for every 4 spaces** and vegetative groundcover or turf. Planter islands for a double row of parking spaces shall contain not less than two (2) trees and vegetative groundcover or turf.
- Landscaped areas shall be delineated with a concrete curb which may have curb cuts to facilitate sheet flow runoff from parking lots to infiltrate the landscape planters.
- Parking area landscaping is required for the screening of large parking areas to limit their visual impact.
- When parking is located adjacent to a public street or interior residential street, a combination of landscaped berms and/or planting totaling 3 feet high is to be used to screen views of parked cars.
- Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have crosswalks highlighted with decorative or varied texture paving.

5.3.2.2 Landscape and Open Space Design

Landscaping

Landscaping helps to soften the feel of the buildings and parking lot, while enhancing the visual aspect of the site. The following landscaping techniques may be used:

- Provide special landscaping treatment at all project and building entries.
- Provide shade/canopy trees within parking areas.
- Use plants to define outdoor spaces such as along edges, outdoor plazas, or pathways between parking and building entrances.
- Plantings shall provide a continuity of form across the entire project.

Site Accessories

Site accessories, such as recycling bins, bike racks, litter cans, planters, benches and transit shelters, should use materials and have an architectural character consistent with the overall project. These accessories should be graffiti-resistant with materials that are easy to clean and paint.

Connecting Walkways

Walkways **within commercial and/or office areas of the Specific Plan** shall connect the various buildings to each other and to the sidewalks along adjacent arterials. Use of trellises, landscaping, seating areas and building placement adjacent to one another will encourage pedestrian activity within **retail areas**. A typical walkway shall be a minimum of 6' wide. In large parking lots, pedestrian walkways shall be provided within the median of at least 1 parking aisle for 8 aisles of 20 stalls or more.

Pedestrian walkways that may also be used for emergency access must allow minimum clearance of 26' wide and 14' vertical clearance. Off-site connections **shall** be provided from the neighborhood center to Euclid Mixed-Use's residential development.



Outdoor Storage Areas

Outdoor storage areas should be incorporated into the design of a project to avoid visual impacts on the site. Outdoor storage areas shall be located away from the street, behind or to the side of buildings. Walls and landscaping shall be used to screen stored materials. Materials placed in front of buildings are not permitted.

Transit Shelters

Transit shelters should be incorporated into the design of neighborhood center. The design of transit related structures shall be integrated architecturally with the project through its color, materials and architectural style. Walkways shall be provided for easy accessibility by pedestrians moving to and from transit stops to the Neighborhood Center.

Fence and Wall Design

Except for security fencing adjacent to the SCE easements, chain-link fencing, barbed wire, corrugated metal fencing and tennis windscreens are not permitted. Fences and walls should be built with attractive, durable materials, including (but not limited to) wrought iron, textured concrete block, or formed concrete with reveals. Fences or walls should be consistent with architectural style, materials and designs used throughout the project.

Perimeter walls and fences constructed with commercial or office development adjacent to residential areas within the Mixed Used District shall not exceed a maximum height of six feet (6') unless required for noise attenuation or visual screening and approved by the Planning Director.

Walls over six feet (6') tall shall be an enhanced material/finish such as textured block/block patterns, enhanced textured or sculpted concrete walls or similar enhancement.

Along streets, walls and fences should not exceed 36" in height and long expanses of uninterrupted fences and walls should be avoided. Use of openings, planter boxes, material changes, pilasters or posts are acceptable. Openings shall be provided to connect walkways directly to the street avoiding long, inconvenient walking paths. These pedestrian portals should be announced by pilasters, trellis, special landscaping, or other features.

Lighting

On-site lighting standards shall provide adequate illumination throughout the site during the nighttime hours. Lighting fixtures shall be designed to be compatible with the architectural styles selected for the project. All light standards should have an attractive base and top.

Along pedestrian walks, lighting fixtures should not exceed 12' in height and may include lighting within bollards. Pedestrian lighting shall provide appropriate illumination at a human scale without too much glare. Lighting within larger parking lots shall not exceed 25' in height, providing enough visibility for customers and employees to walk safely to their vehicles. The same bulb type shall be used for all parking lot and pedestrian lighting fixtures within the development. Service area lighting should be positioned, so no bulbs can be seen from public view. Any street light within the public right-of-way shall be per City standards and to the satisfaction of the City Engineer.

5.4 Mixed-Use Residential Guidelines

The residential design concept for Euclid Mixed-Use seeks to blend the traditional architectural styles found in the surrounding region with contemporary lifestyles, building methods, technologies and materials. The specific architectural influences selected as appropriate for The Euclid Mixed-Use Specific Plan include Adaptive Spanish, Transitional Farmhouse and Modern Contemporary styles. The design aspects of each of these styles will be further described in the following guidelines.

5.4.1 Architectural Design

5.4.1.1 Guiding Principles

Guiding Principles residential design for Euclid Mixed-Use Specific Plan are:

1. Reinforce a unique and interesting architectural heritage as the community develops
2. Ensure compatible and complementary styles, colors, materials and detailing
3. Establish massing, setbacks and articulation which are appropriate and fundamentally sound
4. Create a neighborhood that effects historical relevance and timelessness
5. Provide design criteria that is adaptable and flexible to changing market desires

5.4.1.2 Architectural Influences

There are three Architectural Influences in the Mixed-Use Specific Plan:

1. Adaptive Spanish
2. Transitional Farmhouse
3. Modern Contemporary
4. Art Deco

Adaptive Spanish

History and Character:

The Adaptive Spanish style is an expression of historic European regional and Southwest American architectural styles. The design incorporates the simple massing and forms of Spanish estates and the simple forms such as arches, curved walls and recessed openings to emphasize the clean lines and simple detailing, typical of modern building design to develop more contemporary interpretation that reflects Southern European influences. This style includes interpretations of Spanish, Monterey, and Santa Barbara architecture.

General Attributes:

- Simple building massing to reinforce the intended historic style.
- Large simple hip and gable roofs with mission tile. Accent parapet/flat roofs allowed.
- Smooth stucco finish with deep recesses or pop-outs.
- Square or vertically proportioned windows with simple or no trim details.
- Light exterior building colors with contrasting details such as wood trim/fascias, window frames, and doors.
- Simple accents such as extended rafters, window shutters and wrought iron details.



Transitional Farmhouse

History and Character:

The Transitional Farmhouse style is an interpretive style based upon early American architecture. The design inspiration uses modern building forms and construction materials to develop more contemporary designs to reflect the character of a typical Midwestern town from a simpler time period. The Transitional Farmhouse style incorporates clean lines and simplified architectural detailing to reinforce the intended aesthetic character. This style includes interpretations of Colonial and American Traditional vernaculars.

General Attributes:

- Vertical building massing to reflect historic building forms.
- Simple gable roof planes, including symmetrical and asymmetrical forms/pitches and limited flat roofs.
- Flat roof tile or architectural shingle roof materials.
- Horizontal or vertical siding or stucco finish with limited masonry accents.
- Predominately vertically proportioned windows with simple or trim. Decorative window shutters.
- Contrasting exterior building shades with accented details such as fascias, shutters, window frames, doors and gable detailing.



Modern Contemporary

History and Character:

Modern or contemporary design integrates traditional concepts about residential design with a revivalist interpretation, using current construction materials to develop more functional designs that reflect the surrounding climate and environmental considerations such as solar aspect, etc. Modern Contemporary architecture uses horizontal building proportions with vertical accent forms. This style incorporates minimal ornamentation and clean, simplified architectural detailing. This style includes contemporary architecture such as International, Mid Century Modern and Art Deco interpretations.

General Attributes:

- Building massing to reinforce the intended period style.
- Large simple roof planes, including asymmetrical roof forms and limited flat roofs.
- Horizontal siding or smooth stucco finish.
- Square or vertically proportioned windows with simple or no trim details.
- Light exterior building shades with contrasting details such as wood trim/fascias, window frames, doors and simple window shutters.
- Wall plane breaks and massing forms with accent materials.
- Utilize window accents such as awnings and window framing to add visual interest and shade.



Art Deco

History and Character:

The Art Deco style, including the Moderne style, became popular in the mid 1920's, combining elements of contemporary architecture with elements of the decorative arts movement. This design, utilized a repetition of building massing and fenestration using form and decorative patterns. Art Deco architecture uses strong colors and geometric shapes with accenting vertical forms and utilizes clean, simplified architectural detailing. This style includes contemporary sub-styles such as Art Moderne and Streamline styles.

General Attributes:

- Symmetrical building massing and aerodynamic forms to reinforce the intended character.
- Narrow, simple building cap elements or curved roof forms, including projecting roof forms and the use of flat roofs.
- Accent siding or decorative panels or smooth stucco finish.
- Predominantly vertically proportioned windows with simple or no trim details.
- Bold exterior accent colors on muted building with contrasting highlighted elements such as metal trim/fascia detailing, simple window and door frames and use of glass block.
- Wall plane breaks and massing forms with accent materials.
- Horizontal window canopies used to add visual interest and horizontal elevation changes.



5.4.1.3 Building Design

Massing

Building massing shall be appropriately scaled to the sensitive surrounding uses. The composition of the building mass shall include the incorporation of one and two story elements into three to five story buildings, variable setbacks along building elevations to minimize large unarticulated building façades, and the development of four-sided elevations through articulation and detailing.

Roof Forms

Roof forms are critical in creating interest to the building mass. Roof forms and material finishes help blend the structures into the landscape through shadow patterns, texture, color variations and visual interruption of vertical walls and planes. Visible roof forms, lines and ridges should be varied. Architectural features, materials and roof pitches should be consistent with each style.

Window and Doors

The window treatment should be consistent with the style of architecture. Appropriate window treatments such as recessed windows, windows with divided lights/multi-paned windows, rectangular or arched forms should be incorporated into all visible primary windows to reinforce the building character.

Window sizing and scale must be consistent with the architectural character and building massing. Decorative elements such as shutters should be properly sized to the window opening.

5.4.2 Landscape Design

Residential Landscape Design Guidelines describe the key elements of the proposed landscape treatments for residential development within the Euclid Mixed-Use Specific Plan area, which will develop over several years. These guidelines will help maintain a consistent design theme in a high quality, visually attractive and resource efficient framework.

The objectives of these Landscape Design Guidelines are:

1. To provide guidance to developers and builders, as well as to engineers, architects, landscape architects and other professionals, as to the quality and character of the landscape treatment within the Euclid Mixed-Use Specific Plan.
2. To assure the City of Ontario that Euclid Mixed-Use area will develop in accordance with the guidelines provided herein.
3. To provide guidance to City decision makers in the review of future residential development projects in Euclid Mixed-Use Specific plan.
4. To provide guidance in formulating Covenants, Conditions and Restrictions.

These Landscape Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. As a flexible document, the guidelines can, over time, accommodate changing community desires, economic conditions and the marketplace.

5.4.2.1 Minimum Landscape Requirements

1. Landscaping in public areas should reflect the overall design character and landscape treatment to reinforce a comprehensive and unified “sense of place” and quality of appearance established by the Euclid Mixed-Use Specific Plan and these Guidelines.
2. All City maintained landscaping shall be consistent with the City of Ontario Landscape requirements and the Ontario Ranch Streetscape Master Plan.
3. Private streets, drives and common landscape areas shall be consistent with the City Of Ontario landscape requirement and this Specific Plan.
4. Private streets and drives within residential neighborhoods where garages and parking stalls do not front onto the drive shall be designed to accommodate pedestrian accessibility. A 4 foot minimum landscaped parkway should be provided along unloaded private streets and drives where walkways occur.
5. Landscaped areas should be designed to be as water-efficient as possible and shall be irrigated with automatic systems using recycled water.
6. Turf areas should be limited to open areas such as gathering spaces or play areas and should not be used in landscape parkways and slope areas.
7. Parking areas shall provide a minimum 9 foot wide planting island to allow for the long term sustainability of appropriate tree species.
8. Trash enclosures shall be located with minimum 5 foot wide planting areas to allow for vertical shrubs/hedges to soften the enclosure walls.

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5.4.2.2 Common Area Landscape Design

Landscape design is an important element within residential neighborhoods. Landscaping helps to soften walls and building edges and enhances and reinforces the overall architectural character of the neighborhood. Landscaping design should accentuate building entries, identify walkways and support wayfinding and accessibility to open space and amenities, provide shade for walkways and parking areas and provide a visual continuity within the neighborhood and the surrounding uses in and around the Euclid Mixed-Use Specific Plan area.

Neighborhood Connectivity

Connectivity between residential neighborhoods and other compatible uses within the Euclid Mixed-Use Specific Plan should be encouraged at a pedestrian level and should also consider bicycles and other non-vehicular modes of travel. Pedestrian walkways should be designed to be safe and efficient and should be shaded by trees wherever feasible.

An SCE easement (PA 5) extends in an East/West direction through the Specific Plan area separating the Business Park District and the Mixed-Use District. This easement may provide an opportunity for additional pedestrian and bicycle connectivity within the Euclid Mixed-Use Specific Plan area.

Parks/Open Space

Residential developments within the Euclid Mixed-Use Specific Plan shall provide park areas for recreational amenities on-site and also provide private open space for each unit.

- On site parks will be provided to meet the needs of future residents. A minimum of 2.0 acres/1000 residents shall be provided within the residential neighborhood per The Ontario Plan.
- Onsite parks shall be at least 0.25 acres in size with a minimum dimension of 30 feet wide.
- Parks and recreational amenities shall be designed to be visible from internal streets. Residential units should be oriented to face “eyes” onto parks and common open spaces.
- Private open space shall be provided for all residential units:
 - Ground floor units with patios shall be required to provide 140 s.f. of private open space per unit with a minimum dimension of 5 feet.
 - Units on upper floors and ground floor units without patios shall provide a minimum of 50 s.f. of private enclosed open space such as a courtyard or balcony with a minimum dimension of 5 feet.

Parking Areas

Resident and guest parking should be conveniently located within each individual neighborhood. Parking areas should be softened with landscaping and shaded by trees to enhance the aesthetic character and reduce heat gain associated with paved areas.

- Residential parking lots shall be designed to screen parked cars from adjacent public streets. Acceptable screening methods include any combination of decorative walls, landscape berms and evergreen plant material.
- Parking spaces shall be limited to 8 or less spaces in a row. A landscape planter shall be installed to accommodate a shade tree in parking areas.

- Landscape planters should be provided at cross-walk locations.
- Pedestrian accessibility and connectivity should be facilitated within parking areas. Decorative paving should be utilized at crosswalks and where walkways and parking driveways intersect.

Fence and Wall Design

Community fences and walls are design features which can help unify the landscape character within a planned area. Perimeter community fences and walls within the Euclid Mixed-Use Specific Plan shall reflect a design aesthetic that will coordinate the varied uses allowed in the Business Park and Mixed-Use Districts. Community walls and accent pilasters will utilize colors and material that are compatible with the Gateway monuments. Community pilasters will mirror the simple forms, durable materials and clean lines and details of the Gateways. Within the Specific Plan area, all visible perimeter walls within the Mixed-Use District shall be consistent with the approved Community Wall detail below. Interior residential walls should be compatible in design and color of the overall wall treatment within the Euclid Mixed-Use Specific Plan area.

Community Fences will be tubular steel with a simple vertical picket design with a top rail and minimal ornamentation per the Community Fence detail below. The fence color will be compatible with the approved Community Pilasters. See Community Pilaster detail below.



TUBULAR STEEL VIEW FENCE
Open tubular steel fencing is typically utilized in rear yards where view preservation is desirable.



COMMUNITY THEME WALL AND PILASTER
Community theme wall with colored block pilaster along project perimeter.



COMMUNITY THEME WALL
Community theme colored split-face block wall along project border.

Landscape Lighting

Landscape and other exterior lighting within the Euclid Mixed-Use Specific Plan shall be designed to be compatible and reflect a unified design character. Landscape lighting in residential neighborhoods should reflect a contemporary design and maintain a uniformity in style material and color. Direction signs and address signage shall be back-lit or directly illuminated. All walkways and open space areas will be illuminated to provide a safe and inviting experience for pedestrians. Pathway lighting shall be low voltage.

6. SPECIFIC PLAN IMPLEMENTATION

This section of the Specific Plan summarizes the process for implementation of the Euclid Mixed-Use Specific Plan and provides for the orderly development of the Specific Plan area.

6.1 Applicability

The provisions, guidelines, and regulations contained within this Specific Plan provide the standards for land uses and development within Euclid Mixed-Use Specific Plan area. The Specific Plan supersedes the development standards and regulations of the Ontario Development Code, unless stated otherwise in this document. Whenever the provisions development standards and regulations of the Specific Plan conflict with those of the Ontario Development Code, the Specific Plan shall take precedence. Where the Specific Plan is silent, the Ontario Development Code shall apply.

6.1.1 Definition of Terms

The definitions of terms used within the Specific Plan shall mean the same as the Ontario Development Code, unless otherwise noted.

6.2 Severability

The Specific Plan serves as the implementation tool for the City's Policy Plan (The Ontario Plan). In the event that any provision of this Specific Plan or its application to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

6.3 Interpretation

If a condition or situation occurs that is not sufficiently covered or provided for in this Specific Plan, those that are applicable for the most similar issue, condition, or situation shall be used. Any interpretation of a condition or situation concerning the content or application of the Specific Plan shall be resolved by the City Planning Director in a manner consistent with the goals, policies, objectives, and intent established in the Specific Plan.

6.4 Consistency with Other Plans and Regulations

This sub-section discusses consistency of the Specific Plan with other relevant plans and regulations including The Ontario Plan, Ontario International and Chino Airport Compatibility Plans, State of California building Codes and CEQA.

6.4.1 Consistency with The Ontario Plan

No land use, activity, or facility shall be permitted that is inconsistent with the objectives, policies, general land uses, and programs of The Ontario Plan, as amended. The Euclid Mixed-Use Specific Plan entitlement application proposes land use designations of Business Park and Mixed-Use development consistent with The Ontario Plan 2050.

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6.4.2 Consistency with Airport Land Use Compatibility Plans

Projects located within the Specific Plan area are subject to the restrictions and provisions of the Airport Land Use Compatibility Plans prepared for Ontario International Airport and Chino Airport.

6.4.3 Consistency with California Building Code

Projects located within the Specific Plan area must comply with the State of California Building Code as adopted and implemented by the City of Ontario.

6.4.4 Consistency with CEQA

The City of Ontario is defined as the lead agency under the California Environmental Quality Act (CEQA) based upon its authority to approve this Specific Plan. Concurrent with approval of this Specific Plan, the City Council will be required to certify the associated Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Program to ensure that all approved EIR mitigation measures are implemented. The Planning Director shall be responsible for confirming that mitigation measures have been implemented through each project's approved plans.

6.5 Specific Plan Revisions

It is recognized that modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. Revisions shall be processed in a manner prescribed by the City of Ontario Planning Department pursuant to the provisions in this section.

6.5.1 Minor Modifications

Minor modifications to the Specific Plan will be processed administratively without the submission of a formal Specific Plan Amendment application and will not require a public hearing or review by the Planning Commission. The Planning Director shall have the authority to review and make a determination of approval, approval with conditions, or denial of a request for minor modification to the Specific Plan. The Planning Director may, at his/her discretion, refer any such request to the Planning Commission or the City Council.

Minor modifications are defined as:

1. Expansions or reductions to a Planning Area boundary or acreage, provided that the total acreage within each affected Planning Area is not modified by more than 20 percent.
2. An increase in maximum building area for single- and multi-tenant buildings of up to 15 percent, provided that the maximum square footage for the Planning Area established by this Specific Plan is not exceeded.
3. A modification of up to 20 percent of a project's required minimum lot area, minimum lot dimensions, or setback if compatible with the surrounding land uses and consistent with the overall design character of the Euclid Mixed-Use Specific Plan.
4. Additions, deletions, or modifications to Table 4.1, Allowable Uses, which lists the permitted and conditionally permitted uses in the Specific Plan area, provided the Planning Director determines the changes to be consistent with the objectives and intent of the Specific Plan.

5. Minor modification of conceptual design criteria for architectural features and materials, landscape treatments, lighting, signage, and sustainable design strategies.
6. Revisions to roadway alignment when the change results in centerline shift of less than 250 feet.
7. Revisions to infrastructure facility sizing and precise location for dry utilities, water, sewer, and Storm Drain improvements subject to approval of the City Engineer.
8. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
9. Revisions to exhibits in the Specific Plan that do not substantially change its intent or character and modifications to the Specific Plan text to those listed above, which are deemed minor by the Planning Director and conform to the purpose and intent of this Specific Plan and The Ontario Plan 2050.
10. Any modifications to land use, planning areas, densities, or infrastructure that does not result in an increase to water demands in any single water pressure zone or an increase in sewer wastewater generation in any single sewer tributary subarea.

6.5.2 Specific Plan Amendments

Proposed changes to this Specific Plan that do not meet the criteria for a Minor Modification will be subject to a formal Specific Plan Amendment application process pursuant to the Ontario Development Code and California Government Code Section 65450. If the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the applicant will adhere to the City's adopted procedures and CEQA Guidelines.

6.6 Subdivision Maps

Development within the Specific Plan area may require the processing of tentative and final tract or parcel maps and/or lot line adjustments or mergers. Subdivision maps and lot changes shall be reviewed and approved pursuant to the Ontario Development Code and other applicable City codes and regulations, California Government Code Section 66410 (Subdivision Map Act), as well as the provisions of this Specific Plan.

6.7 Development and Land Use Review Procedures

Review procedures for development and land use within the Specific Plan area shall be as provided in this Specific Plan and in accordance with the Ontario Development Code.

6.7.1 Development Plan Review

Development proposed within the Specific Plan area will be subject to Development Plan review pursuant to the Ontario Development Code. The review is intended to ensure compliance with the provisions of this Specific Plan, protect the integrity and character of the physical composition of the City, and encourage high quality development.

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6.7.2 Conditional Use Permit

A Conditional Use Permit is required for uses deemed “conditionally permitted” in Table 4.1 (Allowable Uses). Applications for a Conditional Use Permit will be processed pursuant to the Ontario Development Code.

6.7.3 Administrative Use Permit

An Administrative Use Permit is required for uses deemed “administratively permitted” in Table 4.1 (Allowable Uses). Applications for an Administrative Use Permit will be processed pursuant to the Ontario Development Code.

6.7.4 Appeals

Appeals of decisions of the Development Advisory Board, Zoning Administrator, Planning Director or the Planning Commission regarding implementation of this Specific Plan may be made by the applicant or other aggrieved party pursuant to Division 2.04 of the Ontario Development Code.

6.8 Development Agreement

Approval of a statutory development agreement authorized pursuant to California Government Code Section 65864 et seq. is required by this Specific Plan. The Development Agreement shall include, but not be limited to, methods for financing, acquisition, and construction of necessary infrastructure. The Development Agreement shall be fully executed prior to recordation of the first Final Map.

6.9 Specific Plan Phasing

Implementation of this Specific Plan is anticipated to occur in two phases, as discussed in Section 3.11, Phasing Plan:

- Phase 1: Construction of Planning Areas 1, 2 and 3A.
- Phase 2: Construction of Planning Area 3B.

These phases may be developed as sub-phases and/or occur sequentially/concurrently with one another.

All of the Specific Plan required infrastructure by Section 3.3 (**Figure 3.10**) for Potable Water, Section 3.4 (**Figure 3.12**) for Recycled Water, and Section 3.5 (**Figure 3.14**) for Sewer Phasing will be determined per separate Development Agreement.

6.9.1 Phasing Objectives

Development phasing shall meet the following objectives:

1. The orderly build-out of the project based upon market and economic conditions;
2. The provision of adequate parking, infrastructure, and public facilities concurrent with the development of each phase; and
3. The protection of the public health, safety, and welfare.

6.9.2 Findings for Modification of the Phasing Plan

The Planning Director shall have the authority to approve modification of the Phasing Plan, subject to the following findings:

1. The modification is consistent with the Policy Plan (The Ontario Plan);
2. The modification will not adversely affect the implementation of the Specific Plan;
3. The modification will not be detrimental to public health, safety, and general welfare; and
4. The modification will not delay the construction of infrastructure improvements necessary to serve the development.

6.10 Maintenance Plan

Final determination of maintenance responsibilities for the public and private improvements constructed in association with this Specific Plan shall be specified in the approved Development Agreement, which shall be executed prior to recordation of the first Final Map. However, it is anticipated that maintenance shall be generally shared by three entities as described below and outlined in **Table 6.1**, Maintenance Responsibilities.

6.10.1 City of Ontario, Community Facilities District & other Special District

The establishment of a community facilities district, landscape and lighting district, or other special district to fund the maintenance of public facilities shall be at the City’s discretion. It is anticipated that public maintenance shall include the following:

1. Right-of-way for public streets, sidewalk, landscape, and traffic signals within the Specific Plan area (Euclid Avenue, Schaefer Avenue, Edison Avenue and Sultana Avenue) shall be dedicated to the City of Ontario per the provisions of this Specific Plan (Section 3, Development Plan) and as approved by the City Engineer.
2. Landscape improvements and public street lights within the public right-of-way and neighborhood edge shall be maintained through a landscape and lighting district or other special maintenance district established by the City.
3. The City shall maintain off-site infrastructure improvements, including water, recycled water, sewer, Storm Drain facilities and city broadband communications after they are accepted by the City.
4. The City shall maintain NPDES facilities located within the curb-to-curb area of public streets after they are accepted by the City. Operation and maintenance requirements for NPDES storm water runoff source control and treatment control Best Management Practices shall be identified in the approved Water Quality Management Plan for the project.

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6.10.2 Property Owners Association

A Property Owners Association (POA) shall be established for the maintenance of common areas, including such improvements as on-site landscape areas and parking and drive aisles within Euclid Mixed-Use. It is anticipated that improvements maintained by the POA will include the following:

1. Driveways;
2. On-site open spaces, on-site landscape areas, common areas, parking lots, and walkways;
3. Landscaping within setback/landscape buffer areas along Sultana Ave;
4. NPDES facilities within landscape setbacks and on-site common areas;
5. Property identification signage and architectural elements located within the landscaped buffer; and
6. Fencing and walls, including graffiti removal.
7. Water, sewer, recycled water facilities and Storm Drain facilities located on-site shall be constructed by the developer and are considered privately owned and maintained by property owners or Property Owners Association, however the Property Owners Association shall maintain permanent on-site water quality basins, trenches, swales and biotreatment filters required by the San Bernardino County MS4 Permit and Water Quality Management Plan.

TABLE 6.1 MAINTENANCE RESPONSIBILITIES

AREA OF RESPONSIBILITY	CITY OF SPECIAL DISTRICT	PROPERTY OWNERS ASSOCIATION	UTILITY
Master Planned Roadways: Euclid Avenue, Schaefer Avenue and Edison Avenue			
Curb-to-curb improvements	X		
Behind the curb improvements - landscaping within the public right-of-way (parkways), sidewalks and neighborhood edge	X		
Other Improvements			
Traffic Signals and Traffic Control Signs on public streets	X		
Streetlights in the public right-of-way	X		
Drive aisles		X	
On-site parking areas		X	
Common open space		X	
Landscaping within setback/landscape buffer areas		X	
Monument signage		X	
Walls and fences		X	
Stormwater drainage/water quality control facilities within the curb-to-curb area of public streets	X		
Stormwater drainage/water quality control facilities behind the curb		X	
Water, recycled water, and sewer infrastructure in the public right-of-way	X		
Dry utilities: electricity, natural gas, communication systems			X

7. CONSISTENCY WITH THE ONTARIO PLAN

California Government Code (Title 7, Division 1, Section 3, Article 8, Section 65440- 65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained within a jurisdiction’s local General Plan. Approval of the Euclid Mixed-Use Specific Plan is based on the finding that the regulations, guidelines, and programs contained within this Specific Plan are consistent with The Ontario Plan. The Ontario Plan establishes the direction and vision for the City of Ontario and provides a single comprehensive document to shape its future. The Ontario Plan provides for policies to accommodate change over its 30 year lifespan. The Ontario Plan consists of a six part Component Framework: 1) **Vision**, 2) **Governance Manual**, 3) **Policy Plan**, 4) **City Council Priorities**, 5) **Implementation**, and 6) **Tracking and Feedback**.

The following sections demonstrate how the Ontario Ranch Mixed-Use Specific Plan implements the goals and policies of the City’s Policy Plan (General Plan).

7.1 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.

Policy LU-1.1 Strategic Growth

We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City. (Link to Mobility Element Policies M2-M-2.1, M3-M-3.3; Community Design Element Image and Identity Section; Community Design Policies CD-3.1, CD-3.3, CD-3.6)

The Euclid Mixed Use Specific Plan encourages concentrated development including high density residential neighborhoods, office and business park employment uses and retail and mixed use centers along major arterial roadways where future transit stops, multi-use trails and bikeways are planned. The Design Guidelines in Section 5 encourage site planning criteria and architectural standards to create a unique and cohesive aesthetic character for the project area.

Policy LU-1.2 Sustainable Community Strategy

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

The Euclid Mixed-Use Specific Plan encourages the efficient use of energy resources in design, product selection, and operational techniques. The Design Guidelines in Section 5 address lighting, bicycle parking, sustainable landscaping, and sustainable design strategies. Landscape provisions

require the use of native drought resistant vegetation and shade trees to conserve water and reduce heat islands. The sustainable design strategies include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. Protecting water quality, reducing runoff, and reducing water demand for landscaping are promoted in the Development Plan in Section 3 through the recycled water plan and storm drainage facilities source control and treatment practices.

Policy LU-1.3 Adequate Capacity

We require adequate infrastructure and services for all development.

The Euclid Mixed-Use Specific Plan establishes a Phasing Plan that has been coordinated with affected infrastructure providers and ensures that uses on the project site will be adequately served. The Specific Plan requires infrastructure development to occur in a timely manner. Potable and recycled water, sewer, fiber optic communications, and storm drain infrastructure improvements that will ultimately serve the Specific Plan area are addressed in Section 3, Development Plan. Infrastructure and services will be consistent with City of Ontario infrastructure master plans and the approved development agreement.

Policy LU-1.4 Multimodal Mobility

We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on active transportation, transit, electric vehicles, and multimodal transportation opportunities (Link to Mobility Element Policies M-2.1, M-3.3; Community Design Element Policy CD-2.6, CD-3.1, CD-3.3, CD3.6).

The Euclid Mixed Use Specific Plan requires the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalk along Euclid, Schaefer and Sultana Avenues and Edison Avenue. These improvements are integral elements to create accessibility and mobility within the project site and surrounding area. The Specific Plan requires the location and construction of transit turnouts within the Specific Plan area.

Policy 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 CE-1.1; Mobility Element Policy M-1.6).

The Euclid Mixed Use Specific Plan requires all infrastructure needed to develop the property to be constructed per The City approved master plans as indicated in Section 5 of the Specific Plan. The Land Use Plan allows for up to 466 housing and a variety of employment generating land uses totaling over 1,676,886 S.F. to encourage a balance of jobs and nearby housing.

Policy 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 Community Economics Element Complete Community Section; Community Design Element Urban, Mixed Use, and Transit-oriented Place Types Section).

The Euclid Mixed Use Specific Plan allows for up to 466 housing and over 1,676,886 S.F. of employment generating land uses to accommodate the design of a complete community with a balance of uses to allow a spectrum of choices for future employers, employees, residents and visitors. The allowable land uses will allow for a balanced plan to support Ontario residents in all stages of life.

GOAL LU-2:

Compatibility between a wide-range of uses and resultant urban patterns and forms.

Policy 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 Safety Element Hazardous Materials & Waste Section, including Policies S-6.4 and S-6.5).

Uses within the Euclid Mixed-Use Specific Plan are required to comply with federal, state, and local regulations pertaining to the use, storage, disposal, and transportation of hazardous materials, toxic substances, and other pollutants.

Policy LU-2.5 Regulation of Uses

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

The Euclid Mixed-Use Specific Plan land use plan contained in Section 3, Development Plan, utilizes the Business Park designation (Planning Area 1 and 2) and Mixed-Use designation (Planning Area 3) to buffer varied existing land uses located across Euclid Avenue within the City of Chino. Section 4, Land Use and Development Standards, restricts Planning Area 1 and 2 to smaller buildings along the Euclid frontage. Furthermore, the conceptual site plan for the business park places truck traffic ingress and egress and visible loading docks away from the existing residential uses.

Policy LU-2.6 Infrastructure Compatibility

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

The Euclid Mixed-Use Specific Plan design guidelines (Section 5) are intended to support high-quality development that complements the surrounding community. Landscaped areas and drive entrances will be planned to separate parking areas and keep the parking lot from being the dominant visual element of the site. The Specific Plan also establishes landscape setback requirements (Section 4, Land Use and Development Standards) and conceptual streetscape design (Section 5, Design Guidelines) along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians and motorists and ensure cohesive patterns of development.

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Policy 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.

The Euclid Mixed-Use Specific Plan incorporates into its Implementation Plan (Section 6) requirements for the project to comply with any mitigation measures identified in the project Environmental Impact Report, including those for soil remediation and proper venting to address the potential existence of methane gases within the Specific Plan area.

Policy LU-2.11 Context-Aware Transitions and Connections

We require new development projects and land-planning efforts to provide context-aware and appropriate transitions and connections between existing and planned neighborhoods, blocks, sites, and buildings.

The Euclid Mixed Use Specific Plan includes the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue. These improvements provide transitions and connectivity to existing and planned neighborhoods.

GOAL LU-3:

Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

Policy LU-3.1 Development Standards

We maintain clear development standards which allow flexibility to achieve our Vision and provide objective standards that ensure predictability and deliver the intended physical outcomes. (Link to Community Design Element Design Quality and Urban, Mixed Use, and Transit-oriented Place Types Sections).

The Euclid Mixed Use Specific Plan provides development standards intended to address the site and surrounding conditions and achieve the City's overall Vision for urban, mixed use and transit oriented land uses.

GOAL LU-4:

Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.

Policy 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 Euclid Mixed Use Specific Plan allows for phased development coordinated with infrastructure improvements. Interim and transitional uses are permitted in order to allow for planned development to occur to achieve the City's long term Vision for land uses.

Policy LU-4.3 Infrastructure Timing

We require that the necessary infrastructure and services be in place prior to or concurrently with development.

The Euclid Mixed Use Specific Plan requires the construction of all infrastructure needed to develop the property to be constructed per The City approved master plans as indicated in Section 5 of the Specific Plan.

GOAL LU-5:

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

Policy 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.

The Euclid Mixed Use Specific Plan will comply with all ALUCP requirements for the Ontario and Chino Airports as outlined in Section 2.3 of the Specific Plan and future development will be required to meet all requirements and procedures outlined by airport related governmental agencies .

Policy 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 airport land use compatibility plans for ONT and Chino Airport.

The Euclid Mixed Use Specific Plan will comply with all ALUCP requirements for the Ontario and Chino Airports as outlined in Section 2.3 of the Specific Plan and future development will be required to meet all requirements and procedures outlined by airport related governmental agencies and mitigation measures identified in the project Environmental Impact Report.

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Policy LU-5.5 Airport Compatibility Planning for ONT

We create and maintain the Airport Land Use Compatibility Plan for ONT.

The Euclid Mixed-Use Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Section 2, Section 2.2, Airport Influence Areas.

Policy LU-5.7 ALUCP Consistency with 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.

The Euclid Mixed-Use Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Section 2, Section 2.2, Airport Influence Areas.

Policy LU-5.8 Chino Airport

We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.

The Euclid Mixed-Use Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Section 2, Section 2.2, Airport Influence Areas.

The Euclid Mixed Use Specific Plan requires all infrastructure, open space, trails and bikeways needed to develop the property to be constructed concurrently with future development per The City approved master plans as indicated in Section 3 of the Specific Plan. The Land Use Plan allows for up to 466 housing.

Policy 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.

The Euclid Mixed Use Specific Plan area includes existing buildings that reflect the agricultural history as an important cultural resource of the City. The Specific Plan provides design guidelines for future buildings in Section 5 that include architectural styles that reinforce the City’s rich agricultural history. Future development will comply with City requirements for documenting historical resources and mitigation measures identified in the project Environmental Impact Report.

GOAL H-2:
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.

Policy 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.

The Euclid Mixed Use Specific Plan includes a Mixed Use District that will allow up to 466 residential units and a density of 35 to 60 du/ac to be developed along Edison Avenue in close proximity to transit turnouts within the Specific Plan area. The Specific Plan provides design guidelines for future buildings in Section 5 that include architectural styles and building guidelines to provide aesthetically pleasing and functional residential buildings.

Policy H-2.4 Ontario Ranch

We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

The Euclid Mixed Use Specific Plan allows for the development of up to 466 high density attached residential units linked to surrounding retail and open space uses by local sidewalks and walkways and master planned trails and bikeways. The Specific Plan provides design guidelines for future residential development in Section 5 that include architectural criteria that establish a high level of design and construction quality and encourage a cohesive neighborhood design character.

7.2 Housing Element

GOAL H-1:
Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

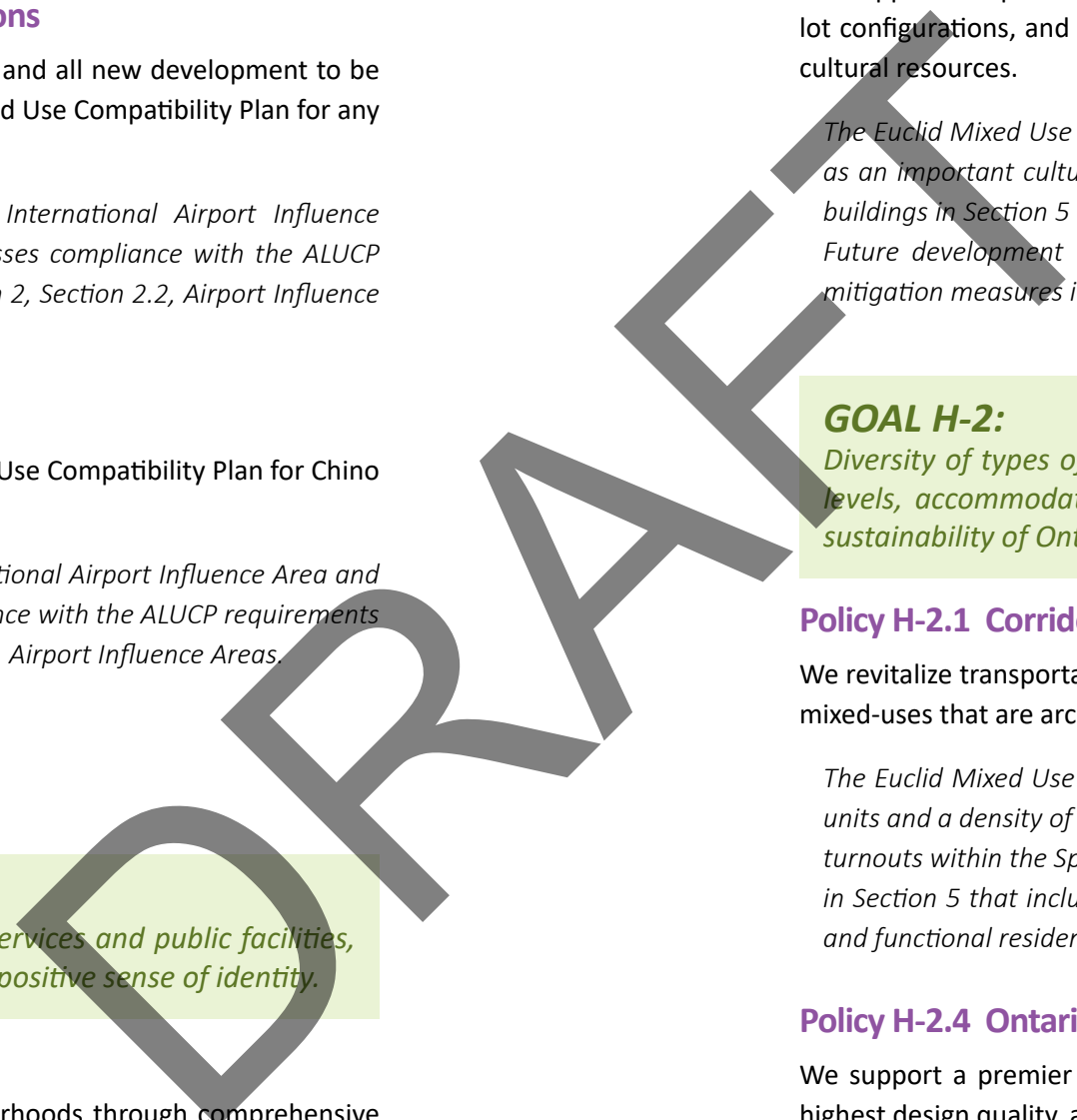
Policy H-1.2 Neighborhood Conditions

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.

The Euclid Mixed Use Specific Plan allows for up to 466 housing and recreational open space consistent with The Ontario Plan standards for parks/open space and neighborhood recreational amenities.

Policy 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.



Policy 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.

The Euclid Mixed Use Specific Plan provides design guidelines for future residential development in Section 5 that include site planning considerations, emphasize sustainable design and establishes architectural criteria to ensure a high level of design excellence.

GOAL H-5:

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.

Policy 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.

The Euclid Mixed Use Specific Plan allows for the development of up to 466 high density attached residential units that are suited for a range of future buyers or renters including families with children. Future residential development will be required to provide parks at a minimum of 2 acres/1000 residents. The Specific Plan also includes multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue.

7.3 Parks and Recreation Element

GOAL PR-1:

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

Policy PR-1.1 Access to Parks

In all new residential development areas, we strive to provide a park and/or recreational facility within walking distance (¼ mile) of every residence and prioritize the establishment of parks in environmental justice areas that do not have adequate access to parks.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide two acres of Park per 1,000 residents onsite and pay an in-lieu fee for the equivalent of three acres of park per 1,000 residents for a total of five acres per 1,000 residents to ensure that recreational facilities are within walking distance of future residents within the Specific Plan area.

Policy PR-1.5 Acreage Standard

We strive to provide 5 acres of parkland (public and private) per 1,000 residents.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide five acres of Park per 1,000 residents by providing two acres on-site and paying an in-lieu fee for the equivalent of three acres of park per 1,000 residents.

Policy PR-1.6 Private Parks

We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide two acres of Park per 1,000 residents on-site.

Policy PR-1.9 Phased Development

We require parks be built in new communities before a significant proportion of residents move in.

The Euclid Mixed Use Specific Plan allows for phased development coordinated with required park improvements and payment of in-lieu park fees.

Policy PR-1.12 Trails

We promote connections between parks and local trails including those managed by other public agencies.

The Euclid Mixed Use Specific Plan will comply with the City requirement to provide two acres of Park per 1,000 residents on-site and will develop the public multi-purpose trails in Euclid and Schaefer Avenues along the project frontage to provided planned connection to Citywide parks and trail systems including the Great Park.

Policy PR-1.14 Multi-family Residential Developments

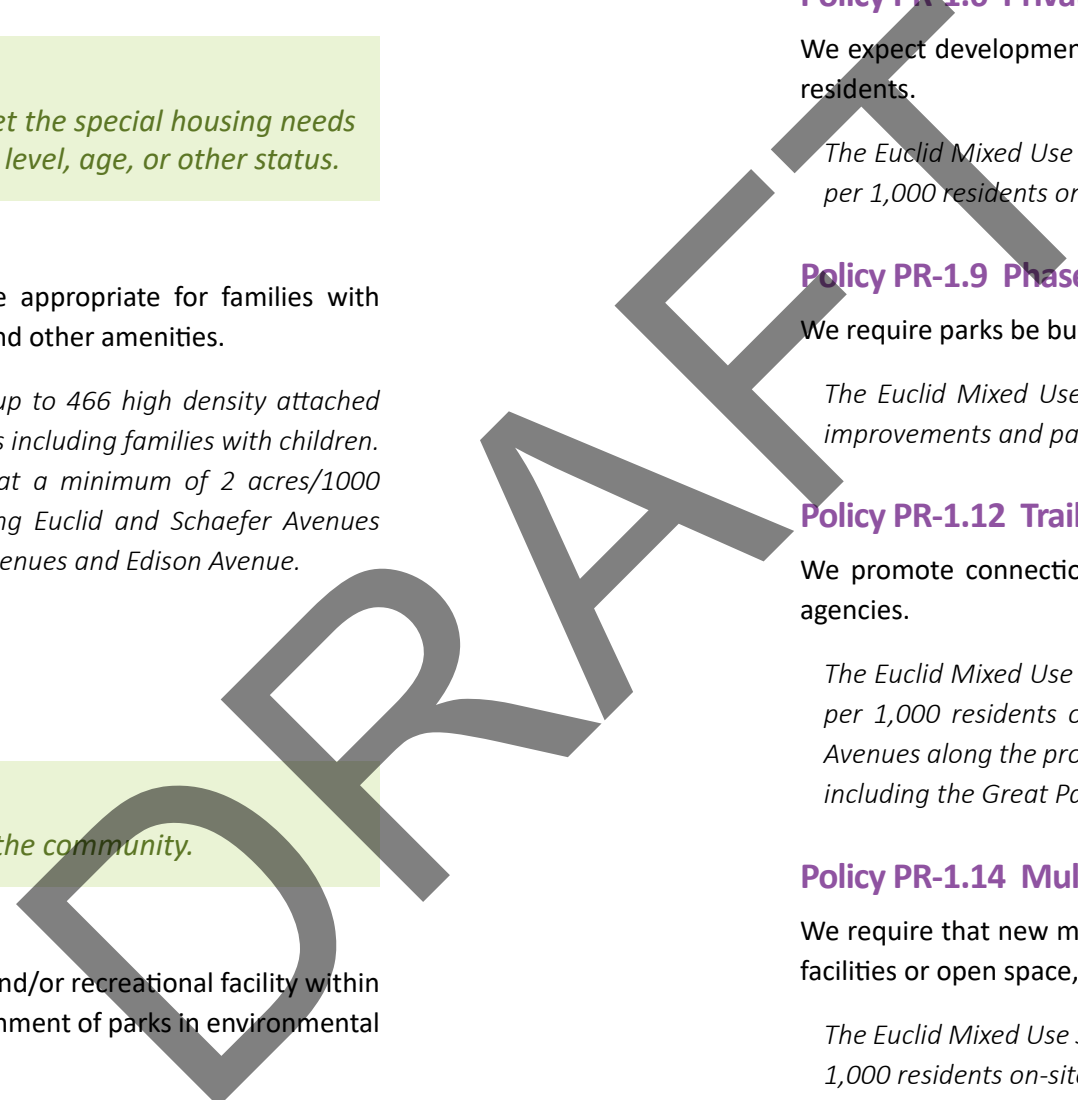
We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees.

The Euclid Mixed Use Specific Plan will include development standards to provide two acres of Park per 1,000 residents on-site for all types of residential development including multi-family neighborhoods.

Policy 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.

The Euclid Mixed Use Specific Plan will develop the public multi-purpose trails in Euclid and Schaefer Avenues along the project frontage to provided planned connection to Citywide parks and trail systems including the Great Park.



7.4 Environmental Resources Element

GOAL ER-1:

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

Policy ER-1.3 Conservation and Sustainable Water Supply

We work with regional water providers and users to conserve water and ensure sustainable local water supplies as more frequent droughts reduce long term local and regional water availability.

The Euclid Mixed-Use Specific Plan incorporates water conservation strategies into its development plan and design guidelines. The use of recycled water to irrigate landscape areas is required consistent with the City of Ontario Recycled Water Master Plan (Section 3, Development Plan). Landscape and irrigation plans are encouraged to use water conservation features such as drought-tolerant plant species native to the region and drip irrigation (Section 5, Design Guidelines). The Specific Plan encourages the design and construction of energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER-1.5 Water Resource Management

Environmental justice areas are prioritized as we coordinate with local agencies to protect water quality, prevent pollution, address existing contamination, and remediate contaminated surface water and groundwater.

In Section 3.8, Storm Drain Plan, the Specific Plan stipulates that prior to issuance of grading or construction permits, a Storm Water Pollution Prevention Plan (SWPPP) be prepared and approved by the City. The SWPPP will identify and detail appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers. In addition to the preparation of a SWPPP, a WQMP will be prepared and approved that will enforce long-term BMPs to prevent pollutant discharges into storm drain systems, for the life of the project. Section 5.8.2, Water Quality, requires the provision of on-site landscape swales to collect and treat stormwater run-off.

Policy ER-1.6 Urban Run-off Quantity

We encourage the use of low impact development strategies, including green infrastructure, to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.

The Euclid Mixed-Use Specific Plan (Section 3.8, Storm Drain Plan) incorporates low impact development strategies including landscape designs that promote water retention; permeable surface designs in parking lots and areas with low traffic; parking lots that drain to landscaped areas to provide treatment, retention, or infiltration; and limited soil compaction during grading.

Policy 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.

In Section 3.8, Storm Drain Plan, the Specific Plan states that prior to issuance of grading or construction permits, a Water Quality Management Plan (WQMP) is required to minimize stormwater runoff and provide on-site opportunities for groundwater recharge integrated into project design and amenities. The grading and drainage of the Specific Plan area will be designed to retain/infiltrate, harvest & re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's WQMP for significant new development projects.

Policy 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.

In Section 3.6, Sewer Plan, the Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Board requirements. The Specific Plan includes a network of new public sewer mains consistent with the City of Ontario's Ultimate Sewer System Plan.

GOAL ER-3:

Cost-effective and reliable energy system sustained through a combination of low impact buildings, site and neighborhood energy conservation, and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.

Policy ER-3.1 Conservation Strategy

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

The Specific Plan incorporates energy-saving conservation strategies into its design guidelines (Section 5) by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Section 5.8) include design and construction of energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy 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.

The Euclid Mixed-Use Specific Plan encourages the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors.

Policy ER-3.6 Generation - Renewable Sources

We promote the use of renewable energy sources (e.g., solar, wind, biomass) in public and private sector development.

The Euclid Mixed Use Specific Plan promotes renewable energy resource including passive solar collection, subject to consistency with City of Ontario policies and development regulations, within the Business Park and Mixed Use Districts. Proposed architectural guidelines and development standards encourage siting and orienting Building with considerations for solar orientation and buildings with roof designs that allow for passive solar collectors. Residential buildings will be prewired or solar collection improvements.

GOAL ER-4:

Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.

Policy 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 Euclid Mixed Use Specific Plan allows for up to 466 housing and a maximum of 1,676,886 S.F. of employment generating land uses within the project area. The Specific Plan included future transit stops and in close proximity to planned transit lines and helps to improve jobs housing balance in the City and the surrounding region with the provision of varied land use alternatives within the Mixed Use District.

Policy ER-4.3 Greenhouse Gases (GHG) Emissions Reductions

We will reduce GHG emissions in accordance with regional, state, and federal regulations.

The Euclid Mixed Use Specific Plan will comply with the regional, State and Federal laws and regulations to reduce GHG emissions and will require future development projects to comply with all City regulations to reduce GHG emissions and mitigation measures identified in the project Environmental Impact Report.

Policy ER-4.4 Indoor Air Quality

We comply with State Green Building Codes relative to indoor air quality. We will comply with State Green Building Codes relative to indoor air quality. We seek funding to improve indoor air quality for households with poor indoor air quality, with priority for lower income households in environmental justice areas.

The Euclid Mixed-Use Specific Plan requires development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Specific Plan's Sustainable Design Strategies (Section 5.8) include the design and construction of energy-efficient buildings to reduce air, water, and land pollution.

Policy ER-4.5 Transportation

We promote mass transit and non-motorized mobility options (walking, biking) to reduce air pollutant emissions.

The Euclid Mixed Use Specific Plan requires the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue. The Specific Plan requires the location and construction of transit turnouts within the Specific Plan area. These improvements encourage non-motorized mobility options to reduce air pollutant emissions.

Policy 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. We expand the tree canopy in environmental justice areas to enhance air quality and reduce the "heat island" effect.

The Euclid Mixed Use Specific Plan will implement the City of Ontario's master street plan including the provision for planting street parkway and median trees and will provide landscape installation, including trees, within all neighborhood edges. Section 5, Design Guidelines include criteria for landscaping parks, open space and other common areas.

GOAL ER-5:

Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.

Policy ER-5.2 Entitlement and Permitting Process

We comply with state and federal regulations regarding protected species.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report.

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7.5 Community Economics Element

GOAL CE-1:

A complete community that provides for all incomes and stages of life.

Policy 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.

The Euclid Mixed-Use Specific Plan anticipates the creation of jobs in warehousing, logistics, light manufacturing, and administration within the Specific Plan area, which helps improve the region's jobs-housing balance. Actual job creation depends on the type of land uses ultimately developed on the site as a wide-range of commercial, office, and business park uses are permitted in the Specific Plan. The Land Use Plan (Section 3.1) implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions.

Policy 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.

The Euclid Specific Plan provides for opportunities for new businesses in the City within the Business Park District and the Mixed Use District. In Section 3.1, Land Use Plan, the Specific Plan provides for the construction of 1.6 square feet of business park, commercial and/or office development in compliance with City and regional planning goals.

Policy 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 encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

The Euclid Mixed Use Specific Plan allows for the development of up to 466 high density attached residential units within the Mixed Use District. This will add to the housing diversity and choices for ownership or rental housing within the Ontario Ranch to accommodate people who live and/or work in the City.

Policy 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.

The Euclid Mixed Use Specific Plan allows for a maximum of 1,676,886 S.F. of business park, retail or office uses. The Specific Plan provides opportunities for future business to contribute to the provision of continued goods and services within the Business Park and Mixed Use Districts.

Policy 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.

The Euclid Mixed Use Specific Plan provides for both public transit, including future transit stop locations, and multi-purpose trails and sidewalks to encourage non-vehicular circulation within the project area.

GOAL CE-2:

A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

Policy CE-2.1 Development Projects

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

The Euclid Mixed-Use Specific Plan contains design guidelines in Section 5 to guide future development, consistent with the vision for Ontario Ranch. The guidelines are intended to ensure high quality, cohesive and attractive development that complements and integrates into the community and adds value to the City. The Specific Plan also establishes landscape setbacks along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians and motorists.

Policy 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.

The Euclid Mixed-Use Specific Plan establishes a land use plan (Section 3.1) and design guidelines (Section 5) concerning site design, building design, and landscape design that ensure high-quality, functional and sustainable development that is regionally competitive and appropriate for the Ontario Ranch community.

Policy 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.

The Euclid Mixed Use Specific Plan has provisions to ensure that the development of up to 466 high density attached residential will create attractive and high quality architecture and urban planning that is equal or greater to similar development in the surrounding neighborhoods. The Specific Plan provides design guidelines for future residential development in Section 5 that include architectural criteria that establish a high level of design and construction quality.

Policy CE-2.5 Private Maintenance

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

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix (Section 6.10) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. A Property Owners Association will be established for the maintenance of on-site common areas, including such improvements as landscape areas and drive aisles.

Policy 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.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix (Section 6.10) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Right-of-way for public streets within the Specific Plan area and infrastructure improvements shall be dedicated to the City of Ontario for maintenance purposes. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City. Dry utilities such as electricity, natural gas, and communication systems will be maintained by the appropriate utility company.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with state guidelines and the California Building Code. Research of available maps indicates that the Specific Plan site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there was no visible evidence of faulting during a geotechnical investigation conducted in 2015.

GOAL S-2:

Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

Policy S-2.1 Entitlement and Permitting Process

We require hydrological studies prepared by a state-certified engineer when new development is located in a 100-year or 500-year floodplain to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all applicable mitigation measures of the project Environmental Impact Report, state guidelines, and the California Building Code regarding flooding and inundation hazards.

GOAL S-3:

Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

Policy S-3.3 Fire and Emergency Medical Services

We maintain sufficient fire stations, equipment and staffing to respond effectively to emergencies and meet the needs of the community and state requirements.

The Euclid Mixed Use Specific Plan requires all infrastructure, including water systems needed to provide fire safety to be constructed concurrently with future development. The Specific Plan is located within the service area of Fire Station #2.

Policy S-3.8 Fire Prevention through Environmental Design

We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces, and buildings.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Fire Department and potential redesign to incorporate fire prevention design elements within streetscapes, sites, open spaces, and buildings.

7.6 Safety Element

GOAL S-1:

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

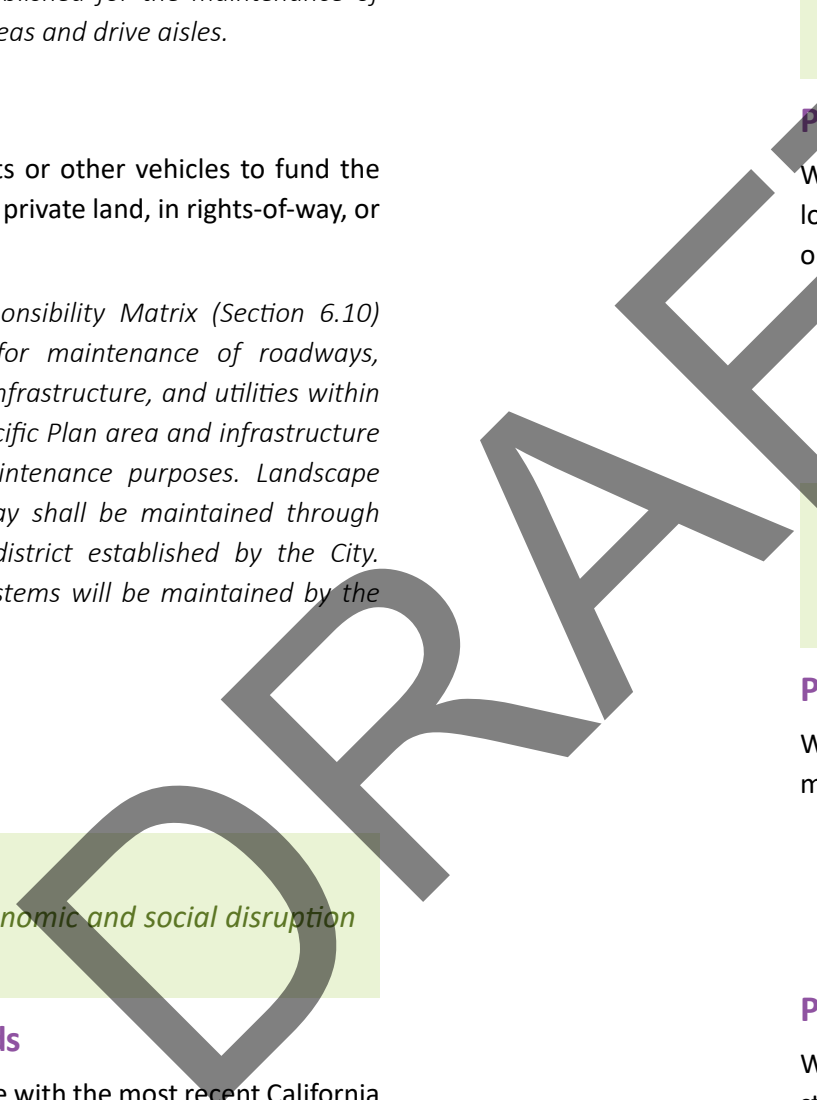
Policy S-1.1 Implementation of Regulations and Standards

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.

The Euclid Mixed-Use Specific Plan requires all future development projects to comply with the State of California Building Code as adopted and implemented by the City.

Policy 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.



GOAL S-4:

An environment where noise does not adversely affect the public’s health, safety, and welfare.

Policy S-4.1 Noise Mitigation

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

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report, the City’s noise ordinance, subdivision and development codes, and the California Building Code to mitigate noise impacts.

GOAL S-5:

Minimize the risk of injury, property damage, and economic loss resulting from windstorms and wind-related hazards.

Policy S-5.1 Dust Control Measures

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

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report, the construction management plan, and any subdivision and development codes regarding dust control.

Policy S-5.2 Grading in High Winds

We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.

Future construction within the Euclid Mixed Use Specific Plan will comply with all City regulations and will comply with the City approved construction management plan and mitigation measures identified in the project Environmental Impact Report.

GOAL S-6:

Reduced potential for hazardous materials exposure and contamination.

Policy S-6.9 Remediation of Methane

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

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with any and all mitigation measures of the project Environmental Impact Report.

GOAL S-7:

Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.

Policy 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.

The Euclid Mixed-Use Specific Plan acknowledges that all projects within the Specific Plan area shall comply with the City’s development review process, which provides for review by the City’s Police Department and potential redesign to incorporate crime prevention design elements in streetscapes, sites, open spaces, and buildings. Parcel lighting (Section 5.6, Lighting) addresses illumination of parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features. A key provision includes the installation of ground or low mounted fixtures to provide for safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features. Section 5.1, Site Design, also encourages delineation of pedestrian access to on-site buildings from adjacent streets and parking areas by marking building entrances with signage, prominent architectural features, and/or landscaping features.

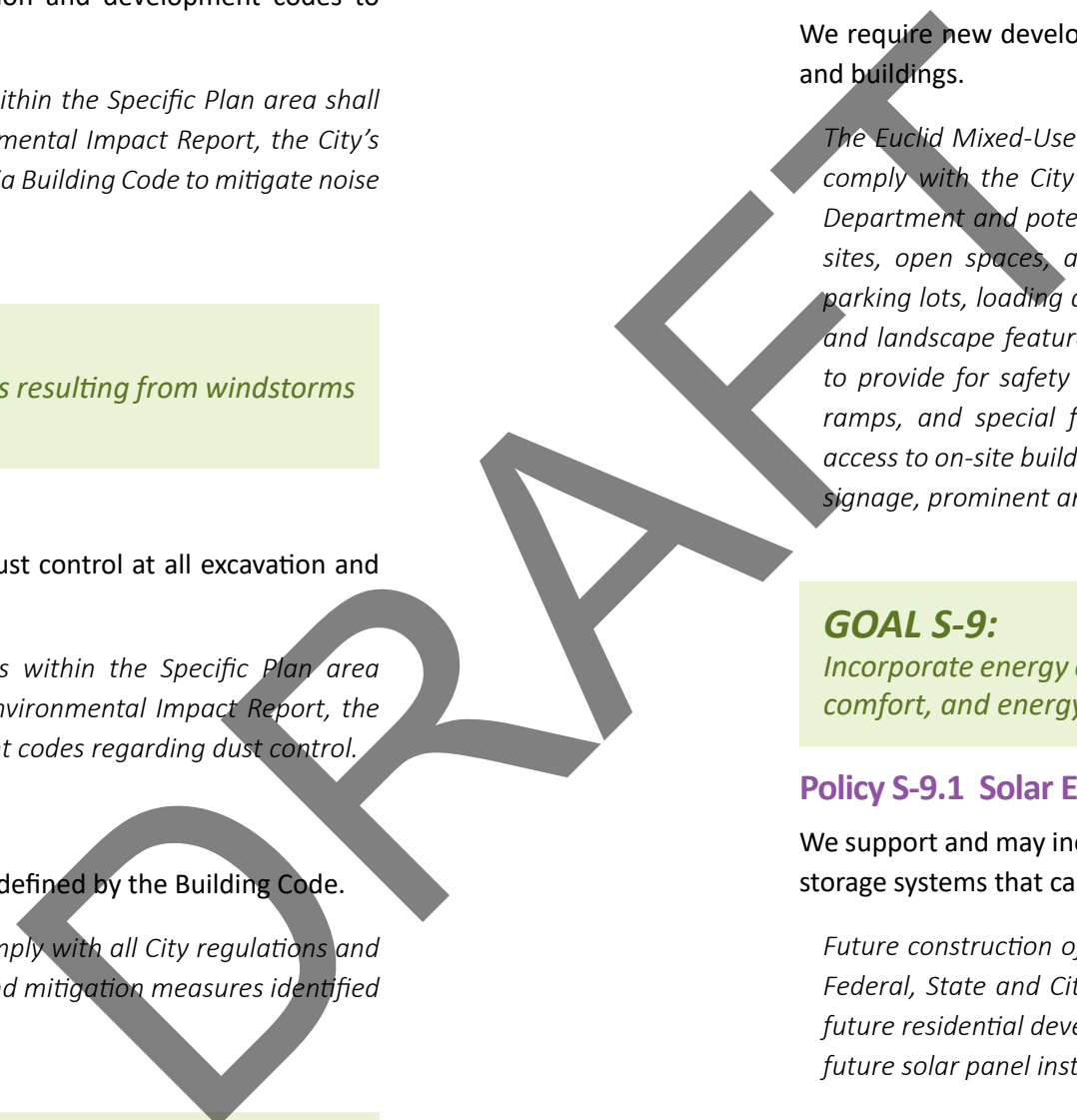
GOAL S-9:

Incorporate energy efficient practices and renewable energy systems to improve air quality, comfort, and energy reliability during temporary power outages.

Policy S-9.1 Solar Energy

We support and may incentivize the installation of residential and commercial solar panels and battery storage systems that can provide electricity during power outages.

Future construction of residential units within the Euclid Mixed Use Specific Plan will comply with all Federal, State and City regulations for solar energy. The Specific Plan provides design guidelines for future residential development in Section 5 that include site planning and design criteria to encourage future solar panel installation.



7.7 Mobility Element

GOAL M-1:

A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.

Policy M-1.1 Roadway Design and Maintenance

We require our roadways to:

1. Comply with federal, state, and local design and safety standards;
2. Meet the needs of multiple transportation modes and users;
3. Handle the capacity envisioned in the City of Ontario Master Plan of Streets and Highways;
4. Be maintained in accordance with best practices;
5. Be compatible with the streetscape and surrounding land uses;
6. Promote the efficient flow of all modes of traffic through the implementation of intelligent transportation systems and travel demand management strategies.

The Euclid Mixed-Use Specific Plan complies with the Functional Roadway Classification Plan of the Mobility Element and, therefore, aims to comply with federal, state, and local design and safety standards; meet the needs of multiple transportation modes and users; and maintain a Level of Service of E or better at all intersections addressed in the project Environmental Impact Report. Specific Plan site design strives to minimize the effects of truck traffic on nearby residential uses by locating truck entries and loading docks away from residential use.

Policy M-1.2 Mitigation of Impacts

We require development to mitigate its traffic impacts.

The Euclid Mixed-Use Specific Plan requires in Section 6.3.4, Compliance with CEQA, that projects within the Specific Plan area comply with all mitigation measures, conditions, and project design features identified in the project Environmental Impact Report. Section 5.1, Site Design, provides guidelines to ensure buildings, structures, and loading facilities will be designed so loading and unloading activities occur on-site without extending beyond the property line.

GOAL M-2:

A system of trails and corridors that facilitate and encourage active modes of transportation.

Policy M-2.2 Bicycle System

We provide off-street multipurpose trails and Class II bikeways as our preferred paths of travel and use the Class III for connectivity in constrained circumstances. When truck routes and bicycle facilities share a right-of-way, we prefer Class I or Class IV bicycle facilities. We require new development to include bicycle facilities, such as bicycle parking and secure storage areas.

The Euclid Mixed-Use Specific Plan includes a Circulation Plan in Section 3 to provide connectivity to the trails and bikeway corridors identified in the Ontario Multipurpose Trails and Bikeway Corridor Plan, including installation of multipurpose trails along Euclid Avenue and Edison Avenue.

Policy M-2.3 Pedestrian Walkways

We require streets to include sidewalks and visible crosswalks at major intersections where necessary to promote safe and comfortable mobility between residential areas, businesses, schools, parks, recreation areas, and other key destination points.

The Euclid Mixed-Use Specific Plan street sections and streetscape designs (Section 3.1, Circulation Plan and Section 5.3, Landscape Design) provide for construction of 5 foot wide public pedestrian sidewalks for Euclid Avenue, Schaefer Avenue, and Sultana Avenue and Edison Avenue to connect with adjacent existing and planned pedestrian circulation systems. Pedestrian sidewalks are separated from vehicular travel lanes by a landscaped parkway. Proposed improvements for the Specific Plan area streets are consistent with the City's Ontario Ranch Streetscape Master Plan.

Policy M-2.4 Network Opportunities

We use public rights-of-way and easements such as, utility easements, levees, drainage corridors, road rights-of-way, medians, and other potential options to maintain and expand our bicycle and pedestrian network. In urban, mixed-use, and transit-oriented Place Types, we encourage the use of underutilized public and private spaces to expand our public realm and improve pedestrian and bicycle connectivity.

The Euclid Mixed Use Specific Plan includes the construction of multi-purpose trails along Euclid and Schaefer Avenues and public accessible sidewalks along Euclid, Schaefer and Sultana Avenues and Edison Avenue. Potential pedestrian and bicycle connectivity to neighborhoods within and adjacent to the Mixed Use District will be incorporated into future residential development plans.

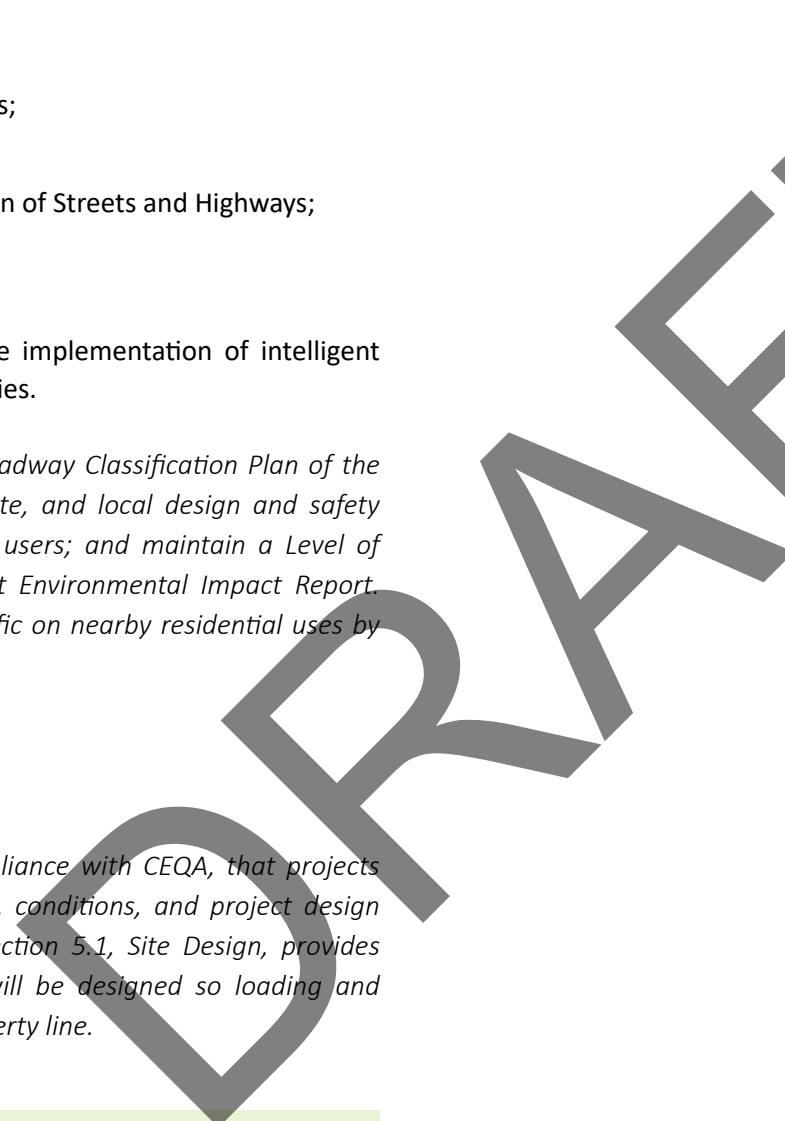
GOAL M-3:

A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit-dependent.

Policy M-3.2 Alternative Transit Facilities at New Development

We require new development adjacent to an existing or planned transit stop to contribute to the creation of transit facilities, such as bus shelters, transit bays and turnouts, and bicycle facilities, such as secure storage areas.

The Euclid Mixed-Use Specific Plan discusses (in Section 3.2.9, Transit) that the City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue on the western boundary of the Specific Plan area.



GOAL M-4:

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

Policy M-4.1 Truck Routes

We designate and maintain a network of City truck routes that provide for the safe and efficient transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown on Exhibit M-04, Truck Routes. We will minimize conflicts on truck routes through the design and implementation of buffers between travel lanes and pedestrian and bicycle facilities on designated truck routes.

The Euclid Mixed-Use Specific Plan is designed to enable easy vehicular access to the truck route network and to encourage its business park users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Section 3, Development Plan) are designed to direct truck traffic away from nearby residential use in the City of Chino.

Policy M-4.4 Environmental Considerations

We support both local and regional efforts to reduce/eliminate the negative environmental impacts of goods movement through the planning and implementation of truck routing and the development of a plan to evaluate the future needs of clean fueling/recharging and electrified truck parking.

The Euclid Mixed Use Specific Plan implements the City of Ontario master planned street network and provides for the construction of circulation improvements to support adequate infrastructure for safe and efficient truck routing and supports Citywide efforts to evaluate and address future needs for clean fueling/recharging and electrified truck parking.

7.8 Community Design Element

GOAL CD-1:

A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy CD-1.2 Place Types

We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City’s identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.

The Euclid Mixed Use Specific includes design guidelines in Section 5 that include architectural criteria that establish a Gateway design treatment with landscaping and monumentation to create a unique entry to the Ontario Ranch community and the City overall. This placemaking element will establish a unique and high quality community and neighborhood design character for future development within the Specific Plan area.

Policy CD-1.4 Transportation Corridors

We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting. The extent of enhancement should be appropriate to the use, type, and context of each corridor.

The Euclid Mixed Use Specific Plan requires the construction of landscaped neighborhood edges along Euclid and Schaefer Avenues and Edison Avenue per the City master plans for these major transportation corridors. Section 5, Design Guidelines include criteria for landscaping these neighborhood edges and other common areas.

GOAL CD-2:

A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

Policy CD-2.1 Quality Building Design and Architecture

We encourage all development projects to convey visual interest and character through:

1. Building volume, massing, and height to provide context-appropriate scale and proportion;
2. 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
3. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

The Euclid Mixed-Use Specific Plan design guidelines (Section 5) ensure that: 1) scale, massing, fenestration, materials, and colors are consistent with the building’s architectural style and compatible with the overall design in the Specific Plan area, 2) articulation is provided through elements such as cornices, parapets, expression lines, and changes in materials and/or colors, 3) use of a variety of colors, materials, and/or textures on each building is appropriate to the architectural features or massing.

Policy CD-2.2 Neighborhood Design

We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:

1. A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
2. Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
3. Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
4. 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;
5. Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.



The Euclid Mixed Use Specific Plan has provisions to *allow for* the development of up to 466 high density attached residential units within the Mixed Use District. The Specific Plan provides design guidelines for future residential development in Section 5 that include criteria for site planning/neighborhood design and architecture including considerations for access, connectivity, livability and social interaction.

Policy CD-2.3 Commercial Areas

We desire commercial areas and centers to be distinctive, pedestrian friendly, functional, and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.

The Euclid Mixed Use Specific Plan allows for maximum of 1,676,886 S.F. of employment generating land uses within the Business Park and Mixed Use Districts. The Specific Plan provides design guidelines for future development in Section 5 that include architectural criteria to encourage the development of a variety of distinctive commercial businesses that are pedestrian friendly, connected to other surrounding uses, functional and vibrant elements of the overall neighborhood.

Policy CD-2.4 Urban, Mixed Use, and Transit-oriented Areas

We establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant, comfortable, and functional environment, as defined for each Place Type.

The Euclid Mixed Use Specific Plan includes a Mixed Use District that will allow up to 466 residential units and a maximum of 290,110 S.F. of retail or office uses along Edison Avenue in close proximity to transit turnouts within the Specific Plan area. The Specific Plan provides design guidelines for future development in Section 5 that include planning and design criteria to create a unique and high quality community and neighborhood design character for future development within the Specific Plan area that will be integrated into surrounding neighborhoods.

Policy 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.

Section 3.3, Circulation Plan, addresses connectivity, street improvements, pedestrian and bicycle plans, and transit. In Section 5.3, Landscape Design, the Euclid Mixed-Use Specific Plan identifies street improvements and streetscape including parkways, street trees, sidewalks, landscape buffers, and street lighting for Euclid Avenue, Eucalyptus Avenue, Merrill Avenue, and Sultana Avenue within the Specific Plan area, which are consistent with the Circulation Element of The Ontario Plan. The Euclid Mixed-Use Specific Plan streetscape design creates an aesthetically pleasing view for pedestrians and motorists, screens parking and loading areas from the public right-of-way, and visually integrates the development into the surrounding Ontario Ranch community.

Policy CD-2.6 Connectivity

We promote development of local street patterns, multimodal networks, and connected public spaces that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent “islands” through the following means:

1. Local street networks that provide access both between subdivisions and within neighborhoods and discourage through traffic;
2. 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 to provide adequate emergency and evacuation access; and
3. Pedestrian and bicycle networks that provide convenient access to neighborhoods and nearby destinations, such as schools, parks, other public spaces, commercial areas, and transit stops.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to create safe and efficient circulation systems and connectivity for future development within the Specific Plan area and surrounding neighborhoods.

Policy 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.

The Euclid Mixed-Use Specific Plan is committed to sustainable design strategies that integrate principles of environmental stewardship into the design, construction and operation process. The Specific Plan incorporates sustainability principles into its design guidelines such as drought tolerant landscaping, skylights in warehouse areas of buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting. Design strategies include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. The use of recycled water to irrigate landscape is required by the Specific Plan's Recycled Water Plan (Section 3.4), consistent with the City of Ontario Recycled Water Master Plan.

Policy 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, maintaining visibility and accessibility, and using lighting.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include criteria to create safe and efficient walkway and common areas that are visible and well lighted at night for future development within the Specific Plan.

Policy CD-2.9 Landscape Design

We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

Consistent with the vision for Ontario Ranch as outlined in the Ontario Ranch Streetscape Master Plan, the Euclid Mixed-Use Specific Plan (Section 5.3, Landscape Design) provides for landscaped setbacks and landscaped parkways adjacent to bike lanes and sidewalks, defining these public spaces. The landscaped setbacks and parkways will include drought-tolerant plants featuring colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid Southern California climate to promote durable plant materials. The plant selection will complement the design theme of the Specific Plan area. Parking lot landscaping will reduce associated heat buildup, improve aesthetics, and integrate into onsite landscape design and adjacent streetscapes. Swaled landscape areas will retain/infiltrate stormwater run-off to improve water quality and promote groundwater recharge where feasible. Shade trees thoughtfully located near expanses of paving, building walls, roofs, and windows will reduce the impacts of heat gain.

Policy CD-2.10 Parking Areas

We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

1. Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.
2. Structured parking: facade articulation, screening, appropriate lighting, and landscaping.
3. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to minimize the visual impact of surface parking and garages for future development within the Specific Plan area and surrounding neighborhoods.

Policy 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.

The Euclid Mixed-Use Specific Plan establishes design guidelines to ensure high-quality development and a sense of place. As discussed in Section 5.3, Landscape Design, Euclid, Eucalyptus, Schaefer and Sultana Avenue and Edison Avenue will feature landscaped setbacks adjacent to the Specific Plan area that will provide attractive entries to the site. An entry monument will be located at the northeast corner of Euclid Avenue and Edison Avenue to identify the Ontario Ranch area and/or the Euclid Mixed-Use Specific Plan area.

Policy 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.

The Euclid Mixed-Use Specific Plan (Section 5.7, Signage) requires approval of a comprehensive sign program to address parcel identification, building identification and directional signage within the Specific Plan area. A comprehensive sign program will integrate project signage with the overall design of the site and structures to create a unified visual statement. A comprehensive sign program provides a means for flexible application of sign regulations to provide incentive and latitude in the design and display of multiple signs. Business park uses on the site will also be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses.

Policy CD-2.16 Transit Stops

We require transit stops be conveniently located, well lit, safe, and clearly accessible to pedestrians, bicyclists, and people of all abilities.

The Euclid Mixed Use Specific Plan requires the location and construction of transit turnouts within the Specific Plan area.

GOAL CD-3:

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.

Policy CD-3.1 Unique Identity

We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to establish a unique character and sense of identity for future development within the Specific Plan area and surrounding neighborhoods.

Policy CD-3.2 Comfortable, Human-Scale Public Realm

We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to maximize safety, comfort and aesthetics and connect to the Citywide pedestrian, vehicular and bicycle networks.



Policy CD-3.3 Complete and Connected Network

We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to ensure that all modes of circulation and neighborhood connectivity are provided and coordinated with the Citywide pedestrian, vehicular and bicycle network to maximize safety, comfort and aesthetics.

Policy CD-3.4 Context-Aware and Appropriate Design

We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to ensure that future development complements existing surrounding development and provides adequate transitions and buffers between less compatible uses and minimizes potential conflicts.

Policy CD-3.5 Active Frontages

We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

The Euclid Mixed Use Specific Plan includes design guidelines for future development within the Mixed Use District in Section 5 that include planning and design criteria to create active pedestrian streetscapes and orient building frontages, business entrances, residential courtyards and balconies towards sidewalks and common open areas maximize safety, comfort and aesthetics.

GOAL CD-5:

A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

Policy 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.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix in Section 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Privately owned buildings will be maintained as specified by the Property Owners Association (Section 6.10.2).

Policy CD-5.2 Maintenance of Infrastructure

We require the continual maintenance of infrastructure.

The Euclid Mixed-Use Specific Plan includes a Maintenance Responsibility Matrix in Section 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area.

7.9 Social Resources Element

GOAL SR-2:

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.

Policy 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.

The Euclid Mixed Use Specific Plan evaluated the accessibility and capacity of existing schools. Future residential development will be reviewed by the applicable school districts and will address the mitigation measures identified in the project Environmental Impact Report.

GOAL SR-5:

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.

Policy SR-5.3 Public Art

We encourage public art in buildings, parks, open spaces, and other public and private spaces.

The Euclid Mixed Use Specific Plan does not require public art within the Business Park and Mixed Use Districts specifically. Future development plans for commercial or office uses should consider public art improvements or amenities according to City policy.