

# Appendix

## **Appendix A - General Plan Consistency Analysis**

The City of Ontario General Plan was most recently adopted in 2010 and contains the following elements:

1. Land Use Element (LU)
2. Community Design Element (CD)
3. Mobility Element (M)
4. Housing Element (H)
5. Environmental Resources Element (ER)
6. Safety Element (S)
7. Parks & Recreation Element (PR)
8. Social Resources Element (SR)
9. Community Economics Element (CE)

The following pages contain an analysis of the existing City of Ontario General Plan Policies from the aforementioned elements as the Specific Plan needs to exhibit consistency with the General Plan.

Goal	Policies	
LU1 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.		
	LU1-1 <i>Strategic Growth.</i> We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.	Festival site is at a strategic location on Inland Empire Blvd. due to employment and the I-10 freeway to the south, major collectors east and west (Turner and Archibald respectively) and Guasti Regional Park to the north.
	LU1-2 <i>Sustainable Community Strategy.</i> We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process.	NA, directed to city process.
	LU1-3 <i>Adequate Capacity.</i> We require adequate infrastructure and services for all development.	Adequate infrastructure is adjacent to the site and will be provided by the developer per the Infrastructure and Public Facilities Plan in Section 4.
	LU1-4 <i>Mobility.</i> We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.	Reduced reliance on the automobile is facilitated by connected walkways and bike access through the plan area, on the project perimeter and by adjacency to commercial services available at the existing 5.7 acre commercial site.
	LU1-5 <i>Jobs-Housing Balance.</i> We coordinate land use, infrastructure, and transportation planning and analysis with regional, county and other local agencies to further regional and sub-regional goals for jobs-housing balance.	NA, directed to city process.
	LU1-6 <i>Complete Community.</i> 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	Festival incorporates a variety of commercial, residential and open space land uses and building types with a diversity of land uses to the north, south, east and west (Public park, employment, attached housing and retail/commercial respectively) to appeal to residents of diverse stages of life.

	spectrum of choices of where they can live, work, shop and recreate within Ontario.	NA, the City Land Use Plan designation will remain Mixed-Use
LU1-7	<i>Revenues and Costs.</i> We require future amendments to our Land Use Plan to be accompanied by analyses of fiscal impacts.	
<b>Goal</b>		
LU2	Compatibility between a wide range of uses.	
	<b>Policies</b>	
LU2-1	<i>Land Use Decisions.</i> We minimize adverse impacts on adjacent properties when considering land use and zoning requests.	The adjacent property consists of Regional Park to the North which will be screened by landscape and wall to minimize any adverse impacts.
LU2-2	<i>Buffers.</i> We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.	The Regional Park to the North will be screened by landscape and wall to minimize any adverse impacts.
LU2-3	<i>Hazardous Uses.</i> We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials.	No industrial, or like pollutant emitting uses, will be permitted at Festival.
LU2-4	<i>Regulation of Nuisances.</i> We regulate the location, concentration and operations of potential nuisances.	NA, directed to city process.
LU2-5	<i>Regulation of Uses.</i> We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.	Festival consists of an existing 5.7 acre commercial site, a potential for Garden Commercial II and Planned Residential Development and will be subject to City regulations.
LU2-6	<i>Infrastructure Compatibility.</i> We require infrastructure to be aesthetically pleasing and in context with the community character.	Visible infrastructure will be aesthetically pleasing as detailed in Section 4, Infrastructure and Public Facilities.
LU2-7	<i>Inter-jurisdictional Coordination.</i> We maintain an ongoing liaison with IEUA, LAWA, Caltrans, Public Utilities Commission, the railroads and other agencies to help minimize impacts and improve the	NA, directed to city process.

LU2-8	<p><i>Transitional Areas.</i> We require development in transitional areas to protect the quality of life of current residents.</p>	operations and aesthetics of their facilities. NA, Festival is not a transitional area.
LU2-9	<p><i>Methane Gas Sites.</i> We require sensitive land uses and new uses on former dairy farms or other methane-producing sites be designed to minimize health risks.</p>	NA, Festival is not a former dairy farm or other methane-producing site.
<b>Goal</b>		
LU3	<p>Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.</p>	
<b>Policies</b>		
LU3-1	<p><i>Development Standards.</i> We maintain clear development standards which allow flexibility to achieve our Vision.</p>	The Festival Specific Plan creates clear development standards tailored to the site and allows some flexibility in their implementation.
LU3-2	<p><i>Design Incentives.</i> We offer design incentives to help projects achieve the Vision.</p>	NA, directed to city process.
LU3-3	<p><i>Land Use Flexibility.</i> We consider uses not typically permitted within a land use category if doing so improves livability, reduces vehicular trips, creates community gathering places and activity nodes, and helps create identity.</p>	NA, directed to city process.
<b>Goal</b>		
LU4	<p>Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.</p>	NA, directed to city process.
<b>Policies</b>		
LU4-1	<p><i>Commitment to Vision.</i> We are committed to</p>	NA, directed to city process.

	<p>achieving our Vision but realize that it may take time and several interim steps to get there.</p> <p><i>Interim Development.</i> We allow development in growth areas that is not immediately reflective of our ultimate Vision provided it can be modified or replaced when circumstances are right. We will not allow development that impedes, precludes or compromises our ability to achieve our Vision.</p>	NA, Festival is not an Interim Development
LU4-2	<p><i>Infrastructure Timing.</i> We require that the necessary infrastructure and services be in place prior to or concurrently with development.</p>	Infrastructure will be provided concurrent with development as described in Section 4, Infrastructure and Public Facilities.
	<b>Goal</b>	
LU5	<p>Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.</p>	
	<b>Policies</b>	
LU5-1	<p><i>Coordination with Airport Authorities.</i> 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.</p>	NA, directed to city process.
LU5-2	<p><i>Airport Planning Consistency.</i> We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations and/or adopted master plans and land use compatibility plans for the ONT and Chino Airport.</p>	NA, directed to city process.
LU5-3	<p><i>Airport Impacts.</i> We work with agencies to maximize resources to mitigate the impacts and hazards related to airport operations.</p>	NA, directed to city process.
LU5-4	<p><i>ONT Growth Forecast.</i> We support and promote an</p>	

	ONT that accommodates 30 million annual passengers and 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.	NA, directed to city process.
LU5-5	<i>Airport Compatibility Planning for ONT.</i> We create and maintain the Airport Land Use Compatibility Plan for ONT.	NA, directed to city process.
LU5-6	<i>Alternative Process.</i> We fulfill our responsibilities and comply with state law with regard to the Alternative Process for proper airport land use compatibility planning.	NA, directed to city process.
LU5-7	<i>ALUCP Consistency with Land Use Regulations.</i> We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.	NA, directed to city process.
LU5-8	<i>Chino Airport.</i> We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.	NA, directed to city process.
<b>Goal</b>		
CD1	A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.	
<b>Policies</b>		
CD1-1	<i>City Identity.</i> We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.	NA, directed to city process.
CD1-2	<i>Growth Areas.</i> We require development in growth	The Festival Specific Plan is designated as a growth area and the Design Guidelines in Section 3 as well as Design Review

	<p>areas to be distinctive and unique places within which there are cohesive design themes.</p> <p><b>CD1-3</b> <i>Neighborhood Improvement.</i> We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.</p> <p><b>CD1-4</b> <i>Transportation Corridors.</i> We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.</p> <p><b>CD1-5</b> <i>View Corridors.</i> We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees.</p>	<p>The existing 5.7 acre non-residential (commercial) site in the western portion of the plan area will be preserved.</p> <p>process ensure a cohesive design theme will be implemented.</p> <p>NA, directed to city process.</p> <p>NA, directed to city process.</p>
	<p><b>Goal</b></p> <p><b>CD2</b> A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.</p>	
	<p><b>Policies</b></p> <p><b>CD2-1</b> <i>Quality Architecture.</i> We encourage all development projects to convey visual interest and character through:</p> <ul style="list-style-type: none"> <li>• building volume, massing, and height to provide appropriate scale and proportion;</li> <li>• a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and</li> </ul>	<p>Visual interest and character will be achieved through comprehensive Design Guidelines in Section 3 and implemented through the design review process as described in Section 5, Implementation.</p>

	<ul style="list-style-type: none"> <li>appropriate for its setting; and</li> <li>exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.</li> </ul>	
CD2-2	<p><i>Neighborhood Design.</i> We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:</p> <ul style="list-style-type: none"> <li>a pattern of smaller, walkable blocks that promote access, activity and safety;</li> <li>variable setbacks and parcel sizes to accommodate a diversity of housing types;</li> <li>traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;</li> <li>floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and</li> <li>landscaped parkways, with sidewalks separated from the curb.</li> </ul> <p>A sense of community and livability at Festival will be created through:</p> <ul style="list-style-type: none"> <li>walkable blocks</li> <li>a diversity of housing types</li> <li>traffic calming measures such as bulb-outs and chokers.</li> <li>Street facing plans serviced by alleys and other home types that take the garage face off the street.</li> <li>Landscaped parkways and sidewalks separated from the curb.</li> </ul>	The existing 5.7 acre commercial center is distinctive, has a range of businesses, good connectivity to the neighborhood and is pedestrian friendly.
CD2-3	<p><i>Commercial Centers.</i> We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to</p>	

	<p>gather, and connectivity to the neighborhoods they serve.</p>	Festival site plan meets the requirements for a functional mixed-use pedestrian village by having diverse land uses within a 5-minute/quarter-mile walk distance.
CD2-4	<p><i>Mixed Use, Urban Office and Transit Serving Areas.</i> We require mixed use, urban office and transit serving areas to be designed and developed as pedestrian oriented “villages” that promote a vibrant, comfortable and functional environment.</p>	The new streets will provide improved walkability, bicycling and connectivity within the plan area and enhance community identity through improvements to the public right of way along the northerly edge of Inland Empire Blvd.
CD2-5	<p><i>Streetscapes.</i> We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.</p>	The Festival local street pattern and pedestrian network creates and unifies the neighborhood by:
CD2-6	<p><i>Connectivity.</i> We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent “islands” through the following means.</p> <ul style="list-style-type: none"> <li>• local street patterns that provide access between subdivisions and within neighborhoods and discourage through traffic;</li> <li>• 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</li> <li>• neighborhoods, centers, public schools, and parks that are linked by pedestrian greenways/open space networks. These</li> </ul>	<ul style="list-style-type: none"> <li>• Providing access between subdivisions and discouraging through traffic by not linking vehicular access to the existing 5.7 acre commercial site.</li> <li>• Providing access between subdivisions and encouraging through traffic by not linking vehicular access to the existing 5.7 acre commercial site.</li> <li>• Providing a grid-based circulation system</li> <li>• Festival is a neighborhood with a park linked by pedestrian greenways but is not planned for centers or public schools.</li> </ul>

<p>may also be used to establish clear boundaries between distinct neighborhoods and/or centers.</p>	<p><b>CD2-7</b> <i>Sustainability.</i> We collaborate with the development community to design and build neighborhoods, landscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.</p> <p><b>CD2-8</b> <i>Safe Design.</i> We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.</p> <p><b>CD2-9</b> <i>Landscape Design.</i> We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.</p> <p><b>CD2-10</b> <i>Surface Parking Areas.</i> We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.</p> <p><b>CD2-11</b> <i>Entry Statements.</i> We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use</p>	<p>The developer is collaborating with the City to design and build energy efficiencies in to the plan and home types through solar orientation, etc.</p>	<p>Festival incorporates defensible space through orientation, visibility, limiting access to potentially isolated spaces and lighting.</p>	<p>Festival ensures durable landscape materials with the plant palette in Section 3 and has space dedicated to a well defined public park.</p>	<p>Parking areas will be landscaped with shade trees suggested per the plant palette and at a ratio indicated for commercial and residential in Sections 1 and 2 and the guidelines in Section 3.</p>	<p>Festival includes significant signage and landscaping at the main entry as shown in the Primary Entry Street Section from Inland Empire Boulevard.</p>
--	---	---	---	--	---	---

	<p>areas, industrial developments, and public places that reinforce them as uniquely identifiable places.</p> <p><b>CD2-12 Site and Building Signage.</b> We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.</p>	<p><u>Commercial development is required to comply with the Neighborhood Commercial sign requirements contained within the Ontario Development Code per the Specific Plan.</u></p>
CD2-13	<p><i>Entitlement Process.</i> We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.</p>	NA, directed to city process.
CD2-14	<p><i>Availability of Information.</i> We provide easy access to information for developers, builders and the public about design quality, construction quality, and sustainable building practices.</p>	NA, directed to city process.
CD2-15	<p><i>Leverage Professional and Trade Organizations.</i> We support excellence in design and construction quality through collaboration with trade and professional organizations that provide expertise, resources and programs for developers, builders and the public.</p>	NA, directed to city process.
<b>Goal</b>		
CD3	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.	
<b>Policies</b>		
CD3-1	<p><i>Design.</i> We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to</p>	Festival has worked with the City to ensure the pedestrian, bicycle and vehicular circulation on both public and private property is designed for safety, comfort and aesthetics.

maximize safety, comfort and aesthetics.	<p><b>CD3-2</b> <i>Connectivity Between Streets, Sidewalks, Walkways and Plazas.</i> We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.</p>	<p>Festival will meet city requirements to ensure landscaping and paving optimizes visual connectivity for pedestrians.</p>
	<p><b>CD3-3</b> <i>Building Entrances.</i> We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.</p>	<p><b>CD3-4</b> <i>Ground Floor Usage of Commercial Buildings.</i> We create lively pedestrian streetscapes by requiring the location of uses, such as shopping, galleries, restaurants, etc., on ground floors adjacent to sidewalks.</p>
	<p><b>CD3-5</b> <i>Paving.</i> We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.</p>	<p><b>CD3-6</b> <i>Landscaping.</i> We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.</p>
	<p><b>CD3-7</b> <i>Transit Stops.</i> We require transit stops be well lit, safe, appealing to and accessible by pedestrians.</p>	<p>Festival will meet City standards for road and sidewalk surface quality.</p>
		<p>Landscape is a key design feature in the streetscapes and other outdoor spaces per landscape development standards in Section 2, Guidelines in Section 3 and the street sections as shown in Section 4.</p> <p>The existing 5.7 acre commercial site has shopping uses on the ground floor adjacent to sidewalks.</p> <p>Festival will meet City standards for road and sidewalk surface quality.</p> <p>NA, Transit Stops are not included in Festival Ontario.</p>
<b>Goals</b>		
<b>Policies</b>		

	professional collections, artifacts, manuscripts, photographs, documents, maps and other archives.	NA, no historic resources on site
CD4-2	<i>Collaboration with Property Owners and Developers.</i> We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.	
CD4-3	<i>Collaboration with Outside Agencies.</i> We pursue opportunities to team with other agencies, local organizations and non-profits in order to preserve and promote Ontario's heritage.	NA, directed to city process.
CD4-4	<i>Incentives.</i> We use the Mills Act and other federal, state, regional and local programs to assist property owners with the preservation of select properties and structures.	NA, directed to city process.
CD4-5	<i>Adaptive Reuse.</i> We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability.	NA, directed to city process.
CD4-6	<i>Promotion of Public Involvement in Preservation.</i> We engage in programs to publicize and promote the City's and the public's involvement in preservation efforts.	NA, directed to city process.
CD4-7	<i>Public Outreach.</i> We provide opportunities for our residents to research and learn about the history of Ontario through the Planning Department, Museum of History and Art, Ontario and the Robert E. Ellingwood Model Colony History Room.	NA, directed to city process.
<b>Goal</b>		
CD5	A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.	

<b>Policies</b>		
CD5-1 <i>Maintenance of Buildings and Property.</i> We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.	The Festival SP details the maintenance program and responsibilities in Section 5, Implementation.	
CD5-2 <i>Maintenance of Infrastructure.</i> We require the continual maintenance of infrastructure.	The Festival SP details the maintenance program and responsibilities in Section 5, Implementation.	
CD5-3 <i>Improvements to Property &amp; Infrastructure.</i> We provide programs to improve property and infrastructure.	The Festival SP details the maintenance program and responsibilities in Section 5, Implementation.	
CD5-4 <i>Neighborhood Involvement.</i> We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.	NA, directed to city process.	
<b>Goal</b>		
M1    A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.		
<b>Policies</b>		
M1-1 <i>Roadway Design and Maintenance.</i> We require our roadways to:	Festival Ontario is required to meet federal, state and local design standards, Level of Service and Right of Way Management plans as part of the review and approval process.	
	<ul style="list-style-type: none"> <li>• Comply with federal, state and local design and safety standards.</li> <li>• Meet the needs of multiple transportation modes and users.</li> <li>• Handle the capacity envisioned in the Functional Roadway Classification Plan.</li> <li>• Maintain a peak hour Level of Service (LOS)</li> </ul>	

	<p>E or better at all intersections.</p> <ul style="list-style-type: none"> <li>• Be compatible with the streetscape and surrounding land uses.</li> <li>• Be maintained in accordance with best practices and our Right-of-Way Management Plan.</li> </ul>	
M1-2	<p><i>Mitigation of Impacts.</i> We require development to mitigate its traffic impacts.</p>	Festival is required to mitigate traffic impacts, if any, as determined by City policy and State Law.
M1-3	<p><i>Roadway Improvements.</i> We work with Caltrans, SANBAG and others to identify, fund and implement needed improvements to roadways identified in the Functional Roadway Classification Plan.</p>	NA, directed to city process.
M1-4	<p><i>Adjacent Jurisdictions.</i> We work with neighboring jurisdictions to meet our level of service standards at the City limits.</p>	NA, directed to city process.
<b>Goal</b>		
M2	<p>A system of trails and corridors that facilitate and encourage bicycling and walking.</p>	
<b>Policies</b>		
M2-1	<p><i>Bikeway Plan.</i> We maintain our Multipurpose Trails &amp; Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.</p>	NA, directed to city process.
M2-2	<p><i>Bicycle System.</i> We provide off-street multipurpose trails and Class II bikeways as our primary paths of travel and use the Class III for connectivity in constrained circumstances.</p>	NA, directed to city process.

M2-3	<i>Pedestrian Walkways.</i> We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.	Internal walkways at Festival provide convenient travel between residential areas and external walkways at Turner, Inland Empire Blvd. and Archibald provide convenient travel to other destination points.
M2-4	<i>Network Opportunities.</i> We explore opportunities to expand the pedestrian and bicycle networks. This includes consideration of utility easements, levees, drainage corridors, road right-of-ways, medians and other potential options.	NA, directed to city process.
<b>Goal</b>		
M3	A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.	
<b>Policies</b>		
M3-1	<i>Transit Partners.</i> We maintain a proactive working partnership with transit providers to ensure that adequate public transit service is available.	NA, directed to city process.
M3-2	<i>Transit Facilities at New Development.</i> We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary.	Festival will provide transit facilities as determined by the City if determined as necessary.
M3-3	<i>Transit-Oriented Development.</i> We may provide additional development-related incentives to those inherent in the Land Use Plan for projects that promote transit use.	NA, directed to city process.
M3-4	<i>Bus Rapid Transit (BRT) Corridors.</i> We work with regional transit agencies to implement BRT service to target destinations and along corridors, as shown in the Transit Plan.	NA, directed to city process.
M3-5	<i>Light Rail.</i> We support extension of the Metro Rail Gold Line to Ontario, and will work to secure station	NA, directed to city process.

	locations adjacent to the Meredith site and at the proposed multimodal transit center.	NA, directed to city process.
M3-6	<i>Metrolink Expansion.</i> We advocate expansion of Metrolink service to include the Downtown and the multimodal transit center.	
M3-7	<i>High Speed Rail.</i> We encourage the development of high-speed rail systems that would enhance regional mobility in Southern California and serve the City of Ontario.	NA, directed to city process.
M3-8	<i>Feeder Systems.</i> We work with regional transit agencies to secure convenient feeder service from the Metrolink station and the proposed multimodal transit center to employment centers in Ontario.	NA, directed to city process.
M3-9	<i>Ontario Airport Metro Center Circulator.</i> We will explore development of a convenient mobility system, including but not limited to shuttle service, people mover, and shared car system, for the Ontario Airport Metro Center.	NA, directed to city process.
M3-10	<i>Multimodal Transit Center.</i> We intend to ensure the development of a multimodal transit center near LAONT airport to serve as a transit hub for local buses, BRT, the Gold Line, high-speed rail, the proposed Ontario Airport Metro Center circulator and other future transit modes.	NA, directed to city process.
M3-11	<i>Transit and Community Facilities.</i> We require the future development of community-wide serving facilities to be sited in transit-ready areas that can be served and made accessible by public transit. Conversely, we plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities.	NA, directed to city process.
<b>Goal</b>		
M4	An efficient flow of goods through the City that	

<p>maximizes economic benefits and minimizes negative impacts.</p> <p><b>Policies</b></p>	<p>M4-1     <i>Truck Routes.</i> We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.</p> <p>M4-2     <i>Regional Participation.</i> We work with regional and subregional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently and minimize negative environmental impacts</p> <p>M4-3     <i>Railroad Grade Separations.</i> We eliminate at-grade rail crossings identified on the Functional Roadway Classification Plan.</p> <p>M4-4     <i>Environmental Considerations.</i> We support efforts to reduce/eliminate the negative environmental impacts of goods movement.</p> <p>M4-5     <i>Air Cargo.</i> We support and promote a LAONT airport that accommodates 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.</p>	<p>NA, directed to city process.</p>	<p><b>Goal</b></p> <p>M5     A proactive leadership role to help identify and facilitate implementation of strategies that address regional transportation challenges.</p> <p><b>Policies</b></p>
---	---	--	---

M5-1	<i>Regional Leadership.</i> We maintain a leadership role to help identify and implement potential solutions to long-term regional transportation problems.	NA, directed to city process.
M5-2	<i>Land Use Compatibility with Regional Transportation Facilities.</i> We work with LAWA, railroads, Caltrans, SANBAG, and other transportation agencies to minimize impacts.	NA, directed to city process.
<b>Goal</b>		
H1	Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.	
<b>Policies</b>		
H1-1	<i>Housing Rehabilitation.</i> We support the rehabilitation, maintenance, and improvement of single-family, multiple-family, and mobile homes through code compliance, removal of blight where necessary, and provision of rehabilitation assistance where feasible.	NA, directed to city process.
H1-2	<i>Neighborhood Conditions.</i> 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 neighborhoods at Festival will be comprehensively planned and include amenities such as community center and/or park and recreation area as shown in the Concept Alternatives Exhibits.
H1-3	<i>Community Amenities.</i> 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.	Festival is providing public facilities and infrastructure as described in Section 4, Infrastructure and Public Facilities in order to be consistent with City plans and such plans will be evaluated as part of the City review process.
H1-4	<i>Historical Preservation.</i> We support the	

<p>preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.</p> <p><i>Neighborhood Identity.</i> We strengthen neighborhood identity through creating parks and recreational outlets, sponsoring neighborhood events and encouraging resident participation in the planning and improvement of their neighborhoods.</p>	<p>The public park at Festival is purposefully centrally located and there will also be private recreational facilities both of which may have neighborhood events for residents.</p>	<p>NA, no historical or cultural resources on site.</p>
<p><b>Goal</b></p> <p>H2 Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.</p>	<p>Festival has planned multiple home types as shown on the Concept Alternatives Exhibit to appeal to a range of buyers from diverse income levels.</p>	<p>Higher density housing and mixed-uses are included in the Festival plan as shown on the Land Use Plan and the Concept Alternatives Exhibits.</p>
<p><b>Policies</b></p>	<p>H2-1 <i>Corridor Housing.</i> We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.</p>	<p>NA, Festival is not part of the historic downtown area.</p>
	<p>H2-2 <i>Historic Downtown.</i> We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.</p>	<p>NA, Festival is not part of the Ontario Airport Metro Center.</p>
	<p>H2-3 <i>Ontario Airport Metro Center.</i> We foster a vibrant, urban, intense and highly amenitized community in the Ontario Airport Metro Center Area through a mix of residential, entertainment, retail and office-oriented uses.</p>	<p>NA, Festival is not part of the Ontario Airport Metro Center.</p>

	H2-4  <i>New Model Colony.</i> We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.	NA, Festival is not part of the New Model Colony.
H2-5	<i>Housing Design.</i> We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.	Architectural excellence will be implemented by the Design Guidelines contained herein to guide architectural quality and character of projects and inform the City's design review of project submittals.
H2-6	<i>Infill Development.</i> We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.	Festival is an infill project and that will bring revitalization to the area and features higher density residential development.
<b>Goal</b>		
H3	A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.	
<b>Policies</b>		
H3-1	<i>Incentives.</i> We maintain incentive programs that can be offered to projects that provide benefits to the community such as exceptional design quality, economic advantages, environmental sustainability, or other benefits that would otherwise be unrealized.	NA, directed to city process.
H3-2	<i>Flexible Standards.</i> We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.	NA, directed to city process.

	<i>Development Review.</i> We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.	NA, directed to city process.
H3-4	<i>Financial Incentives.</i> We consider financial incentives to facilitate and encourage the production, rehabilitation or improvement of housing, or provision of services where such activity furthers housing and community-wide goals.	NA, directed to city process.
	<b>Goal</b>	
H4	Increased opportunities for low and moderate income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.	
	<b>Policies</b>	
H4-1	<i>Preservation of Affordable Apartments.</i> We strive to facilitate the preservation of the affordability of publicly assisted apartments for lower income households through financial assistance, technical assistance, rehabilitation, and collaborative partnerships.	NA, directed to city process and there are no affordable apartments on the site.
H4-2	<i>Homeownership Opportunities.</i> We increase and expand homeownership rates for lower and moderate income households by offering financial assistance, low-interest loans and educational resources, and by working in collaboration with partnerships.	NA, directed to city process.
H4-3	<i>Rental Assistance.</i> We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.	NA, directed to city process.

H4-4	<i>Mixed-income Housing.</i> We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.	Festival will feature rental housing as an affordable option to the for sale residential option.
H4-5	<i>Collaborative Partnerships.</i> We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing.	NA, directed to city process.
H4-6	<i>Fair Housing.</i> We further fair housing by prohibiting discrimination in the housing market and providing education, support, and enforcement services to address discriminatory practices.	NA, directed to city process.
<b>Goal</b>		
H5	A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.	NA, directed to city process.
<b>Policies</b>		
H5-1	<i>Senior Housing.</i> We support the development of accessible and affordable senior housing and provide financial assistance for seniors to maintain and improve their homes.	NA, directed to city process.
H5-2	<i>Family Housing.</i> 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.	NA, directed to city process.
H5-3	<i>Disabled People.</i> We increase the supply of permanent, affordable and accessible housing for people with disabilities, and provide assistance to allow them to maintain and improve their homes.	NA, directed to city process.

H5-4	<i>Homeless People.</i> We partner with non-profit partners to provide emergency shelters, transitional housing, permanent supportive housing, and supportive services for people who are homeless.	NA, directed to city process.
H5-5	<i>Supportive Services.</i> We financially support organizations, as feasible, that provide support services that meet the needs of those with special needs and further the greatest level of independence.	NA, directed to city process.
H5-6	<i>Partnerships.</i> We collaborate with non-profit organizations, private developers, employers, government agencies and other interested parties to develop affordable housing and provide support services.	NA, directed to city process.
<b>Goal</b>		
ER1	A reliable and cost effective system that permits the City to manage its diverse water resources and needs.	
<b>Policies</b>		
ER1-1	<i>Local Water Supply.</i> We increase local water supplies to reduce our dependence on imported water.	NA, directed to city process.
ER1-2	<i>Matching Supply to Use.</i> We match water supply and quality to the appropriate use.	NA, directed to city process.
ER1-3	<i>Conservation.</i> We require conservation strategies that reduce water usage.	Festival will be required to meet City required water conservation strategies and has the option to exceed them.
ER1-4	<i>Supply-Demand Balance.</i> We require that available water supply and demands be balanced.	NA, directed to city process.
ER1-5	<i>Groundwater Management.</i> We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where	NA, directed to city process.

<p>necessary, capture and treat urban run-off, and recharge the aquifer.</p> <p><i>Urban Run-off Quantity. Project designers shall utilize low impact development (LID) strategies to intercept stormwater runoff, slow the discharge rate, increase infiltration and ultimately reduce discharge volumes to traditional storm drain systems in order to match post-development stormwater discharge volume and rates to pre-development levels for the 85<sup>th</sup> percentile storm event.</i></p>	<p>Festival has incorporated low impact development (LID) strategies to intercept runoff by designing vegetative swales and infiltration basins into landscaped belts throughout the project and private park areas, in addition to an underground Water Quality Basin at the southwest corner of the project to provide adequate retention/infiltration of stormwater runoff to match post-development stormwater discharge volume and rates, to pre-development levels for the 85<sup>th</sup> percentile storm event in order to meet Hydrologic Condition of Concern requirements of the San Bernardino County Water Quality Management Plan.</p>	<p>Festival has incorporated low impact development (LID) strategies into the plan to intercept runoff by designing vegetative swales and infiltration basins into landscaped belts throughout the project, private park areas and an underground Water Quality Basin at the southwest corner of the project to provide adequate retention/infiltration of stormwater runoff to meet the Design Capture Volume requirements of the San Bernardino County Water Quality Management Plan.</p>
<p><b>ER1-7</b></p> <p><i>Urban Run-off Quality. Project designers shall control and manage urban runoff quality from the project consistent with Regional Water Quality Board regulations through the use of low impact development (LID) strategies to intercept and infiltrate 2-yr, 24 hour storm water runoff volumes, on-site.</i></p>	<p><b>ER1-8</b></p> <p><i>Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.</i></p>	<p><b>Goal</b></p> <p>A cost effective, integrated waste management system that meets or exceeds state and federal recycling and waste diversion mandates.</p> <p><b>Policies</b></p>

ER2-1	<i>Waste Diversion.</i> We shall meet or exceed AB 939 requirements.	Festival will meet or exceed AB 939 requirements in regards to solid waste diversion as described in Section 4, Infrastructure and Public Facilities.
ER2-2	<i>Hazardous and Electronic Wastes.</i> We prohibit the disposal of hazardous and electronic waste into the municipal waste stream pursuant to state law.	Per City and State Law, Festival will not allow disposal of and electronic waste into the municipal waste stream.
ER2-3	<i>Purchase Products Made from Recycled Materials.</i> We purchase recycled-content products where it is cost effective.	NA, directed to city process.
<b>Goal</b>		
ER3	Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.	
<b>Policies</b>		
ER3-1	<i>Conservation Strategy.</i> We require conservation as the first strategy to be employed to meet applicable energy-saving standards.	Festival will meet applicable City energy-saving standards and be verified through the City review process.
ER3-2	<i>Green Development- Communities.</i> We require the use of best practices identified in green community rating systems to guide the planning and development of all new communities.	Festival includes green building program best practices most importantly as an infill project, but also for diversity of land uses, diversity of residential product types, adjacency to jobs and stormwater containment.
ER3-3	<i>Building and Site Design.</i> 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.	Festival incorporates energy efficient site design strategies most importantly by utilizing east-west oriented streets that are easy to shade which reduces ambient temperature as well as energy efficient building design strategies that are dependent upon the building type.
ER3-4	<i>Green Development- Public Buildings.</i> We require all new and substantially renovated City buildings in excess of 10,000 square feet achieve a LEED Silver	NA, refers to public buildings.

	Certification standard, as determined by the U.S. Green Building Council.	NA, directed to city process.
ER3-5	<i>Fuel Efficient and Alternative Energy Vehicles and Equipment.</i> We purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.	
ER3-6	<i>Generation- Renewable Sources.</i> We promote the use of renewable energy sources to serve public and private sector development.	NA, directed to city process.
	<b>Goal</b>	
ER4	Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.	
	<b>Policies</b>	
ER4-1	<i>Land Use.</i> 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.	Festival is both a compact and mixed use development.
ER4-2	<i>Sensitive Land Uses.</i> We prohibit the future siting of sensitive land uses, within the distances defined by the California Air Resources Board for specific source categories, without sufficient mitigation.	NA, directed to city process
ER4-3	<i>Greenhouse Gases (GHG) Emissions Reductions.</i> We will reduce GHG emissions in accordance with regional, state and federal regulations.	NA, directed to city process.
ER4-4	<i>Indoor Air Quality.</i> We will comply with State Green Building Codes relative to indoor air quality.	In accordance with State law, Festival will comply with applicable State Green Building Codes relative to indoor air quality.
ER4-5	<i>Transportation.</i> We promote mass transit and non-motorized mobility options (e.g. walking, biking) to emissions by adjacency to commercial services and a regional	Festival facilitates walking and biking to reduce air pollutant emissions by adjacency to commercial services and a regional

	reduce air pollutant emissions. <i>Particulate Matter.</i> We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.	park accessible without utilizing external roadways. NA, directed to city process.
ER4-7	<i>Other Agency Collaboration.</i> We collaborate with other agencies within the South Coast Air Basin to improve regional air quality at the emission source.	NA, directed to city process.
ER4-8	<i>Tree Planting.</i> We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality.	NA, directed to city process. Festival has already, and will continue to plant trees to help the local air quality.
<b>Goal</b>		
ER5	Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.	NA, directed to city process.
<b>Policies</b>		
ER5-1	<i>Habitat Conservation Areas.</i> We support the protection of biological resources through the establishment, restoration and conservation of high quality habitat areas.	NA, directed to city process.
ER5-2	<i>Entitlement and Permitting Process.</i> We comply with state and federal regulations regarding protected species.	NA, directed to city process.
ER5-3	<i>Right to Farm.</i> We support the right of existing farms to continue their operations within the New Model Colony.	NA, directed to city process.
ER5-4	<i>Transition of Farms.</i> We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.	NA, directed to city process.

	ER5-5 <i>Mining Operations.</i> We prohibit future mining operations where the resource extraction activities are incompatible with existing or proposed adjacent land uses.	NA, directed to city process.
<b>Goal</b>	S1    Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.	
<b>Policies</b>		Festival structures, in accordance with State and City regulations, will meet California Building Code and provisions regarding lateral forces and grading.
S1-1	<i>Implementation of Regulations and Standards.</i> 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.	NA, directed to city process.
S1-2	<i>Entitlement and Permitting Process.</i> We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.	NA, directed to city process.
S1-3	<i>Continual Update of Technical Information.</i> We maintain up-to-date California Geological Survey seismic hazard maps.	NA, directed to city process.
S1-4	<i>Seismically Vulnerable Structures.</i> We conform to state law regarding unreinforced masonry structures.	NA, directed to city process.
<b>Goal</b>		
S2	Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.	
<b>Policies</b>		

S2-1	<i>Entitlement and Permitting Process.</i> We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.	NA, directed to city process.
S2-2	<i>Flood Insurance.</i> We will limit development in flood plains and participate in the National Flood Insurance Program.	NA, directed to city process.
S2-3	<i>Facilities that Use Hazardous Materials.</i> We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100 year flood zone unless all standards of elevation, flood proofing and storage have been implemented to the satisfaction of the Building Department.	NA, directed to city process.
S2-4	<i>Prohibited Land Uses.</i> We prohibit the development of new essential and critical facilities in the 100-year floodplain.	NA, directed to city process.
S2-5	<i>Storm Drain System.</i> We maintain and improve the storm drain system to minimize flooding. (Link to Environmental Resources)	NA, directed to city process.
S2-6	<i>Use of Flood Control Facilities.</i> We encourage joint use of flood control facilities as open space or other types of recreational facilities.	NA, directed to city process.
<b>Goal</b>		
S3	Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.	

<b>Policies</b>		
S3-1 <i>Prevention Services.</i> We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the adopted Fire Code.	NA, directed to city process.	
S3-2 <i>Community Outreach.</i> We provide education to local schools and community groups to promote personal and public safety.	NA, directed to city process.	
S3-3 <i>Fire and Emergency Medical Services.</i> We maintain sufficient fire stations, equipment and staffing to respond effectively to emergencies.	NA, directed to city process.	
S3-4 <i>Special Team Services.</i> We maintain effective special rescue services.	NA, directed to city process.	
S3-5 <i>Emergency Communication Services.</i> We maintain a 9-1-1 emergency communication and dispatch center.	NA, directed to city process.	
S3-6 <i>Interagency Cooperation.</i> In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan.	NA, directed to city process.	
S3-7 <i>Water Supply and System Redundancy.</i> We monitor our water system to manage firefighting water supplies.	NA, directed to city process.	
S3-8 <i>Fire Prevention through Environmental Design.</i> We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings.	By law, Festival is required to meet City and State requirements regarding fire prevention.	
<b>Policies</b>		
S4      An environment where noise does not adversely affect the public's health, safety, and welfare.		

S4-1	<i>Noise Mitigation.</i> We utilize the City's Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.	NA, directed to city process.
S4-2	<i>Coordination with Transportation Authorities.</i> We collaborate with airport owners, FAA, Caltrans, SANBAG, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of, and updates to transportation-related plans to minimize noise impacts and provide appropriate mitigation measures.	NA, directed to city process.
S4-3	<i>Airport Noise Mitigation.</i> We aggressively pursue funding and utilize programs to reduce effects of aircraft noise in impacted areas of our community.	NA, directed to city process.
S4-4	<i>Truck Traffic.</i> We manage truck traffic to minimize noise impacts on sensitive land uses.	NA, directed to city process.
S4-5	<i>Roadway Design.</i> We design streets and highways to minimize noise impacts.	NA, directed to city process.
S4-6	<i>Airport Noise Compatibility.</i> We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.	NA, directed to city process.
<b>Goal</b>		
S5	Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.	NA, directed to city process. Festival does not contain critical care facilities.
<b>Policies</b>		Festival will meet or exceed BMPs for dust control during excavation and grading per Section 4 Subsection on Grading as well as City, AQMD regulations.
S5-1	<i>Backup Power in Critical Facilities.</i> We require backup power be maintained in critical facilities.	NA, directed to city process. Festival does not contain critical care facilities.
S5-2	<i>Dust Control Measures.</i> We require the implementation of Best Management Practices for dust control at all excavation and grading projects.	

S5-3	<i>Grading in High Winds.</i> We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.	Per the law, Festival is required to comply with City and State Building Codes.
<b>Goal</b>	S6 Reduced potential for hazardous materials exposure and contamination.	
	<b>Policies</b>	
S6-1	<i>Disclosure and Notification.</i> We enforce disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use or transport.	NA, directed to city process.
S6-2	<i>Response to Hazardous Materials Releases.</i> We respond to hazardous materials incidents and coordinate these services with other jurisdictions.	NA, directed to city process.
S6-3	<i>Safer Alternatives.</i> We minimize our use of hazardous materials by choosing non-toxic alternatives that do not pose a threat to the environment.	NA, directed to city process.
S6-4	<i>Safe Storage and Maintenance Practices.</i> We require that the users of hazardous materials be adequately prepared to prevent and mitigate hazardous materials releases.	As a mixed use community, Festival does not envision users of hazardous materials.
S6-5	<i>Location of Hazardous Material Facilities.</i> We regulate facilities that will be involved in the production, use, storage or disposal of hazardous materials, pursuant to federal, state, county, and local regulations, so that impacts to the environment and sensitive land uses are mitigated.	NA, directed to city process.
S6-6	<i>Location of Sensitive Land Uses.</i> We prohibit new sensitive land uses from locating within airport	NA, directed to city process.

S6-7	Safety Zones and near existing sites that use, store, or generate large quantities of hazardous materials. <i>Household Hazardous Waste.</i> We support the proper disposal of household hazardous substances.	NA, directed to city process.
S6-8	<i>Mitigation and Remediation of Groundwater Contamination.</i> We actively participate in local and regional efforts directed at both mitigating environmental exposure to contaminated groundwater and taking action to clean up contaminated groundwater once exposure occurs.	NA, directed to city process.
S6-9	<i>Remediation of Methane.</i> We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.	Festival will be required to meet applicable City requirements in regards to the presence of methane.
<b>Goal</b>		
S7	Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.	
<b>Policies</b>		
S7-1	<i>Police Unit Response.</i> We respond to calls for service in a timely manner.	NA, directed to city process.
S7-2	<i>Community Oriented Problem Solving (C.O.P.S.).</i> We support and maintain the mission of COPS to identify and resolve community problems.	NA, directed to city process.
S7-3	<i>Prevention Services.</i> We provide crime prevention programs targeted to youth, parents, seniors, businesses, and neighborhoods.	NA, directed to city process.
S7-4	<i>Crime Prevention through Environmental Design (CPTED).</i> We require new development to incorporate CPTED in the design of streetscapes,	Festival has incorporated CPTED strategies into the design of the Concept Alternatives.

S7-5	<i>Interdepartmental Coordination.</i> We utilize all City departments to help reduce crime and promote public safety.	NA, directed to city process.
S7-6	<i>Partnerships.</i> We partner with other local, state and federal law enforcement agencies and private security providers to enhance law enforcement service to Ontario.	NA, directed to city process.
S7-7	<i>Resource Allocation.</i> We analyze crime data to evaluate the effectiveness of crime prevention and reduction strategies and allocate resources accordingly.	NA, directed to city process.
<b>Goal</b>		
S8	Disaster resilient, prepared community through effective emergency/disaster preparedness, response, mitigation and recovery.	
<b>Policies</b>		
S8-1	<i>State and Federal Mandates.</i> We maintain emergency management programs that meet the requirements of the State of California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).	NA, directed to city process.
S8-2	<i>Emergency Management Plans.</i> We maintain, update and adopt the Emergency Operations Plan (EOP) and the Hazard Mitigation Plan (HMP).	NA, directed to city process.
S8-3	<i>Emergency/Disaster Training Exercises.</i> We conduct training and exercises to prepare for and evaluate emergency/disaster response and recovery procedures.	NA, directed to city process.
S8-4	<i>Interagency Collaboration.</i> We partner with public and private organizations, such as participation in	NA, directed to city process.

	the California Master Mutual Aid Agreement, in order to enhance and compliment our planning and response capabilities.	
S8-5	<i>Interdepartments/ Coordination.</i> We utilize all City departments to help support emergency/disaster preparedness, response, mitigation and recovery.	NA, directed to city process.
S8-6	<i>Community Outreach.</i> We provide education to the community to promote personal, family and community emergency preparedness.	NA, directed to city process.
<b>Goal</b>		
PR1	A system of safe and accessible parks that meets the needs of the community.	
	<b>Policies</b>	
PR1-1	<i>Access to Parks.</i> We strive to provide a park and/or recreational facility within walking distance ( $\frac{1}{4}$ mile) of every residence.	Festival features a centrally located park as well as Guasti Regional Park within $\frac{1}{4}$ mile walking distance of residents.
PR1-2	<i>Adjacency to Schools.</i> We examine locating parks adjacent to school sites to promote joint-use opportunities.	NA, directed to city process.
PR1-3	<i>Funding.</i> We shall seek outside, one-time sources of funding for capital improvements and reserve ongoing City funds primarily for operations and maintenance.	NA, directed to city process.
PR1-4	<i>Joint-use Opportunities.</i> In areas where there is a need but no City recreational facility, we explore joint-use opportunities. (e.g., school sites).	NA, directed to city process.
PR1-5	<i>Acreeage Standard.</i> We strive to provide 5 acres of parkland (public and private) per 1,000 residents.	Festival will meet City park requirements through a combination of land, onsite park improvements and payment of park development impact fees.
PR1-6	<i>Private Parks.</i> We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents.	<u>Festival will meet City park requirements through a combination of land, onsite park improvements and payment of park development impact fees</u>

	<p><i>Special Needs/Universal Design.</i> We attempt to provide recreational opportunities at parks for people of all ages and abilities.</p>	<p><i>Renovation.</i> We examine renovating existing facilities prior to building replacement facilities.</p>	<p><i>Phased Development.</i> We require parks be built in new communities before a significant proportion of residents move in.</p>	<p><i>Master Plans for Individual Park Facilities.</i> We require an individual park master plan for parks in excess of 10 acres.</p>	<p><i>Environmental/ Function of Parks.</i> We require new parks to meet environmental management objectives.</p>	<p><i>Trails.</i> We promote connections between parks and local trails including those managed by other public agencies.</p>	<p><i>Equestrian Trails.</i> We require the design, construction and maintenance of equestrian trails in Rural Residential designated areas.</p>	<p><i>Multi-family Residential/ Developments.</i> 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.</p>	<p><i>Trail Connectivity.</i> We strengthen and improve equestrian, bike and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions.</p>
PR1-7									
PR1-8									
PR1-9									
PR1-10									
PR1-11									
PR1-12									
PR1-13									
PR1-14									
PR1-15									

<p><b>Goal</b></p> <p>PR1-16 <i>Equestrian Master Plan.</i> We use Homer Briggs Park as the primary focal point for the development of a Master Plan of Equestrian Trails in the Rural Residential area.</p>	<p><b>Policies</b></p> <p>PR2 A range of recreational programs provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.</p> <p>PR2-1 <i>Participation.</i> We program park facilities to maximize utilization and participation, while considering park size, location and population served.</p> <p>PR2-2 <i>Needs Assessment.</i> We track the needs and priorities for recreational programming and look for ways to meet demand.</p> <p>PR2-3 <i>Community Involvement.</i> We involve the local community in planning programs for neighborhood and community park facilities.</p> <p>PR2-4 <i>Access to Programs.</i> We provide a range of program opportunities for residents of all income levels.</p> <p>PR2-5 <i>Partnerships.</i> We partner with local and regional agencies, non-profit organizations and the private sector to provide a comprehensive range of recreational programs.</p> <p>PR2-6 <i>Crime Deterrents.</i> We promote and participate in recreational programming as part of our crime</p> <p>NA, directed to city process.</p> <p>Festival park facilities will contain a broad range of active and passive recreation facilities tailored to the population to be served per Section 2.3, Planned Regulations for Residential Development and Section 3, Guidelines for Planned Residential Areas.</p> <p>Demand for recreation facilities will be met by market-driven programming based on home types in conjunction with the City.</p> <p>Festival is working with the City in the planning of park facilities as part of the design and entitlement process.</p> <p>A range of recreation program elements are tailored to the diversity of Festival residents per Section 2.3, Planned Regulations for Residential Development and Section 3, Guidelines for Planned Residential Areas.</p> <p>Festival is working with the City in the planning of park facilities to meet a comprehensive range of recreational needs.</p> <p>NA, directed to city process.</p>
--	--

<b>Goal</b>	prevention effort.	
<b>Goal</b>	A community where residents have access to information, services and goods that improve their health and well being.	
<b>Policies</b>		
SR1-1	Partnering for Healthcare. We work with healthcare providers, and local, regional, state and federal agencies to attract and retain a diversity of affordable, quality healthcare and facilities for the entire community.	NA, directed to city process.
SR1-2	Nutrition Choices. We support the promotion of healthy nutritional food choices in the community.	NA, directed to city process.
SR1-3	<i>Health Education.</i> We promote health education, including disease prevention, mental health, nutrition and physical fitness.	NA, directed to city process.
SR1-4	<i>Physical Activity.</i> We encourage activities and community design that improve the physical fitness of our community members.	The Festival community design provides activities for physical fitness within the community.
<b>Goal</b>		
SR2	A range of educational and training opportunities for residents and workers of all ages and abilities that improves their life choices and provides a skilled workforce for our businesses.	
<b>Policies</b>		
SR2-1	<i>Educational Partners.</i> We partner with educational institutions throughout the region in order to expand the range and quality of educational offerings available to the community.	NA, directed to city process.

		NA, directed to city process.
SR2-2	<i>Workforce Training.</i> We will work with industrial organizations, businesses and educational institutions to create opportunities for workforce training.	
SR2-3	<i>Joint Use of Facilities.</i> We partner with public and private educational institutions to jointly use facilities for both City and educational purposes.	NA, directed to city process.
SR2-4	<i>Access to Schools.</i> 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.	NA, directed to city process.
SR2-5	<i>School Facilities.</i> We plan and coordinate with school districts for designing and locating school facilities to meet the City's goals, such as for health, walkability, and safety and to minimize impacts to existing neighborhoods.	NA, directed to city process.
<b>Goal</b>		
SR3	A range of community and leisure programs and activities provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.	
<b>Policies</b>		
SR3-1	<i>Partnerships.</i> We partner with local and regional agencies, non-profit organizations and the private sector to provide a comprehensive range of community activities and events to citizens.	Festival is working with the City in the planning of park facilities to meet a comprehensive range of recreational needs.
SR3-2	<i>Needs Assessment.</i> We track the needs and priorities for community services and look for ways to meet demands and avoid duplication of offerings.	NA, directed to city process.

	SR3-3 <i>Program Outreach.</i> We promote information about leisure activities, classes, special events and other services and activities to our community.	NA, directed to city process.
	SR3-4 <i>Community Events.</i> We plan and actively participate in regularly scheduled community events and seasonal or yearly citywide events.	NA, directed to city process.
	SR3-5 <i>Community Activities as Crime Deterrents.</i> We promote and participate in community activities as part of our crime prevention efforts.	NA, directed to city process.
<b>Goal</b>		
SR4	City libraries that connect community members of all ages and abilities to a broad range of programs, communication and informational resources.	
<b>Policies</b>		
SR4-1	<i>Community Needs.</i> We identify and monitor community needs for library services, technologies and facilities, and tailor them to effectively meet those needs.	NA, directed to city process.
SR4-2	<i>Interagency Coordination.</i> We leverage relationships with outside agencies, educational institutions and neighboring jurisdictions to share library resources to the benefit of Ontario residents.	NA, directed to city process.
SR4-3	<i>Library Outreach.</i> We outreach to the community to increase the patronage of the library.	NA, directed to city process.
SR4-4	<i>Coordination with Other Community Services.</i> We coordinate library programs with other recreational and community programs and facilities.	NA, directed to city process.
SR4-5	<i>Focal Points of the Community.</i> We design and program Ontario's libraries as focal points for community engagement, including public outreach and community events.	NA, directed to city process.

SR4-6 <i>Robert E. Ellingwood Model Colony History Room.</i> We work with the Museum of History and Art, Ontario in order to collect, preserve and display artifacts and images from Ontario's heritage and connect the City's past to the present through the History Room.	<b>Goal</b> <b>Policies</b> SR5 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.	NA, directed to city process.  <b>Goal</b> <b>Policies</b> SR5-1 <i>Provision of Entertainment and Culture.</i> We support a range of entertainment and cultural experiences such as public art, exhibitions and performances. SR5-2 <i>Local Heritage Education.</i> We partner with educational providers to promote culture and heritage. SR5-3 <i>Public Art.</i> We encourage public art in buildings, parks, open spaces and other public and private spaces. SR5-4 <i>Private-Public Sector Events.</i> We partner with private and nonprofit sectors to provide and promote participation in cultural activities including fairs, festivals and other events geared to neighborhoods, the City as a whole and the region. SR5-5 <i>Promotion of Ontario Artists and Musicians.</i> We promote awareness of entertainment and culture produced in Ontario.
	<b>Goal</b> CE1 A complete community that provides for all incomes	

	<b>Policies</b>	
		and stages of life.
CE1-1	<i>Jobs-Housing Balance.</i> 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.	NA, directed to city process.
CE1-2	<i>Jobs and Workforce Skills.</i> We use our economic development resources to: 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education; and 3) attract businesses that increase Ontario's stake and participation in growing sectors of the regional and global economy.	NA, directed to city process.
CE1-3	<i>Regional Approach to Workforce Development.</i> We work with our partners to provide workforce training and development services throughout the region recognizing that Ontario employers rely on workers living outside of the City.	NA, directed to city process.
CE1-4	<i>Business Retention and Expansion.</i> We continuously improve two-way communication with the Ontario business community and emphasize customer service to existing businesses as part of our competitive advantage.	NA, directed to city process.
CE1-5	<i>Business Attraction.</i> 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.	NA, directed to city process.
CE1-6	<i>Diversity of Housing.</i> 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	The variety of housing types and price points planned for Festival helps to foster a balanced community.

	points to support our workforce, attract business and foster a balanced community.	NA, directed to city process.
CE1-7	<i>Retail Goods and Services.</i> We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.	
CE1-8	<i>Regional Attraction.</i> We encourage the development and programming of regional, cultural, and entertainment destinations in Ontario.	NA, directed to city process.
CE1-9	<i>Regional Leadership.</i> We provide leadership for public, quasi-public, and private-sector partners that help Ontario and its residents and businesses realize our goals and achieve our Vision.	Festival, as a private sector partner, is working with the City to achieve its Vision.
CE1-10	<i>Life-Long Education.</i> We work with our partners who provide life-long learning to ensure that our residents and workforce have access to education at all stages of life.	NA, directed to city process.
CE1-11	<i>Socioeconomic Trends.</i> We continuously monitor, plan for, and respond to changing socioeconomic trends.	NA, directed to city process.
CE1-12	<i>Circulation.</i> 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.	Festival has non-vehicular transportation infrastructure for bicycles and pedestrians as described in Section 4, Infrastructure and Public Facilities.
CE1-13	<i>Safety and Security.</i> We invest in public safety and communicate our successes because the perception and reality of safety and security are necessary prerequisites for private investment and economic growth.	NA, directed to city process.
<b>Goal</b>		
CE2	A City of distinctive neighborhoods, districts, and corridors, where people choose to be.	

Policies	
CE2-1 <i>Development Projects.</i> We require new development and redevelopment to create unique, high-quality places that add value to the community.	Festival is working with the City to ensure this development will add value to the community.
CE2-2 <i>Development Review.</i> 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.	As part of the due diligence and design process, Festival has researched competition within the region and is working with the City through the design and review process to ensure that Festival will be unique and compete well with the competition.
CE2-3 <i>Interim Development.</i> We require interim development that does not reflect the long-term Vision, be limited in scale of development so that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible.	Festival is not planning for any interim development.
CE2-4 <i>Protection of Investment.</i> We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.	As part of the due diligence and design process, Festival is working with the City through the design and review process to ensure the architecture and urban design will be of equal or greater quality to enhance existing investments.
CE2-5 <i>Private Maintenance.</i> We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.	Maintenance of private property at Festival will be professionally maintained as described in Section 5, Maintenance Responsibilities.
CE2-6 <i>Public Maintenance.</i> 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.	Maintenance of public property at Festival will be professionally maintained by a combination of public and private entities as described in Section 5, Maintenance Responsibilities.
<b>Goal</b>	

	<b>Policies</b>	
CE3	Decision-making deliberations that incorporate the full short-term and long-term economic and fiscal implications of proposed City Council actions.	
CE3-1	<i>Fiscal Impact Disclosure.</i> We require requests for City Council action to disclose the full fiscal impacts, including direct and indirect costs.	Festival will fulfill City requests for disclosure of fiscal impacts.
CE3-2	<i>General Plan Amendments.</i> We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.	Festival will fulfill City requests regarding fiscal analysis of foreseeable impacts.
CE3-3	<i>Long-Term Funding Disclosure.</i> We require those requesting City support or funding for projects or programs to disclose if and how they can be continued without further City support.	Festival is not requesting City funding at this time. If funding is requested at a future time, Festival will show how such funding can be continued without further City support.
CE3-4	<i>Improving Fiscal/Decision-Making.</i> We periodically assess the accuracy of projections for staff time and City resources and use the assessment results to improve our fiscal decision-making process.	NA, directed to city process.
CE3-5	<i>Sustainable Development.</i> We recognize impacts to municipal finances as an element of sustainability, and we require claims of sustainability to assess fiscal impacts.	Any claims of sustainability on the part of Festival will include an assessment of fiscal impacts.
CE3-6	<i>Fully Funded Liability.</i> We require long-term liabilities, such as retiree medical benefits, employee accrued leave balances and self insured liability claims, to be fully funded to ensure sound, long-term fiscal health.	NA, directed to city process.
CE3-7	<i>Programmatically Balanced Budget.</i> We require that the annual budget include appropriations allocated in a manner to meet the goal of the programmatically balanced budget.	NA, directed to city process.

CE3-8	<p><i>Budget Margins.</i> We require that the adopted budget for revenue and expenditures reflect sufficient budget margins to minimize negative impacts to City services due to economic uncertainties.</p>	<p>NA, directed to city process.</p>
CE3-9	<p><i>Complete Comparative Context.</i> We require that our annual budget process provide the complete comparative context for proposed new and increased funding so decision makers can fully understand the trade-offs among budget choices.</p>	<p>NA, directed to city process.</p>

