

West End Specific Plan Amendments Added

| | | |
|---------------------------|---------------------|---------------------------------|
| Specific Plan Regulations | Ordinance 803 | February 2 nd 1985 |
| Amendment #1a | Resolution #85-49 | March 19 th 1985 |
| Amendment #1b | Resolution #85-48 | March 19 th 1985 |
| Amendment #1c | Ordinance 825 | December 3 rd 1985 |
| Amendment #1d | Resolution #85-238 | December 17 th 1985 |
| Amendment #2 | Resolution #86-181 | September 2 nd 1986 |
| Amendment #3 | Ordinance 849 | September 16 th 1986 |
| Amendment #4 | Ordinance 979 | June 6 th 1990 |
| Amendment #5 | Resolution #90-112 | June 4 th 1991 |
| Amendment #6 | Resolution #91-173 | August 6 th 1991 |
| Amendment #7 | Resolution #91-177 | August 6 th 1991 |
| Amendment #8 | Resolution #91-189 | August 20 th 1991 |
| Amendment #9 | Resolution #94-23 | March 15 th 1994 |
| Amendment #10 | Ordinance 1202 | November 5 th 1996 |
| Amendment #11 | Ordinance 1268 | October 20 th 1998 |
| Amendment #12 | Ordinance 1288 | May 18 th 1999 |
| Amendment #13 | Resolution #2001-07 | February 2 nd 2001 |
| Amendment #14 | Ordinance 1336 | December 5 th 2000 |
| Amendment #15 | Ordinance 1383 | August 20 th 2002 |
| Amendment #16 | Ordinance 1416 | June 17 th 2003 |

SP added 2/2/85
ORDINANCE NO. 803

AN ORDINANCE OF THE CITY OF FONTANA ADDING ARTICLE 9 OF CHAPTER 34 OF THE CODE OF THE CITY OF FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR THE WEST END SPECIFIC PLAN. (SPECIFIC PLAN NO. 12).

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 34, Article 9 of the Code of the City of Fontana is hereby added to read as follows:

Article 8. West End Specific Plan Regulations

IV. DEVELOPMENT STANDARDS

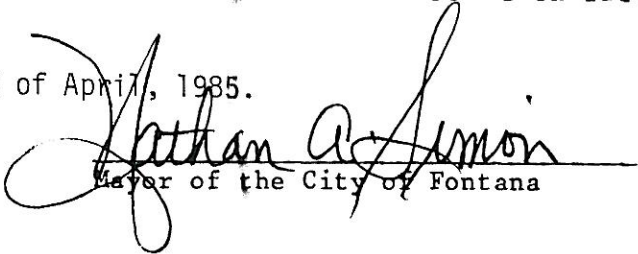
- A. Introduction
- B. Statistical Summary
- C. General Requirements
- D. General Notes
- E. Definitions
- F. Development Regulations
- G. Development Review Procedures
- H. Administration

SECTION 2. The development regulations stated herein shall be adopted be reference as if appearing in this Chapter in their entirety - on file in the City Clerk's Office and Planning Department as Specific Plan #12.

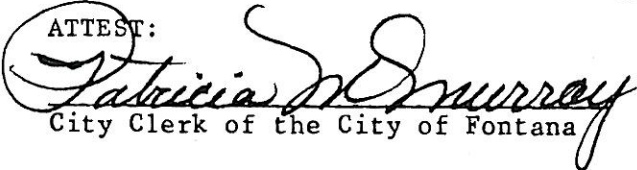
SECTION 3. The land use and circulation master plans as contained in Chapter 3.0 of the West End Specific Plan Text are equivalent to zoning districts and circulation master plans (found within the City's General Plan). Notwithstanding provisions within Chapter 4 (Regulations) of said text, these master plans shall require specific plan Amendments for further changes.

SECTION 4. This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof shall be published at least once in the Herald News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be on full force and effect.

APPROVED AND ADOPTED this 2nd of April, 1985.


Mayor of the City of Fontana

ATTEST:


City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing ordinance which was introduced at a regular meeting of said City Council on the 19th day of March, 1985, was finally passed and adopted not less than five (5) days thereafter on the 2nd day of April, 1985, by the following vote, to-wit:

#14
3/19/85
RESOLUTION NO. 85-49

**A RESOLUTION OF THE CITY OF FONTANA APPROVING
THE WEST END SPECIFIC PLAN.**

WHEREAS, the Planning Commission of the City of Fontana has conducted all required hearings; and

WHEREAS, the City Council, considered, and certified as complete the Final EIR (84-4) for said West End Specific Plan; herein referenced in its entirety, a copy of which is on file in the City Clerk's office; and

WHEREAS, the City Council is fully appraised of the plan area and the West End Specific Plan and accompanying addendum, plans, maps, drawings, reports, the EIR and addendum, presentations made at all of the Planning Commission and City Council Workshops and public hearings; and

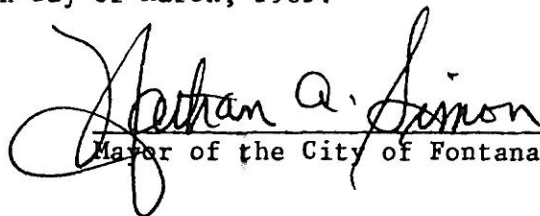
WHEREAS, the final West End Specific Plan incorporates, all needed information heretofore referenced for adoption as a complete document; and

WHEREAS, all mitigations incorporated within said final plan do mitigate impacts associated with said project to the maximum extent possible,

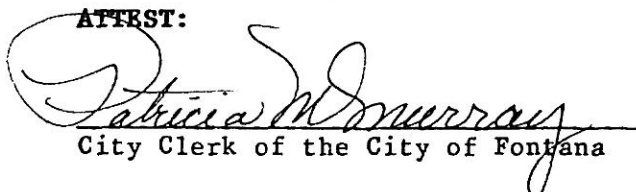
BE IT RESOLVED that the City Council of the City of Fontana hereby adopts the Final West End Specific Plan (SP #12) as contained in the Report and Map adopted herewith by referenced; and

BE IT FURTHER RESOLVED that Chapter 4 shall be adopted as development regulations for the effectuation of this Specific Plan, within Chapter 34, Article 9 of the City Code.

APPROVED AND ADOPTED this 19th day of March, 1985.


Mayor of the City of Fontana

ATTEST:


City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof, held on the 19th day of March, 1985, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None

#13
RESOLUTION NO. 85-48
3/19/85

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FONTANA APPROVING AN AMENDMENT TO THE GENERAL
PLAN, GENERALLY LOCATED WITHIN THE WEST END SPECI-
FIC PLAN. (GPA #17)**

WHEREAS, Section 65300, et seq. of the Government Code of the State of California requires the preparation and adoption of a comprehensive, long-term general plan for the physical development of the City, and any land outside its boundaries which bears relation to its planning; and

WHEREAS, a general plan has been adopted for the Fontana area;

WHEREAS, in November, 1984 an application was filed by project proponents requesting the Planning Commission of the City of Fontana initiate consideration of an amendment to the General Plan and Specific Plan; and

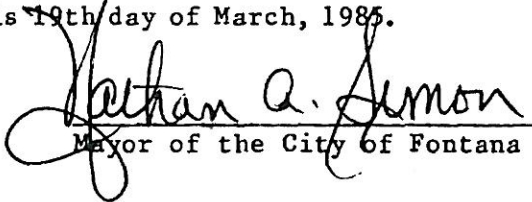
WHEREAS, the Planning Commission conducted a public hearing on February 26, 1985; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) were complied with and Environmental Impact Report (EIR 84-4) was considered and found adequate;

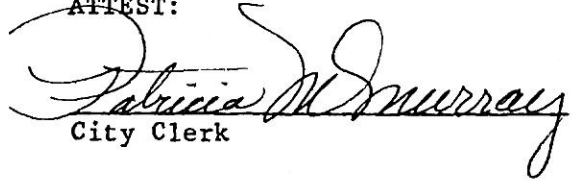
WHEREAS, the Planning Commission has forwarded said amendment to the City Council with a recommendation for approval;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Fontana approves amendment to the portion of the Fontana General Plan described as GPA #17.

APPROVED AND ADOPTED this 19th day of March, 1985.


Mayor of the City of Fontana

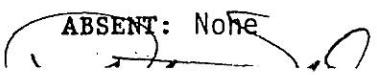
ATTEST:


City Clerk

I Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof, held on the 19th day of March, 1985, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None


#1C
ORDINANCE NO. 825 12/3/85

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA AMENDING CHAPTER 34, ARTICLE 9 OF THE CODE OF THE CITY OF FONTANA, CALIFORNIA, WHICH ESTABLISHES LAND USE DESIGNATION AND REGULATIONS BY APPROVING AND ADOPTING WEST END SPECIFIC PLAN AMENDMENT #1A AND 1B.

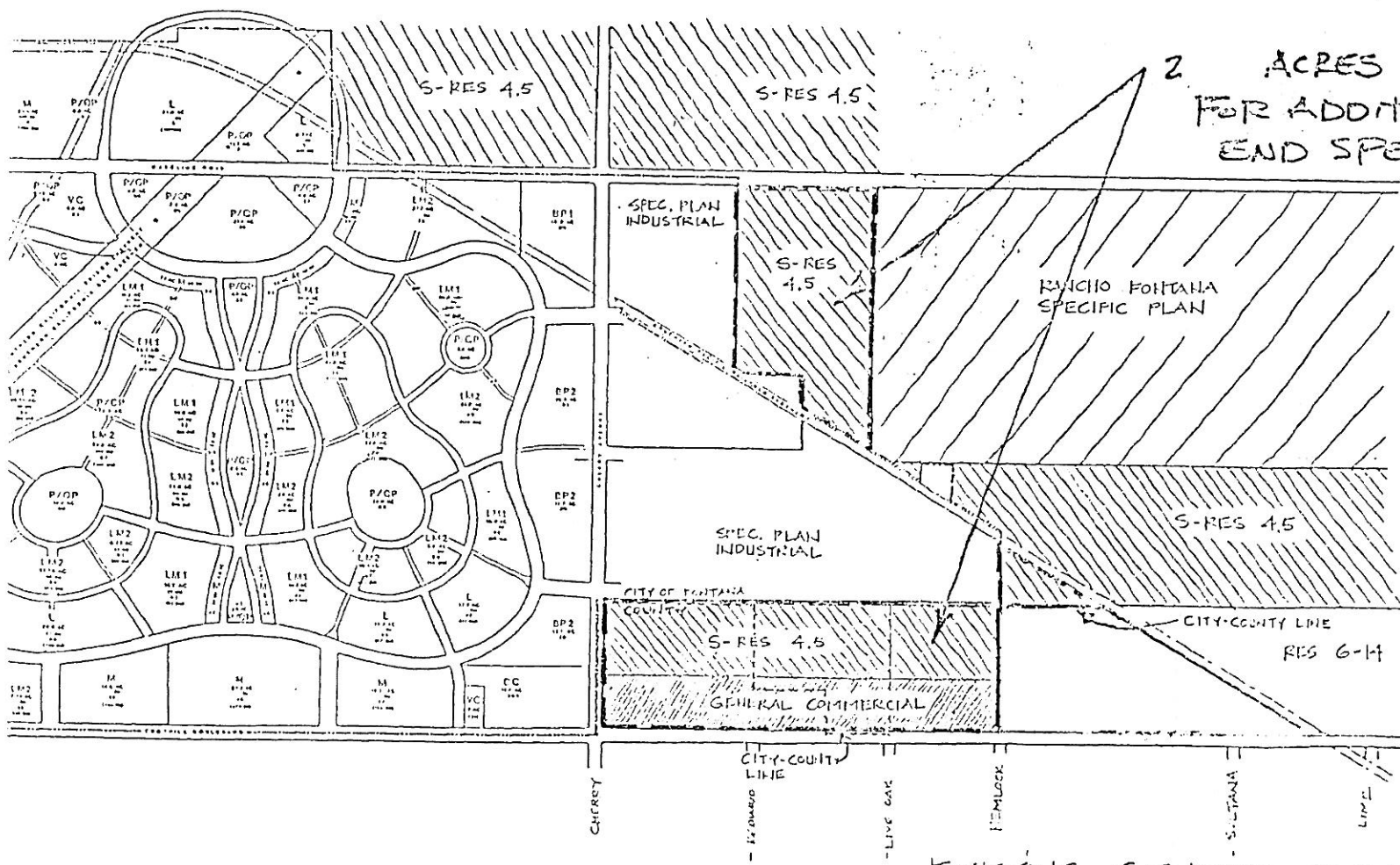
SECTION 1: Public Hearings having been held before the Fontana City Planning Commission and the City Council of the City of Fontana, relative to West End Amend. #1A and 1B, pursuant to the California Planning Law and Chapter 33 and 34 of the Code of the City of Fontana, affecting certain properties generally bounded by East Road on the west, Foothill Boulevard on the south, and on the east by a line extending south from Baseline Road along the future right-of-way of Live Oak Avenue to the Southern Pacific Rail Line and then southeast along the rail line to the intersection of the City boundary, west along this boundary line to Hemlock and then south on Hemlock to Foothill Boulevard. Said amendment is hereby approved and adopted as part of Chapter 34 of the Code of the City of Fontana, California, and Chapter 34 is amended accordingly pursuant to Section 33--162(c) of Chapter 33. This amendment is a portion of a larger amendment (see Resolution No. 85-55).

SECTION 2: The following changes are considered Amendment #1A affecting Residential areas:

1. Changes in land use designation for approximately 25 new planning unit areas as a result of adding land area to the Specific Plan. See Exhibits 3 & 10.
2. The addition of approximately 18 acres of P/QR area (parks, civic uses, open space). See Exhibit 3.
3. The addition of a provision to the text to provide that once construction begins on an approved tract, the actual number of units approved for the tract will become the density determinant for the planning area, and when the number of units is less than as specified by the Master Land Use Plan, then the difference may be added to the housing pool for the Specific Plan. See Exhibit 6.
4. The addition of a noise standard to Chapter IV, F. Development Regulations, vehicular and railroad noise impacts. Said noise standard reads as follows:

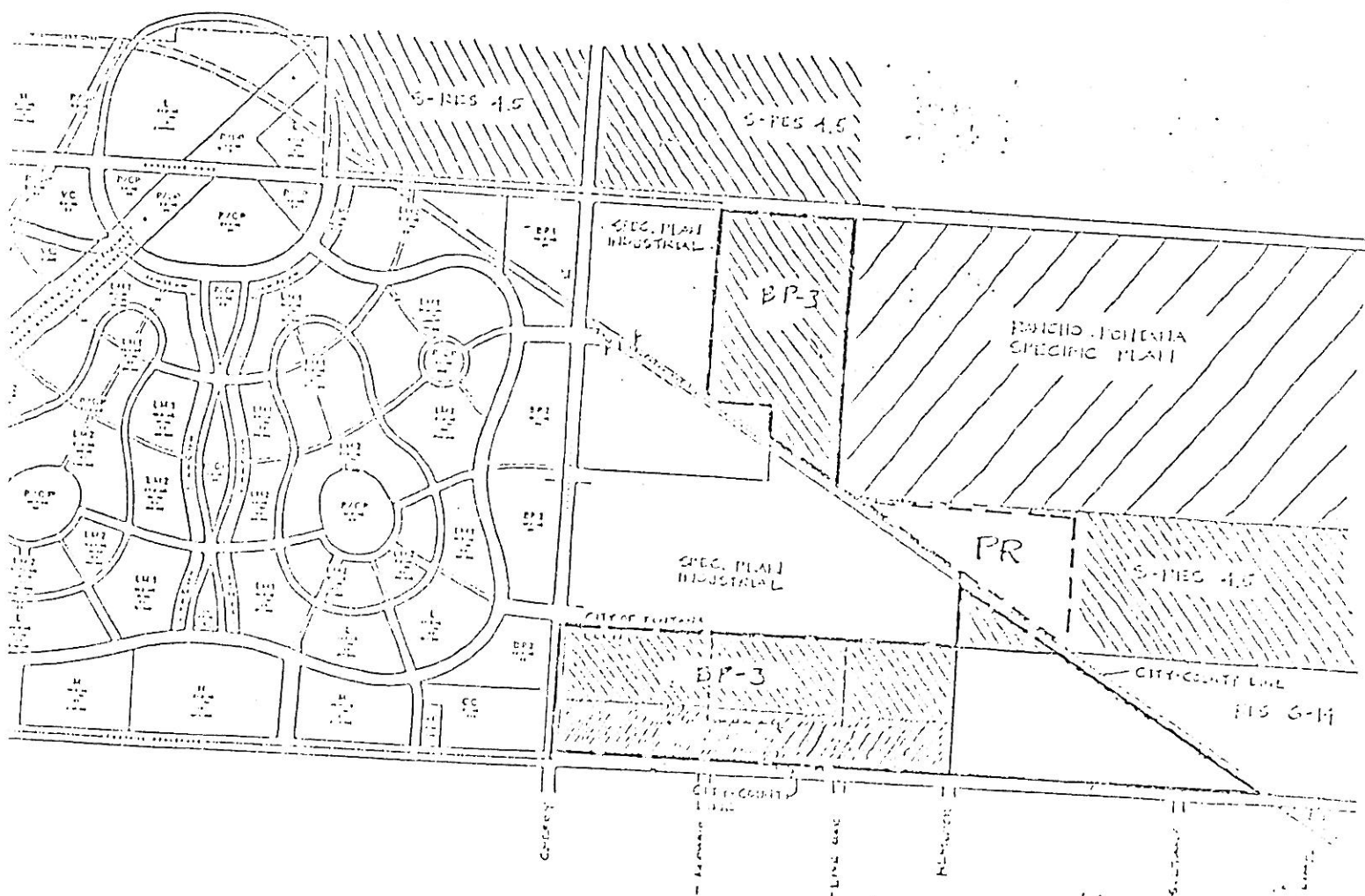
All development projects shall be reviewed to insure that outdoor noise levels within private yard areas of residential projects shall not exceed 65 CNEL; provided however that maximum noise levels shall not exceed 85 dba. These noise levels shall apply only to railroad noise, based upon an assumed train noise generation (engine and wheels) of 93.7 dba at the closest rail. In addition, no residential structure shall be located closer than 100 feet to any railroad track and a six foot high berm and/or decorative masonry wall shall border all railroad rights-of-way which adjoin residential developments.

SECTION 3: The following changes are considered Amendment



2 ACRES PROPOSED
FOR ADDITION TO WEST
END SPECIFIC PLAN

EXISTING GENERAL PLAN
CITY OF FONTANA



EXISTING:

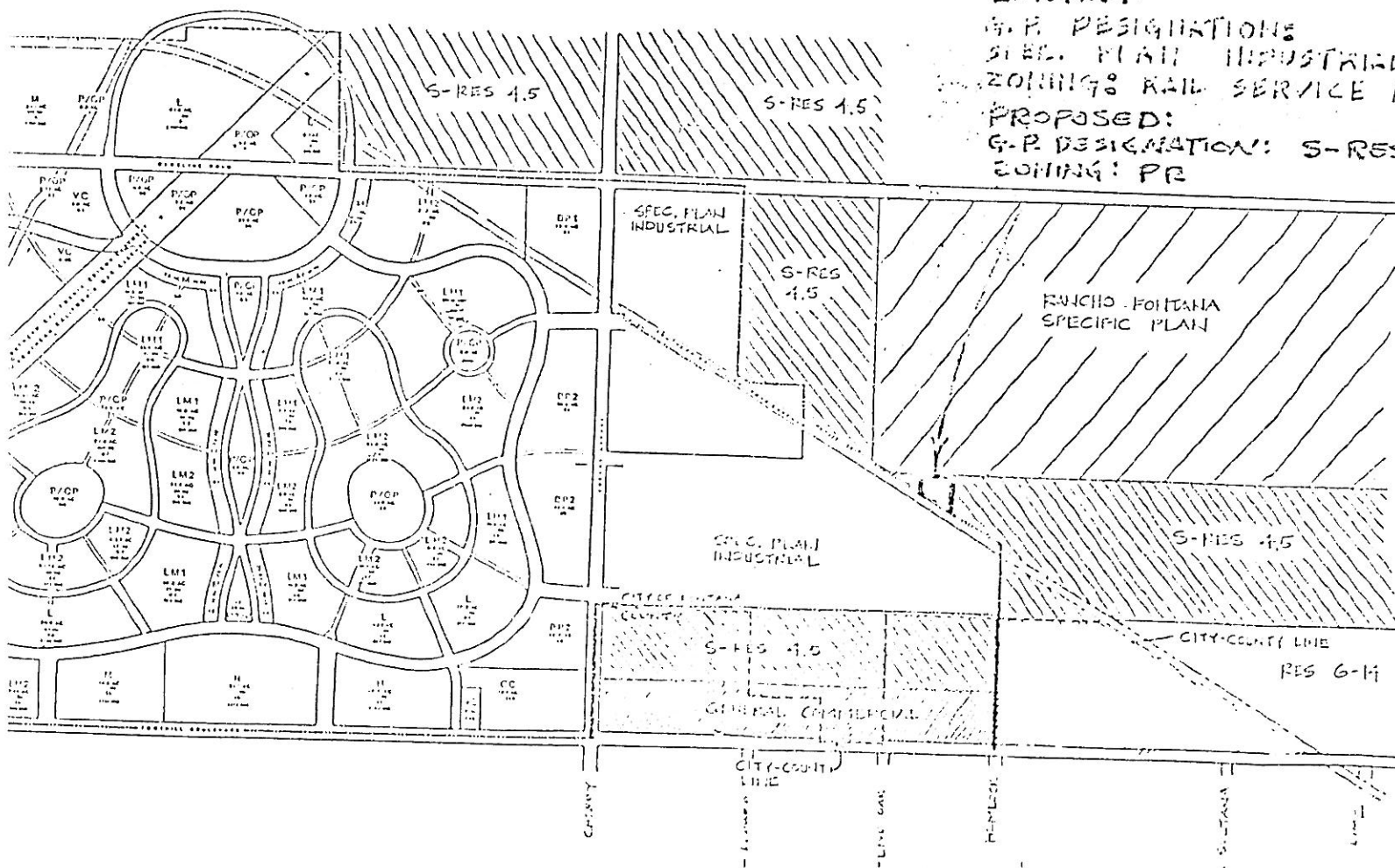
STEEL PLANT INDUSTRIAL

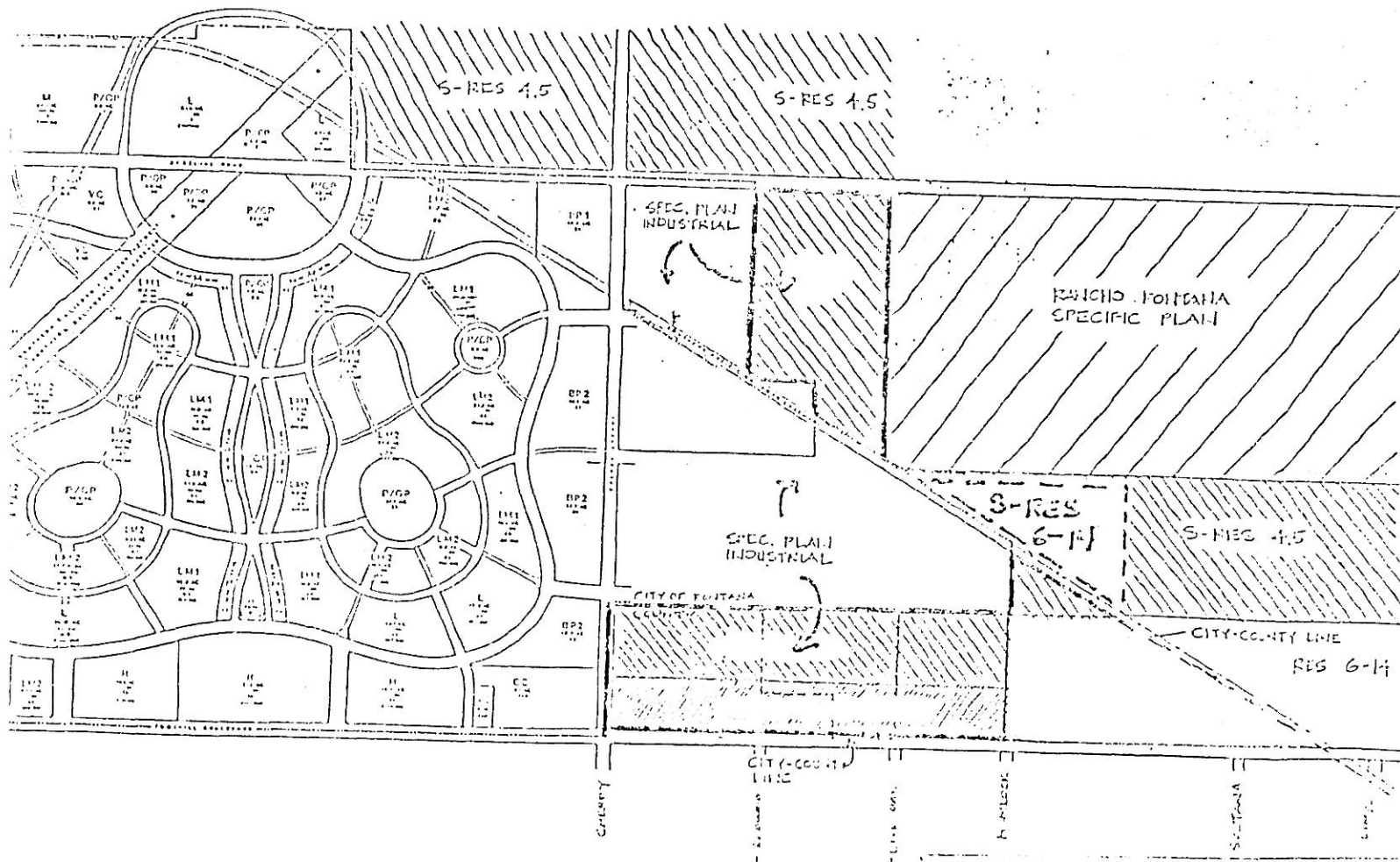
ZONING: RAIL SERVICE IMP. DIST.

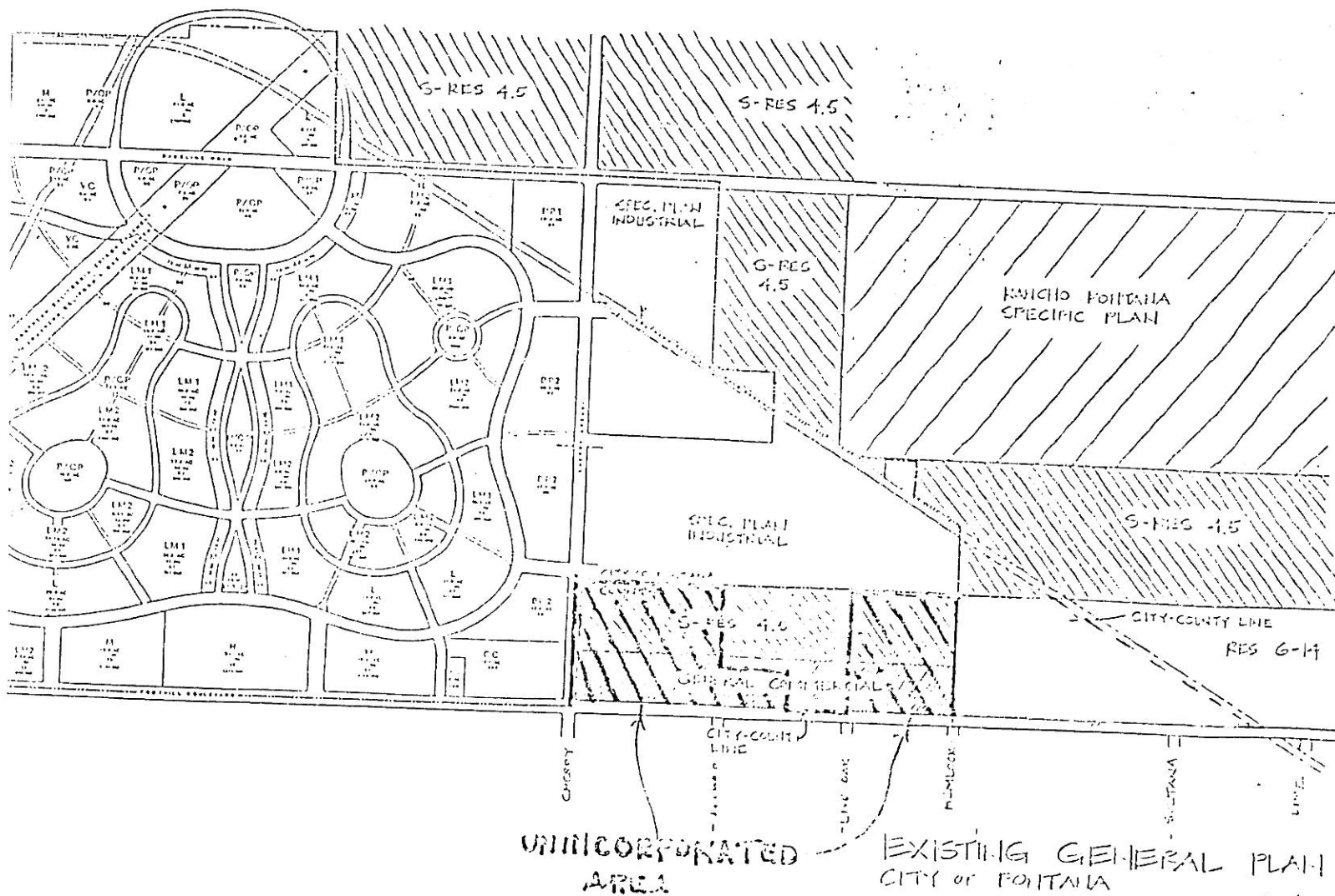
PROPOSED:

G-P DESIGNATION: S-RES 6-14

ENDING: PR







AFFIDAVIT OF PUBLICATION

(Space below for filing stamp only)

STATE OF CALIFORNIA)

County of San Bernardino) ss.

The undersigned affiant of the County of San Bernardino, State of California, being first duly sworn, deposes and says:

That I am, and at all times herein mentioned was a citizen of the United States of America, over the age of eighteen years and not a party to nor interested in the above entitled matter; that I am the principal clerk of the printer and publisher of

THE HERALD-NEWS

that said newspaper is a newspaper of general circulation printed and published daily, except Sunday, in the City of Fontana, County of San Bernardino, which newspaper has been adjudged a newspaper of general circulation by the Superior Court Of The State Of California In and For The County Of San Bernardino, under date of March 15, 1955, being Case No. 73171; and the

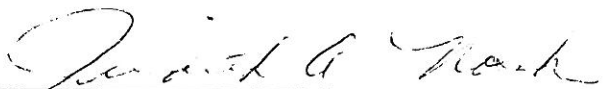
(Name of document)

SUMMARY OF PROPOSED ORD. #825

of which the annexed is a true printed copy, was published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to-wit:

(Print dates)

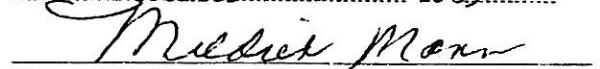
November 26, 1985


Judith A. Nash

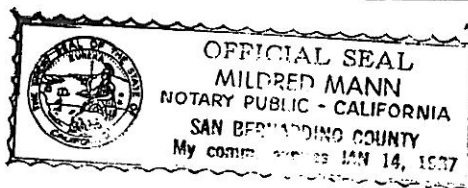
Affiant

Subscribed and sworn to before me this 26th day of

November 1985


Notary Public in and for said County and State

My Commission Expires:



(Legal Advertisement)

SUMMARY OF PROPOSED ORDINANCE NO. 825

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at its regular meeting scheduled on Tuesday, December 3, 1985, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 825, an ordinance amending Chapter 34, Article 9 of the Code of the City of Fontana, California, which establishes land use designations and regulations by approving and adopting West End Specific Plan Amendments #1A and #1B, subject to the exclusion of properties on Foothill Boulevard between Hemlock and Sultana.

A certified copy of the full text of the proposed ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335

City Council of the
City of Fontana
Nathan A. Simon,
Mayor
Patricia M. Murray,
City Clerk

Publish: Nov. 26, 1985

THE HERALD-NEWS
16920 Spring Street
Phone: (714) 822-2231
Fontana, California
92335

#10
RESOLUTION NO. 85-238 12/17/85

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA,
CALIFORNIA, ADOPTING A NEGATIVE DECLARATION CONCERNING
GENERAL PLAN AMENDMENT NO. 18, ZONE CHANGE NO. 375 AND
WEST END SPECIFIC PLAN AMENDMENTS NOS. 1A, 1B and 1C

WHEREAS, the City Council of the City of Fontana, California (the "City Council"), following duly conducted public hearings, approved General Plan Amendment No. 18, Zone Change No. 375 and West End Specific Plan Amendment Nos. 1A, 1B and 1C (the "Project") by duly adopted resolutions dated November 19, 1985; and

WHEREAS, the City Council prior to adopting the foregoing resolutions duly considered the initial study (the "Initial Study") concerning the Project attached hereto as Exhibit "A" and incorporated herein by reference, and the proposed Negative Declaration concerning the Project (the "Negative Declaration"), attached hereto as Exhibit "B" and incorporated herein by reference; and

WHEREAS, the City Council desires formally to approve and adopt the Negative Declaration and to reaffirm its approval of the Project; and

WHEREAS, notice of public hearing concerning the adoption of the Negative Declaration has been published and mailed as required by law, and a public hearing concerning the adoption of the Negative Declaration has been duly conducted, and the City Council has considered the testimony and written submissions relative thereto.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. The City Council hereby approves and accepts the Initial Study, as attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. Based upon the Initial Study and evidence and testimony submitted to the City Council, the City Council finds and determines that there is no substantial evidence that the Project may have a significant effect on the environment.

Section 3. The City Council hereby approves and adopts the Negative Declaration, as attached hereto as Exhibit "B" and incorporated herein by reference.

Section 4. The City Council authorizes and directs the City Staff to prepare and the City Clerk to file with the County Clerk of the County of San Bernardino a Notice of Determination concerning the adoption of the Negative Declaration.

Section 5. Based upon its consideration and approval of the Negative Declaration, the City Council hereby reaffirms its approval and adoption of the Project.

Section 6. This Resolution shall take effect upon adoption.

7

APPENDIX I
ENVIRONMENTAL CHECKLIST FORM
(To Be Completed By Lead Agency)

I. Background

1. Name of Proponent City of Fontana
2. Address and Phone Number of Proponent 8353 Sierra Way
Fontana, CA 92335.
3. Date of Checklist Submitted Nov. 7, 1985
4. Agency Requiring Checklist City of Fontana
5. Name of Proposal, if applicable Development Agreement (BD Fontana West End Venture).

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

| | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|---------------|---------------|--------------|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or in changes in geologic substructures? | <u> </u> | <u> </u> | <u> X </u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <u> </u> | <u> </u> | <u> Y </u> |
| c. Change in topography or ground surface relief features? | <u> </u> | <u> </u> | <u> X </u> |

| | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | _____ | _____ | <u>X</u> |
| 2. Air. Will the proposal result in: | | | |
| a. Substantial air emissions or deterioration of ambient air quality? | _____ | _____ | <u>X</u> |
| b. The creation of objectionable odors? | _____ | _____ | <u>X</u> |
| c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? | _____ | _____ | <u>X</u> |
| 3. Water. Will the proposal result in: | | | |
| a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters? | _____ | _____ | <u>X</u> |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | _____ | _____ | <u>X</u> |
| c. Alterations to the course or flow of flood waters? | _____ | _____ | <u>X</u> |
| d. Change in the amount of surface water in any water body? | _____ | _____ | <u>X</u> |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | _____ | _____ | <u>X</u> |
| f. Alteration of the direction or rate of flow of ground waters? | _____ | _____ | <u>X</u> |

| | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-------------|
| 4. Plant Life. Will the proposal result in: | | | |
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | _____ | _____ | _____X_____ |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | _____ | _____ | _____X_____ |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | _____ | _____ | _____X_____ |
| d. Reduction in acreage of any agricultural crop? | _____ | _____ | _____X_____ |
| 5. Animal Life. Will the proposal result in: | | | |
| a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | _____ | _____ | _____X_____ |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | _____ | _____ | _____X_____ |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | _____ | _____ | _____X_____ |
| d. Deterioration to existing fish or wildlife habitat? | _____ | _____ | _____X_____ |
| 6. Noise. Will the proposal result in: | | | |
| a. Increases in existing noise levels? | _____ | _____ | _____X_____ |
| b. Exposure of people to severe noise levels? | | | X |

| | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| b. Substantial depletion of any nonrenewable natural resource? | _____ | _____ | <u>X</u> |
| 10. Risk of Upset. Will the proposal involve: | | | |
| a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | _____ | _____ | <u>X</u> |
| b. Possible interference with an emergency response plan or an emergency evacuation plan? | _____ | _____ | <u>X</u> |
| 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? | _____ | _____ | <u>X</u> |
| 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? | _____ | _____ | <u>X</u> |
| 13. Transportation/Circulation. Will the proposal result in: | | | |
| a. Generation of substantial additional vehicular movement? | _____ | _____ | <u>X</u> |
| b. Effects on existing parking facilities, or demand for new parking? | _____ | _____ | <u>X</u> |
| c. Substantial impact upon existing transportation systems? | _____ | _____ | <u>X</u> |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | _____ | _____ | <u>X</u> |
| e. Alterations to waterborne, rail or air traffic? | | | <u>X</u> |

| | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| d. Parks or other recreational facilities? | _____ | _____ | <u>X</u> |
| e. Maintenance of public facilities, including roads? | _____ | _____ | <u>X</u> |
| f. Other governmental services? | _____ | _____ | <u>X</u> |
| 15. Energy. Will the proposal result in: | | | |
| a. Use of substantial amounts of fuel or energy? | _____ | _____ | <u>X</u> |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | _____ | _____ | <u>X</u> |
| 16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities: | | | |
| a. Power or natural gas? | _____ | _____ | <u>X</u> |
| b. Communications systems? | _____ | _____ | <u>X</u> |
| c. Water? | _____ | _____ | <u>X</u> |
| d. Sewer or septic tanks? | _____ | _____ | <u>X</u> |
| e. Storm water drainage? | _____ | _____ | <u>X</u> |
| f. Solid waste and disposal? | _____ | _____ | <u>X</u> |
| 17. Human Health. Will the proposal result in: | | | |
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | _____ | _____ | <u>X</u> |
| b. Exposure of people to potential health hazards? | _____ | _____ | <u>X</u> |

| | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? | _____ | _____ | <u>X</u> |
| c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | _____ | _____ | <u>X</u> |
| d. Will the proposal restrict existing religious or sacred uses within the potential impact area? | _____ | _____ | <u>X</u> |

21. **Mandatory Findings of Significance.**

| | | | |
|--|-------|-------|----------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | _____ | _____ | <u>X</u> |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | _____ | _____ | <u>X</u> |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but | _____ | _____ | _____ |

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

11-7-85
Date

Darwin A. Hawthorn
Signature

For _____

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

APPENDIX M
NOTICE OF NEGATIVE DECLARATION

City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335
(714) 823-3411

Date of Declaration: Nov. 7, 1985 Effective Date: Nov. 8, 1985

Applicant: City of Fontana

Address: 8353 Sierra Way, Fontana, CA 92335

Project Title: Development Env. Log #

Agreement (BD Fontana West End Venture)

Description of Project: Real Property Generally Bounded on the West by East Ave.,
On the North by Baseline Road on the East by Lime Ave. on the South by Foothill Blvd.
(Plans and specifications are available for public inspection at the public counter
of the Planning Department.)

Pursuant to the provisions of the California Environmental Quality Act of 1970 (Public
Resources Code, Sections 21100, et seq), the City of Fontana has determined that the
above-referenced project will not have a significant effect upon the environment. An
environmental impact report will not be required.

Reasons to support this determination include the completion of the Initial Study by
the Environmental Officer and/or deliberations of the Environmental Review Board.
Project Reviewed: . A copy of the minutes of said meeting,
if applicable, are on file in the Planning Department Office.

Appeal Period

This decision may be appealed to the City Council by any person aggrieved, or by an
officer, board, department or commission of the City. Any appeal shall be filed with-
in fourteen (14) days after the publication of this decision, ~~or~~ it shall be dismissed
by the City Council. The Notice of Appeal shall be in writing and shall be filed in
duplicate in the office of the City Clerk upon forms provided by the Planning Depart-

APPENDIX M
NOTICE OF NEGATIVE DECLARATION

City of Fontana
Planning Department
Fontana, CA 92335
(714) 350-7620

Date of Declaration: 5-15-86 Effective Date: 5-29-86

Applicant: BD Investors

Address: 6101 Cherry Avenue, Fontana, CA 92335

Project Title: West End Specific Plan Amendment #2

Description of Property: Generally located by Foothill Blvd. East Ave. Hemlock Ave.,

S.P.R.R. Extension of Live Oak Avenue and Baseline Avenue

(Plans and specifications are available for public inspection at the public counter of the Planning Department.)

Pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code, Sections 1500. et seq), the City of Fontana has determined that the above-referenced project will not have a significant effect upon the environment. An environmental impact report will not be required.

Appeal Period

This decision may be appealed to the City Council by any person aggrieved, or by an officer, board, department, or commission of the City. Any appeal shall be filed with-in fourteen (14) days after the publication of this decision or it shall be dismissed by the City Council. The notice of Appeal shall be in writing and shall be filed in duplicate in the office of the City Clerk upon forms provided by the Planning Department.

Peter Broy
(Signature)

Peter Broy
(Typed Name)

Planning Director
(Position)

CONDITIONAL APPROVAL GRANTED: YES() NO(☒)

CONDITIONS: _____

COMMENTS: _____

#2
9/2/86
RESOLUTION NO. 86-181

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FONTANA, CALIFORNIA, APPROVING AND ADOPTING A
CERTAIN NEGATIVE DECLARATION CONCERNING AMENDMENT
NO. 2 TO THE WEST END SPECIFIC PLAN

WHEREAS, the City Council (the "City Council") of the City of Fontana, California (the "City"), has by its duly adopted Resolution No. 85-49 approved and adopted the West End Specific Plan (the "Specific Plan"); and

WHEREAS, prior to the approval and adoption of the Specific Plan, the City Council considered and certified as complete a Final Environmental Impact Report ("EIR") concerning the Specific Plan; and

WHEREAS, the City Council has since by its duly adopted Resolution approved and adopted Amendment No. 1 to the Specific Plan; and

WHEREAS, the City Council proposes to consider the adoption of an Ordinance approving and adopting Amendment No. 2 to the Specific Plan; and

WHEREAS, for purposes of considering the adoption of said Ordinance, City Staff have prepared a proposed negative declaration (the "Negative Declaration"), attached hereto as Exhibit "A", concerning the proposed Amendment No. 2 to the Specific Plan, in accordance with the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq. ("CEQA"); and

WHEREAS, a notice of public hearing has been duly published and mailed and a public hearing has been duly conducted by the City Council concerning the approval and adoption of the Negative Declaration, and the City Council has considered all testimony and written submissions relevant thereto.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Based upon any and all written submissions and testimony provided to the City Council, the City Council finds and determines that the adoption of Amendment No. 2 to the Specific Plan will not have a significant effect on the environment.

Section 2. The City Council hereby approves and adopts the Negative Declaration, attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3. The City Council hereby authorizes and directs the City Staff to prepare and the City Clerk to file with the County Clerk of the County of San Bernardino a Notice of Determination concerning the adoption of the Negative Declaration.

#3
9/16/86
ORDINANCE NO. 849

AN ORDINANCE OF THE CITY OF FONTANA, CALIFORNIA,
APPROVING AMENDMENT NO. 2 TO THE WEST END
SPECIFIC PLAN

WHEREAS, the City Council (the "City Council") of the City of Fontana, California (the "City") has by Resolution No. 85-49 duly adopted the West End Specific Plan (the "Specific Plan"); and

WHEREAS, prior to adopting the Specific Plan, the City Council considered and certified as complete the final Environmental Impact Report (the "EIR") pertaining to the Specific Plan; and

WHEREAS, the City Council by its duly adopted Resolution has subsequently adopted Amendment No. 1 to the Specific Plan; and

WHEREAS, the City Council has duly noticed and conducted a public hearing concerning the proposed adoption of Amendment No. 2 to the Specific Plan and has considered written submissions and testimony with regard thereto; and

WHEREAS, the City Council has duly noticed and conducted a public hearing concerning the proposed adoption of a negative declaration (the "Negative Declaration") pertaining to Amendment No. 2 to the Specific Plan and has considered written submissions and testimony with regard thereto and has duly adopted the Negative Declaration; and

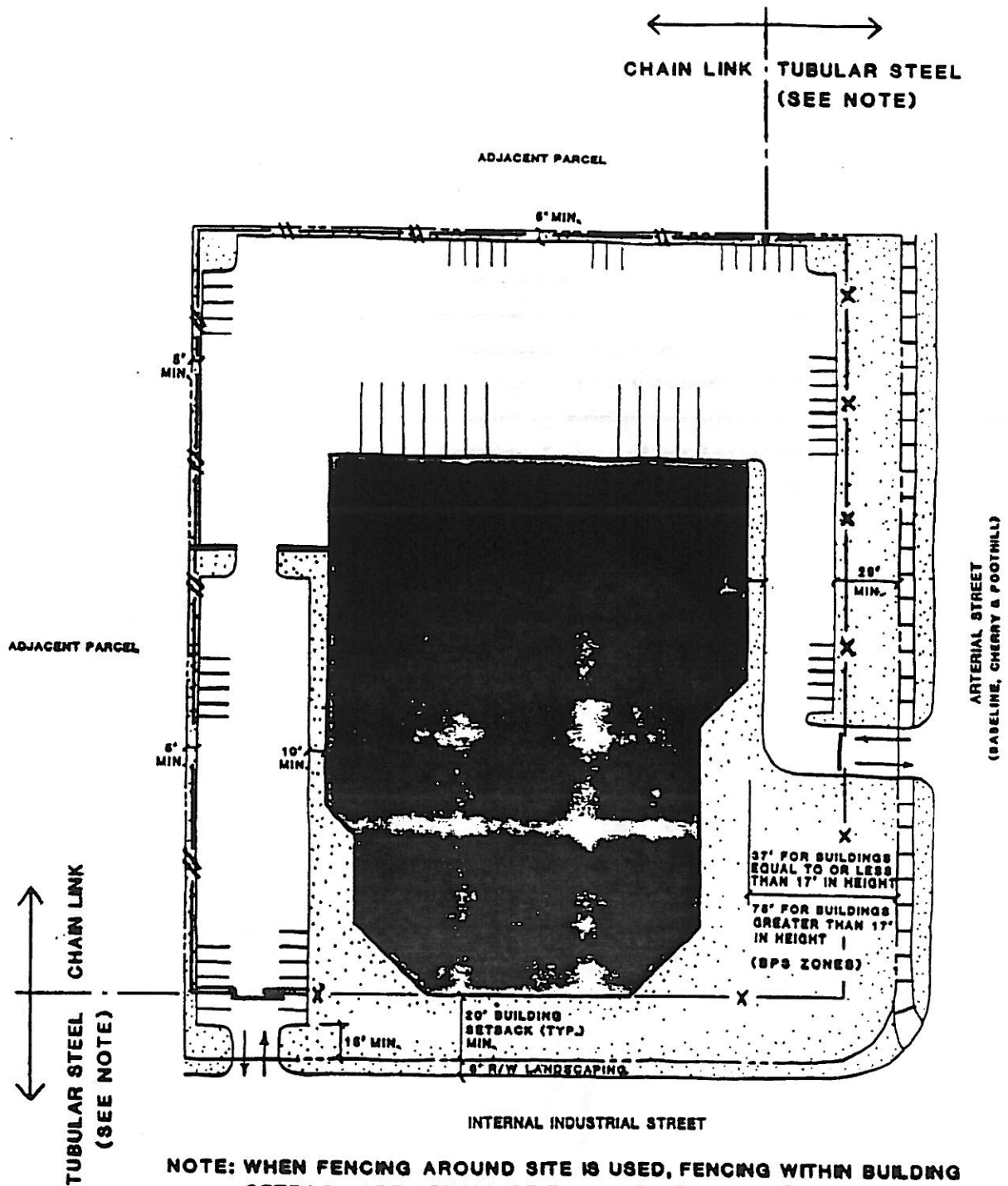
WHEREAS, the Planning Commission as heretofore conducted a public hearing concerning the proposed adoption of a Amendment No. 2 to the Specific Plan and has recommended to the City Council that the City Council approve Amendment No. 2 to the Specific Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council finds and determines that Amendment No. 2 to the Specific Plan is consistent with the terms and conditions of the General Plan of the City. The City Council further finds and determines that the adoption of Amendment No. 2 to the Specific Plan is consistent with and will further the public health, safety and welfare in that Amendment No. 2 to the Specific Plan sets forth development requirements and design standards which will insure the orderly and planned development of the area subject to the Specific Plan.

Section 2. The City Council hereby approves and adopts Amendment No. 2 to the Specific Plan as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. The Mayor of the City is authorized and directed to sign this Ordinance and the City Clerk is authorized and directed to cause this Ordinance or a summary thereof to be

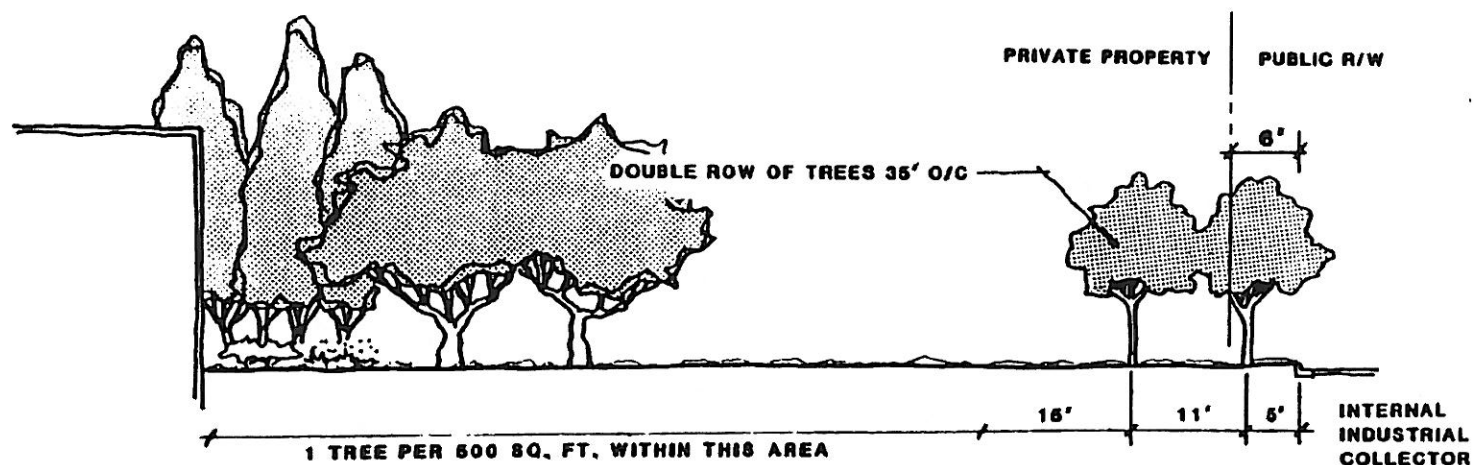


NOTE: WHEN FENCING AROUND SITE IS USED, FENCING WITHIN BUILDING SETBACK AREA SHALL BE TUBULAR STEEL, 5-6' MAXIMUM HEIGHT.

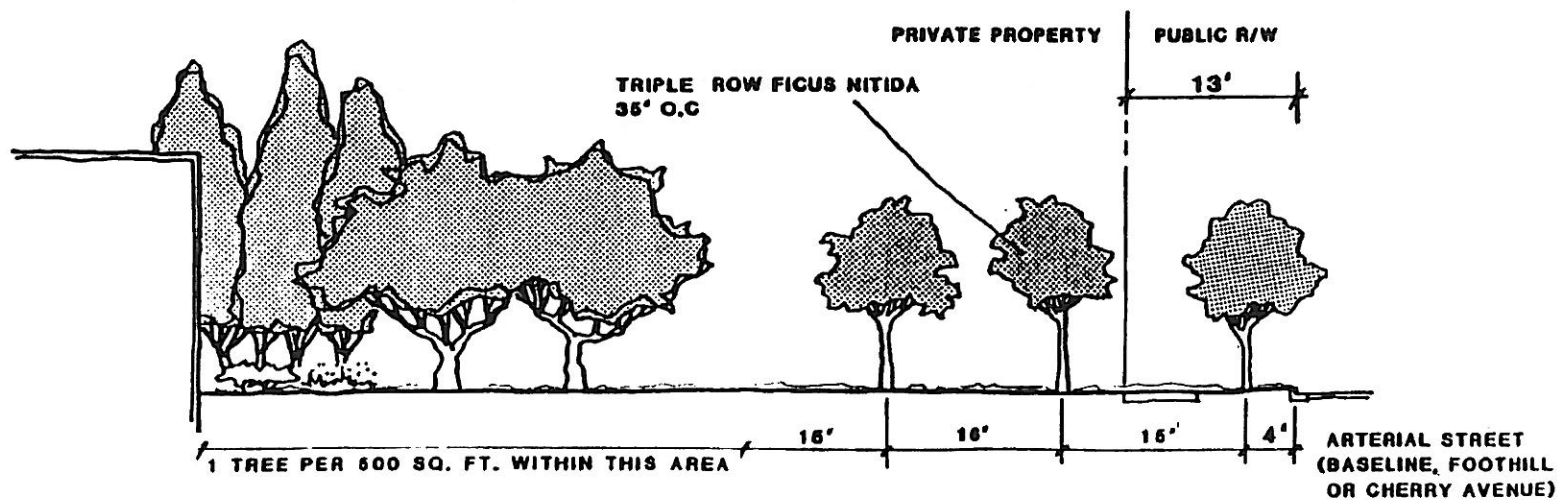
FENCING BEHIND BUILDING SETBACK SHALL BE CHAIN LINK. THE PARCEL OWNER MAY CHOOSE TO PUT IN TUBULAR STEEL IF HE DESIRES. (OR OTHER UPGRADED MATERIAL ACCEPTABLE TO PLANNING COMMISSION IE., MASONRY. NO WOOD IS PERMITTED.)

EXHIBIT 12

**TYPICAL BUSINESS PARK
SITE PLAN REQUIREMENTS**



TYPICAL SECTION WHERE BUILDING IS ADJACENT AN INTERNAL INDUSTRIAL STREET
(WHERE LANDSCAPE ONLY OCCURS BETWEEN BUILDING & STREET)



TYPICAL SECTION WHERE BUILDING IS ADJACENT TO AN ARTERIAL STREET
(WHERE LANDSCAPE ONLY OCCURS BETWEEN BUILDING & STREET)

State of California
Resource Agency
Department of Conservation
Division of Mines and Geology

STRONG-ACTION INSTRUMENTATION PROGRAM

FEE SCHEDULE

Use this "FEE SCHEDULE" if reporting in accordance with Public Resources Code, Section :

| Valuation | Fee | Valuation | Fee | Valuation | Fee | Valuation |
|---|-----|---------------|-----|---------------|------|---------------|
| (Use this Section of Fee Schedule if Valuation is \$20,000 or less) | | | | | | |
| 0 - 7214 | .50 | 10353 - 10499 | .73 | 13443 - 13785 | .95 | 16887 - 17071 |
| 7215 - 7357 | .51 | 10500 - 10642 | .74 | 13786 - 13928 | .97 | 17072 - 17214 |
| 7358 - 7499 | .52 | 10643 - 10785 | .75 | 13929 - 14071 | .98 | 17215 - 17357 |
| 7500 - 7642 | .53 | 10786 - 10928 | .76 | 14072 - 14214 | .99 | 17358 - 17499 |
| 7643 - 7785 | .54 | 10929 - 11071 | .77 | 14215 - 14357 | 1.00 | 17500 - 17642 |
| 7786 - 7928 | .55 | 11072 - 11214 | .78 | 14358 - 14499 | 1.01 | 17643 - 17785 |
| 7929 - 8071 | .56 | 11215 - 11357 | .79 | 14500 - 14642 | 1.02 | 17786 - 17928 |
| 8072 - 8214 | .57 | 11358 - 11499 | .80 | 14643 - 14785 | 1.03 | 17929 - 18071 |
| 8215 - 8357 | .58 | 11500 - 11642 | .81 | 14786 - 14928 | 1.04 | 18072 - 18214 |
| 8358 - 8499 | .59 | 11643 - 11785 | .82 | 14929 - 15071 | 1.05 | 18215 - 18357 |
| 8500 - 8642 | .60 | 11786 - 11928 | .83 | 15072 - 15214 | 1.06 | 18358 - 18499 |
| 8643 - 8785 | .61 | 11929 - 12071 | .84 | 15215 - 15357 | 1.07 | 18500 - 18642 |
| 8786 - 8928 | .62 | 12072 - 12214 | .85 | 15358 - 15499 | 1.08 | 18643 - 18785 |
| 8929 - 9071 | .63 | 12215 - 12357 | .86 | 15500 - 15642 | 1.09 | 18786 - 18928 |
| 9072 - 9214 | .64 | 12358 - 12499 | .87 | 15643 - 15785 | 1.10 | 18929 - 19071 |
| 9215 - 9357 | .65 | 12500 - 12642 | .88 | 15786 - 15928 | 1.11 | 19072 - 19214 |
| 9358 - 9499 | .66 | 12643 - 12785 | .89 | 15929 - 16071 | 1.12 | 19215 - 19357 |
| 9500 - 9642 | .67 | 12786 - 12928 | .90 | 16072 - 16214 | 1.13 | 19358 - 19499 |
| 9643 - 9785 | .68 | 12929 - 13071 | .91 | 16215 - 16357 | 1.14 | 19500 - 19642 |
| 9786 - 9928 | .69 | 13072 - 13214 | .92 | 16358 - 16499 | 1.15 | 19643 - 19785 |
| 9929 - 10071 | .70 | 13215 - 13357 | .93 | 16500 - 16642 | 1.16 | 19786 - 19928 |
| 10072 - 10214 | .71 | 13358 - 13499 | .94 | 16643 - 16785 | 1.17 | 19929 - 20000 |
| 10215 - 10357 | .72 | 13500 - 13642 | .95 | 16786 - 16928 | 1.18 | |

Table A (Use this Section of Fee Schedule if Valuation Exceeds \$20,000)

| | | | | | | |
|------------|-----|------|-----|--------|------|------------|
| 01 - 71 | .00 | 2000 | .14 | 10,000 | .70 | 75,000 |
| 72 - 214 | .01 | 3000 | .21 | 15,000 | 1.05 | 100,000 |
| 215 - 357 | .02 | 4000 | .28 | 20,000 | 1.40 | 200,000 |
| 358 - 499 | .03 | 5000 | .35 | 25,000 | 1.75 | 500,000 |
| 500 - 642 | .04 | 6000 | .42 | 30,000 | 2.10 | 1,000,000 |
| 643 - 785 | .05 | 7000 | .49 | 35,000 | 2.45 | 2,000,000 |
| 786 - 928 | .06 | 8000 | .56 | 40,000 | 2.80 | 5,000,000 |
| 929 - 1000 | .07 | 9000 | .63 | 50,000 | 3.20 | 10,000,000 |

Example - Application for a Building Permit

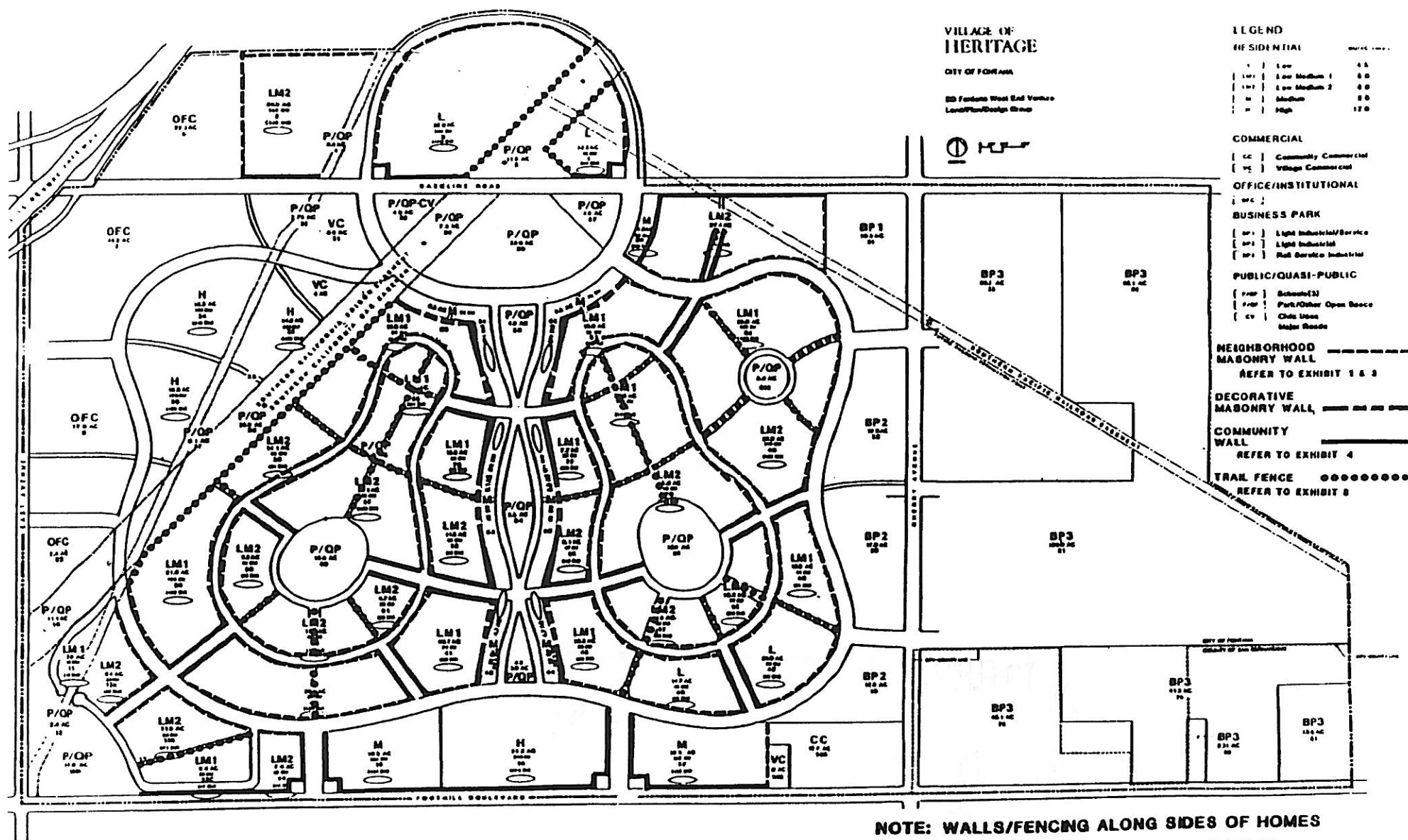


EXHIBIT 11

WALL & FENCE MASTER PLAN

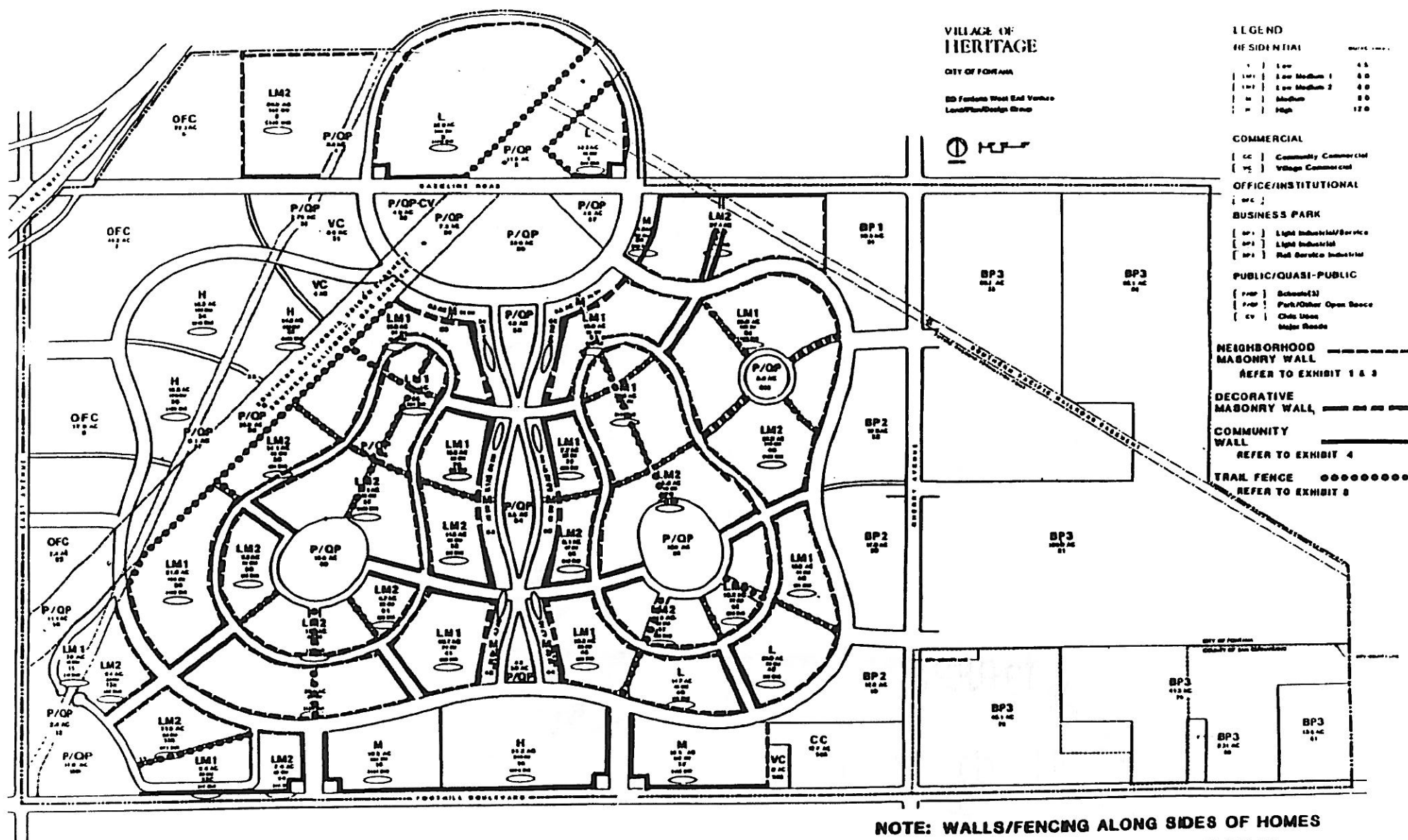
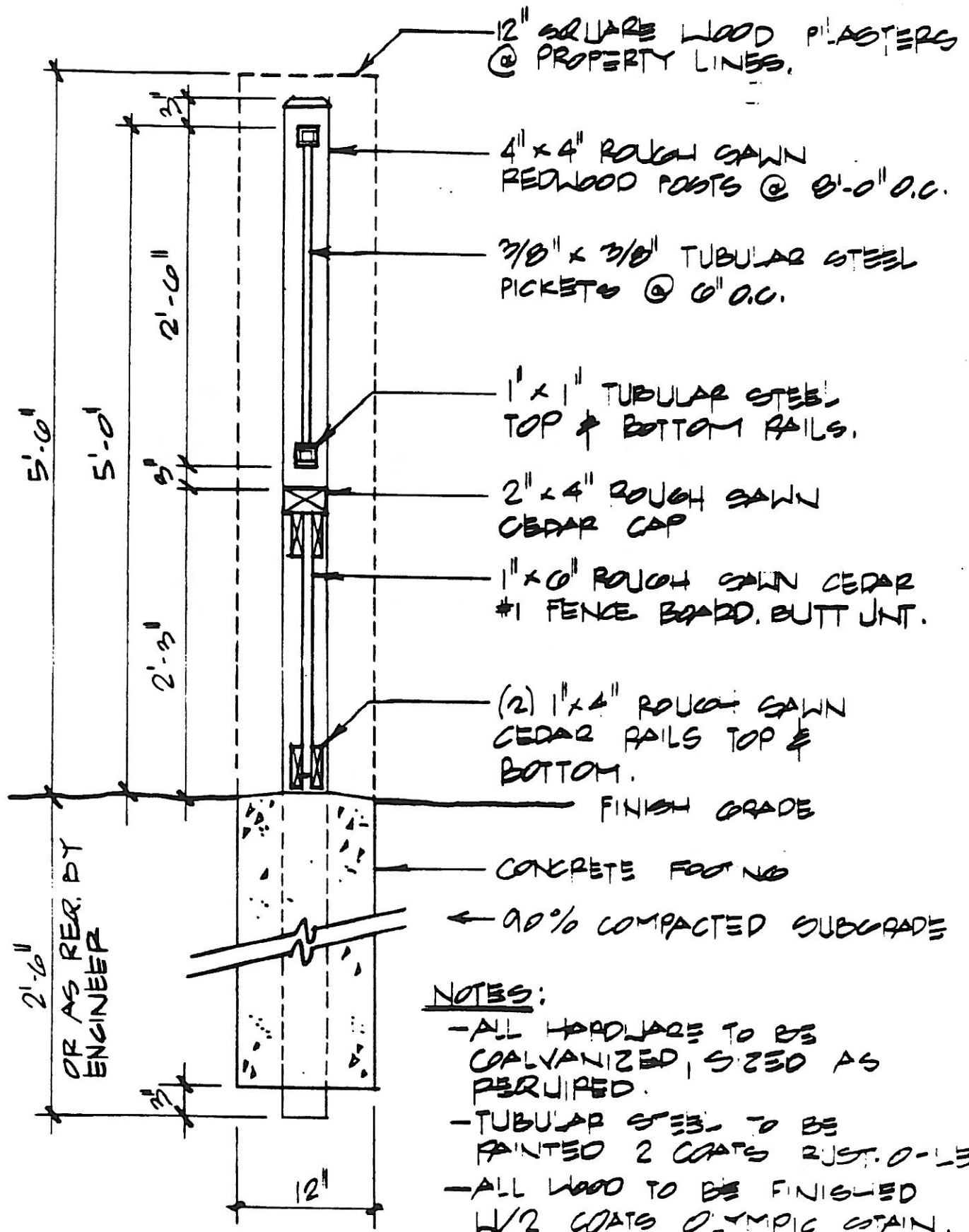


EXHIBIT 11

WALL & FENCE MASTER PLAN

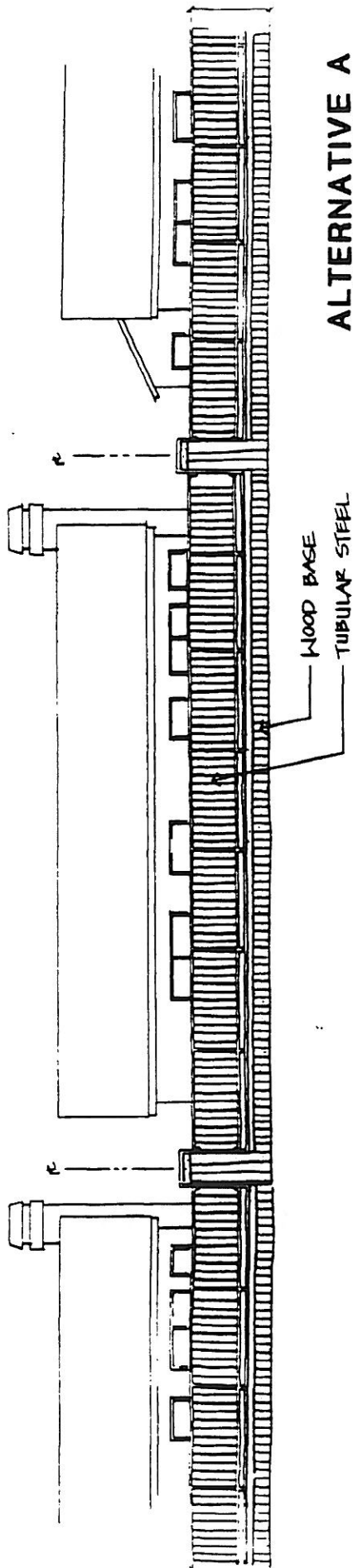


NOTES:

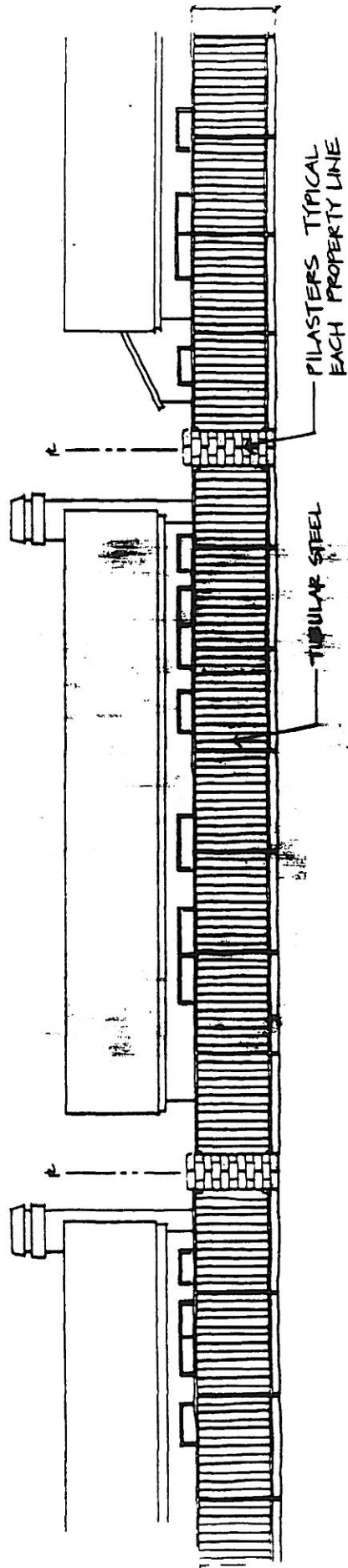
- ALL HARDWARE TO BE GALVANIZED, SIZED AS REQUIRED.
- TUBULAR STEEL TO BE PAINTED 2 COATS RUST-O-LEUM
- ALL WOOD TO BE FINISHED W/2 COATS OLYMPIC STAIN.

ALTERNATIVE A
DETAIL

EXHIBIT 8A
TRAIL FENCING



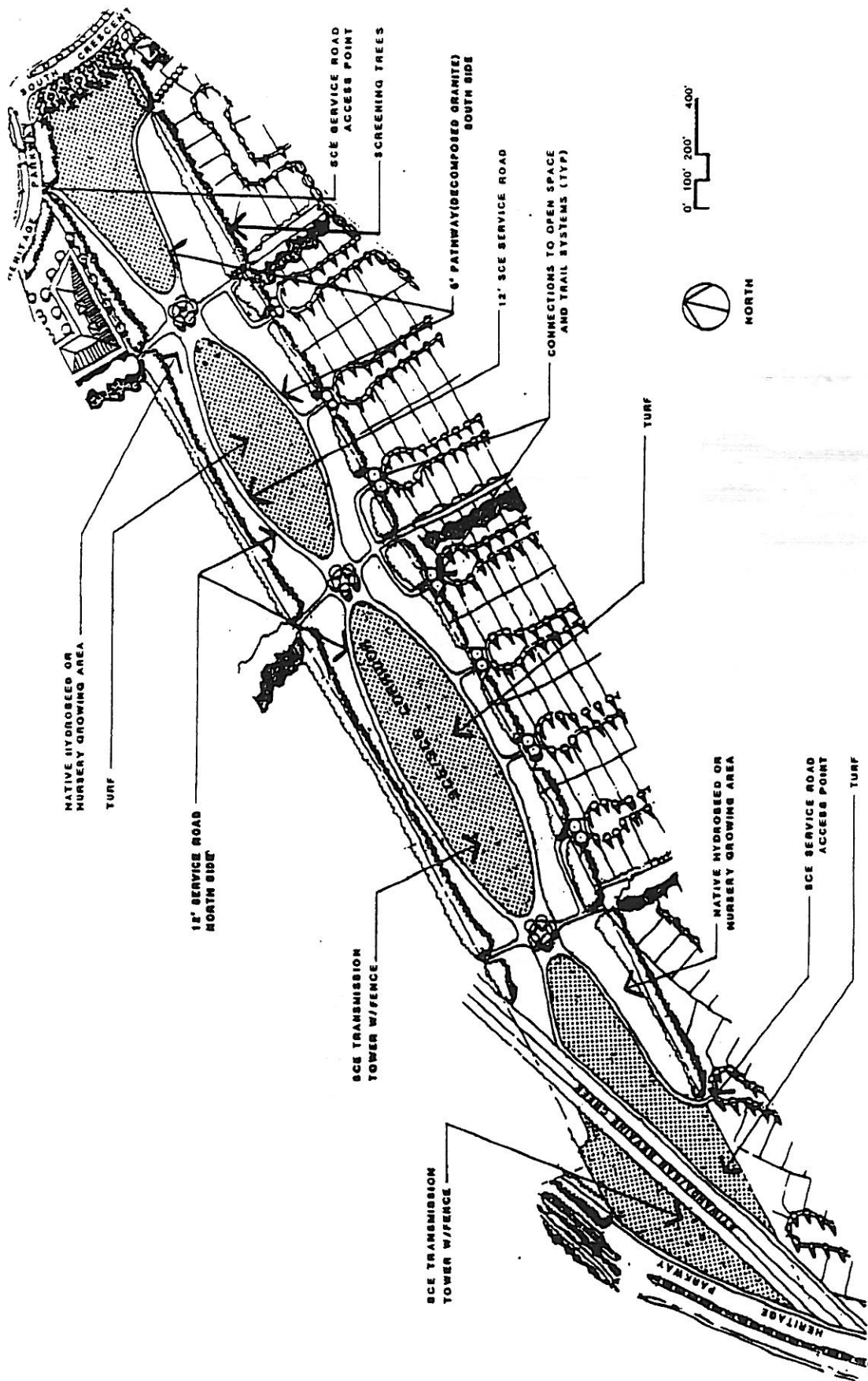
ALTERNATIVE A



ALTERNATIVE B

NOTE: SELECTION OF FENCING FOR TRAIL SYSTEMS SHALL BE RESPONSIBILITY OF BD FONTANA WEST END VENTURE
SUBJECT TO REVIEW AND APPROVAL BY PLANNING COMMISSION.

SEE EXHIBIT 7.2 FOR MATCH



SEE EXHIBIT 7.4 FOR MATCH

EXHIBIT 7.3

SCE/SCG CORRIDOR

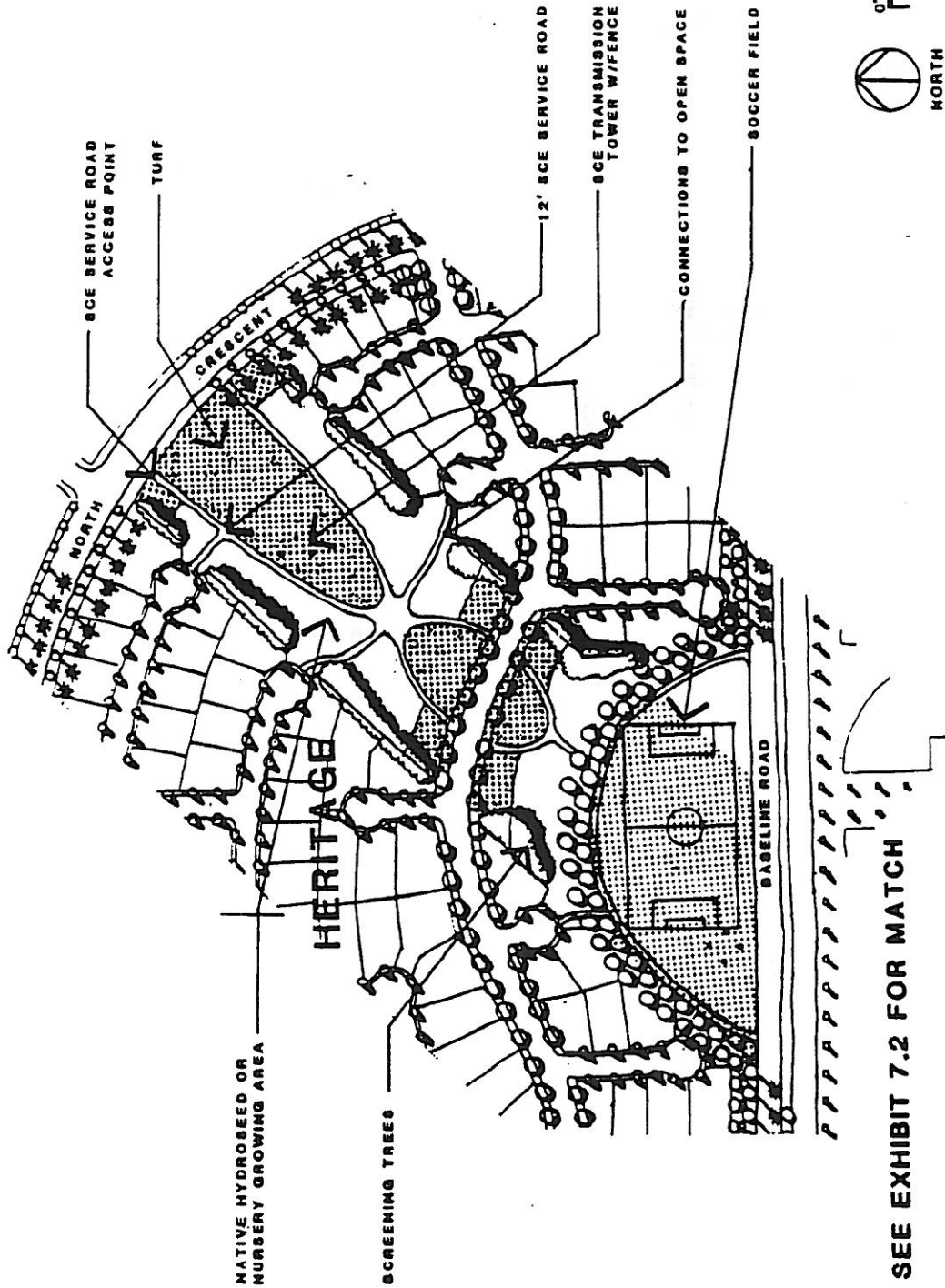


EXHIBIT 7.1

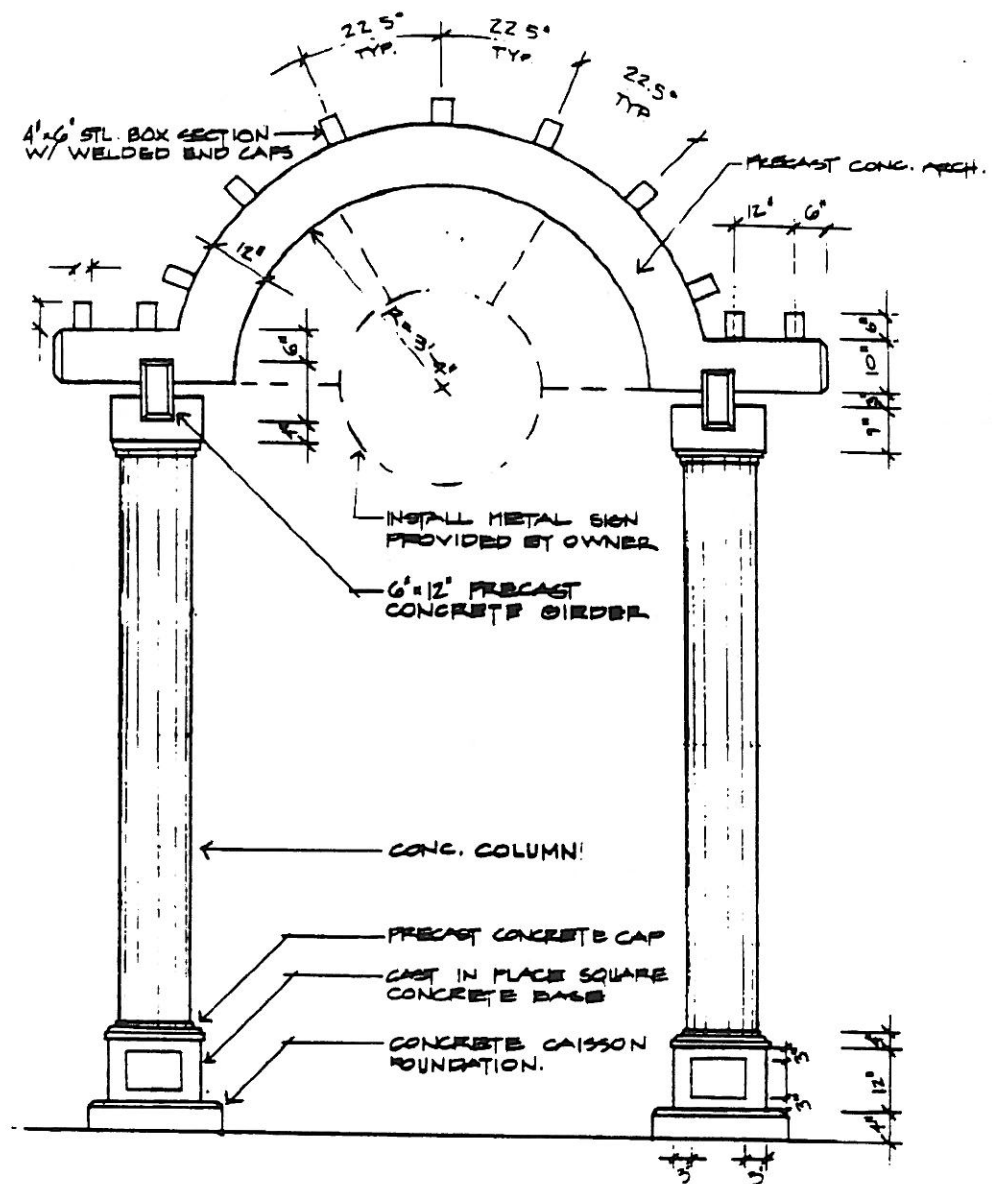
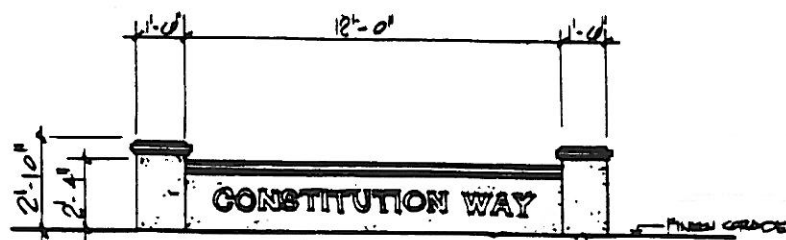


EXHIBIT 6.5

⑤ ARCHWAY SIGN

SIGN 'C'



SIGN 'B'

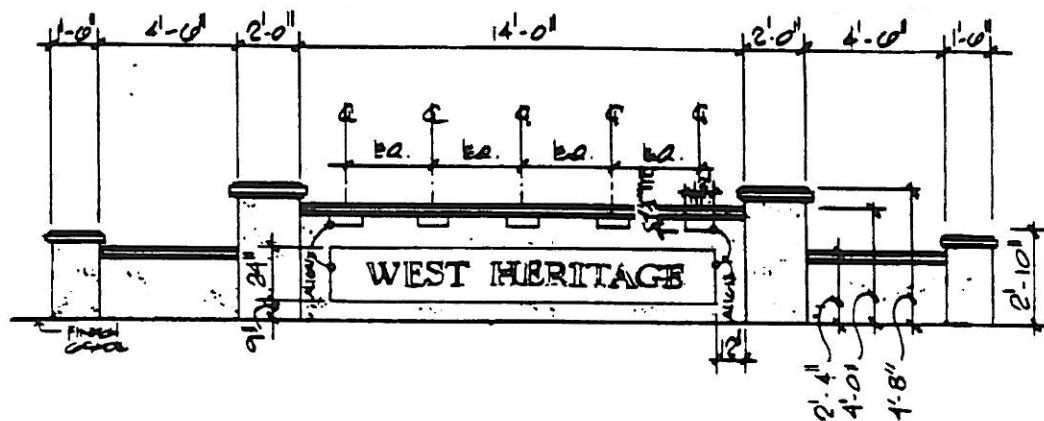
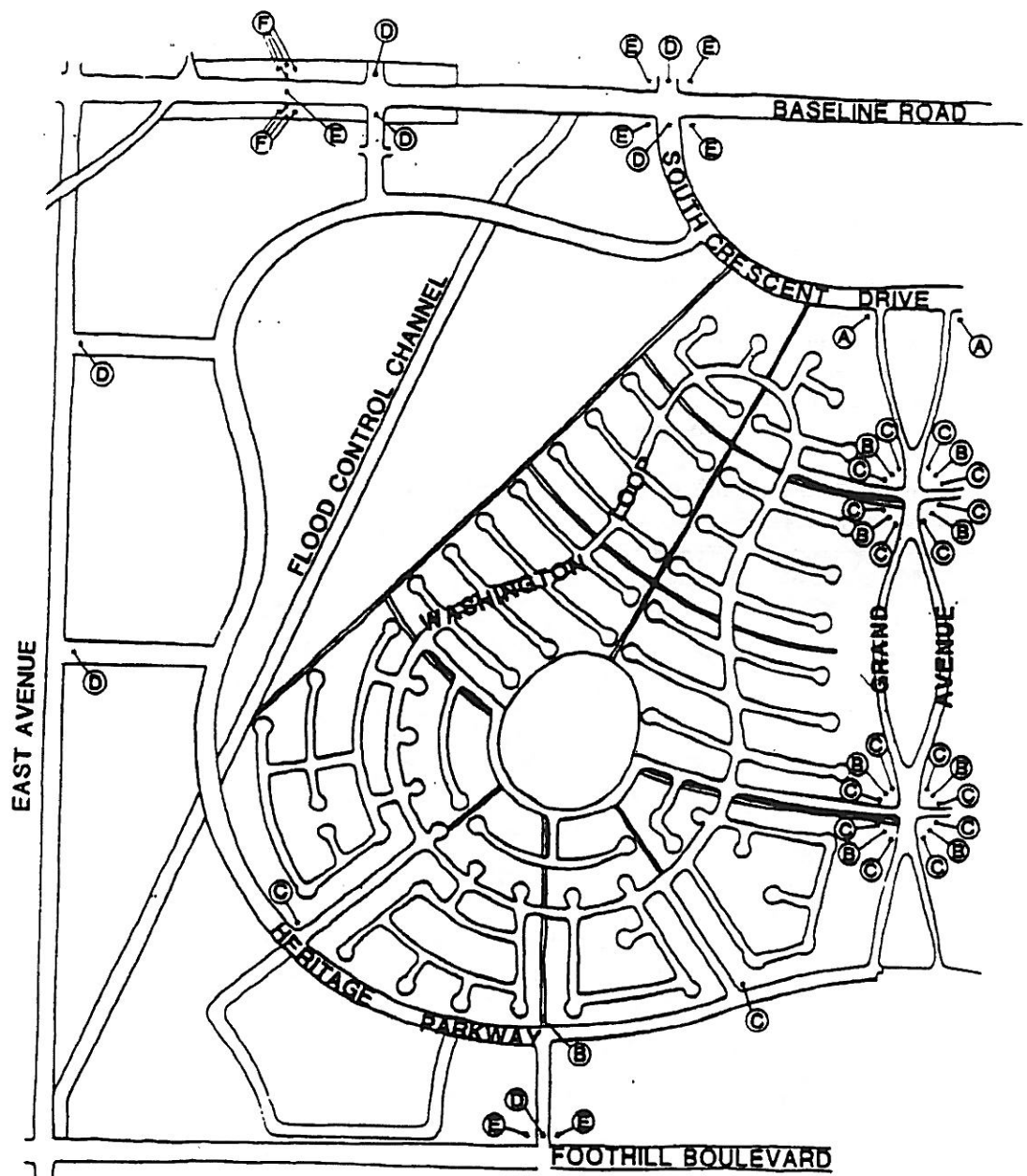


EXHIBIT 6.3

Ⓑ SIGN B

Ⓒ SIGN C



LEGEND:

- (A) SIGN A
- (B) SIGN B
- (C) SIGN C
- (D) SIGN D
- (E) ARCHWAY SIGN
- (F) COLUMN MONUMENT



EXHIBIT 6.1
SIGNAGE & MONUMENT PLAN
WEST HERITAGE

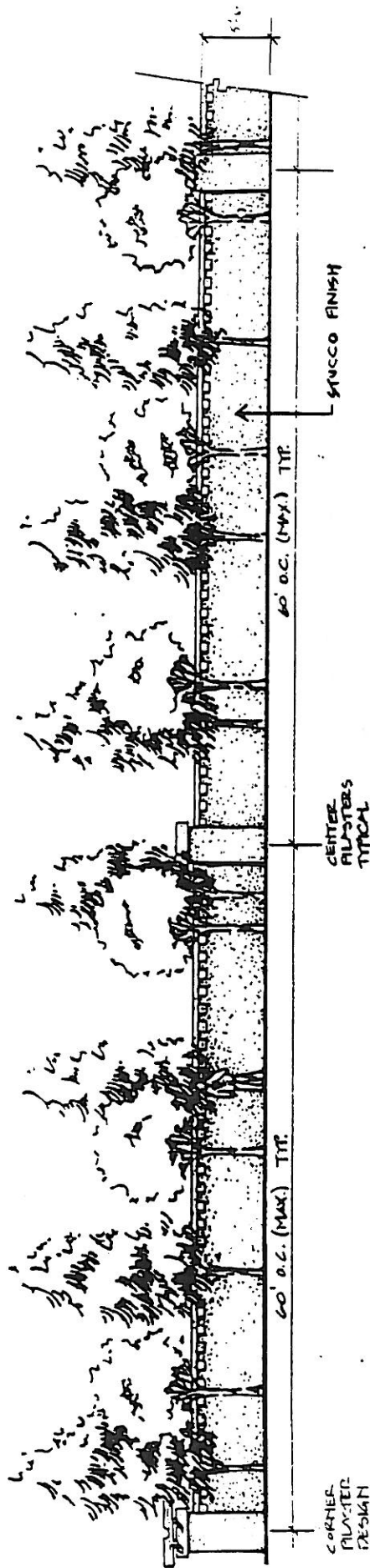


EXHIBIT 4A

TYPICAL COMMUNITY THEME WALL & WINDROW
ENTRY THEME WALL ELEVATION

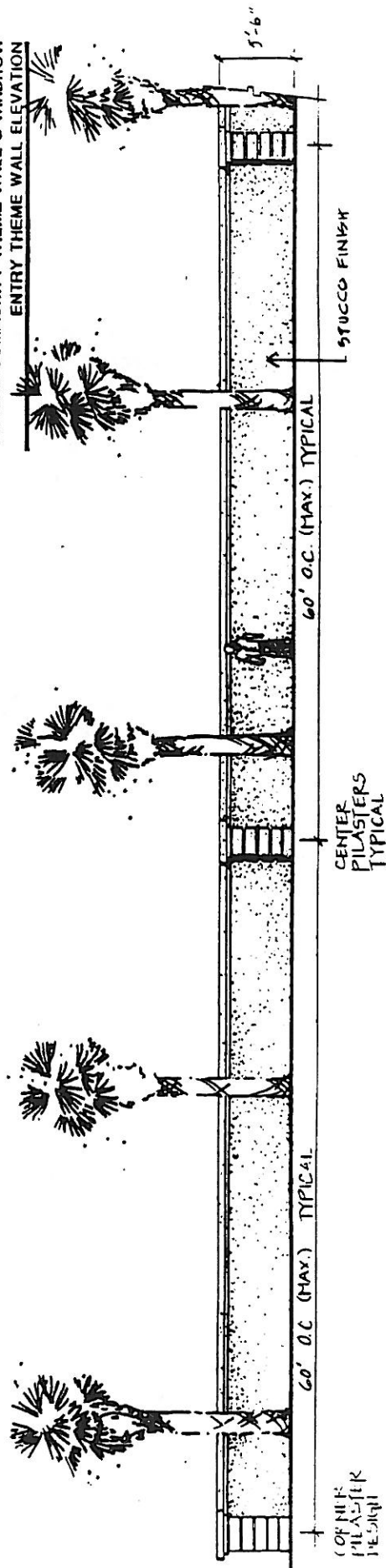


EXHIBIT 4B

TYPICAL PALM ENTRY THEME WALL ELEVATION

EXHIBIT 4

COMMUNITY WALLS

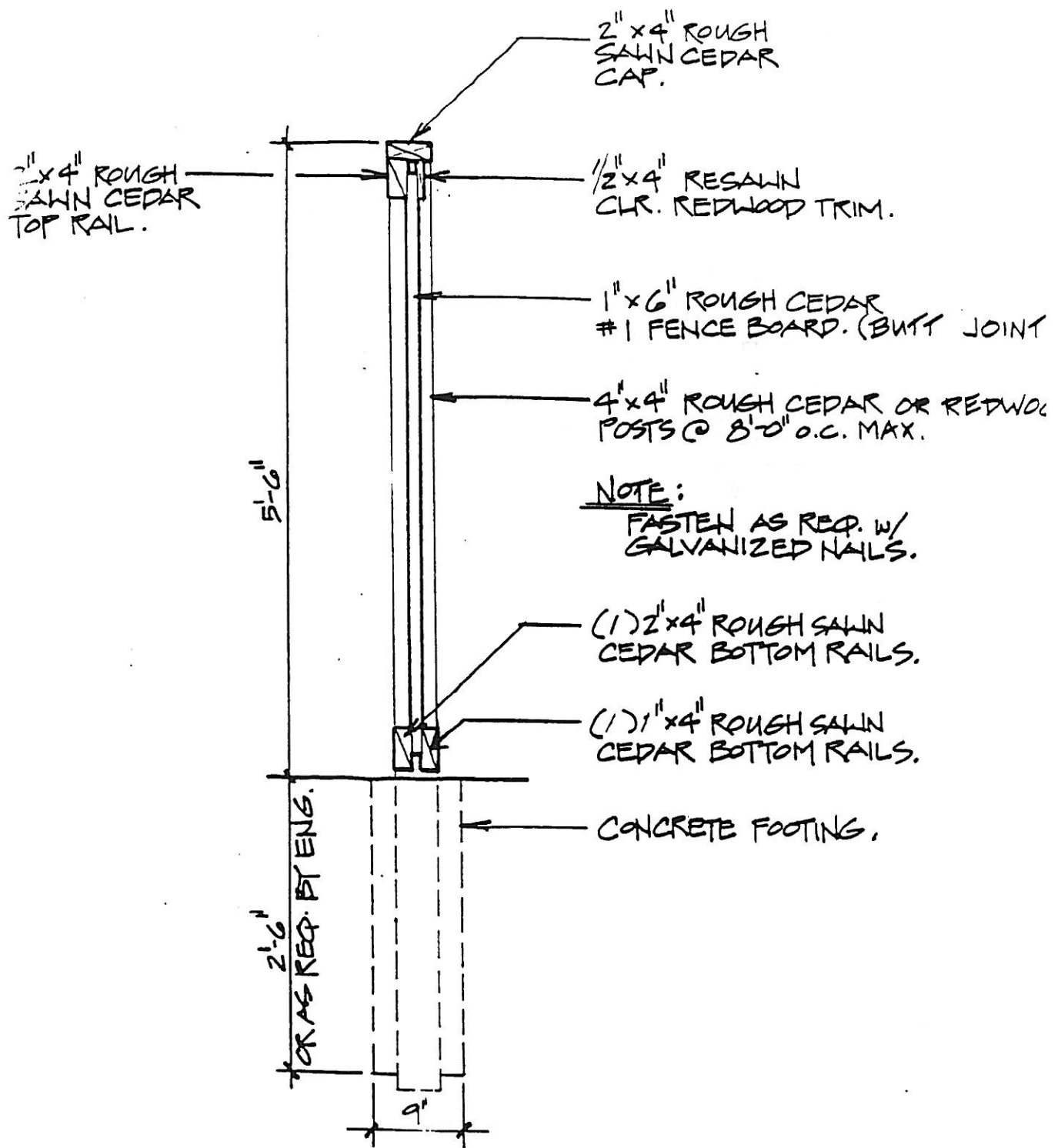


EXHIBIT 2

TYPICAL FENCE BETWEEN LOTS

ARTICLE VII

OFFICE/INSTITUTIONAL

A. FLOOR AREA RATIO

The total square footage of all buildings on any lot may not exceed a floor area ratio of 0.4 multiplied by the net lot area. No building or structure may exceed ten stories in height above the curb level of the mid point of the curb along the front of the lot. If there is any questions regarding the curb level the Planning Director shall determine the curb level.

I. FLOOR AREA RATIO

The total square footage of all buildings on any lot may not exceed a floor area ratio of 0.6 multiplied by the net lot area. No building or structure may exceed ten stories in height above the curb level or the mid point of the curb along the front of the lot. If there is any questions regarding the curb level the Planning Director shall determine the curb level.

5. Separation

Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches (6") higher than the adjacent vehicular area.

6. Berming

Along Cherry Avenue, Foothill Boulevard and Baseline Road

An earthen berm shall be provided adjacent to public right-of-ways three feet (3') in height, measured from top of street curb, or parking lot curb, whichever is higher. Slope on the street facing side shall be 3:1.

Where service, storage or truck loading areas face the street, the earthen berm shall be a minimum of six feet (6') in height. Slope on the side facing street shall be 3:1. Refer also to Exhibit 13.

Where continuous landscape planting occurs from the right-of-way to the face of the building, the berm requirement may be omitted. Refer also to Exhibit 14.

Along Internal Industrial Streets

An earthen berm shall be provided beginning at the curb and extending a minimum of twenty-one feet (21'). The 6' public right-of-way landscaping area combined with the 15' private landscaping area constitutes the 21' berm requirement. Slopes facing streets shall be 3:1 and the height shall be three feet (3') to four feet (4') from top of street curb, or parking lot, whichever is greater. All slopes facing streets shall be turf and trees except at signs where shrubs and turf and ground covers are permitted. The 6' public right-of-way landscape area adjacent to the street may be installed as landscape development of each parcel occurs. (See exhibit 13).

7. All Parking Lot/Service Areas Adjacent to Public Streets

These areas shall be screened with shrub planting located on the building side of the tree rows. Screening shrubs shall be spaced no greater than four feet (4') apart. Minimum of five (5) gallon size shrubs shall be used. (See Exhibit 13).

8. Street/Parkway Trees

Street tree planting shall consist of double rows of trees. Trees shall be fifteen (15) gallon minimum size and shall be planted five feet (5') from the curb or sidewalk line except where they occur in a parkway. In this case they shall be placed in the center of the parkway. Trees within a row shall be spaced thirty-five feet (35') on center. See Exhibit 13 and 14.

Refer also to Exhibit 12.

- * Since the Village Parkway includes a forty-two foot (42') bermed and landscaped buffer area, no setback is identified.

2. For BP3 Areas (East of Cherry Avenue)

| <u>Street</u> | Any Bldg. Greater Than 17' tall | Any Bldg. 17' tall or less | 1-Story Freestanding Commercial/ Office Bldg. | Minimum Parking Setback |
|---------------|--|----------------------------------|--|-------------------------------|
| Baseline Road | 75 ft. | 37 ft. | 20 ft. | 29 ft. |
| Foothill | | | | |
| Boulevard | 75 ft. | 37 ft. | 20 ft. | 29 ft. |
| Cherry Avenue | 75 ft. | 37 ft. | 20 ft. | 29 ft. |
| Internal | | | | |
| Industrial | 20 ft. | 20 ft. | 15 ft. | 15 ft. |

Refer also to Exhibit 12.

| 3. For all BP1, BP2, BP3 Areas | <u>Bldg. Setback</u> | <u>Parking Setback</u> |
|---|--------------------------|----------------------------|
| For those property lines adjacent to other BP1, BP2, BP3 lots | 5 ft. | 5 ft. |
| For those property lines adjacent to commercial lots. | 10 ft. | 10 ft. |
| For those property lines adjacent to residential lots. | 40 ft. | 10 ft. |

G. LANDSCAPING

Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, and which may also include public sidewalks, shall be installed to the following minimum standards.

1. Private Parcel Landscaping

Each parcel shall include provisions as follows:

- a) A fully automatic irrigation system.
- b) All unpaved non-work areas not utilized for parking or storage shall be landscaped with turf, ground covers and trees. Total required landscape coverage area shall be determined based upon the guidelines that follow. In areas defined for future expansion, only erosion control ground covers shall be required with temporary irrigation system, or other erosion/dust control (i.e. soil stabilizer) methods deemed suitable to the Planning Commission.

7. Intersections

Screening along all streets and boundaries, except for trees, shall have a height of not greater than 36" within twenty feet (20') of the point of intersection of:

- a. A vehicular access way or driveway and a street;
- b. A vehicular access way or driveway and a sidewalk; and
- c. Two or more vehicular access ways, driveways or streets.

8. Perimeter Fencing (See Exhibit 12)

At street frontages, within building setbacks as established in the West End Specific Plan, a tubular steel fence shall be used. Behind the building setback or adjacent to other business park parcels, chainlink fences with barbed wire are permitted.

E. SIGN GUIDELINES

1. Prohibition of Signs

No exterior signs of any type which normally would be visible from the neighboring properties or public streets shall be placed or maintained on any site or building unless the same shall have been first approved in writing by the Planning Commission or the Planning Director per City zoning code Section 33-165. No flashing or moving signs are permitted.

2. Common Area Signage

Common area signage shall be located at Cherry Avenue at the three (3) major entries within the palm tree Bosque.

3. Individual Project Free Standing Signage

Individual project free standing signage shall not exceed 100 square feet and not to exceed a vertical height of eight feet (8'). A maximum of one (1) sign shall be permitted per lot.

SINGLE TENANT PROJECTS ON ONE LOT

4. Wall Signs

Wall signs shall be permitted on all buildings and shall not exceed 200 square feet or a vertical dimension of eight feet (8'). A maximum of two (2) signs shall be permitted on all buildings on the lot. They may be located at the main pedestrian entrance or parking area.

5. Roof Mounted Signage

No sign may be roof mounted.

6. Painted Signage

No sign is to be painted directly on any wall or building.

8. Multi-level parking may be permitted providing the parking structure meets the parking setbacks stated herein. Parking structures in the BPl zone are subject to review and approval by the Planning Commission.

C. EXTERIOR ARCHITECTURAL APPEARANCE

1. Building Material Guidelines

For industrial use buildings exterior walls of concrete, masonry; or glass and metal may be approved, however, no sheet or corrugated metal may be approved. Maximum number of colors per building is three (3).

2. Parking Structure Design

Parking structure design shall be compatible with surrounding buildings.

D. SCREENING

1. Roof Top Screening

- a. Architecturally compatible screening shall be provided to conceal all roof top materials and are subject to approval of the Planning Director.
- b. With a nominally "flat" roof, the ridge line elevation shall not exceed the parapet elevation, except as approved by the Planning Commission.
- c. No part of the "flat" roof may project above parapet, except for antennas, satellite disks, elevator shafts, stairways and helicopter pads.

2. Refuse Screening

Trash container areas shall be screened from streets and adjacent parcels with material to match building architecture.

3. Screening Abutting Residential Areas

Where not already provided, an architecturally compatible screen shall be installed along all site boundaries where the premises abut residential areas. Except as otherwise provided, the screening shall have a total height of not less than six feet (6') nor more than seven feet (7'). Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation. No chain link fencing to be used.

4. Screening Areas on Street Frontages

An architecturally compatible screen shall be installed along all parking areas along street frontages. Except as otherwise provided, the screening shall have a total ultimate height of not less than 36". Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation. A berm or combination berm and shrubs per Exhibits 13 & 14 is preferred. Where truck loading occurs, near street frontages additional landscaping should be considered.

4. No setback shall be required from interior lot lines abutting only a parcel designated for commercial or business park use and not abutting a street or public area.
5. Any building more than 35 feet in height shall be located no closer to the exterior property boundary than a distance equal to the height of the commercial structure.
6. Landscape coverage for each site is to be determined by the setback requirements listed above. Any area not covered by building, parking or designated storage shall be landscaped. Landscape and irrigation plans shall be submitted for City approval prior to installation of materials. Installation shall occur prior to occupancy of building.

ARTICLE III - SCHOOLS

A. SCHOOL ARCHITECTURAL APPEARANCE

School architecture shall meet standards established by the school district and state architect. It is desirable to have architecture relate to the overall Village theme.

B. PARK/SCHOOL FENCING

Fencing of housing adjacent to the school site shall be a slumpstone wall to be of similar design to match the wall along the neighborhood loop road. See Exhibit 3.

D. RESIDENTIAL ROOFS

All single family and multi family development shall have a minimum of 30 year warranty, 300 lbs per square asphalt shingle roof. The roof structures or trusses for said development must be constructed to accomodate concrete or clay tile material.

E. FENCING AND WALLS

1. Side And Rear Yard Interior Lots

A 5-1/2 foot wood cedar fence per the attached detail, Exhibit 2.

2. Side and Rear Yard - Loop Streets and Heritage Parkway Adjacent To Single Family Detached Units.

Slumpstone wall with cap or run of block extending from wall. Refer to Exhibit 3.

3. Perimeter Setbacks

Arterials:

A 29' landscape easement to visually extend the "Gateways" to the City shall be provided adjacent to Baseline Road and Foothill Boulevard right-of-ways. Five and one-half foot high decorative blockwalls shall occur along the 29' setback area. (See Exhibit 4). Buildings be set back a minimum of 37' from the arterial right-of-way.

Village/Neighborhood Loop:

A minimum of 21' of landscaped parkway is provided on each side within the Village Loop right-of-way. Five foot high decorative blockwalls are to be located along property lines adjacent to the Village Loop, similar to the Loop Street walls in Exhibits 1 and 3. Main building setbacks from the right-of-way shall be a minimum of 10'. On the neighborhood loop a minimum 10' parkway on the interior side and 17' parkway on the exterior side of the loop road is provided per the adopted neighborhood loop road street section. Five foot high decorative blockwalls are to be provided as shown in Exhibits 1 and 3. Minimum main building setbacks from right-of-way shall be 10'.

4. Trails

Setbacks for main structure shall be a minimum of 10' where the rear of a building runs adjacent to a trail and 5' where the side of a building runs adjacent to trail. Fencing adjacent to trails shall be a five and one-half foot high tubular steel or combination wood/tubular steel fence. (See Exhibit 8).

5. Maintenance Responsibilities

All landscape areas within the right-of-ways or landscape easements shall be maintained by the assessment district, or in some cases by a homeowner. This includes trails, connections to trails, parkways and parks. Costs are to be prorated to reflect regional and local benefits as defined in West End Assessment District Report. Responsibilities for maintenance are also to be defined in the report.

Open Space

| | | | |
|--|-------------|----|----------|
| Utility/Flood Control easements in natural condition | <u>26.0</u> | 0% | <u>0</u> |
| GRAND TOTAL | 175.3 | | |

There are 50 acres under power and gas easements. Of this total approximately 31.0 acres are to be landscaped with turf and irrigation. (7.0 acres adjacent to intermediate school, 8.0 acres in Gateway Park, and 16.0 acres adjacent to residential uses).

The remaining areas will receive a naturalized hydroseed with no irrigation. It is possible a future nursery operation could locate in these areas.

Responsibility for development of all landscape areas in the list above is described in sections of the specific plan, owner participation agreement or other correspondence between City and Applicant.

6. Commercial Use Areas

The Commercial Use areas are divided into 3 types as follows:

- a) Community Commercial: (CC) This use will serve the vicinity and the site and includes approximately 13 acres.
- b) Village Commercial: (VC) This use serves the everyday needs for residents within the community and includes approximately 14 acres.
- c) Office: (OFC) This use of 100 acres located along the freeway, provides an employment base for the area and is intended to include professional offices and institutional uses, freeway oriented commercial and service facilities.

Net Acreage Tabulations (Estimated)

| | |
|---------------|---------------------------------|
| <u>1478.0</u> | <u>TOTAL SPECIFIC PLAN AREA</u> |
| 571.0 | Non-Residential (BP/VC/CC/OFC) |
| 175.0 | P/QP |
| 612.0 | Residential |
| 120.0 | Road/Parkways |

| | |
|--------------|--------------------------|
| <u>612.3</u> | <u>RESIDENTIAL AREAS</u> |
| 91.4 | L |
| 168.0 | LM1 |
| 202.9 | LM2 |
| 66.1 | M |
| 83.9 | H |

ARTICLE I
INTRODUCTION

A. HIGHLIGHTS OF WEST END SPECIFIC PLAN

1. Overview

The West End Specific Plan is a mixed use community of approximately 1478 acres including residential, commercial, industrial and open space uses as defined below. The intent of the plan is to establish a balanced community which provides both housing, recreation, and employment opportunities. Within these parameters a design framework was established that provides a distinctive community character established through such features as the gateway, the crescent, the commons, the village green, and other site amenities.

All projects are subject to Design Review by City Planning Commission. Any projects which require variances, conditional uses, or request exceptions to the approved Design Standards manual, West End Specific Plan, or City codes shall require joint approval of City of Fontana and BD Investors. The following Design Standards excludes the 85-acre site east of Cherry Avenue (DAB#897) previously reviewed and approved by the Planning Commission.

2. Residential Mix

The plan is divided into 5 different residential land use categories as defined below with a maximum 3973 dwelling units permitted within the plan.

| | | |
|-----|--------------|------------------------|
| L | Low | Up to 4.5 du/ac gross |
| LM1 | Low Medium 1 | Up to 5.0 du/ac gross |
| LM2 | Low Medium 2 | Up to 6.0 du/ac gross |
| M | Medium | Up to 8.0 du/ac gross |
| H | High | Up to 16.0 du/ac gross |

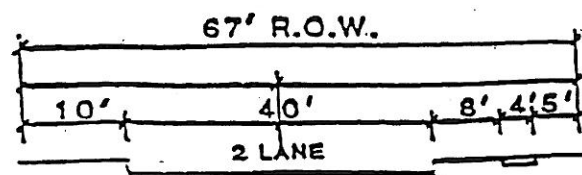
Until final engineered plans are developed, the exact number of dwelling units within each of the above categories will not be known.

Approximations based upon the land use map can be made and are shown in Table I.

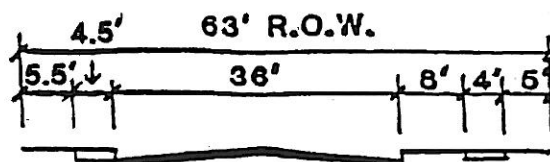
| <u>Table I</u> | | |
|-----------------|--------------------|-------------------|
| <u>Category</u> | <u>Total Units</u> | <u>% of total</u> |
| L | 386 | 10% |
| LM1 | 805 | 20% |
| LM2 | 1280 | 32% |
| M | 404 | 10% |
| H | 1098 | 28% |
| TOTAL | 3973 | 100% |

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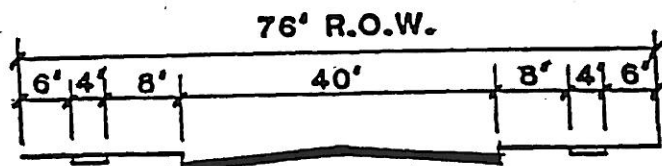
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| 4. Trails - Setbacks | |
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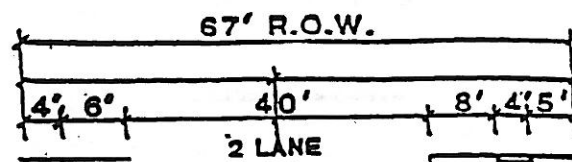
N¹ NEIGHBORHOOD LOOP



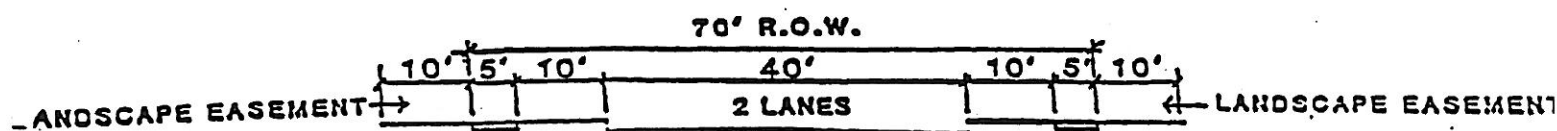
N² NEIGHBORHOOD LOOP



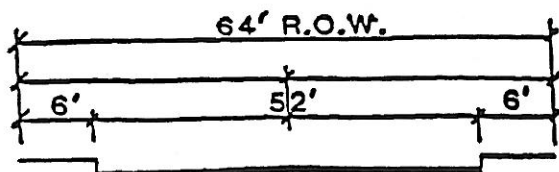
N³ NEIGHBORHOOD LOOP



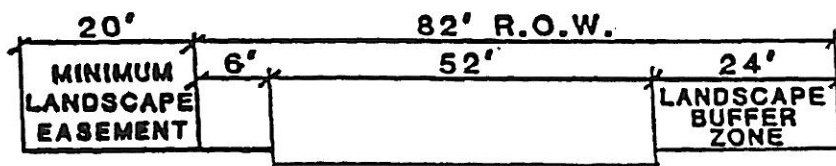
N⁴ NEIGHBORHOOD LOOP



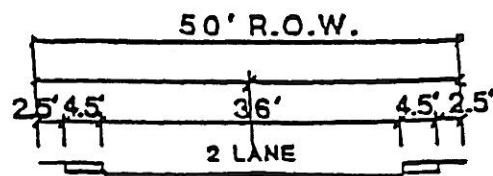
J NORTH CRESCENT



K INTERNAL INDUSTRIAL STREET



L LIVE OAK ROAD (N. OF RAIL)



TYPICAL CUL DE SAC

STREET SECTIONS

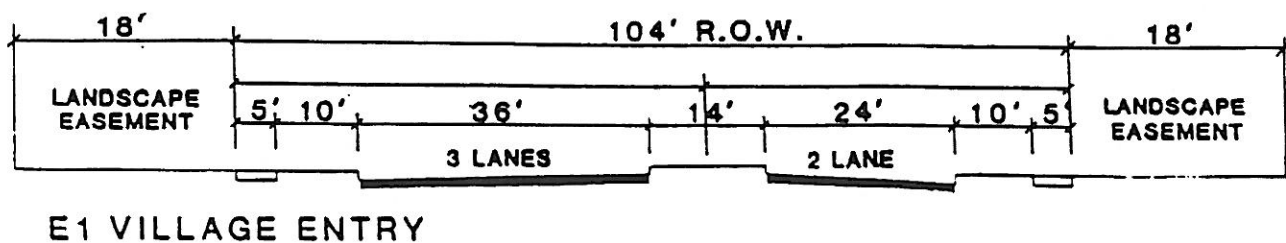
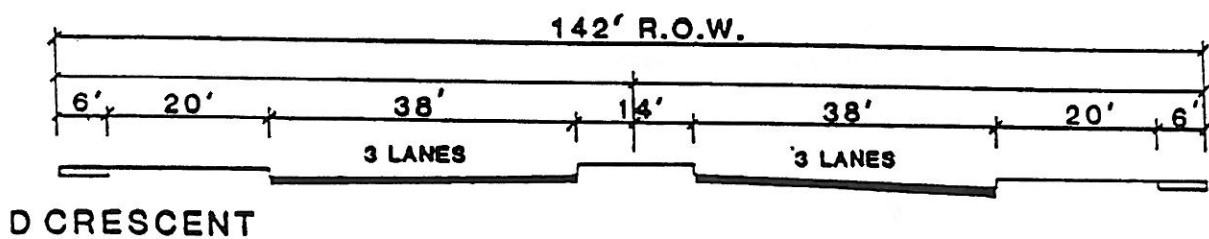
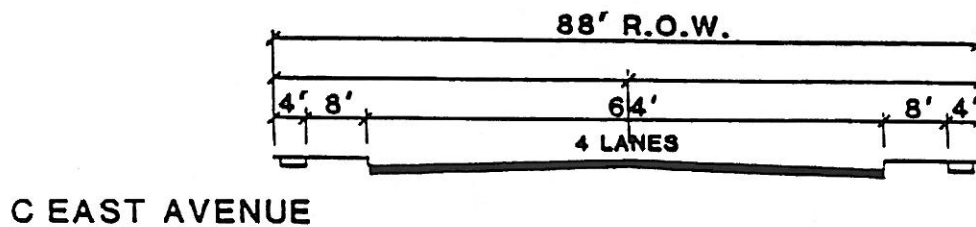
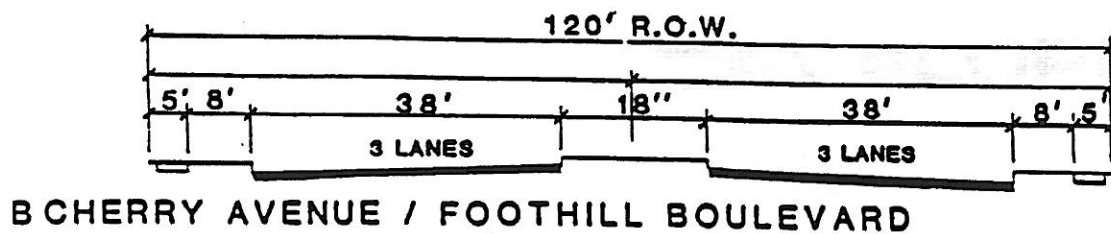
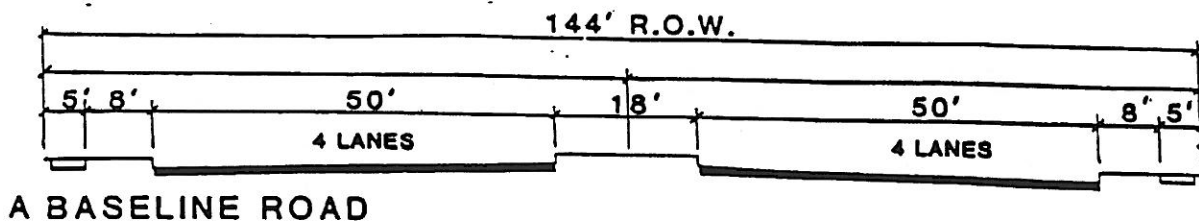


TABLE VI-I
FONTANA WEST END STATISTICAL LISTING

| Planning Unit Area | Current Gross Density | Proposed Gross Density | Current Gross Acres | Proposed Gross Acres | Current No. of D.U. | Proposed No. of D.U. | Current Land Use | Proposed Land Use |
|--------------------|-----------------------|------------------------|---------------------|----------------------|---------------------|----------------------|------------------|-------------------|
| 1 | 4.5 | | 12.3 | | 33 * | | L | |
| 2 | | | 11.5 | | | | P/QP | |
| 3 | 4.5 | | 39.9 | | 139 * | | L | |
| 4 | | | 3.6 | | | | P/QP | |
| 5 | 6.0 | | 20.0 | | 120 | | LM2 | |
| 6 | | | 22.3 | 19.0 | | | OFC | |
| 7 | | | 44.2 | 45.5 | | | OFC | |
| 8 | | | 14.8 | 15.2 | | | OFC | |
| 9a | | | 16.9 | 14.2 | | | OFC | |
| 9b | | | 7.4 | 6.1 | | | OFC | |
| 10 | | | 11.4 | 8.0 | | | P/QP | |
| 11 | 5.0 | 0 | 5.0 | 6.0 | 25 | 0 | LM2 | P/QP |
| 12 | | | 2.4 | 3.0 | | | P/QP | |
| 13a | 6.0 | | 9.6 | 10.0 | 58 * | | LM2 | |
| 13b | 6.0 | | 11.9 | 11.6 | 59 * | | LM2 | |
| 13c | 5.0 | 6.0 | 9.4 | | 47 | 49 | LM2 | LM2 |
| 13d | | | 14.0 | | | | P/QP | |
| 14 | 6.0 | | 7.4 | | 36 * | | LM2 | |
| 15 | 8.0 | | 16.8 | 15.9 | 134 | 126 | M | |
| 16 | 12.0 | 16.0 | 31.2 | 32.3 | 374 | 516 | H | |
| 17 | 8.0 | 16.0 | 19.1 | 19.7 | 152 | 315 | H | H |
| 18a | | | 12.7 | | | | CC | |
| 18b | | | 2.0 | | | | VC | |
| 19 | | | 12.8 | | | | BP2 | |
| 20 | | | 17.0 | | | | BP2 | |
| 21 | | | 120.0 | | | | BP3 | |
| 22 | | | 19.5 | | | | BP2 | |
| 23 | | | 85.7 | | | | BP3 | |
| 24 | | | 19.3 | | | | BP1 | |
| 25 | 6.0 | | 27.4 | | 140 * | | LM2 | |
| 26 | 8.0 | | 4.0 | | 32 ** | | M | |
| 27 | | | 4.6 | | | | P/QP | |
| 28 | | | 23.0 | | | | P/QP | |
| 29 | | | 7.5 | | | | P/QP | |
| 30 | | | 4.0 | | | | P/QP-CV | |
| 31 | | | 12.0 | | | | VC | |
| 32 | | | 2.75 | | | | P/QP | |
| 33 | 12.0 | 16.0 | 14.0 | 12.7 | 166 | 103 | H | |
| 34 | 12.0 | 16.0 | 18.3 | 5.2 | 199 | 64 | H | |
| 35 | 12.0 | 16.0 | 15.5 | 14.0 | 170 | 101 | H | |
| 36 | | | 26.9 | | | | P/QP | |
| 37 | | | 6.1 | | | | P/QP | |
| 38 | 6.0 | | 14.1 | | 62 * | | LM2 | |

TABLE VI-I
FONTANA WEST END STATISTICAL LISTING
(Continued)

| | | | | |
|----|-----|------|-------|------|
| 39 | 5.0 | 21.6 | 108 * | LM1 |
| 40 | 4.5 | 29.8 | 97 * | L |
| 41 | 5.0 | 16.7 | 76 * | LM1 |
| 42 | 8.0 | 4.7 | 22 * | M |
| 43 | | 3.0 | | P/QP |
| 44 | 8.0 | 4.7 | 22 ** | M |
| 45 | 5.0 | 13.2 | 53 * | LM1 |
| 46 | 4.5 | 14.7 | 46 * | L |
| 47 | 4.5 | 20.0 | 70 * | L |
| 48 | 5.0 | 10.9 | 39 * | LM1 |
| 49 | 6.0 | 23.2 | 117 * | LM2 |
| 50 | 5.0 | 30.0 | 134 * | LM1 |
| 51 | 5.0 | 13.9 | 53 * | LM1 |
| 52 | 8.0 | 9.5 | 58 ** | M |
| 53 | | 4.8 | | P/QP |
| 54 | 8.0 | 9.3 | 58 * | M |
| 55 | 5.0 | 18.0 | 81 * | LM1 |
| 56 | 5.0 | 16.9 | 77 * | LM1 |
| 57 | 6.0 | 22.1 | 132 * | LM2 |
| 58 | 6.0 | 9.2 | 51 * | LM2 |
| 59 | 6.0 | 12.1 | 66 * | LM2 |
| 60 | | 10.0 | | P/QP |
| 61 | 6.0 | 4.7 | 22 * | LM2 |
| 62 | 6.0 | 11.5 | 69 * | LM2 |
| 63 | 8.0 | 9.1 | 45 * | M |
| 64 | | 5.5 | | P/QP |
| 65 | 8.0 | 8.9 | 45 ** | M |
| 66 | 6.0 | 8.1 | 45 * | LM2 |
| 67 | 6.0 | 11.6 | 60 * | LM2 |
| 68 | 6.0 | 13.3 | 79 * | LM2 |
| 69 | | 12.0 | | P/QP |
| 70 | 6.0 | 18.8 | 111 * | LM2 |
| 71 | 5.0 | 22.6 | 99 * | LM1 |
| 72 | 5.0 | 7.7 | 35 * | LM1 |
| 73 | 5.0 | 10.5 | 50 * | LM1 |
| 74 | | 13.3 | | P/QP |
| 78 | | 45.1 | | BP3 |
| 79 | | 41.3 | | BP3 |
| 80 | | 2.31 | | BP3 |
| 81 | | 13.5 | | BP3 |
| 82 | | 66.1 | | BP3 |

TOTAL GROSS ACRES

1478.0

3973

* Based on City approved tentative maps.

** Based on approved tentative map for West Heritage.

FONTANA WEST END STATISTICAL LISTING

DWELLING UNIT SUMMARY

Table VI-1 lists the residential Planning Unit Areas within the West End Specific Plan. The West End Specific Plan permitted dwelling unit total is 3,973, including single-family and multi-family units. This total may be exceeded by density bonus projects as approved by the City under provisions of state law. This total may also be exceeded if a specific plan amendment is approved, for example, by the provision of additional park or open space.

Within Table VI-1 of the West End Specific Plan, each planning unit area is designated in a current land use category. There are minimum net lot sizes in square feet for single-family dwelling areas established in the design standards section. There are also minimum average requirements in square feet of net lot area for multi-family dwelling areas. These net lot standards supersede the gross density standards.

Depending upon the engineer's determination of the acreage in a given planning unit area, it is possible that the estimated total number of dwellings may not be able to be achieved. Under the provision of the West End Specific Plan section IV,D,15, dwelling unit pooling units not utilized in one area may be transferred to another planning unit area. This transfer may be considered either separately, or combined with a parcel map, or tract map application as determined by the applicant.

This transfer of dwelling units among planning unit areas must be approved by the City Planning Commission subject to appeal to the City Council.

In cases where the total maximum number of permitted dwelling units is not achieved in any L, LM1, LM2, M residential planning unit area, the remaining number of units may be located in an H density category, providing the H density category does not exceed its permitted maximum density, provided that the City Planning Commission approve such a transfer subject to further appeal to the City Council.

Land/Plan/Design Group

Planning • Urban Design • Landscape Architecture

WEST END SPECIFIC PLAN

June 15, 1986

AMENDMENT #2 SUBMITTALS:

ITEM 1- Dwelling Unit Summary

ITEM 2- Proposed Land Use Plan

Cross-hatched areas identify changes to land use. Circled areas identify other changes explained in Explanation Table below.

ITEM 3- Fontana West End Statistical Listing

Identifies changes as explained in Explanation Table below.

Explanation Table for Items 1, 2, & 3

| <u>Planning Unit No.</u> | <u>Change</u> | <u>Explanation</u> |
|----------------------------------|---|---|
| 11 | LM1 to be revised to P/QP. (Deleted net 25 dwelling units (D.U.)) | To provide 6 acres greater park area to Gateway Park. |
| 13C | LM1 to be revised to LM2. (Add net 2 D.U.) | To achieve lost units due to change in P.U. #11, above. |
| 16 | H density increase from 12 to 16 D.U. and permit P/QP uses within this planning | To achieve total allowable dwelling units for site and to provide more suitable apartment density for site. P/QP/CV is permitted to provide community wide day-care and recreation center opportunity on approximately 2.5 acre site. |
| 17 | M density to be revised to H. (16 D.U./A.C.) | To achieve total allowable dwelling units for site and to provide more suitable apartment density for site. |
| 31 | Realignment of village loop road. | Combining the 2 separate VC sites into one total, more efficient site. |
| 33,34,35 | H density increase from 12 to 16 D.U./AC. | Same as 17 above. |
| 6,7,8,9A, 9B,10,11, 12,13D | Acreage revisions | Revised acreages to reflect more accurate information (no change to overall total acreage). |

Railroad:

1. Prior to the issuance of building permits for any "rail served" structures, a noise study shall be performed by a registered accoustical engineer at the developer's expense to determine noise impacts on properties adjacent to both sides of the Southern Pacific Railroad easement where it runs within the BP3 land use area. Measures to mitigate any determined impacts shall be required as a condition of approval of the subject permits.
2. The West End Specific Plan indicates termination of the Southern Pacific Railroad easement on the east side of Cherry Avenue. Accordingly, no building permits shall be issued for development north of Baseline Road and "Crescent Drive", and east of "Grand Avenue" until either the railroad easement is abandoned west of Cherry Avenue or the West End Specific Plan has been amended to adequately provide for the railroad and its associated impacts.

Conditions:

1. Prior to final edit of the West End Specific Plan these conditions and measures to implement these conditions shall be incorporated into the document text.

5. The landscape pallett shown in Section III shall be considered illustrative only and a precise theme plan shall be submitted for City approval prior to recordation of the first tentative parcel or tract map. Palms shall be limited to entry and accent treatments subject to the approval of the Director of Parks and Recreation. Center median landscaping shall be to City standards and policies and shall include trees.
6. Subject to the determination of the Director of Parks and Recreation, "Grand Avenue" open space may be required to incorporate active recreation facilities and landscape amenities such as trees.
7. The major north/south Edison easement shall receive full landscape improvement in a manner deemed satisfactory to the Director of Parks and Recreation.

Retention Basins:

1. All retention basins shall receive decorative landscape treatments as deemed appropriate by the Directors of Planning and Parks/Recreation to make them more compatable with adjacent development and attractive from public right-of-ways.

Drainage/Flood Control:

1. Prior to the issuance of any building permits or the recordation of a subdivision map, a flood control fund satisfactory to the Director of Public Works shall be established for the provision of adequate flood protection. Such fund shall be based upon "runoff coefficient" factors and imposed upon all construction within the West End Specific Plan area.
2. No occupancy permits shall be issued until facilities adequate for protection of the structure against 100-year flood innundation are determined to be completed and operational by the City and, where applicable, by the County Flood Control District.

Water:

1. At the time development occurs, actual funding shares and responsibilities shall be in accordance with the City and the appropriate water agency policies.
2. The water agency must provide the Department of Real Estate with a verification letter that the developer has made financial arrangements for installation of water service and that water supply will be available.

Sewer:

1. No occupancy permits, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the project are determined to be completed and operational by the City. Within two years following the construction of a model home, or prior to the conveyance of title to such a model home from the builder to an

WEST END CONDITIONS OF APPROVAL *

The following conditions of approval are recommended to be adopted for all subdivision maps and development approvals in the West End Specific Plan area.

General:

1. Development of the property encompassing the West End project area shall be in accordance with the mandatory requirements of all City ordinances and State laws and shall conform substantially with this approved Specific Plan unless otherwise amended.
2. All mitigation measures proposed by the Draft Environmental Impact Report 84-4 are herein adopted as conditions of approval for the West End Specific Plan. Additional environmental data may be required as determined by the City at such time as precise development plans are initiated.
3. The "phasing plan" provided as exhibit 9 of the staff report shall be incorporated into the West End Specific Plan. All public improvements shown as associated with a particular phase shall be required to be installed as a prerequisite of development within that area pursuant to the triggering mechanisms of the phasing plan.
4. A maintenance district shall be established encompassing all West End properties for the purpose of the maintenance and management of the streetscape landscaping, trail systems, park areas, project entry point facilities, signing, lighting, and other common amenities described in the Specific Plan.
5. Covenants, conditions, and restrictions (cc&r's) to the satisfaction of the Director of Planning and the City Attorney shall be recorded at the same time as all final subdivision maps and shall incorporate the conditions of approval found herein.
6. Prior to the issuance of any building permits or the recordation of the first subdivision map, all on and off site infrastructure "master plans", as approved by the appropriate regulatory agencies, shall be submitted to the City for approval. Such plans shall include but are not limited to sewer, flood control, parks, water, and freeway improvements.
7. Prior to recordation of the first subdivision map, plans shall be submitted to the city providing for all of the internal "back-bone" infrastructure including drainage, sewer, water, etc. All such systems will be required to be operative prior to any occupancies.
8. Prior to recordation of the first subdivision map, a wall plan shall be submitted to the City for approval providing a theme for all major wall systems.
9. Construction (phasing) shall be sequenced so that on-going construction does not impact the new residents.
10. All property owners within the specific plan area shall participate in financing of the required infrastructure. Prior to the issuance of

6/5/90

#4
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
FONTANA APPROVING WEST END SPECIFIC PLAN
AMENDMENT NUMBER THREE PERTAINING TO WALL AND
FENCE DEVELOPMENT REGULATIONS AS SET FORTH IN
CHAPTER IV OF THE WEST END SPECIFIC PLAN.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

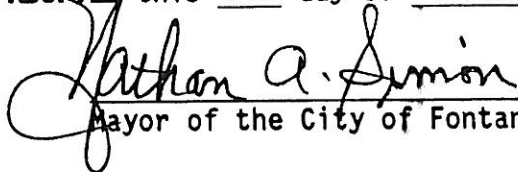
SECTION 1. Chapter IV of the West End Specific Plan is hereby amended by adding a new subsection (f) to Section IV.F.1.a.12 to read as follows:

"(f) Notwithstanding the provisions of subsections (a) and (e), a property owner may replace a wood cedar fence with a five foot six inch (5'6") high slumpstone block wall as shown on Page III-56g, "Neighborhood Wall Elevation", subject to the following:

1. A permit shall be obtained from the City of Fontana prior to the construction of a wall and replacement of any fence;
2. Prior to the issuance of permits for the replacement of any common interior fences, the property owner shall present written and signed approval(s) from adjacent property owner(s); and
3. The slumpstone block wall shall match the color, texture and design of existing neighborhood walls in the West End Specific Plan."

SECTION 2. The City Clerk of the City of Fontana, California, shall certify to the passage and adoption of this ordinance and shall cause the same to be posted and published in the manner required by law.

APPROVED AND ADOPTED this 5th day of June, 1990.


Nathan A. Simon
Mayor of the City of Fontana

ATTEST:


Martha R. Hatcher
City Clerk of the City of Fontana

#5
6/4/91
RESOLUTION NO. 91-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING WEST END SPECIFIC PLAN AMENDMENT #4, FILED FOR THE REVISION OF THE WEST END SPECIFIC PLAN IN THE CITY OF FONTANA PURSUANT TO CHAPTER IV OF THE WEST END SPECIFIC PLAN

WHEREAS, the West End Specific Plan Chapter IV and California State Law Section 65453 stipulates that the Specific Plan can be amended either by resolution or ordinance; and

WHEREAS, the Planning Commission has held a public hearing to receive input on the West End Specific Plan Amendment #4; and

WHEREAS, the Planning Commission considered the Environmental Determination and recommended a Negative Declaration and State of California Department of Fish & Game De Minimis Impact Finding; and

WHEREAS, the Planning Commission has found this Amendment to be consistent with the adopted West End Specific Plan; and

WHEREAS, the Planning Commission adopted Resolution #91-19 on April 8, 1991, recommending adoption to the City Council of the West End Specific Plan Amendment #4; and

WHEREAS, the City Council considered all documentation, reports, and information presented at the public hearing; and

WHEREAS, a Negative Declaration of Environmental Impact and California Fish & Game De Minimis Impact Finding was considered by the City Council for the Amendment;

WHEREAS, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council, the City Council now finds as follows:

The proposed Amendment is consistent with the General Plan which designates this property as

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING THE WEST END SPECIFIC PLAN AMENDMENT #6 TO AMEND THE TEXT TO INCREASE THE NOTICING REQUIREMENT AND PROVIDE A CLAUSE REQUIRING DEVELOPMENT TO COMPLY WITH THE COUNTY HAZARDOUS WASTE MANAGEMENT PLAN.

WHEREAS, the City Council has found this amendment to be consistent with the adopted Fontana Area General Plan; and

WHEREAS, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council, the City Council now finds as follows:

1. The proposed Amendment is consistent with the General Plan which designates this property as Specific Plan #12, the West End Specific Plan. Reference is made to the County Hazardous Waste Management Plan, page 11 of the Safety Element of the General Plan. This amendment will assist in implementation of the County Hazardous Waste Management Plan.
2. Maximum flexibility will still be maintained at the point of Design review.
3. Increasing awareness of developments that use hazardous waste or material by increasing the noticing requirement and complying with the CHWMP will help to assure proper services are available and emergency response plans are instituted.
4. Each individual project proposed in any of the three Specific Plans will require its own circulation review at time of submittal. Circulation patterns are not affected by this amendment.
5. Compliance with the CHWMP assists in proper location of facilities. Chapter 5 of the CHWMP contains recommended siting criteria.
6. Adequate aesthetic and quality control will be assured at the time of design review application.
7. Both compliance with CHWMP, the increased noticing requirement and any environmental work to be performed per CEQA on a particular project should address and mitigate environmental concerns. The natural environment will not be effected by this Amendment.

#7
8/6/91
RESOLUTION NO. 91- 177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING WEST END SPECIFIC PLAN AMENDMENT #5, FILED FOR THE REVISION OF THE SPECIFIC PLAN IN THE CITY OF FONTANA PURSUANT TO CHAPTER IV OF THE WEST END SPECIFIC PLAN, TO AMEND THE TEXT AND ADD AN EXHIBIT ALLOWING A SLOPE ON THE EAST SIDE OF EAST LIBERTY PARKWAY GENERALLY BETWEEN PENSTOCK RIDGE ROAD AND MEYER CANYON ROAD

WHEREAS, the West End Specific Plan Chapter IV and California State Law Section 65453 stipulates that the Specific Plan can be amended either by resolution or ordinance; and

WHEREAS, the Planning Commission has found this amendment to be consistent with the adopted Fontana Area General Plan; and

WHEREAS, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council, the City Council now finds as follows:

1. The proposed Amendment is consistent with the General Plan which designates this property as Specific Plan #12, the West End Specific Plan. The proposed berm alternative will allow the Utilities Concept Plan of the Specific Plan to be implemented as proposed. The additional berm will allow a more flexible use of the Business Park lots in question by lessening the burden of special infrastructure and freeing more land for development of structures.
2. The proposed Amendment will increase the flexibility of berming and screening allowed along East Liberty Parkway (Village Loop Road) and insure that the quality of a forested appearance is maintained.
3. Allowing this alternative will help assure the Utilities Concept Plan of the Specific Plan is implemented in the manner that it was intended.

#8
RESOLUTION NO. 91-189

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING WEST END SPECIFIC PLAN REVISION "A", FILED FOR THE REVISION OF THE SPECIFIC PLAN IN THE CITY OF FONTANA PURSUANT TO CHAPTER IV OF THE WEST END SPECIFIC PLAN, TO CONSIDER A REVISION TO THE PERMITTED USES IN THE OFC (OFFICE/INSTITUTIONAL) DESIGNATION OF THE WEST END SPECIFIC PLAN, TO AMEND AND UPDATE THE SPECIFIC PLAN TEXT AND THE DESIGNATED LAND USES ON THE LAND USE MAP, PROVIDE NEW DEFINITIONS, AND REVISE THE SETBACK REQUIREMENTS FOR PROJECTIONS.

8/20/91

WHEREAS, the West End Specific Plan Chapter IV and California State Law Section 65453 stipulates that the Specific Plan can be amended either by resolution or ordinance; and

WHEREAS, the Planning Commission has found this amendment to be consistent with the adopted Fontana Area General Plan; and

WHEREAS, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council, the City Council now finds as follows:

The proposed Revision is consistent with the General Plan which designates this property as Specific Plan #12, the West End Specific Plan. The proposed uses are consistent with the Specific Plan and will allow a more flexible use of the Specific Plan.

The proposed Amendment will increase the flexibility of use of the OFC zone. The proposed uses will permit commercial uses commonly found in a local commercial operation.

At this time, only the permitted uses in the OFC zone are proposed for expansion. Each individual development will still be evaluated at time of review.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF FONTANA ADOPTING THE WEST END
SPECIFIC PLAN AMENDMENT NO. 7 (SPA #93-04)
AND THE RELATED FINDINGS.

WHEREAS, the City Council of the City of Fontana ("Council") adopted the West End Specific Plan ("the Plan") by Ordinance No. 803 on April 2, 1985; and

WHEREAS, Section IV of the Plan, subsection 15, Amendments to the Specific Plan outlines the procedures for amending the Plan; and

WHEREAS, Section 30-909 (b)(3) of the Code of the City of Fontana permits up to two intermediate amendments to an adopted specific plan in one calendar year, of which the proposed land-use re-designation of AP #1100-091-51 from Office/Institutional to Office/Institutional/Community Commercial would be the first in this calendar year; and

WHEREAS, Table 30-1 of Section 30-909 of the Code of the City of Fontana requires that, prior to the adoption of any Specific Plan Amendment, the Planning Commission shall review the proposed Amendment and make a recommendation and related findings to the Council; and

WHEREAS, Section 30-912 (a) Amendments of the Code of the City of Fontana states, "The City Council may amend, supplement or change the regulations and districts established in this division, or subsequently established, after recommendation thereupon by the Planning Commission, and after public hearings as required by law"; and

WHEREAS, On February 14, 1994, by Resolution No. PC 94-3, the Planning Commission recommended to the Council the following amendments to the West End Specific Plan:

Section II. SPECIFIC PLAN OVERVIEW

G. SUMMARY PROJECT DESCRIPTION

Office/Institutional.....~~110.7~~Acres 63.7 Acres
Office/Institutional/Commercial.....47.0 Acres

B. LAND USES

4. Office/Institutional (OFC)/Community Commercial (CC)

Planning Units 7 and 7a are located at the northwest section of the site adjacent to the Devore Freeway (I-15) and Baseline Road. Planning Unit 7 is 26.29 acres in size and Planning Unit 7a is 20.72 acres in size. This site is intended to include a promotional retail discount center and possibly an office park.

4. 5 Village Commercial uses (VC)

5. 6 Community Commercial (CC)

6. 7 Business Park (BP)

TABLE III-2 STATISTICAL SUMMARY

#10
ORDINANCE NO. 1202 11/5/96

AN ORDINANCE OF THE CITY OF FONTANA APPROVING THE WEST END SPECIFIC PLAN AMENDMENT NO. 8, BY DELETING LAND FROM THE SPECIFIC PLAN AND UPDATING THE CIRCULATION MASTER PLAN THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

WHEREAS, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on September 23, 1996, considered a request for Amendment No. 8 of the West End Specific Plan to delete the land area north of the railroad tracks from the Specific Plan and an update of the Circulation Master Plan and recommended that the City Council approve the West End Specific Plan Amendment No. 8; and

WHEREAS, the Planning Commission recommended that the West End Specific Plan Amendment No. 8 be approved; and

WHEREAS, notice of the City Council public hearing concerning the Amendment of the West End Specific Plan was given pursuant to the Government Code by publication in the Herald News, a newspaper of general circulation within the City, on September 26, 1996; and

WHEREAS, the City Council has received public testimony on the project and on the environmental analysis and determines that the amendment will not have a significant effect on the environment and a Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding is recommended for this project per the Local Guidelines for Implementing the California Environmental Quality Act.

NOW, THEREFORE, the City Council of the City of Fontana does ordain as follows:

SECTION 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

SECTION 2. The West End Specific Plan is hereby amended per the attached on file in the City Clerk's Office by deleting the land area north of the railroad tracks from the Specific Plan and updating the Circulation Master Plan.

A ORDINANCE OF THE CITY OF FONTANA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 98-02 AND SPECIFIC PLAN AMENDMENT NO. 98-02 (WEST END SPECIFIC PLAN AMENDMENT NO. 9) CHANGING THE LAND USES PERMITTED ON ALL OR PART OF SIX (6) PLANNING UNIT AREAS (NO. 6, 7, 7A, 8, 9B, AND 31) FROM OFFICE/INSTITUTIONAL (OFC), OFFICE/INSTITUTIONAL/COMMERCIAL (OFC/CC), OR VILLAGE COMMERCIAL (VC), TO A LOW-MEDIUM DENSITY RESIDENTIAL (LM1) OR LOW-MEDIUM 2 DENSITY RESIDENTIAL (LM2) DESIGNATION, CREATE A NEW PLANNING AREA NO. "7B" FROM THE WESTERLY TEN (10) ACRE PORTION OF PLANNING UNIT AREA NO. 7, CREATE AND APPLY A NEW "COMMERCIAL OVERLAY (CO)" LAND USE DESIGNATION TO ALLOW RESIDENTIALLY DESIGNATED PLANNING AREAS NO. 6 AND 7 TO DEVELOP COMMERCIAL PROJECTS OF AT LEAST 10 ACRES IN SIZE USING THE OFFICE/INSTITUTIONAL/COMMERCIAL (OFC/CC) PERMITTED LAND USES AND DEVELOPMENT STANDARDS, CHANGE THE SPECIFIC PLAN'S CIRCULATION REQUIREMENTS, CHANGE THE REQUIRED RESIDENTIAL GENERAL PROVISIONS FOR SETBACKS, ADD "FLAG LOTS" AS A PERMITTED LOT CONFIGURATION, AND AMEND THE REQUIRED SIDE YARD SETBACKS WITHIN THE LOW-MEDIUM RESIDENTIAL (LM1) AND LOW-MEDIUM 2 RESIDENTIAL (LM2) DESIGNATIONS

WHEREAS, on May 5, 1990, the City Council adopted the City of Fontana General Plan; and

WHEREAS, the City of Fontana General Plan has been previously modified by the City Council on the recommendation of the Planning Commission; and

WHEREAS, the West End Specific Plan was adopted by the Fontana City Council on March 19, 1985, pursuant to Resolution #85-49; and

WHEREAS, the West End Specific Plan has been previously modified by the City Council on the recommendation of the Planning Commission; and

WHEREAS, Government Code Sections 65450 through 65457 authorize the City of Fontana to prepare, adopt and amend specific plans; and

#12
ORDINANCE NO. 1288 5/18/99

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING
SPECIFIC PLAN AMENDMENT #99-01, (WEST END SPECIFIC
PLAN AMENDMENT # 10) TO CONDITIONALLY PERMIT
CHURCHES AND SCHOOLS WITHIN THE "OFC" OFFICE
INSTITUTIONAL LAND USE DESIGNATION OF THE WEST END
SPECIFIC PLAN**

WHEREAS, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on April 12, 1999, considered Specific Plan Amendment #99-01 (West End Specific Plan Amendment #10); and

WHEREAS, the Planning Commission recommended to the City Council that Specific Plan Amendment #99-01 (West End Specific Plan Amendment #10) be approved as described in Resolution No. PC 99-05; and

WHEREAS, Specific Plan Amendment #99-01 is consistent with the goals and policies of the General Plan.

WHEREAS, notice of the City Council public hearing concerning Specific Plan Amendment #99-01 (West End Specific Plan Amendment #10) was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on March 11, 1999; and

WHEREAS, the City Council has received public testimony on the project and on the environmental analysis and has determined that the amendment will not have a significant effect on the environment and a Mitigated Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding is recommended for this project per the Local Guidelines for Implementing the California Environmental Quality Act (CEQA) (1998).

NOW, THEREFORE, be it resolved, determined, and ordered by the City Council of the City of Fontana the West End Specific Plan, Section IV(8)(c), is amended as shown in Exhibit "A".

APPROVED AND ADOPTED this 18th day of May, 1999.

READ AND APPROVED AS TO LEGAL FORM:

Stephen R. Deutsch

City Attorney

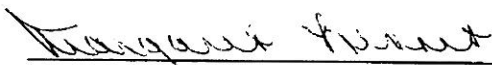
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit: May 6, 1999.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 6th day of May, 1999.



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF PROPOSED
ORDINANCE NO. 1288
P.O.# 99-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED
ORDINANCE NO. 1288**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, May 18, 1999, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will

consider adoption of Ordinance No. 1288, approving Specific Plan Amendment No. 99-01 (West End Specific Plan Amendment No. 10) to conditionally permit churches and schools within the "OFC" Office Institutional land use designation of the West End Specific Plan.

A certified copy of the full text of the ordinance is

available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA**
David R. Eshleman, Mayor

Beatrice Watson
City Clerk

Publish: May 6, 1999

Paste clipping
of notice
SECURELY
in this space

FONTANA HERALD NEWS

16920 Spring Street
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

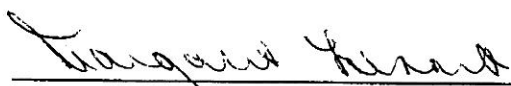
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit: May 20, 1999.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 20th day of May, 1999.



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE NO. 1288
P.O.# 99-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED
ORDINANCE NO. 1288**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a regular meeting held on Tuesday, May 18, 1999 in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 1288, approving Specific Plan Amendment #99-01, (West End Specific Plan Amendment #10) to conditionally permit churches and schools within the "OFC" Office Institutional Land Use Designation of the West End Specific Plan.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue,

Fontana, California 92335.

AYES: Mayor Matheson,
Council Members Sanchez,
Marcho, Hester, Roberts

NOES: None

ABSENT: None

**CITY COUNCIL OF THE
CITY OF FONTANA**

David L. Matheson, Mayor
David L. Matheson, Mayor
City Clerk

Published: May 20, 1999

FONTANA HERALD NEWS

16920 Spring Street
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

#13
RESOLUTION NO. 2001-07 2/20/01

A RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT #00-002 (WEST END SPECIFIC PLAN AMENDMENT #12), PERTAINING TO LAND USES AND DEVELOPMENT STANDARDS IN THE BP-1 ZONE

WHEREAS, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on January 22, 2001, considered Specific Plan Amendment #00-002 (West End Specific Plan Amendment #12); and

WHEREAS, on January 22, 2001, the Planning Commission recommended to the City Council that Specific Plan Amendment #00-002 (West End Specific Plan Amendment #12) be approved; and

WHEREAS, Notice of the City Council public hearing concerning Specific Plan Amendment #00-002 (West End Specific Plan Amendment #12) was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on February 1, 2001.

NOW THEREFORE, be it resolved, determined, and ordered by the City Council of the City of Fontana as follows:

- Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination
- Section 2. The West End Specific Plan is amended as per Specific Plan Amendment #00-002 (West End Specific Plan Amendment #12) and the attachment.
- Section 3. This resolution shall take effect when adopted.

APPROVED AND ADOPTED this 20th day of February, 2001.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

#14

12/5/2000

ORDINANCE NO. 1336

**AN ORDINANCE OF THE CITY OF FONTANA
APPROVING SPECIFIC PLAN AMENDMENT #00-004
(WEST END SPECIFIC PLAN AMENDMENT #13) TO
INCLUDE MINI-STORAGE AS A CONDITIONALLY
PERMITTED USE IN THE OFC/CC
(OFFICE/INSTITUTIONAL - COMMUNITY COMMERCIAL)
ZONE WITHIN PLANNING AREA 7B IN THE WEST END
SPECIFIC PLAN.**

**THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS
FOLLOWS:**

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game de Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. Specific Plan Amendment No. 00-004 is consistent with the goals and policies of the General Plan.

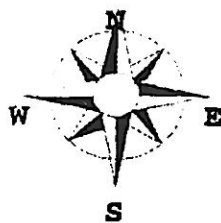
Section 3. Specific Plan Amendment No. 00-004 is hereby approved and adds mini-storage as a conditionally permitted use in the OFC/CC (Office/Institutional - Community Commercial) zone within Planning Area 7b in the West End Specific Plan as shown on Exhibit "A".

Section 4. Specific Plan Amendment No. 00-004 shall add the following to the OFC/CC (Office/Institutional - Community Commercial) section of the West End Specific Plan.

5. Mini-storage facilities are subject to a conditional use permit within planning area 7b and subject to the following requirements:
 - a. A commercial/retail element, not related to the mini-storage facility or use, including but not limited to, storage boxes, packing items or other goods related to mini-storage, shall be incorporated into the project.
 - b. Outdoor storage may be approved by the Planning Commission on a case-by-case basis, and shall only include currently registered vehicles, trailers, and/or vessels in operating condition.
 - c. Only a one-story structure shall be permitted. (Exhibit "B")

Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage

CITY OF FONTANA
PLANNING DIVISION



CASE: SPA #00-004 (Amendment #13)

Exhibit "B"

c) Conditional Uses

1. Any use listed in subsection b. Permitted Uses, which because of operational characteristics specific to that particular business is found by the Director of Planning to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
2. Service stations are subject to a conditional use permit.
3. Automotive Service Centers are subject to a conditional use permit.
4. Churches and schools are subject to a conditional use permit.
5. *Mini-storage facilities are subject to a conditional use permit and the following requirements:*
 - a. *A commercial/retail element, not related to the mini-storage facility or use, including but not limited to, storage boxes, packing items or other goods related to mini-storage, shall be incorporated into the project.*
 - b. *Outdoor storage may be approved by the Planning Commission on a case-by-case basis, and shall only include currently registered vehicles, trailers, and/or vessels in operating condition.*
 - c. *Only a one-story structure shall be permitted.*

Note: All office uses shall follow the OFC development regulations within this section and all commercial uses shall follow the CC development regulations located in Section 7 (beginning on page IV-46).

- d) Building height: Maximum height for all buildings shall be fifty (50) feet not to exceed provisions of applicable building codes.
- e) Building setbacks: A minimum thirty-seven (37) foot setback shall be maintained from all property lines with the following exceptions (See also p. IV-22):
 1. A greater setback is required on Baseline Road. A 67' setback from right-of-way shall be provided.
 2. No setback shall be required from interior lot lines abutting only a parcel designated for commercial or business park use and not abutting a street or public area.
 3. Building height: Any building more than 35 feet in height shall be located no closer to the exterior property boundary than a distance equal to the heights of the commercial structure.
- f) Landscape Improvements
 1. Streets: A continuous area, a minimum of 10 feet in depth and an average of 20 feet in depth, shall be landscaped and maintained adjacent to street or highway right-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three (3) feet in height within 25 feet of an intersection or access drive.
 2. Buffer Boundary Landscaping: A continuous visual landscape screen a minimum of fifteen (15) feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses.

Revised May 4, 1999
Revised August 20, 1991
Revision "A"
Revised November 21, 2000
Amendment No. 13

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, November 30, 2000.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 30th day of November.



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF PROPOSED
ORDINANCE NO. 1336
P.O.# 01-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED
ORDINANCE NO. 1336**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, December 5, 2000, in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1336, approving Specific Plan Amendment #00-004 (West End Specific Plan Amendment #13) to include mini storage as a conditionally permitted use in the OFC/CC (Office/Institutional - Community Commercial) Zone within Planning Area 7B in the West End Specific Plan.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA**
David R. Eshleman, Mayor

Beatrice Watson
City Clerk

Publish: **November 30, 2000**
P.O.# 01-0B003

FONTANA HERALD NEWS

16920 Spring Street
P.O. Box 549

Fontana, California 92334

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Fax (909) 355-9358

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, December 7, 2000.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 7th day of December.



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE NO. 1336
P.O.# 01-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED
ORDINANCE NO. 1336**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a regular meeting held on Tuesday, December 5, 2000 in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1336, approving Specific Plan Amendment #00-004 (West End Specific Plan Amendment #13) to include mini-storage as a conditionally permitted use in the OFC/CC (Office/Industrial-Community Commercial) Zone within Planning Area 7B in the West End Specific Plan.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

AYES: Mayor Eshleman, Council Members Gonzales, Nuairni, Roberts, Rutherford
NOES: None
ABSENT: None

**CITY COUNCIL OF THE
CITY OF FONTANA**
David R. Eshleman, Mayor

**Beatrice Watson
City Clerk**

**Publish: December 7, 2000
P.O.# 01-0B003**

FONTANA HERALD NEWS

16920 Spring Street
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

#15
8/20/02
ORDINANCE NO. 1383

**AN ORDINANCE OF THE CITY OF FONTANA
APPROVING SPECIFIC PLAN AMENDMENT #01-004
(WEST END SPECIFIC PLAN AMENDMENT #15) TO
UPDATE THE CIRCULATION ELEMENT OF THE WEST
END SPECIFIC PLAN. THE STREETS UNDER REVIEW
ARE AS FOLLOWS: HEMLOCK AVENUE AND HILTON
DRIVE.**

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game de Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. Specific Plan Amendment #01-004 (West End Specific Plan Amendment #15) is consistent with the goals and policies of the General Plan.

Section 3. Specific Plan Amendment #01-004 is hereby approved to re-class Hemlock Avenue (between Foothill Boulevard and Hilton Drive) and Hilton Drive (entire street) from a Collector Street (64 feet) to an Industrial Collector (68 feet) within the "West End Specific Plan" as shown on Exhibit "A" attached.

Section 4. Any provision of this ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in the Herald News, a newspaper of general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 20th day of August, 2002.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

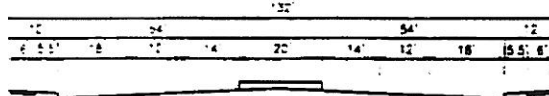
EXHIBIT "A"

| <i>Street Name</i> | <i>Proposal</i> | <i>Location</i> | <i>Existing</i> | <i>Proposed</i> |
|---------------------------|---|--|---------------------------------------|--|
| Baseline Avenue | Modification (curb face to curb face Reduction) | 400 ft west of Almeria Ave to Maple Ave | Major Highway 132 ft cross-section | Modified Major Highway 120 ft cross-section |
| Citrus Avenue | Re-class (Street Reduction) | Between Baseline Ave and Jurupa Ave | Primary Highway 104 ft cross-section | Secondary Highway 92 ft cross section |
| Foothill Boulevard | Modification (Parkway Reduction) | Entire Boulevard | Major Highway 132 ft cross-section | Modified Major Highway 120 ft cross-section |
| Hemlock Avenue | Re-class (curb face to curb face Increase) | Between Foothill Blvd to Hilton Drive (West End S. P.) | Industrial Collector 64 ROW | Industrial Collector 68 ROW |
| Hilton Drive | Re-class (curb face to curb face Increase) | Entire Street (West End S. P.) | Industrial Collector 64 ROW | Industrial Collector 68 ROW |
| Jurupa Avenue | Re-class (Cross-section Reduction) | Between Tamarind Ave and Alder Ave | Primary Highway 104 ft cross-section | Collector Street 68 ft cross-section |
| Locust Avenue | Modification (Cross-section Reduction) | Entire Street | Secondary Highway 92 ft cross-section | Modified Secondary Highway 88 ft cross-section |
| Sierra Avenue | Modification (Cross-section Reduction) | Between Foothill Blvd and Merrill Ave | Major Highway 132 ft cross-section | Modified Major Highway 110 ft cross-section |

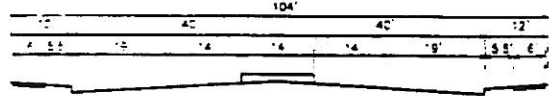
GENERAL PLAN AMENDMENT

EXISTING

Major Highway
Baseline Avenue from 400 feet west of Almeria to Maple Avenue



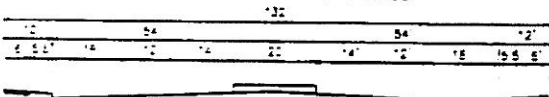
Primary Highway
Citrus Avenue between Baseline Avenue and Jurupa Avenue



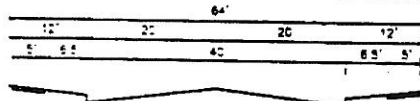
Major Highway
Foothill Boulevard west of Citrus



Major Highway
Foothill Boulevard east of Citrus



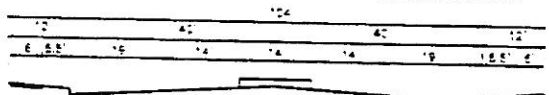
Industrial Collector
Hemlock Avenue between Foothill Boulevard and Hilton Drive



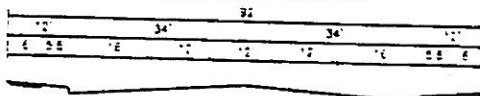
Industrial Collector
Hilton Drive — entire street



Primary Highway
Jurupa Avenue between Tamarrind Avenue and Alder Avenue



Secondary Highway
Locust Avenue - entire Street

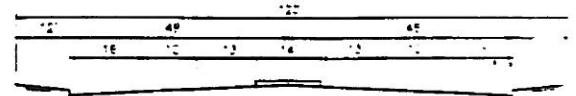


Major Highway
Sierra Avenue between Foothill Boulevard and Merrill Avenue

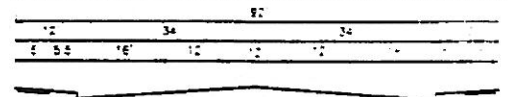


PROPOSED

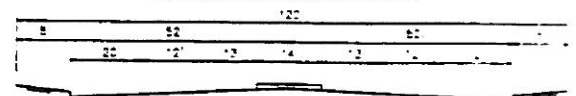
Modified Major Highway
Baseline Avenue from 400 feet west of Almeria to Maple Avenue



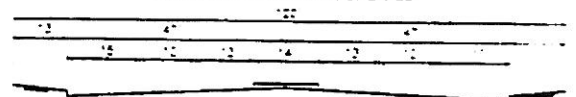
Secondary Highway
Citrus Avenue between Baseline Avenue and Jurupa Avenue



Modified Major Highway
Foothill Boulevard west of Citrus



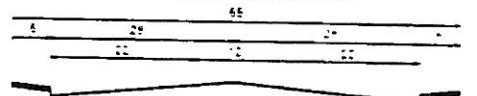
Modified Major Highway
Foothill Boulevard east of Citrus



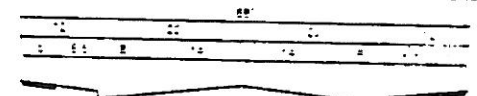
Industrial Collector
Hemlock Avenue between Foothill Boulevard and Hilton Drive



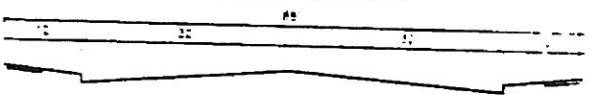
Industrial Collector
Hilton Drive — entire street



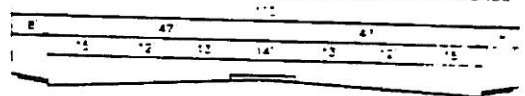
Collector Street
Jurupa Avenue between Tamarrind Avenue and Alder Avenue



Modified Secondary Highway
Locust Avenue - entire Street



Modified Major Highway
Sierra Avenue between Foothill Boulevard and Merrill Avenue



**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, August 8.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 8th day of August

Signature

This space is for the
County Clerk's stamp

SUMMARY OF ADOPTED ORDINANCE NO. 1383

P.O.# 03-0B003

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED
ORDINANCE NO. 1383**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, August 20th, 2002 in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1383, an Ordinance of the City of Fontana, approving Specific Plan Amendment #01-004 (West End Specific Plan Amendment #15), to update the Circulation Element of the West End Specific Plan (The streets under review are as follows: Hemlock Avenue and Hilton Drive)

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA**
David R. Eshleman, Mayor

Beatrice Watson
City Clerk

Publish: August 8, 2002
P.O. # 03-0B003

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

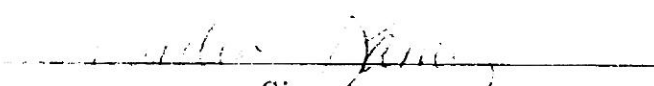
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit, August 22, 2002,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 22nd day of August


Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE NO. 1383
P.O.# 03-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED
ORDINANCE NO. 1383**

**NOTICE IS HEREBY
GIVEN** that the City Council of the City of Fontana, at a regular meeting held on Tuesday, August 20, 2002 in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1383, an Ordinance of the City of Fontana, approving Specific Plan Amendment #01-004 (West End Specific Plan Amendment #15) updating the Circulation Element of the West End Specific Plan (the streets under review are as follow: Hemlock Avenue at Hilton Drive).

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

AYES: Mayor Eshleman,
Council Members Gonzales,
Nuaimi, Roberts, Rutherford
NOES: None
ABSENT: None

**CITY COUNCIL OF THE
CITY OF FONTANA**
David R. Eshleman, Mayor

Beatrice Watson
City Clerk

Publish: August 22, 2002
P.O.# 03-0B003

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N

P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

#16
ORDINANCE NO 1416

AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #02-004 AS AN AMENDMENT TO PLANNING AREAS 11, 12, AND 13D TO CHANGE THE CURRENT P/QP (PUBLIC/QUASI-PUBLIC) ZONE WITHIN THE WEST END SPECIFIC PLAN TO AN LM2 (LOW-MEDIUM 6.0 DENSITY RESIDENTIAL) ZONE EXCEPT FOR AN APPROXIMATELY 0.4 ACRE PARCEL FOR A CITY ENTRY STATEMENT, AND AN APPROXIMATELY 0.8 ACRE PARCEL FOR A POCKET PARK WITHIN THE 13D DESIGNATION.

4115
6/17/03

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game de Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. Specific Plan Amendment #02-004 (West End Specific Plan Amendment #15) is consistent with the goals and policies of the General Plan.

Section 3. Specific Plan Amendment #02-004 an amendment to Planning Areas 11, 12, and 13D to change the current P/QP (Public/Quasi-Public) zone within the West End Specific Plan to an LM2 (Low-Medium 6.0 density residential) zone except for an approximately 0.4 acre parcel for a city entry statement, and an approximately 0.8 acre parcel for a pocket park within the 13D designation is hereby approved as shown in Exhibit "A" attached.

Section 4. In addition to the land use designation changes there are a number of text changes within the specific plan that are being revised as they relate to Planning Areas 11, 12, and 13d as shown in Exhibit "B" attached and incorporated herein.

Section 5. Any provision of this ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

Section 6. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in the Herald News, a newspaper of general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Avenue, APN 191-291-06 thru 12).
No written communication was received.
Staff presentation was given by Planner Kevin Ryan.

GPA 03-003
ZC 03-004
SR. HOUSING
PHASE 3

Council Member Rutherford left the meeting at 9:00 p.m., returning at 9:02 p.m.

No one spoke in favor or opposition. The hearing was closed.

ACTION: Motion was made by Council Member Warren, seconded by Council Member Roberts (1) adopting a Negative Declaration of Environmental Impact and the State of California Department of Fish and Game De Minimis Impact Finding pursuant to the Local Guidelines for implementing the California Environmental Quality Act (2003) and directing staff to file a Notice of Determination for General Plan Amendment #03-003 and Zone Change #03-004. (2) adopting General Plan Amendment E03-003 changing 2.35 acres of land designated I-P (Planned Industrial) to C-G (General Commercial) at a future action. (3) waiving further reading of and introducing **Ordinance No. 1415**, an Ordinance of the City Council of the City of Fontana, California, approving Zone Change #03-004 (APN 191-291-06, 07, 08, 09, 10, 11 and 12) to change 2.35 acres of property zoned M-1-B (Planned Industrial to C-3-B (General Commercial) to be consistent with the proposed General Plan designation of C-G (General Commercial) and that the reading of the title constitutes the first reading thereof. Motion carried unanimously.

Public hearing was opened regarding General Plan Amendment #02-002, Specific Plan Amendment #02-004 (West End Specific Plan).

PH-E INTRO
ORD 1416
GPA 02-002
SPA 02-004
WEST END

No written communication was received.
Staff presentation was given by Planner H. P. Kang.
No one spoke in favor or opposition. The hearing was closed.

ACTION: Motion was made by Council Member Warren, seconded by Council Member Roberts, (1) adopting a Mitigated Declaration of Environmental Impact and State of California Department of Fish and Game De Minimis Impact Findings for Specific Plan Amendment #02-004 (**West End Specific Plan Amendment #15**) and General Plan Amendment #02-002. (2) waiving further reading of and introducing **Ordinance No. 1416**, an Ordinance of the City of Fontana approving Specific Plan Amendment #02-004 as an amendment to Planning Areas 11, 12 and 13D to change the current P/QP (Public/Quasi-Public) Zone within the West End Specific Plan to an LM2 (Low-Medium 6.0 Density Residential) Zone except for an approximately 0.8 acre parcel for a pocket park within the 13D Designation, that the reading of the title constitutes the first reading

c. Low Medium 2 (LM2)

The land use plan designates ~~twenty-four (24)~~ **twenty-seven (27)** planning units with a total of ~~367.4~~ **385.99** acres for the development of Low Medium 2 (LM2) residential uses. Based upon a maximum density of 6 dwelling units per acre, a total of ~~2,204~~ **2,316** units could be developed within this category. This residential designation would accommodate traditional single family detached homes, patio homes, zero lot line and clustered single family homes with common open space areas. LM2 areas are also located throughout the site. Lot sizes would vary generally from 4,000 to 5,000 square feet in the West Neighborhood and from 4,500 to 5,000 square feet in the East Neighborhood. Planning Unit Areas No. 6, 7a, 9b, ~~11, 12, 13d~~ and 31 shall be permitted minimum lot sizes of 4,500 square feet. Further, to promote commercial development and land use flexibility, the residentially designated Planning Unit Areas No. 6 and 7 shall also be designated with a Commercial Overlay (CO) district. Planning Unit Areas so designated shall be permitted to develop a commercial project(s) subject to the land use limits as listed within the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations, the project is at least ten (10) acres in size and provided development is in conformance to the development standards of the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations.

d. Medium Density Residential (M)

There are currently no planning areas with this M designation.

e. High Density Residential (H)

Two (2) planning units and 28.0 acres have been designated for the development of High Density residential uses. Based upon a gross maximum density of 16 dwelling units per acre, a total of 448 units could be developed. This designation would accommodate single-family attached and multiple-family housing types such as duplexes, townhouses, condominiums, and apartments. Like the medium density residential uses, the higher density uses have also been located at the outer edges of the loop, convenient to village and community commercial uses. Location of these higher density uses to the edges of the planning area also tends to reduce traffic congestion within the interior of the site.

2. Public/Quasi Public Uses

The specific plan provides for approximately ~~214.7~~ **193.8** acres of Public/Quasi Public uses. These include elementary schools, an intermediate school, parks, civic uses trails, and other open space areas. (Note: Actual acreages for school sites may vary due to shared use concepts for school/park sites. Final acreages will be determined by the appropriate school districts.)

a. Elementary Schools (ES)

The Land Use Master Plan designates a total of twelve (12) acres for the development of two (2) elementary school sites with each site assigned six (6) acres. In each case a park has been located immediately adjacent to the school site, creating 10 acre combined school/park in the West Neighborhood, and a 12 acre combined school/park in the East Neighborhood. In addition, each of the schools has been designated as a focal point for the residential neighborhood in which it is located.

Revised September 16, 1980
Amendment No. 2

Revised August 20, 1991
Revision "A"

Revised June 3, 2003
Amendment No. 15

Revised November 19, 1985
Amendment No. 1

Revised November 17, 1998
Amendment No. 9

b. Intermediate School (JHS)

The intermediate school site is located within the crescent, the community focus of the West End planning area. Ten (10) acres are designated for the school site (located in Planning Unit 28.) As with the elementary school sites, the intermediate school site has been located adjacent to a park, in this case 18.7 acres in size; (with the adjacent utility easement included a 31.6 acre park is created.) Based on student generation factors provided by the Etiwanda School District, the West End planning area at buildout is expected to generate six-tenths (6/10th) the requirement for an intermediate school. Recognizing that this school will also serve communities to the north, the school site was located near the northern edge of the West End planning area.

c. Open Space

The West End Plan designates ~~175.3~~ **154.4** acres for improved landscaped open space areas. In Section V.C.10.k, of the Environmental Impact Report a detailed park analysis is provided. In summary, the open space area is based upon a combination of the following:

Active Parks

TABLE 111-1

| | |
|---|-----------------------------|
| 1. Park adjacent to Elementary Schools | 12.0 |
| 2. Park adjacent to Intermediate School | 14.0 |
| 3. East Heritage Park | 3.0 |
| 4. Grand Avenue Park | 13.3 |
| 5. Rec/Day Care Center at Grand Avenue | 2.5 |
| 6. Utility easement adjacent to Intermediate School fully landscape with turf. | 7.5 |
| 7. Other utility easements fully landscaped with turf | 15.1 |
| 8. Southwest Gateway Park (including SCE 10.0 acres and FC 2.0 acres) | 28.0 |
| 9. N. Neighborhood Entrance Park | 1.8 |
| 10. East Heritage Park | <u>3.6</u> |
| Subtotal | 98.3 70.3 |

Other

| | |
|---|-------------------------------|
| 1. Trails | 13.3 |
| 2. Community Rec/Day Care Center at Village Green | 4.0 |
| 3. Expanded parkways with pedestrian system | 30.0 |
| 4. Gateway entry | 4.0 |
| 5. North Crescent Baseline Park | 3.0 |
| 6. City Entry Statement | <u>0.4</u> |
| Subtotal | 54.3 54.7 |
| 1. Utility/Floor Control easements | <u>35.8</u> |
| Grand Total | 188.4 160.8 |

Revised September 16, 1986
Amendment No. 2

Revised June 3, 2003
Amendment No. 15

TABLE III-2
FONTANA HERITAGE WEST END ASSOCIATES
STATISTICAL SUMMARY

| LAND USE | DENSITY DU/AC (MAX) | GROSS ACERAGE | % | TARGET UNITS |
|--|------------------------|--------------------------------|------------------------------|-------------------------------|
| <u>Residential</u> | | | | |
| Low Density (L) | 4.5 | 103.7 | 7.1 | 346 |
| Low Medium 1 Density (LM1) | 5.0 | 256.1 | 17.5 | 941 |
| Low Medium 2 Density (LM2) | 6.0 | 367.0 387.9 | 25.0 26.5 | 1607 1,687 |
| Medium Density (M) | 8.0 | 0 | 0 | 0 |
| High Density | 16.0 | 28.0 | 1.9 | 294 |
| SUBTOTAL | | 754.8 773.39 | 51.6 53 | 3,188 3,268 |
| <u>Commercial</u> | | | | |
| Community Commercial (CC) | | 17.0 | 1.2 | |
| Village Commercial (VC) | | 2.0 | 0.1 | |
| SUBTOTAL | | 19.0 | 1.3 | |
| <u>Office Park/Institutional (OFC)</u> | | | | |
| | | 14.2 | 1.0 | |
| SUBTOTAL | | 14.2 | 1.0 | |
| <u>Office/Institutional/Community Commercial (OFC/CC)</u> | | | | |
| | | 10.0 | 0.7 | |
| SUBTOTAL | | 10.0 | 0.7 | |
| <u>Industrial Business Park</u> | | | | |
| Light Industrial/Service (BP1) | | 29.4 | 2.0 | |
| Light Industrial (BP2) | | 44.8 | 3.1 | |
| Rail Service Industrial (BP3) | | 374.0 | 25.7 | |
| SUBTOTAL | | 448.2 | 30.8 | |
| <u>Public/Quasi-Public</u> | | | | |
| Elementary School (2) | | 12.0 | 0.8 | |
| Intermediate Schools (1) | | 10.0 | 0.7 | |
| Civic Uses | | 4.0 | 0.3 | |
| Parks | | 98.3 71.77 | 6.7 4.9 | |
| Other Open Space | | 46.0 | 3.2 | |
| Major Roads/Parkways | | 48.7 | 3.3 | |
| SUBTOTAL | | 219.0 192.47 | 14.9 13.21 | |
| TOTAL GROSS ACRES | | 1,457.26 | 100.0 | 3,188 3,268 |

Revised September 16, 1986
Amendment No. 2

Revised November 19, 1985
Amendment No. 1

Revised August 20, 1991
Revision "A"

Revised March 15, 1994
Amendment No. 7

Revised November 5, 1996
Amendment No. 8

Revised November 17, 1998
Amendment No. 9

Revised June 3, 2003
Amendment No. 15

Exhibit "A"
TABLE IV-2
FONTANA WEST END STATISTICAL LISTING

| Planning Area | Gross Density | Gross Acres | Maximum Allowable D.U./Plan Unit Area # | Target Number Of D.U. | Land Use |
|---------------|---------------|-----------------------------|---|-----------------------|----------------------|
| 1 | 4.5 | 12.3 | 55 | 40* | L |
| 2 | | 11.5 | | | P/QP |
| 3 | 4.5 | 26.9 | 121 | 149* | L |
| 4 | | 3.6 | | | P/QP |
| 5 | 6.0 | 20.0 | 120 | 120* | LM2 |
| 6 | 4.5 | 22.40 | 101 | 82 | LM2(CO)* |
| 7 | 4.5 | 21.0 | 140 | 113 | LM1(CO)* |
| 7a | 5.0 | 20.8 | 124 | 116 | LM2 |
| "7b" | | 10.0 | | | OFC/CC |
| 8 | 5.0 | 15.9 | 80 | 65 | LM1 |
| 9a | | 14.2 | | | OFC |
| 9b | 6.0 | 6.5 | 85 | 69 | LM2 |
| 10 | | 7.4 | | | P/QP |
| 11 | 6.0 | 6.0 | 36 | 19 | P/QP LM2* |
| 12 | 6.0 | 3.0 | 18 | 18 | P/QP LM2* |
| 13a | 6.0 | 10.0 | 60 | 58* | LM2 |
| 13b | 6.0 | 11.6 | 69 | 59* | LM2 |
| 13c | 6.0 | 9.4 | 56 | 49* | LM2 |
| 13d | 6.0 | 12.3 11.9 | 71 | 45 | P/QP LM2* |
| 13e | | 0.4 | | | P/QP |
| 14 | 6.0 | 7.4 | 44 | 36* | LM2 |
| 15 | 6.0 | 15.9 | 95 | 92 | LM2 |
| 16 | 6.0 | 32.3 | 193 | 157 | LM2 |
| 17 | 6.0 | 19.7 | 118 | 104 | LM2 |
| 18a | | 17.0 | | | CC |
| 18b | | 2.0 | | | VC |
| 19 | | 8.3 | | | BP2 |
| 20 | | 17.0 | | | BP2 |
| 21 | | 120.0 | | | BP3 |
| 22 | | 19.5 | | | BP2 |
| 23 | | 85.7 | | | BP3 |
| 24 | | 13.8 | | | BP1 |
| 24a | | 5.5 | | | BP1 |
| 25 | 6.0 | 21.3 | 127 | 78* | LM2 |
| 25a | | 10.1 | | | BP1 |
| 27 | | 4.6 | | | P/QP |
| 28 | | 23.0 | | | P/QP |
| 29 | | 7.5 | | | P/QP |
| 30 | | 4.0 | | | P/QP |
| 31 | 6.0 | 12.0 | 72 | 58 | LM2 |
| 32 | | 2.7 | | | P/QP |
| 33 | 16.0 | 10.3 | 164 | 84 | H |

Revised September 16, 1986
Amendment No. 2

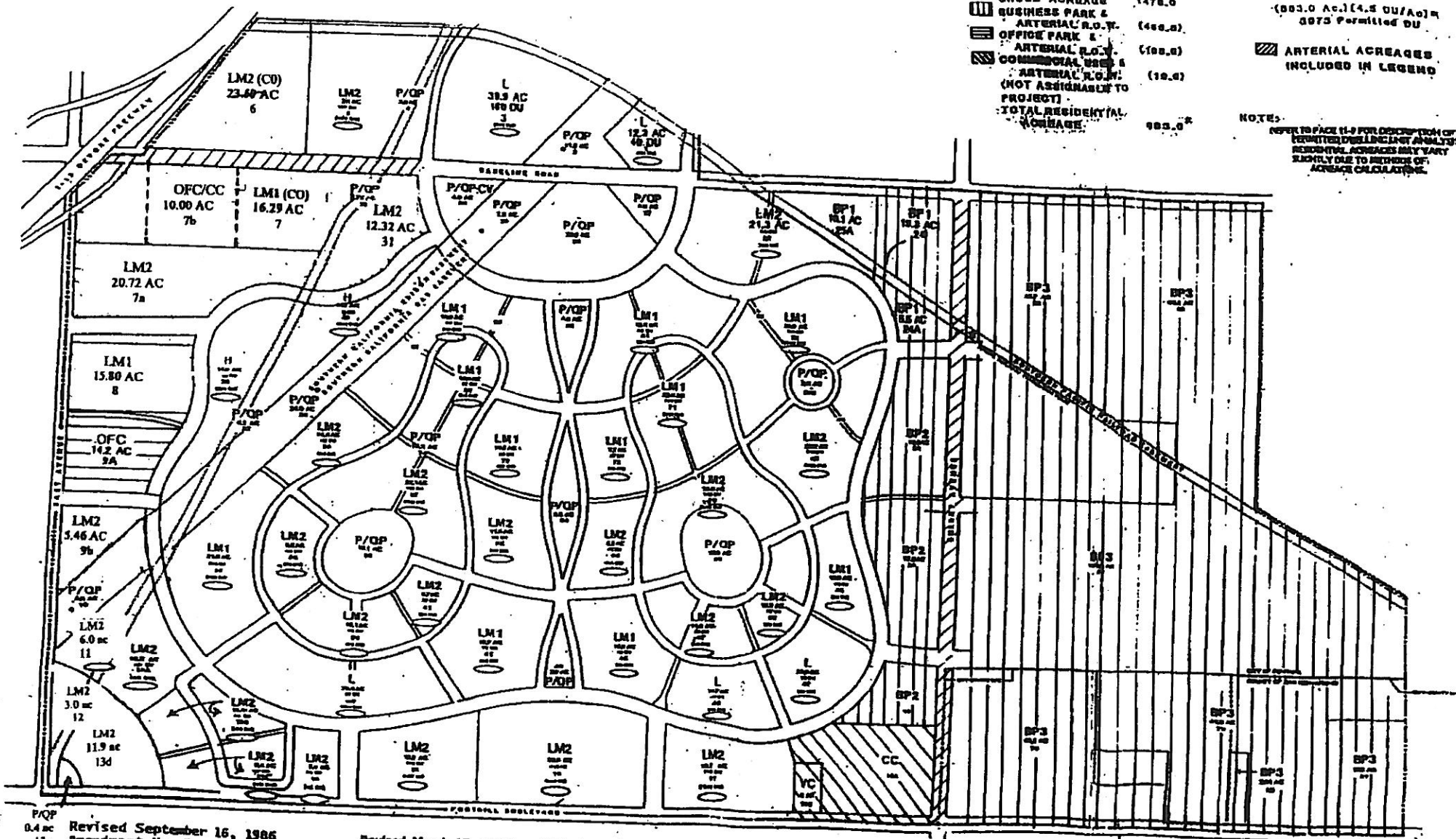
Revised August 20, 1991
Revision "A"

Revised March 15, 1994
Amendment No. 7

Revised November 17, 1998
Amendment No. 9

Revised June 3, 2003
Amendment No. 15

*Minimum lot size restriction for PUA's No. 6, 9b, **11, 12, 13d**, and 31 shall be 4,500 square feet.



Revised September 16, 1986
Amendment No. 2

Revised March 15, 1994
Amendment No. 7

Revised November 17, 1999
Amendment No. 9

Revised June 3, 2003
Amendment #15

REPORT OF THE

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1

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No. 5

Revised November 17, 1998

111-56f

Revised March 15, 1994 Revised June 3, 2003
 Amendment No. 7 Amendment #15

**Revised June 3, 2003
Amendment #15**

Revised September 16, 1986
Amendment No. 2
Revised August 20, 1991
Revision "A"

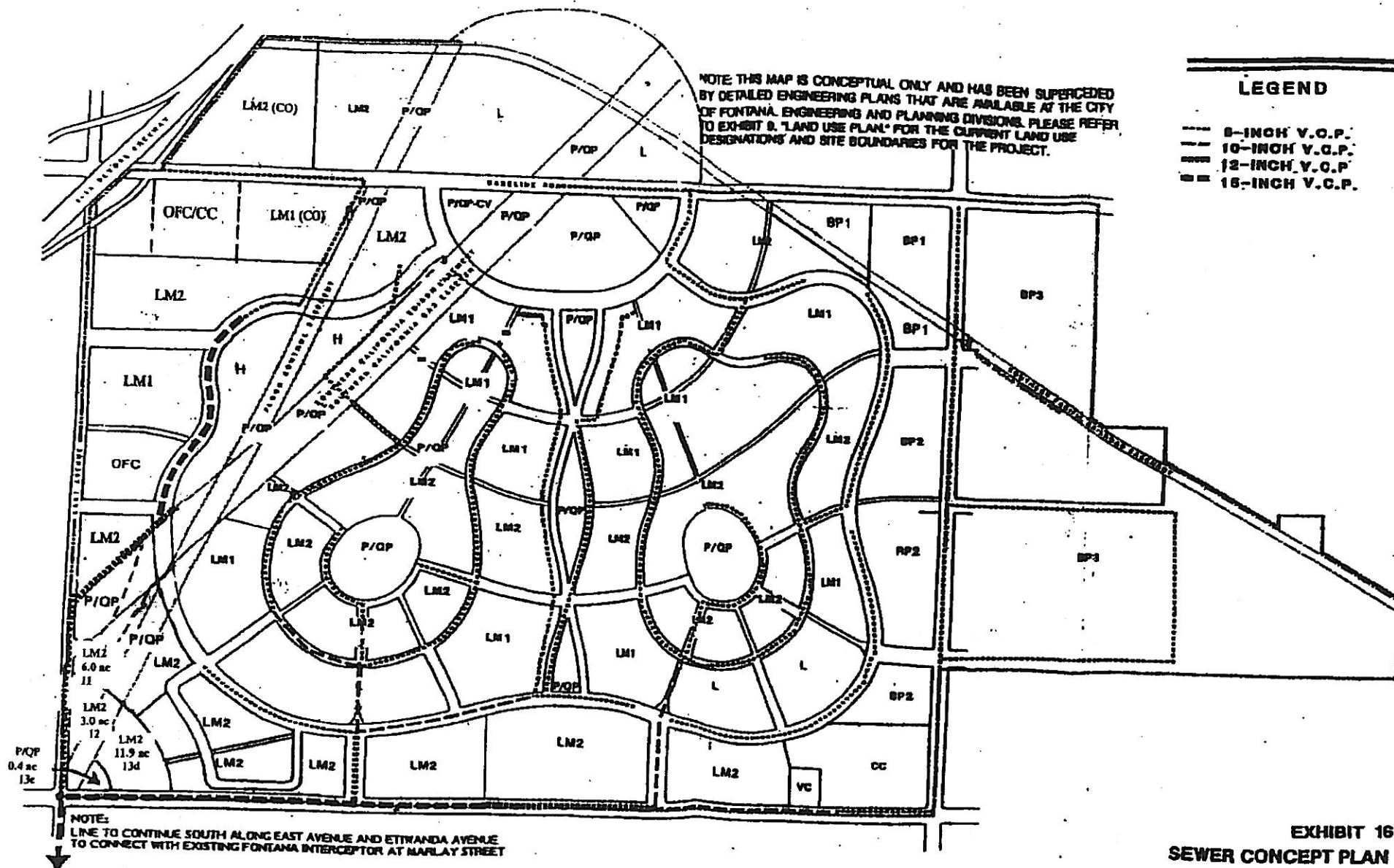


EXHIBIT 16
SEWER CONCEPT PLAN

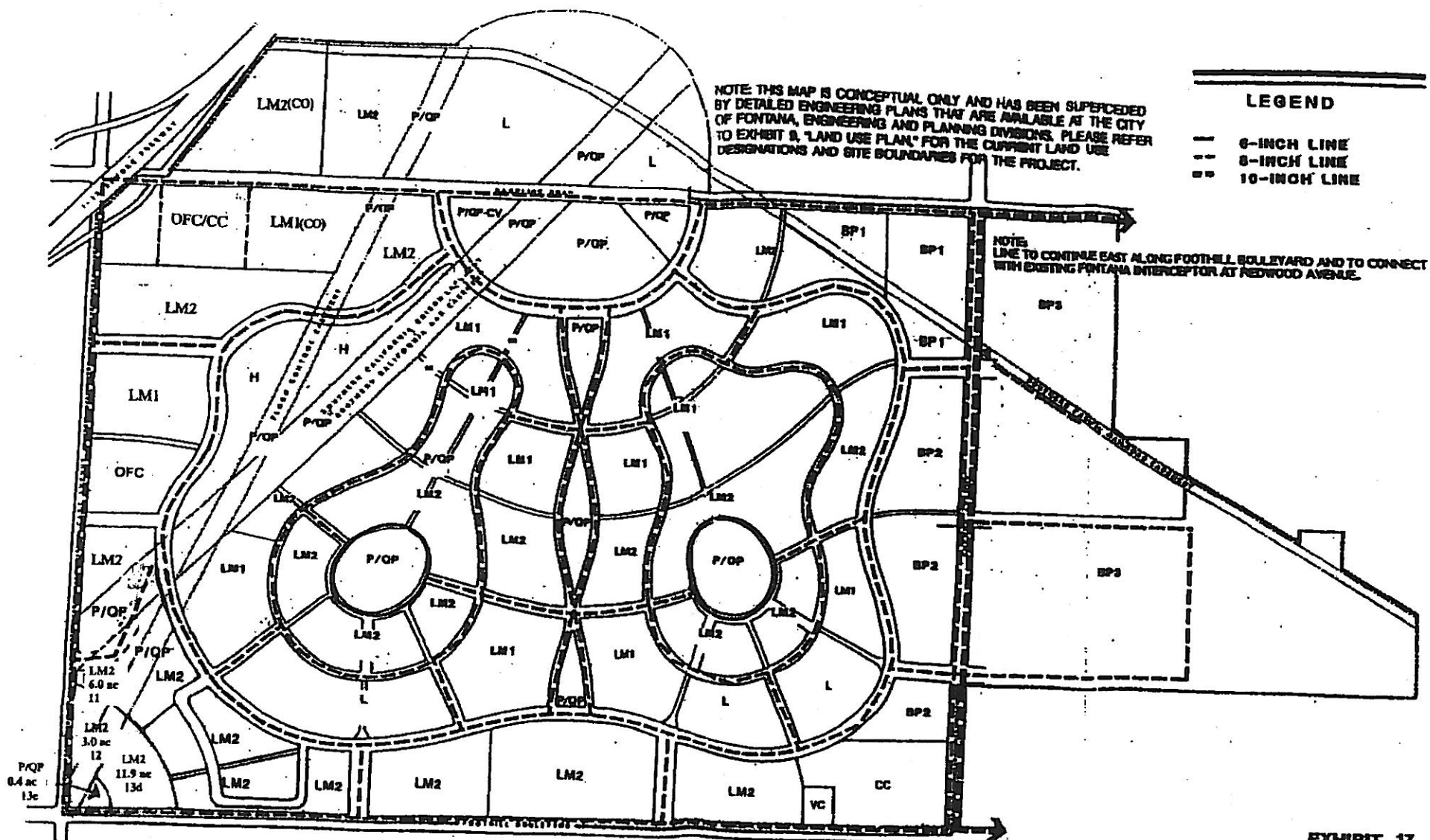
Revised September 16, 1985
Amendment No. 2

Revised August 20, 1991
Revision "A"

Revised March 15, 1994:
Amendment No. 7

Revised November 17, 1998
Amendment No. 9

Revised June 3, 2003
Amendment #15



Revised September 16, 1986
Amendment No. 2
Revised August 20, 1991
Revision "A"

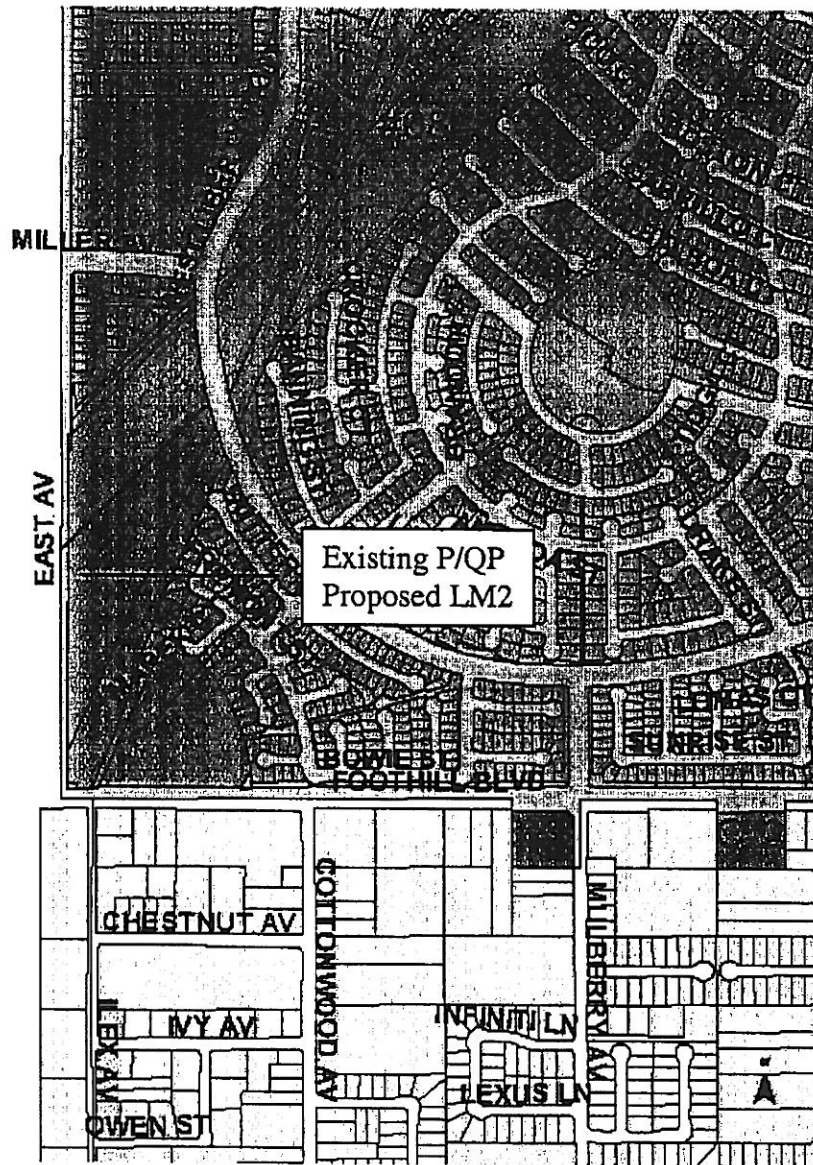
Revised March 15, 1994
Amendment No. 7
Revised November 17, 1998
Amendment No. 9

Revised June 3, 2003
Amendment #15

NOTE:
LINE TO CONTINUE EAST ALONG BASELINE ROAD AND TO CONNECT WITH
EXISTING FONTANA INTERCEPTOR AT LINE AVENUE.

EXHIBIT 17
WATER SYSTEM
CONCEPT PLAN

CITY OF FONTANA - PLANNING DIVISION

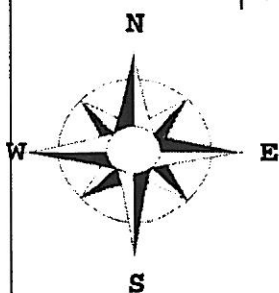
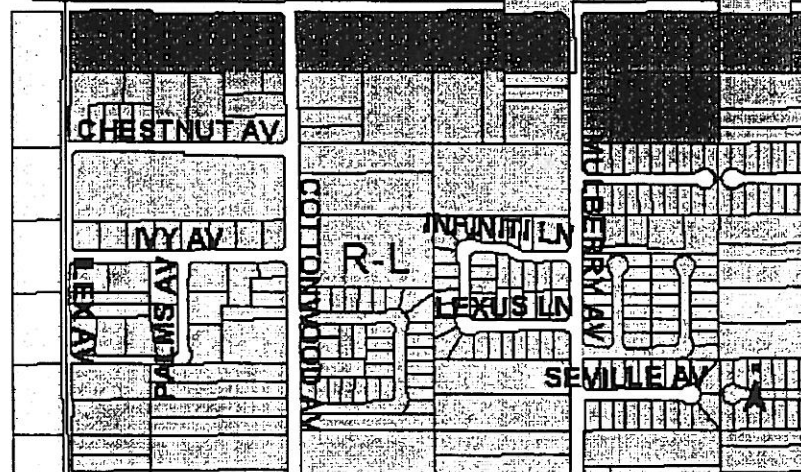
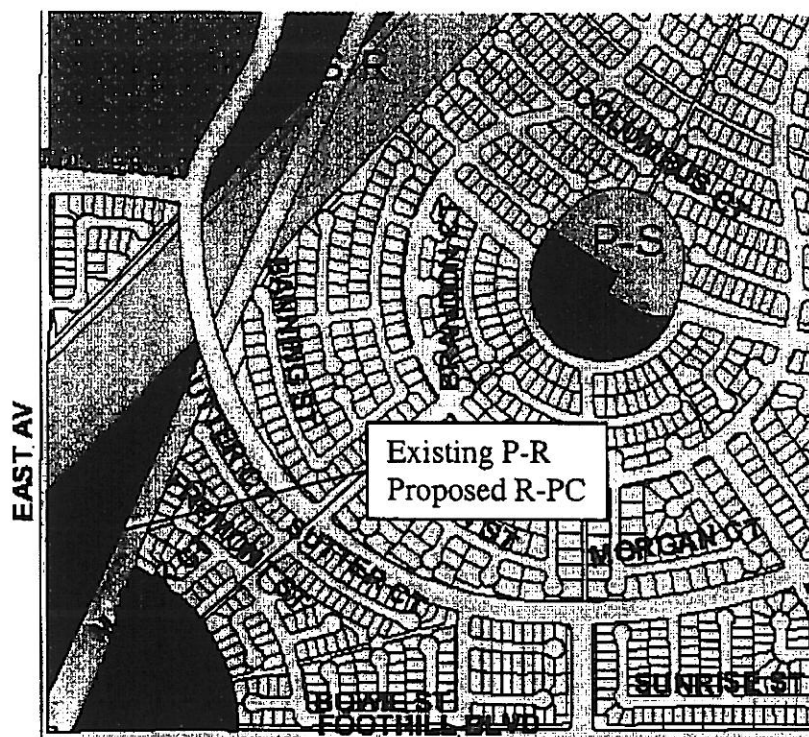


ZONING MAP

DATE: June 3, 2003

CASE: GPA #02-002 & SPA #02-004

CITY OF FONTANA – PLANNING DIVISION

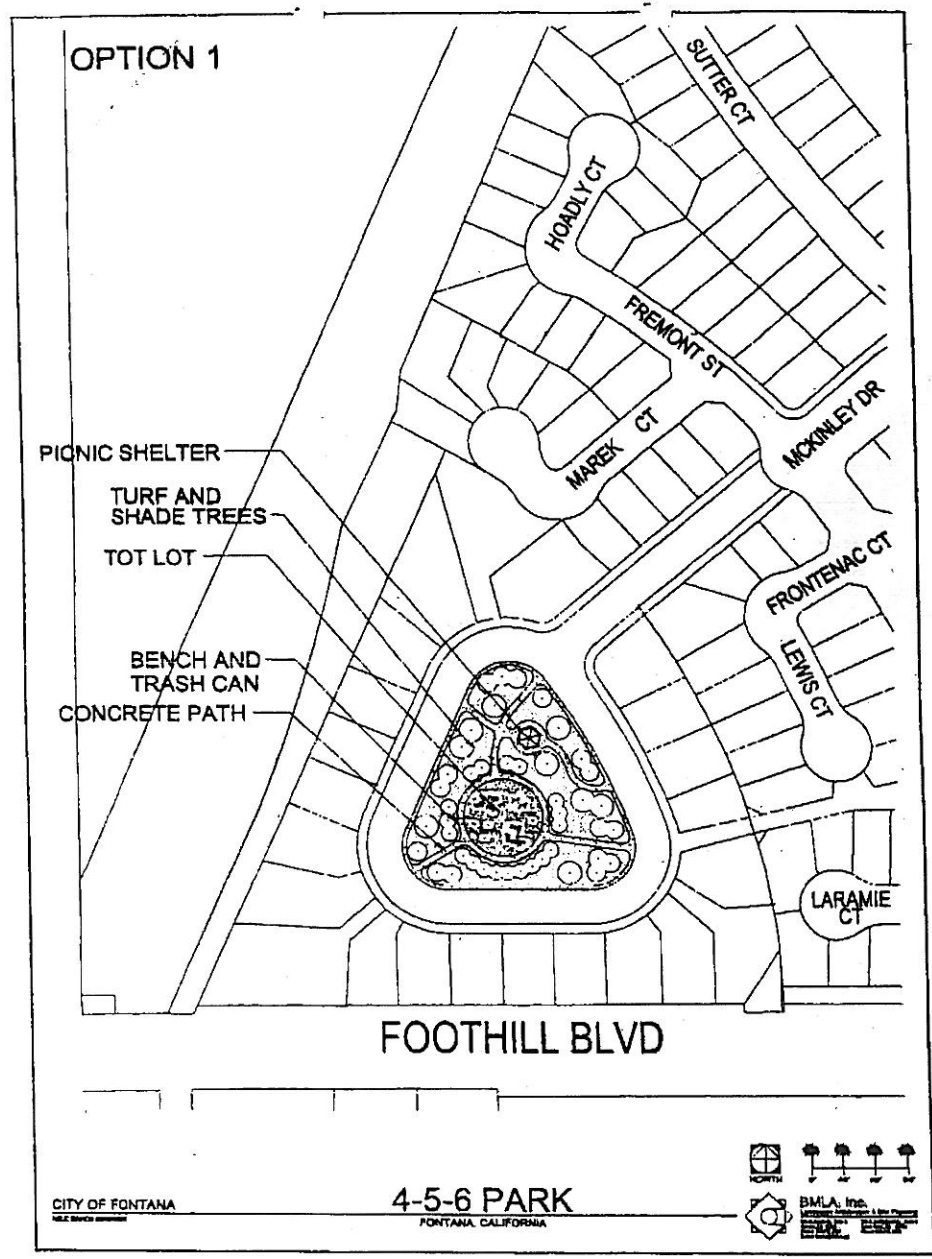


General Plan Map

DATE: June 3, 2003

CASE: GPA #02-002 & SPA #02-004

CITY OF FONTANA - PLANNING DIVISION



Tentative Map

DATE: June 3, 2003
CASE: GPA #02-002 & SPA #02-004

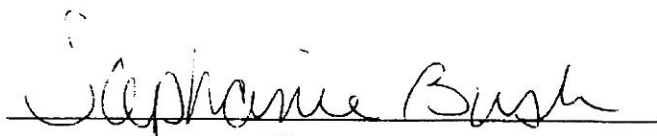
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, June 5, 2003,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 5th day of June.


Signature

This space is for the
County Clerk's stamp

**SUMMARY OF PROPOSED
ORDINANCE NO. 1416**

P.O.# 03-0B003

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF PRO-
POSED ORDINANCE NO.
1416**

**NOTICE IS HEREBY
GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, June 17, 2003, in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1416, an Ordinance of the City of Fontana, approving Specific Plan Amendment #02-004 as an amendment to Planning Areas 11, 12 and 13D to change the current P/QP (Public/Quasi-Public) Zone within the West End Specific Plan to an LM2 (Low-Medium Density Residential) Zone except for an approximately 0.8 acre parcel for a pocket park within the 13D Designation.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA**
Mark N. Nuaimi, Mayor

Beatrice Watson
City Clerk

Publish: June 5, 2003
P.O.# 03-0B003

FONTANA HERALD NEWS

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Fontana, California 92334

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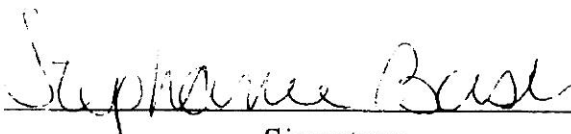
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit, June 19, 2003,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 19th day of June.


Signature

This space is for the
County Clerk's stamp

**NOTICE OF PUBLIC HEARING
Summary of Adopted Ordinance
No. 1416**

**P.O.# 03-0B003
CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED
ORDINANCE NO. 1416**

**NOTICE IS HEREBY
GIVEN** that the City Council
of the City of Fontana, at a
regular meeting held on
Tuesday, JUNE 17, 2003 in
the City Hall Council Cham-
bers, 8353 Sierra Avenue,
adopted Ordinance No.
1416, an Ordinance of the
City of Fontana approving
Specific Plan Amendment
#02-004 as an amendment
to Planning Areas 11, 12 and
13D to change the current P/
QP (Public/Quasi-Public)
Zone within the West End
Specific Plan to an LM2
(Low-Medium 6.0 Density
Residential) Zone except for
an approximately 0.6 acre
parcel for a pocket park
within the 13D Designation.

A certified copy of the full text
of the ordinance is available
in the office of the City Clerk
of the City of Fontana, 8353
Sierra Avenue, Fontana,
California 92335.

AYES: Mayor Nuaimi, Coun-
cil Members Gonzales, Rob-
erts, Rutherford, Warren
NOES: None
ABSENT: None

**CITY COUNCIL OF THE
CITY OF FONTANA**
Mark N. Nuaimi, Mayor

Beatrice Watson
City Clerk

**Published: June 18, 2003
P.O.# 03-0B003**

FONTANA HERALD NEWS

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Fontana, California 92334

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I. INTRODUCTION

A. BACKGROUND

The City of Fontana is undergoing a rapid process of urbanization, a trend that is expected to continue and accelerate over the next several years. In response to this increasing urbanization, the City has recently updated its General Plan. As part of this update a series of sub-areas were created. Each sub-area has its own set of development goals and objectives. The West End Specific Plan area is located in the northwest section of the City, within sub-area III and within the North Fontana Redevelopment area.

Sub-area III represents the major growth potential for development in the City. Within sub-area III, the City has determined the use of specific plans to be the most desirable tool to develop the necessary detailed planning, support services, facilities, and implementation programs to provide for orderly development.

B. PURPOSE

The policies, plans and programs of the City's Comprehensive General Plan and the North Fontana Redevelopment Plan establish the basic framework for development of the West End planning area. The City's General Plan requires that development of this area proceed according to an adopted Specific Plan. The primary purpose of this Specific Plan, then, is to implement the policies of the City on a specific planning area basis. The plan addresses interrelated environmental considerations, balancing developmental needs with environmental ones. When adopted, the specific plan will serve both a regulatory and planning function that will guide the necessary infrastructure and public service requirements.

C. AUTHORITY FOR THE SPECIFIC PLAN

The West End Specific Plan is created through the authority granted to the City of Fontana by the California Government Code. The adoption of the West End Specific Plan by the City of Fontana is authorized by the California Government Code, Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450 through 65507, under this Code. The Planning Commission must hold a public hearing before the Planning Agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance or resolution. Adoption of a specific plan for the West End planning area is mandated by the City's comprehensive general plan. California Government Code Section 375507 provides as follows:

"When it deems it to be for the public interest, the legislative body may initiate and adopt an ordinance or resolution establishing a Specific Plan or an amendment thereto."

The California Government Code provides that a specific plan may include the following elements:

Land Use: The location of housing, business, industry, open space, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback lines.

Circulation: The plan may include the location of streets, road standards, maintenance provisions, and other transportation needs. This plan may include standards for both private and public facilities.

Density: Standards for population density and building density may be included. This may include lot size, permissible types of construction, provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

Design: The City, through the specific plan process, may provide design criteria for the study area to enhance local image, promote high aesthetic standards and promote the location and development of public focal points.

In order to obtain approval, future development plans, tentative parcel maps or tract maps submitted within the West End planning area must be consistent with the specific plan.

D. APPLICATION

The West End Specific Plan applies only to that property within the City of Fontana known as the West End planning area. The Land Use Master Plan delineates the property which is subject to this Specific Plan. A legal description of the property is included in the Appendix.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The West End Specific Plan contains an Integrated Environmental Impact Report (EIR). This EIR, required by state law, assesses the environmental impacts of the proposed development in all areas of the specific plan, including : land use, circulation, infrastructure, implementation mechanisms, design guidelines, and policies of the specific plan. The EIR is applicable to future development projects within the West End planning area (i.e., site plans, subdivision maps, etc.) which meet the Specific Plan development criteria. Section V of this report contains the main body of the EIR, including an introduction, description of existing conditions, assessment of environmental impacts, identification of mitigation measures and evaluation of project alternatives.

II. Specific Plan Overview

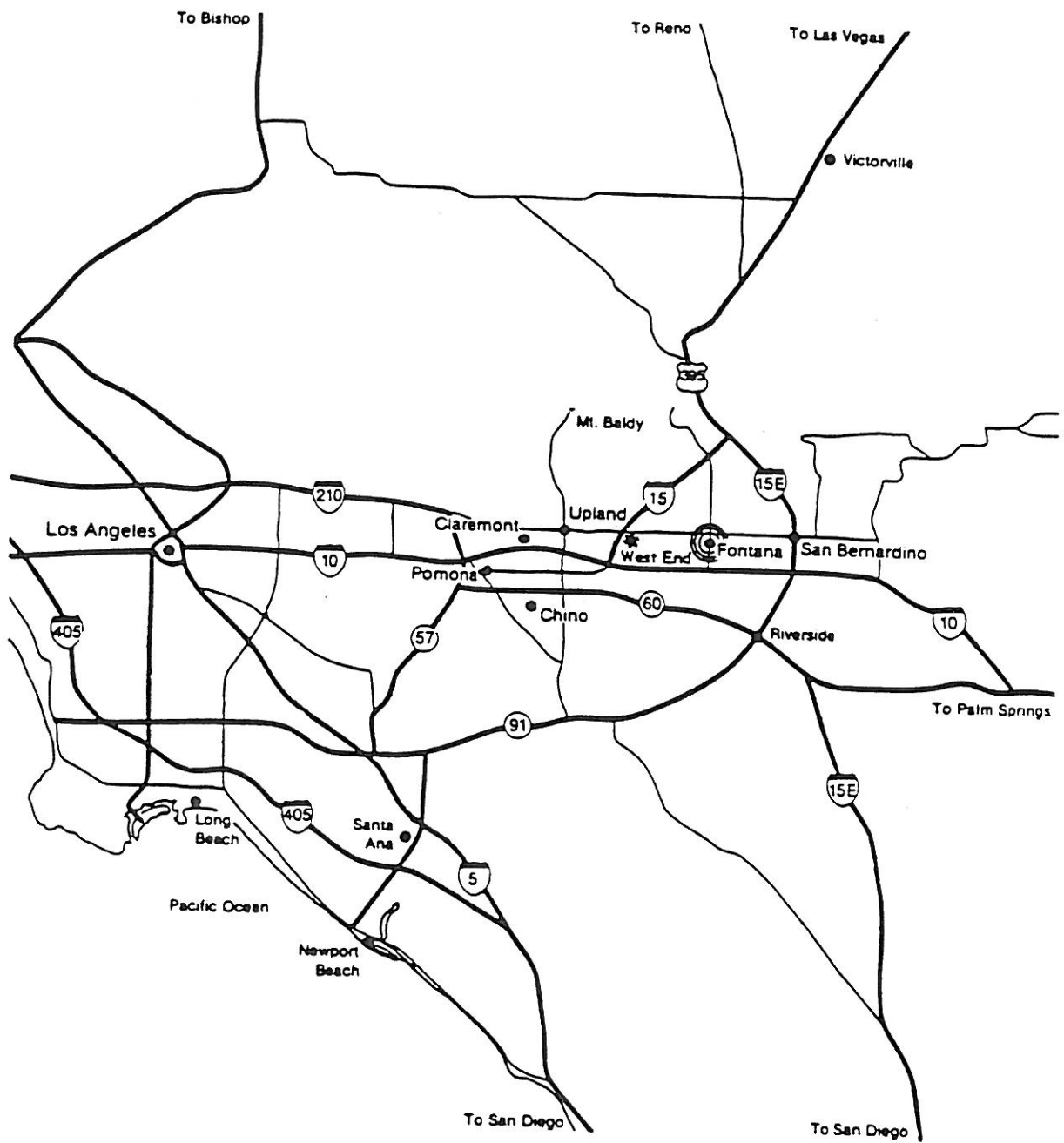
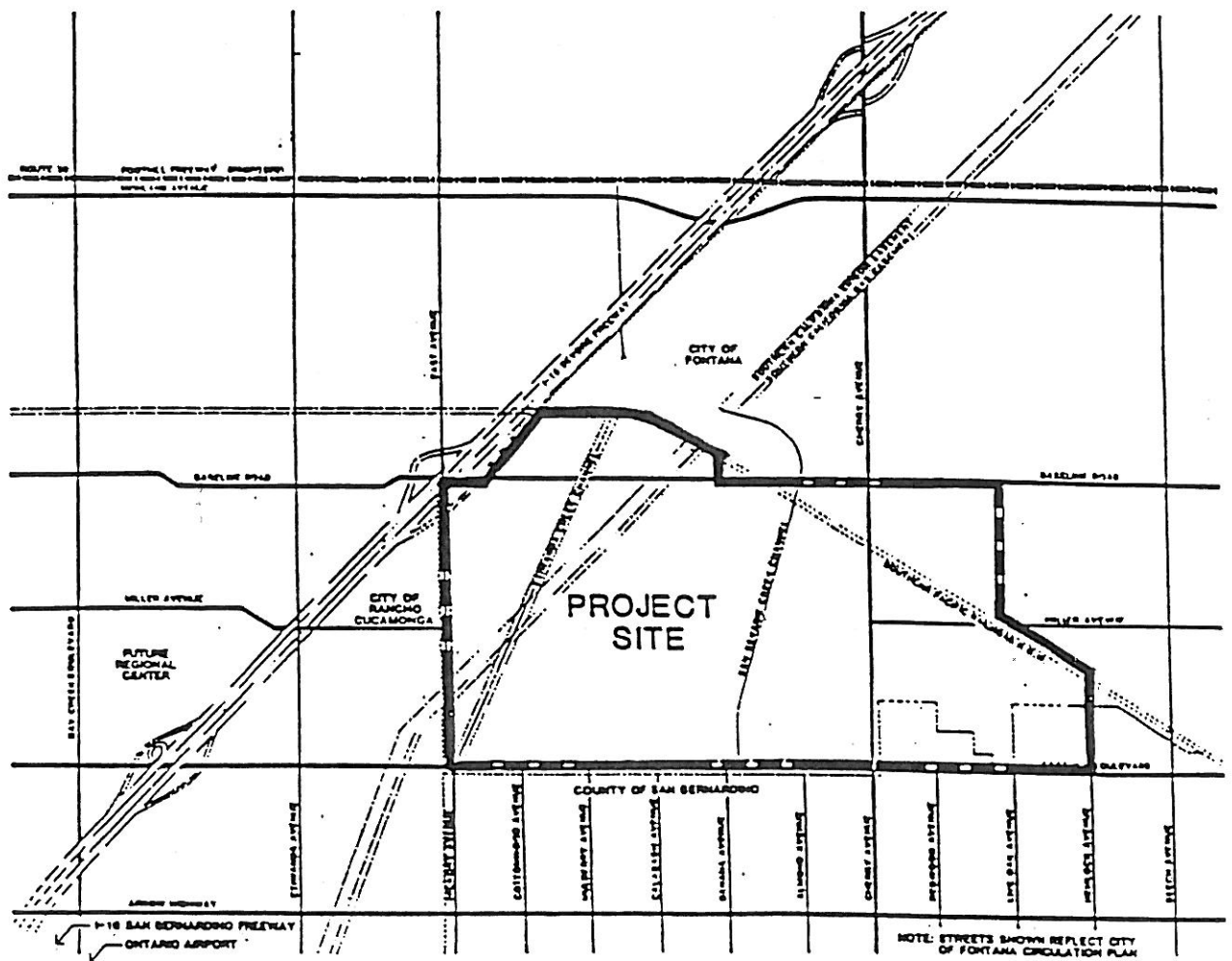


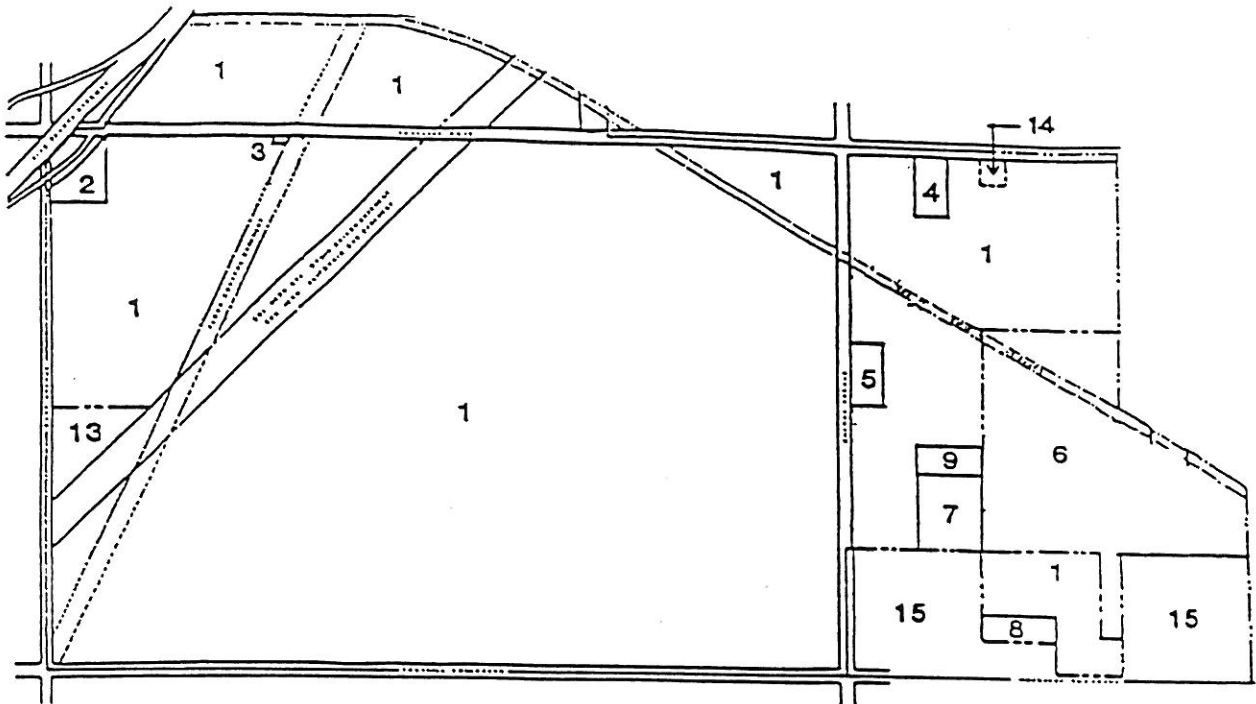
EXHIBIT 1
REGIONAL CONTEXT



PROPOSED

EXHIBIT 2 PROJECT SITE

Revised November 19, 1985
Amendment No. 1



1. FONTANA HERITAGE WEST END ASSOCIATES
2. HIGHLAND STUCCO AND LIME PRODUCT
3. SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT
4. PEKIN*
5. CHAS. VAN PELT*
6. TARGET
7. DIMITRIOS & GEORGIA KOUROS
8. TORTOMASI
9. FONTANA HERITAGE WEST END ASSOCIATES
10. INTEX CORP.
11. SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT
12. TIEN PEI ZEE
13. COMMUNITY PSYCHIATRIC CENTER
14. SACKLER
15. UNINCORPORATED TERRITORY

RAYMOND LYNCH
JOHN C. SHEEHAN
JEROME HARRIS
RUDY R. ROMO
ANGEL PEREZ

ROBERT E. ANDERSON
DONALD J. KURTH, JR. ET AL
DOMINIC TORTOMASI ET AL
JOHN O. SALABAJ ET AL
DONALD W. DUNCAN ET AL

* FONTANA HERITAGE WEST END ASSOCIATES OWNS,
OR HAS PROPERTY IN ESCROW OR UNDER OPTION
AS OF JANUARY 7, 1987.

Revised September 16, 1986
Amendment No. 2

PROPOSED

EXHIBIT 3 PROPERTY OWNERSHIP

Revised November 19, 1985
Amendment No. 1

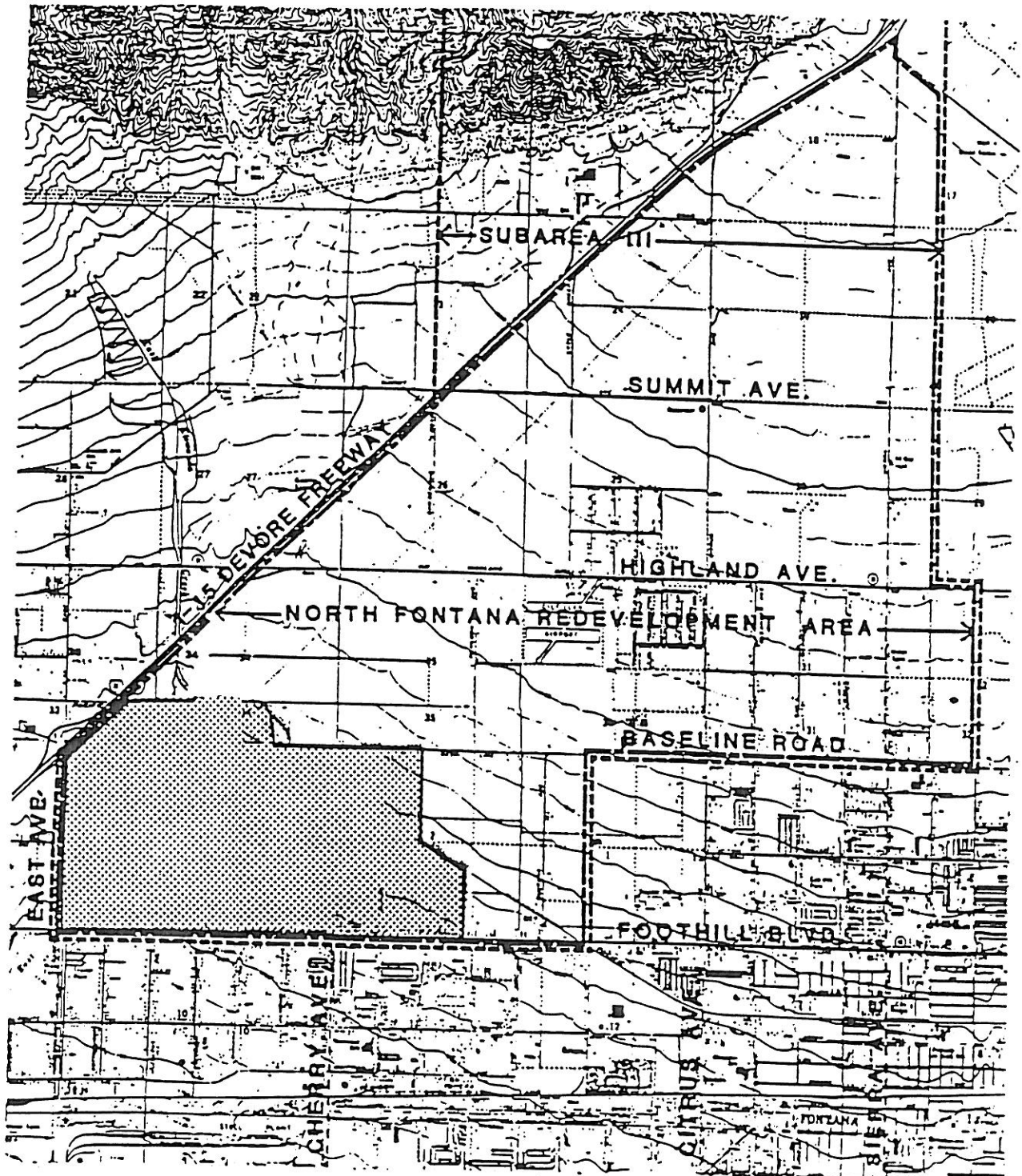


EXHIBIT 4
SUB AREA III/REDEVELOPMENT AREA

PROPOSED

Revised November 19, 1985
Amendment No. 1

LEGEND

S-Res. 4.5 Specific planned residential community. Permitted density equals 4.5 dwelling units per acre.

Comm. General commercial use.

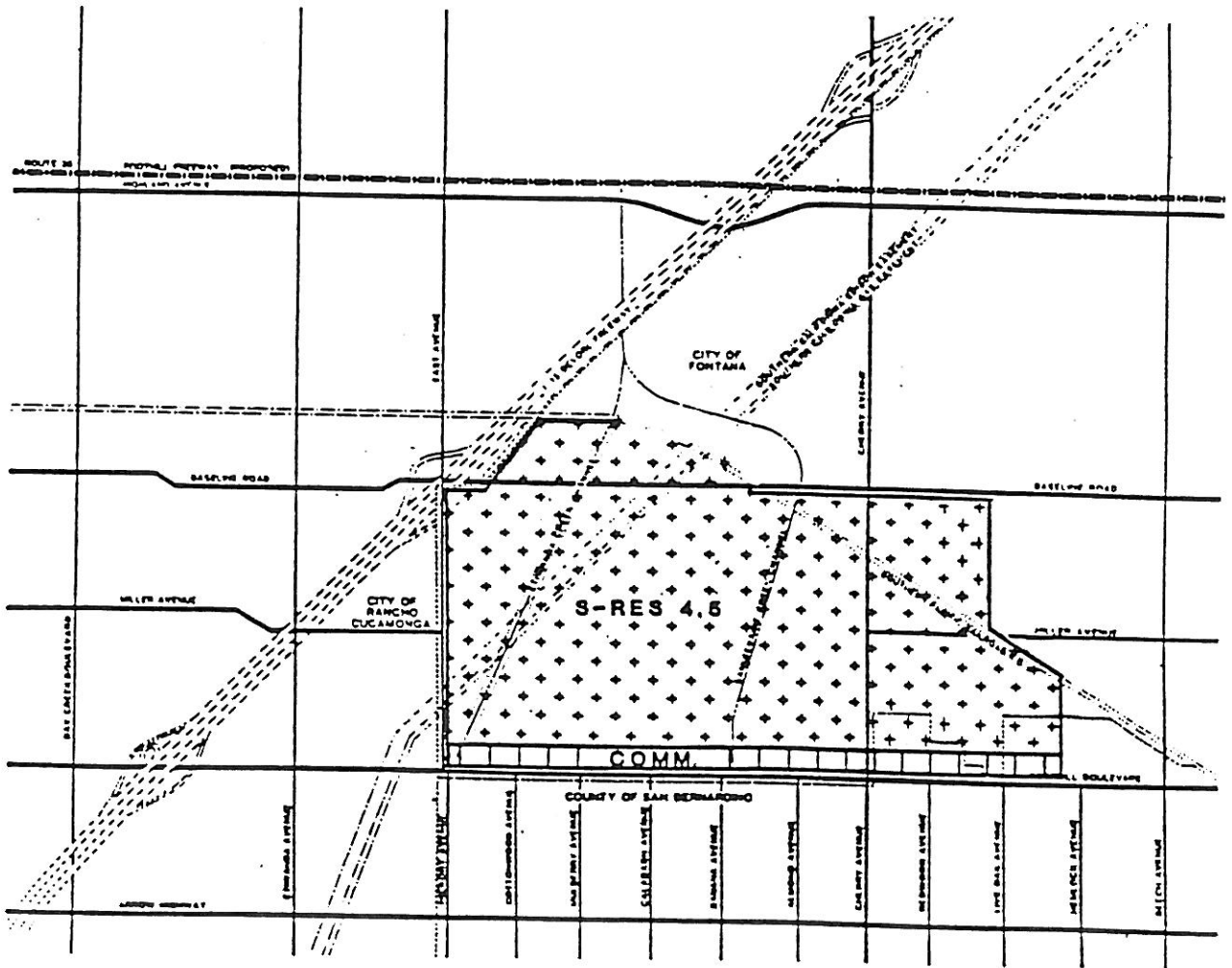


EXHIBIT 5
1985 GENERAL PLAN DESIGNATION

PROPOSED

Revised November 19, 1985
Amendment No. 1



Revised November 19, 1985
Amendment No. 1

C. OWNERSHIP

The current pattern of ownership for the West End planning area is illustrated in Exhibit 3. This area is subdivided into parcels ranging in size from one-half acre to 500 acres with land ownership divided among 13 owners, with BD Investors controlling most parcels. All parcels included in the West End Specific Plan boundaries are subject to the policies, regulations and uses described in the West End Specific Plan text.

D. COMMUNITY SETTING/AREA DEVELOPMENT TRENDS

The San Bernardino Mountains north of the site provide a prominent visual landmark for the entire Fontana region. They provide impressive distant views from the site and serve as a point of orientation. The lower range of the Jurupa Mountains are located to the south and are also visible from the site. In effect, these two ranges define the northern and southern limits of the City of Fontana and its sphere of influence. The remaining character of the region is currently a mixture of undeveloped and randomly developed land.

The area representing the North Fontana Redevelopment area is largely devoid of urban services, utility and infrastructure improvements. Planning is underway within the City to provide for future service, utility and infrastructure improvements. Foothill Boulevard, East Avenue, and Baseline Road are improved only to two paved travel lanes. The area has no sewer lines, no major drainage improvements and no suitable water systems. Deficiencies such as these were some of the major influences that led to the establishment of the North Fontana Redevelopment Project by the City in late 1982. Since that time, several new developments have been proposed, some of which are currently under construction. Exhibit 4 depicts the North Fontana Redevelopment boundary.

Located approximately one (1) mile east of the West End planning area lies the Rancho Fontana Specific Plan area, approved by the City of Fontana in June 1982. This site will allow for the development of approximately 2300 residential units on 683.2 acres of land. To the north and east of the West End planning area are areas which have been designated S-Res 4.5 on the City's General Plan, allowing for the future development of primarily residential uses. To the south, within the County of San Bernardino and within the City's sphere of influence, is an area designated as Res. 3-5 with commercial use designated along Foothill Boulevard. The area to the west of the planning area across East Avenue is within the City of Rancho Cucamonga's Etiwanda Specific Plan. The land use designations for the Etiwanda Specific Plan area include primarily residential uses ranging in density from four (4) to fourteen (14) dwelling units per acre. A section of commercial use is also designated at the corner of Foothill Boulevard and East Avenue.

E. SITE SPECIFIC CONDITIONS

With the exception of some commercial uses along Foothill Boulevard, the City of Fontana's General Plan land use designation for the West End planning area is S-Res 4.5. This designation permits specific plan residential densities averaging 4.5 dwelling units per gross acre. Based upon the General Plan approximately ~~5500~~ 5,440 dwelling units could be developed within the approximate ~~1478~~ acre West End planning area. Exhibit 5 identifies the general plan designation for the site. 1,462

The West End planning area is primarily vacant. In addition, there are very few adjoining land uses which would have a direct influence on the project. However, certain large-scale site characteristics are important and are described below. Exhibit 6 identifies existing conditions on the site.

1. Topography: The site has a gentle but consistent slope of approximately 1 1/2% falling from northeast to southwest, representing a drop of approximately eighty (80) feet in elevation across the site. (The site spans approximately one and one-half (1-1/2) miles east to west, and one (1) mile north to south).
2. Drainage: The soils of the site consist primarily of sand and gravelly loam to a depth of approximately 900 feet. These soils are highly permeable and consequently will allow the rapid infiltration of water.
3. Flood Control: Portions of the site are currently subject to potential flooding. Two partially improved flood channels flow through the site. The easterly portion of the site is traversed by the San Sevaine Channel, which is approximately thirty (30) feet wide and five (5) feet deep. The westerly portion of the site is traversed by Etiwanda Creek, which is approximately one hundred (100) feet wide and five (5) feet deep. A master plan of drainage guideline for North Fontana area calls for a storm drain system that will serve as a backbone system for the entire area. Individual specific plans within North Fontana such as the West End Specific Plan will tie into this master system of drainage.
4. Freeway: The West End planning area has excellent access from regional transportation systems. The Devore Freeway (I-15) cuts diagonally across the northwest corner of the site with an interchange at Baseline Road. The freeway is elevated on an embankment, providing good views from the freeway to the site. The freeway also has interchanges at Foothill Boulevard, and Cherry Avenue. Cherry Avenue connects to the San Bernardino Freeway (I-10) approximately three (3) miles to the south. The proposed Foothill Freeway Corridor (Route 30) is one mile to the north of the site. Its construction will further improve access to the regional transportation system.
5. Rail Line: The Southern Pacific rail line traverses the northeast corner and northern end of the site. The rail line, however, is used infrequently and studies are currently in progress to determine its future status. It is possible that rail service will remain east of Cherry Avenue and will be abandoned to the west. A rail study commissioned by several cities in the region, including Fontana, has recently been completed. The assumptions in this specific plan are consistent with those of the study.
6. Vegetation: The site is covered with a sparse coastal sage brush association with a distinct dominance of grasses rather than herbaceous plants. There are very few trees. Those that exist consist primarily of a stand of eucalyptus near the interchange between Baseline Road and I-15, and a eucalyptus windrow to the east of Cherry Avenue. An abandoned orange grove is also located adjacent to Baseline Road near the freeway interchange. A few remnant ornamental cypress are found along Foothill Boulevard.
7. Utility Rights-of-Way: Two (2) major utility rights-of-way cross the western portion of the site on a diagonal. One of these contains a major Southern California Edison power line within a 250' right-of-way. These lines form a strong visual image as they cross across the site. Immediately adjacent to the power line is a 100' foot right-of-way for Southern California Gas. While no buildings may be erected in these rights-of-way, it is possible to traverse them with roads and to install landscape subject to the review of the utility companies. These easements are designated as part of the regional trail system and are capable of being incorporated into the usable open space for the site.

(See Section V of the Environmental Impact Report for a more detailed description of the existing environmental conditions.)

F. CITY OF FONTANA GOALS/OBJECTIVES/SITE SPECIFIC ISSUES

Goals and Objectives

In 1981, the City of Fontana adopted its Comprehensive General Plan as a method of guiding future development within the City. In doing so, the City outlined a series of goals and objectives to be achieved. Many of these relate to the urban form and neighborhood character that new developments should take. Others are intended to provide a framework for community-development. Following the general plan goals and objectives site specific issues are identified.

1. Urban Form

- a. Promote developments which, through site function and architectural form, enhance local image and themes.
- b. Promote higher aesthetic and functional standards for community design.
- c. Promote transitional use between high intensity and residential areas.
example: place lighter business uses between industrial and residential uses, providing jobs for the residents and supporting services for the industrial users.
- d. Promote, through design, the location and development of public focal points and gathering places in a hierarchy of intensities from neighborhood to City-wide.
- e. Seek to establish and maintain easily accessible support uses, commercial, public services, etc. at appropriate levels and locations.
- f. Encourage diverse housing opportunities.
- g. Promote land use design which encourages pedestrian orientation.
- h. Discourage homogeneous land use design and patterns with little or no diversity.
- i. Encourage residential type mixing while maintaining compatibility through design.
- j. Encourage the use of green belts and open space (parks) as storm drain/retention facilities.
- k. Promote industrial site planning which maximizes aesthetic qualities and minimizes land use impacts.

2. Neighborhood Character

- a. Utilize planning techniques at neighborhood levels in the community.
- b. Provide design techniques which establish or reinforce neighborhood identity and form.
- c. Promote development which, through design, protects and enhances neighborhood function and appearance.
- d. Promote recognizable village or neighborhood centers for public or social gathering places.
- e. Encourage designs within neighborhoods which are harmonious in scale and appearance.
- f. Promote compatibility between various residential densities through design.
- g. Encourage incorporation of pedestrian and open space links between and within neighborhoods and specific plan communities.
- h. Public improvements and parks should respond to design and functional requirements of adjoining neighborhoods.
- i. Encourage design which enhances open space features.

3. Community Identity Objectives

- a. Promote clustered commercial centers at appropriate circulation intersections.
- b. Focus the development of future commercial uses on marketing and locational standards.
- c. Control strip commercial development.
- d. Reinforce neighborhoods and urban units.
- e. Improve recreational and aesthetic qualities.
- f. Allow alternative forms of density compensation, where appropriate.
- g. Provide for commercial needs within the anticipated residential areas in northern Fontana.
- h. Provide recreational, cultural and social opportunities to meet the needs of the planned community.
- i. Use open spaces to create a visually pleasing environment, as well as to distinguish City and neighborhood boundaries.

4. Community Efficiency Objectives

- a. Provide commercial facilities to meet the retail and service needs of the planned community and, where feasible, with convenient access by bicycle and by foot, as well as by automobile.
- b. Organize educational, cultural and recreational activities in close proximity to one another and conveniently accessible to their potential users.
- c. Coordinate residential development to encourage an integrated residential area with maximum flexibility and access to the regional circulation network.
- d. Integrate various housing types in close proximity to commercial areas.
- e. Locate schools and parks together whenever possible.

5. Community Enhancement Objectives

- a. Preserve windrows and other existing trees.
- b. Replace trees which need to be removed for urban development.
- c. Connect parks to linear open space corridors.
- d. Use open space, landscaping and urban form to strengthen identity and image.

6. Transportation Efficiency Objectives

- a. Facilitate the movement of traffic in an east/west direction.
- b. Promote greater efficiency in transportation through logical placement of land uses and intensities.
- c. Locate basic public facilities and services in such a relationship to their user groups so as to minimize the need for supplemental transportation systems.
- d. Promote land use patterns that encourage non-motorized modes of transportation.
- e. Organize land uses to promote maximum opportunity for transit usage.
- f. Connect schools, parks and commercial areas by trails when possible.
- g. Provide adequate rights-of-way and improvements for bike lanes when called for in future street dedications.
- h. Provide pedestrian facilities that are direct and convenient, with safe and direct pedestrian accessibility between residential areas, schools, parks and shopping areas.
- i. Integrate the development of bicycle routes and pedestrian pathways in areas of new development.

7. Environmental Objectives

- a. Design streets and trail systems to reduce length of trips.
- b. Establish specific programs designed to improve targeted major arterial function and appearance.
- c. Establish special treatments for corridors.
- d. Create a program establishing a theme and quality controls for major boulevards.
- e. Provide buffers between incompatible land uses.
- f. Develop specific performance standards between residential and commercial land uses.
- g. Site uses to reduce potential noise impacts.
- h. Use open spaces to create a visually pleasing environment as well as to distinguish neighborhoods' boundaries.

8. Housing Opportunity Objectives

- a. Create land use opportunities that provide the maximum amount of flexibility at implementation levels and encourage the free-market system to provide a maximum variety of housing types.
- b. Provide major incentives for a variety of housing opportunities through a complete housing mix.
- c. Provide a range of housing choices through the planning area that will meet the needs of all age groups, household types and income groups.

9. Architectural Objectives

- a. Encourage opportunities to mix different, but compatible residential densities and architectural styles.
- b. Use innovative building techniques to increase the range of housing opportunities.

10. Public Facilities and Efficiency

- a. Provide for multiple uses of flood water drainage and retention areas.
- b. Connect schools, parks and local commercial areas to residential areas by a system of pathways and trails which utilize easements, excess right-of-way, etc.
- c. Plan for the timely and coordinated construction of utilities.
- d. Develop innovative solutions to current development issues such as storm drainage systems.
- e. Locate schools, parks and other public facilities together whenever possible.

Site Specific Issues

The above goals and objectives served as a basis for preparing development concepts for the West End Specific Plan area. In addition, prior to developing the details of this Specific Plan, a number of meetings including a Planning Commission workshop were held with the public, applicants, City staff and the consultant team. From these meetings and through initial site research and analysis, a number of site specific issues and policies were identified. The findings of these meetings have been a major influence in developing the West End Specific Plan land use plan and community design.

1. Community Design Issues

The following community design issues were identified during the planning process:

- a. Create a strong concept for the entire community that is identifiable, coherent, and memorable.
- b. Create an image for arrival to the City of Fontana.
- c. Create neighborhoods within the planned community that are defined by centrally located elementary schools and parks.
- d. Locate village commercial centers at entries into the community to reinforce an integrated community identity.
- e. Discourage development of strip commercial use and instead encourage well-planned commercial activities along major arterials and intersections.
- f. Provide efficient use of major arterial streets by locating higher density residential development in proximity to these circulation elements.
- g. Create automobile circulation access which serves residential needs without encouraging regional circulation intrusion.
- h. Optimize the potential for integrating an office-institutional component near the freeway with provisions for medical related uses.
- i. Encourage a business park development along Cherry Avenue, a major city designated truck route and a site served by Southern Pacific Railroad.
- j. Integrate large utility easements into an open space network and establish a community-wide system of trails linking residential neighborhoods, parks and schools.
- k. Establish an internal system of bicycle and pedestrian trails.
- l. Use open space to create a framework for establishing a visually pleasing environment.

2. Environmental Issues

The following environmental issues have been identified for consideration:

- a. Mitigate on-site and downstream drainage impacts associated with development of the planning area.
- b. Provide for efficient vehicular and non-vehicular traffic circulation as a strategy for reducing cumulative air quality impacts.
- c. Provide for adequate public facilities and services, including financing mechanisms to fund their installation and operation.
- d. Mitigate traffic noise impacts along the Devore Freeway and major arterials.
- e. Take advantage of the views to the San Gabriel Mountains.
- f. Provide buffers between contrasting land uses.
- g. Minimize dust impacts during construction.

3. Urban Infrastructure Issues

The following services and utilities issues have been identified for consideration:

- a. Address the issues of sewer, water systems and flood control through the provision of interim and permanent facilities and participation in the funding of offsite improvements. The planning area is not currently served by existing major sewer, drainage and water utilities which are essential for urban development.
- b. Provide for multiple uses of flood water drainage and retention areas when possible.
- c. Address the ultimate disposition of the Southern Pacific Railroad line. It is believed that rail service is likely to remain east of Cherry Avenue. The railroad corridor west of Cherry Avenue may be abandoned.
- d. Consider the City's fiscal conditions and resultant variety of infrastructure and service (schools, fire, etc.) financing mechanisms including developer contributions, assessment districts, and possible Redevelopment Agency participation.
- e. Coordinate with active planning efforts by governmental agencies responsible public facilities and services.

G. SUMMARY PROJECT DESCRIPTION

The West End Specific Plan is a mixed use community including residential, commercial, office, business park and public/quasi-public uses on approximately 1478 acres of land. A summary is provided in Table 1 below. 1,465.2
More detailed statistics are included in the following sections.

TABLE 1
LAND USE OVERVIEW
MAJOR CATEGORIES

| | |
|--|---------------|
| Residential . (includes public/quasi-public uses, i.e, parks, schools open space, roads) | 973.8 Acres |
| Commercial . | 19 Acres |
| Office/Institutional . | 14.2 Acres |
| Office/Institutional/Commercial. | 10 Acres |
| Business Park . | 448.2 Acres |
| TOTAL GROSS ACRESS . | 1,465.2 Acres |

*Includes all major roads for planning area

I. Land Use Summary

The residential portion of the plan proposes 3249 dwelling units on about 888.1 acres of land (including 3752 973.8 public/quasi-public uses, open space, and roads) with a variety of densities ranging from estate homes up to 16.0 dwelling units per acre. Housing product types may include single-family detached homes, zero lot line homes, attached single-family and multi-family units. The higher density units are located near the arterial roads to minimize traffic at the interior of the site. Most of the lower density units are organized into two neighborhoods.

Revised September 16, 1986
Amendment No. 2
Revised August 20, 1991
Revision "A"

Revised November 5, 1996
Amendment No. 8
Revised November 17, 1998
Amendment No. 9

Revised November 19, 1985
Amendment No. 1
Revised March 15, 1994
Amendment No. 7

About seventeen (17) acres of community commercial and fourteen (14) acres of village and convenience commercial uses are planned for. Located along major thoroughfares, these shopping areas will be accessible by both car and pedestrian trail systems and will serve both the West End Community and vicinity at large.

One hundred eleven (111) acres of the planning area are designated for office/retail/institutional development which provides the potential for a major medical complex and hotel. This area is located adjacent to the Devore Freeway, taking advantage of both the access and the visibility afforded by these sites north and south of Baseline Road.

Four hundred forty-eight (448) acres of business park use are planned at the east portion of the site adjacent to Cherry Avenue. Cherry Avenue is designated as a major city truck route. Three-hundred sixty-four (364) of these acres are designated for rail-served distribution type uses east of Cherry Avenue, with about 79 acres of light industrial and service-oriented uses planned for west of Cherry Avenue.

Over one hundred forty-six (146) acres of improved parks, trails and community open space will be provided within the project.

Two elementary schools with adjacent parks will be provided for within the West End community, creating a focus for the neighborhoods. Extensive trail systems designed to minimize the number of road crossings will link residential sites to schools. An intermediate school with an adjacent park will also be provided, serving as a community focal point.

Civic uses are also planned. A four (4) acre site is reserved for such uses as a library, community center or other community oriented uses.

As indicated in Section II.A, Introduction, a General Plan Amendment is being requested. The existing General Plan has designated the area S-RES 4.5, for residential development with General Commercial along Foothill Boulevard. To allow for the mix of land uses described above and proposed in the Land Use Master Plan that follows, a General Plan Amendment will be required.

2. Circulation Summary

By avoiding any direct access through the site, an internally oriented planned community has been created. The major framework for this internal network is established by a crescent shaped road with access from Baseline Road and a north/south central "Grand Avenue" which provides orientation and access to the east and west neighborhoods. Each of the neighborhoods have a neighborhood loop street oriented around an elementary school and park. These are connected to Grand Avenue by collector streets. Individual home sites are generally located on cul-de-sac streets serviced by the neighborhood loop.

3. Method for Determining Permitted Dwelling Units

Using the City's gross density formula for permitted units, the West End Specific Plan would qualify for approximately ~~5500~~ dwelling units. This is based upon the current General Plan designation of 4.5 gross dwelling units per acre for the West End Specific Plan's ~~1478~~ acres, as indicated in Exhibit 5. However, since the plan that is proposed includes business park, office, and commercial uses, the total allowable dwelling unit total is reduced to ~~3973~~. As indicated on Exhibit 7, the total permitted dwelling unit yield for the site is determined by deducting the total acreages of the following uses from the ~~1478~~ gross acres of the site; 1) business park, 2) office park, 3) a portion of the commercial uses not generated directly by West End Specific Plan residents, and 4) the

Revised September 16, 1986

Amendment No. 2

Revised August 20, 1991

Revision "A"

11-9

Revised November 5, 1996

Amendment No. 8

Revised November 19, 1985

Amendment No. 1

Revised November 17, 1998

Amendment No. 9

arterial road areas associated with the above. The total (approximately 595.0 acres) deducted from the total ~~1478~~ gross site acres, leaves ~~883.0~~ acres. This total is then multiplied by the general plan allowable gross density of 4.5 dwelling units per acre to achieve a grand total of ~~3973~~ total allowable dwelling units.

1,465.2
3,902

Revised November 5, 1996
Amendment No. 8
Revised November 17, 1998
Amendment No. 9

PROPOSED

Revised November 19, 1985
Amendment No. 1

III. Specific Plan Components

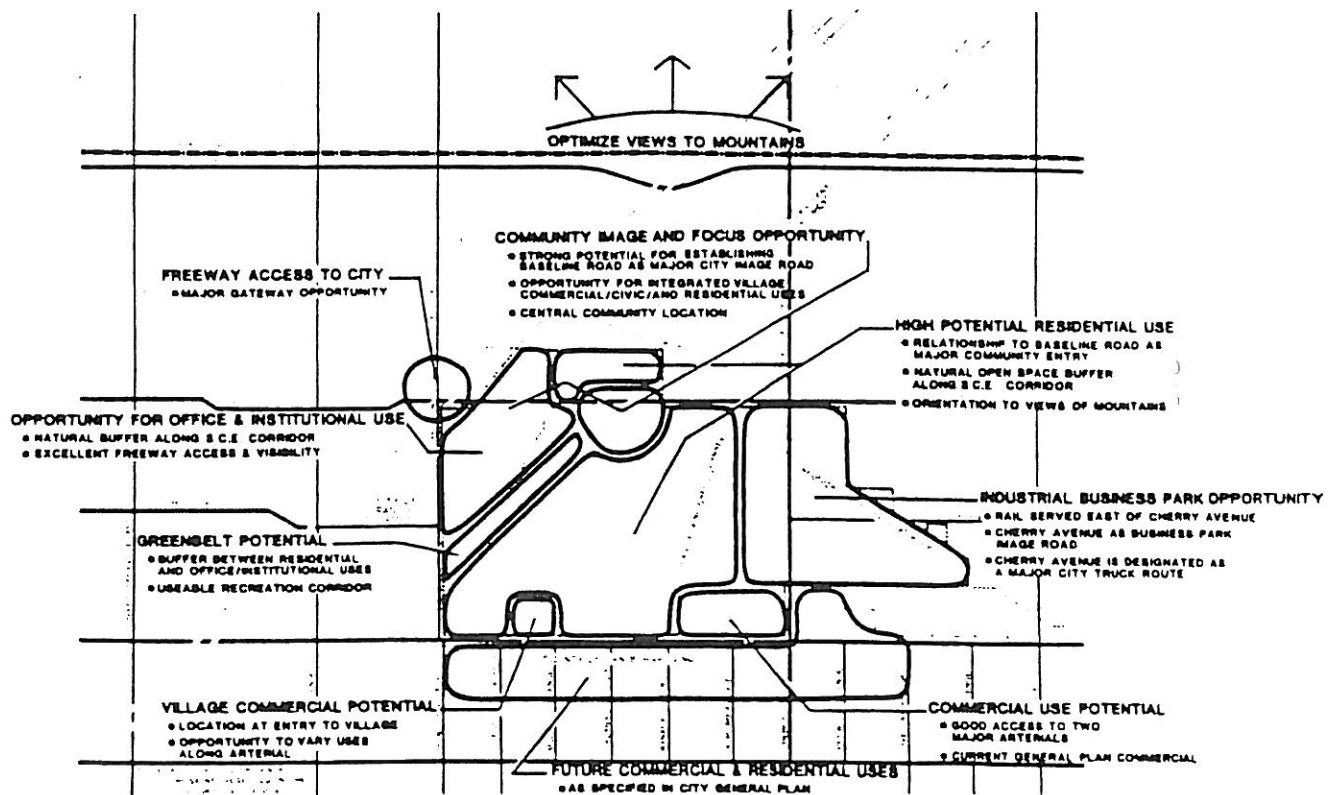
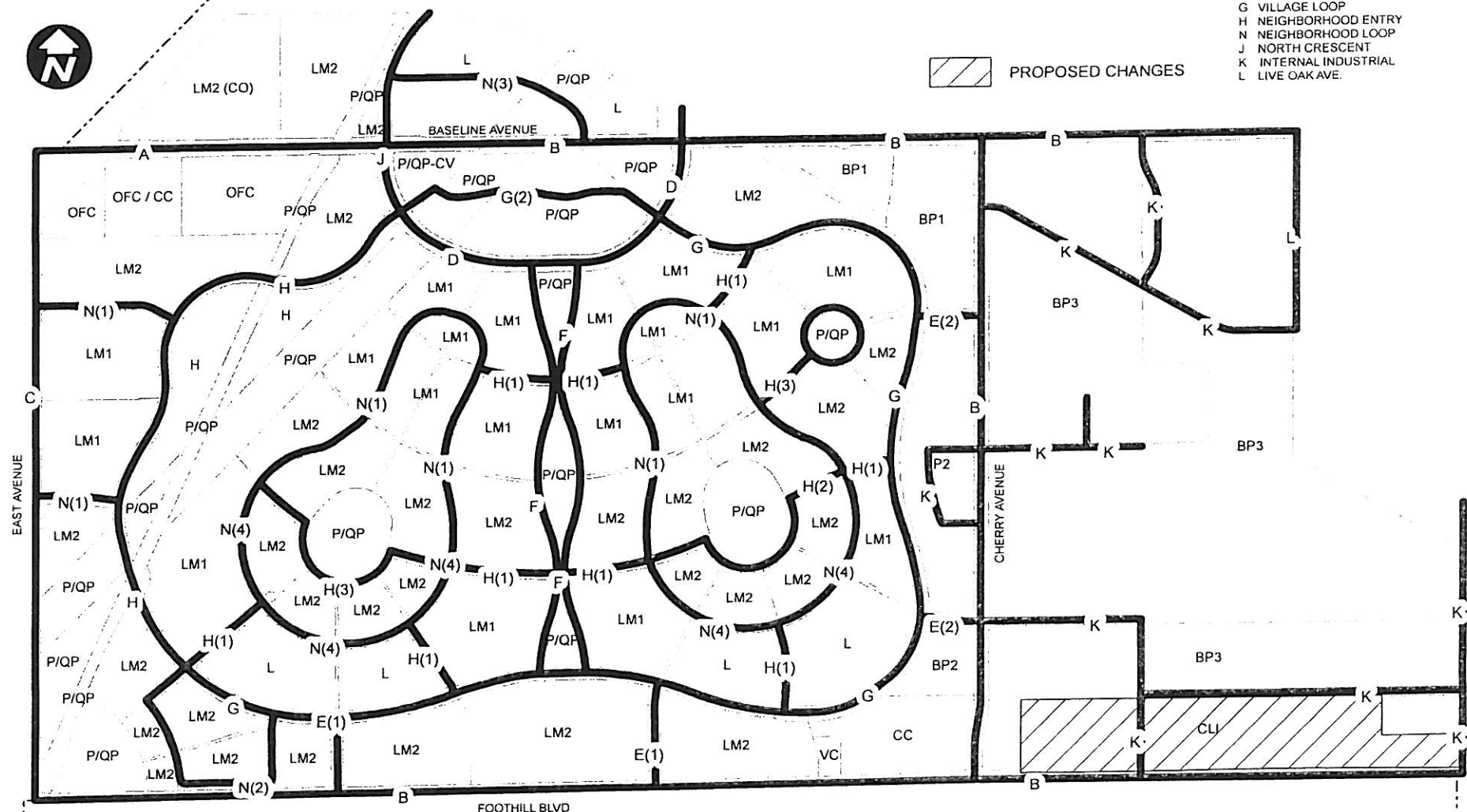


EXHIBIT 8
LAND USE CONCEPT PLAN



A BASELINE AVE
B CHERRY / FOOTHILL / BASELINE
C EAST AVE
D CRESCENT
E1 VILLAGE ENTRY
E2 VILLAGE ENTRY
F GRAND AVE.
G VILLAGE LOOP
H NEIGHBORHOOD ENTRY
N NEIGHBORHOOD LOOP
J NORTH CRESCENT
K INTERNAL INDUSTRIAL
L LIVE OAK AVE.

PROPOSED CHANGES

0 1,200 2,400 Feet

Revised November 17, 1998
Amendment No. 9

EXHIBIT C
CIRCULATION MASTER PLAN

1710

LEGEND

- PROPOSED CONCRETE CHANNEL
- PROPOSED STORM SEWER
- PROPOSED CHANGES

NOTE: THIS MAP IS CONCEPTUAL ONLY AND HAS BEEN SUPERCEDED BY DETAILED ENGINEERING PLANS THAT ARE AVAILABLE AT THE CITY OF FONTANA, ENGINEERING AND PLANNING DIVISIONS. PLEASE REFER TO EXHIBIT B, "LAND USE PLAN" FOR THE CURRENT LAND USE DESIGNATIONS AND SITE BOUNDARIES FOR THE PROJECT.

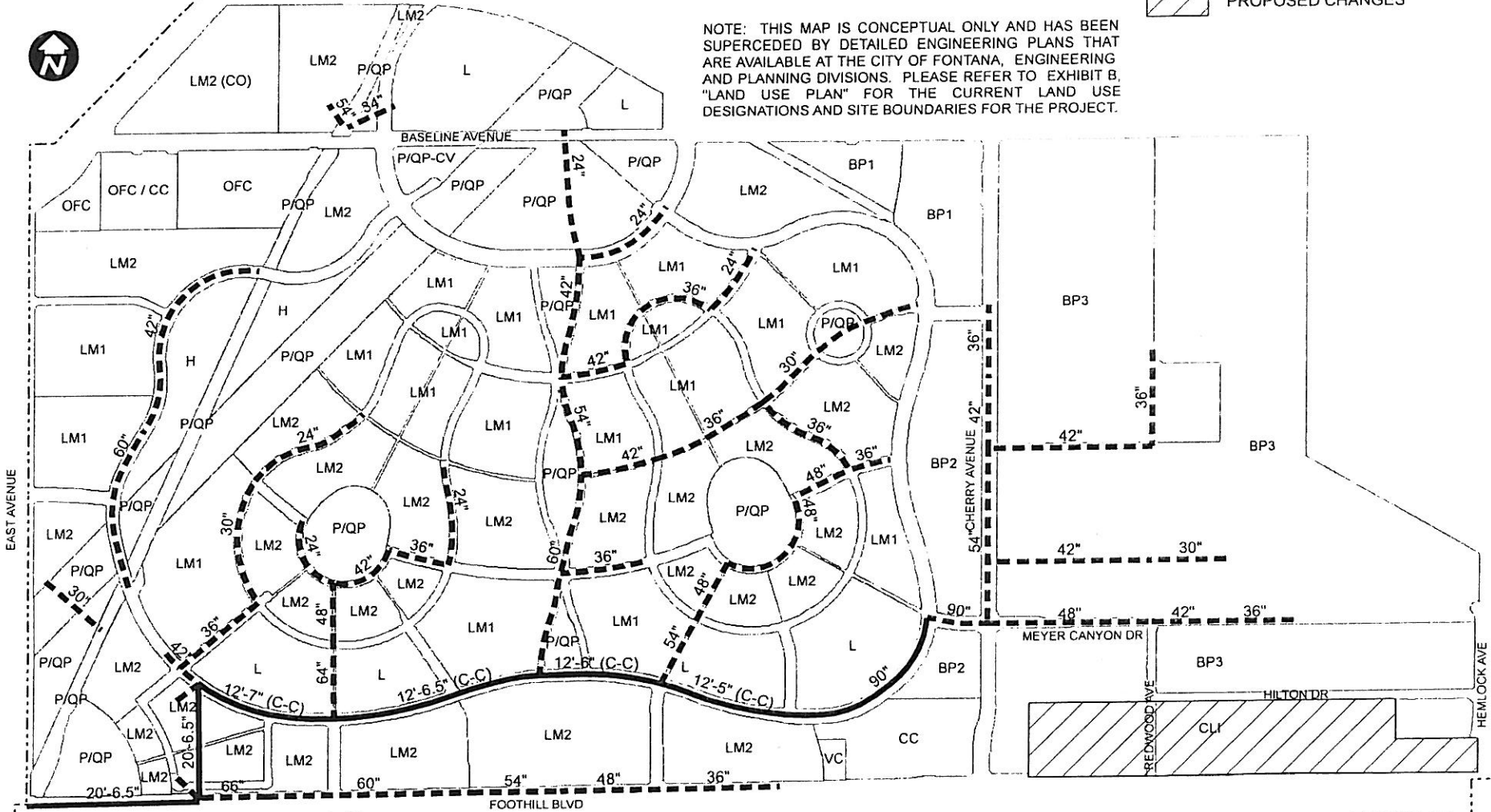


EXHIBIT D STORM DRAIN CONCEPT PLAN

Revised September 16, 1986
Amendment No. 2

Revised March 15, 1994
Amendment No. 7

Revised August 20, 1991
Revision "A"

Revised November 17, 1998
Amendment No. 9

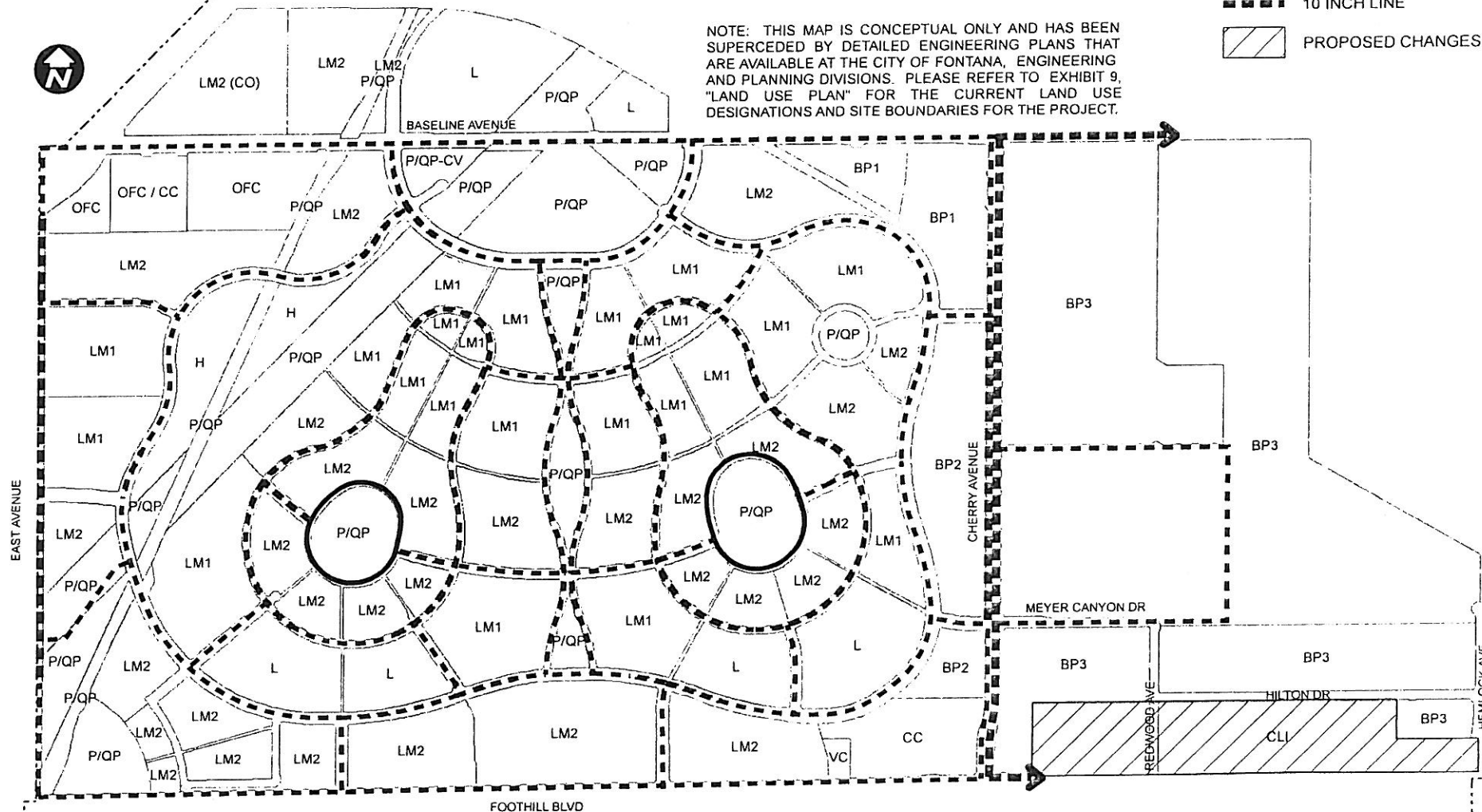


LEGEND

- 6 INCH LINE
- 8 INCH LINE
- 10 INCH LINE

PROPOSED CHANGES

NOTE: THIS MAP IS CONCEPTUAL ONLY AND HAS BEEN SUPERCEDED BY DETAILED ENGINEERING PLANS THAT ARE AVAILABLE AT THE CITY OF FONTANA, ENGINEERING AND PLANNING DIVISIONS. PLEASE REFER TO EXHIBIT 9, "LAND USE PLAN" FOR THE CURRENT LAND USE DESIGNATIONS AND SITE BOUNDARIES FOR THE PROJECT.



0 1,200 2,400
Feet

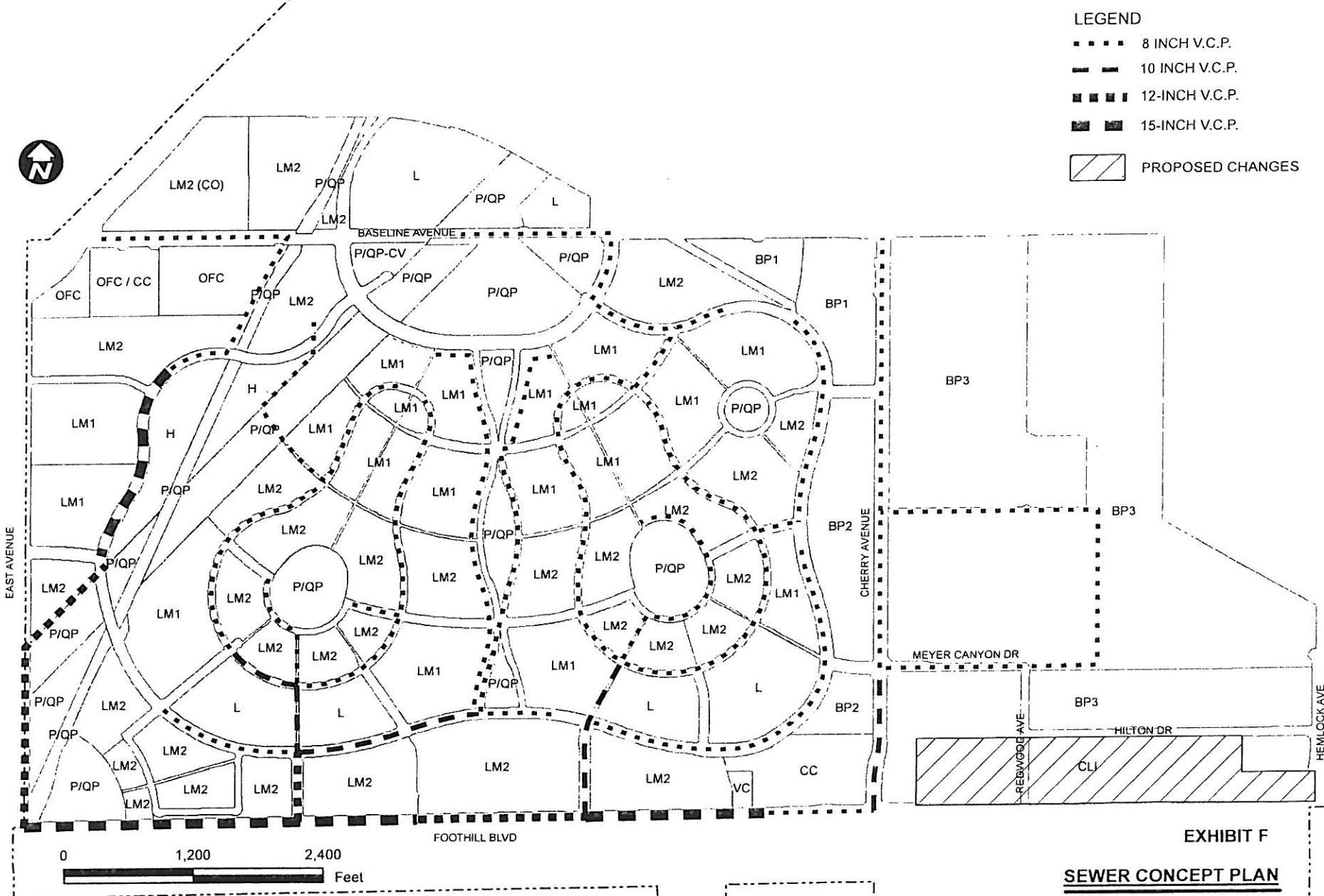
EXHIBIT E WATER SYSTEM CONCEPT PLAN

Revised September 16, 1986
Amendment No 2

Revised March 15, 1994
Amendment No 7

Revised August 20, 1991
Revision "A"

Revised November 17, 1998
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- LEGEND**
- 8 INCH V.C.P.
 - - - - 10 INCH V.C.P.
 - - - - 12-INCH V.C.P.
 - 15-INCH V.C.P.
 - ▨ PROPOSED CHANGES

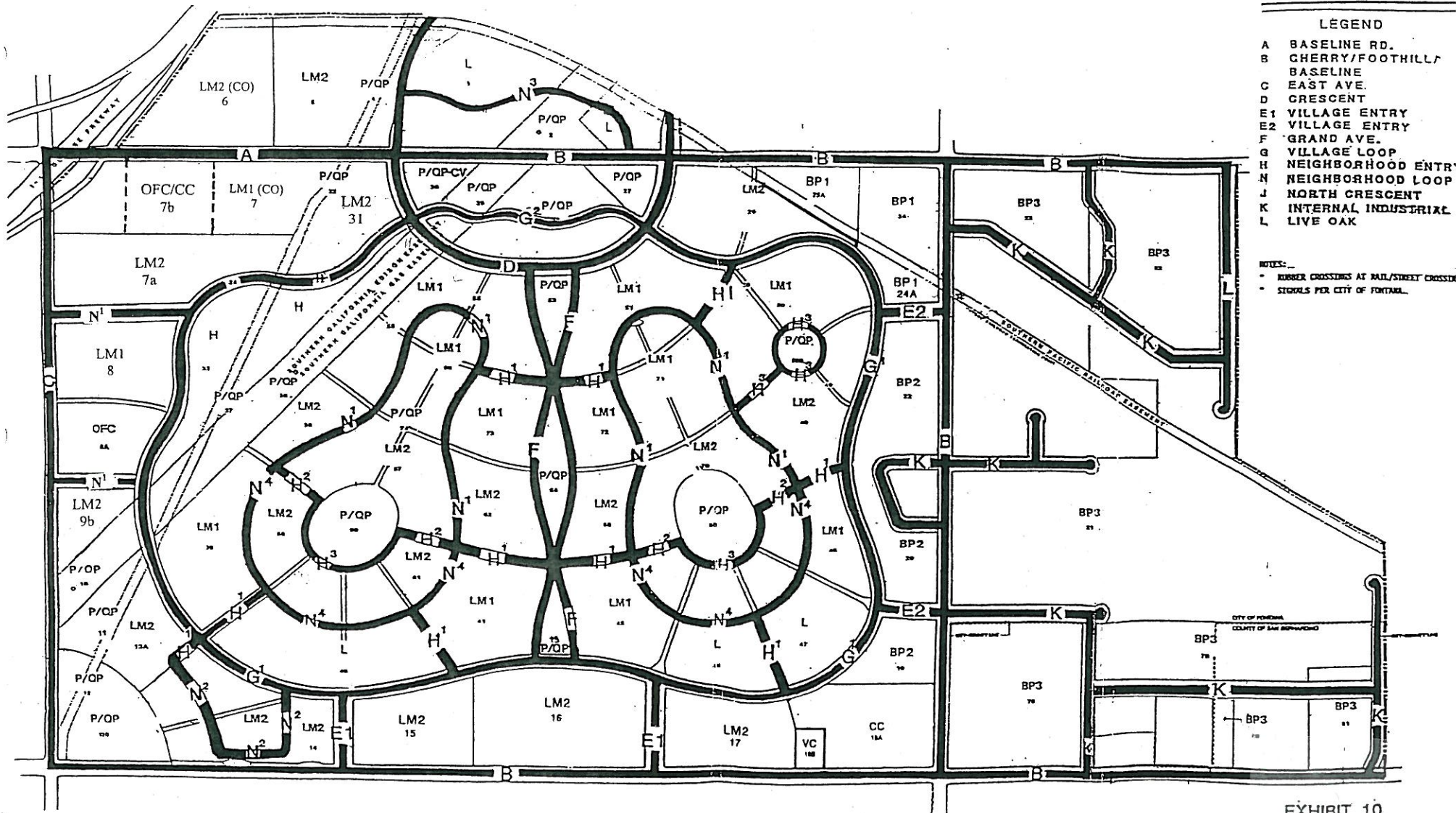
EXHIBIT F
SEWER CONCEPT PLAN

Revised September 16, 1986
Amendment No. 2

Revised March 15, 1994
Amendment No. 7

Revised August 20, 1991
Revision "A"

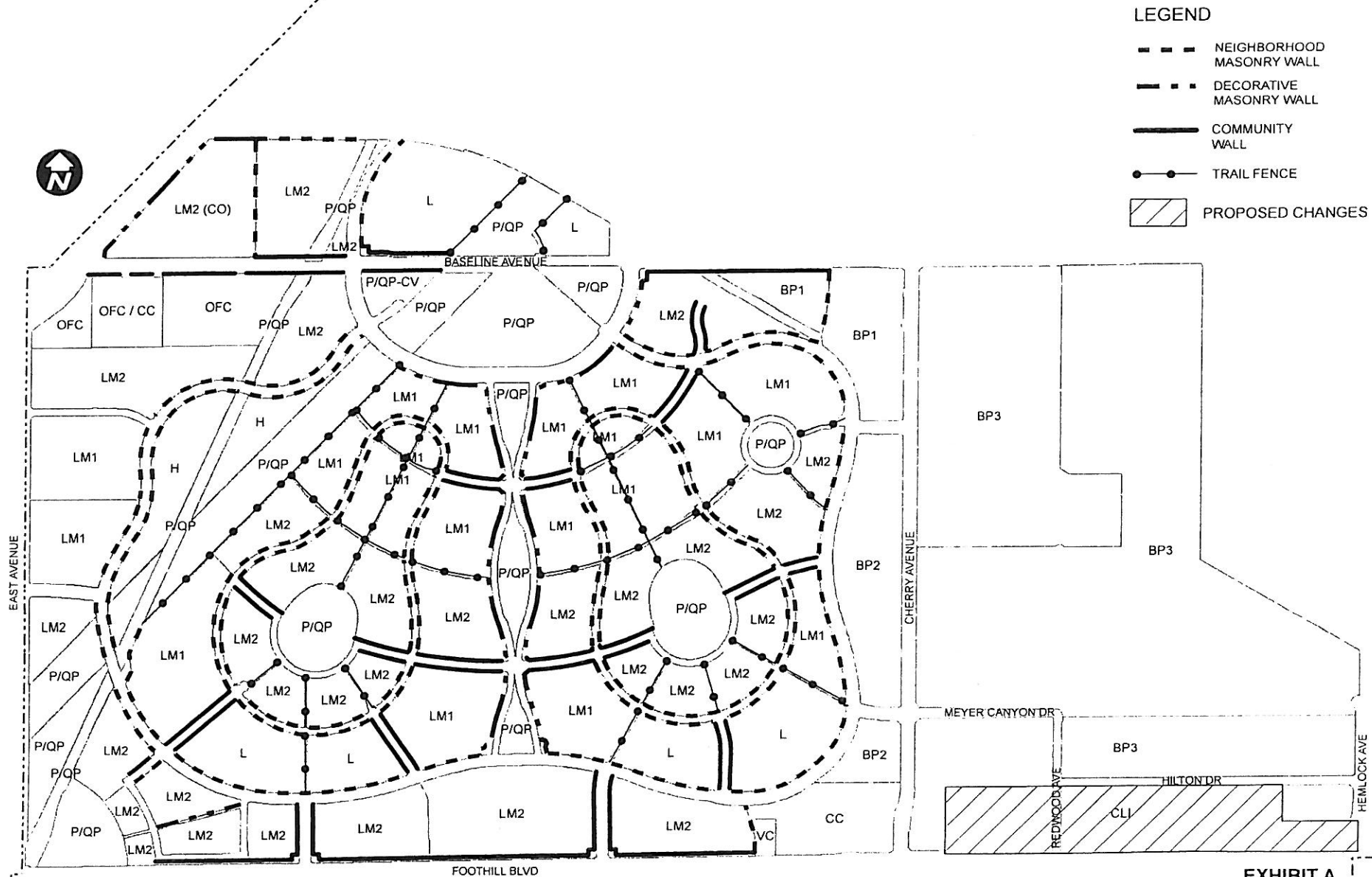
Revised November 17, 1998
Amendment No. 9



Revised September 16, 1986
Amendment No. 2
Revised August 20, 1991
Revision "A"

Revised March 15, 1994:
Amendment No. 7
Revised November 17, 1998
Amendment No. 9

LAND
USE
MAP



LEGEND

- NEIGHBORHOOD MASONRY WALL
- - - DECORATIVE MASONRY WALL
- COMMUNITY WALL
- TRAIL FENCE
- ▨ PROPOSED CHANGES

EXHIBIT A

COMMUNITY / NEIGHBORHOOD WALLS AND FENCES

Revised September 16, 1986
Amendment No. 2

Revised March 15, 1994
Amendment No. 7

Revised August 20, 1991
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Village of Heritage

CITY OF FONTANA



LEGEND

RESIDENTIAL

| | Dwelling Units |
|---------|----------------|
| { L } | Low 4.5 |
| { LM1 } | Low Medium 1 5 |
| { LM2 } | Low Medium 2 6 |
| { M } | Medium 8 |
| { H } | High 16 |

COMMERCIAL

| | |
|---------|-----------------------------|
| { GC } | General Commercial |
| { CLI } | Commercial Light Industrial |
| { CC } | Community Commercial |
| { VC } | Village Commercial |

OFFICE / INSTITUTIONAL { OFC }

BUSINESS PARK

| | |
|---------|----------------------------|
| { BP1 } | Light Industrial / Service |
| { BP2 } | Light Industrial |
| { BP3 } | Rail Service Industrial |

PUBLIC / QUASI-PUBLIC

| | |
|----------|-------------------------|
| { P/QP } | Schools (3) |
| { P/QP } | Park / Other Open Space |
| { CV } | Civic Uses |
| | Major Roads |



PROPOSED CHANGES

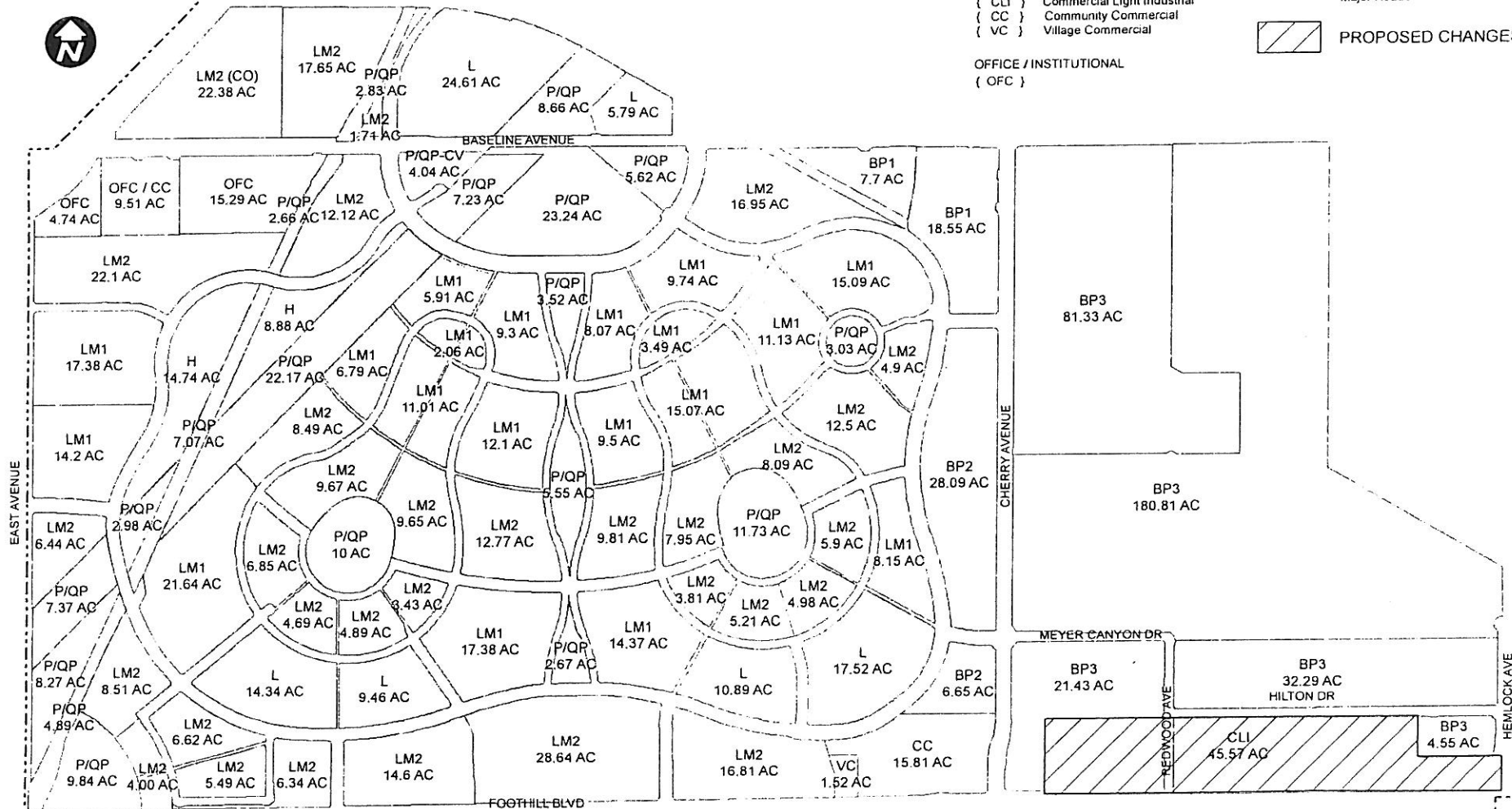


EXHIBIT B
PROPOSED LAND USE PLAN

III. SPECIFIC PLAN COMPONENTS

A. INTRODUCTION

This section of the Specific Plan translates the City and developer needs identified in the preceding section into a tangible and realistic land use plan and community design. The intent is to ensure that the variety of uses proposed - residential, commercial, office, business park, quasi-public and recreational uses and open space will emerge into a balanced urban community that: 1) is economically viable, 2) is responsive to environmental and community design concerns, 3) can be implemented in a timely manner and 4) that can be maintained within the capabilities of responsible private and public agencies that will serve it.

The major components of the land plan and community design include:

- o Land Use Master Plan
- o Circulation Master Plan
- o Community Design Concept Plan
- o Open Space Concept Plan
- o Utilities Concept Plan
- o Community Facilities Concept Plan

The Land Use and Circulation Master Plans identify detailed standards and requirements to which individual development projects must conform. These Master Plans may only be modified by amendment to the Specific Plan. The remaining Concept Plans represent guidelines and recommendations and may be revised by the City without formal amendment of the Specific Plan.

Section IV. Development Regulations establishes development standards and regulations for all of the land use designations defined by the Land Use Master Plan. The selection and location of the uses for the West End planning area were based on a rationale illustrated in Exhibit 8, Land Use Concept, and are described within each of the land use categories in Section B that follows.

B. LAND USES

Exhibit 9 Land Use Master Plan illustrates the proposed land use plan for the West End planning area. Table III-1 presents a statistical summary of the various land uses. A detailed planning unit by planning unit listing is included in Section IV.B. The plan encompasses approximately ~~1479~~ acres and is divided into 81 planning units. (A planning unit is the boundary of a defined land use.) Each planning unit contains an identification number, a designated land use, an approximate acreage, and, for residential uses, a total maximum number of dwelling units allowed.

1,465.2

The acreages shown in the planning units are gross acreages and include land devoted to internal local streets and collectors. The acreages do not include acreage within adjacent arterial highways, such as Baseline Road, Foothill Boulevard, Cherry Avenue and East Avenue. Major easements (Southern California Edison, Southern California Gas, Southern Pacific Railroad, and Flood Control) are included within the public/quasi-public acreage designation.

I. Residential Land Uses

The West End Land Use Master Plan has established five (5) residential land use ranging from low density (up to 4.5 dwelling units per acre) to high density (up to 16 dwelling units per acre). Each category may include a range of densities as long as the maximum threshold is not exceeded. All densities have been established on the basis of gross density. These dwelling unit density thresholds are intended to promote a range of housing types to meet the diversity of housing needs and lifestyles within the West End community.

The location of residential uses within the planning area is based on a neighborhood concept. This concept establishes a series of neighborhoods with centrally located parks and elementary schools linked to housing areas through extensive trail systems. An interior loop circulation system discourages regional circulation through the site. (See Section D. Community Design for a further description of these neighborhood and community design concepts.) Refer to Exhibit 9 for the location of the land uses described below.

a. Low Density Residential (L)

The Land Use Master Plan designates five (5) planning units as Low Density Residential, allowing for the development of approximately ~~117~~ acres. These low density areas have been located within the major loop and are clustered near open space easements, community trails and schools. Based upon a maximum gross density of 4.5 dwelling units per acre, a total of ~~526~~ dwelling units could be developed within this density. This designation would accommodate generally traditional single-family homes with common open space areas. Lot sizes would vary generally from 7000 to 8000 square feet.

101

486

b. Low Medium (LM1)

Thirteen (13) planning units have been designated for Low Medium 1 (LM1) residential development, allowing for the development of 251.3 acres. Based upon a maximum gross density of 5 dwelling units per acre, a total of 1,257 dwelling units could be developed in this category. This residential designation would accommodate traditional single-family detached homes, patio homes, zero lot line and cluster single family homes with common open space areas. Lot sizes would vary generally from 5,500 to 6,500 square feet. To promote commercial development and land use flexibility, the residentially designated Planning Unit Areas No. 6 and 7 shall also be designated with a Commercial Overlay (CO) district. Planning Unit Areas so designated shall be permitted to develop a commercial project(s) subject to the land use limits as listed within the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations, the project is at least ten (10) acres in size, and provided development is in conformance to the development standards of the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations.

c. Low Medium 2 (LM2)

The land use plan designates twenty-four (24) planning units with a total of 367.4 acres for the development of Low Medium 2 (LM2) residential uses. Based upon a maximum density of 6 dwelling units per acre, a total of 2,204 units could be developed within this category. This residential designation would accommodate traditional single family detached homes, patio homes, zero lot line and clustered single family homes with common open space areas. LM2 areas are also located throughout the site. Lot sizes would vary generally from 4,000 to 5,000 square feet in the West Neighborhood and from 4,500 to 5,000 square feet in the East Neighborhood. Planning Unit Areas No. 6, 7a, 9b, and 31 shall be permitted minimum lot sizes of 4,500 square feet. Further, to promote commercial development and land use flexibility, the residentially designated Planning Unit Areas No. 6 and 7 shall also be designated with a Commercial Overlay (CO) district. Planning Unit Areas so designated shall be permitted to develop a commercial project(s) subject to the land use limits as listed within the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations, the project is at least ten (10) acres in size, and provided development is in conformance to the development standards of the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations.

d. Medium Density Residential (M)

There are currently no planning areas with this M designation.

e. High Density Residential (H)

Two (2) planning units and 28.0 acres have been designated for the development of High Density residential uses. Based upon a gross maximum density of 16 dwelling units per acre, a total of 448 units could be developed. This designation would accommodate single-family attached and multiple-family housing types such as duplexes, townhouses, condominiums, and apartments. Like the medium density residential uses, the higher density uses have also been located at the outer edges of the loop, convenient to village and community commercial uses. Location of these higher density uses to the edges of the planning area also tends to reduce traffic congestion within the interior of the site.

2. Public/Quasi Public Uses

The specific plan provides for approximately 214.7 acres of Public/Quasi Public uses. These include elementary schools, an intermediate school, parks, civic uses trails, and other open space areas. (Note: Actual acreages for school sites may vary due to shared use concepts for school/park sites. Final acreages will be determined by the appropriate school districts.)

a. Elementary Schools (ES)

The Land Use Master Plan designates a total of twelve (12) acres for the development of two (2) elementary school sites with each site assigned six (6) acres. In each case a park has been located immediately adjacent to the school site, creating a 10 acre combined school/park in the West Neighborhood, and a 12 acre combined school/park in the East Neighborhood. In addition, each of the schools has been designated as a focal point for the residential neighborhood in which it is located.

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b. Intermediate School (JHS)

The intermediate school site is located within the crescent, the community focus of the West End planning area. Ten (10) acres are designated for the school site (located in Planning Unit 28.) As with the elementary school sites, the intermediate school site has been located adjacent to a park, in this case 18.7 acres in size; (with the adjacent utility easement included a 31.6 acre park is created.) Based on student generation factors provided by the Etiwanda School District, the West End planning area at buildout is expected to generate six-tenths (6/10th) the requirement for an intermediate school. Recognizing that this school will also serve communities to the north, the school site was located near the northern edge of the West End planning area.

c. Open Space

The West End Plan designates 175.3 acres for improved landscaped open space areas. In Section V.C.10.k, of the Environmental Impact Report a detailed park analysis is provided. In summary, the open space area is based upon a combination of the following:

Active Parks

TABLE III-1

| | |
|---|------------|
| 1. Park adjacent to Elementary Schools | 12.0 |
| 2. Park adjacent to Intermediate School | 14.0 |
| 3. East Heritage Park | 3.0 |
| 4. Grand Avenue Park | 13.3 |
| 5. Rec/Day Care Center at Grand Avenue | 2.5 |
| 6. Utility easement adjacent to Intermediate School fully landscape with turf. | 7.5 |
| 7. Other utility easements fully landscaped with turf | 15.1 |
| 8. Southwest Gateway Park (including SCE 10.0 acres and FC 2.0 acres) | 28.0 |
| 9. N. Neighborhood Entrance Park | 1.8 |
| 10. East Heritage Park | <u>3.6</u> |
| Subtotal | 98.3 |

Other

| | |
|---|-------------|
| 1. Trails | 13.3 |
| 2. Community Rec/Day Care Center at Village Green | 4.0 |
| 3. Expanded parkways with pedestrian system | 30.0 |
| 4. Gateway entry | 4.0 |
| 5. North Crescent Baseline Park | <u>3.0</u> |
| Subtotal | 54.3 |
| 1. Utility/Flood Control easements | <u>35.8</u> |
| Grand Total | 188.4 |

There are 50 acres under power and gas easements. Of this total approximately 31.0 acres are to be landscaped with turf and irrigation. (7.0 acres adjacent to intermediate school, 8.0 acres in Gateway Park, and 16.0 acres adjacent to residential uses).

The remaining areas will receive a naturalized hydroseed with no irrigation. it is possible a future nursery operation could locate in these areas.

Responsibility for development of all landscape areas in the list above is described in sections of the specific plan, owner participation agreement or other correspondence between City and Applicant.

d. **Civic Uses (DV)**

Planning Unit 30 (4.0 acres) has been designated for development of civic uses and public/quasi public uses. Located within the community entry crescent, these civic uses include an church, community meeting buildings, private daycare centers, etc.

3. **Office/Institutional (OFC)**

Planning unit 9a at the northwest section of the site is designated for office and institutional uses, encompassing 14.2 acres of the West End planning area. This area is located adjacent to the Devore Freeway (I-15) and will be served directly by the Baseline Road interchange. To promote Commercial development and land use flexibility, the OFC designated Planning Unit Area No. 7b shall also be designated with a Commercial Overlay (CO) district. This Planning Unit Area shall be permitted to developed a commercial project(s) subject to the land use limits as listed within the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations, the project is at least ten (10) acres in size, and provided development is in conformance to the development standards of the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations.

4. **Office/Institutional (OFC)/Community Commercial (CC)**

Planning Unit 7b is located at the northwest section of the site adjacent to the Devore Freeway (I-15) and Baseline Road. Planning Unit 7b is 10.0 acres in size.

5. **Village Commercial uses (VC)**

Village Commercial use is designated for development within one planing unit, encompassing a total of two (2) acres. This planning unit includes Planning Unit 18b (2.0 acres). The Village Commercial uses are generally intended to serve the daily shopping needs of the residents of the West End community. For this reason, they have located along the arterial roads at the major road entries to the site. In addition, in order to enhance the concept of a balanced community, it is proposed that a facility geared to meet the recreational needs of the residents and employees within the community be located within Planning Unit 30. This might include a swim or health club facility.

6. **Community Commercial (CC)**

The land use plan designates Planning Unit 18a, and area of 17.0 acres at the southwest corners of the site at Foothill Boulevard and Cherry Avenue, for community oriented commercial development. This location, at the junction of two major city arterials, will provide excellent orientation and will serve the West End and surrounding vicinity.

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Revision "A"

Revised March 15, 1994

Amendment No. 7

Revised November 17, 1998

Amendment No. 9

7. Business Park (BP)

The Land use master Plan designates 448.2 acres for the development of business park uses along Cherry Avenue. This business park is intended to accommodate a broad range of service commercial, distribution, light and medium industrial uses. Business park users will provide a strong economic base for the City as well as employment opportunities for its residents.

These uses, located along Cherry Avenue, a city designated major truck route, will have excellent access to both the Devore Freeway (I-15) to the north, and the San Bernardino Freeway (I-10) to the south. Three business park uses have been designated within the 448.2 acres. These include the following:

a. Light Industrial/Service - (BP1)

Light Industrial/Service uses are designated within Planning Unit #24, #24A and #25A (29.4 acre) at intersection of Baseline Road and Cherry Avenue. A well-balanced combination of uses for this site is expected and will include uses such as research and development offices, restaurants, etc., that are compatible with the residential scale of the adjacent housing and Baseline Road. These uses will also relate well to Baseline Road, a residentially oriented street.

b. Light Industrial - (BP2)

Planning Units 19, 20, and 22 comprising 44.8 acres are designated for light industrial uses. Custom and light manufacturing, along with light wholesale, storage and distribution uses are proposed for these locations.

c. Rail Service Industrial - (BP3)

Planning Units 21, 23 and 78-82 have been designated for the development of rail served industrial uses. This area (approximately 374 acres) has the opportunity for direct rail service to the Southern Pacific Railroad and is expected to serve primary large distribution type uses.

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Revised August 20, 1991
Revision "A"

Revised March 15, 1994
Amendment No. 7

**TABLE III-2
FONTANA HERITAGE WEST END ASSOCIATES
STATISTICAL SUMMARY**

| LAND USE | DENSITY DU/AC (MAX) | GROSS ACREAGE | % | TARGET UNITS |
|---|------------------------|------------------|--------------|-----------------|
| <u>Residential</u> | | | | |
| Low Density (L) | 4.5 | 103.7 | 7.1 | 346 |
| Low Medium 1 Density (LM1) | 5.0 | 256.1 | 17.5 | 941 |
| Low Medium 2 Density (LM2) | 6.0 | 367.0 | 25.0 | 1607 |
| Medium Density (M) | 8.0 | 0 | 0 | 0 |
| High Density | 16.0 | 28.0 | 1.9 | 294 |
| SUBTOTAL | | 754.8 | 51.5 | 3,188 |
| <u>Commercial</u> | | | | |
| Community Commercial (CC) | | 17.0 | 1.2 | |
| Village Commercial (VC) | | 2.0 | 0.7 | |
| SUBTOTAL | | 19.0 | 1.3 | |
| Office Park/ Institutional (OFC) | | 14.2 | 1.0 | |
| SUBTOTAL | | 14.2 | 1.0 | |
| <u>Office/Institutional/Community Commercial</u> (OFC/CC) | | 10.0 | 0.7 | |
| SUBTOTAL | | 10.0 | 0.7 | |
| <u>Industrial Business Park</u> | | | | |
| Light Industrial/Service (BP1) | | 29.4 | 2.0 | |
| Light Industrial (BP2) | | 44.8 | 3.1 | |
| Rail Service Industrial (BP3) | | 374.0 | 25.5 | |
| SUBTOTAL | | 448.2 | 30.6 | |
| <u>Public/Quasi-Public</u> | | | | |
| Elementary Schools (2) | | 12.0 | 0.8 | |
| Intermediate Schools (1) | | 10.0 | 0.7 | |
| Civic Uses | | 4.0 | 0.3 | |
| Parks | | 98.3 | 6.7 | |
| Other open space | | 46.0 | 3.1 | |
| Major Roads/Parkways | | 48.7 | 3.3 | |
| SUBTOTAL | | 219.0 | 14.9 | |
| TOTAL GROSS ACRES | | 1,465.2 | 100.0 | 3,188 |

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Amendment No. 2
Revised March 15, 1994
Amendment No. 7

Revised November 19, 1985
Amendment No. 1
Revised November 5, 1996
Amendment No. 8

Revised August 20, 1991
Revision "A"
Revised November 17, 1998
Amendment No. 9

C. CIRCULATION MASTER PLAN

1. Intent and Background

The circulation element of the West End Specific Plan is intended to establish the layout of external arterial and internal street circulation and to establish design standards for roadways within the planning area. To achieve this, the Circulation Master Plan includes the following elements:

- o Proposed alignments for arterial and collector streets within and adjacent to the West End planning area.
- o Rights-of-way and cross sections for arterial, collector, and local streets.
- o Implementation measures.

In addition, any project developed within the BP3 Rail Served Industrial Park area may require a complete traffic and circulation pattern analysis for that area east of Cherry Avenue. The traffic and circulation analysis included in Section V. Environmental Impact Report will serve as the basis for this study.

The circulation element of the City's General Plan establishes the basis for arterial highway planning throughout the City. Within the West End planning area, the City's circulation element identifies three Divided Major Highways: (1) Baseline Road, (2) Cherry Avenue, and (3) Foothill Boulevard. It also identifies East Avenue as a Secondary Highway. Divided Major Highways contain a 94-foot curb to curb within a 120-foot right-of-way; Secondary Highways contain a 64-foot curb to curb roadbed within an 88-foot right-of-way. The City's circulation element also identifies a full interchange at the Devore Freeway (I-15) and Baseline Road, now existing.

Detailed circulation planning in the vicinity of the West End site was conducted in 1982 and updated in 1984 by Kunzman Associates in their traffic analyses of the North Fontana Redevelopment Project. These studies confirmed the City's designations of the routes cited above.

Considering the recommendations of the City's circulation element and the Kunzman circulation studies, a detailed traffic circulation study was prepared for the West End Specific Plan by Barton-Aschman and Associates. This study, which is contained in the Technical Appendices, included an analysis of: trip generation, for this Specific Plan and the surrounding area, trip distribution, volume-to-capacity analyses, recommended street cross sections, classifications, and rights-of-way, and potential traffic signal locations. (See Section V.C.7. Environmental Impact Report, Traffic and Circulation for a summary of the traffic and circulation impacts and mitigation measures).

2. Major Circulation Plan Components

The Circulation Master Plan for the West End planning area identifies the following roadways and their design criteria. (See Exhibit 10 Circulation Master Plan.)

a. Baseline Road

Baseline Road is a Divided Major Highway in the City's General Plan, intended to provide a six-lane, divided cross section within a right-of-way of 120 feet. In certain locations near the site, however, wider cross sections will be necessary in order to provide additional turning lanes, etc. A total of 8 lanes will be required between East Avenue and the first major entry into the site at the west side of the crescent shaped entry road. Future volumes ranging between 57,730 trips per day (west of I-15) and 23,000 trips per day (east of I-15) are forecast near the site. The potential for signalized intersections is anticipated along Baseline Road.

b. Foothill Boulevard

Foothill Boulevard is also designated as a Divided Major Highway in the City's General Plan. In certain locations near the site, however, wider cross sections will be necessary in order to provide additional turning lanes, etc. Future volumes ranging between 32,450 trips per day (east of Cherry Avenue) and 47,110 trips per day (east of East Street) are forecast near the site. The potential for signalized intersections is anticipated at the major intersections along Foothill Boulevard.

c. Cherry Avenue

The City's General Plan designates Cherry Avenue as a Divided Major Highway similar to Baseline Road and Foothill Boulevard. Wider cross sections will be necessary in certain locations near the site, in order to provide additional turning lanes, etc. Future volumes ranging between 19,250 trips per day (south of Foothill Boulevard) and 36,980 trips per day (south of Baseline Road) are forecast near the site. The potential for signalized intersections is anticipated at the major intersections.

d. East Avenue

East Street is a Secondary Highway in the City's General Plan, providing a four-lane, undivided cross section within a right-of-way of 88 feet. In certain locations near the site, however, wider cross sections will be necessary in order to provide additional turning lanes, etc. Future volumes ranging between 8,550 trips per day (south of Foothill Boulevard) and 17,780 trips per day (north of Foothill Boulevard) are forecast near the site. The potential for signalized intersections is anticipated at the major intersections.

e. Internal Streets

Internal Streets will include four-lane, divided cross sections and two-lane, undivided cross sections. The Loop Road, the Crescent Road connecting to Baseline Road, the north-south Grand Avenue Spine Road, and the major access drives will be four-lane, divided streets. All other streets will be two-lane.

f. Internal Business Park Streets

A complete traffic and circulation analysis shall be provided for the planning area east of Cherry Avenue prior to development of that area.

3. Cost Estimates of Street Improvements

The costs for construction of the street improvements identified on the West End Circulation Master Plan are shown in Table III-2. The total cost for construction of the 16.86 miles of arterial and collector roads is estimated to be \$11.54 million.

The cost estimates include all construction for paved roadway, medians, curbs and gutters, and sidewalks and are believed to be reasonable. The cost estimates do not include right-of-way acquisition, intersection traffic controls, parkway landscaping and catch basins.

It should be noted that the street costs are not directly comparable to the street costs previously estimated for the North Fontana Redevelopment Project. This is because the Specific Plan includes costs for collector and village collectors streets, which were not included in the Redevelopment Project's circulation plan.

TABLE III-3
CIRCULATION MASTER PLAN
IMPROVEMENT COST ESTIMATE

| | Street | Designation | Right-of-Way Width | Total Length | | Unit Cost Million \$ per Mile | Total Cost Million \$ |
|--|--------------------|---------------------------------|--------------------|--------------|-------------|-------------------------------------|--------------------------|
| | | | | Feet | Miles | | |
| | Foothill Boulevard | Divided Major (1/2 Street) | 120' | 7,960 | 1.50 | 0.50 | \$0.75 |
| | Cherry Avenue | Divided Major (1/2 Street) | 120' | 1,300 | 0.25 | 0.50 | \$0.12 |
| | Cherry Avenue | Divided Major | 120' | 4,100 | 0.78 | 1.00 | \$0.78 |
| | Baseline Road | Divided Major (1/2 Street) | 120' | 3,950 | 0.75 | 0.50 | \$0.38 |
| | Baseline Road | Divided Major | 120' | 2,350 | 0.46 | 1.00 | \$0.46 |
| | Baseline Road | Divided Major | 144' | 2,900 | 0.55 | 1.13 | \$0.62 |
| | East Avenue | Secondary (1/2 Street) | 88' | 5,450 | 1.03 | 0.44 | \$0.45 |
| | "A" Street | Primary Interior Collector | 96' | 17,700 | 3.35 | 0.66 | \$2.21 |
| | "B" Street | Primary Interior Collector | 120' | 7,250 | 1.37 | 1.00 | \$1.37 |
| | "C" Street | Secondary/Interior Connector | 88' | 5,280 | 1.00 | 0.66 | \$0.66 |
| | "D" Street | Secondary/Interior Connector | 64' | 26,020 | 4.92 | 0.64 | \$3.15 |
| | "E" Street | Industrial Collector | 96' | <u>4,750</u> | <u>0.90</u> | 0.66 | \$0.59 |
| | PROJECT TOTALS | | | 89,010 | 16.86 | | \$11.54 |

D. COMMUNITY DESIGN

The West End Specific Plan provides a strong community design concept for development within the West End. This concept relies primarily on streetscape, open space and community wide landscape elements as tools for establishing a framework within which a mixture of development may occur. The intent is to create a strong public landscape image which will identify this area as a total community. Within this framework, a variety of development types, housing, architectural styles and intensity of development may occur. The intent is to allow and encourage flexibility and richness in actual project level and planning area development while insuring a coherent and integrated community wide image.

The major design elements in creating the West End community framework include:

- o the Gateway
- o the Crescent
- o the Grand Avenue and Vista
- o the Village Road
- o Eucalyptus Windrow Village Entries
- o Palm Row Village Entries
- o Neighborhood Loop Road
- o Arterials
- o Palm Rows and Eucalyptus Windrows.

These elements are an integral part of the proposed community design. Together, they provide a richness of environment that will establish a distinctive and memorable image for the West End. Plans and sections have been provided to graphically illustrate how these policies may be implemented. The following summarizes the major policies for each of these design elements.

1. The Gateway

The Gateway should be designed to announce the entry to the City of Fontana from the west, along Baseline Road. The intent is to define this section of Baseline Road by a formal grove of palm trees, an enriched ground plane and a sculptural element or elements identifying the City.

2. The Crescent

The crescent is designed to provide the focus or center of the West End Planned Community and is located at the entry into the site at Baseline Road. Within the crescent is a forty (40) acre "village green". While it will include a school site and community oriented buildings, the majority of the "green" will remain as open space, providing a visual and recreational amenity for both West End community and City residents. Active uses for ballfields and free play are recommended. In addition to providing for attached estate-like residential homes along the south side of the crescent, relocated older buildings and large homes incorporating small professional offices are encouraged. This will add variety and a sense of history while maintaining the basic residential character of the crescent.

3. The Grand Avenue and Vista

The Grand Avenue should continue the village green image from the village center to the neighborhoods. This is achieved through a series of oval-shaped green defined by the gentle arching avenue. Detached single-family homes along the grand avenue should be designed to appear as larger single family estates to enhance the grandness of the avenue and community as a whole. A nearly mile long vista will be created between there terminus points at each end of the avenue. It is recommended that to the north the intermediate school be centered on the Grand Avenue axis. The larger oval shaped "greens" will include approximately 13 acres of usable open space. While they may serve intermittently during rainy periods for retention use, they will be able to provide active recreational use, (i.e., soccer, frisbee, etc.) nearly year round.

4. Village Loop Road

The village loop is designed to provide interior circulation within the planning area. The streetscape for the loop road is consistent throughout the site, thereby providing continuity throughout the various land uses. This road will have a forested appearance of trees, shrubs, berms and flowering groundcover providing a pleasant contrast to the more formal tree allee's along the crescent and grand avenue. Residences along this road should be designed primarily with side-on orientations in order to enhance the quality of the streetscape. The sides of the residential units should be designed to have a well articulated architectural appearance i.e., shutters on windows, modulating building walls. Rear facing conditions should be minimized.

5. Eucalyptus Windrow Village Entry

The entries to the site from both east (Cherry Avenue) and west (East Avenue) have been designed as major eucalyptus lined entry roads. These windrows, which traverse east to west across the entire site, are designed to create outdoor "rooms" within the residential planning areas as well as provide orientation within the village. The eucalyptus trees should be planted as windrows and be allowed to reach their full height, thereby serving as a regional and local visual element delineating the community.

6. Palm Row Village Entry

The entries to the site from the south along Foothill Boulevard are designed as major palm lined entries. These palms should be regularly spaced with their height again providing a regional visual landmark and identifying a major entry into the community. The palm tree entries should then visually transition into the palm tree trails which lead into and through the residential planning areas.

7. Neighborhood Loop Roads

The neighborhood loop roads are those loop roads within the residential areas east and west of Grand Avenue. These loop roads should have a singular species of canopy trees regularly spaced. The design of this streetscape should enhance the neighborhood scale and create a strong image that defines the loop road as the major organizing element in the neighborhood. As with the Village Loop Road, residences adjacent to the Neighborhood Loop Road should generally be designed

with well articulated side rather than the rear orientations. In areas of low traffic volume, front on conditions are encouraged to lend diversity and interest to the streetscape.

8. Arterials

Baseline Road, Cherry Avenue, Foothill Boulevard and East Avenue serve as the arterial framework for the West End planning area. As such, they have been designed with a primary canopy street tree of *Ficus nitida*. A double row on each side of the sidewalk regularly spaced will provide continuity and identity for the variety of uses within the West End.

The landscape treatment of the ground plane along these streets has been allowed to vary in order to respond to the different conditions of land use. When parking areas are adjacent to the arterial street right-of-ways, earthen berms are recommended to screen cars and paving from view. Where buildings are adjacent to the right-of-way, generally level areas of turf and trees are recommended.

9. Palm Rows and Eucalyptus Windrows

A major pedestrian system has been designed throughout the community to provide major north/south and east/west connections. Palm rows regularly spaced define the north/south open space system with eucalyptus hedgrows defining the east/west systems. These pedestrian open space networks have been designed with a twenty foot (20') minimum dimension within which a eight foot (8') path occurs.

General

The architectural design of individual residential, village commercial, office, and industrial uses should allow for flexibility and richness in textures and color. The landscape and streetscape should be used to provide continuity and image rather than relying on architectural motifs or themes for establishing community image. Signage, lighting and street furniture within any individual development area should be of a consistent vocabulary, designed to amplify the landscape design. The intent of the West End Specific Plan is to establish a strong overall landscape design framework which will provide community image and identity while allowing flexibility in architectural design.

The following plans and sections graphically illustrate how to implement the above policies.

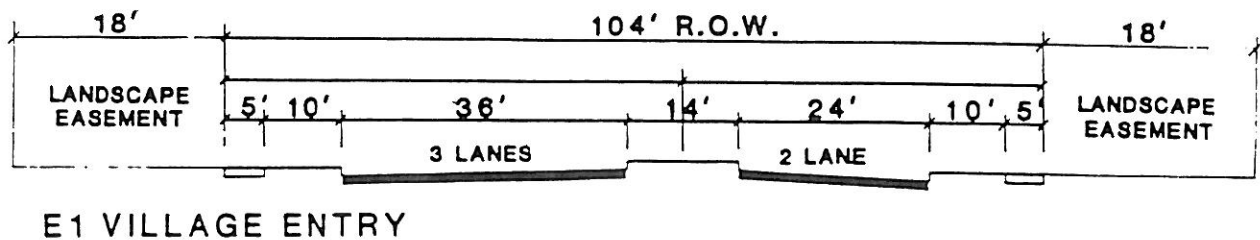
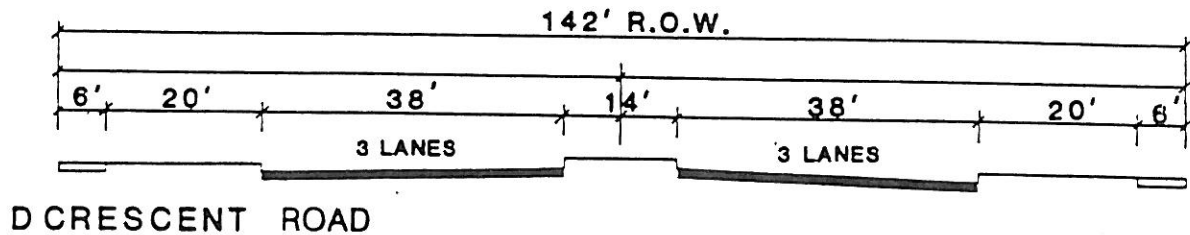
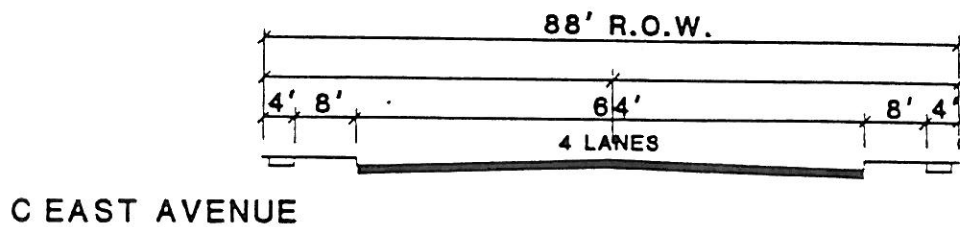
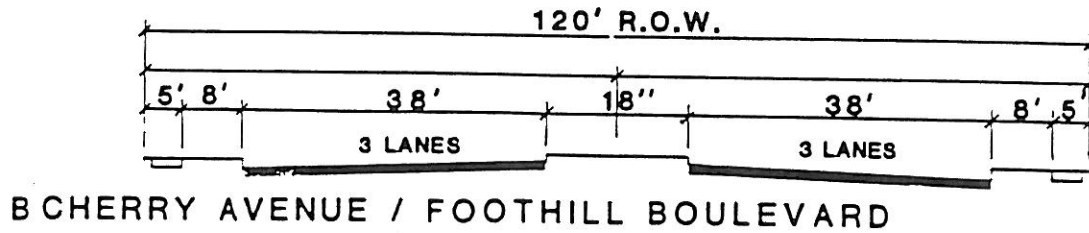
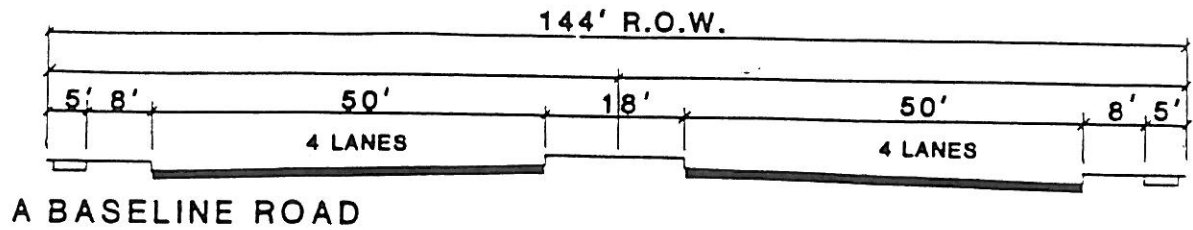
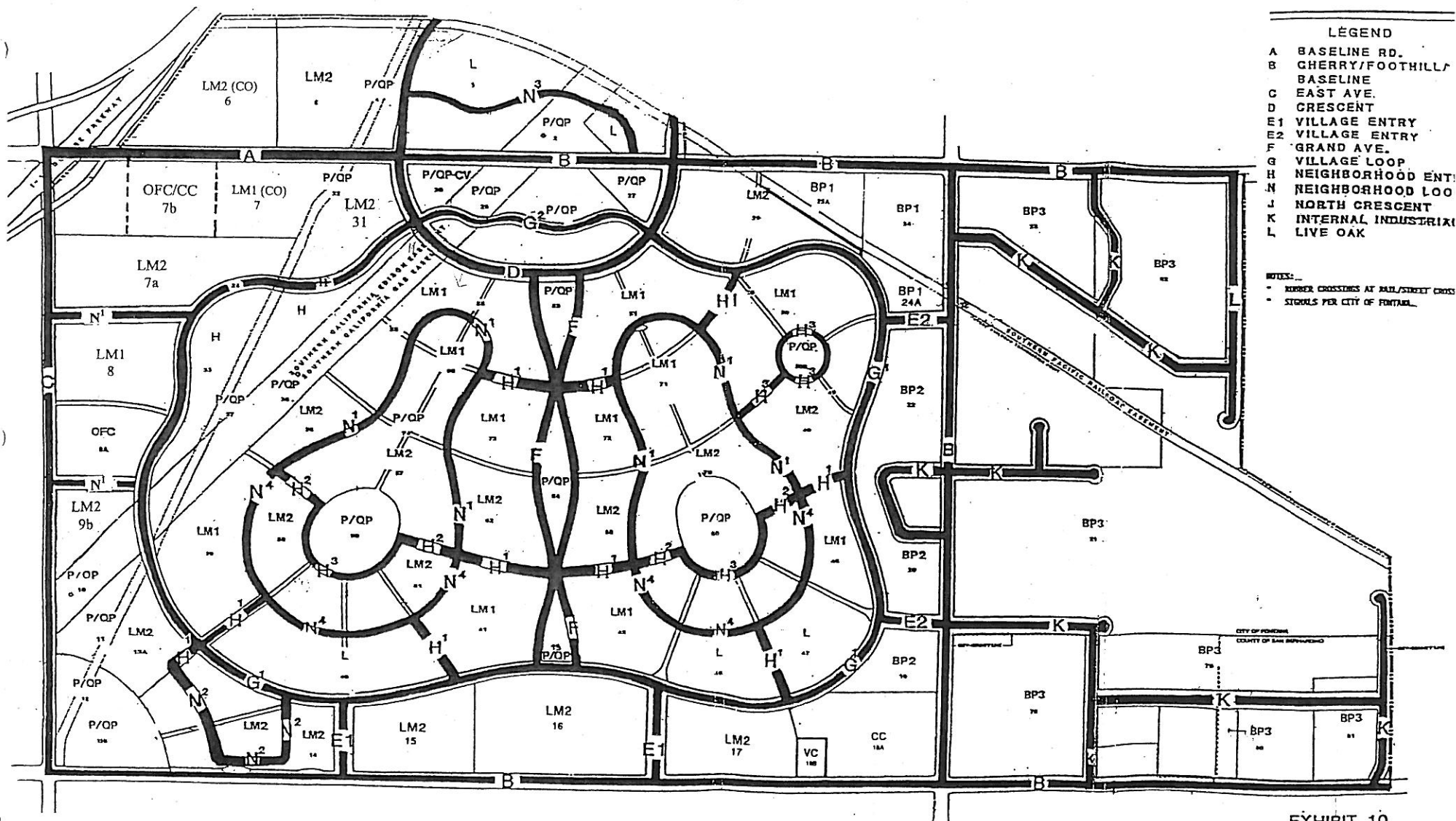


EXHIBIT 11 STREET SECTIONS

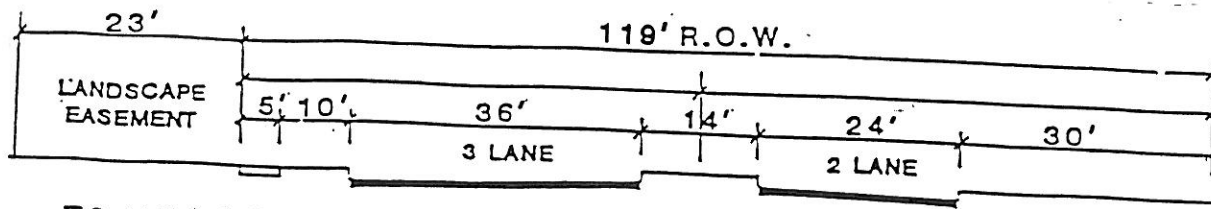


Revised September 16, 1986
 Amendment No. 2
 Revised August 20, 1991
 Revision "A"

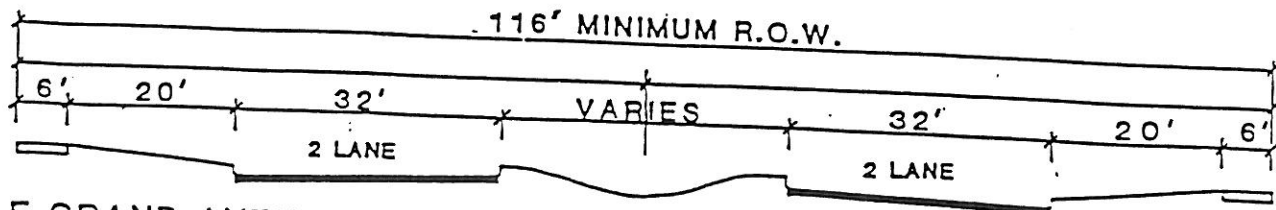
Revised March 15, 1994
 Amendment No. 7
 Revised November 17, 1998
 Amendment No. 9

**EXHIBIT 10
 CIRCULATION MASTER PLAN**

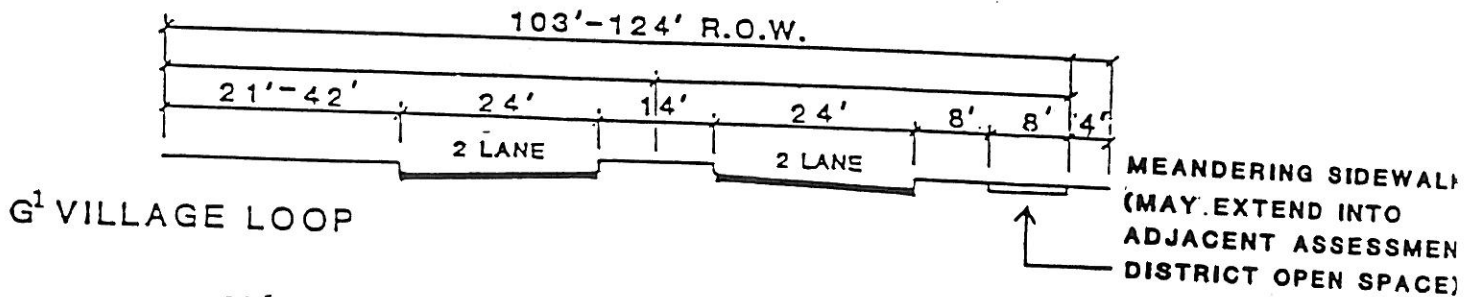
STREET SECTIONS



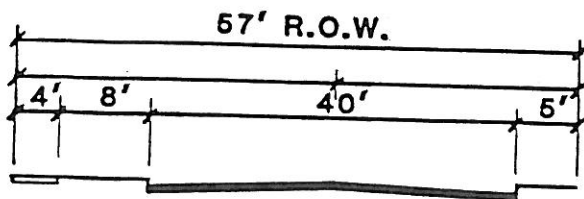
E2 VILLAGE ENTRY



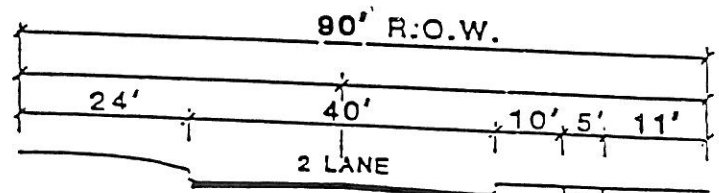
F GRAND AVENUE



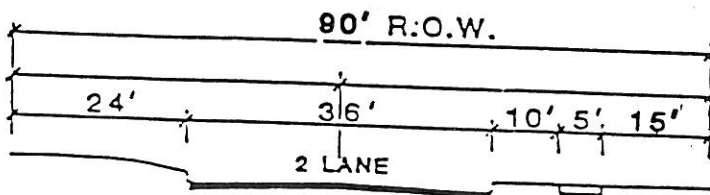
G¹ VILLAGE LOOP



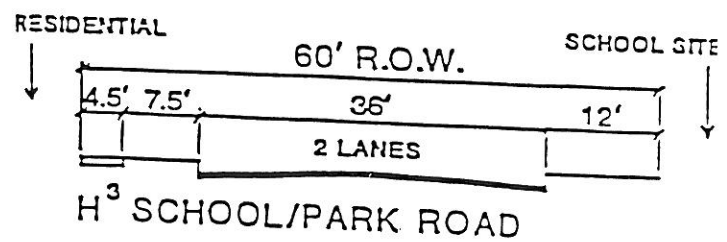
G² VILLAGE LOOP



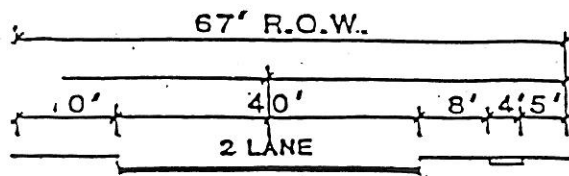
H¹ NEIGHBORHOOD ENTRY



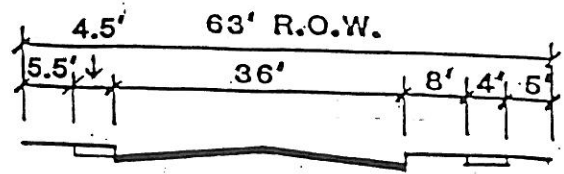
H² NEIGHBORHOOD ENTRY



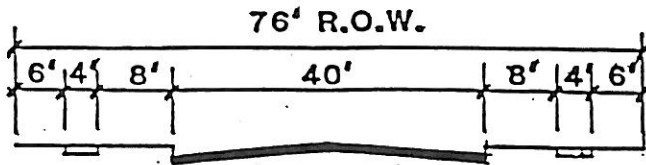
H³ SCHOOL/PARK ROAD



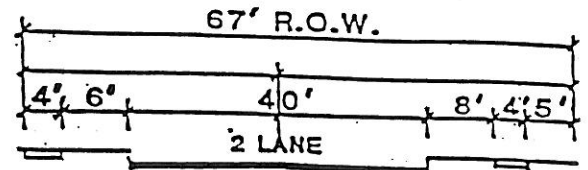
N¹ NEIGHBORHOOD LOOP



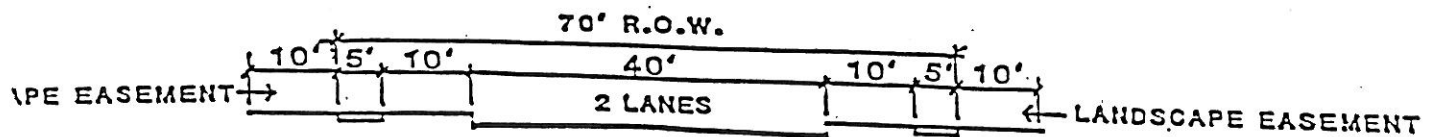
N² NEIGHBORHOOD LOOP



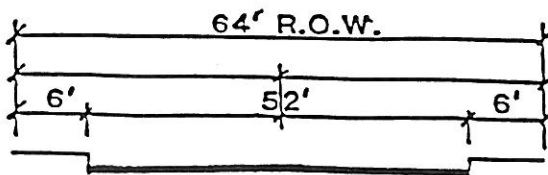
N³ NEIGHBORHOOD LOOP



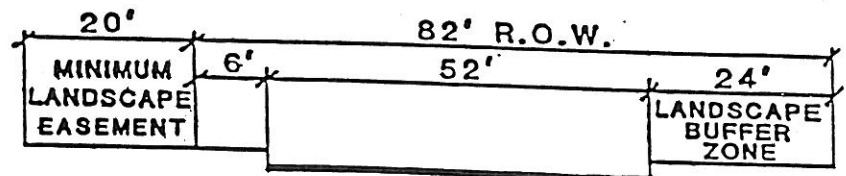
N⁴ NEIGHBORHOOD LOOP



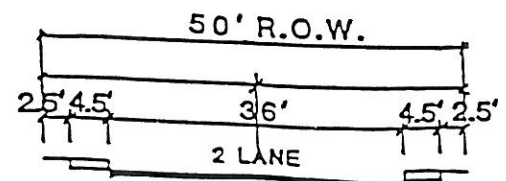
J NORTH CRESCENT



INTERNAL INDUSTRIAL STREET



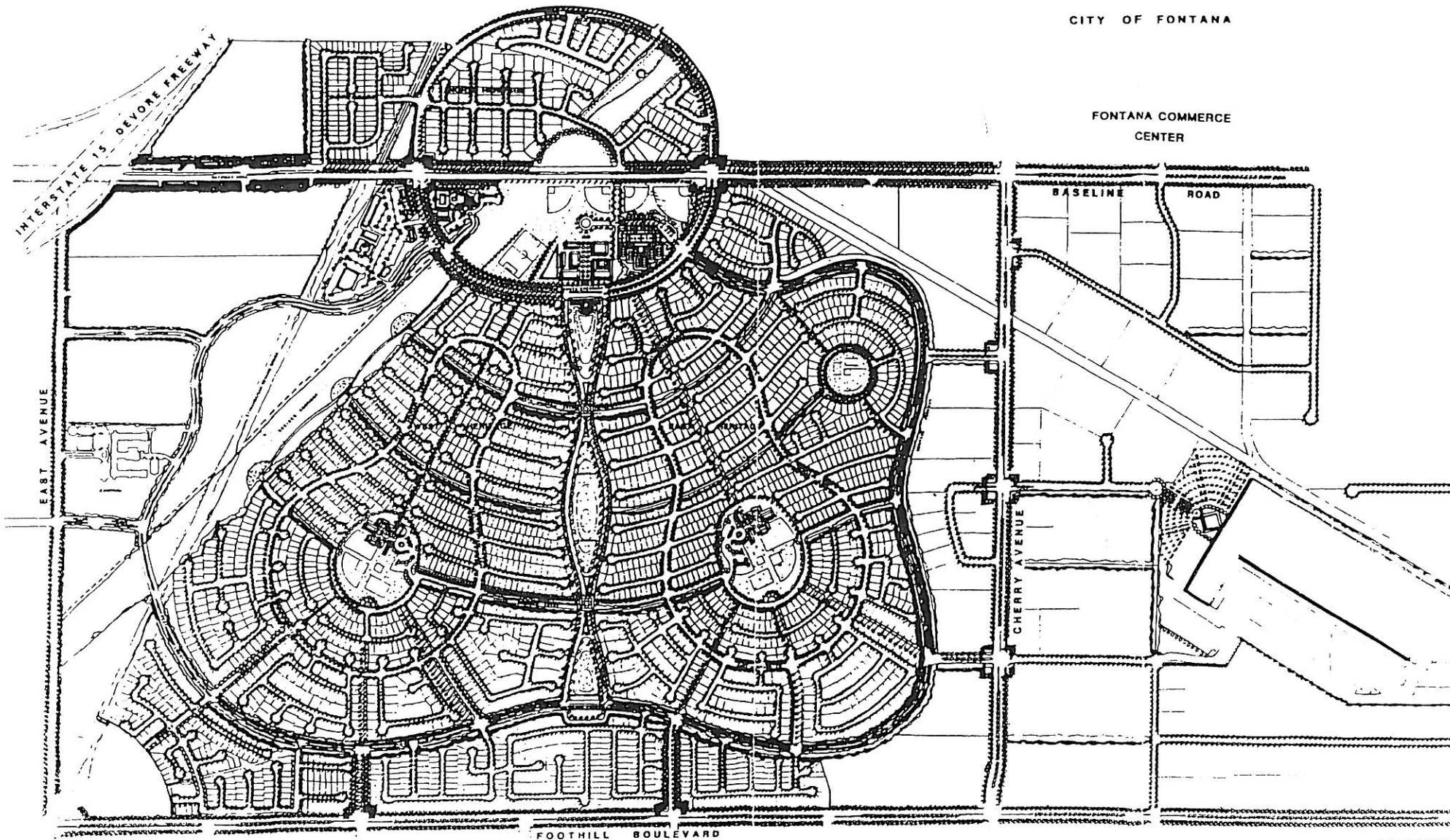
L LIVE OAK ROAD (N. OF RAIL)



TYPICAL CUL DE SAC

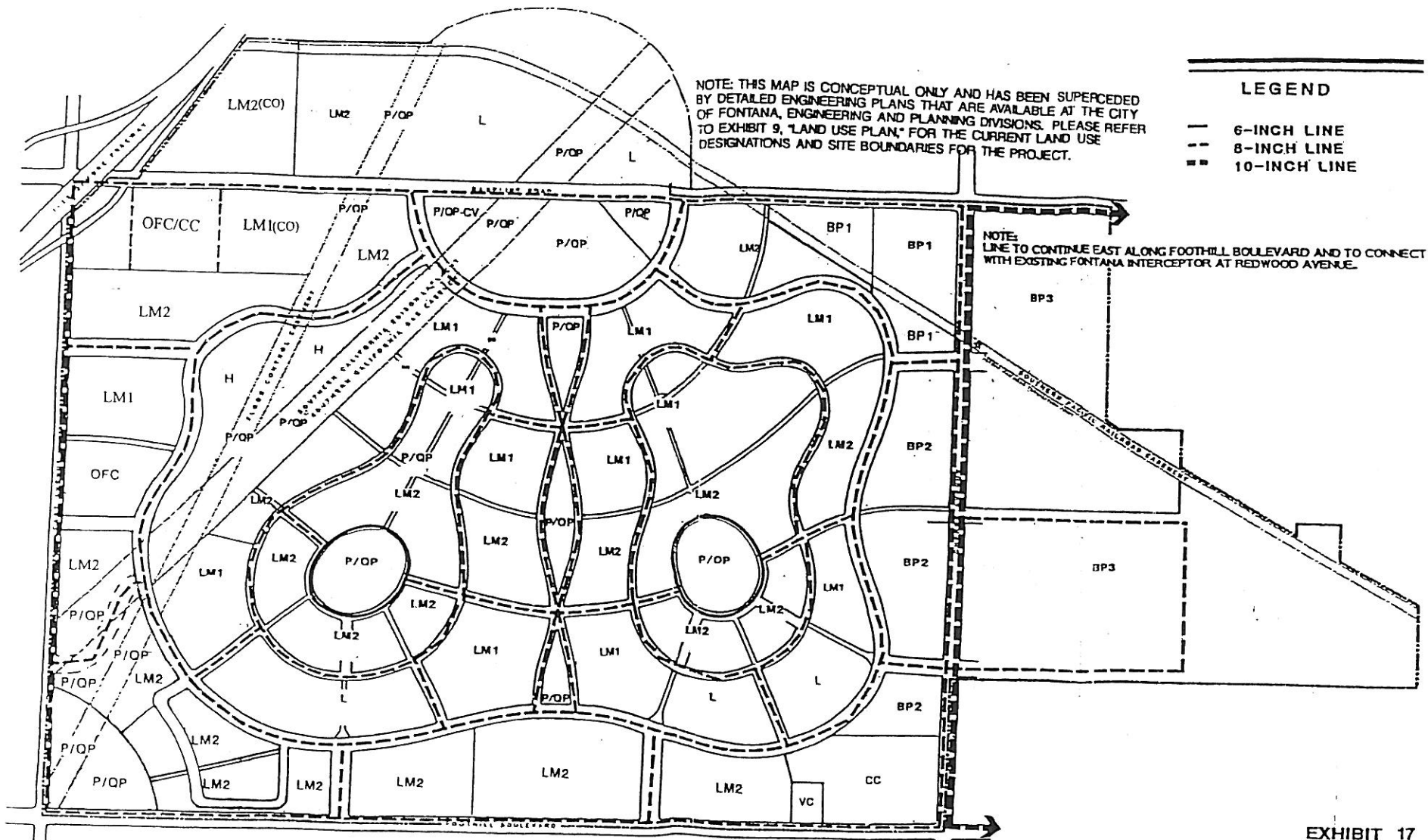
STREET SECTIONS

VILLAGE OF HERITAGE
CITY OF FONTANA



Revised September 16, 1986
Amendment No. 2

EXHIBIT
ILLUSTRATIVE SITE PL



Revised September 16, 1986
Amendment No. 2

Revised August 20, 1991
Revision "A"

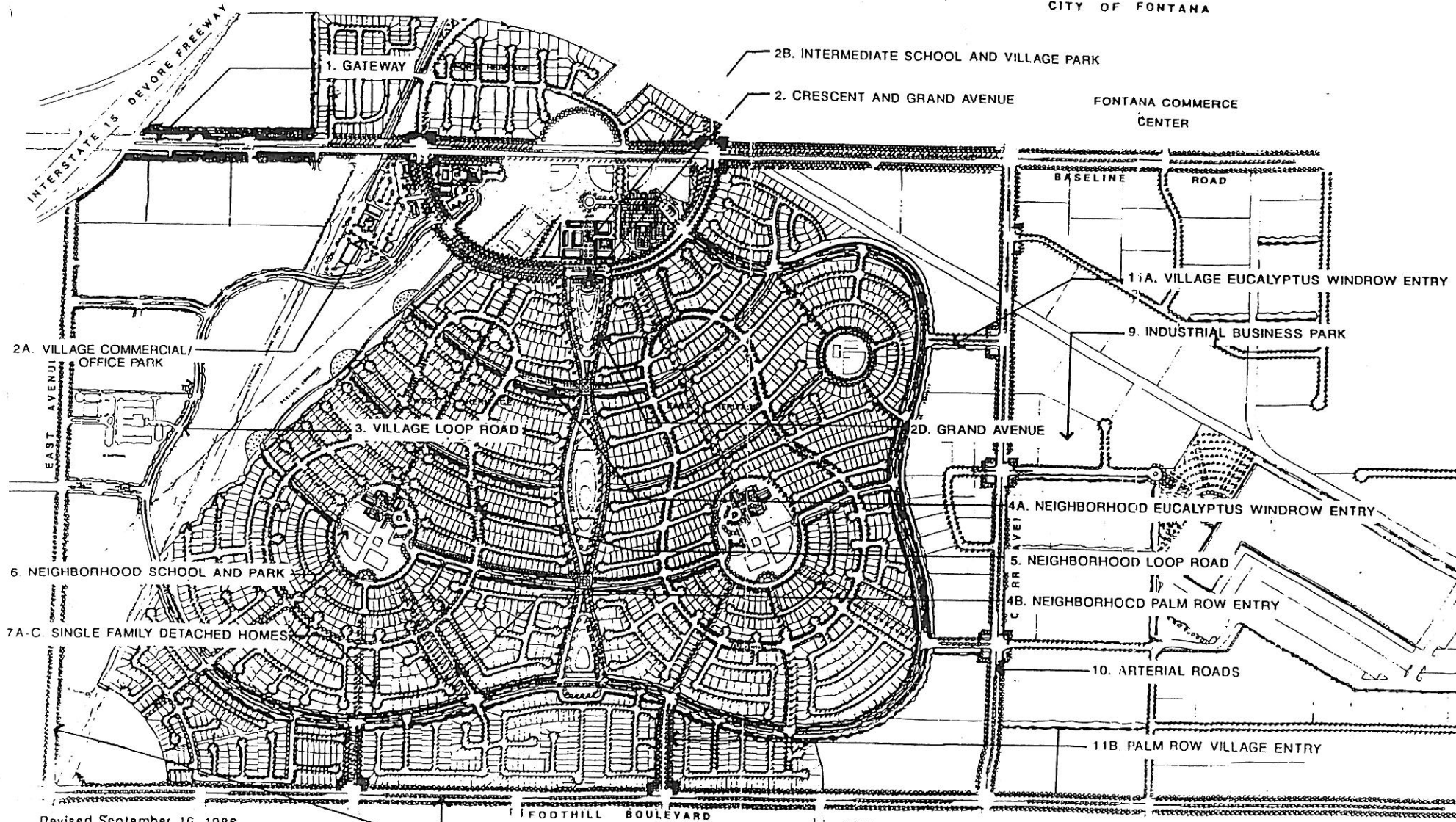
Revised March 15, 1994
Amendment No. 7

Revised November 17, 1998
Amendment No. 9

EXHIBIT 17
WATER SYSTEM
CONCEPT PLAN

VILLAGE OF HERITAGE

CITY OF FONTANA



Revised September 16, 1986
Amendment No. 2
Revised August 20, 1991
Revision "A"

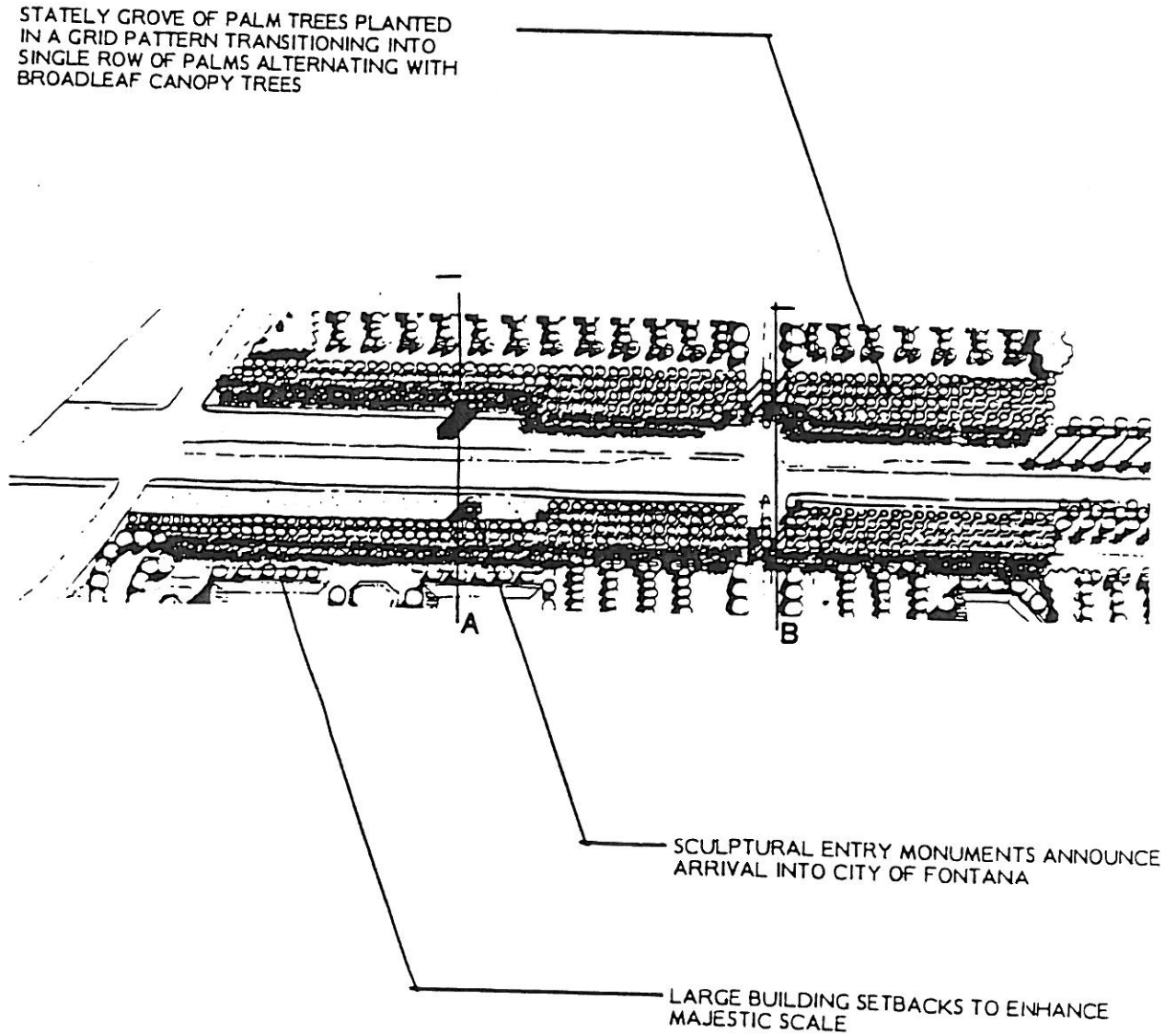
Revised November 17, 1998
Amendment No. 9

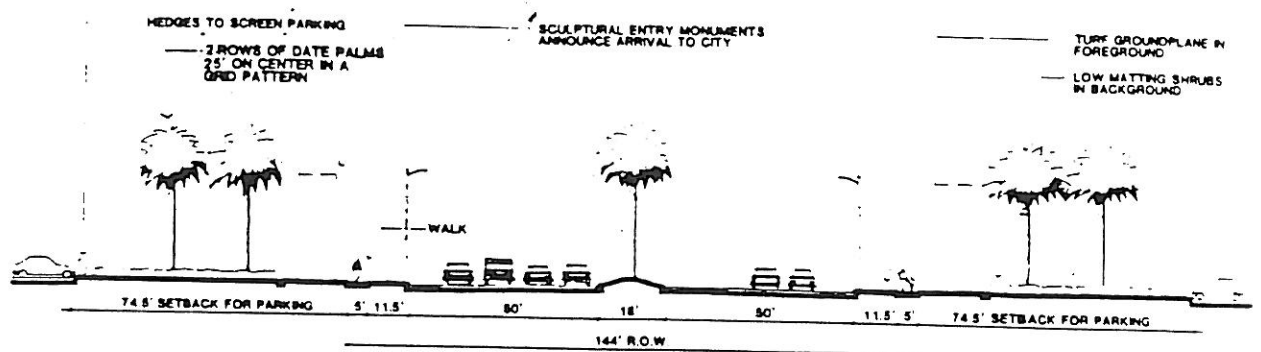
NOTE:
For each of the community design components identified
on this key map refer to the respective numbered plans
and sections on the following pages.

EXHIBIT
KEY MAP

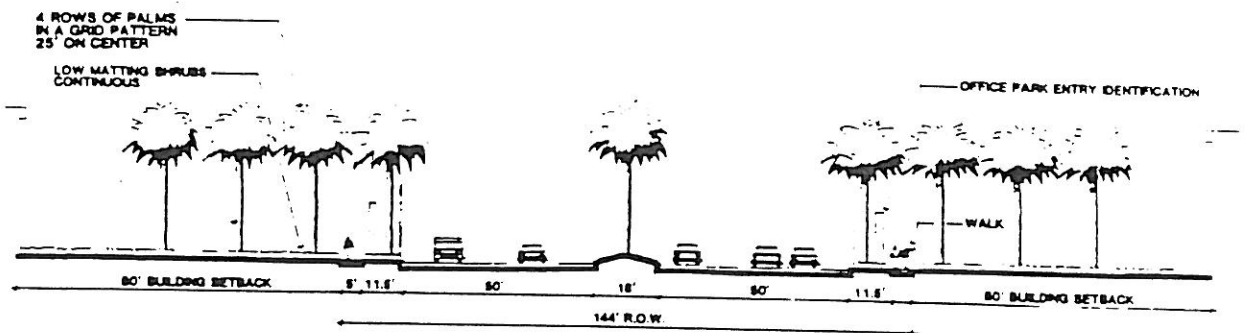
1. THE GATEWAY

IN ORDER TO ESTABLISH A PROMINENT ENTRY TO THE CITY OF FONTANA ALONG ITS WESTERN EDGE, A GATEWAY ELEMENT IS PROPOSED AT THE FREEWAY INTERSECTION. THIS ENTRY WILL BE DEFINED BY A STATELY GROVE OF PALM TREES PLANTED IN A GRID ON BASELINE ROAD, CONTINUING FOR APPROXIMATELY ONE QUARTER OF A MILE. INCLUDED WITHIN THIS PALM GROVE WOULD BE SCULPTURAL ELEMENTS, IDENTIFYING THE CITY OF FONTANA ALONG WITH COLORFUL GROUND COVER AND MANICURED LAWN.





SECTION A AT GATEWAY

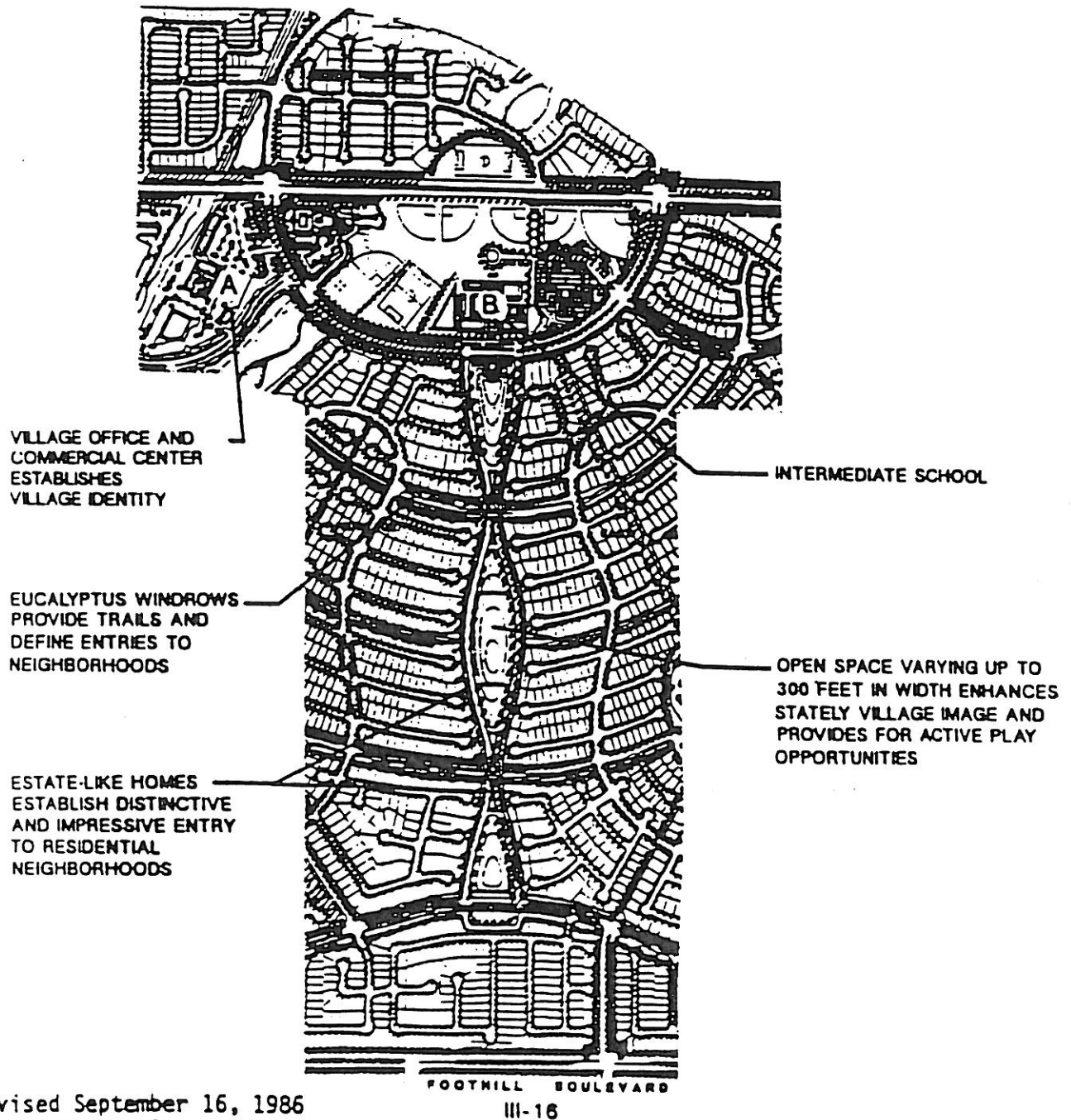


SECTION B AT GATEWAY AND OFFICE ENTRY

2. THE CRESCENT AND THE GRAND AVENUE

THE CRESCENT PROVIDES THE FOCAL POINT OR CENTER FOR THE WEST END COMMUNITY. THIS CRESCENT IS FORMED BY A LARGE SWEEPING CURVILINEAR STREET, JOINING BASELINE ROAD AT TWO POINTS. WITHIN THE CRESCENT IS A FORTY (40 ACRE) "COMMUNITY GREEN". THIS "GREEN" WILL INCLUDE A SCHOOL SITE AND VISUAL AND RECREATIONAL AMENITY FOR BOTH THE WEST END COMMUNITY AND CITY RESIDENTS. A SERIES OF CIVIC USES AND ESTATE-LIKE DWELLINGS AND OTHER UNIQUE HOMES ON THE SOUTH EDGE OF THE CRESCENT WILL REINFORCE THE CRESCENT SHAPE AND ESTABLISH A STATELY COMMUNITY IMAGE.

GRAND AVENUE WILL SERVE AS THE MAJOR NORTH/SOUTH IMAGE ROAD THROUGH THE RESIDENTIAL PORTION OF THE SITE. ESTATE-LIKE HOMES WILL FRONT ONTO THE GRAND AVENUE AS IT BENDS GRACEFULLY AROUND THE CENTRAL OVAL SHAPED GREENS. THESE GREENS ARE DESIGNED AS AN ELEGANT OPEN SPACE AMENITY, PROVIDING FOR ACTIVE PLAY, YET ALSO SERVING AS TEMPORARY RETENTION BASINS. A NEARLY MILE LONG VISTA WILL BE CREATED BETWEEN THE INTERMEDIATE SCHOOL SITE AT THE NORTH END OF THE GRAND AVENUE AND THE RECREATION CENTER AT THE SOUTH.



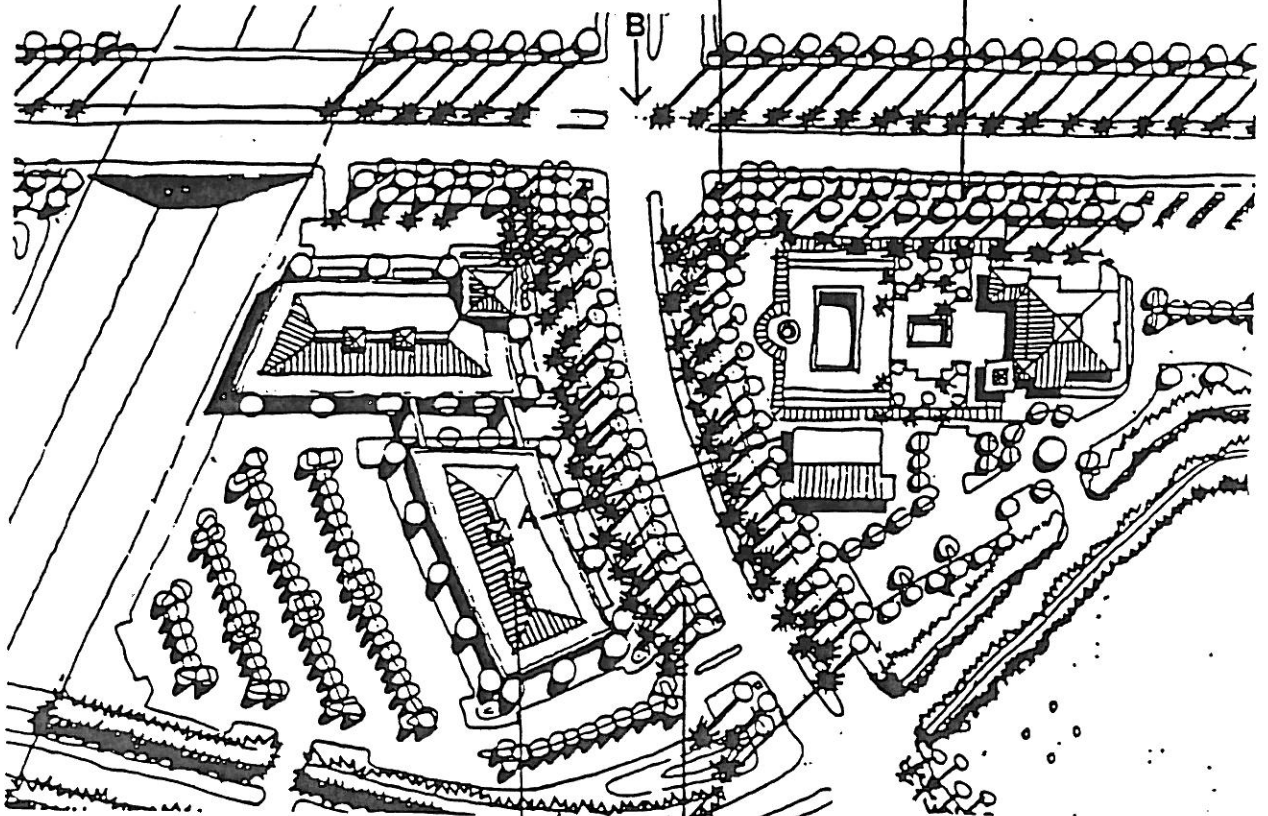
Revised September 16, 1986
Amendment No. 2
Revised August 20, 1991
Revision 'A'

PROPOSED

2A. VILLAGE COMMERCIAL CENTER

POTENTIAL FOR RECREATIONAL AMENITY
DESIGNED TO ENHANCE VILLAGE CHARACTER

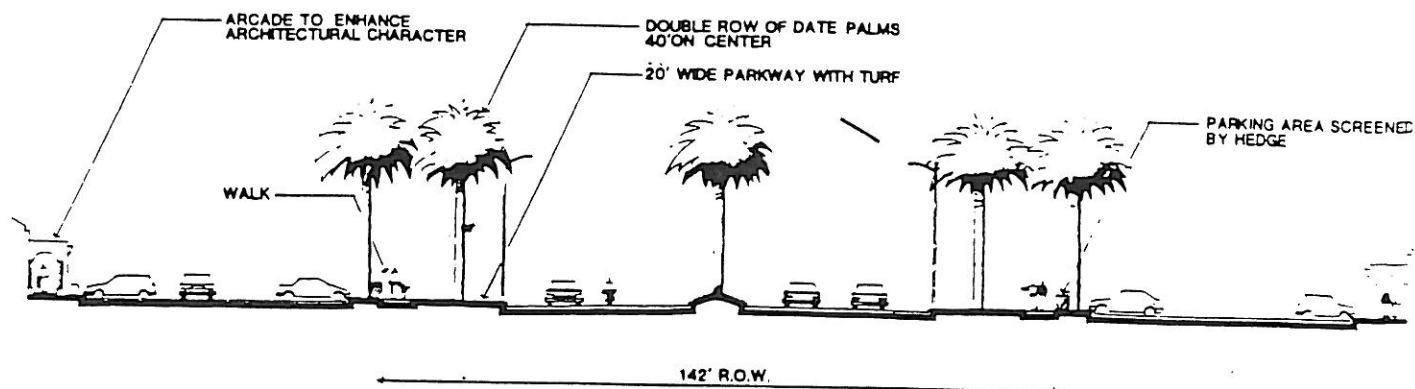
ENTRY MONUMENTS DEFINE GATEWAY TO
VILLAGE



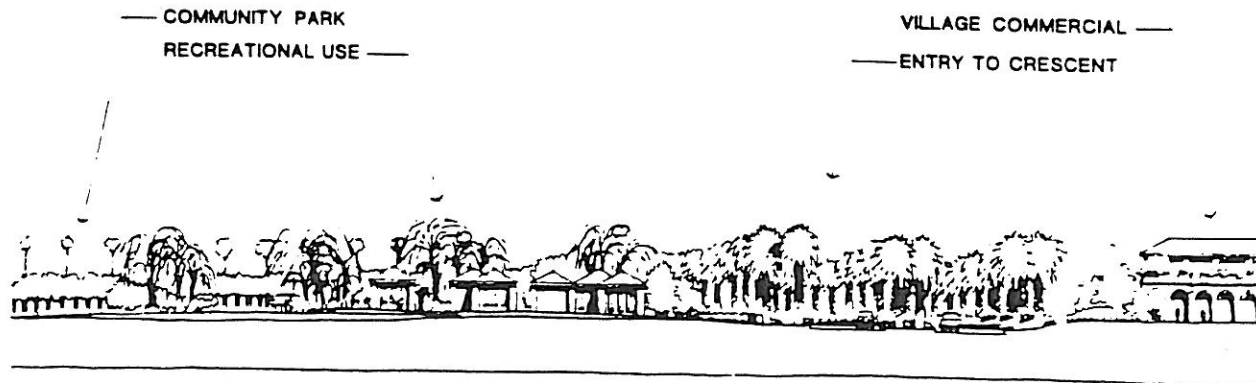
DOUBLE ROWS OF PALMS ESTABLISH IMAGE
AND IDENTITY

VILLAGE COMMERCIAL DESIGNED AS
INTEGRAL PART OF VILLAGE IDENTITY

PLAN FOR ILLUSTRATIVE PURPOSES ONLY,
NOT INTENDED AS A FINAL DESIGN

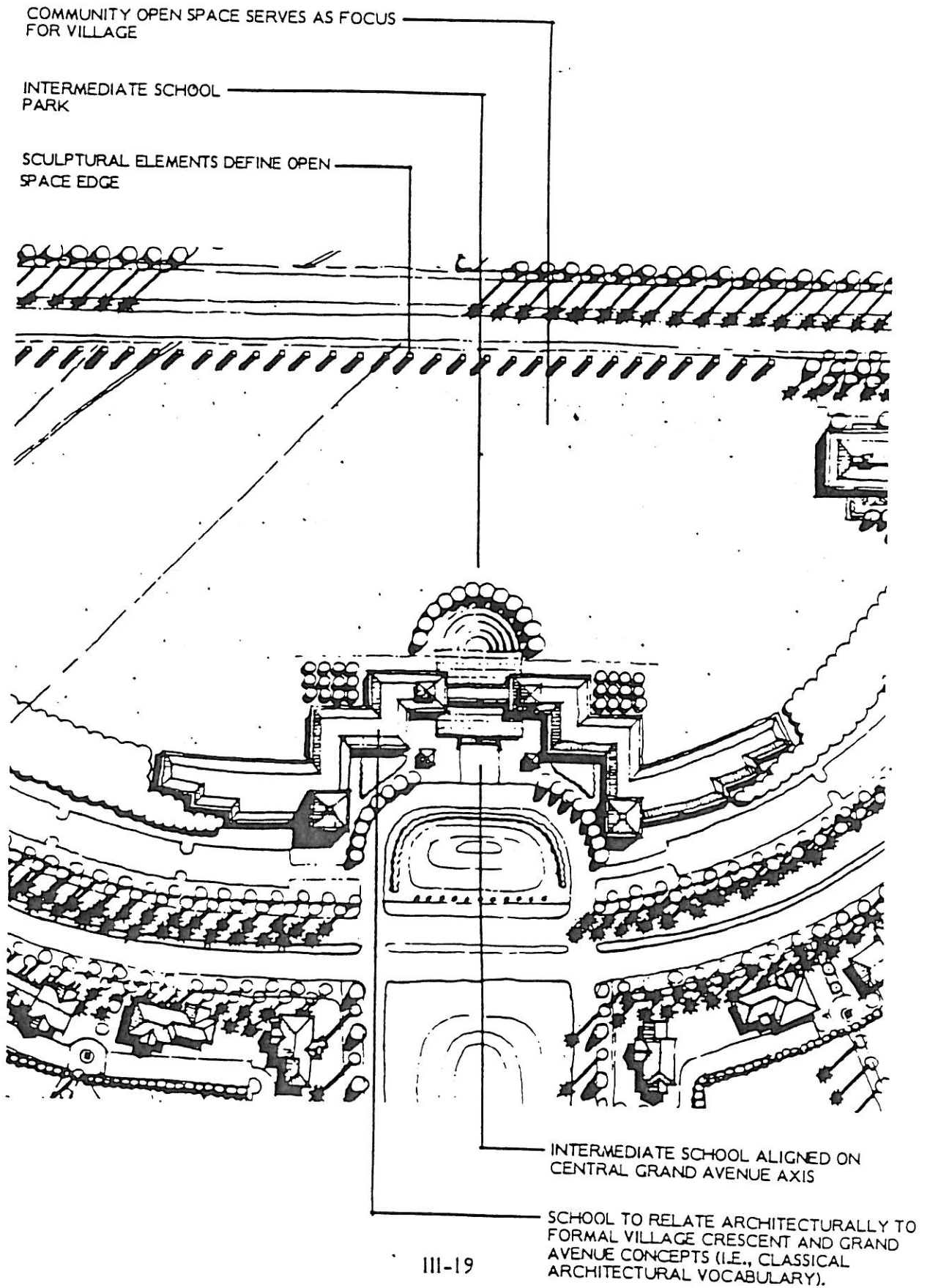


SECTION A AT CRESCENT AND VILLAGE COMMERCIAL CENTER



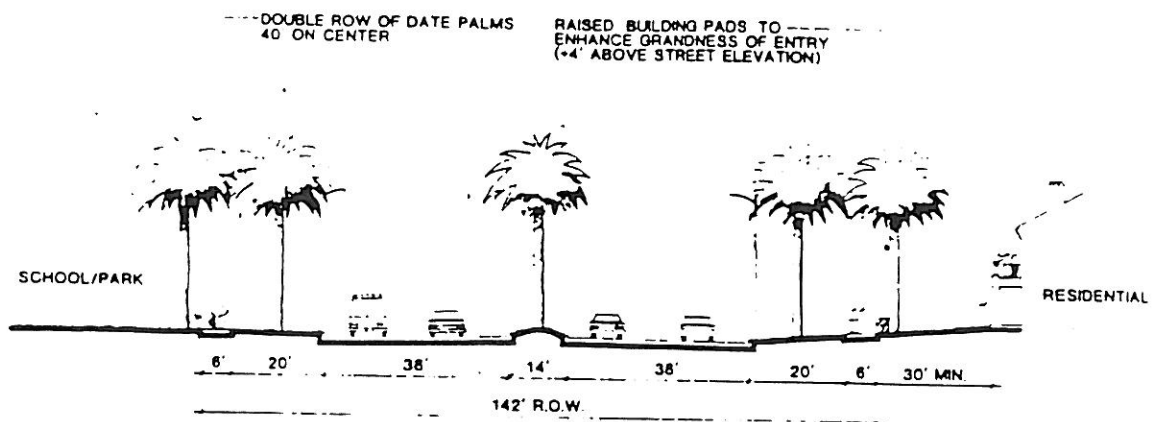
SECTION PERSPECTIVE B AT CRESCENT AND VILLAGE COMMERCIAL CENTER

2B. INTERMEDIATE SCHOOL AND VILLAGE PARK

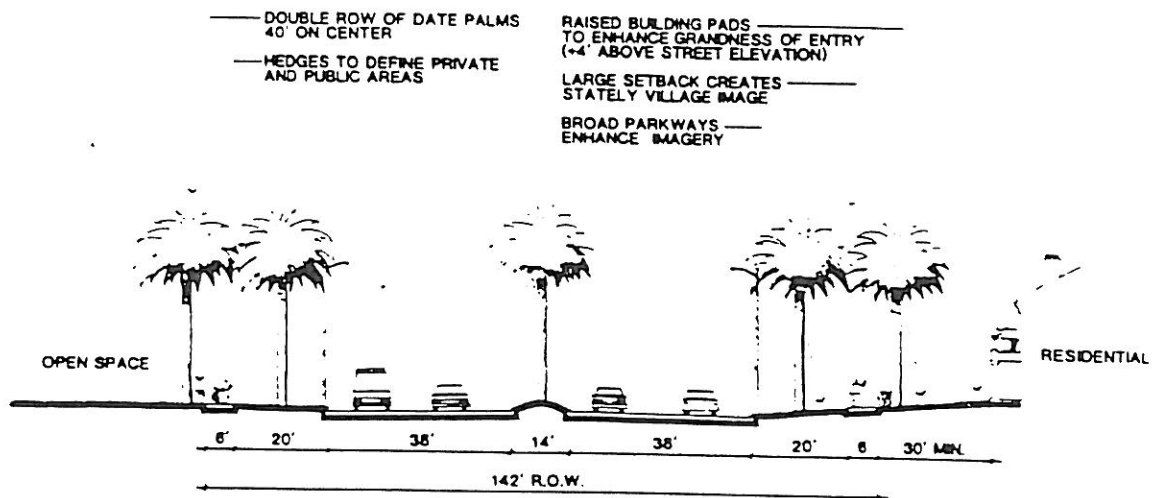


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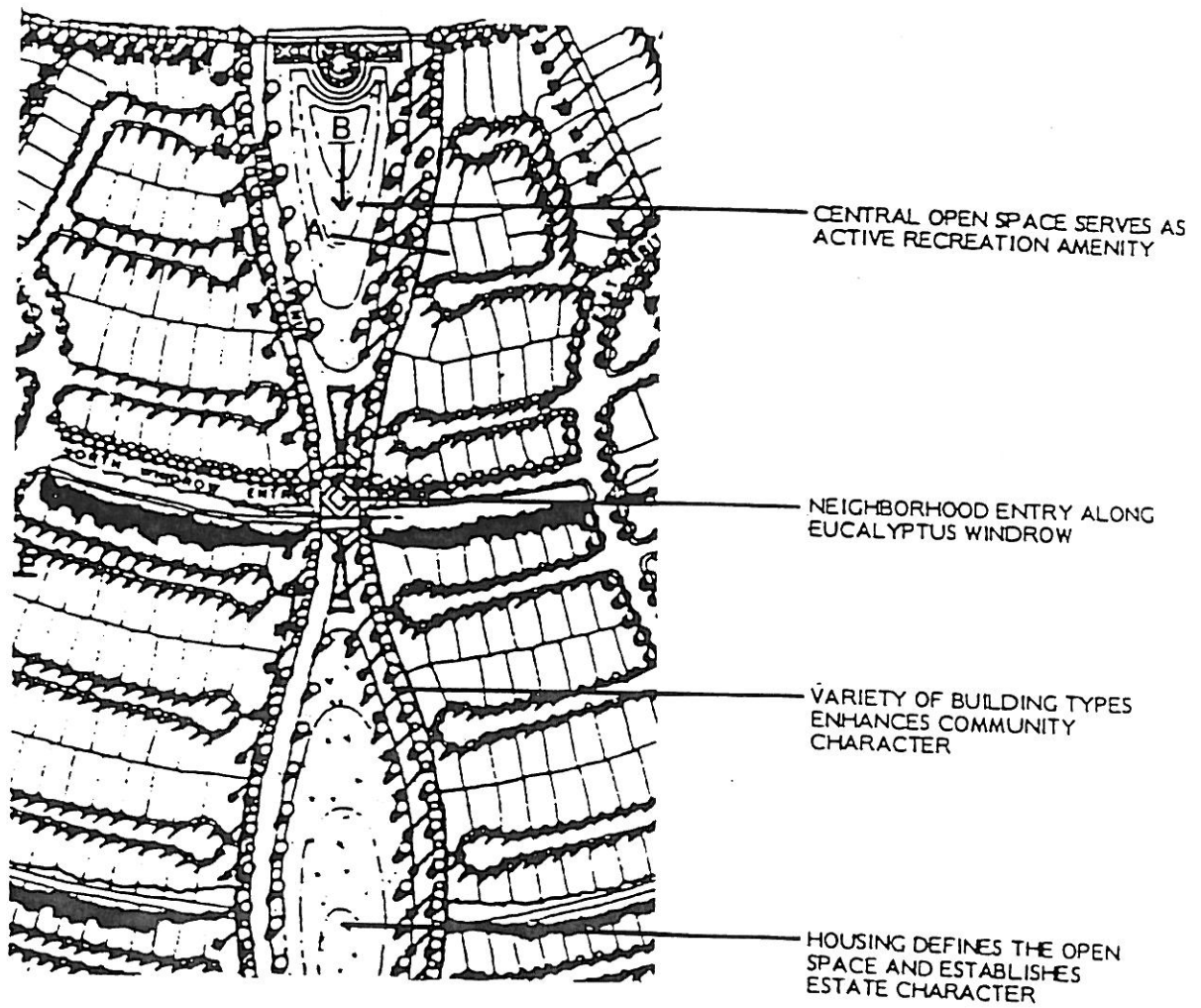


SECTION A. AT ESTATE-LIKE HOMES AND SCHOOL/PARK



SECTION B. AT RESIDENTIAL AND CRESCENT

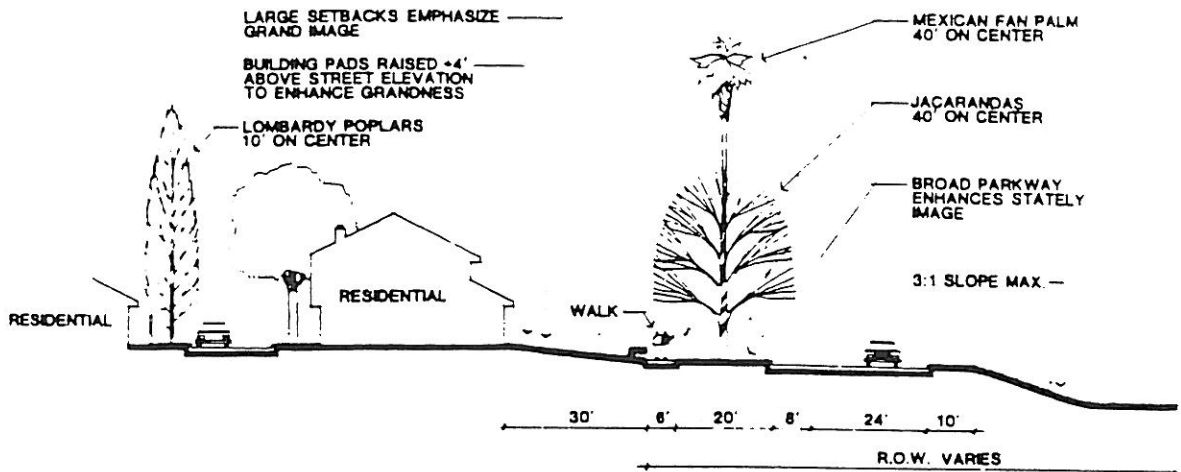
2 D. GRAND AVENUE



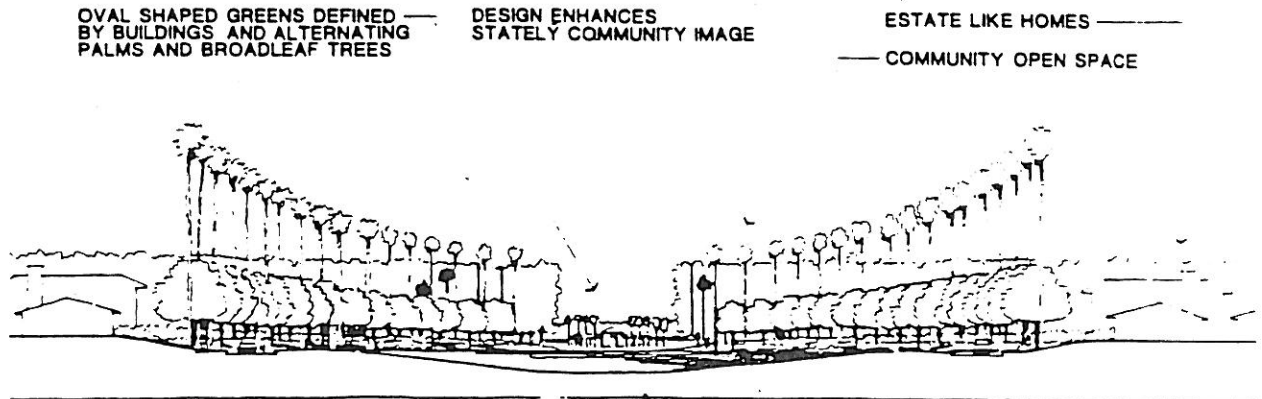
Revised September 16, 1986
Amendment No. 2

III-23

Revised August 20, 1991
Revision "A"



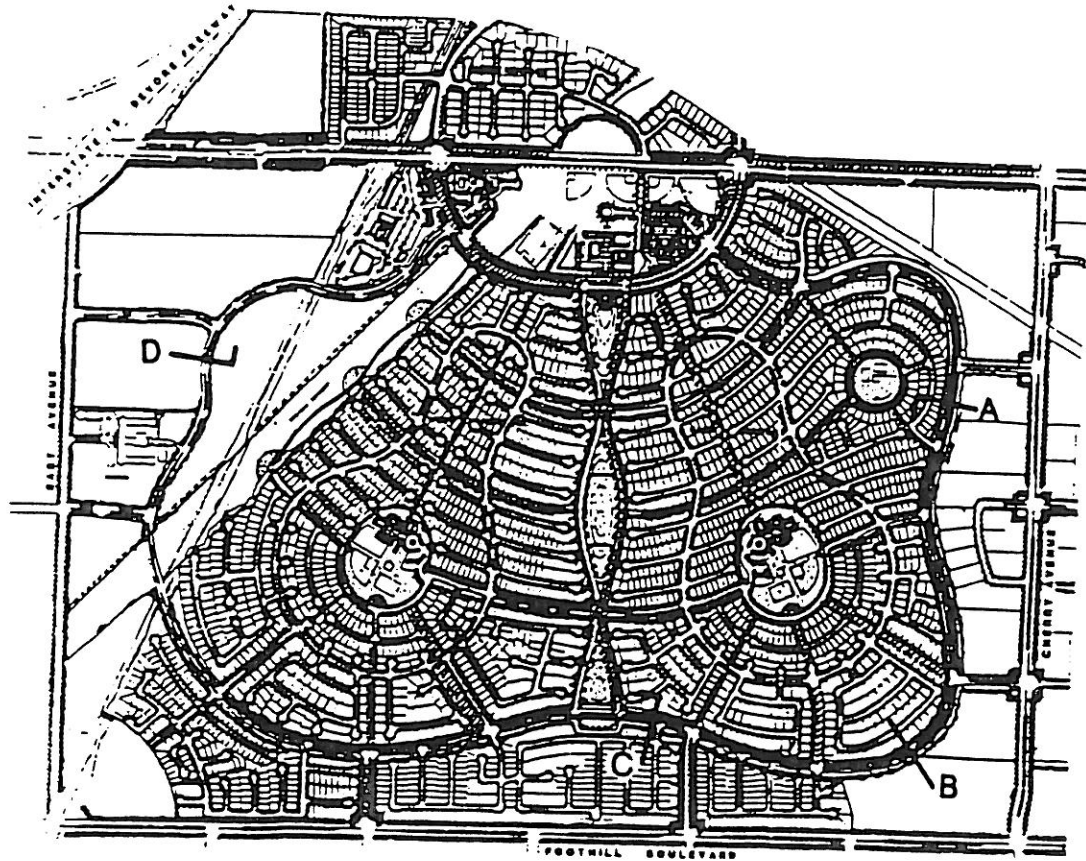
SECTION A. AT GRAND AVENUE AND ESTATE-LIKE HOMES



SECTION B PERSPECTIVE AT GRAND AVENUE AND COMMUNITY OPEN SPACE

3. VILLAGE LOOP

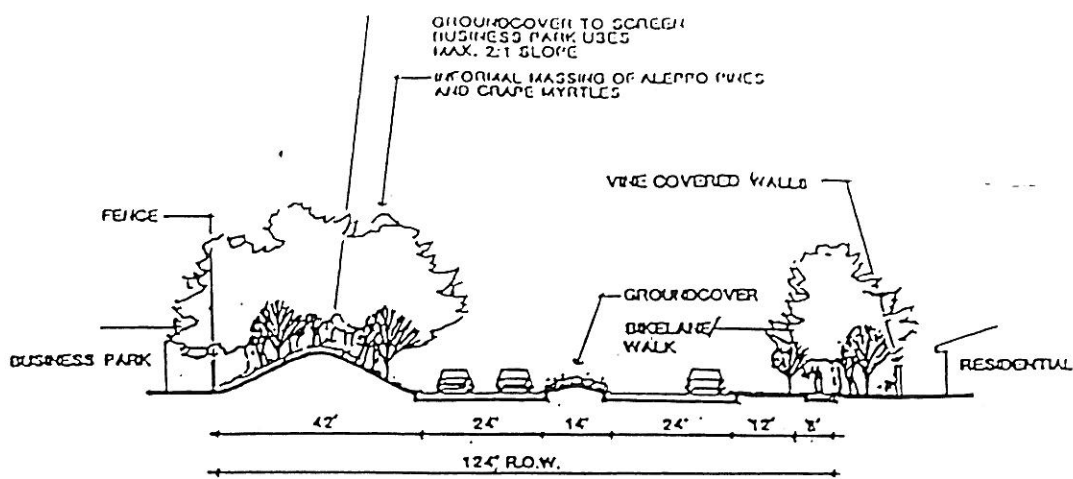
THE VILLAGE LOOP, SERVING AS THE INTERNAL CIRCULATION SYSTEM THROUGHOUT THE PLANNING AREA, WILL HAVE A FORESTED APPEARANCE WITH A ROLLING LANDSCAPE OF TREES, SHRUB MASSES AND FLOWERING GROUNDCOVER. WHERE ADJACENT TO COMMUNITY COMMERCIAL, BUSINESS PARK OR OFFICE USES, LANDSCAPED BERMS WILL BE USED TO SCREEN THESE USES FROM VIEW OF THE RESIDENTIAL AREAS.



THE VILLAGE LOOP PROVIDES A CONSISTENT THEME THAT VISUALLY BLENDS THE VARIED LAND USES OF THE SITE TOGETHER INTO A COHESIVE COMMUNITY

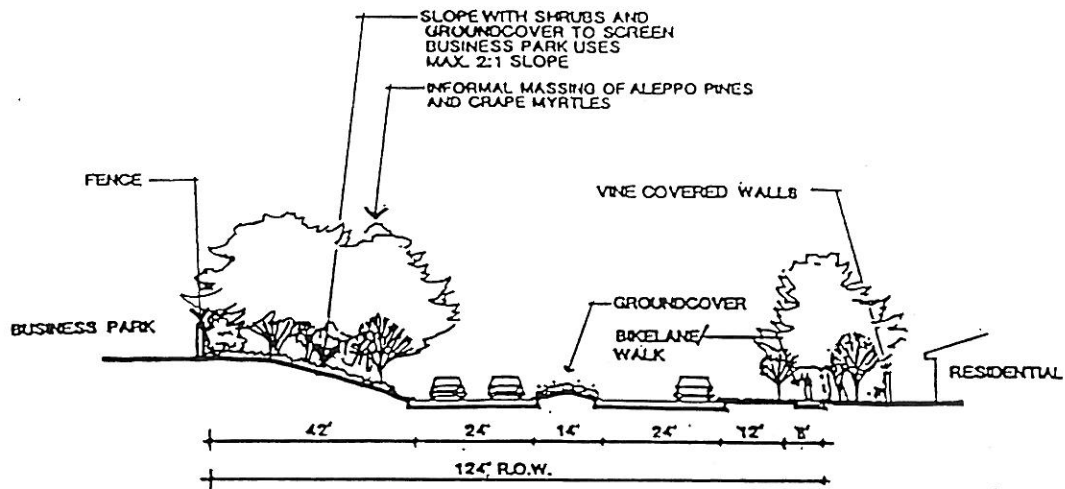
THE CHARACTER OF THE LOOP IS CONSISTENT, BUT RESPONDS TO CHANGES OF LAND USE BY VARYING PARKWAYS LANDSCAPE SET DIMENSIONS

ALONG RESIDENTIAL EDGES, THE VILLAGE LOOP PROVIDES A TRAIL AND BIKE SYSTEM EASILY ACCESSIBLE TO RESIDENTIAL NEIGHBORHOODS



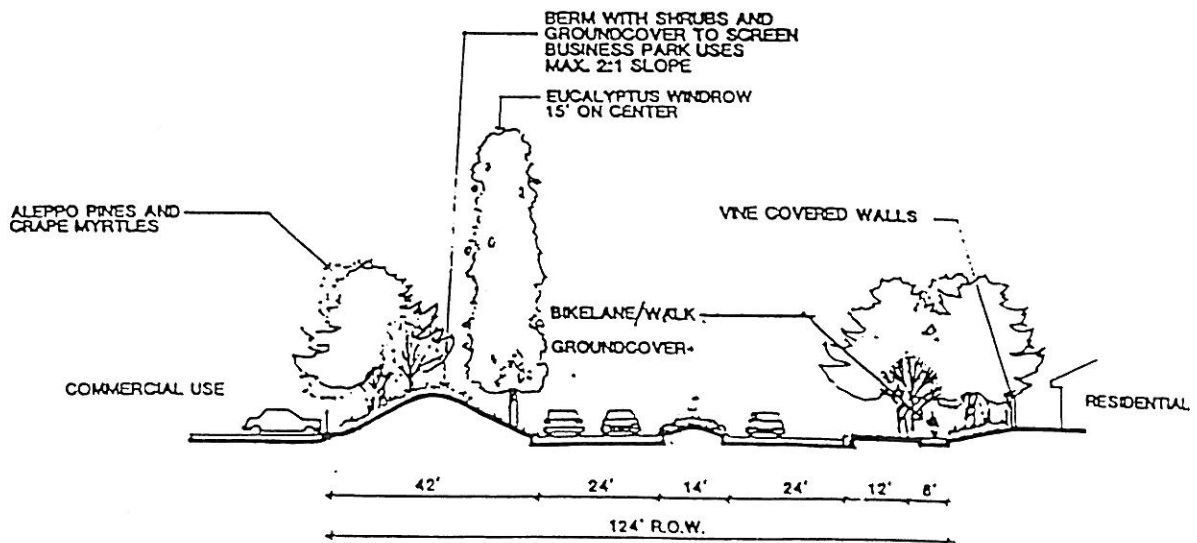
SECTION A. AT VILLAGE LOOP ROAD
EXHIBIT 1

*42' applies wherever BP1, BP2, CC is adjacent to the village loop
*No. building/parking setbacks required beyond 42' landscape area



SECTION A. AT VILLAGE LOOP ROAD
EXHIBIT 2

*42' applies wherever BP1, BP2, CC is adjacent to the village loop between Penstock Ridge Road and Meyer Canyon Rd. parallel to Edison Ave.
Building/parking setbacks, beyond the landscape area, may be required through the Design Review Approval process.



SECTION B. AT VILLAGE LOOP ROAD

21) Exterior Architectural Appearance

a) Building Material Guidelines

For industrial use buildings exterior walls of concrete, masonry; or glass and metal may be approved, however, no sheet or corrugated metal may be approved. Maximum number of colors per building is three (3).

b) Parking Structure Design

Parking structure design shall be compatible with surrounding buildings.

22) Screening

a) Roof Top Screening- Architecturally compatible screening shall be provided to conceal all roof top materials and are subject to approval of the Planning Director.

b) With a nominally "flat" roof, the ridge line elevation shall not exceed the parapet elevation, except as approved by the Planning-Commission.

c) No part of the "flat" roof may project above parapet, except for antennas, satellite disks, elevator shafts, stairways and helicopter pads.

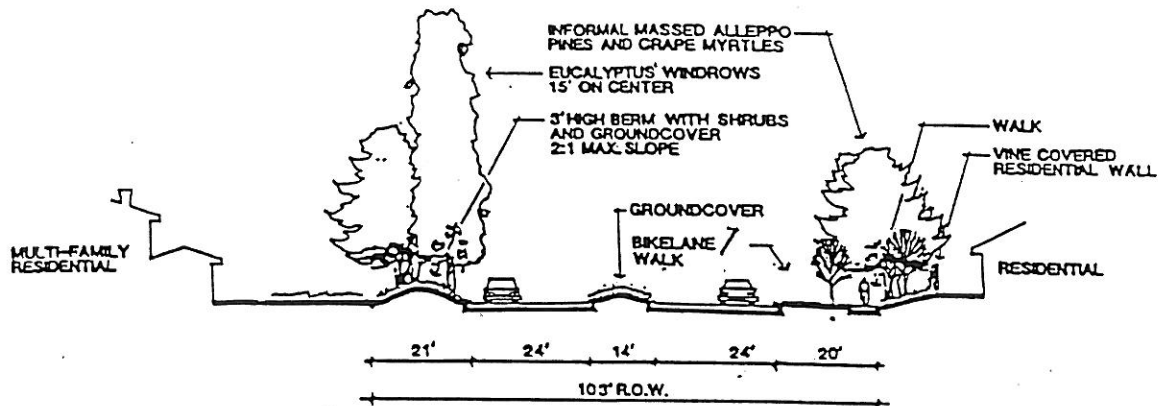
d) All electrical and mechanical equipment shall be screened from view. Said screening shall be provided as an integral part of the building design.

23) Refuse Screening

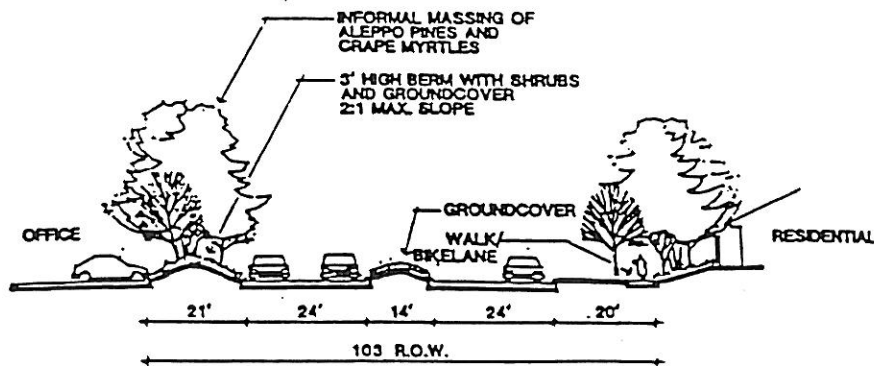
a) Trash container areas shall be screened from streets and adjacent parcels with material to match building architecture.

24) Screening Abutting Residential Areas

a) Where not already provided, an architecturally compatible screen shall be installed along all site boundaries where the premises abut residential areas. Except as otherwise provided, the screening shall have a total height of not less than six feet (6') nor more than seven feet (7'). Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation. No chain link fencing to be used.

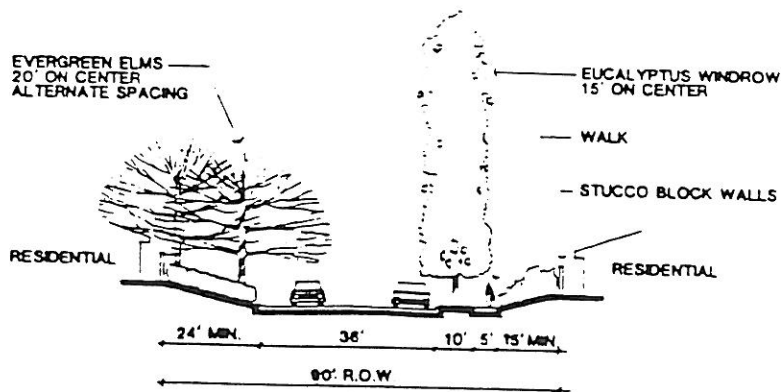
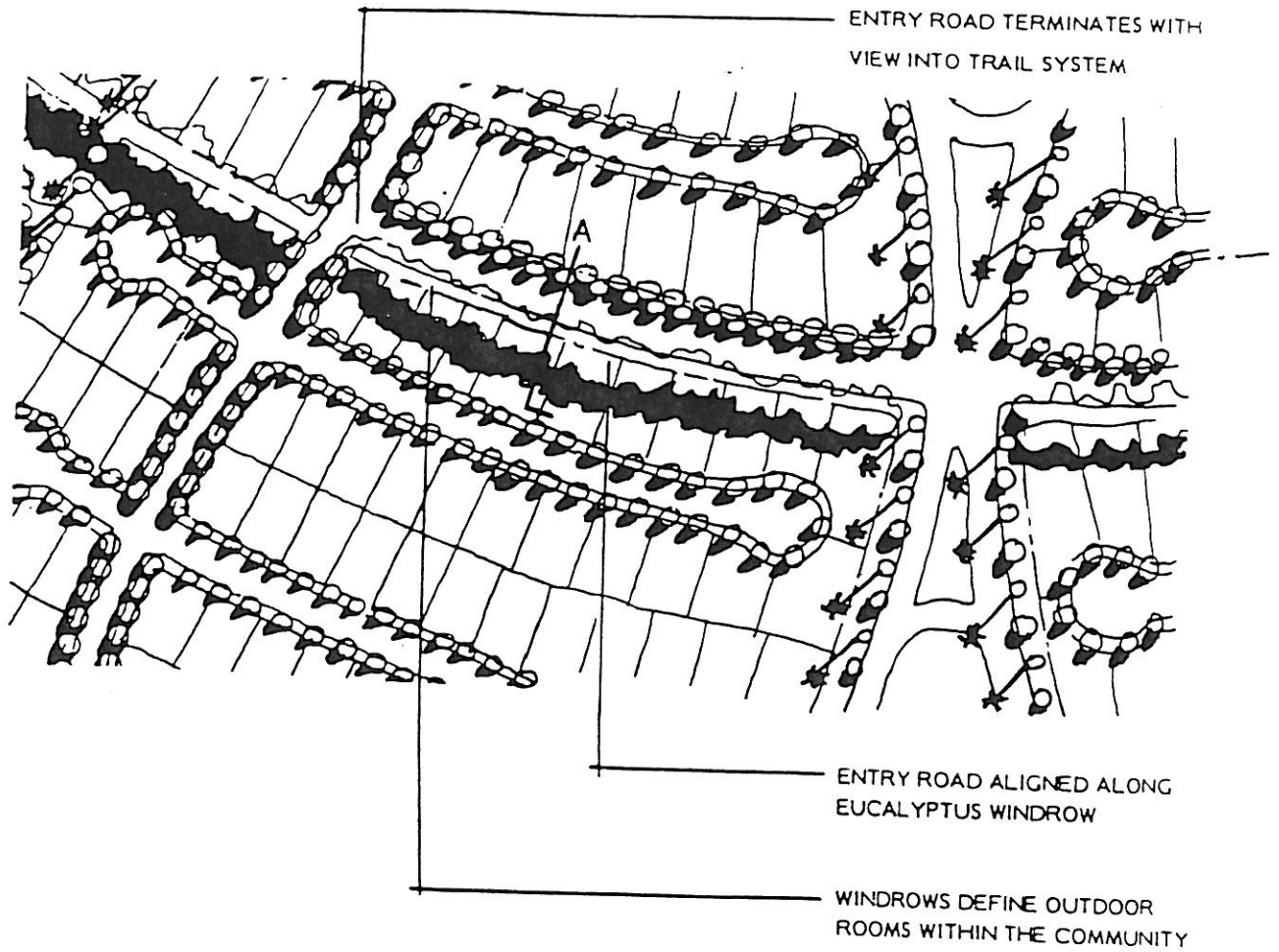


SECTION C AT VILLAGE LOOP ROAD



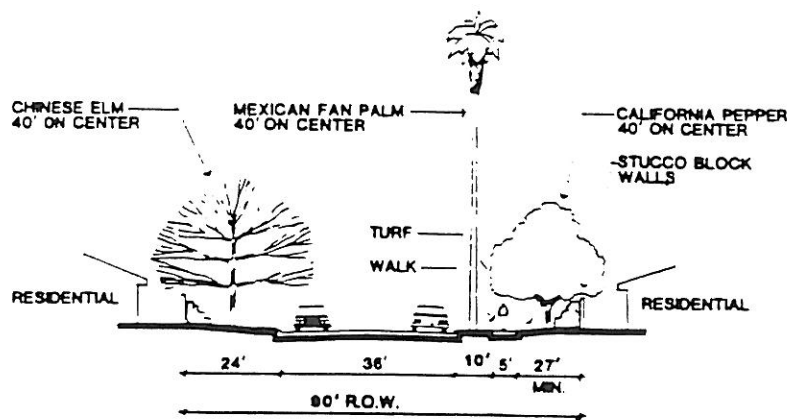
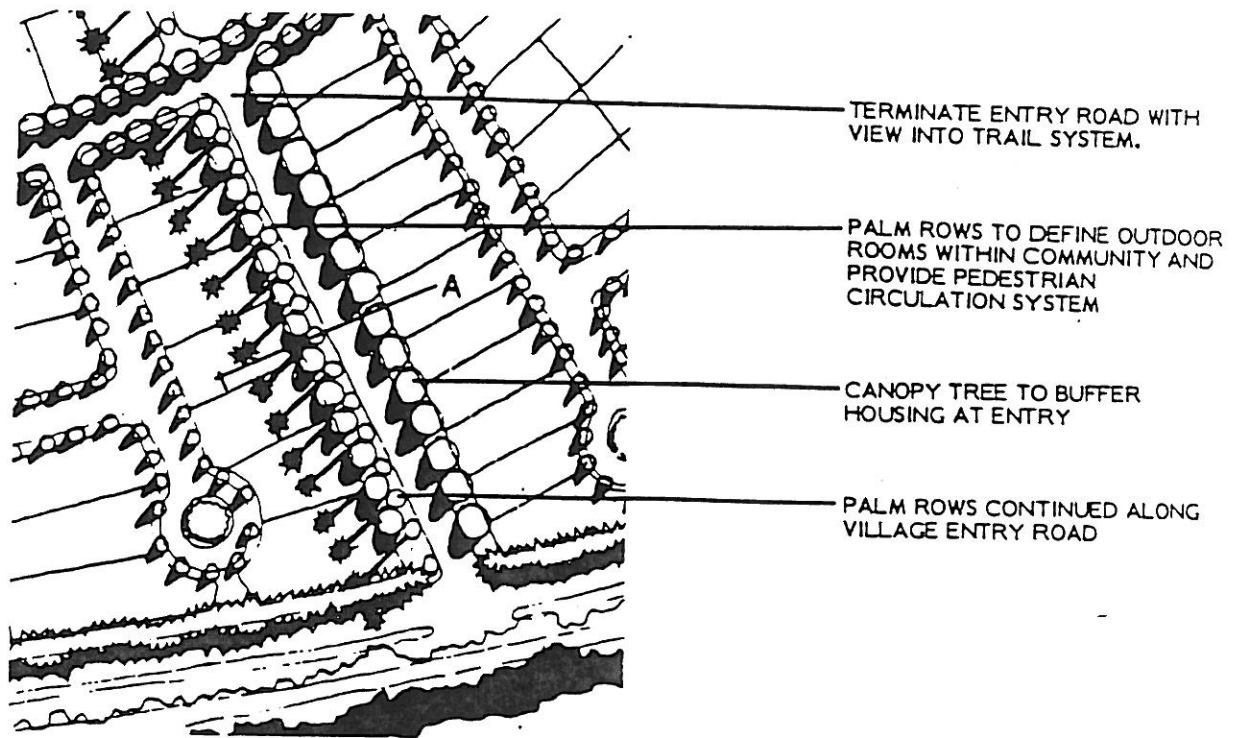
SECTION D AT VILLAGE LOOP ROAD

4a. NEIGHBORHOOD EUCALYPTUS WINDROW ENTRY



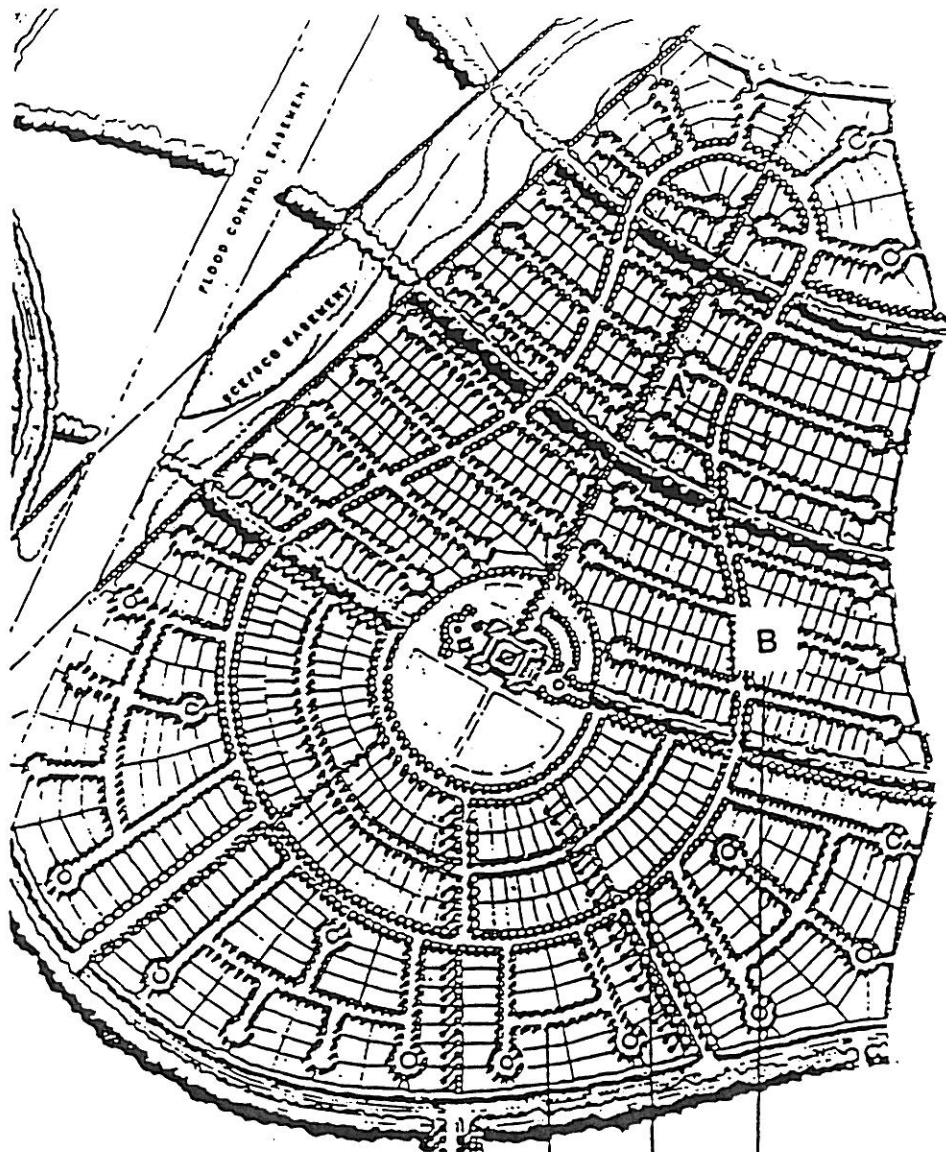
SECTION A AT NEIGHBORHOOD ENTRY AND WINDROW

4b. NEIGHBORHOOD PALM ROW ENTRY



SECTION A AT NEIGHBORHOOD ENTRY AND PALM ROW

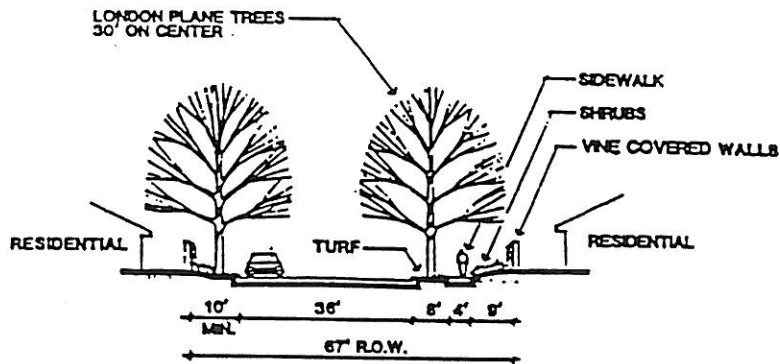
5. NEIGHBORHOOD LOOP ROAD



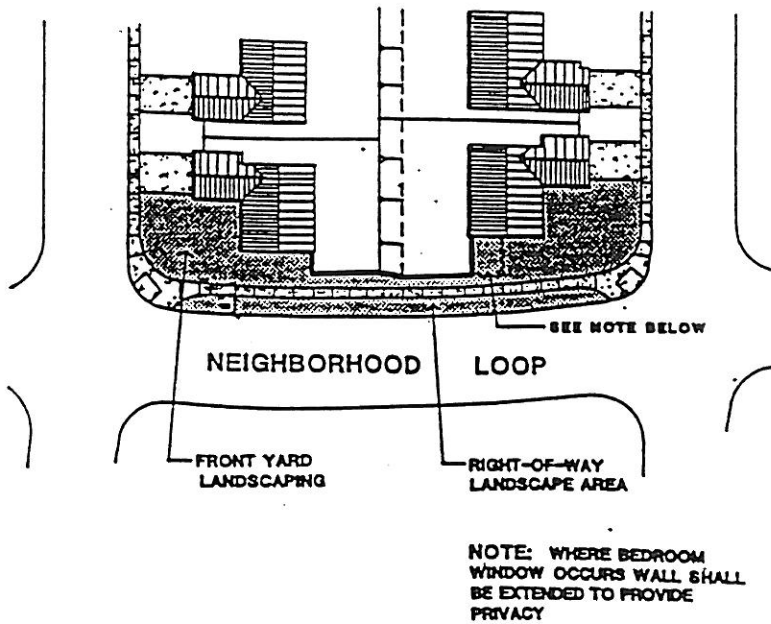
CANOPY TREES REGULARLY SPACED
ENHANCE NEIGHBORHOOD SCALE

LOOP ROAD PROVIDES ORIENTATION
WITHIN RESIDENTIAL AREAS

RESIDENTIAL DWELLINGS WITH SIDE ON
CONDITIONS SHOULD BE DESIGNED TO HAVE
STRONG ARCHITECTURAL CHARACTER IN
ORDER TO ENHANCE THE STREETSCAPE
IMAGE AND OVERALL QUALITY OF THE
COMMUNITY. DETAIL 'B' ILLUSTRATES
SIDEYARD WALL AND LANDSCAPE
TREATMENT



SECTION A AT NEIGHBORHOOD LOOP ROAD



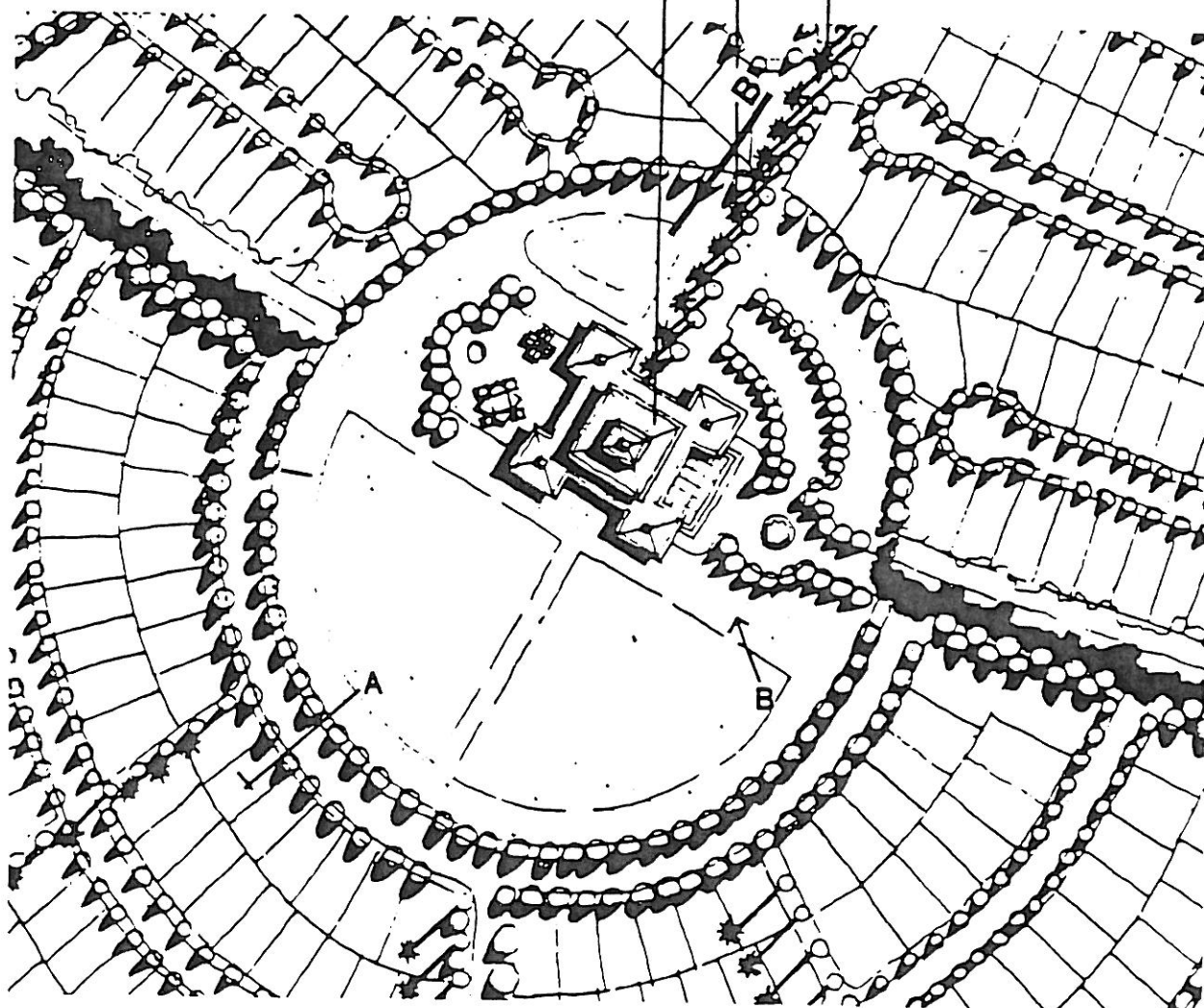
DETAIL B SIDEYARD AT NEIGHBORHOOD LOOP ROAD

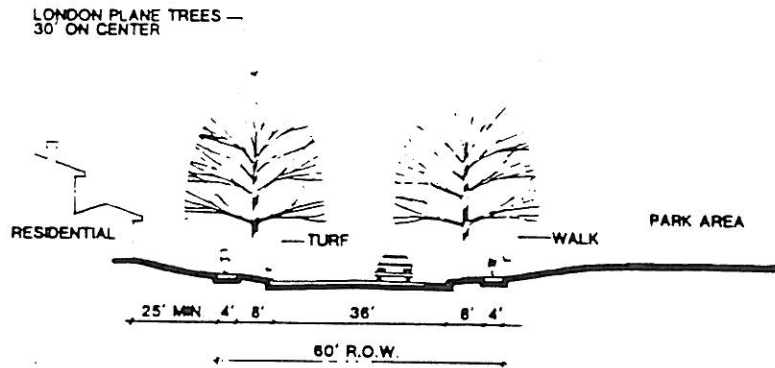
6. NEIGHBORHOOD SCHOOL/PARK

PEDESTRIAN TRAIL SYSTEMS PROVIDE ACCESS
TO SCHOOL AND PARK SITE WITH MINIMUM OF
ROAD CROSSINGS

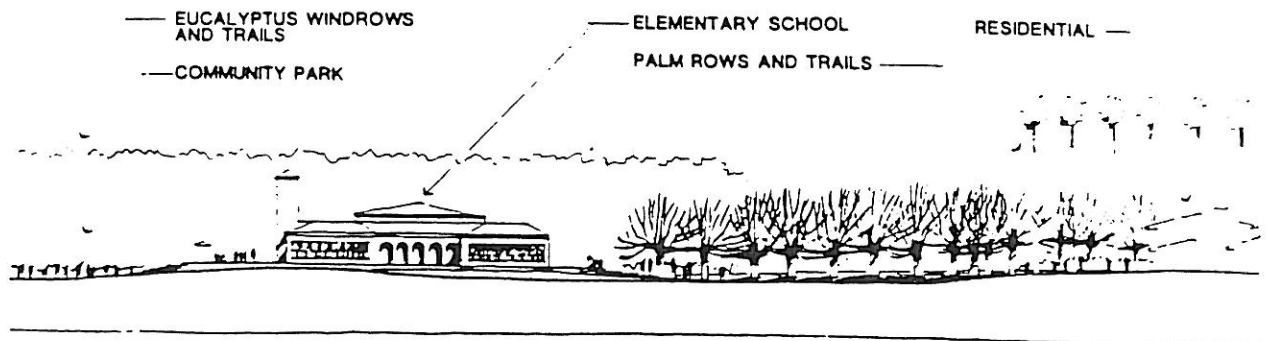
SCHOOL IS ALIGNED ON FORMAL PALM ROW
AXIS

SCHOOL AND PARK ARE LOCATED CENTRAL
TO THE NEIGHBORHOOD





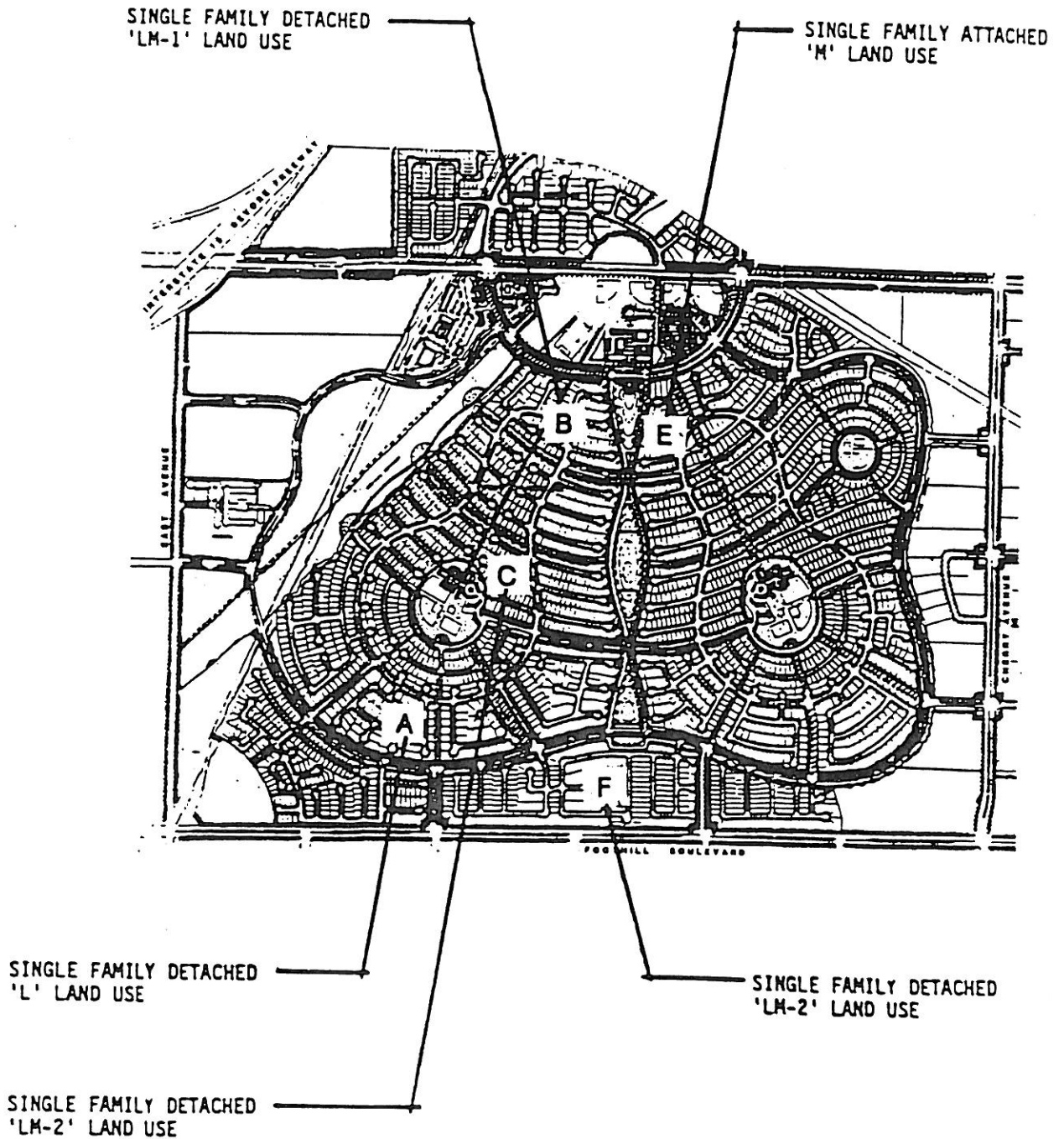
SECTION A. AT SCHOOL PARK ON NEIGHBORHOOD LOOP ROAD



SECTION PERSPECTIVE B AT NEIGHBORHOOD ELEMENTARY SCHOOL

7. RESIDENTIAL PROTOTYPES

VARIETY OF RESIDENTIAL
DWELLINGS PROVIDED TO MEET
REGIONAL HOUSING DEMANDS



Revised September 16, 1986
Amendment No. 2

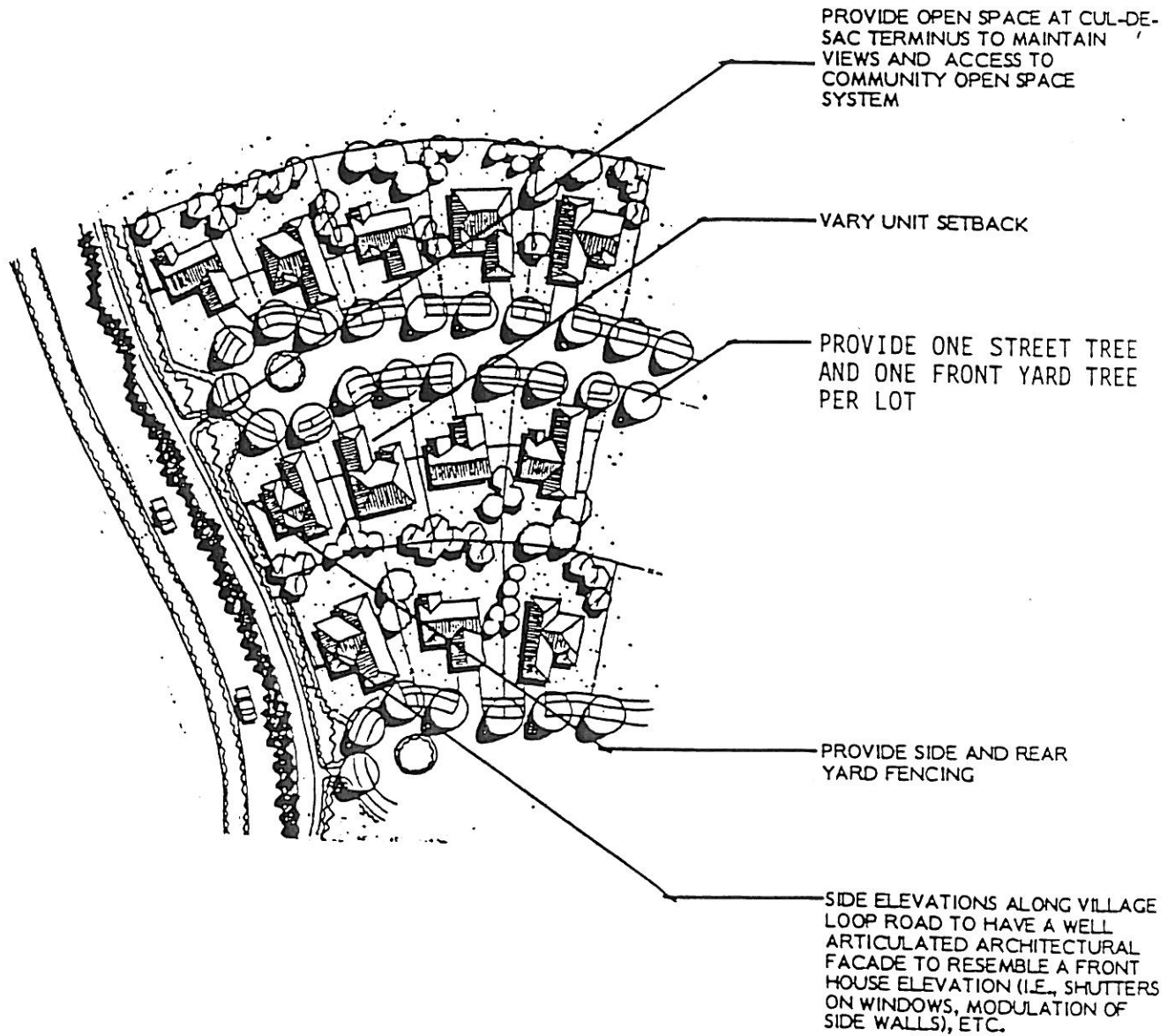
111-34

Revised August 20, 1991
Revision 'A'

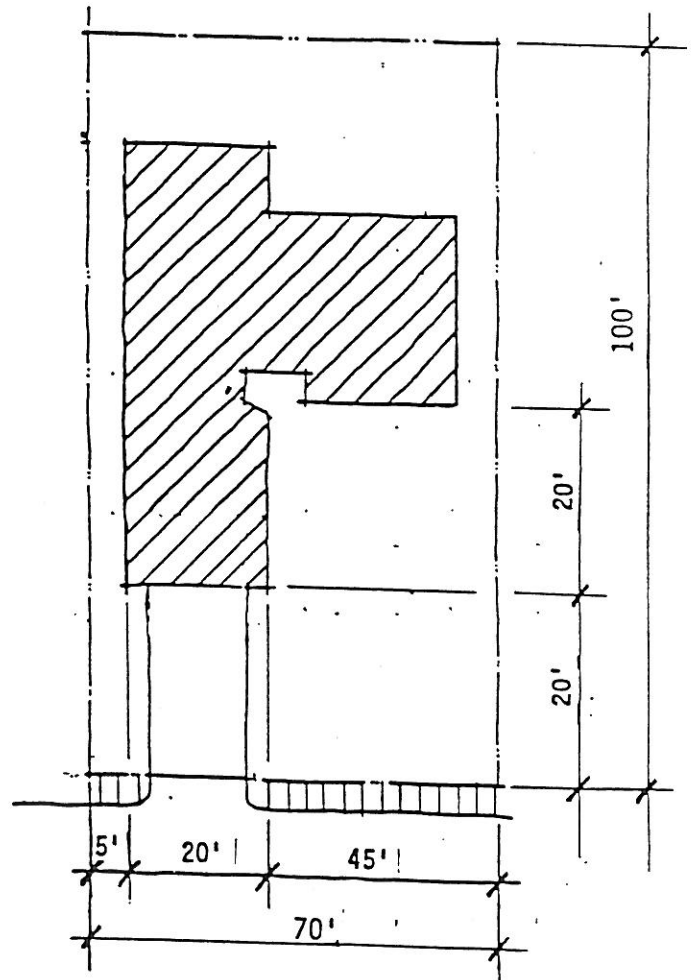
PROPOSED

7A. SINGLE FAMILY DETACHED PROTOTYPE "L" LAND USE

MAXIMUM 4.5 DWELLINGS UNIT PER GROSS ACRE
MINIMUM LOT SIZE 7000 SQUARE FEET



7000 SQUARE FOOT LOT - TYPICAL CRITERIA

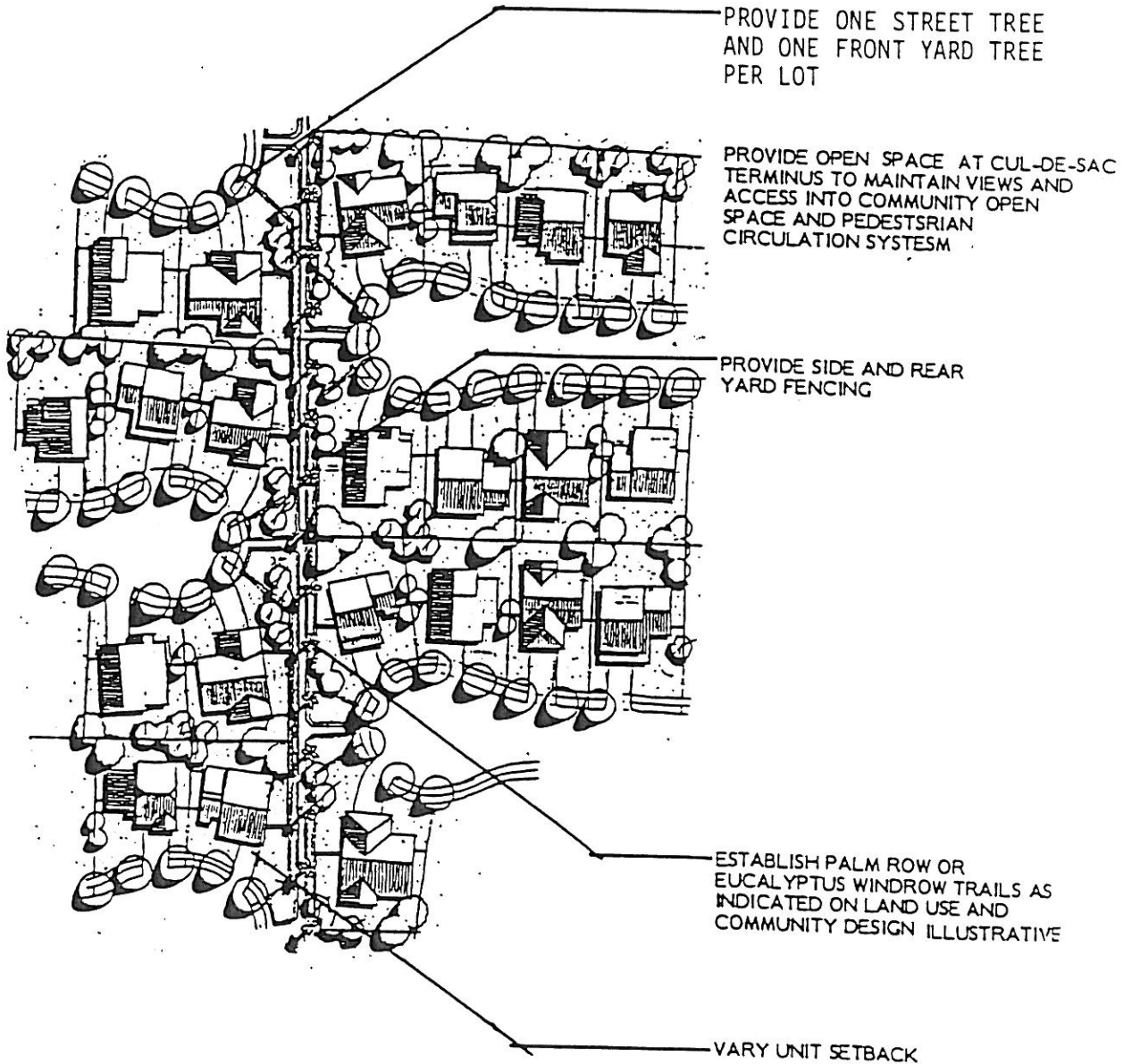


7000 SQUARE FOOT LOT
CENTER PLOT

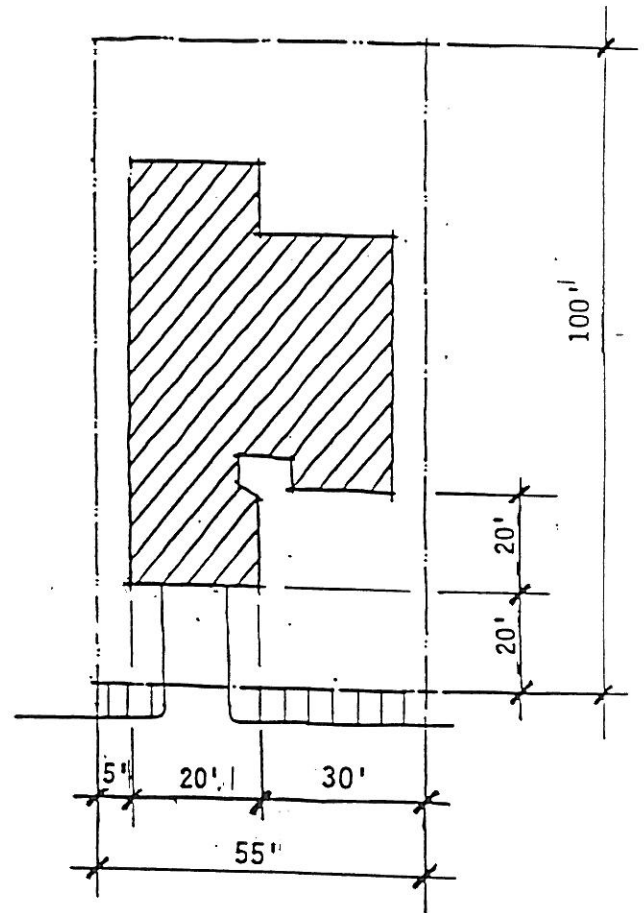
7B. SINGLE FAMILY DETACHED PROTOTYPE

"LM1" LAND USE

MAXIMUM 5 DWELLING UNITS PER GROSS ACRE
MINIMUM LOT SIZE 5500 SQUARE FEET



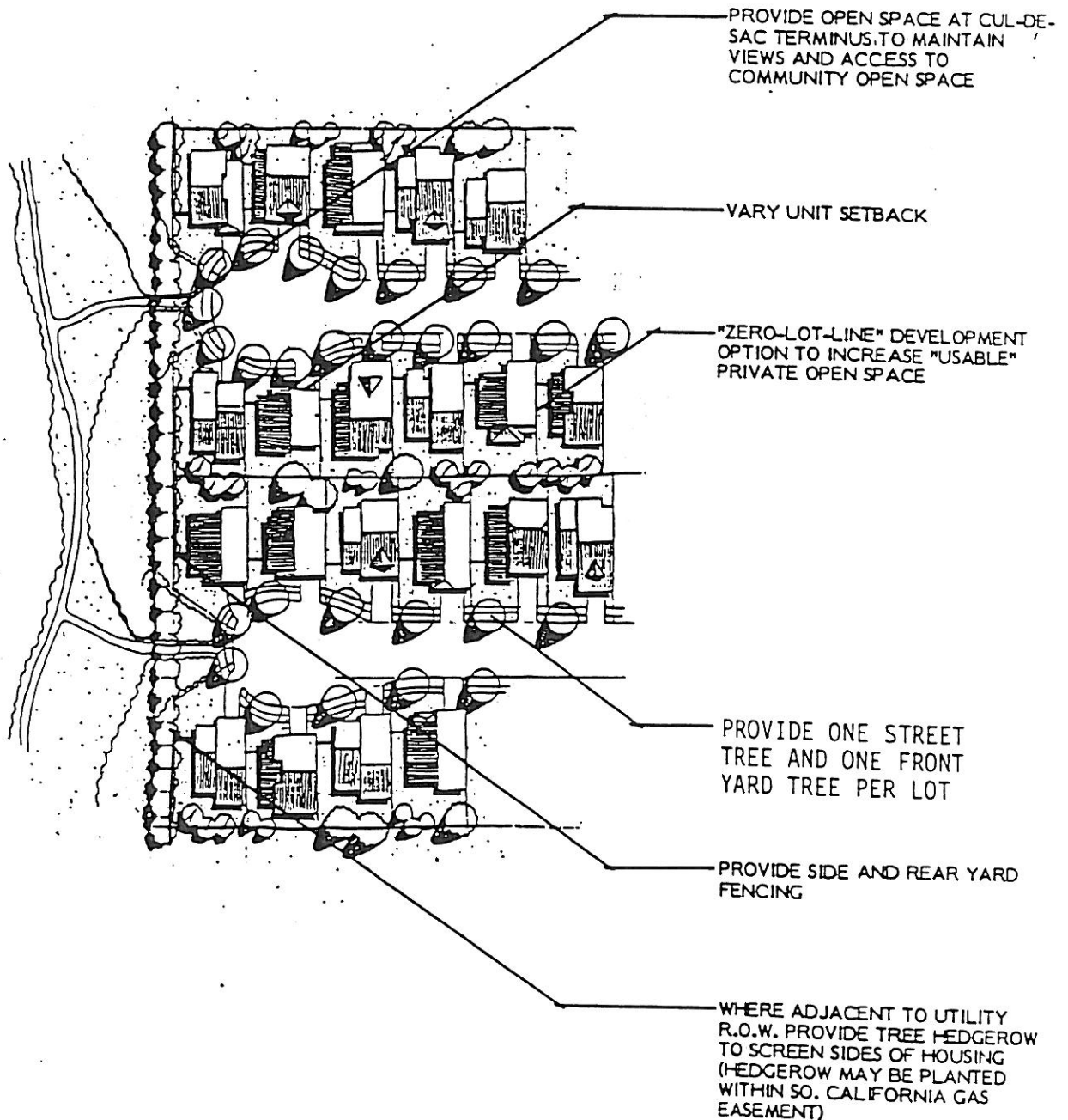
5500 SQUARE FOOT LOT - TYPICAL CRITERIA.



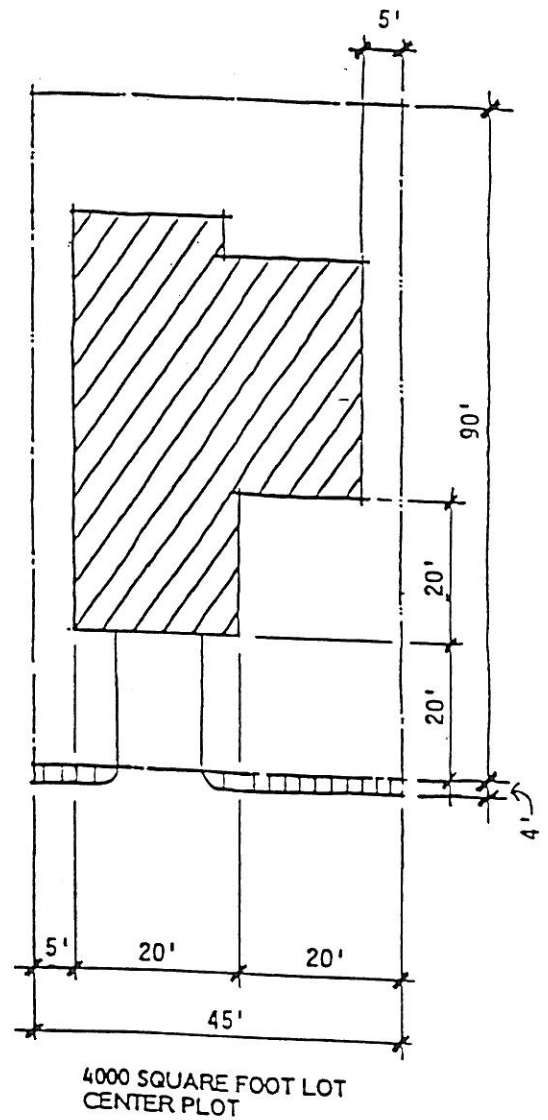
5500 SQUARE FOOT LOT
CENTER PLOT

7C. SINGLE FAMILY DETACHED PROTOTYPE "LM2" LAND USE

MAXIMUM 6 DWELLING UNITS PER GROSS ACRE
MINIMUM LOT SIZE: 4000 SQUARE FEET



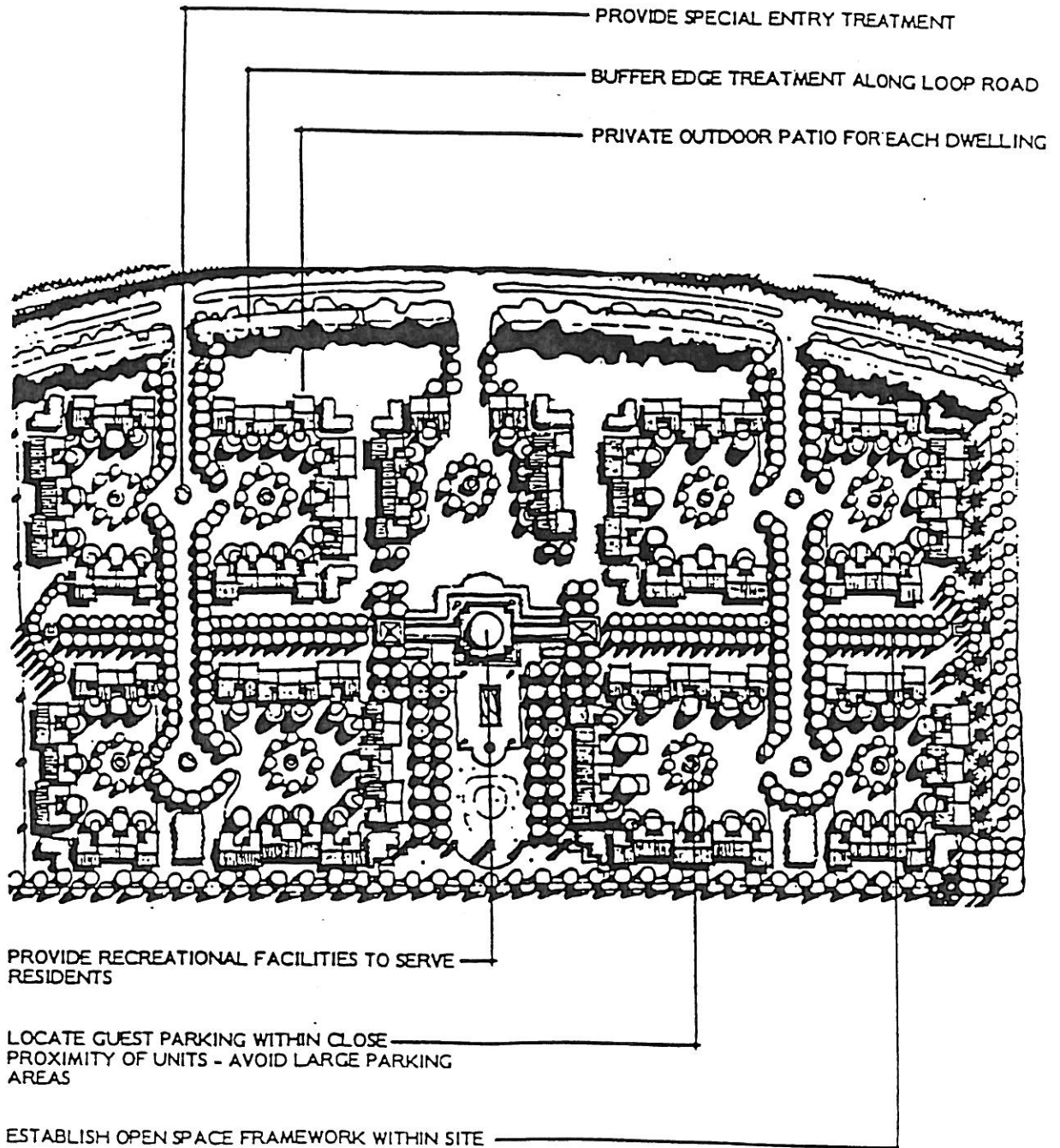
4000 SQUARE FOOT LOT - TYPICAL CRITERIA

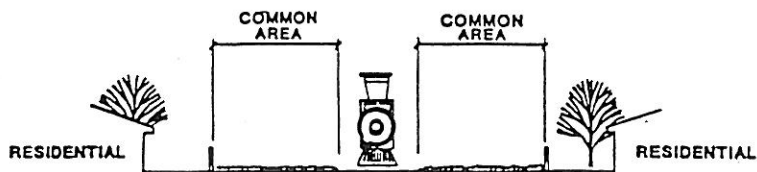


7D. SINGLE FAMILY ATTACHED PROTOTYPE

MEDIUM DENSITY FRONT LOADED TOWNHOMES ILLUSTRATED

MAXIMUM 8 DWELLING UNITS PER GROSS ACRE



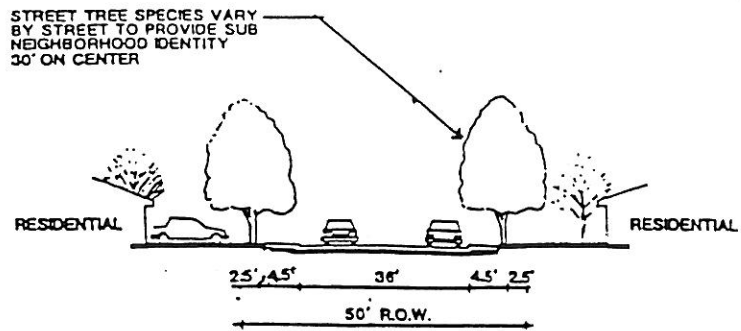


- A. THE COMMON AREA BUFFER LOCATED BETWEEN THE RAILROAD EASEMENT AREA AND THE HOUSING UNITS SHALL BE LANDSCAPED AND MAINTAINED BY A LANDSCAPE ASSESSMENT DISTRICT.
- B. STREET CROSSINGS SHALL BE IMPROVED INCLUDING FULL SIGNALIZATION AND RUBBER CROSSINGS.

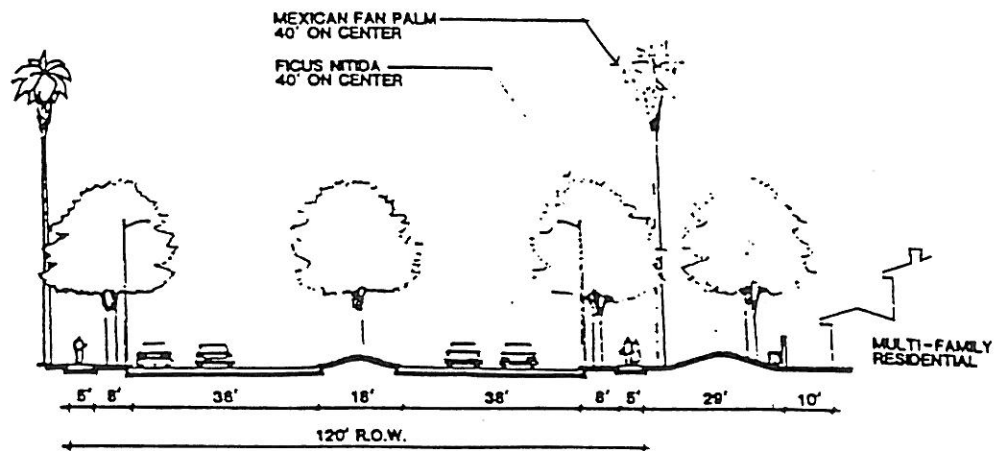
RAILROAD ADJACENT TO RESIDENTIAL USES

DELETED

DELETED

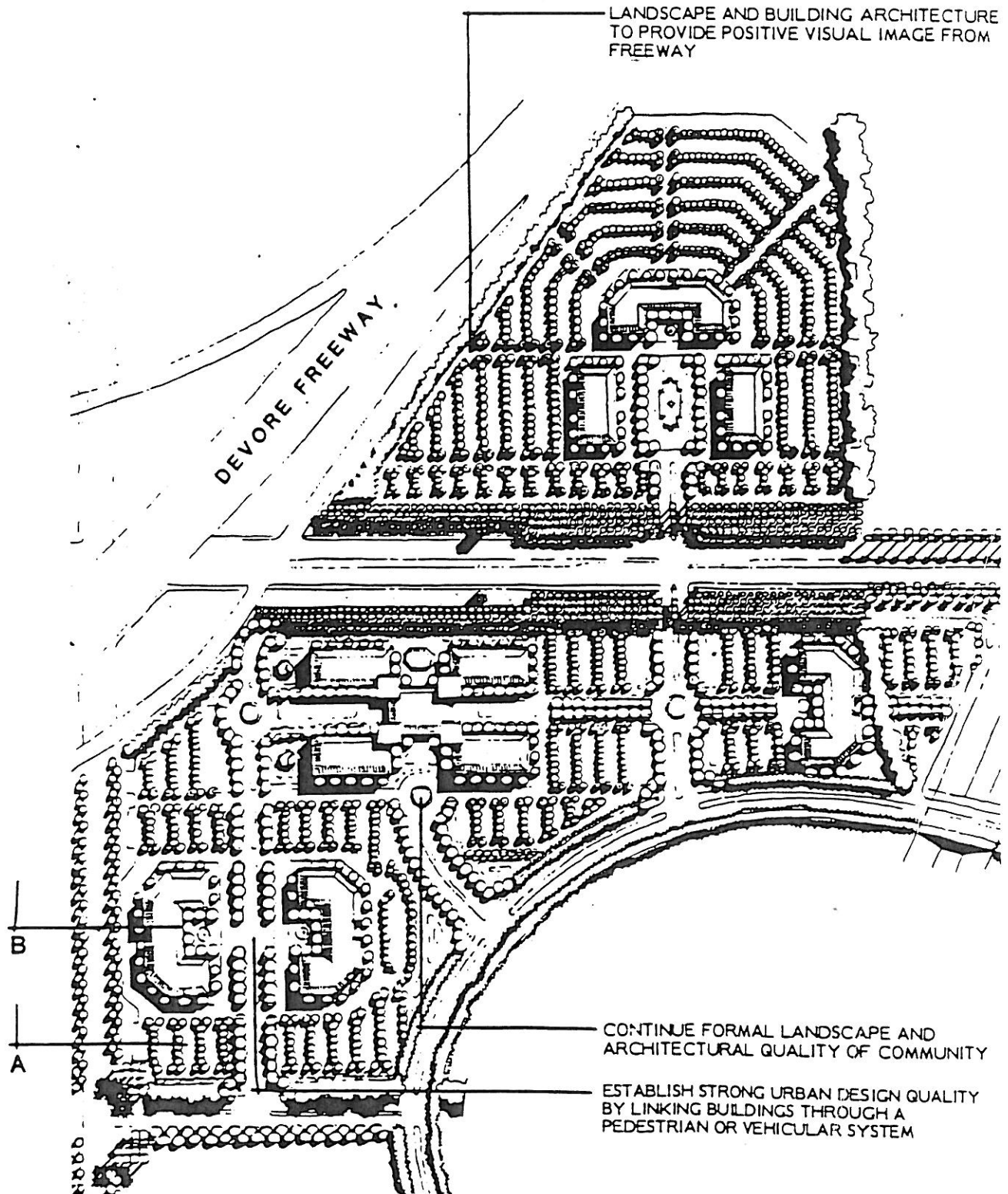


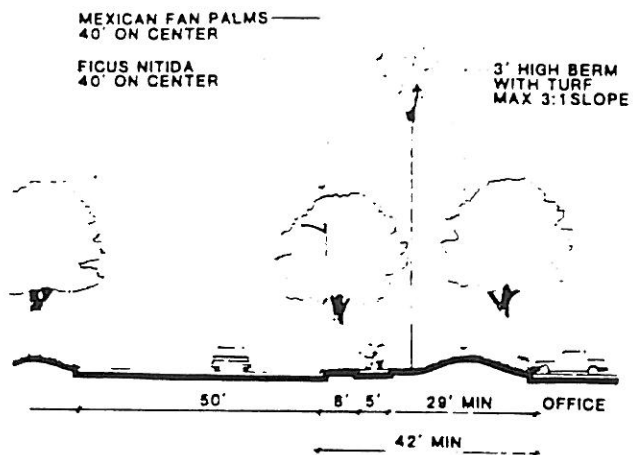
TYPICAL INTERIOR RESIDENTIAL STREET SECTION



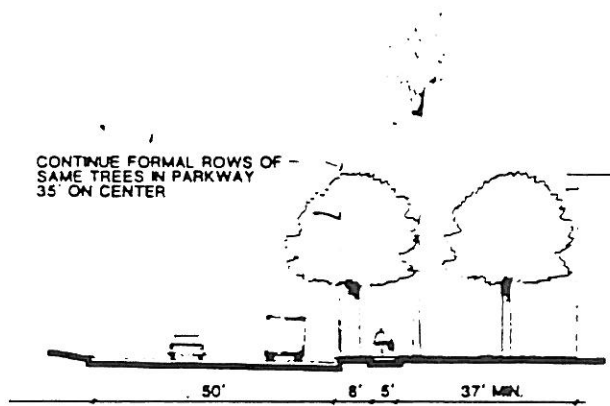
TYPICAL BASELINE ROAD STREET SECTION

8. OFFICE PARK





SECTION A AT OFFICE PARK

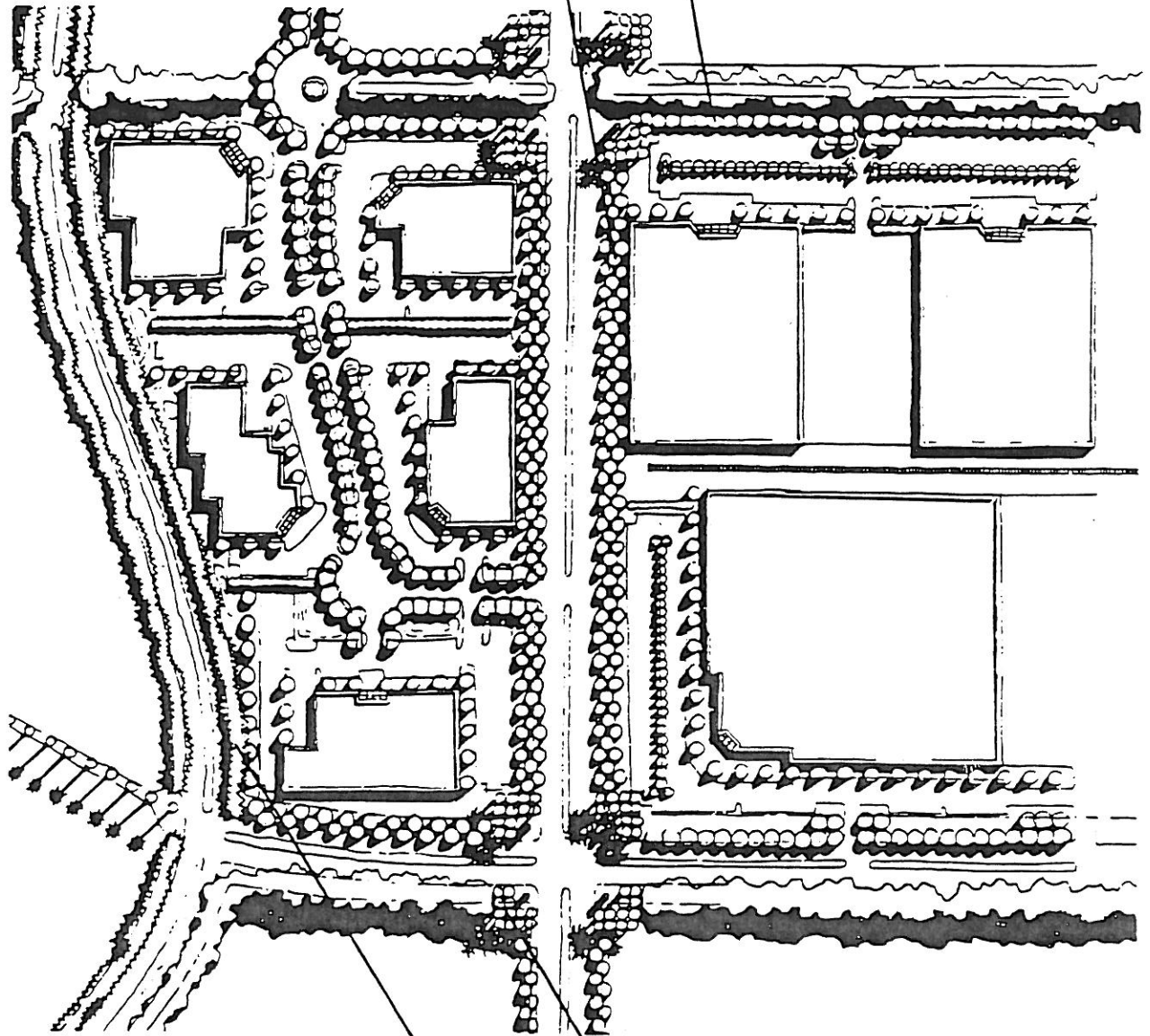


SECTION B AT OFFICE PARK

9. INDUSTRIAL BUSINESS PARK

SCREEN PARKING AND SERVICE AREAS

CREATE STRONG, CONSISTENT STREETSCAPE
IMAGE

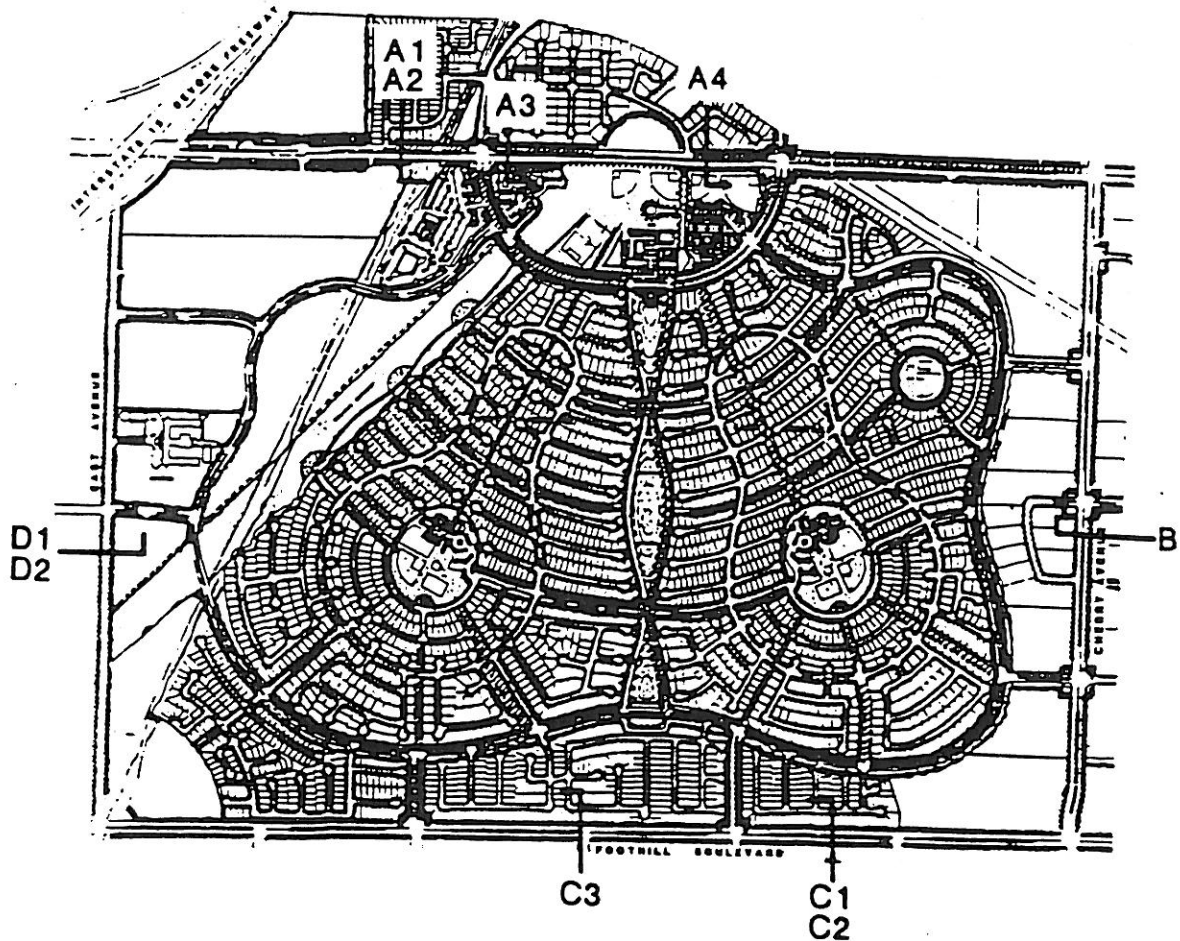


ESTABLISH ENTRY ELEMENTS THROUGH
FORMAL TREE ARRANGEMENTS AND
BUSINESS PARK SIGNAGE.

PROVIDE LANDSCAPE BUFFER ALONG
VILLAGE LOOP ROAD

10. ARTERIALS

- A BASELINE ROAD IS A MAJOR ENTRY INTO THE CITY OF FONTANA. A GROVE OF PALMS PLANTED IN A GRID PATTERN WILL LINE BOTH SIDES OF THE ROAD, TRANSITIONING INTO AN ALTERNATING PATTERN OF PALMS AND CANOPY TREES.

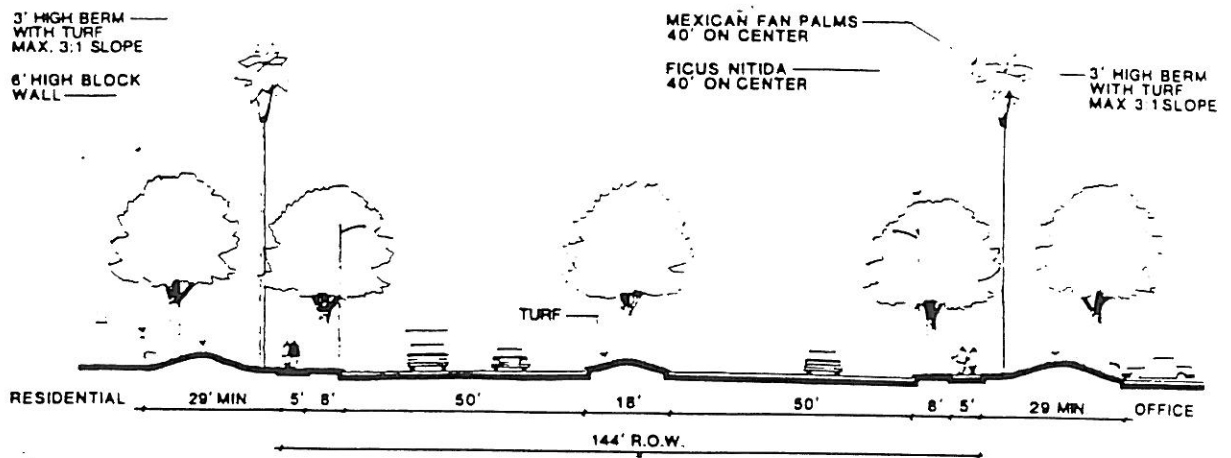


B CHERRY AVENUE

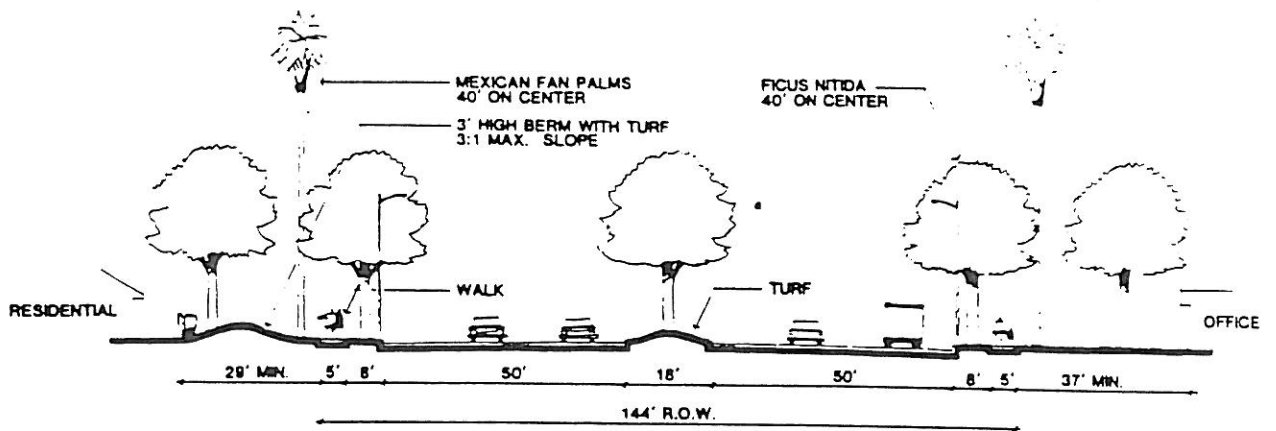
BUSINESS PARK USES ARE PROPOSED ALONG BOTH SIDES OF CHERRY AVENUE. BUILDING SETBACKS ALONG THIS STREET WILL BE LANDSCAPED IN A UNIFIED MANNER TO ESTABLISH A STRONG BUSINESS PARK IMAGE. MAJOR ENTRIES TO THE BUSINESS PARK WILL BE IDENTIFIED BY A FORMAL BOSQUE OF TREES WITH BUSINESS PARK SIGNAGE LOCATED WITHIN THE TREE GROVES.

C,D FOOTHILL BOULEVARD AND EAST AVENUE

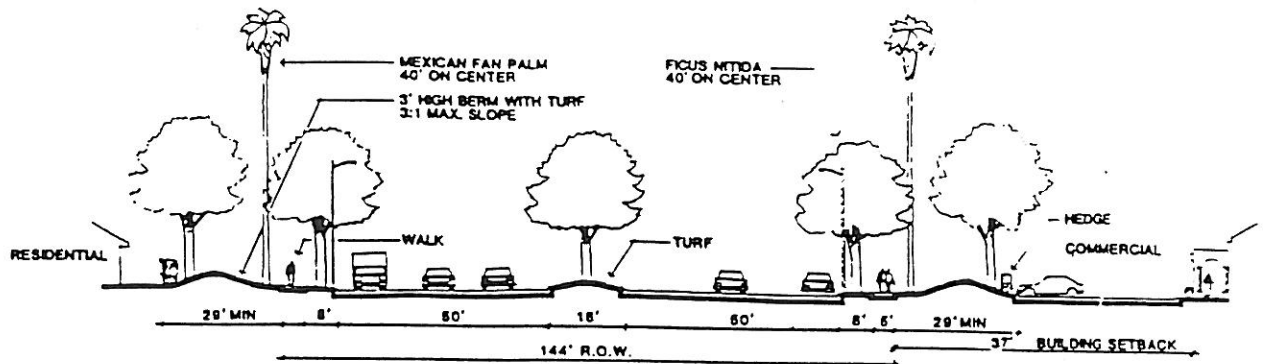
THESE TWO ROADS DEFINE THE CITY LIMITS OF FONTANA AT THE NORTHWEST SECTION OF THE CITY. A STRONG STREETSCAPE IMAGE WILL BE ESTABLISHED TO HELP REINFORCE THE IDENTITY OF BOTH THE CITY AND THE WEST END PLANNING AREA. A LARGE LANDSCAPED SETBACK, WITH BERMS TO SCREEN PARKING, COMBINED WITH REGULARLY SPACED CANOPY TREES, WILL FORM THE STREETSCAPE FOR THESE TWO MAJOR ROADS.



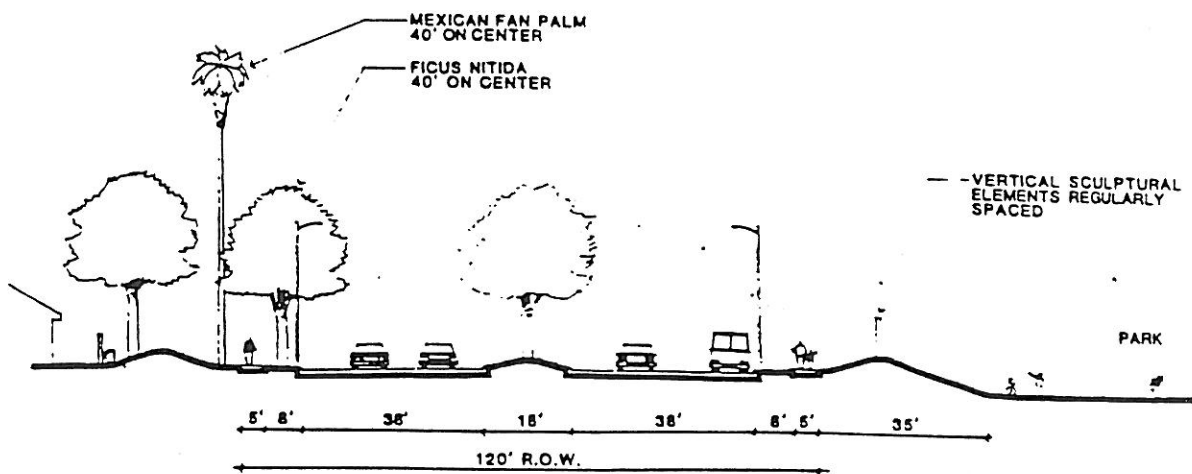
SECTION A1 AT BASELINE ROAD



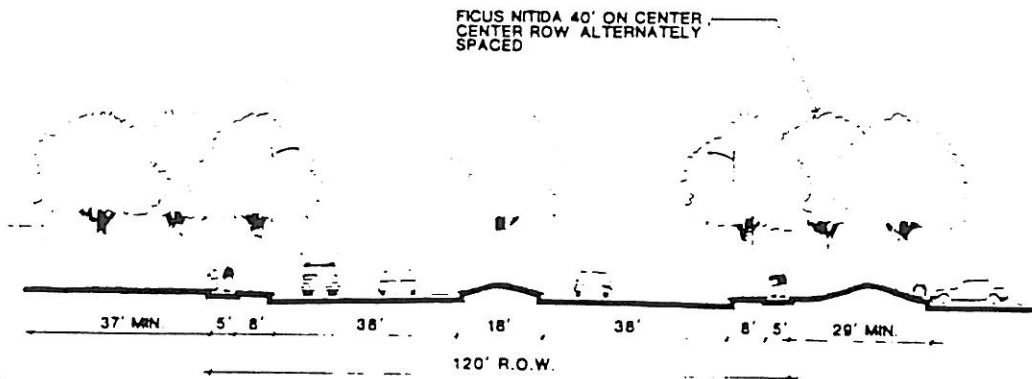
SECTION A2 AT BASELINE ROAD



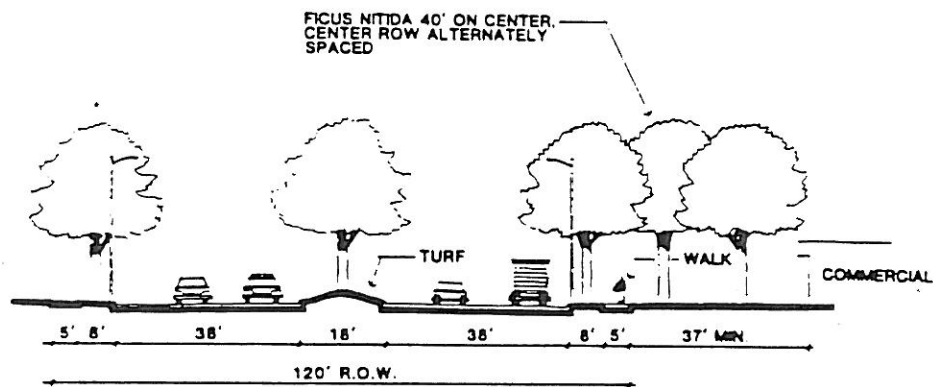
SECTION A3 AT BASELINE ROAD



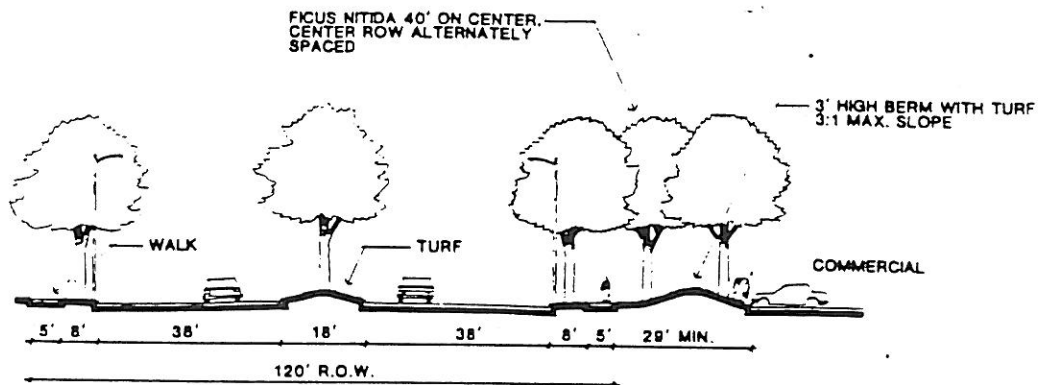
SECTION A4 AT BASELINE ROAD



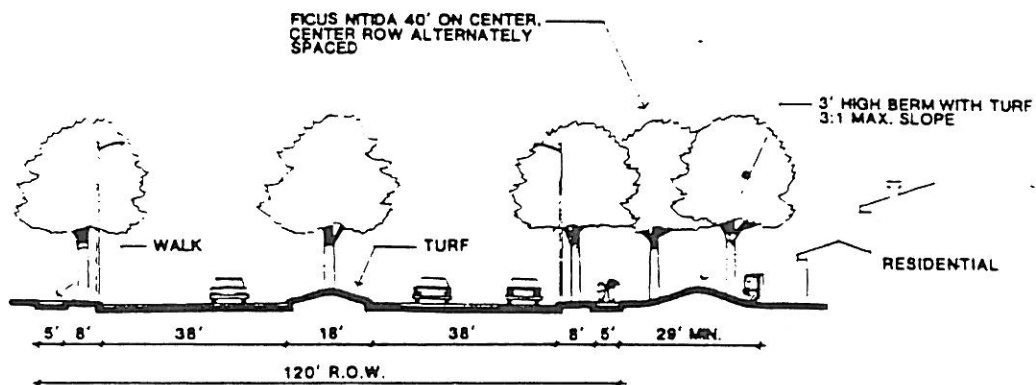
SECTION B AT CHERRY AVENUE



SECTION C1 AT FOOTHILL BOULEVARD

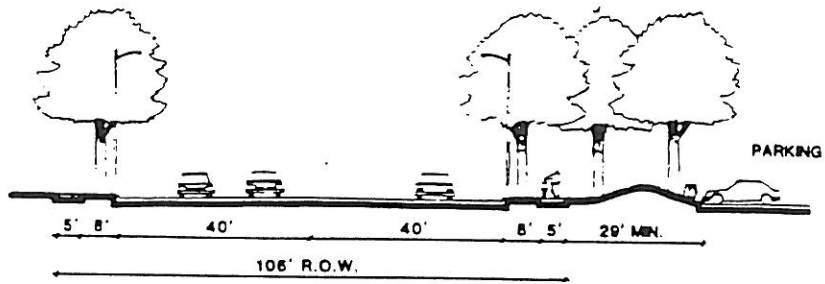


SECTION C2 AT FOOTHILL BOULEVARD



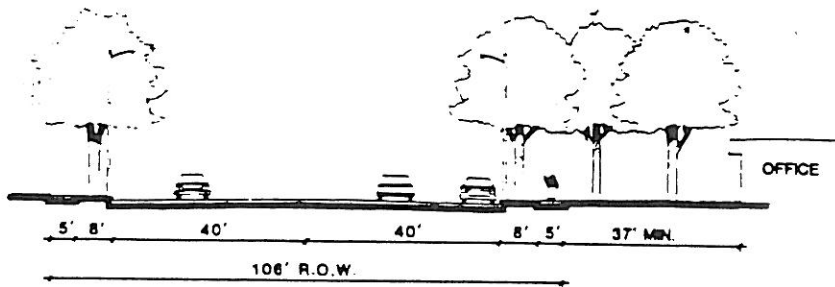
SECTION C3 AT FOOTHILL BOULEVARD

FICUS MTIDA 40' ON CENTER. —
CENTER ROW ALTERNATELY
SPACED



SECTION D1 AT EAST AVENUE

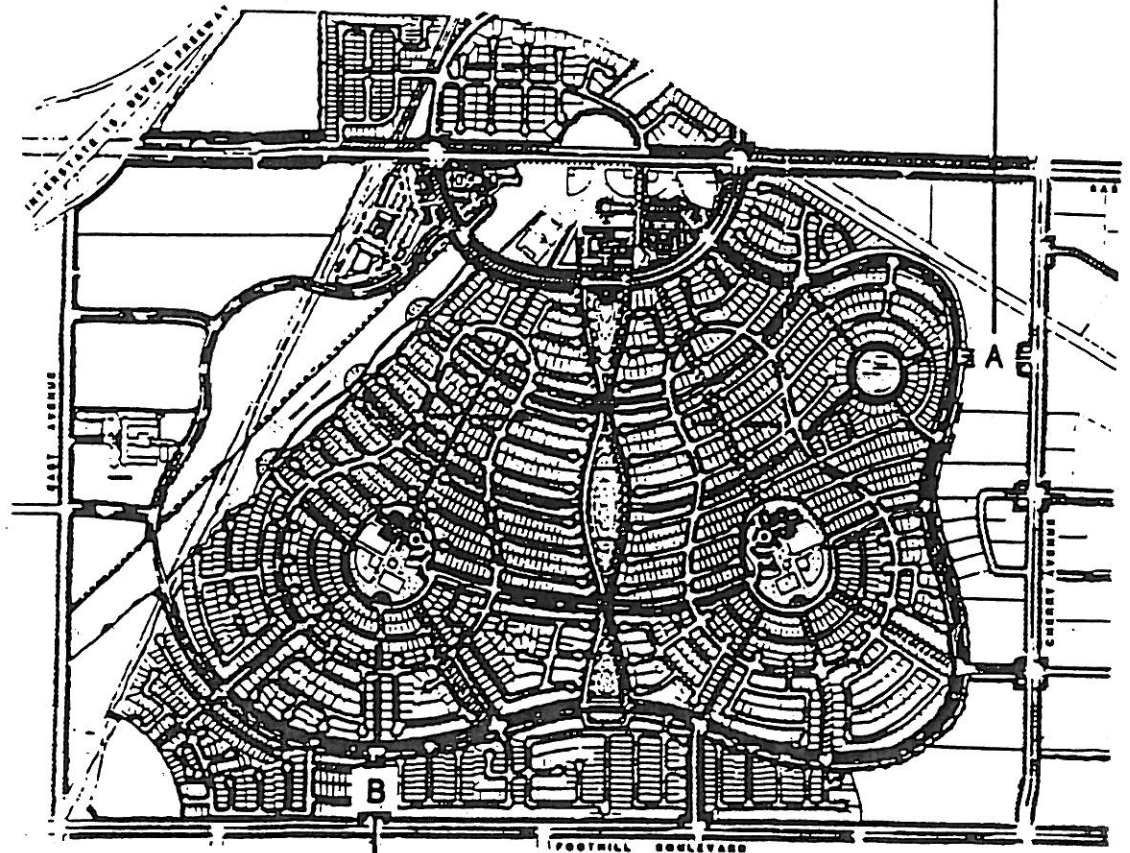
FICUS MTIDA 40' ON CENTER. —
CENTER ROW ALTERNATELY
SPACED



SECTION D2 AT EAST AVENUE

11. VILLAGE ENTRIES

TYPICAL VILLAGE EUCALYPTUS ENTRY WINDROW



TYPICAL VILLAGE PALM
ROW ENTRY

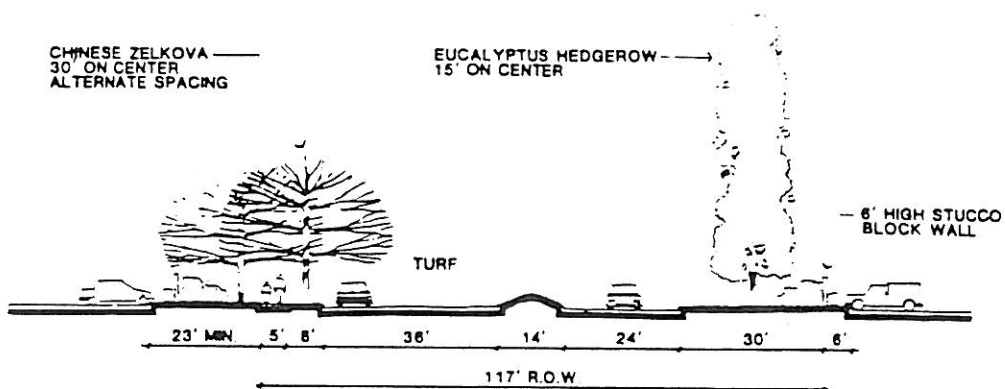
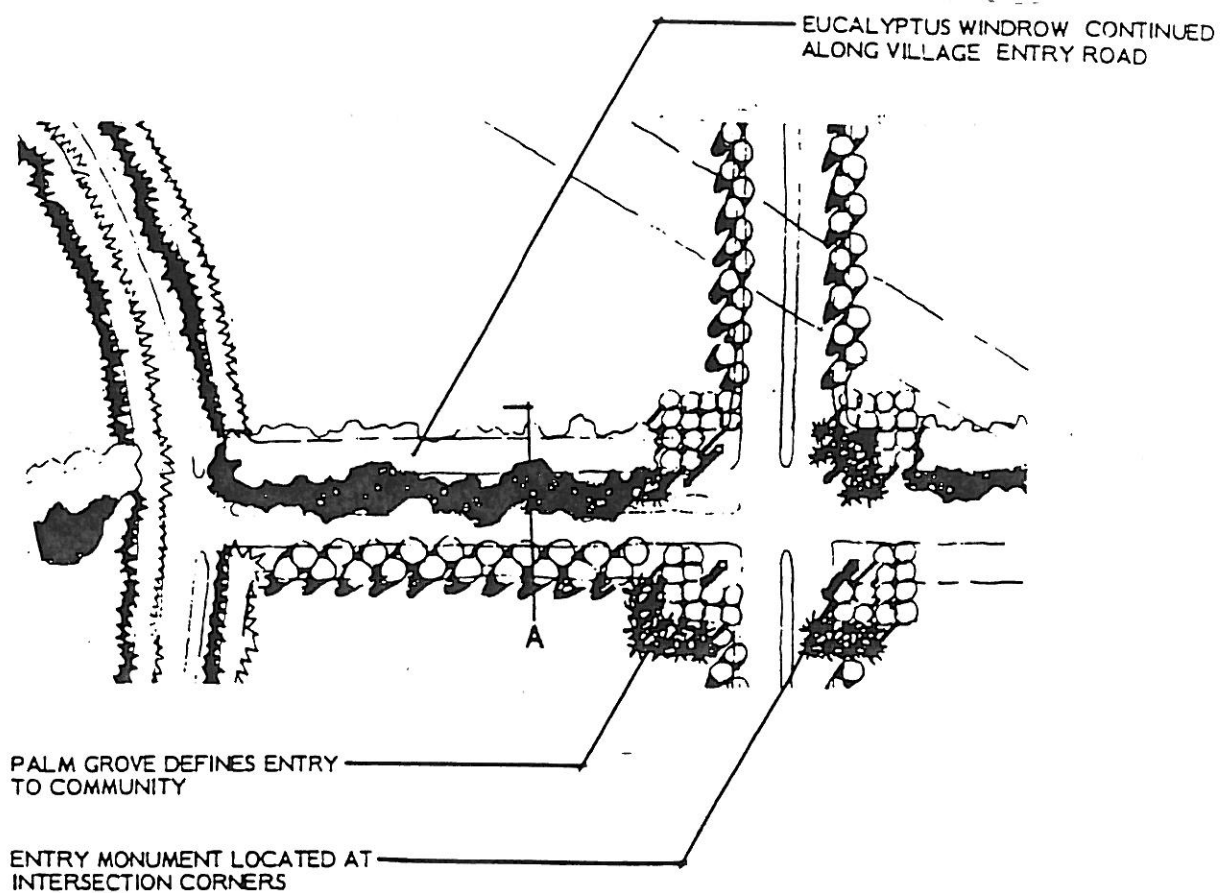
Revised September 16, 1986
Amendment No. 2

III-54

PROPOSED

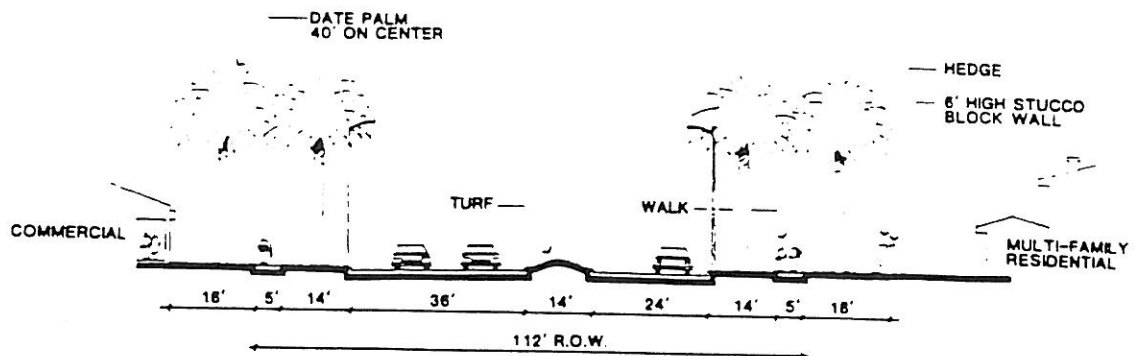
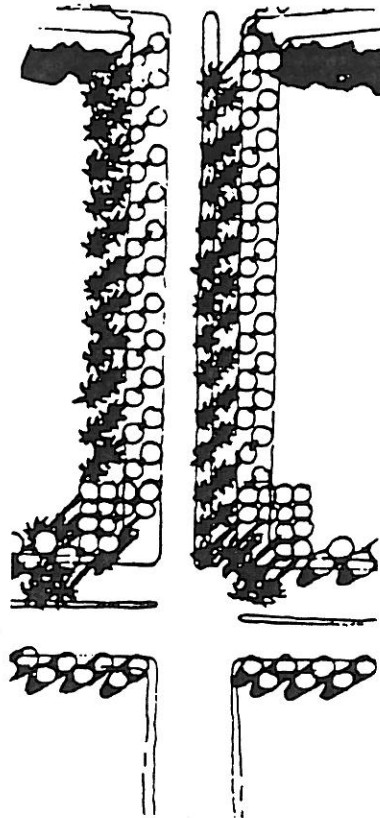
Revised August 20, 1991
Revision 'A'

11A. EUCALYPTUS WINDROW VILLAGE ENTRY



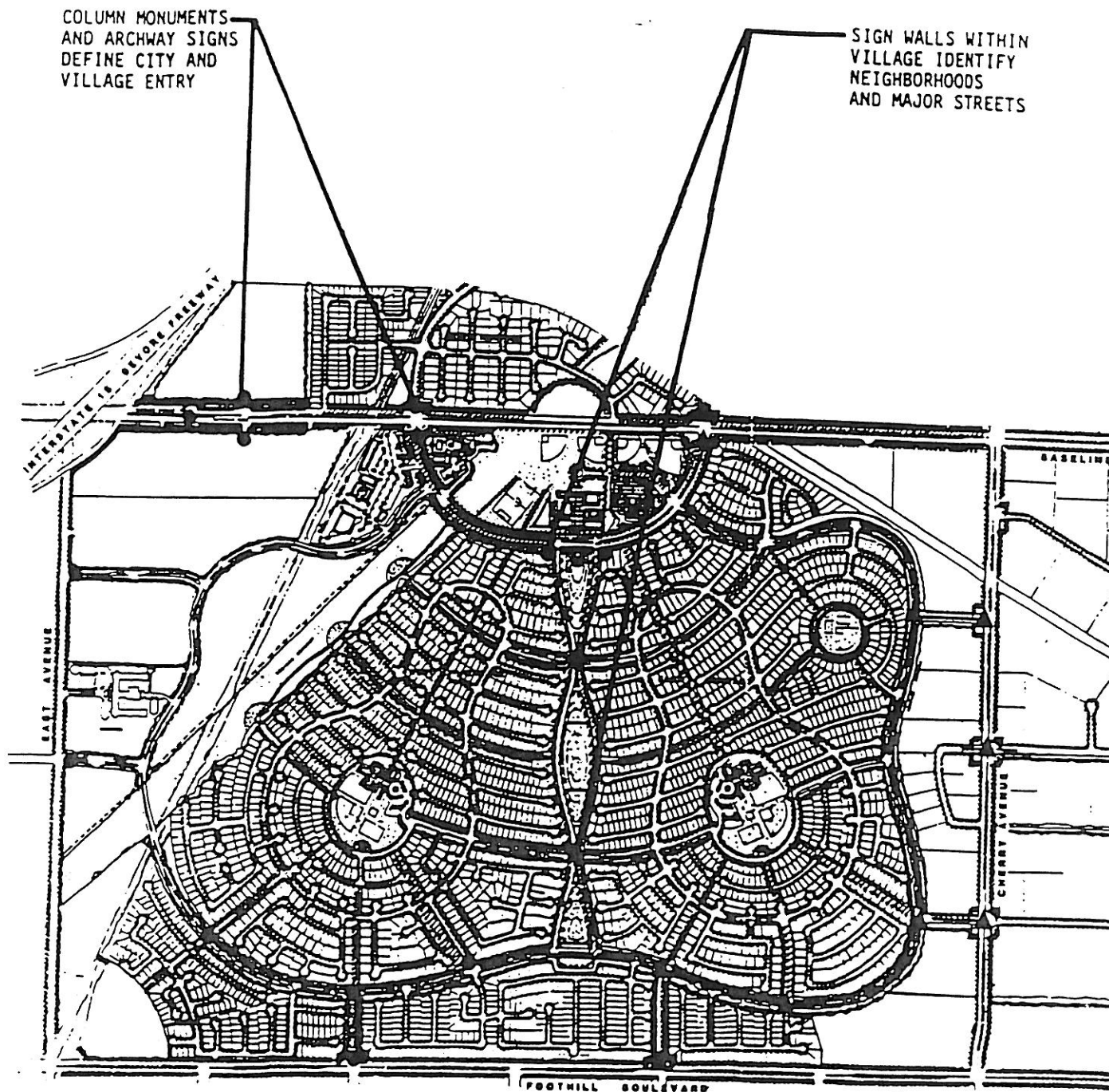
SECTION A. AT VILLAGE ENTRY FROM CHERRY AVENUE

11B. PALM ROW VILLAGE ENTRY



SECTION A. AT VILLAGE ENTRY FROM FOOTHILL BOULEVARD

12. COMMUNITY SIGNAGE AND MONUMENTS



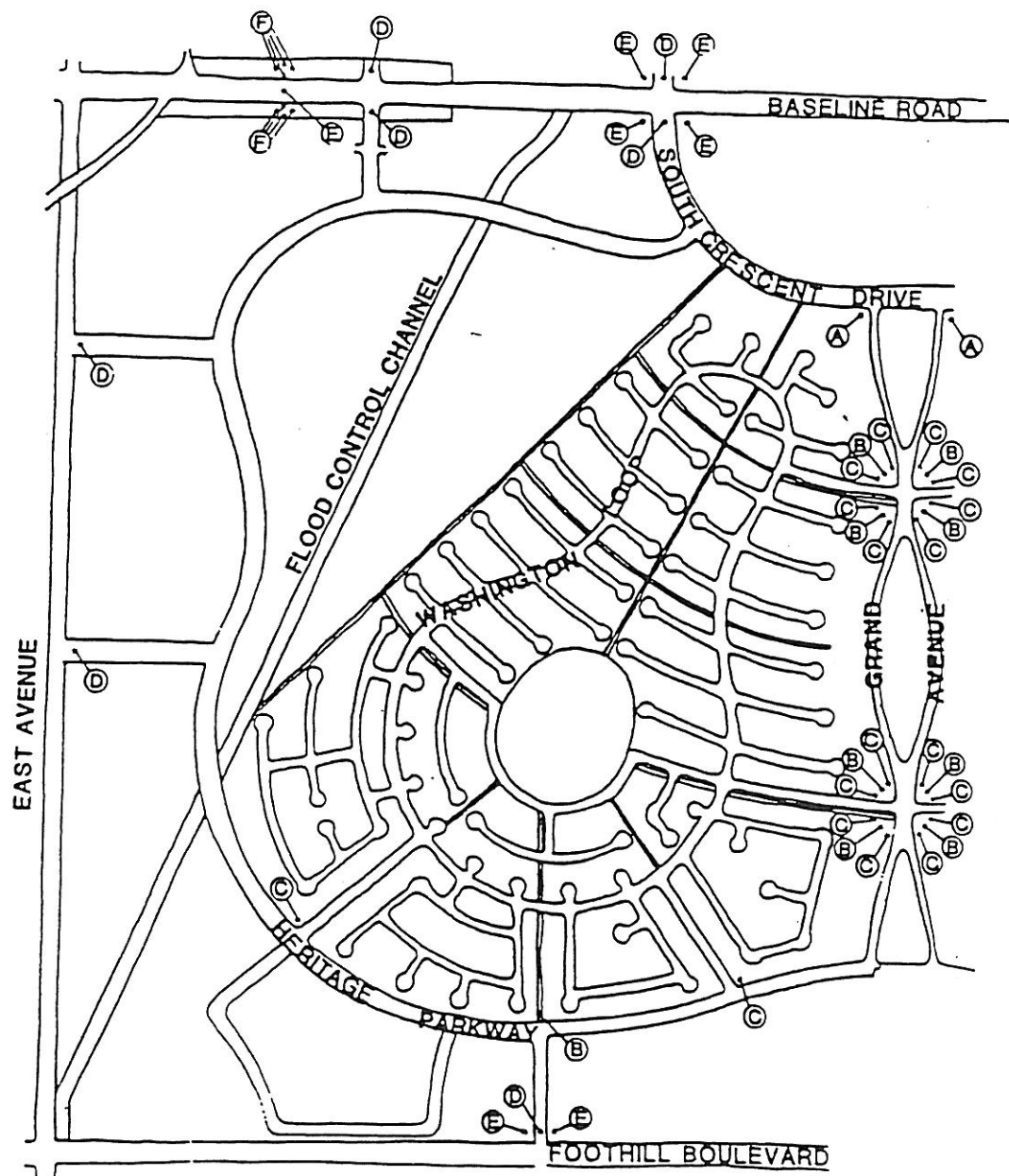
Revised September 16, 1986
Amendment No. 2

Revised August 20, 1991
Revision "A"

III-56a

PROPOSED

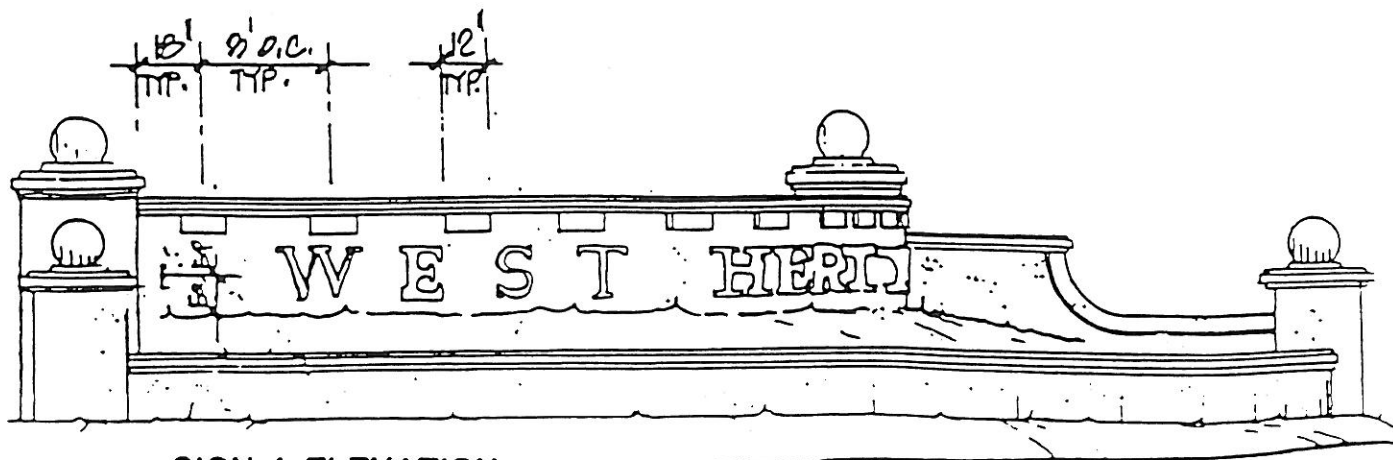
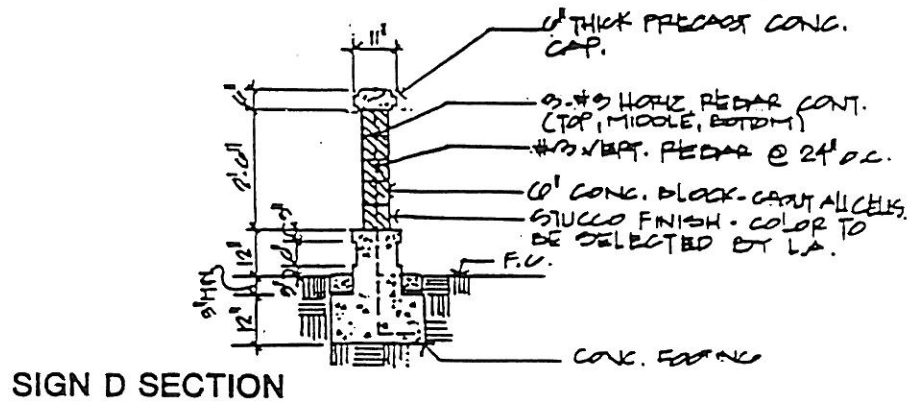
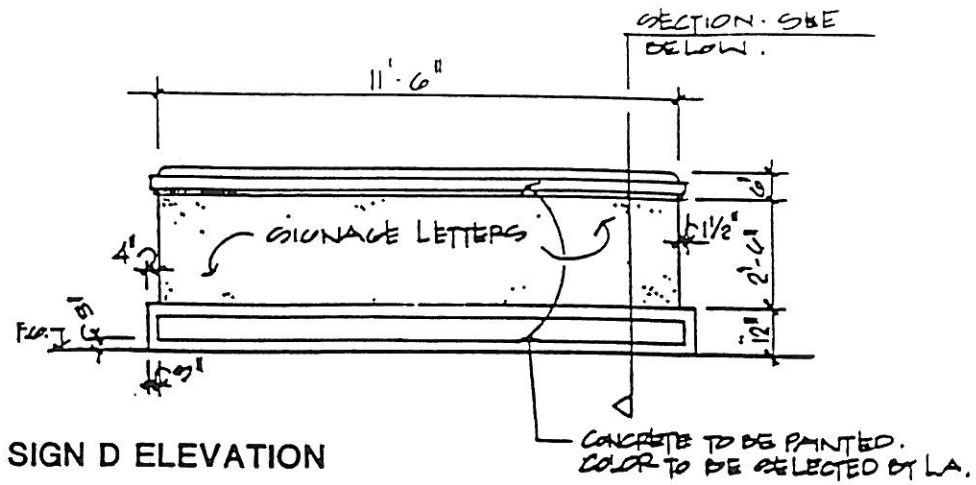
12 A. PHASE I SIGNAGE AND MONUMENTS



LEGEND:

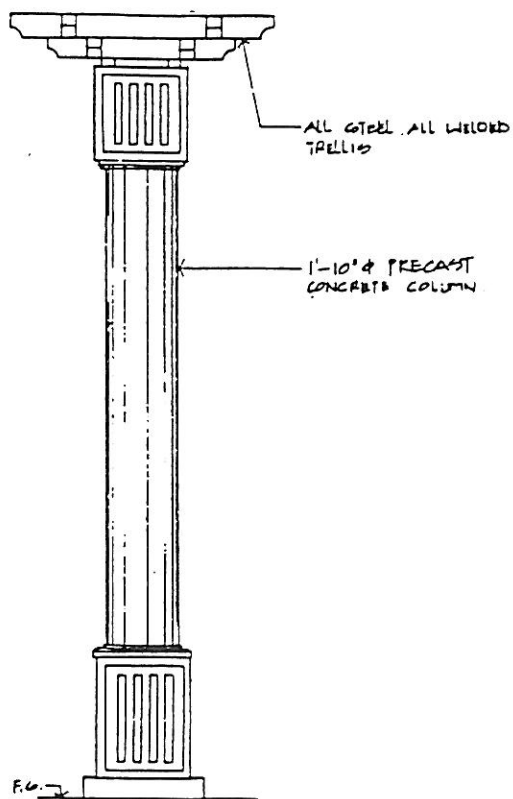
- (A) SIGN A
- (B) SIGN B
- (C) SIGN C
- (D) SIGN D
- (E) ARCHWAY SIGN
- (F) COLUMN MONUMENT

12 B. SIGN WALLS

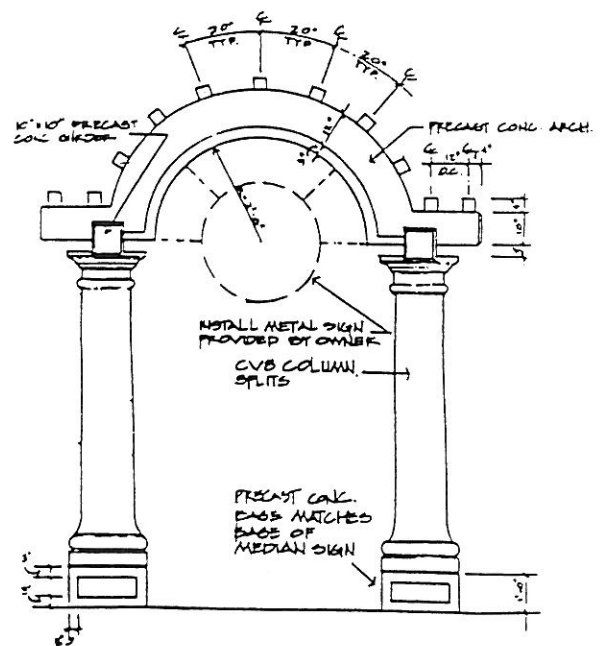




12 C. COLUMN MONUMENT AND ARCHWAY SIGN

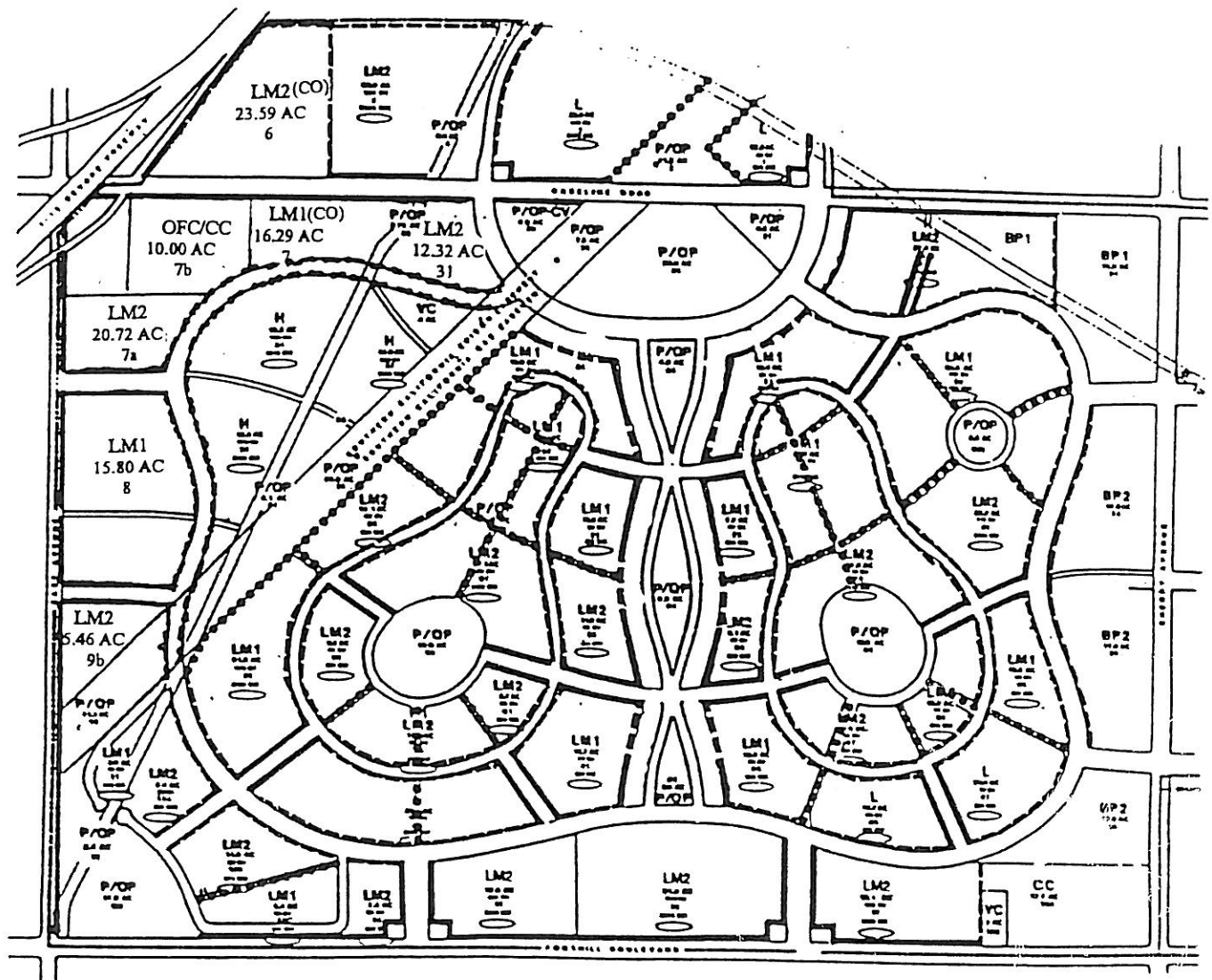


COLUMN MONUMENT



ARCHWAY SIGN

13. COMMUNITY / NEIGHBORHOOD WALLS AND FENCES



- NEIGHBORHOOD
MASONRY WALL
REFER TO 13A
- DECORATIVE
MASONRY WALL
- COMMUNITY
WALL
REFER TO 13A
- TRAIL FENCE
REFER TO 13B

Revised September 16, 1986
Amendment No. 2

III-56f

Revised August 20, 1991
Revision "A"

Revised March 15, 1994
Amendment No. 7

Revised November 17, 1998
Amendment No. 9

Revised August 6, 1991
Amendment No. 5

III-56f

Revised August 20, 1991
Revision "A"

Revised March 15, 1994
Amendment No. 7

Revised November 17, 1998
Amendment No. 9

NEIGHBORHOOD
MASONRY WALL
REFER TO 13A

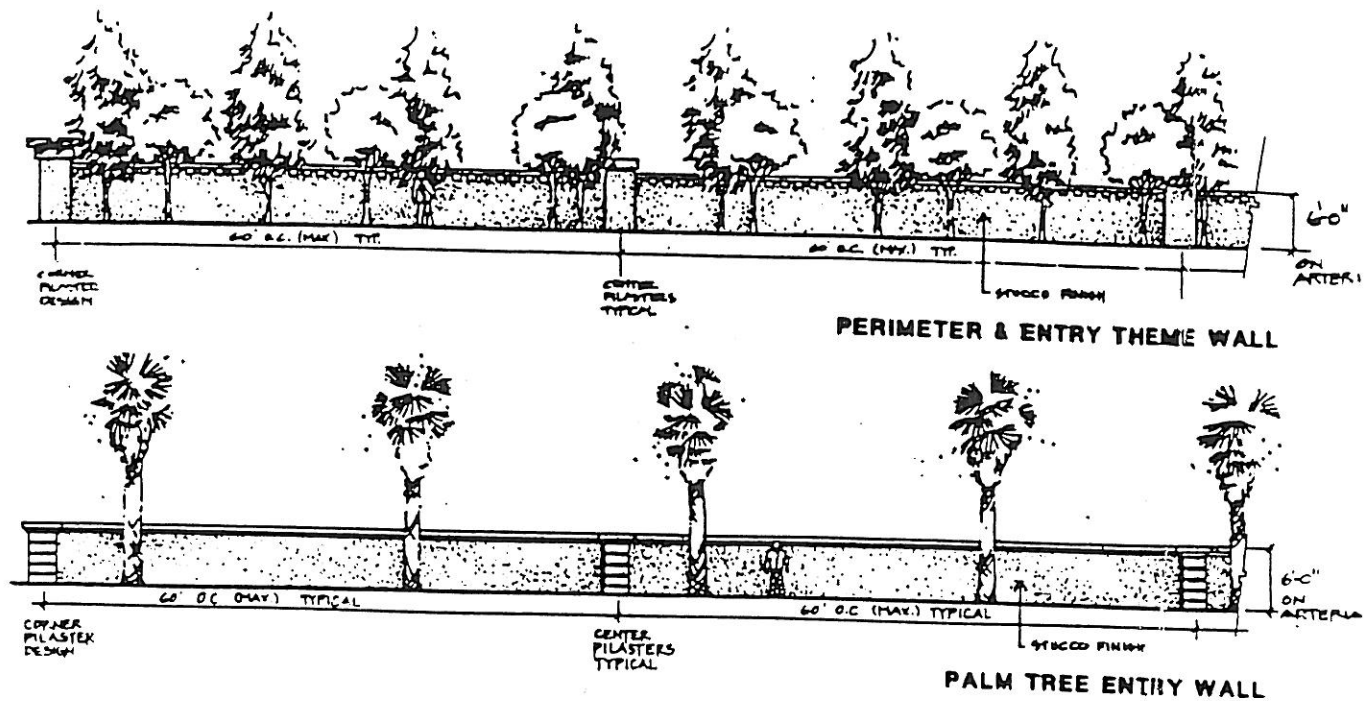
DECORATIVE
MASONRY WALL

COMMUNITY
WALL
REFER TO 13A

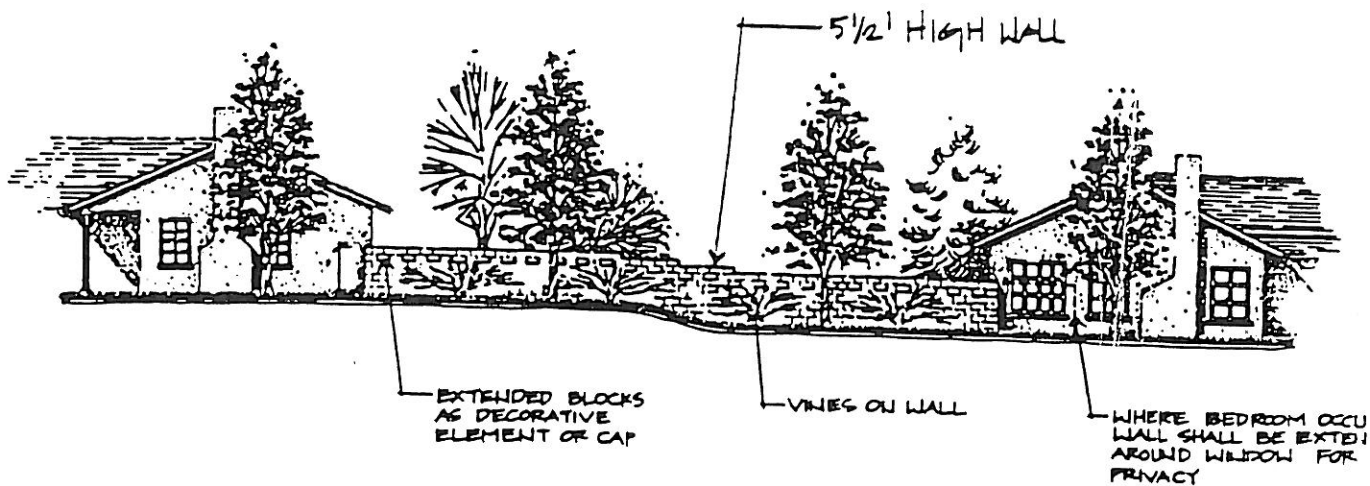
TRAIL FENCE ••••••••••
REFER TO 13B

Revised August 6, 1991
Amendment No. 5

13A. WALLS



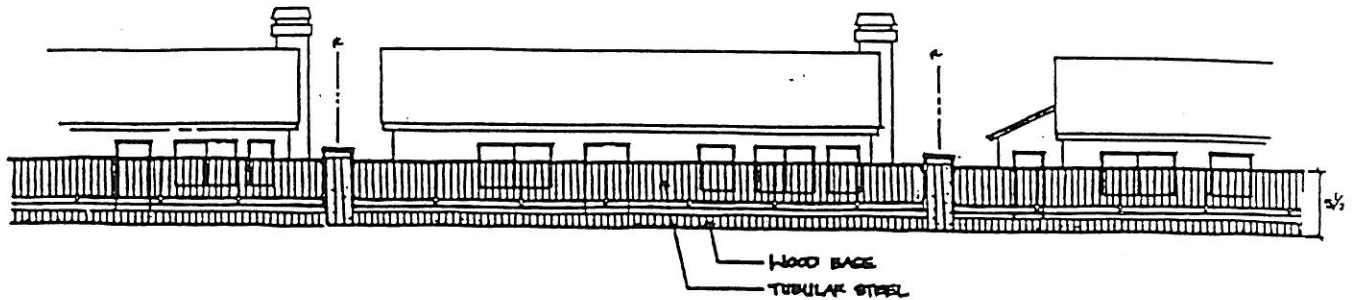
COMMUNITY WALLS ELEVATION



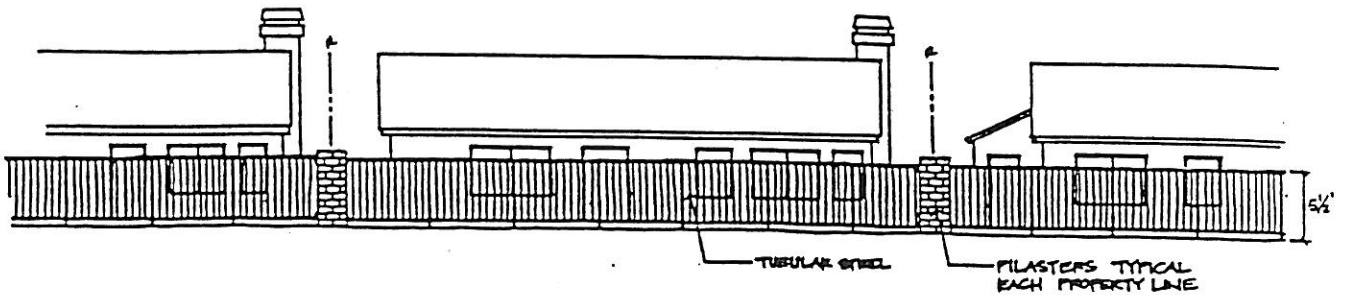
NEIGHBORHOOD WALL ELEVATION III-56g

Revised September 16, 1986
Amendment No. 2

13B. TRAIL FENCES

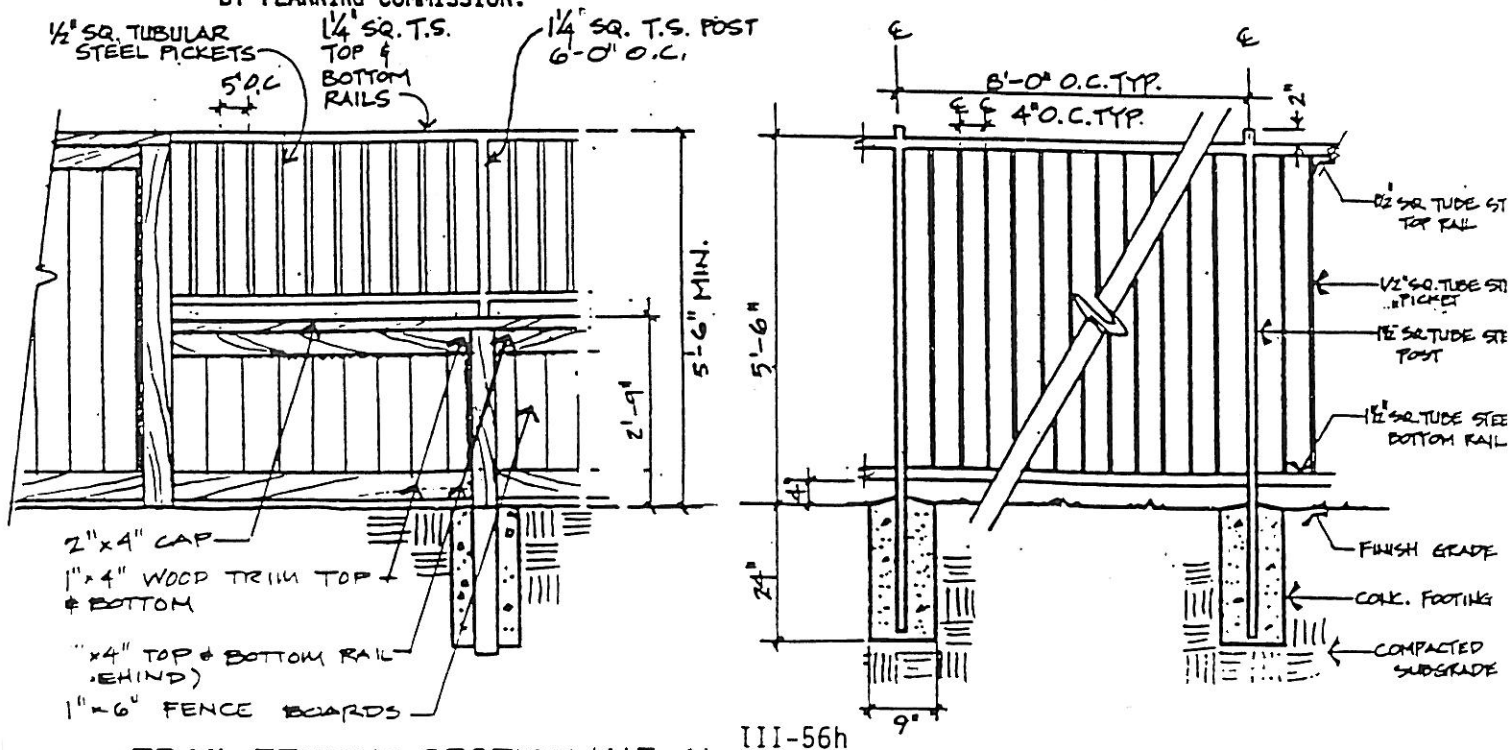


ALTERNATIVE A ELEVATION



ALTERNATIVE B ELEVATION

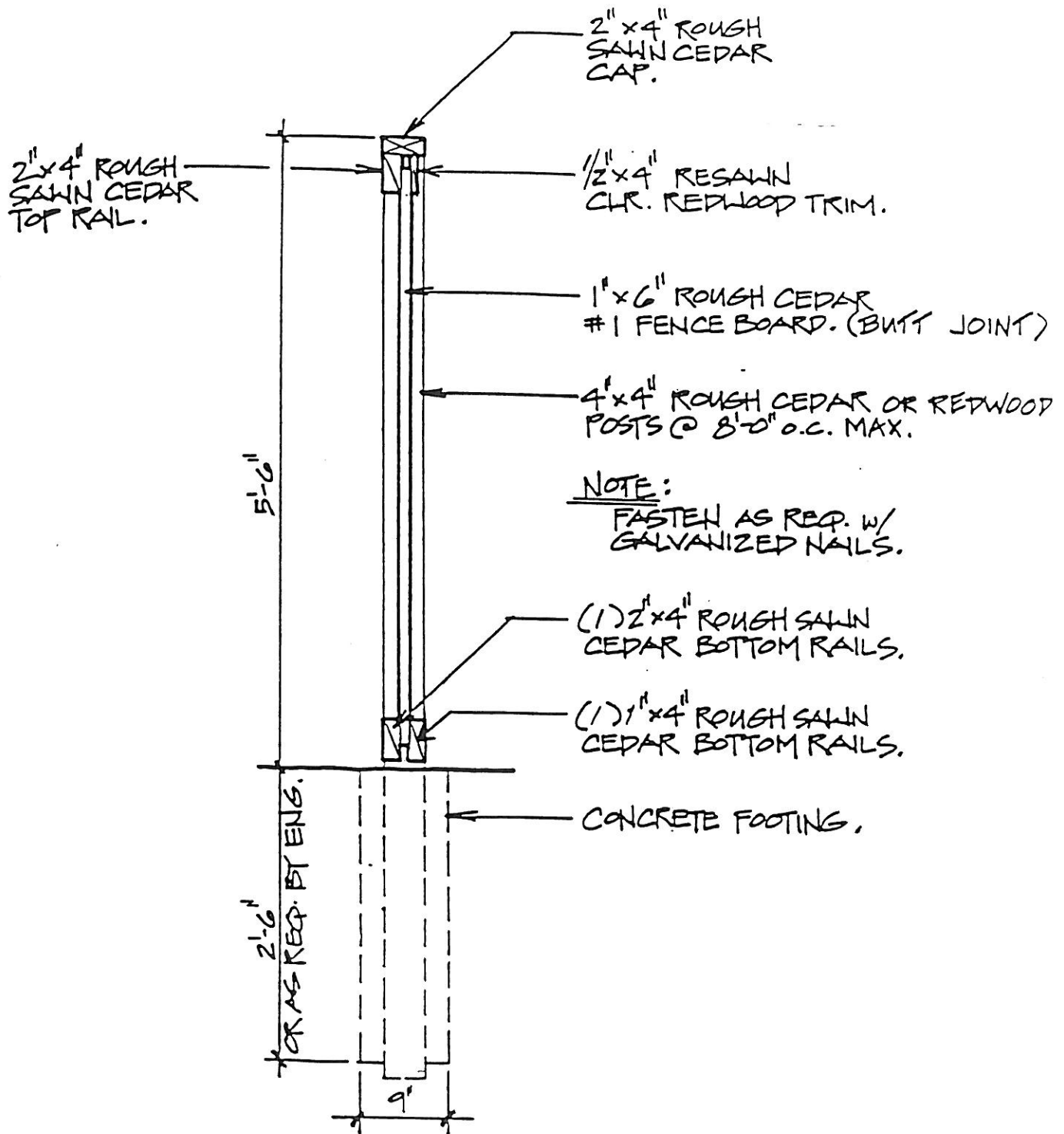
NOTE: SELECTION OF FENCING FOR TRAIL SYSTEMS SHALL BE RESPONSIBILITY OF BD FONTANA WEST END VENTURE SUBJECT TO REVIEW AND APPROVAL BY PLANNING COMMISSION.



TRAIL FENCING SECTION (ALT. A)

TUBULAR STEEL FENCING (ALT. B)

Revised September 16, 1986
Amendment No. 2



LOT FENCING SECTION

E. OPEN SPACE/RECREATION CONCEPT PLAN

The Specific Plan for the West End planning area incorporates open space and recreational facilities as a major element in establishing the community design framework. The following describes the basic components of this open space/recreational system.

1. The Crescent

The crescent has been designed as a community green. This approximately 31-acre green will include an intermediate school site and community buildings. The majority of the green, however, will remain as open park space, providing both a visual and recreational open space amenity.

2. Neighborhood Parks

Approximately eight acres have been designed as neighborhood parks adjacent to elementary school sites within the West End planning area. These parks have been combined with school sites to maximize their use as an amenity for the community.

3. Grand Avenue

The major north-south spine, the Grand Avenue, incorporates approximately 13.0 acres of oval shaped greens into its design. These greens will service as both an elegant open space/recreational amenity as well as for temporary storm retention use.

4. Easements

The approximately 55-acre Southern California Edison and Gas Company easements will be landscaped in specific areas with either naturalized plant material or manicured landscape and will be lined on either side with low growing, dense hedge material. A pedestrian trail will be provided within the easement, to connect with the regional wide trail system.

5. Palm Tree and Eucalyptus Windrow Trails

Approximately 13 acres of palm tree and eucalyptus windrow lined pedestrian systems have been identified throughout the West End planning area. These play an important part in establishing a community wide framework as well as a community wide pedestrian system. Each windrow will incorporate pedestrian paths which will be used to connect the various areas of development throughout the community.

6. Streetscape

The major streets within the West End planning area have been designed with large landscaped zones, adding approximately 30 acres of landscape above that which would ordinarily be provided within standard city street sections. These zones will incorporate street trees, hedges, berms and sidewalks, contributing to the open space network and village character throughout the community.

7. Private Recreational Facilities

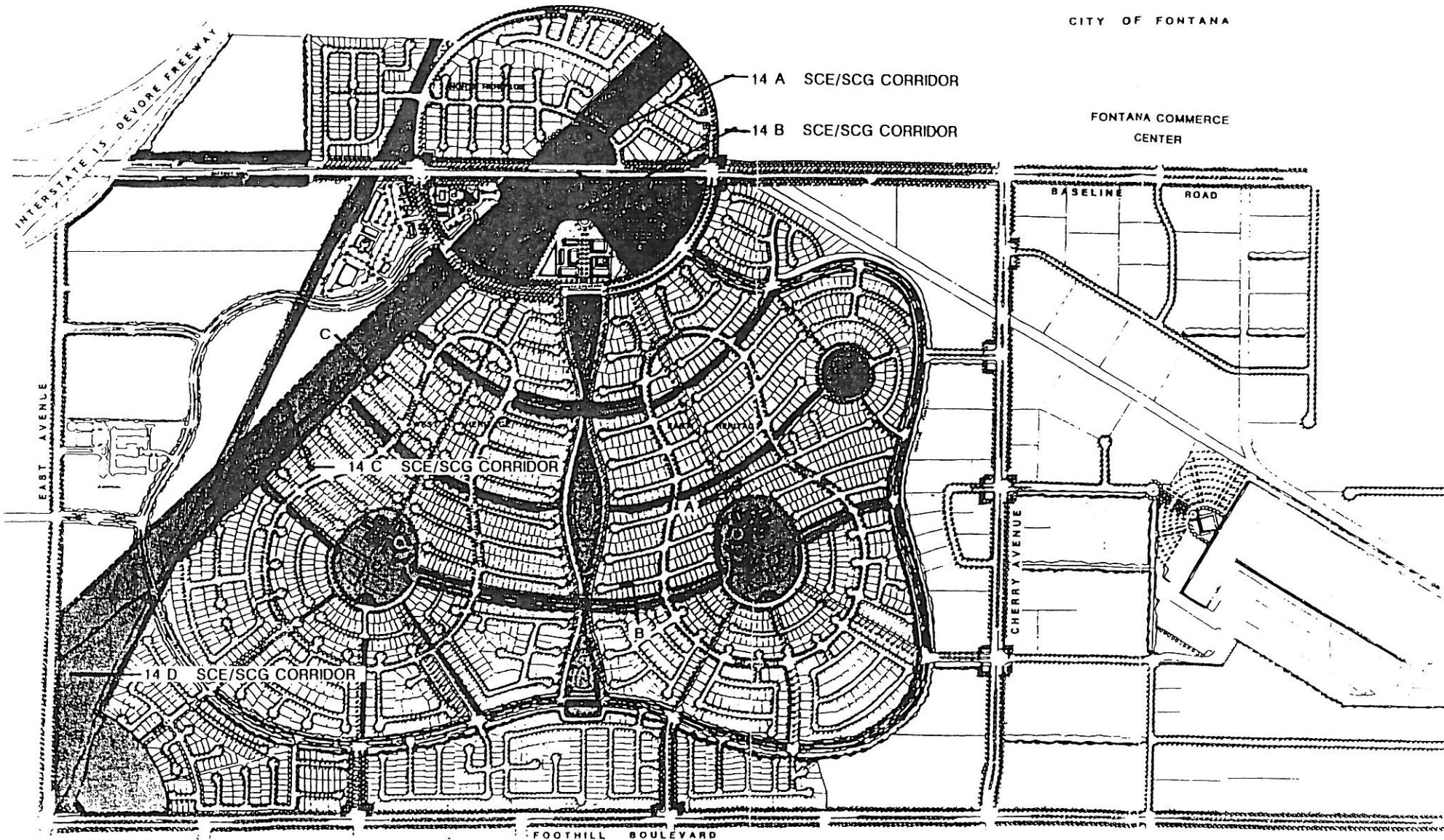
The medium and high density residential areas are intended to provide their own internal recreational amenities. These amenities may include swimming pools, spas, tennis courts and community buildings. It is anticipated that these higher density areas provide recreational amenities to meet the needs of their residents. These developer installed improvements would be maintained by the respective project owners.

8. Implementation

Open space/recreation areas will be reserved as part of the parcel map/subdivision process in accordance with the Open Space Recreation Concept Plan and applicable City ordinances. Maintenance of these public facilities should be through a maintenance assessment district or an equivalent mechanism.

VILLAGE OF HERITAGE

CITY OF FONTANA

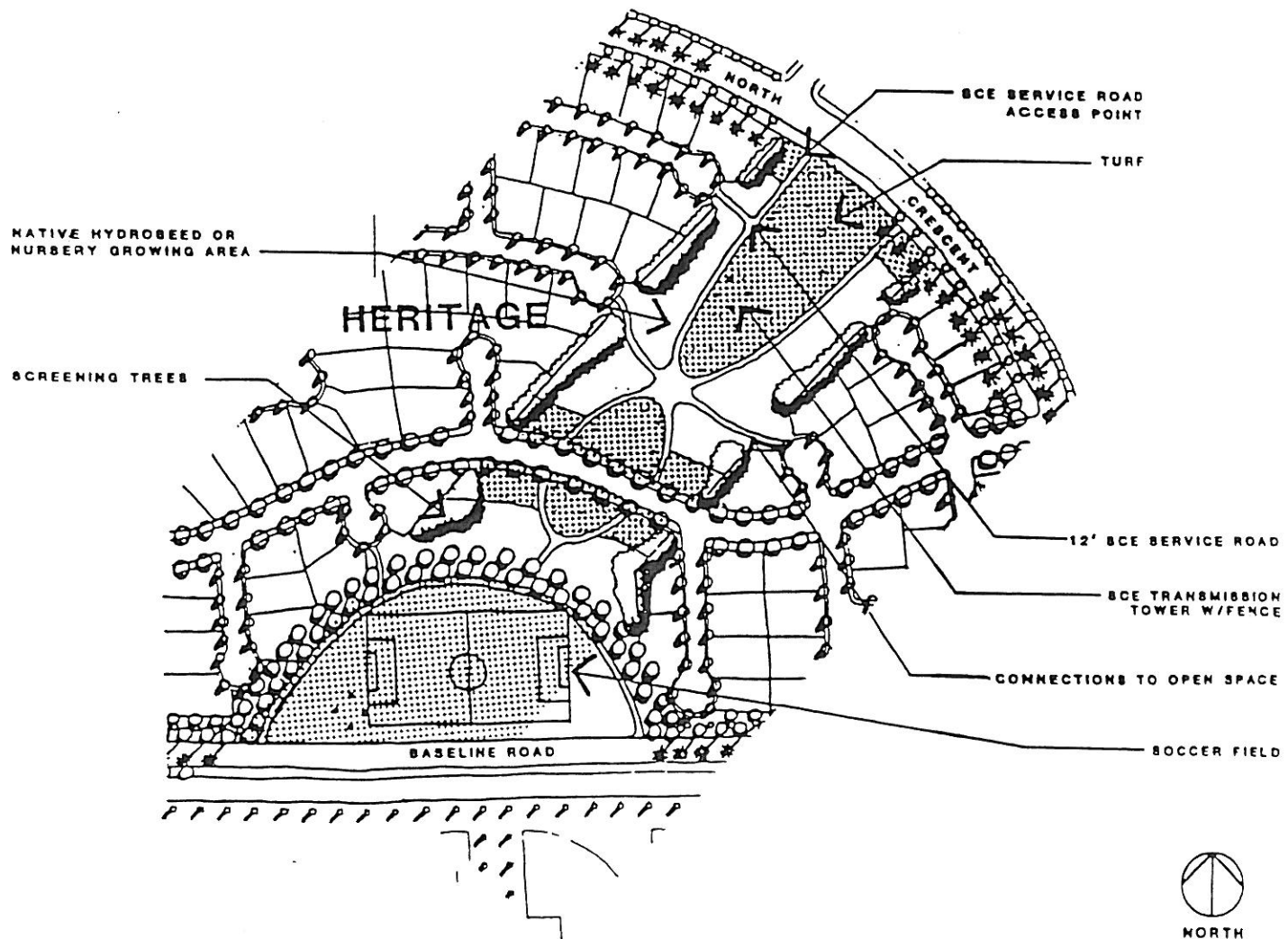


Revised September 16, 1986
Amendment No. 2

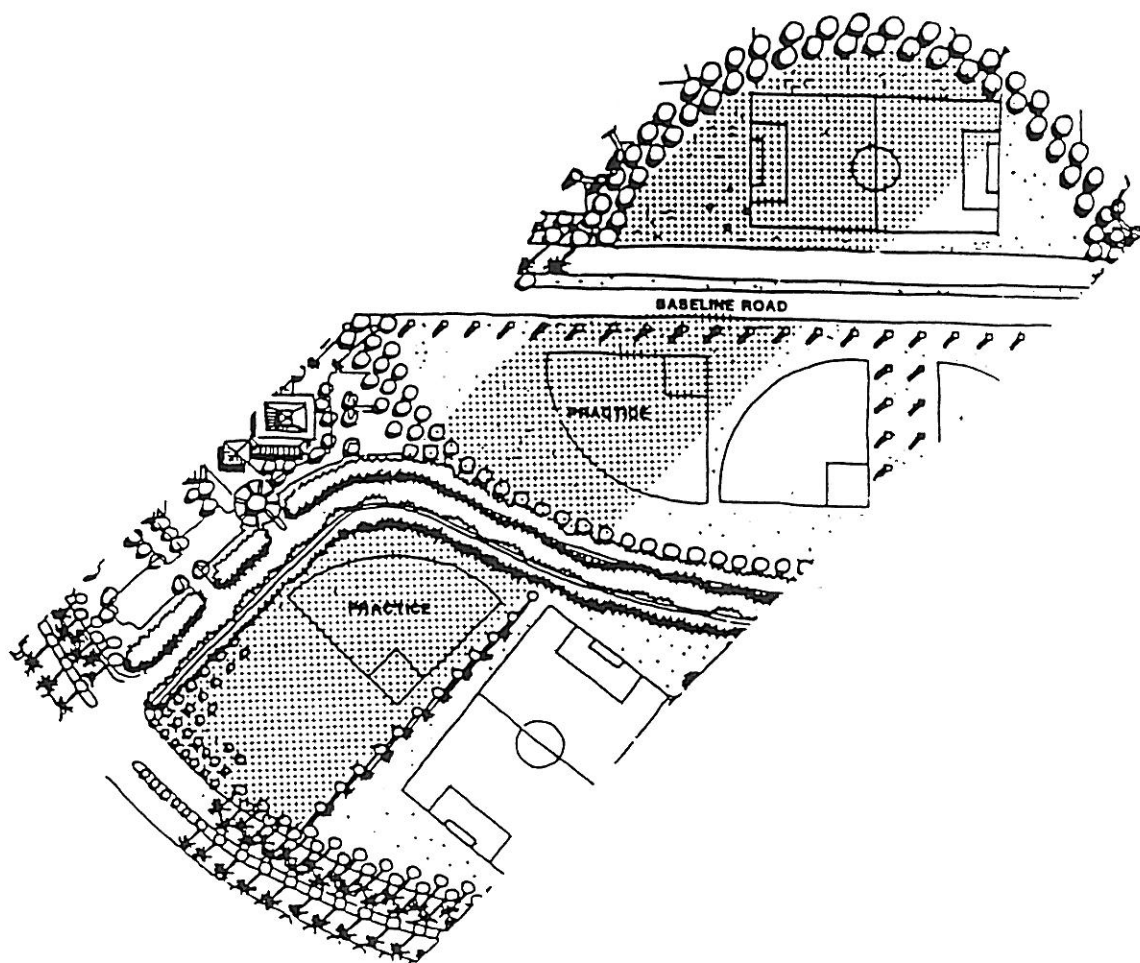
FOOTHILL BOULEVARD

EXHIBIT
OPEN SPACE CONCEPT PLAN

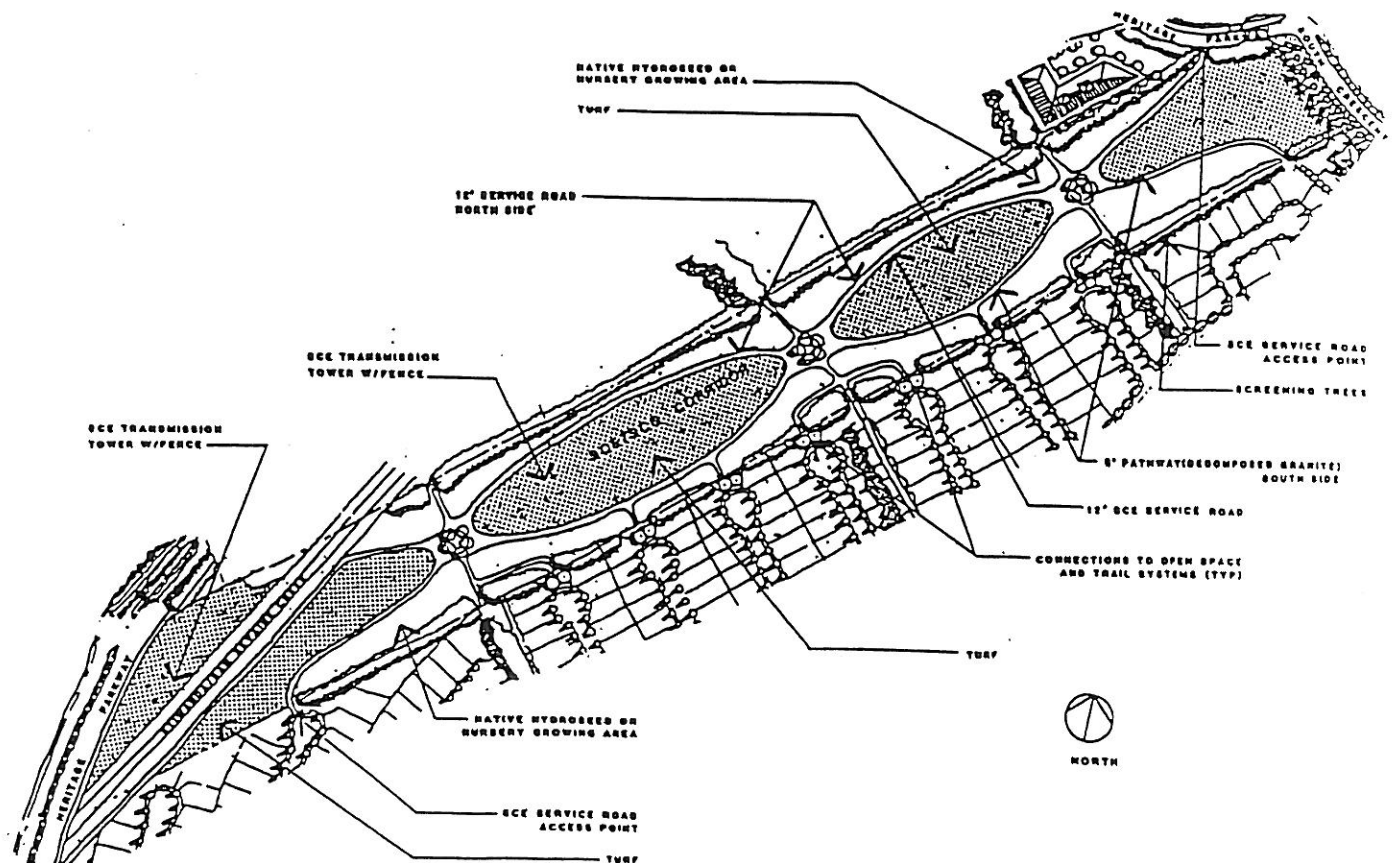
14A SCE/SCG CORRIDOR



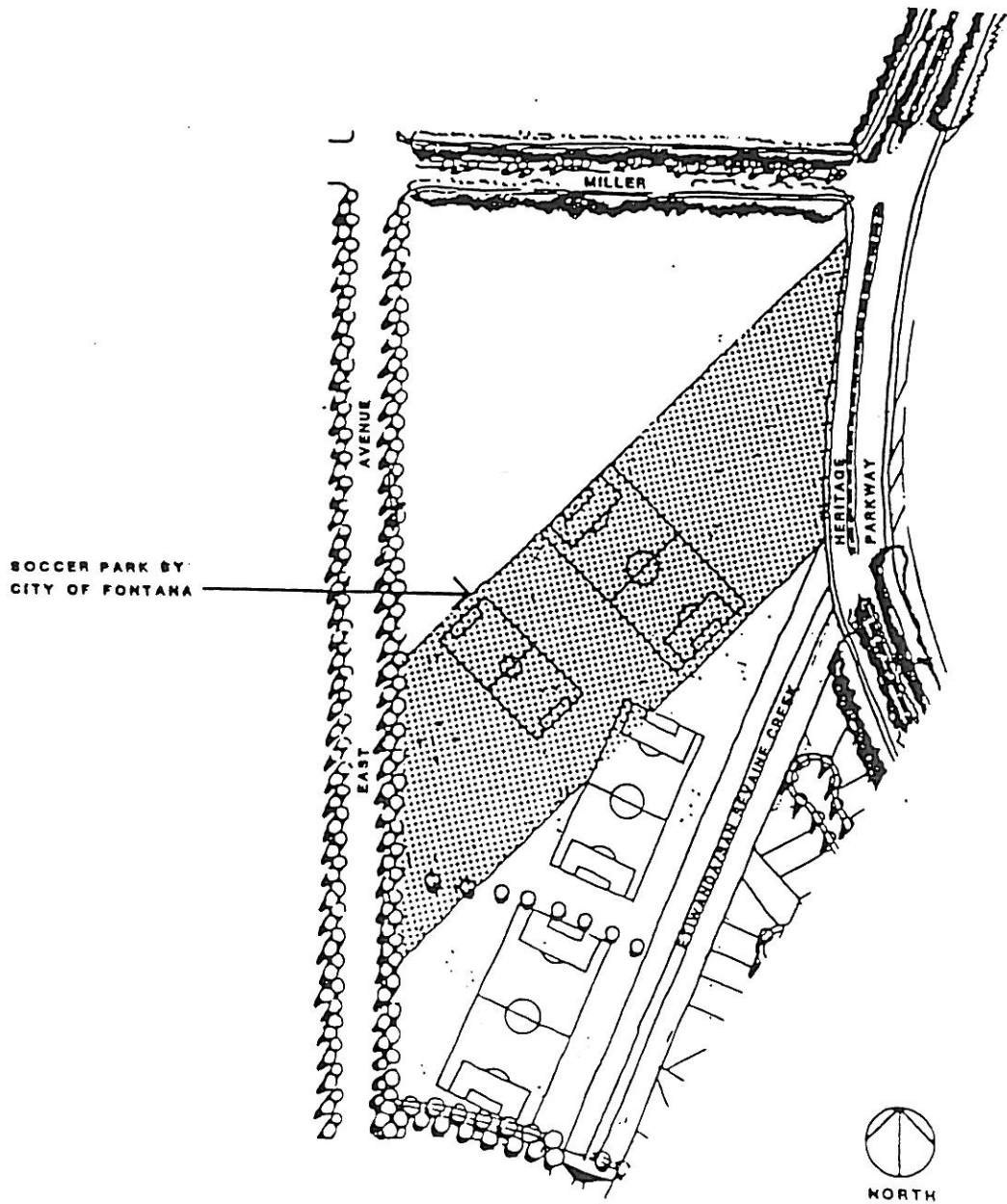
14B SCE/SCG CORRIDOR

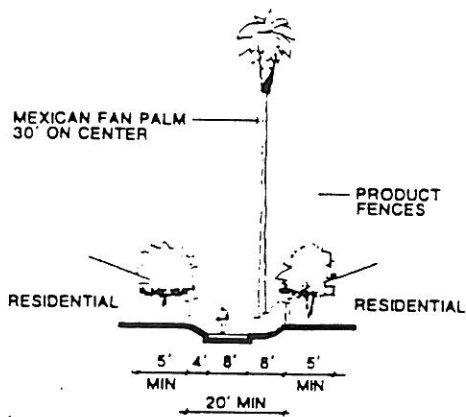


14C SCE/SCG CORRIDOR

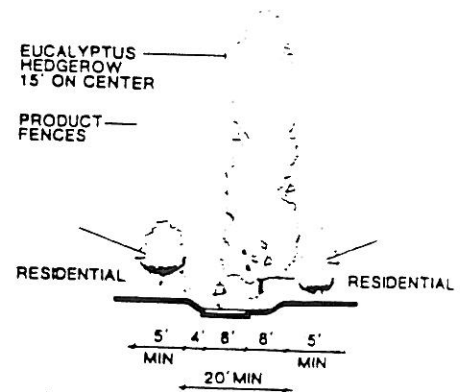


14D SCE/SCG CORRIDOR

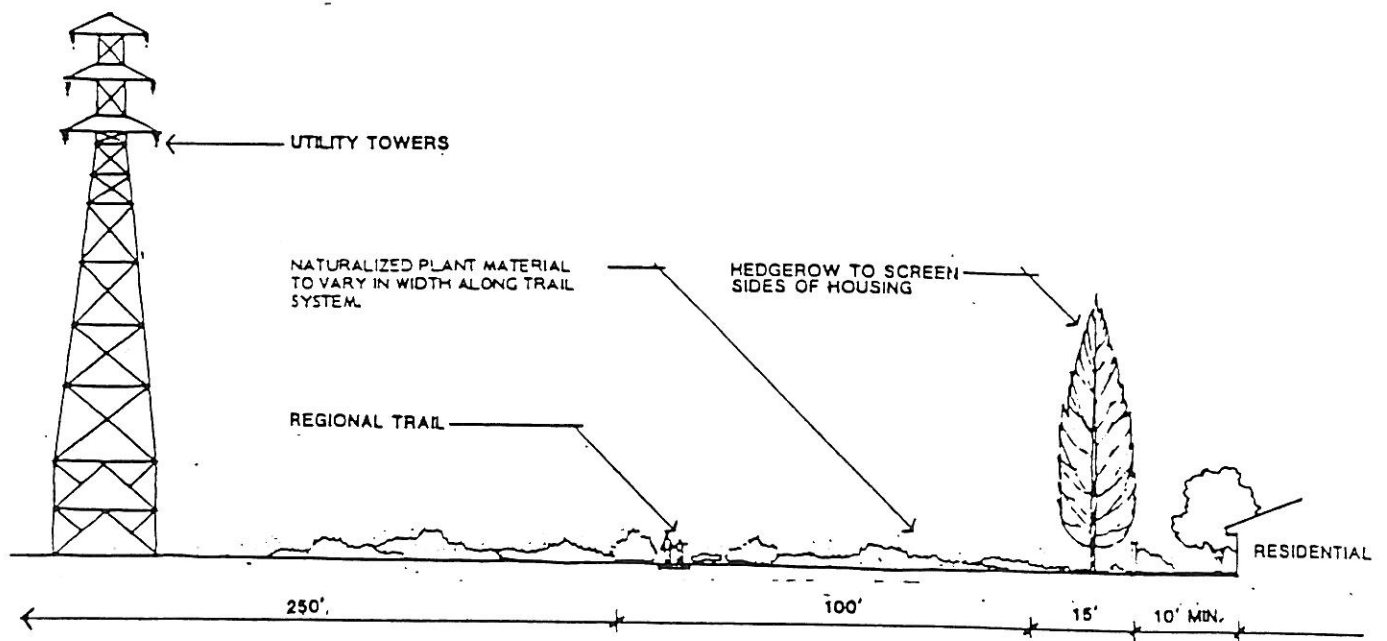




SECTION A AT PALM ROW
AND TRAIL



SECTION B AT EUCALYPTUS
HEDGEROW AND TRAIL



SECTION C SECTION AT UTILITY EASEMENT / REGIONAL TRAIL

F. COMMUNITY FACILITIES CONCEPT PLAN

The West End Specific Plan area provides for a range of community facilities including schools and civic uses. These facilities are located within the entry crescent and throughout the community to serve the residents of the West End planning area. The following is a description of the community facilities being proposed.

1. Schools

Two (2) elementary school sites and one (1) intermediate school site have been identified within the West End planning area. The elementary schools have been located within the residential neighborhoods, in conjunction with neighborhood park sites. Each school site, when combined with the adjacent park site provides ten (10) acres of school/park area. In addition, trail systems connect each of these school sites with adjacent residential neighborhoods. The intermediate school site is located within the crescent, intended to serve as a community focal point. Ten (10) acres have been designated for this school site.

2. Civic Uses

A four acre site located within the crescent has been identified for the development of civic uses and facilities uses such as churches, community meeting buildings, branch libraries or a police contact office. These uses would also be permitted as conditional uses within residential areas. No conditional use permit would be required for uses located along the southside of the crescent loop, that street is specifically planned for intermixed uses.

3. Implementation

The implementation strategy for incorporating community facilities into the West End planning area includes the following:

- a. Setting aside appropriate sites.
- b. Allowing civic and support uses in appropriate use districts.
- c. Committing to negotiations on appropriate funding agreements for sites and improvements.
- d. Acknowledgement of existing service level deficiencies requiring city-wide resolution, i.e., sewer, water, storm drainage.
- e. Integration of design and other mitigation considerations into the Specific Plan.
- f. Incorporation of a cost-effective phasing plan which recognizes rights and responsibilities of all affected parties under the provisions of the plan.
- g. Creative and responsible use of the redevelopment tools available through the North Fontana Redevelopment Project to augment other public and private implementation mechanisms.

G. UTILITIES CONCEPT PLAN

The Utilities Concept Plan describes the manner in which storm drain, sewer and water and utility systems will be provided for the West End planning area. The public utilities systems described are designed to provide adequate services for the maximum level of planned development. Private utility systems for electricity, telephone, and natural gas are not indicated in this plan.

I. Drainage Concept Plan

a. Drainage Systems Deficiencies and Master Planning

The West End Specific Plan area is currently void of any major storm drain improvements, other than the unimproved Etiwanda and San Sevaine Channels. These channels are under the jurisdiction of the San Bernardino County Flood Control District. The planning area is situated in the valley portion of the Etiwanda/San Sevaine watershed, which encompasses most of the City of Fontana and major portions of the communities to the west. Runoff from storms form primarily overland sheet flows, except for the off-site generated flows within the unimproved channels. The off-site downstream facilities are currently inadequate to convey existing storm runoff, as well as the increased runoff expected from urban development.

The drainage deficiencies and requirements for improvements in the North Fontana area were investigated as part of the recently established North Fontana Redevelopment Project (NFRP). Storm drain master planning for this area is the joint responsibility of the San Bernardino County Flood Control District (regional facilities) and the City of Fontana (local facilities). The County's recently accepted master plan of drainage entitled "Day, Etiwanda and San Sevaine Creeks System Drainage Plan" provides for the regional facilities for this area. In addition, the City has adopted a Master Plan of Storm Drains that covers the West End area.

Because of the lack of existing facilities and the absence of any immediate capital improvement program, it will be necessary to install, both the on-site storm drainage system, as well as portions of the off site and possibly, regional facilities. The westerly neighborhood in the West End Specific Plan area is relatively free from existing drainage problems, so development may start there prior to the large scale installation of facilities.

b. Proposed Drainage Improvements

As part of the West End planning area study, an engineering study was prepared to analyze the regional and local drainage facility needs. An engineering study for the local drainage requirements was prepared by Hall and Foreman, Inc., and an engineering study of regional facilities and off-site drainage requirements was prepared by Bill Mann and Associates. These studies are included in the Appendix of this Specific Plan. The studies have identified the specific drainage improvements needed to accommodate development of the West End planning area as identified in the Land Use Master Plan.

The regional flood control improvement shown in Table III-3 are necessary to provide flood protection to the development as well as to re-route the San Sevaine channel from its present location which currently discharges into Banana Street. San Sevaine channel will be rerouted adjacent to Etiwanda Creek and will discharge into an interim channel south of Foothill Boulevard. This coincides with the San Bernardino County Flood Control's Master Plan and will virtually eliminate an existing flooding problem on Banana Street.

In connection with the re-routing of the San Sevaine Channel it will be necessary to provide a drainage facility along Baseline Road from the new location of the San Sevaine channel to the east to pick up the storm water tributary to the old San Sevaine Channel at Baseline Road. The regional facilities and the drain along Baseline Road will have to be constructed when the residential area east of the new Grand Avenue is developed.

The recommended system of drainage improvements for the West End planning area is shown on Exhibit 15, Storm Drain Concept Plan. This plan locates and sizes elements of the 10-year storm drain systems. The plan also recommends an interim retarding basin system for the collection of the increased development runoff until the ultimate off-site improvements have been constructed upstream and downstream. The design was based on the modified rational method and the drainage concepts outlined in the North Fontana Redevelopment Project. Upon development, actual hydrology and hydraulic calculations will be made based on the San Bernardino County Flood Control Manual. Facilities will then be sized on the requirement that the storm water flow not exceed the top of curb for a 25-year storm and the street right-of-way for a 100-year storm.

Because of the current lack of adequate downstream facilities, the development will have to provide an interim drainage system until downstream systems are improved. This interim system is proposed to take the form of engineered basins providing retardation of increased runoff. The basins will be designed to retard the increased flows generated by development, using a 100-year storm within a 24-hour duration. This will ensure that the outflow created by development will not exceed the existing undeveloped flow. These basins will be constructed both onsite and offsite. The offsite basins can be incorporated into a permanent regional system. The onsite basins are temporary and will be removed when the downstream facilities are adequate.

The total amount of retention will not be necessary initially, as only a portion of the site will be developed. It is, therefore, proposed that retention be provided and expanded on a pro rata basis according to the percentage of the site developed.

In addition to providing interim retention facilities, construction of the permanent system as shown on Exhibit 15 Storm Drain Concept Plan is anticipated to take place as development occurs. The system as shown consists of 43,000 linear feet (lf) of storm drain ranging from 18" to 90", and 7200 lf of trapezoidal concrete channel, retention basins, junction structures and catch basins.

The preliminary cost estimate for the 10-year system shown on the Storm Drain Concept Plan is \$7,914,300.00. The cost of regional facilities including provision for the majority of the watershed area outside of the Specific Plan area is \$7,770,000.00 and the cost of onsite interim retention basins is \$761,360.00. These cost estimates are summarized in Table III-3 Drainage Facilities Quantity-Cost Estimate.

c. Drainage Plan Implementation

Construction of the ultimate storm drain improvements shown on the Storm Drain Concept Plan will be necessary for the complete development of the area as it is delineated on the Land Use Master Plan. These storm drain improvements and the in-tract improvements needed for each subdivision may be constructed on an incremental or phased basis, provided the increased runoff is not allowed to adversely affect downstream properties. Runoff retention must be provided, either on-site or off-site, until adequate off-site channel improvements have been constructed downstream.

TABLE III- 4
DRAINAGE FACILITIES
QUANTITY - COST ESTIMATE

| ESTIMATED Item No. & Description | QUANTITY | UNIT UNIT | ESTIMATED PRICE | COST |
|---|----------|--------------|--------------------|-------------|
| I. Storm Drain (Local) | | | | |
| A. 18" RCP | 200 | LF | \$ 36.00 | \$ 7,200 |
| B. 24" RCP | 5,400 | LF | 48.00 | 259,200 |
| C. 30" RCP | 3,900 | LF | 60.00 | 234,000 |
| D. 36" RCP | 8,500 | LF | 72.00 | 612,000 |
| E. 42" RCP | 10,300 | LF | 84.00 | 865,000 |
| F. 48" RCP | 3,300 | LF | 96.00 | 316,800 |
| G. 54" RCP | 4,100 | LF | 108.00 | 442,800 |
| H. 60" RCP | 4,200 | LF | 120.00 | 504,000 |
| I. 66" RCP | 1,200 | LF | 132.00 | 158,400 |
| J. 72" RCP | 300 | LF | 144.00 | 43,200 |
| K. 90" RCP | 1,600 | LF | 180.00 | 288,000 |
| L. 20' X 6.5' Conc. Channel | 65,200 | SF | 4.50 | 293,400 |
| M. 12' X 7.0' Conc. Channel | 41,000 | SF | 4.50 | 184,500 |
| N. 12' X 6.5' Conc. Channel | 60,300 | SF | 4.50 | 271,350 |
| O. 12' X 5.0' Conc. Channel | 67,300 | SF | 4.50 | 302,850 |
| P. 12' X 5.0' Conc. Channel | 36,100 | SF | 4.50 | 162,450 |
| Q. DBL 6' X 11' R.C.B. | 300 | LF | 825.00 | 247,500 |
| R. Junction Str. | 42 | EA | 5,000.00 | 210,000 |
| S. Outlet Str. | 6 | EA | 2,000.00 | 12,000 |
| T. Manhole Str. | 78 | EA | 3,000.00 | 234,000 |
| U. Catch Basin | 116 | EA | 5,000.00 | 580,000 |
| V. Channel Excavation | 51,300 | CY | 2.00 | 102,600 |
| Sub-Total | | | | 6,331,450 |
| Contingency (10%) | | | | 633,145 |
| Civil/Soils Engineer (10%) | | | | 633,145 |
| Permits, Fees & Bonds (5%) | | | | 316,573 |
| TOTAL STORM DRAIN | | | | \$7,914,313 |
| II. Flood Control (Regional) | | | | |
| A. Construct Concrete Channels (Etiwanda & San Sevaine I-15 to Foothill Blvd) | | LS | | 5,175,000 |
| B. Interim Channel With Ultimate Road Crossings (Foothill Blvd. to S.F.R.R.) | | LS | | 1,800,000 |
| C. Off-Site Drainage Retention (Victoria Basin and Lower San Sevaine Basin) | | LS | | 445,000 |
| D. Debris Storage (Lower San Sevaine Basin) | | LS | | 350,000 |
| TOTAL FLOOD CONTROL | | | | \$7,770,000 |

TABLE III-3 (Cont'd)
DRAINAGE FACILITIES

| | | | | | |
|--|---|---------|----|------|--------------|
| III. | Interim Retention Basins (On-Site) | | | | |
| A. | Excavation | 503,360 | CY | 1.00 | 503,3 |
| B. | Spillway, Basin Drains, etc. | | LS | | 93,0 |
| C. | Contingency & Engineering | | LS | | <u>165,0</u> |
| TOTAL INTERIM RETENTION BASINS (on site) | | | | | \$ 761,3 |
| IV. | Offsite Storm Drain | | | | |
| A. | Construct Storm Drain along Baseline Road | | LS | | 1,000,00 |
| TOTAL OFFSITE STORM DRAIN | | | | | \$1,000,00 |

Developers within the planning area will be required to construct in-tract storm drain facilities to meet the standards of the City of Fontana. If the improvement costs do not equal or exceed the local storm drain fees, then the difference shall be paid to the City as required by City ordinance.

The cost of the West End planning area's on-site backbone storm drain facilities are expected to exceed \$6,100.00 per gross acre. This cost per acre does not include the regional or interim improvements. When the three types of improvements are combined the cost per acre will exceed \$ 17,000.00. One or a combination of the following vehicles will therefore be necessary to finance the construction of these drainage improvements:

- 1) Developer construction of improvements with reimbursement agreements as appropriate.
- 2) Special assessment proceedings, or benefit assessment per AB 549.
- 3) Redevelopment Agency participation through the use of tax increment financing and owner participation agreements.

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council:

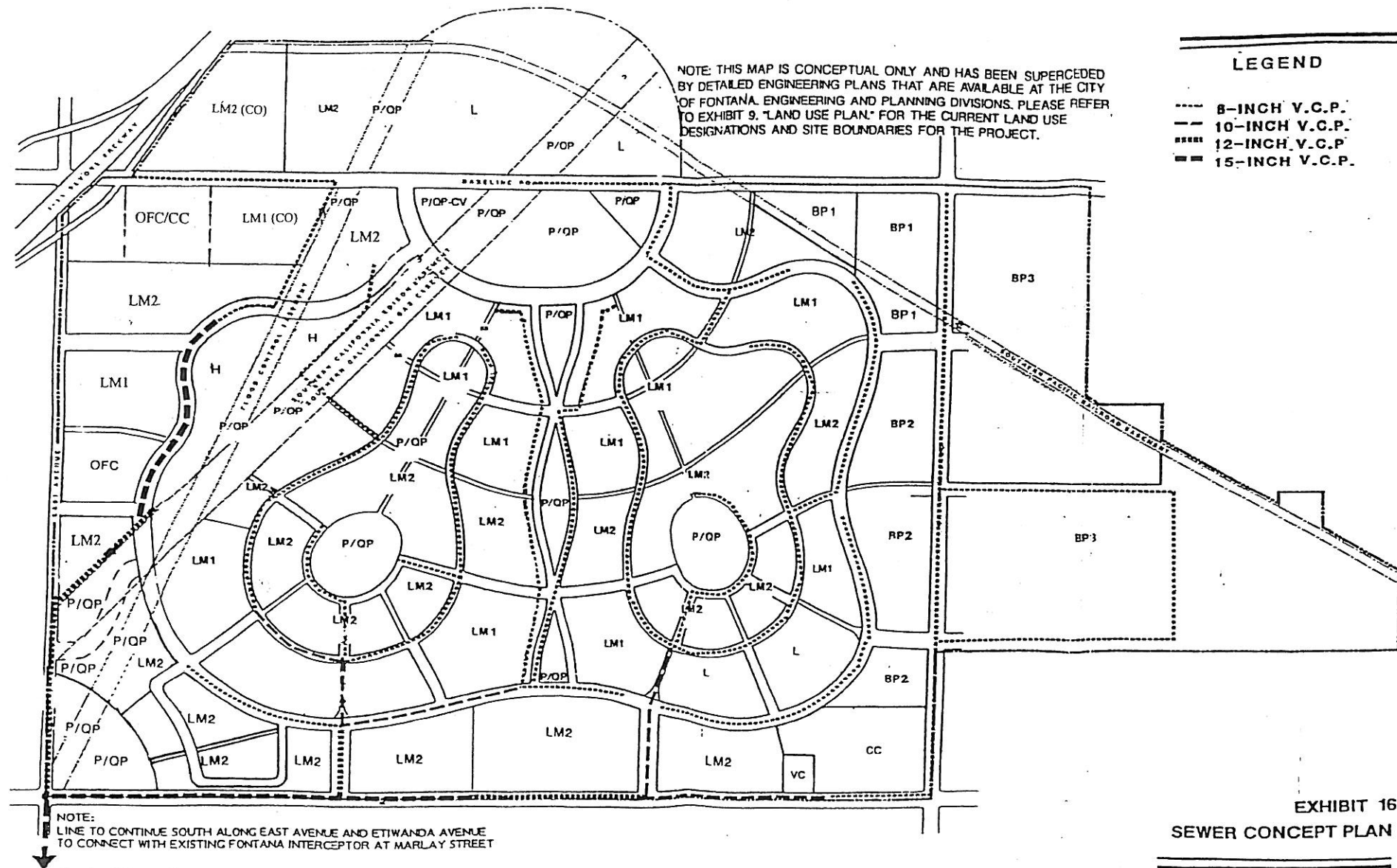
- o Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for the provision of adequate flood protection facilities for this subdivision have been entered into by the City of Fontana, and/or the County of San Bernardino Flood Control District as may be necessary. **(Refer also to Conditions of Approval, 19 March, 1985, pgs. iii-1-5.)**
- o No occupancy permits for any dwelling unit, except for model homes, shall be issued until facilities adequate for protection of such dwelling units against 100 year flood inundation are determined to be complete and operational by the City of Fontana and, where applicable, by the County of San Bernardino Flood Control District. **(Refer also to Conditions of Approval, 19 March, 1985, pgs. iii-1-5.)**

2. Sewer Concept Plan

a. Sewer System Deficiencies and Master Planning

There are no existing City of Fontana sewer lines within or adjacent to the West End planning area. The sewer transmission main nearest the planning area, in which the City has capacity, is located on Marlay Avenue, approximately 4.5 miles from the southern boundary of the site. This is the Fontana Interceptor owned by Chino Basin Municipal Water District (CBMWD).

The Chino Basin Municipal Water District is responsible for treating raw sewage originating in the City of Fontana, pursuant to a contract between the City and CBMWD. Sewage treatment is presently provided at Regional Plant No. 1, located in the City of Ontario.



The City of Fontana is responsible for the planning, operation and maintenance of the sewage collection and transmission system. The City has adopted a Master Sewer Plan which includes the location and sizing of sewer mains in a system designed to serve the City's ultimate development. It will be necessary to revise this plan because the capacity (south of Foothill Boulevard) in the sewers will not be required if CBMWD Regional Plant No. 4 for sewage treatment (in the vicinity of Arrow Highway and Etiwanda Avenue) is constructed.

An engineering study of the sewer requirements for the West End planning area based on the proposed Land Use Master Plan was prepared by Hall and Foreman, Inc. Design of the sewer system for the site was based on the generation, peaking and hydraulic factors contained in the City's Master Sewer Plan dated October 1982, with the alignment modified to better serve the planning area.

b. Proposed Sewer Facilities

The recommended "backbone" system for sewage collection in the West End planning area is illustrated in Exhibit 16, Sewer Concept Plan.

The City's Master Plan shows a sewer on East Avenue proceeding southerly on various streets to intersect the CBMWD trunk sewer on Marlay Avenue at Mulberry Avenue. The Cucamonga County Water District (CCWD) Master Plan also shows a sewer on East Avenue and Etiwanda Avenue. The engineering study of Hall and Foreman, Inc. shows three alternative off-site sewers, two of which are viable for the ultimate development.

Alternate "A" would be a joint sewer for both the City of Fontana and CCWD. Both agencies would have capacity in the line and either one could be the operating agency. The sewer would be built from Foothill Boulevard and East Avenue southerly on Hickory Avenue to Whittram Avenue, then westerly to Etiwanda Avenue, then southerly to San Bernardino Avenue, then westerly about 3500' to connect to the proposed CCWD and Ontario sewer. The line could also be owned and operated by Chino Basin Municipal Water District (CBMWD) as a regional sewer under their present policy. Purchase of capacity in the sewer that Alternate "A" discharges into may also be required, since it presently is proposed to be owned by CCWD and the City of Ontario, though it too could become a CBMWD trunk sewer.

Alternate "B" would be a joint sewer for the City and CCWD to Fourth Street (San Bernardino Avenue) following the same alignment as Alternate A where CCWD flow would be diverted westerly to their proposed sewer. The City flow would proceed southerly on Etiwanda Avenue to the CBMWD trunk sewer on Marlay Avenue.

Another possibility is that Alternate "A" is built at this time. When the capacity is exceeded west of Etiwanda Avenue, the City could then construct that portion of Alternate "B" south of Fourth Street to take the City's portion of the flow to the CBMWD trunk sewer.

The sewers, both on-site and off-site, have been sized for the West End planning area only. It is assumed that if any sewer is required to be upsized to serve other areas another agency or developer will be responsible for that upsizing.

The total cost of the on-site backbone sewers is estimated at \$1,616,188.00 with the off-site estimated at of \$591,716.00 for Alternate "A" and \$934,269.00 for Alternate "B". The cost of Alternate "A" does not include any purchase of capacity in the outlet sewer into which "A" would discharge. (See Table III-4 Sewer Facilities Quantity - Cost Estimate.)

c. **Sewer Plan Implementation**

Developers within the planning area are required to construct in-tract sewer collection facilities to the standards of the City. Because of the extent of the required off-site improvements, it is proposed that the City review with the Cucamonga County Water District (CCWD) the feasibility of a joint sewer line that would serve both the City and the CCWD. This would apply to both Alternate "A" and "B". The redevelopment Agency may participate in the financing of these sewer improvements.

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council:

- 1) Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for sewer services for this subdivision have been entered into with the City of Fontana. (Refer also to Conditions of Approval, 19 March, 1985, pgs. iii-1-5.)
- 2) No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed and operational by the City of Fontana. Within two years following the construction of a model home or the conveyance of such model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer service. (Refer also to Conditions of Approval, 19 March, 1985, pgs. iii-1-5.)

3. **Water Service Concept Plan**

a. **Water System Deficiencies and Master Planning**

There are no water facilities within the West End planning area. The area west of Cherry Avenue is located in the Cucamonga County Water District (CCWD) and the area east of Cherry Avenue is within the Fontana Water Company's (FWC) area.

b. **Proposed Water Facilities**

The CCWD Master Plan requires the off-site construction of an eight inch (8") main from Rochester Avenue, a distance of approximately 8700 feet. This main would be interconnected through an interior grid on the project site to an existing twelve (12") main on Baseline Road and East Avenue. The water storage facility to service the planning area is an existing 2.5 million gallon reservoir 3-C located north of Summit Avenue and west of Etiwanda Avenue. Eventually a 7.0 million gallon reservoir 2-C will service the area.

TABLE III- 5
SEWER FACILITIES
QUANTITY - COST ESTIMATE

I. ON-SITE SEWER FACILITIES

| Description | Estimated Quantity | Unit | Unit Price | Estimated Cost |
|----------------------------------|--------------------|------|-------------|----------------|
| 8" VCP | 60,500 | LF | 12.00/LF | \$726,000 |
| 10" VCP | 8,700 | LF | 14.00/LF | 121,800 |
| 12" VCP | 8,000 | LF | 16.00/LF | 128,000 |
| 15" VCP | 2,600 | LF | 80.00/LF | 46,800 |
| M.H. | 206 | EA | 1,100.00/EA | 226,600 |
| R/R Casing | | LS | | 5,000 |
| Sub-Total = | | | | \$1,254,200 |
| Engineering & Contingencies, 25% | | | | 313,550 |
| TOTAL | | | | \$1,567,750 |

2. OFF-SITE SEWER FACILITIES
(Alternate "A")

| | | | | |
|---|--------|----|-------------|-----------|
| 15" VCP | 10,565 | LF | 18.00/LF | \$190,170 |
| 18" VCP | 3,700 | LF | 20.00/LF | 74,000 |
| 21" VCP | 2,640 | LF | 35.00/LF | 92,400 |
| M.H. | 35 | EA | 2,500.00/EA | 87,500 |
| R/R Casing | 20 | LF | 210.00/LF | 4,200 |
| Sub-Total = | | | | \$448,270 |
| Engineering, Contingencies, & Permits, etc. | | | | 143,430 |
| TOTAL = | | | | \$591,700 |

3. OFF-SITE SEWER FACILITIES
(Alternate "B")

| | | | | |
|---|--------|----|-------------|-----------|
| 15" VCP | 23,500 | LF | 18.00/LF | \$423,000 |
| 21" VCP | 2,640 | LF | 35.00/LF | 92,400 |
| M.H. | 55 | EA | 2,500.00/EA | 137,500 |
| R/R & Frwy, Casing | 90 | LF | 210.00/LF | 18,900 |
| Frwy. Casing | 150 | LF | 240.00/LF | 36,000 |
| Sub-Total = | | | | \$707,800 |
| Engineering, Contingencies, and Permits, etc. 32% | | | | 226,500 |
| TOTAL | | | | \$934,300 |

If size increased to serve City of Fontana tributary area outside of Specific Plan increase cost by \$450,000.

The FWC Master Plan requires the off-site construction of a ten inch (10") main in Baseline Road from east of Citrus Avenue to the West End planning area and an eight inch (8") main in Foothill Boulevard from Cherry Avenue to approximately 1320 feet to the east. A ten inch (10") main on Cherry Avenue will connect the main on Baseline Road to the eight inch (8") main on Foothill Boulevard. The water storage facility to serve this area is a 4.75 million gallon reservoir No. 5 located at Summit Avenue and Citrus Avenue.

It is recommended that the basic design concept within the planning area be modified to align the water mains to coincide the street patterns as established in the Land Use Master Plan. Sizing of the mains may be modified in response to the different land use intensities. Fire flow and domestic requirements shall also be met. See Exhibit 17, Water Service Concept Plan.

c. Water Facilities Implementation

The developer will be responsible for constructing both the off-site and on-site water mains. Sources of funding include developers' contributions with reimbursement agreements and possible agency contributions. (Refer also to Conditions of Approval, 19 March, 1985, pgs. iii-1-5.)

| TABLES | | | PAGE |
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| Table V-16 | Estimated Natural Gas Consumption | | V-43 |
| Table V-17 | Estimated Daily Water Consumption | | V-45 |
| Table V-18 | Health Care Facilities | | V-51 |
| Table V-19 | Parkland Summary | | V-54 |
| Table V-20 | Alternative Two Statistical Summary | | V-57 |
| Table V-21 | Alternative Three Statistical Summary | | V-59 |
| Table VI-1 | Summary Of Fiscal Impact Findings | | VI-3 |
| Table VI-2 | Land Use Summary | | VI-5 |
| Table VI-3 | Projected Annual Absorption, Developed Property (In Acres) | | VI-6 |
| Table VI-4 | Projected Cumulative Annual Absorption, Developed Property (In Acres) | | VI-7 |
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| Table VI-6 | Projected Market Value | | VI-10 |
| Table VI-7 | Projected Population | | VI-11 |
| Table VI-8 | General Fund Revenue Multipliers City of Fontana | | VI-14 |
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| Table VI-2 | Projected General Fund Costs | | VI-19 |
| Table VI-12 | Projected Net Fiscal Impact | | VI-20 |
| Table VI-13 | Projected Net Fiscal Impact Central Valley Fire Protection District | | VI-22 |
| Table VI-14 | Fire Station Operating Costs Central Valley Fire Protection District | | VI-23 |
| Table VI-15 | Projected Student Population | | VI-25 |
| Table VI-16 | Projected School Construction Cost Requirements | | VI-27 |
| Table VI-17 | Park Development Costs | | VI-31 |
| Table VI-18 | Projected Park Fees | | VI-32 |
| Table VI-19 | Infrastructure Cost Summary | | VI-33 |
| Table VI-20 | Summary, Infrastructure Costs And One Time Revenues | | VI-34 |

A RESOLUTION OF THE CITY OF FONTANA APPROVING
THE WEST END SPECIFIC PLAN.

WHEREAS, the Planning Commission of the City of Fontana has conducted all required hearings; and

WHEREAS, the City Council, considered, and certified as complete the Final EIR (84-4) for said West End Specific Plan; herein referenced in its entirety, a copy of which is on file in the City Clerk's office; and

WHEREAS, the City Council is fully appraised of the plan area and the West End Specific Plan and accompanying addendum, plans, maps, drawings, reports, the EIR and addendum, presentations made at all of the Planning Commission and City Council Workshops and public hearings; and

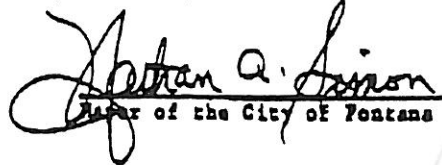
WHEREAS, the final West End Specific Plan incorporates, all needed information heretofore referenced for adoption as a complete document; and

WHEREAS, all mitigations incorporated within said final plan do mitigate impacts associated with said project to the maximum extent possible,

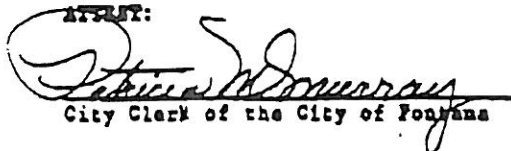
BE IT RESOLVED that the City Council of the City of Fontana hereby adopts the Final West End Specific Plan (SP #12) as contained in the Report and Map adopted herewith by referenced; and

BE IT FURTHER RESOLVED that Chapter 4 shall be adopted as development regulations for the effectuation of this Specific Plan, within Chapter 34, Article 9 of the City Code.

APPROVED AND ADOPTED this 19th day of March, 1985.


Mayor of the City of Fontana

ATTEST:

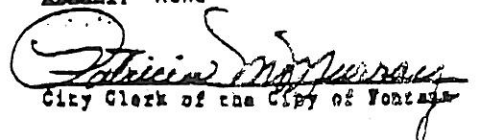

City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof, held on the 19th day of March, 1985, by the following vote, to-wit:

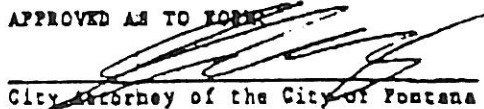
AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None


City Clerk of the City of Fontana

APPROVED AS TO FORM


City Attorney of the City of Fontana

WEST END
SPECIFIC PLAN REVISIONS

| Revision No. | Topic | Date | Page |
|--------------|-------------------------|--|---|
| 1. | Specific Plan Amendment | November 19, 1985 | I-0 and Exhibit 2, Exhibit 3, Exhibit 4, Exhibit 5, Exhibit 6, II-8, II-9, Exhibit 7, II-10, III-6, Exhibit 9, Exhibit 10, Exhibit 11, III-26, III-27, III-31, III-41a, IV-1, IV-1a, Exhibit 9 following page IV- 1a, IV-2, IV-3, IV-8, IV-19, IV-22, IV-27, IV-33, IV-36, IV-39, IV-42, IV-43, IV-44, IV-45, IV-50, IV-53, IV-54, IV-58, IV-59, IV-62, IV-63, IV-64, IV-80, IV-90 |
| 2. | Specific Plan Amendment | September 16, 1986 | Title Page Consultant Credit Page, I-0, III-3, III-6, III-7, III-8, III-9, Exhibit 3, II-2, II-8, II-9, Exhibit 7, III-2, III-3, III-4, III-4a, III-5, III-6, Exhibit 9, Exhibit 10, Exhibit 11, Exhibit 12, Exhibit 13, III-10, III-16, III-17, III-25, III-27, III-29, III-30, III-31, III-34, III-35, III-36, III-37, III-38, III-39, III-40, III-41, III-41a, III-43, III-48, III-54, III-56a, III-56b, III-56c, III-56d, III-56e, III-56f, III-56g, III-56h, III-56i, III-57, Exhibit 14, III-58a, III-58b, III-58c, III-58d, III-58e, IV-1, IV-1a, IV-1b, IV-1c, IV-1d, IV-2, IV-8, IV-22, IV-23a, IV-24, IV-24a, IV-25, IV-25a, IV-25b, IV-25c, IV-25d, IV-26, IV-26a, IV-26b, IV-26c, IV-26d, IV-26e, IV-26f, IV-26g, IV-27, IV-27a, Exhibit 17.1, Exhibit 17.2, Exhibit 17.3, Exhibit 17.4, Exhibit 17.5, IV-27b, IV-29, IV-32, IV-33, IV-35, IV-36, IV-38, IV-39, IV-41, IV-42, IV-42a, IV-43, IV-44, IV-45, IV-46, IV-47, IV-48, IV-48a, IV-48b, IV-49, IV-50, IV-51, IV-51a, IV-51b, IV-52, IV-53, IV-54, IV-55, IV-56, IV-57, IV-58, IV-59, IV-60, IV-61, IV-62, IV-63, IV-63a, IV-64, IV-65, IV-66, IV-66a, IV-66b, IV-66c, IV-74, IV-80, IV-81, IV-84 |
| 3. | Specific Plan Amendment | June 5, 1990 | IV-24a, 25 |
| 4. | Specific Plan Amendment | June 4, 1991 | IV-52, 53 |
| 5. | Specific Plan Amendment | August 6, 1991 | IV-24a, III-26, III-56f |
| 6. | Specific Plan Amendment | August 6, 1991 | IV-5, IV-25, IV-86 |
| A. | Specific Plan Revision | August 20, 1991 | |
| | <u>Pages Amended:</u> | Cover Sheet, II-8, II-9, III-2, III-3, III-4a, III-5, III-6, Exhibit 9, Exhibit 10, III-12, Exhibit 12, Exhibit 13, III-16, III-22, III-23, III-25, III-28, III-30, III-34, III-43, III-48, III-54, III-56a, III-56f, Exhibit 14, Exhibit 15, Exhibit 16, Exhibit 17, IV-2, IV-3, IV-9, IV-14, IV-15, IV-23a, IV-24a, IV-42, IV-47, IV-48b, IV-49, and IV-50 | |
| | <u>Pages Added:</u> | IV-49a | |
| | <u>Pages Deleted:</u> | I-0, III-20, III-21, III-42, | |
| 9. | Specific Plan Amendment | November 17, 1998 | |
| | Pages Amended: | II, II-8, II-9, II-10, III-2, III-3, III-4a, III-6, III-56f, IV-2, IV-3, IV-22, IV-33, IV-37, IV-38, IV-40, IV-41, IV-48b, IV-49, Exhibits: 7, 9, 10, 13, 15, 16, 17 | |

DELETED

WEST END CONDITIONS OF APPROVAL

The following conditions of approval have been adopted for all subdivision maps and development approvals in the West End Specific Plan area.

General:

1. Development of the property encompassing the West End project area shall be in accordance with the mandatory requirements of all City ordinances and State laws and shall conform substantially with this approved Specific Plan unless otherwise amended.
2. All mitigation measures proposed by the Draft Environmental Impact Report 84-4 are herein adopted as conditions of approval for the West End Specific Plan. Additional environmental data may be required as determined by the City at such time as precise development plans are initiated.
3. The "phasing plan" provided as exhibit 9 of the staff report shall be incorporated into the West End Specific Plan. All public improvements shown as associated with a particular phase shall be required to be installed as a prerequisite of development within that area pursuant to the triggering mechanisms of the phasing plan. (See page VI-42)
4. A maintenance district shall be established encompassing all West End properties for the purpose of the maintenance and management of the streetscape landscaping, trail systems, park areas, project entry point facilities, signing, lighting, and other common amenities described in the Specific Plan.
5. Covenants, conditions, and restrictions (cc&r's) to the satisfaction of the Director of Planning and the City Attorney shall be recorded at the same time as all final subdivision maps and shall incorporate the conditions of approval found herein.
6. Prior to the issuance of any building permits or the recordation of the first subdivision map, all on and off site infrastructure "master plans", as approved by the appropriate regulatory agencies, shall be submitted to the City for approval. Such plans shall include but are not limited to sewer, flood control, parks, water, and freeway improvements.
7. Prior to recordation of the first subdivision map, plans shall be submitted to the city providing for all of the internal "back-bone" infrastructure including drainage, sewer, water, etc. All such systems will be required to be operative prior to any occupancies.
8. Prior to recordation of the first subdivision map, a wall plan shall be submitted to the City for approval providing a theme for all major wall systems.
9. Construction (phasing) shall be sequenced so that on-going construction does not impact the new residents.

10. All property owners within the specific plan area shall participate in financing of the required infrastructure. Prior to the issuance of any building permits appropriate finding mechanisms (including recapture provisions) shall be established to the satisfaction of the Director's of Planning and Public Works.
11. The City Council may waive/defer/modify certain studies and/or infrastructure requirements for the BP3 District, if the Council finds that the intent and purpose of the Specific Plan is maintained.
12. The City may waive/defer/modify certain studies and/or infrastructure requirements for the Master tentative Map (ie. the map used to establish land use areas) if the intent and purpose of the Specific Plan is maintained.

Circulation:

1. Unless alternative design standards are required or approved by the Director of Public Works, all roadways shall be constructed to operate at a level of service "c" or better and to incorporate the mitigation measures contained with the traffic study included as appendix document "F-3" of the Specific Plan.
2. Prior to the issuance of any building permits or the recordation of a subdivision map, a signal light fund based upon trip generation factors and imposed upon all construction shall be established to the satisfaction of the Director of Public Works.
3. Prior to the issuance of any residential building permits, plans for pedestrian crossings over the Etiwanda Flood Control Channel shall be submitted to the City for approval by the appropriate City departments and incorporated into the Plan's trail system.
4. All local residential streets shall have the sidewalk adjacent to the curb and shall provide for mail boxes, fire hydrants, lights, etc., in back of the sidewalk, leaving a minimum 4' clear area from face-of-curb. This will require the creation of a public service easement abutting the public right-of-way.
5. The following street improvements shall be required in addition to those arterial connections shown in the phasing plan:
 - a. Major arterial access as deemed satisfactory to the Director of Public Works shall be provided to all development as it occurs.
 - b. All streets internal to the project shall be constructed to full ultimate cross-sections as associated development occurs.
 - c. Commercial/industrial/office projects shall be designed to have limited access to arterials as illustrated in the Specific Plan. Street improvements shall be made as necessary to insure such limited access.

6. The north half of Foothill Boulevard shall be fully improved concurrent with construction within "phase II".
7. Major street intersections shall receive decorative treatments which may be required to include stamped concrete or other similar treatments subject to the determination of the Directors of the appropriate City departments.
8. Prior to recordation of the first subdivision map a bike trail plan shall be submitted to the City for approval.
9. Trails and sidewalks shall not be used as a part of any drainage system.
10. All industrial collector streets shall maintain a minimum 64 foot right-of-way.

Landscaping/Open Space:

1. Precise landscape/irrigation plans shall be required for each project. Entry treatments shall be included within these plans and shall be filed in conjunction with the first development requiring each access.
2. All single family residential units shall have street frontage landscaping installed to City standards and policies prior to occupancy.
3. Street trees shall be installed by the developer(s) per the City's standards and policies and incorporated into the required front yard landscaping. Street tree deposits per City ordinance shall be required.
4. Multi-family projects shall provide internal landscaping and open space per City standards and policies.
5. The landscape palette shown in Section III shall be considered illustrative only and a precise theme plan shall be submitted for City approval prior to recordation of the first tentative parcel or tract map. Palms shall be limited to entry and accent treatments subject to the approval of the Director of Parks and Recreation. Center median landscaping shall be to City standards and policies and shall include trees.
6. Subject to the determination of the Director of Parks and Recreation, "Grand Avenue" open space may be required to incorporate active recreation facilities and landscape amenities such as trees.
7. The major north/south Edison easement shall receive full landscape improvement in a manner deemed satisfactory to the Director of Parks and Recreation.

Retention Basins:

1. All retention basins shall receive decorative landscape treatments as deemed appropriate by the Directors of Planning and Parks/Recreation to make them more compatible with adjacent development and attractive from public right-of-ways.

Drainage/Flood Control:

1. Prior to the issuance of any building permits or the recordation of a subdivision map, a flood control fund satisfactory to the Director of Public Works shall be established for the provision of adequate flood protection. Such fund shall be based upon "runoff coefficient" factors and imposed upon all construction within the West End Specific Plan area.
2. No occupancy permits shall be issued until facilities adequate for protection of the structure against 100-year flood inundation are determined to be completed and operational by the City and, where applicable, by the County Flood Control District.

Water:

1. At the time development occurs, actual funding shares and responsibilities shall be in accordance with the City and the appropriate water agency policies.
2. The water agency must provide the Department of Real Estate with a verification letter that the developer has made financial arrangements for installation of water service and that water supply will be available.

Sewer:

1. No occupancy permits, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the project are determined to be completed and operational by the City. Within two years following the construction of a model home, or prior to the conveyance of title to such a model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer system.
2. At the time of construction, sewer connection fees shall be paid in accordance with the schedule of such fees established by the City Council.

Parks and Recreation:

1. All common open-space areas designated in the West End Specific Plan that are not within school properties or the Edison easement shall be dedicated to the City for maintenance by an assessment district including dedication of the 4.0 acre Civic Use area (planning unit 27) at the east side of the "crescent" for use as a community center and for any attendant uses.

2. Prior to the issuance of any building permits or the recordation of a subdivision map the following shall occur:
 - a. A performance bonding program to the satisfaction of the Director of Parks and Recreation shall be established to insure the full development of all parks.
 - b. The Director of Parks and Recreation shall certify that a maintenance assessment district has been established for the maintenance of all parks, common area, and parkway landscaping and facilities.
 - c. A phasing plan for the improvement of the Edison easement shall be submitted for approval of the Director of Parks and Recreation.
3. The developer shall have the responsibility for installing park, common area, and parkway improvements and shall be responsible for maintenance of these improvements for a period of one (1) year or until accepted by the City and/or the appropriate maintenance district.
4. Fencing or other barriers erected around Park areas shall be of a decorative variety approved by the Director of Parks.

Schools:

1. No residential building permits shall be issued until an agreement has been executed between the City, School District(s), developer, and the Redevelopment Agency to provide school facilities.

Police:

1. No building permits shall be issued until an agreement to provide adequate police services has been executed between the City, developer, and the Redevelopment Agency.

Fire:

1. No building permits shall be issued until an agreement to provide adequate fire protection has been executed between the developer and Central Valley Fire District according to the Public Facilities Master Plan (as adopted in the City's General Plan).

The enclosed "Fire Services/Facility Impact mitigation memo dated March 7, 1985 is herein adopted as a Condition of Approval.
(See Section VII.4 page 43.)

Plan Additions:

1. The final edit of the West End Specific Plan shall include the following measures:
 - a. Landscape and architectural treatments along East Avenue shall be designed to be compatible with residential development.
 - b. A buffer treatment to the satisfaction of the Director of Planning shall be incorporated into the Plan to buffer residential properties to the east of the Plan from industrial development within the BP3 area. The buffer shall also be made to apply internally within the Specific Plan wherever Business Park areas abut other use areas.
 - c. Building separation distances for multi-family housing shall be as prescribed within Chapter 33 of the City's Municipal Code.

Railroad:

1. Prior to the issuance of building permits for any "rail served" structures, a noise study shall be performed by a registered acoustical engineer at the developer's expense to determine noise impacts on properties adjacent to both sides of the Southern Pacific Railroad easement where it runs within the BP3 land use area. Measures to mitigate any determined impacts shall be required as a condition of approval of the subject permits.
2. The West End Specific Plan indicates termination of the Southern Pacific Railroad easement on the east side of Cherry Avenue. Accordingly, no building permits shall be issued for development north of Baseline Road and "Crescent Drive", and east of "Grand Avenue" until either the railroad easement is abandoned west of Cherry Avenue or the West End Specific Plan has been amended to adequately provide for the railroad and its associated impacts.

CONDITIONS OF APPROVAL
WEST END SPECIFIC PLAN AMENDMENT NOS. 1A, 1B AND 1C

1. All conditions of approval of the West End Specific Plan as approved in march of 1985 shall apply.
2. Within 30 days of the date of adoption of Amendments No. 1A, 1B and 1C, the applicant shall provide to the City in proper form and format to be included within the existing Specific Plan, 100 copies each of any and all pages of text and/or illustrations that were adopted or affected as part of the subject Amendments.
3. The final illustrative featuring the railroad adjacent to residential development shall include notes indicating the following:
 - A. That the common area buffer located between the railroad easement area and the housing units shall be landscaped and maintained by a landscape assessment district.
 - B. Street crossings shall be improved including full signalization and rubber crossings.
4. All development projects shall be reviewed to insure that outdoor noise level within private year areas of residential projects shall not exceed 65 CNEL; provided however, that maximum noise levels shall not exceed 85 dba. These noise levels shall apply only to railroad noise, based upon an assumed train noise generation of 93.7 dba at the closest rail. In addition, no residential structure shall be located closer than 100 feet to any railroad tracks and a six foot high berm and/or decorative masonry wall shall border all railroad rights-of-way which adjoin residential developments.
5. The final submittal for the Master Circulation Plan shall include street speed design criteria to the satisfaction of the Director of Public Works.
6. Minimum lot size within the East Neighborhood shall be 4500 square feet (net).
7. For the purpose of determining building height along major arterials involving industrial uses, a two (2) story building shall be defined as any building in excess of 17 feet in height measured from grade.

Revised September 16, 1986
Amendment No. 2

CONDITIONS OF APPROVAL
WEST END SPECIFIC PLAN AMENDMENT NO. 2

CASE: Tentative Tracts #13081, 13010
13000-2 and 13080

DATE: August 18, 1986

PLANNING DEPARTMENT:

1. The standard conditions of approval for tentative tracts per Planning Commission Resolution #85-39 shall apply.
2. All conditions of approval for the West End Specific Plan and Amendments #1 and #2 shall apply.
3. All common open space lots shall be dedicated to the City including Lots A and B of Tract 13010, Lots A, B, and C of Tract 13081 and Lots 1 to 5 of Tract 13000-2.
4. Detailed wall and fence plans shall be approved by the Planning Department, including the pedestrian trail fences, prior to issuance of building permits. Pedestrian trails shall not be block walls, but rather open in style, between five and six feet high, with wrought iron or tubular steel with pilasters located at property line intersections. These trail walls may feature 1/2 height of wood with wrought iron or tubular steel on top.
5. For Tract 13080, on the property lines (side and rear) for lots adjacent to the proposed neighborhood loop roads, provide five (5) or six (6) foot high slumpstone walls with block cap per the West End Specific Plan.
6. All interior yards shall be provided with a major wood fence per the West End Specific Plan.
7. Provide a major theme wall adjacent to Foothill Boulevard per the West End Specific Plan.
8. Decorative theme walls in conformance with Exhibit C (Community Theme Wall Master Plan), shall be provided along the project boundary adjacent to Foothill Boulevard and Mulberry Avenue. Final detailed construction plans of walls shall be submitted and approved by the Planning Department prior to issuance of building permits.
9. A slumpstone wall with block caps, five (5) feet to six (6) feet in height, shall be provided adjacent to the side and rear property lines of residential lots adjacent to the Heritage Parkway and Lots 2 and 5 of Tract 13000-2, except for where the pedestrian trails lead to the park area. A staggered slumpstone wall which varies in setback by five (5) feet, shall be provided along Lewis Court to separate the park from the cul-de-sac. Landscaping shall be provided on both sides of the wall.
10. West End Specific Plan Amendment #2 must be approved by the City Council prior to recordation of any of these tracts.

GENERAL SERVICES:

11. Forty (40) street trees for Tract #13010, 121 street trees for Tract #13081 and 65 street trees for Tract #13080 are required to be planted in accordance with City standards, species to be determined by the Parks Department.
12. A maintenance district shall be required to provide automatic irrigation for all trees and turf wherever walls, fences and other barriers occur between private property and required planting.
13. All landscape and irrigation designs shall incorporate drought tolerant plant materials and waste efficient irrigation systems.
14. Land dedication is required (Lots 3, 4, 5 and 1).

PC #19A / TT13081.ETC / PG.5

15. Land or "fees in lieu of land" will be decided by the City Council.

PUBLIC WORKS:

16. Occupancy permits may not be granted for Tracts 13081 and 13010 prior to City acceptance Tract 13000-1.
17. Develop Tract #13080 in accordance with the West End Specific Plan.
18. Tract #13080 cannot be finalized for occupancy prior to Tract 13000-2 being finalized.

POLICE DEPARTMENT:

19. All trails shall have security lighting subject to the approval of the Police Department and General Services Agency.

Revised September 16, 1986
Amendment No. 2

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IV. DEVELOPMENT REGULATIONS

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A. INTRODUCTION

This Section includes development regulations which shall apply to all development projects within the West End Specific Plan. See also Chapter III for design guidelines.

B. STATISTICAL LISTING

Land use designations have been delineated for the West End planning area as illustrated on the Land Use Master Plan. This land use plan identifies the various planning units, each of which is indicated by a planning unit number. It also indicates the allowable density and maximum number of units that may be constructed within the planning units.

The Statistical listing is intended as an easily referenced summary of the information illustrated on the Land Use Master Plan. It is intended to be updated throughout the course of development of the Specific Plan as more precise information regarding acreages is available or as density transfers take place.

Minor modifications in the boundaries and acreages of planning areas which occur during technical refinements in the tentative map process shall not require an amendment to the Specific Plan except as indicated in Section IV.G 4.f of the Specific Plan.

In addition, once construction has commenced on an approved tract within a planning unit area, the dwelling unit total approved by the City for the tract shall supercede the respective permitted dwelling unit totals listed within the Specific Plan and will become the new dwelling unit limitation factor for the respective land use area. Should the tentative map have been approved with fewer units than the planning unit area allows, then this remaining total will be assigned to the dwelling unit pool and later reallocated as provided for in the development regulations. The West End residential dwelling unit total shall be 3973. (Please refer to page IV-8, paragraph 5, for further explanation).

TABLE IV-1
FONTANA WEST END STATISTICAL LISTING

| Planning Area | Gross Density | Gross Acres | Max. Allowable D.U./Plan Unit Area # | Target Number OF D.U. | Land Use |
|---------------|---------------|-------------|--------------------------------------|-----------------------|-----------|
| 1 | 4.5 | 12.3 | 55 | 40* | L |
| 2 | | 11.5 | | | P/QP |
| 3 | 4.5 | 26.9 | 121 | 149* | L |
| 4 | | 3.6 | | | P/QP |
| 5 | 6.0 | 20.0 | 120 | 120* | LM2 |
| 6 | 4.5 | 22.40 | 101 | 82 | LM2(CO)** |
| 7 | 4.5 | 21.0 | 140 | 113 | LM1(CO)** |
| 7a | 5.0 | 20.8 | 124 | 116 | LM2 |
| "7b" | | 10.0 | | | OFC/CC |
| 8 | 5.0 | 15.9 | 80 | 65 | LM1 |
| 9a | | 14.2 | | | OFC |
| 9b | 6.0 | 6.5 | 85 | 69 | LM2 |
| 10 | | 7.4 | | | P/QP |
| 11 | | 6.0 | | | P/QP |
| 12 | | 3.0 | | | P/QP |
| 13a | 6.0 | 10.0 | 60 | 58* | LM2 |
| 13b | 6.0 | 11.6 | 69 | 59* | LM2 |
| 13c | 6.0 | 9.4 | 56 | 49* | LM2 |
| 13d | | 12.3 | | | P/QP |
| 14 | 6.0 | 7.4 | 44 | 36* | LM2 |
| 15 | 6.0 | 15.9 | 95 | 92 | LM2 |
| 16 | 6.0 | 32.3 | 193 | 157 | LM2 |
| 17 | 6.0 | 19.7 | 118 | 104 | LM2 |
| 18a | | 17.0 | | | CC |
| 18b | | 2.0 | | | VC |
| 19 | | 8.3 | | | BP2 |
| 20 | | 17.0 | | | BP2 |
| 21 | | 120.0 | | | BP3 |
| 22 | | 19.5 | | | BP2 |
| 23 | | 85.7 | | | BP3 |
| 24 | | 13.8 | | | BP1 |
| 24a | | 5.5 | | | BP1 |
| 25 | 6.0 | 21.3 | 127 | 78* | LM2 |
| 25a | | 10.1 | | | BP1 |
| 27 | | 4.6 | | | P/QP |
| 28 | | 23.0 | | | P/QP |
| 29 | | 7.5 | | | P/QP |
| 30 | | 4.0 | | | P/QP |
| 31 | 6.0 | 12.0 | 72 | 58 | LM2 |
| 32 | | 2.7 | | | P/QP |
| 33 | 16.0 | 10.3 | 164 | 84 | H |

Revised September 16, 1986
Amendment No.2
Revised March 15, 1994
Amendment No. 7

Revised August 20, 1991
Revision "A"
Revised November 17, 1998
Amendment No. 9

* Minimum lot size restriction for PUA's No. 6, 9b, and 31 shall be 4,500 square feet.

TABLE IV-1
FONTANA WEST END STATISTICAL LISTING
(Continued)

| | | | | | |
|-----|------|--------|------|------|------|
| 35 | 16.0 | 17.7 | 283 | 210 | H |
| 36 | | 26.9 | | | P/QP |
| 37 | | 6.1 | | | P/QP |
| 38 | 6.0 | 14.1 | 84 | 62 | LM2 |
| 39 | 5.0 | 21.6 | 108 | 108* | LM1 |
| 40 | 4.5 | 29.8 | 134 | 97* | L |
| 41 | 5.0 | 21.4 | 107 | 89* | LM1 |
| 43 | | 3.0 | | | P/QP |
| 45 | 5.0 | 17.9 | 89 | 68* | LM1 |
| 46 | 4.5 | 14.7 | 66 | 49* | L |
| 47 | 4.5 | 20.0 | 90 | 72* | L |
| 48 | 5.0 | 10.9 | 54 | 41* | LM1 |
| 49 | 6.0 | 23.2 | 139 | 119* | LM2 |
| 50 | 5.0 | 30.0 | 150 | 136* | LM1 |
| 50b | | 3.0 | | | P/QP |
| 51 | 5.0 | 23.4 | 117 | 89* | LM1 |
| 53 | | 4.8 | | | P/QP |
| 55 | 5.0 | 27.3 | 136 | 113* | LM1 |
| 56 | 5.0 | 16.9 | 84 | 77* | LM1 |
| 57 | 6.0 | 22.1 | 132 | 132* | LM2 |
| 58 | 6.0 | 9.2 | 55 | 49* | LM2 |
| 59 | 6.0 | 12.1 | 72 | 68* | LM2 |
| 60 | | 10.1 | | | P/QP |
| 61 | 6.0 | 4.7 | 28 | 22* | LM2 |
| 62 | 6.0 | 16.0 | 96 | 87* | LM2 |
| 64 | | 5.5 | | | P/QP |
| 66 | 6.0 | 12.6 | 75 | 63* | LM2 |
| 67 | 6.0 | 11.6 | 69 | 62* | LM2 |
| 68 | 6.0 | 13.3 | 79 | 77* | LM2 |
| 69 | | 12.0 | | | P/QP |
| 70 | 6.0 | 18.8 | 113 | 113* | LM2 |
| 71 | 5.0 | 22.6 | 113 | 101* | LM1 |
| 72 | 5.0 | 12.1 | 60 | 53* | LM1 |
| 73 | 5.0 | 15.1 | 75 | 66* | LM1 |
| 74 | | 13.3 | | | P/QP |
| 78 | | 45.1 | | | BP3 |
| 79 | | 41.3 | | | BP3 |
| 80 | | 2.3 | | | BP3 |
| 81 | | 13.5 | | | BP3 |
| 82 | | 66.1 | | | BP3 |
| *** | | 48.7 | | | |
| | | 1465.2 | 4432 | 3752 | |

* Based on City approved tentative maps.

** Based on approved tentative map for West Heritage.

*** Major Road Area.

Revised September 16, 1986
Amendment No. 2

IV-3

Revised November 19, 1985
Amendment No. 1

Revised August 20, 1991
Revision "A"

Revised November 17, 1998
Amendment No. 9

FONTANA WEST END STATISTICAL LISTING
(Continued)

| | | | | | |
|-----|------|--------|------|------|------|
| 35 | 16.0 | 17.7 | 283 | 210 | H |
| 36 | | 26.9 | | | P/QP |
| 37 | | 6.1 | | | P/QP |
| 38 | 6.0 | 14.1 | 84 | 62 | LM2 |
| 39 | 5.0 | 21.6 | 108 | 108* | LM1 |
| 40 | 4.5 | 29.8 | 134 | 97* | L |
| 41 | 5.0 | 21.4 | 107 | 89* | LM1 |
| 43 | | 3.0 | | | P/QP |
| 45 | 5.0 | 17.9 | 89 | 68* | LM1 |
| 46 | 4.5 | 14.7 | 66 | 49* | L |
| 47 | 4.5 | 20.0 | 90 | 72* | L |
| 48 | 5.0 | 10.9 | 54 | 41* | LM1 |
| 49 | 6.0 | 23.2 | 139 | 119* | LM2 |
| 50 | 5.0 | 30.0 | 150 | 136* | LM1 |
| 50b | | 3.0 | | | P/QP |
| 51 | 5.0 | 23.4 | 117 | 89* | LM1 |
| 53 | | 4.8 | | | P/QP |
| 55 | 5.0 | 27.3 | 136 | 113* | LM1 |
| 56 | 5.0 | 16.9 | 84 | 77* | LM1 |
| 57 | 6.0 | 22.1 | 132 | 132* | LM2 |
| 58 | 6.0 | 9.2 | 55 | 49* | LM2 |
| 59 | 6.0 | 12.1 | 72 | 68* | LM2 |
| 60 | | 10.1 | | | P/QP |
| 61 | 6.0 | 4.7 | 28 | 22* | LM2 |
| 62 | 6.0 | 16.0 | 96 | 87* | LM2 |
| 64 | | 5.5 | | | P/QP |
| 66 | 6.0 | 12.6 | 75 | 63* | LM2 |
| 67 | 6.0 | 11.6 | 69 | 62* | LM2 |
| 68 | 6.0 | 13.3 | 79 | 77* | LM2 |
| 69 | | 12.0 | | | P/QP |
| 70 | 6.0 | 18.8 | 113 | 113* | LM2 |
| 71 | 5.0 | 22.6 | 113 | 101* | LM1 |
| 72 | 5.0 | 12.1 | 60 | 53* | LM1 |
| 73 | 5.0 | 15.1 | 75 | 66* | LM1 |
| 74 | | 13.3 | | | P/QP |
| 78 | | 45.1 | | | BP3 |
| 79 | | 41.3 | | | BP3 |
| 80 | | 2.3 | | | BP3 |
| 81 | | 13.5 | | | BP3 |
| 82 | | 66.1 | | | BP3 |
| *** | | 48.7 | | | BP3 |
| | | 1465.2 | 4432 | 3752 | |

- * Based on City approved tentative maps.
 ** Based on approved tentative map for West Heritage.
 *** Major Road Area.

Revised September 16, 1986
 Amendment No. 2

IV-3

Revised November 19, 1985
 Amendment No. 1

Revised August 20, 1991
 Revision "A"

Revised November 17, 1998
 Amendment No. 9

C. GENERAL REQUIREMENTS

1. Grading

Prior to the actual development of any portion of the plan, a report of a preliminary engineering, geological and soil engineering investigation, showing evidence of a recommendation for a safe and stable development, is to be submitted to the Public Works Department. The recommendations by the engineering, geological and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. Grading will be permitted within areas having approved Final Development Plans, after securing a grading permit.

2. Water

Service and facilities within the planning area shall be furnished by either the Cucamonga County Water District or the Fontana Water Company.

3. Sewer Treatment

Facilities for the West End Specific Plan area shall be provided by the Chino Basin Municipal Water District (CBMWD).

4. Sewer Collection Lines

Facilities for the planning area shall be owned and maintained by the City or by a public agency approved by the City. Installation of the on-site and required off-site sewer lines shall be provided by the developers. This provision does not preclude participation by the City or the Redevelopment Agency or others.

5. Storm Drains

The plan lies within the boundaries of the North Fontana Redevelopment plan and the City Master Plan of Storm Drains. These plans are administered by the City of Fontana. Developers of this planning area shall be required to participate in this master plan, or an approved permanent/interim storm water control plan. Said participation shall include the construction and dedication of necessary improvements identified. Such plans shall be prepared and completed in a manner meeting the approval of the City Public Works Director.

6. Schools

The provision of elementary, and Intermediate School facilities shall be implemented per suitable agreements between the school districts, RDA, County, and the developer prior to the issuance of any occupancy permits. The developer shall provide development statistics so that the City school district can assure adequate elementary, junior high school and high school classrooms.

The following is a projection of school age children generated by full occupancy of each planning unit within the West End Planning area. This projection is based on the total number of dwelling units to be constructed and is formulated by criteria from the Etiwanda School District.

Elementary (K-4)
Intermediate School (5-9)
High School (10-12)

1354 Children --
968 Children
580 Children

7. Streets and Arterial Highways

The developer shall provide rights-of-way and construct internal streets and collectors as well as half of adjacent arterial highways, all in accordance with the West End Specific Plan and to the satisfaction of the Public Works Director. In the event full island improvements are deemed impractical by the Director of Public Works, bonding or fund impounding provisions shall be made by the developer and deemed acceptable.

8. Parks

All developers within the planning area shall contribute to the development of park land as identified on the land use plan in a ratio not to exceed one acre per seventy-three (73) occupied dwelling units, either by dedication, in lieu fee or both. Trails and publicly dedicated open space shall be counted as part of this requirement per Table V-19. Fees and dedication must occur prior to issuance of any structural building permits.

"9. Hazardous Waste Management Plan"

All uses or operations shall comply with the HAZARDOUS WASTE MANAGEMENT PLAN per Section 33-202 of the Code of the City of Fontana.

D. GENERAL NOTES

1. Continued Agricultural Uses

Legally existing Agricultural uses, including structures and appurtenances accessory thereto, shall be permitted to continue within the planning area, subject to the provisions of Chapter 33, Sections 27-33, of the Fontana City Code.

2. Geologic Hazards

Prior to tract map approval, detailed geologic investigation reports shall be submitted to the Planning Department, if requested, to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible effects of any geologic hazards.

3. Historical Resources

A walk-over and cultural resources survey shall be done to determine if any historical or archaeological significance exist. If any significant resources are found, methods to preserve them will be explored by the project sponsor in accordance with the archaeologist's recommendations. A qualified archaeologist shall be consulted if any known or suspected archaeological remains are encountered during development.

4. Noise

Prior to submittal of development plans, a review of the Acoustic Study and the West End Specific Plan Development Standards (i.e., earthen berm, block wall standards) shall be conducted by the Planning Director.

5. Energy Conservation

As part of the Development Plan, the applicant shall document commitments to non-mechanical ventilation of structures, solar energy capture and other energy conservation measures.

6. Safety Services

As part of development plan review, the developer shall document conclusions reached with the Police Department and the Central Valley Fire Protection District about means of providing optimum safety services.

7. EIR Information

A Master EIR is certified for this Specific Plan which addresses all relevant environmental issues and mitigations at the Specific Plan scale. As part of the development plan review, the City shall determine if any additional environmental information is required at the project level. If so, the developer shall be required to prepare a supplement to the master EIR focused on the subject(s) identified. Conditions of approval responsive to mitigations are preferable instead of a focused EIR.

8. Outdoor Lighting

Conceptual private non-residential and public outdoor lighting plans shall be submitted with each development plan.

9. Model Homes

Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Fontana governing these uses and activities. The garages shall be reconverted to useable required garage capacity prior to sale of the model homes.

10. Conflicting Regulations - Chapter 33

Whenever the regulations contained herein conflict with Section 33-1 through 33-175 of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence. In the absence of such conflict or in the absence of specific provisions within this code, the requirements of Chapter 33 will prevail.

11. Gross Acreage of Planning Units

Gross acreage is denoted as the total land area within a defined planning unit boundary. Acreage measurements are made to the center line of the interior streets. Arterial streets are not included in planning units tabulations.

12. Density Computation

In determining densities for areas designated for residential development, the computation has been based on gross acreage as defined above.

13. Density Unit Threshold

Residential development shall not exceed the overall dwelling unit maximum indicated in the specific plan. All areas designated for residential use must be developed at or below the density threshold as indicated in the statistical analysis. In no case shall the dwelling unit count exceed the Specific Plan total dwelling unit yield of 3973.

14. Process and Procedures

In any case where the processes or procedures for reserving an interpretation or implementation question are not spelled out or are not agreed to, the order of seeking direction is: Planning Director, Planning Commission, then City Council. Any process of procedural determination may be appealed in the same order.

15. Dwelling Unit Summary

Table VI-I lists the residential Planning Unit Areas within the West End Specific Plan. The West End Specific Plan permitted dwelling unit total is ~~3,973, including single family and multi-family units.~~ This total may be exceeded by density bonus projects as approved by the City under provisions of state law. This total may also be exceeded if a specific plan amendment is approved, for example, by the provision of additional park or open space. 3,901

Within Table VI-I of the West End Specific Plan, each planning unit area is designated in a current land use category. There are minimum net lot sizes in square feet for single-family dwelling areas established in the design standards section. ~~There are also minimum average requirements in square feet of net lot area for multi-family dwelling areas.~~ These net lot standards supersede the gross density standards.

Depending upon the engineer's determination of the acreage in a given planning unit area, it is possible that the estimated total number of dwellings may not be able to be achieved. Under the provision of the West End Specific Plan section IV,D,15, dwelling unit pooling units not utilized in one area may be transferred to another planning unit area. This transfer may be considered either separately, or combined with a parcel map, or tract map application as determined by the applicant.

This transfer of dwelling units among planning unit areas must be approved by the City Planning Commission subject to appeal to the City Council.

In cases where the total maximum number of permitted dwelling units is not achieved in any L, LM1, LM2, M residential planning unit area, the remaining number of units may be located in an H density category, providing the H density category does not exceed its permitted maximum density, and provided that the City Planning Commission approve such a transfer subject to further appeal to the City Council.

Abutting Land - A parcel of land sharing a common property line with another parcel.

Accessory Structure - A structure, including patio cover located on the same lot with a principal building serving an incidental use to the main building or the use of the land.

Accessory Use - A use that is incidental to the principal use of the main building or the use of the land.

Agriculture - The tilling of soil, the raising of crops, horticulture, small livestock farming, dairying or animal husbandry and related uses.

Alley - A private thoroughfare providing secondary access to abutting properties.

Amenity - A natural or man-made feature which enhances a particular property.

Amusement Device - Any electronic or mechanical machine which provides amusement or entertainment, which may be operated or played upon the placing or deposit therein of any coin, check, slug, ball or any other article or device, or by paying thereof either in advance of or after use. This definition shall not include juke boxes, telephone devices, or machines that sell merchandise.

Animal Hospital - A place where animals or pets are given medical or surgical treatment, where the boarding of animals is limited to short-term incidental to hospital.

Animal Kennel - Any structure on premises in which animals are kept, boarded, bred or trained for commercial gain.

Apartment House - A structure containing three or more apartment units.

Apartment Unit - One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two (2) dwelling units.

Applicant - Legal authorized agent representing the property owner.

Arcade - Any establishment containing four (4) or more amusement devices. This definition shall not apply to recreational premises such as bowling alleys where an arcade is part of the primary use.

Architectural Control - Public regulation of the design of private buildings to develop, preserve or enhance the attractiveness or character of a particular area of individual buildings.

Basement - A story partially (at least one-half) or wholly underground (measured from the average level of the adjoining ground).

Berm - A mound of earth, usually 2 to 6 feet in height.

Bikeway - A paved pathway, usually separated from streets and sidewalks, designed to be used by bicyclists.

Buffer Area - An area of land used to visibly separate one use from another or to shield noise, lights or other possible nuisances.

Building Area - The area of a lot remaining after the minimum yard and open space requirements of the development regulations have been met.

Building Coverage - The relationship between the ground floor area of the building and the net area of the site.

Building Height - The vertical distance from the average finished grade of the pad to the highest point of the structure.

Bus Turnout - A paved indentation at the side of a roadway designed to allow buses to pick up and discharge passengers.

-C-

Carport - A roofed structure, open on two or more sides, designed for the storage of motor vehicles.

Circulation Master Plan - The master plan of the City of Fontana designating adopted and proposed routes for all streets and arterial highways within the highways within the City of Fontana.

City - The City of Fontana.

City Council - The City Council of the City of Fontana.

Clinic - An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged overnight.

Cluster Development - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space and preservation of environmentally sensitive features.

Commercial Use - An activity, normally retail sales, carried out for monetary gain.

Common Area - Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

Common Facility - A non-commercial use established primarily for the benefit and enjoyment of the community in which it is located, typically utility or service use oriented.

Conditional Use Permit - A use that requires special consideration because of its unusual characteristics, so that it may be properly located with respect to the effects on surrounding properties.

Conditional Use - An approval required for a conditional use to be permitted in a district or zone.

Condominium Development - A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional basis, as generally described in the Subdivision Map Act.

Convalescent Home - See: "Nursing Home".

Conventional Development - A development other than a condominium apartment or cluster development, with each dwelling unit situated on a residential lot of record and not having a common wall.

Country Club - A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

Court - An open, unoccupied space, other than a yard, on the same lot with a building or buildings and which is bounded on two or more sides by such building(s).

-D-

Day Care/Nursery (including preschool and nursery schools) - Any group of buildings, building or portion thereof, used primarily for the daytime care of six (6) or more children at any location other than their normal place of residence, excluding any children who normally reside on the premises.

Density - The number of dwelling units per acre.

Design Review - Design Review approval of the City of Fontana is a function of the Planning Commission.

Detention Basin - A storage facility for the temporary or permanent storage of storm water runoff.

Development Advisory Board (DAB) - A board consisting of the Director of Planning & Community Development, Director of Public Works, Director of Building and Safety, Director of Parks and Recreation, Chief of Police, and the Fire District Chief charged with the responsibility for review and approval of development plans within specific plan areas. The primary goal of the board is to provide the role of project expeditor by early identification and resolution of the project related problems.

Development Plan - A map or maps, along with supporting text and data, statistics or tables which describe the entitlement to use and associated conditions thereto authorized for a legally described parcel of and, approved in accordance with the requirements of the applicable Specific Plan.

District - The land use designation applied to planning units upon adoption of the Specific Plan. District regulation shall maintain the regulatory powers of zoning.

Drainage Concept Plan - Refers to the storm drain retention program outlining the drainage facilities needed for the proper development of specific increment of the City and duly adopted by the City Council and the City of Fontana.

Driveway - An unobstructed paved area providing access to a parking facility.

Dwelling:

Attached - A single-family dwelling attached to another single family dwelling by a common vertical wall.

Detached - A dwelling which is not attached to any other dwelling by any means.

Duplex - A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Patio house - A one-family dwelling on a separate lot with open space setbacks on three sides and with a court. Patio homes may be attached to similar houses on adjacent lots and still meet this definition. Also known as zero lot line homes.

Townhouse - A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more common resistant walls.

Triplex - A dwelling containing three dwelling units, each of which has direct access to the outside or to a common wall.

Dwelling Unit - One or more rooms and a single kitchen, designed for occupancy of one family for living and sleeping purposes.

-E-

Easement - A recorded right or interest in the land or another, which entitles the holder thereof to some use, privilege or benefit out of or over said land.

Educational Institution - Private or public schools, colleges or universities qualified by the State Board of Education to give general academic instruction.

Employees Quarters - Quarters for the housing of agricultural and domestic employees when such quarters are located upon the same land occupied by their employers.

Enclave - A cluster or grouping of development in conformance with the natural hillsides and ridgelines having as its purpose the creation of a meaningful neighborhood unit and the preservation of significant amounts of hillside and ridgeline terrain in its natural state.

Equestrian Trail - A natural surfaced path for equestrian use.

Exclusive Use District - A land use district that allows only one use or limited range of sensitive uses.

Existing use - the use of a lot or structure at the time of a zoning ordinance.

Exterior Boundary - The perimeter of any parcel or group of parcels to be developed as an integrated project.

-F-

Facade - The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Factory-built Home - A dwelling unit that is constructed and assembled at a factory and transported to the building's site and placed on a prebuilt foundation.

Family - One or more persons immediately related by blood, marriage or adoption living in a single housekeeping unit in a dwelling together with their domestic employees. A group of not more than five unrelated persons living together with their domestic employees shall also be considered a family.

Farm - A parcel of land used for agricultural activities.

Final Site Plan - A precise, detailed plan developed to identify the location and arrangement of land uses, improvements, structures, and landscaping consistent with the approved Specific Plan. This plan will provide detailed information to ascertain the character and quality of the proposed development.

Floor Area, Gross - The total horizontal area, in square feet, including the exterior walls of all floors of a structure.

Floor Area Ratio - The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

Frontage - That side of a lot abutting on a street; the front lot line.

-G-

Garage, private - A building, or a portion of a building, used primarily for the parking of automobiles belonging to the occupants of the property.

Garage, public - A building other than a private garage used for the maintenance or temporary storage of motor vehicles.

General Plan and Fontana General Plan - The adopted General Plan of the City of Fontana.

Grade - The degree of rise or descent of a surface.

Grade, finished - the final elevation of the ground surface after development.

Grazing - The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

Gross lot Area - The total horizontal area within the lot lines of a lot or parcel of land before rights-of-way or other areas to be dedicated for public use are deducted from such lot or parcel.

Group Quarters - A dwelling housing related individuals.

Guest Quarters - A dwelling unit excluding a kitchen used for temporary occupancy.

-H-

Home Occupation - A limited occupation conducted as an accessory use within a dwelling unit, as permitted and regulated by City Code.

Homeowners Association - A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping or facilities.

Hospital - A facility licensed by the State Department of Public Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.

-I-

Industry - Any field or economic activity including forestry, fishing, hunting and trapping, mining construction; manufacturing; transportation, communication electric, gas and sanitary services; and wholesale trade.

Infrastructure - Facilities and services needed to sustain residential and commercial activities.

Institutional Use - A non-profit or quasi-public use or institution, such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land, used for public purpose.

Interceptor, Fontana - Sewers used to collect the flows from main and trunk sewers and carry them to a central point for treatment and/or discharge.

Island, Traffic - A raised barrier, sometimes landscaped, located in a vehicle travel path for the purpose of directing circulation patterns.

-J-

Junk and Salvage Yard - Any property used for the breaking up, dismantling, sorting, storage, distribution, or sale of any scrap, waste material or junk.

-K-

Kennel - Any property where four or more dogs or cats, over the age of four months, are kept or maintained.

- (1) Kennel, commercial: Any kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats for a fee or for sale.
- (2) Kennel, non-commercial: Any property where four or more dogs and cats, over the age of four months, are kept or maintained for the use and enjoyment of the occupant for non-commercial purposes.

Kiosk - A freestanding structure upon which temporary information and/or posters, notices and announcements are posted.

-L-

Land Use (District) Map - The official sectional district map of the City of Fontana which is part of this ordinance.

Lot - Any numbered or lettered parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, or a parcel map.

Lot Area - The total area within the lot lines of a lot, excluding any street rights-of-ways.

Lot Coverage - That portion of the lot that is covered by buildings and roofed structures.

-M-

Mixed Use Development (MXD) - The development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment, in a compact urban form.

Mobile Home - A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required facilities.

Mobile Home/Modular Subdivision - Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation, and includes mobile home accommodation structures. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

Multi-phase Development - A development project that is constructed in increments, each increment being capable of existing independently of the others.

-N-

Net Acre - The average number of dwelling units/acre exclusives of public streets and other public rights-of way.

Net Lot Area - The total horizontal area within the property lines of a lot or parcel of land exclusive of all rights-of-way.

Non-Conforming Structure or Building - A structure or building the size, dimensions of location of which was lawful prior to the adoption, revision or amendment to a zoning or district ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning or district regulations.

Non-Conforming Use - A use or activity which was lawful prior to the adoption, revision or amendment of a zoning or district ordinance, but which fails by reason of such adoption, revision or amendment, conform to the present requirements of the zoning or district regulations.

Nursing Home - An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason or advanced age, chronic illness or infirmity, are unable to care for themselves.

-O-

Off-Street - Parking Space - A temporary storage area for a motor vehicle that is not located on a dedicated street right-of-way.

On-Street Parking Space - A temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use for enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Open Space, public - Open space owned by a public agency and maintained for the use and enjoyment of the general public.

-P-

Parking Area, private - A parking area other than a street, for the private use of the owners or occupants of the lot on which the parking area is located.

Parking Area, public - An area, other than a private parking area or street, use for the parking of vehicles and available for general public use, either free or for remuneration.

Permitted use - Any use allowed within district regulations and subject to the restrictions applicable to that Zoning or Land Use District.

Planned Residential Development - A development to be constructed by a person or corporate body, involving a variety of residential designs, planned as a total entity, and subject to approval, development regulation and maintenance as one comprehensive land use plan.

Planning Commission - The Planning Commission of City of Fontana.

Planning Unit Area - Parcels of land identified within the specific plan land use map with a clearly identified land use title. All such parcels shall have regulatory controls and typically shall display acreage, threshold density (if residential), maximum yield, and an identification number.

Preliminary Site Plan - A preliminary "master" plan developed to identify the location and general relationship between: land uses; improvements, structures, circulation systems, landscaping and design elements, as related to a "planning unit".

Premises - A lot or a building site, or a specified portion of a lot or building site, that contains the structures and the open space needed for the location, maintenance and operation of the use of the property.

Private - Belonging to, or restricted for the use or enjoyment of particular persons.

-Q-

Quasi-public - A use owned or operated by a nonprofit, religious or charitable institution and providing education, cultural, recreational, religious or similar types of public programs.

-R-

Retail - The selling of goods, wares or merchandise directly to the ultimate consumer.

Retention basin - A pond, pool or basin used for the temporary or permanent storage of water run-off.

Right-of-way - A corridor, either public or private, on which a right of passage has been recorded.

Room addition - An added room that takes access from interior of unit.

-S-

Salvage - The utilization of waste materials.

Sand and gravel pit - A surface mine or excavation used for the removal of sand, gravel, or fill dirt for sale or for use off-site.

Sanitarium, health - An institution where patients, other than mental or drug addict patients, are housed and where medical or post-surgical treatment is provided.

Sanitary land fill - A site for solid waste disposal.

Sanitary sewers - Pipes that carry only domestic or commercial sewage and into which storm, surface, and ground waters are not intentionally admitted.

Scenic easement - An easement, the purpose of which is to limit development in order to preserve a view or scenic area.

Scenic highway - Any highway designated as a scenic highway by an agency of the city, county, state or federal government.

School - Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge.

Screen Check Plan - A draft development plan prepared with sufficient scope and detail to enable City staff review and direction to guide the preparation of a development plan complete and accurate enough to schedule it for required public hearings.

Screening - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

Septic systems - An underground system tank used for the decomposition of domestic wastes.

Service - An act, or any results of useful labor, which does not in itself, produce a tangible commodity.

Setback - The area between the building line and the property line.

Shopping center - A group of commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations, and protection from the elements.

Sidewalk - A paved surface or leveled area paralleling and usually separated from the street, used as a pedestrian walkway.

Sign - Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person institution, organization business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, animated or moving - Any sign or part of a sign which changes physical position by any movement or rotation of which gives the visual impression of such movement or rotation.

Sign, area - The entire face of a sign including the advertising surface and any framing, trim or molding, but not including the support structure.

Sign, free standing - Any nonmovable sign not affixed to a building.

Sign, identification - A sign giving the nature, logo, trademark or other identifying symbol; or any combination of the name, symbol and address of a building, business, development establishment on the premises where it is located.

Site - Any plot or parcel of land or combination of contiguous lots or parcels of land.

Site plan - The development plan or one or more lots of which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, flood-plains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

Slope - The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Solar access - A property owner's right to have the sunlight shine on his land.

Solar energy systems - A complete design or assembly consisting of a solar energy collector, an energy storage facility and components for the distribution of transformed energy.

Specific Plan - A fully planned community, with all design controls, servicing requirements for financing techniques incorporated in the plan, which is adopted with a self-contained regulatory text.

Storm drains - Any facilities designed to control, retain or remove surface water runoff.

Story - That portion of building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

For the purpose of determining building height along major arterials involving industrial uses, a two(2) story building shall be defined as any building in excess of 17 feet in height measured from grade.

Street - A public or private vehicular right-of-way other than an alley.

- (1) Local street: A low speed, low volume highway primarily for access to residential, business and other abutting property. A local street has parking and a significant amount of parallel and perpendicular pedestrian traffic.
- (2) Collector: A medium speed highway abutting similar land uses. The primary function is to collect and distribute trips within a hierarchy of roads and, secondarily, to carry short trips between adjacent neighborhoods. A community collector has emergency parking only and has a significant amount of parallel and perpendicular pedestrian traffic.

Street, furniture - Man-made, above-ground items that are usually found in a street right-of-way such as hydrants, manhole covers, traffic lights and signs, utility poles and lines, parking meters, and the like.

Subdivision - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

-T-

Tavern - An establishment used primarily for the serving of liquor, by the drink, to the general public.

Temporary structure - A structure without any foundation or footing and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary use - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Terracing - An erosion control method that uses small hills and contours on the land surface to control flooding and runoff.

Topography - The configuration of a surface area showing relative elevations.

Tot lot - An improved and equipped play area for a small children.

Tract - An area, parcel, site, piece of land, or property which is the subject of a development application.

Tract house - A dwelling in a residential development containing houses similar in size and appearance.

Trailer - A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupation, carrying materials, goods or objects, or as a temporary office.

Transfer of development rights (TDR) - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district, to land in another district where such transfer is permitted.

Transportation services, accessory - Establishments furnishing services incidental to transportation, such as forwarding and parking services, and the arranging of passenger or freight transportation.

-U-

Undeveloped land - Land in its natural state before development.

Unique natural feature - That part of the natural environment which is rare or not duplicated in the community or region.

Use - The purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be occupied or maintained.

Use Permit Utility, private or public - (1) Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam communication, rail transportation, water sewage collection, or other similar service: (2) A closely regulated private enterprise with an exclusive franchise for providing a public service.

Utility services - Establishments engaged in the generation, transmission and/or distribution of electricity, gas or steam, including water and irrigation systems and sanitary systems used for the collection and disposal of garbage, sewage and other waste by means of destroying or processing materials.

-V-

Variance - Permission to depart from the literal requirements of zoning ordinance.

Vehicular accessway - A private, non-exclusive vehicular easement affording access to abutting properties.

-W-

Wing wall - An architectural feature in excess of six feet in height, which is a continuation of a building wall projecting beyond the exterior walls of a building.

-Y-

Yard - An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided for in the zoning ordinance.

Zero Lot line - The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

Zone - A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern that use, placement, spacing and size of land and buildings.

Zoning Ordinance - The comprehensive zoning ordinance of the City of Fontana (Chapter 33).

F. DEVELOPMENT REGULATIONS

I. General Provisions

The following general provisions are intended as minimum development guidelines applicable throughout the West End Specific Plan Area. These standards shall take precedence only when a specific use regulation does not specify greater or more restrictive criteria.

a. Residential

1) Building/Parking Setbacks from Streets

The minimum setbacks specified shall apply to main structures abutting streets and shall be measured from the ultimate right-of-way line:

| <u>Street</u> | <u>Minimum Building Setback</u> | <u>Minimum Parking Setback</u> (for H density only) |
|--------------------|--|---|
| Baseline Road | 80' for the 1st 1/4 mile from East Avenue, 37' other areas | 74.5' for 1st 1/4 Mile from East Avenue, 29' other areas |
| Foothill Boulevard | 37' | 29' |
| Cherry Avenue | 37' | 29' |
| East Avenue | 20' | 20' |
| Crescent Entry | 20' | 20' |
| Grand Avenue | 30' | 30' |
| Village Loop | 10' | 20' |
| Neighborhood Loop | 10' | 20' |

Setbacks for main structure shall be a minimum of 10' where the rear of the building runs adjacent to a trail, and 5' where the side of a building runs adjacent to a trail.

2) Garage and Carport Placement and Use

Front-on entrances to garages and carports shall be set back either twenty (20) or more feet from back of sidewalk, and a minimum of 17.5 feet from the front propertyline. Where garages are entered from the side a ten (10) foot minimum frontyard setback is required. Where garages and carports are entered directly from an alley, the setback may be zero (0). Under no circumstances will garages or carports be modified so as to preclude their use for automobile storage.

3) Visual Barriers (Fences, Hedges and Walls)

Visual barriers shall be limited to a maximum height of six (6) feet. Height of visual barriers within residential front setback areas shall not exceed forty-two (42) inches. Visual barriers greater than forty-two (42) inches in height shall be set back from the front property line a distance equal to the dwelling, garage, or carport setback, but not less than fifteen (15) feet. This shall exclude the planting of trees in parkway, median or front yard areas.

- c) 1. Staircases, balconies, and other similar structural features may not project more than fifty (50) percent into any required side yard setback, but shall not be permitted closer than three (3) feet to a property line.*
 2. Staircases, balconies, and other similar structural features may not project more than three (3) feet into the required front yard setback, if provided as part of the original home construction*.
 3. Staircases, balconies, and other similar structural features may not project more than fifty (50) percent into any required rear yard setback, but shall not be permitted closer than three (3) feet to a property line*.
- * Such structures shall comply with any site (lot) coverage requirements.
- 8) Setbacks - Planning Area Exterior Boundaries
- a) Exterior boundary dwelling unit setback between different residential and non-residential uses shall be a minimum of twenty (20) feet.
- 9) Recreation Vehicles (RV's)
- a) Single family: If at least a fifteen (15) foot sideyard is provided, recreation vehicles may be stored in sideyard if screened from adjacent residences. Otherwise, RV storage shall be prohibited.
 - b) Multi-family: RV's shall be permitted only in designated RV storage areas.
- 10) Landscaping
- a) The front yards of all single family homes are to be improved with a minimum of the following:
 1. 100% automatic irrigation system, minimum 4 station controller with 2 lines minimum for the front yard and 2 lines to be stubbed in the side or rear yard for future owner needs.
 2. A lawn area (by seed, stolons, or sod) to be provided for each front yard as determined by each developer
 3. A shrub area consisting of minimum 1 gallon shrubs adjacent to the house and between the sidewalk and house. A minimum of 1 shrub per 25 square feet of planting bed area is required.
 4. A minimum of 2-15 gallon trees shall be placed per yard. One of the two trees shall be placed 4-5' from back of sidewalk as a street tree. The second tree may be placed as a second street tree or within closer proximity to the house as determined by the applicant's landscape architect.

5. Landscape and irrigation plans shall be submitted and approved by City prior to installation of materials. Installation shall occur no later than 60 days after occupancy of home. Maintenance of yard by developer shall cease at occupancy.
 6. On single-family homes, the minimum planting area width at the entry walk shall be 16 inches if there is a planting area.
- b) Rear yards are required to include the following:
1. A patio slab of 64 square feet minimum with a minimum dimension of 6'.
 2. A gas stub out.
 3. A hose bib.
- c) Side yards in front of yard fencing are to be landscaped with lawn and/or shrubs.
1. Where a side yard occurs on a corner lot the side yard fence must be set back a minimum of 4' from sidewalks to allow for landscaping between the sidewalk and fence.
 2. Where a side yard occurs adjacent to a non-frontage street i.e., collector/neighborhood road, the side yard from front to back of lot outside of the private fenced area must be landscaped at the same time the front yard landscaping is installed. See Detail B, page III-31.

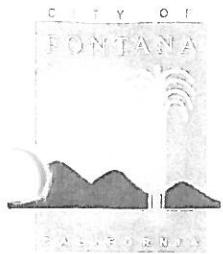
II) Temporary Uses

Temporary uses may be permitted upon review and approval according to the appropriate process as determined by the Planning Director. Such uses may include:

- a) Model homes, temporary real estate offices, and subdivision signs.
- b) Temporary on-site construction offices/facilities.
- c) Continued use of an existing building during construction of a new building or site preparation.
- d) Real estate signs, future development signs and subdivision directory signs in conformance with the City Sign Ordinances.
- e) Other uses established for a limited time which, by determination of appropriate authority, would not conflict with the specific Plan.

12) Fencing, Walls and Accessory Structures

- a) Side And Rear Yard Interior Lots: A 5-1/2 foot wood cedar fence per detail on page III-56h "lot fencing section". Perimeter tract fencing may differ, see fence plan exhibit 13, page III-56f.
- b) Side and Rear Yard - Loop Streets and Heritage Parkway Adjacent To Single Family Detached Units: Slumpstone wall with cap or run of block extending from wall. See detail on page III-56g.
- c) Arterials: Six foot high decorative blockwalls shall occur along the 29' setback area adjacent to residential uses. See detail on page III-56g.
- d) Village/Neighborhood Loop: Five foot six inch high slumpstone block walls are to be located along property lines adjacent to the Village Loop where L, LM1, LM2 uses occur, similar to the Neighborhood Wall as shown on Detail B, page III-31 and on page III-56g.
- e) Trails: Fencing adjacent to trails shall be a five and one-half foot high tubular steel or combination wood/tubular steel fence. See detail on page III-56h.
- f) All wood fences mentioned above may be changed to slumpstone as optional use. Notwithstanding the provisions of subsections (a) and (e), a property owner may replace a wood cedar fence with a five foot six inch (5'6") high slumpstone block wall as shown on Page III-56g, "Neighborhood Wall Elevation", subject to the following:
 1. A permit shall be obtained from the City of Fontana prior to the construction of a wall and replacement of any fence;
 2. Prior to the issuance of permits for the replacement of any common interior fences, the property owner shall present written and signed approval (s) from adjacent property owner (s); and
 3. The slumpstone block wall shall match the color, texture and design of existing neighborhood walls in the West End Specific Plan.



City of Fontana

CALIFORNIA

Irene and Dave James
14240 Point Reyes Street
Fontana, CA

Subject: Fencing within the West End Specific Plan.

Dear Mr. and Mrs. James,

After reviewing the binder submitted to the Planning Division and Building and Safety Department, I have determined that the proposed fencing material manufactured by Trex is consistent with the aesthetic and the overall design standard for the West End Specific Plan. Trex composite products are made of a unique combination of wood and plastic fibers. When the West End Specific Plan was adopted on March 19, 1985, the proposed material was not available. It is the Director's determination that the proposed material is of higher quality and of more durable performance than redwood or wood cedar fencing identified Page IV-24a of the Specific Plan.

Additionally, based on your efforts and research, the Planning Division will begin an update of the West End Specific Plan to incorporate this fencing for interior property line fences not facing the public right-of-way. While final approval of such a change rests with the City Council, I believe the Council will look on this material favorably as well. Thank you in advance for helping us to consider a positive change to your community.

If you have any questions or concerns regarding this letter, please call Assistant Planner Salvador Quintanilla at (909) 350-6558, Senior Planner Orlando Hernandez at (909) 350-6602, or me at (909) 350-6723. Thank you.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Don Williams, AICP
Director of Community Development



13) Residential Exterior Appearance

- a) The plan of the Village of Heritage is intended to encourage a variety of architectural styles. 1-story elements shall be located adjacent to the neighborhood loop. The sides of these homes shall include enhanced details such as paned windows where a wall or fence does not occur between the curb and main building. Arbors, trellises, storage sheds and other ancillary structures are permitted to be located within the yard and adjacent to the property lines subject to approval of the planning director. Patio covers are permitted within 3' of property lines.

14) Signage

- a) Attached/multi-family housing will provide separate project signage to be reviewed on a project by project basis. Design themes are to be consistent with community signage.
- b) Community signage will be located at major intersections as illustrated in Exhibit 5. The site will be divided into three distinct areas, North Heritage (north of Baseline), West Heritage and East Heritage (divided by Grand Avenue). See illustration on III-56a for concepts.

15) Rail Noise Levels

- a) All development projects shall be reviewed to ensure that outdoor noise levels within private yard areas of residential projects shall not exceed 65 CNEL; provided however that maximum noise levels shall not exceed 85 dba. These noise levels shall apply only to railroad noise, based upon an assumed train noise generation (engine and wheels) of 93.7 dba at the closest rail. In addition, no residential structure shall be located closer than 100 feet to any railroad track and a six foot high berm and/or decorative masonry wall shall border all railroad rights-of-way which adjoin residential developments.

- b. Non-residential (BP 1,2,3 only. See individual sections for other non-residential requirements):

1) Landscaping

- a) General: Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, and which may also include public sidewalks, shall be installed to the following minimum standards.

2) Private Parcel Landscaping: Each parcel shall include provisions as follows.

- a) A fully automatic irrigation system.
- b) All unpaved non-work areas not utilized for parking or storage shall be landscaped with turf, ground covers and trees. Total required landscape coverage area shall be determined based upon the guidelines that follow. In areas defined for future expansion, only erosion control ground covers shall be required with temporary irrigation system, or other erosion/dust control (i.e. soil stabilizer) methods deemed suitable to the Planning Commission.
- c) A minimum of (1) tree per 300 square feet of landscape area for areas 15' wide or less, and one (1) tree per 500 s.f. for planting areas greater than 15' in width. Where street frontage areas include a double row of trees, no additional tree planting is required for said areas. (See Exhibits 17.1, 17.2, 17.3). No less than 70% of all trees shall be 15 gallon and no trees shall be less than 5 gallon.
- d) Landscape coverage for each site is to be determined by the setback requirements listed herein. Any area not covered by building, parking or designated storage shall be landscaped. Landscape and irrigation plans shall be submitted for City approval prior to installation of materials. Installation shall occur prior to occupancy of building.
- e) Private parcel and street right-of-way landscaping shall occur concurrently, at the time the private parcel is developed. The parcel owner may install right-of-way landscaping sooner if he desires. Maintenance of all parcels including 6' public right-of-way along internal industrial streets shall be the responsibility of parcel owner. The 8' parkways along arterial streets and special palm

tree entry areas shall be the responsibility of the assessment district.

- 3) **Boundary Landscaping Along Public Streets:** On private lots, the boundary landscaping along public streets, other than arterial highways (Baseline, Foothill and Cherry) is required to a minimum depth of fifteen feet (15') in addition to the six foot (6') landscaped public right-of-way. Along arterial highways a minimum landscaped depth of 29 feet is required in addition to the landscaped right-of-ways. All slopes facing streets shall be 3:1 landscaped with lawn and trees only, except where signs occur, in which case ground covers and shrubs may be used. Where parking, storage or service areas face the street, a hedge shall be provided. Refer also to Exhibit 17.2.
- 4) **Boundary Landscaping Abutting Residential Parcels:** Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with Development Plans shall indicate the species, plant size, location, and number of trees to be planted which will meet this requirement. A minimum of a ten foot (10') wide area is required in those conditions.
- 5) **Parking Lot Landscaping:** The intent of providing landscaping in parking areas is to offer visual relief of parked cars and to create an overhead canopy. A minimum of fifteen percent (15%) of that portion of the site that is devoted to parking shall be landscaped. The fifteen percent (15%) landscape requirement for drives and parking areas may be combined within the boundary landscape area if approved by the Planning Director and when design solutions indicate conformance with the intent of this ordinance. Parking lot trees are required every ten (10) stalls in cases where face-to-face parking stalls occur. (15 gallon minimum tree required).
- 6) **Separation:** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches (6") higher than the adjacent vehicular area.
- 7) **Berming**
 - a) **Along Cherry Avenue, Foothill Boulevard and Baseline Road:**
 1. An earthen berm shall be provided adjacent to public right-of-ways three feet (3') in height.

measured from top of street curb, or parking lot curb, whichever is higher. Slope on the street facing side shall be 3:1.

2. Where service, storage or truck loading areas face the street, the earthen berm shall be a minimum of six feet (6') in height. Slope on the side facing street shall be 3:1. Refer also to Exhibit 17.2.
3. Where continuous landscape planting occurs from the right-of-way to the face of the building, the berm requirement may be omitted. Refer also to Exhibit 17.3.

b) Along Internal Industrial Streets:

An earthen berm shall be provided beginning at the curb and extending a minimum of twenty-one feet (21'). The 6' public right-of-way landscaping area combined with the 15' private landscaping area constitutes the 21' berm requirement. Slopes facing streets shall be 3:1 and the height shall be three feet (3') to four feet (4') from top of street curb, or parking lot, whichever is greater. All slopes facing streets shall be turf and trees except at signs where shrubs and turf and ground covers are permitted. The 6' public right-of-way landscape area adjacent to the street may be installed as landscape development of each parcel occurs. (See Exhibit 17.2).

- 8) All Parking Lot/Service Areas Adjacent to Public Streets: These areas shall be screened with shrub planting located on the building side of the tree rows. Screening shrubs shall be spaced no greater than four feet (4') apart. Minimum of five (5) gallon size shrubs shall be used. (See Exhibit 17.2)

9) Street/Parkway Trees

- a) Street tree planting shall consist of double rows of trees. Trees shall be fifteen (15) gallon minimum size and shall be planted five feet (5') from the curb or sidewalk line except where they occur in a parkway. In this case they shall be placed in the center of the parkway. Trees within a row shall be spaced thirty-five feet (35') on center. See Exhibits 17.2 and 17.3.

- b) Existing eucalyptus trees at property lines and within right-of-ways will be saved where feasible. In cases where eucalyptus windrows are preserved, the above street tree planting requirement will be omitted, providing any gaps in the existing eucalyptus planting are restored with five (5) gallon eucalyptus trees planted a minimum of fifteen feet (15') on center.
 - c) All trees, described above, on Baseline Road, Foothill Boulevard and Cherry Avenue shall be FICUS NITIDA.
 - d) All internal industrial street trees shall be of the same variety for each street and will be selected by the applicants' landscape architect at the time the first parcel along said streets are submitted for development to the City.
- 10) Parking lot trees shall be selected from the following:
- a) FICUS RETUSA (Indian Laurel)
 - b) LIQUIDAMBAR STYRACIFLUA (Sweetgum)
 - c) TRISTANIA CONFERTA (Brisbane Box)
 - d) LIRIODENDRON TULIPIFERA (Tulip Tree)
- 11) Undeveloped Areas:
- a) Landscaping plans will provide for erosion control on all vacant graded sites.
 - b) Undeveloped pads will be maintained in a weed-free condition.
- 12) Landscape Maintenance:
- a) Lawn and ground covers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.
 - b) All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.
- 13) Storage and Refuse Collection Areas:
- a) All outdoor storage and refuse collection areas shall be screened so that stored materials are not visible from streets, freeways and adjacent properties.

- b) Outdoor storage of all company-owned and operated motor vehicles, except for passenger vehicles, shall be screened from view from streets, freeways and adjacent properities.
 - c) Storage or refuse collection shall not be permitted within setback areas or buffer areas between non-residential and residential areas.
- 14) Accent and Security Lighting (See Exhibit 17.4)
- a) Wall mounted security light pack to be used only at rear and interior side of buildings.
 - b) Security lighting shall utilize high pressure sodium fixtures.
 - c) Shielded fixtures with well defined cut-off limits shall be used to confine illumination to on-site areas only.
 - d) Architectural lighting shall be integrated into building design where feasible.
 - e) Accent lighting, where used, shall originate from concealed or inconspicuous source location. Accent lighting may utilize high pressure sodium or mercury vapor.
 - f) Color lights shall not be used.
- 15) Utility Lines
- a) All telephone and electric lines of twelve (12) KV or less will be placed underground. Transformer or terminal equipment shall be screened from view of adjacent streets and properties.
- 16) Maintenance
- a) All structures will be maintained in a neat and orderly manner.

17) Building/Parking Setbacks from Property Lines

The minimum setbacks from property lines in all BP1, BP2 and BP3 areas shall be:

| <u>Property Line</u> | <u>Bldg. Setback</u> | <u>Parking Setback</u> |
|--|--------------------------|----------------------------|
| For those property lines adjacent to other BP1, BP2, BP3 lots. | 5 ft. | 5 ft. |
| For those property lines adjacent to commercial lots. | 10 ft. | 10 ft. |
| For those property lines adjacent to residential lots. | 40 ft. | 10 ft. |

For parcels adjacent to Village Loop, see page IV-53.

18) Floor Area Ratio

The total square footage of all buildings on any lot may not exceed a floor area ratio of 0.6 multiplied by the net lot area. No building or structure may exceed ten stories in height above the curb level or the mid point of the curb along the front of the lot. If there is any question regarding the curb level, the Planning Director shall determine the curb level.

19) Parking

- a) Location of off-street parking. Required parking spaces and garages shall be located convenient to the use or uses they serve.
- b) Required parking spaces.

The following standards exclude the 85 acre site in the BP3 zone, east of Cherry Avenue, previously reviewed and approved on January 27, 1986 by the Planning Commission (DR897).

1. Retail/Commercial Uses shall have one (1) parking space per 250 square feet of gross floor area. Additional reqts. on page IV-48a.
2. Office Uses shall have one (1) parking space per 250 square feet of gross floor area. For medical/dental offices and clinics, one space per 180 square feet of gross floor area is required.
3. Manufacturing/Light Industrial/Research and Development activities shall have a minimum of one (1) parking space per 750 square feet of gross floor area. Office space within these uses shall require one (1) space per 250 square feet. A minimum of fifteen percent (15%) of all manufacturing, light industrial and research and development building gross floor area shall be considered office use.
4. Warehouse shall have a minimum of one (1) parking space per 1,000 square feet for the first 40,000 square feet, and one (1) space per 4,000 for any additional building square feet. A minimum of five percent (5%) of a warehouse facility shall be considered office use when calculating parking requirements.
5. Parking Stall Lengths may be decreased by a maximum of two feet, zero inches (2'-0") if there are no obstructions at the curb edge allowing for the car to overlap curb.
6. Curb Cuts shall be thirty-two feet (32') in width per City Code. In cases where large sites with large trucking needs occur, this width may be increased up to fifty feet (50') with approval by the Public Works Department and City Planning Commission.
7. Exterior Storage shall be fully screened and shall not encumber the required amount of parking.
8. Multi-level parking may be permitted providing the parking structure meets the parking setbacks stated herein. Parking structures in the RPl zone are subject to review and approval by the Planning Commission.

20) Sign Guidelines (for BP1, 2, 3 only)

a) General

1. No exterior signs of any type which normally would be visible from the neighboring properties or public streets shall be placed or maintained on any site or building unless the same shall have been first approved in writing by the Planning Commission or the Planning Director per City zoning code Section 33-165. No flashing or moving signs are permitted.
2. Common area signage shall be located at Cherry Avenue at the three (3) major entries within the palm tree Bosque.
3. Individual project free standing signage shall not exceed 100 square feet and not to exceed a vertical height of eight (8') feet. A maximum of one (1) sign shall be permitted per lot.

b) Single Tenant Projects on One Lot

1. Wall signs shall be permitted on all buildings and shall not exceed 200 square feet or a vertical dimension of eight (8') feet. A maximum of two (2) signs shall be permitted on all buildings on the lot. They may be located at the main pedestrian entrance or parking area.
2. No sign may be roof mounted.
3. No sign is to be painted directly on any wall or building.
4. Street addresses shall be incorporated into the 100 square foot face structure of the free standing sign. Street addresses may be placed on a building, but shall be no larger than 6-inch high letters and numbers. There shall be absolutely no numbers, letters, or symbols on exterior doors or windows. Street addresses may be located at the main pedestrian entrance or parking area.

c) Multiple Tenant Projects on One Lot

1. All projects with more than two (2) tenants or uses shall develop a comprehensive sign program subject to the approval of the Planning Commission or Planning Director per zoning ordinance 33-165.
2. A maximum of one sign not to exceed 200 square feet shall be permitted per building. Wall signs, not to exceed ten (10') square feet each shall be permitted in addition to the two-hundred (200') square foot sign. One ten (10') square foot sign shall be permitted for each individual business tenant except that the total number shall be limited so that there may not be more than one such ten (10') square foot wall sign per pedestrian entrance

doorway. The ten (10') square foot wall sign may take the form of lettering on glass windows or glass doors. There shall be absolutely no numbers, letters or symbols on exterior doors or windows, except if such lettering or symbols comprises the ten (10') square foot signs above.

3. One business directory sign shall be permitted that lists only the address and name(s) of the on-site activities and may be a free standing or wall sign no larger than twelve (12') square feet in area. The business directory sign may be located either adjacent to the parking area or the main entrance to the development. One site location map shall be provided within the parking area.
4. Street addresses shall be incorporated into the 100 square foot face structure of the free standing sign. Street addresses may be placed on a building, but shall be no larger than 6-inch high letters and numbers. In addition, lighted addresses shall occur on the rear of each building. Addresses on roofs may be permitted.

25) Screening Areas on Street Frontages

- a) An architecturally compatible screen shall be installed along all parking areas along street frontages. Except as otherwise provided, the screening shall have a total ultimate height of not less than 36". Where there is a difference in elevation on opposites sides of the screen, the total height shall be measured from the highest elevation. A berm or combination berm and shrubs per Exhibits 17.2 & 17.3 is preferred. Where truck loading occurs, near street frontages, additional landscaping should be considered.
- b) Village/Neighborhood Loop: Five foot six inch high slumpstone block walls are to be located along property lines adjacent to the Village Loop where L, LM1, LM2, BP2 (when between Penstock Ridge Road and Meyer Canyon Road) uses occur, similar to the Neighborhood Wall as shown on Detail B, page III-31 and on page III-56g.

26) Screening Exterior Storage

- a) Screening shall be a minimum of eight (8') feet high, and a maximum of twelve (12') feet high, chain link fencing with redwood slatting. Neither the Planning Commission nor the City Council shall require this screening material to be upgraded. Exterior storage shall be confined to portions of the site least visible to public view. Where storage areas are visible from public streets abutting subject parcel, screening material shall match building architecture.

27) Outdoor Screening Methods

Landscaping is a preferred method of screening. A screen, as referred to above, shall consist of one, or any combination, of the following:

- a) Walls, Including Retaining Walls

A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material.

b) Berms

A berm shall be constructed of earthen material and shall be landscaped.

c) Landscaping

Vegetation, consisting of evergreen or deciduous trees or shrubs as approved by the Planning Commission. Hedge material to be spaced a maximum of four feet, zero inches (4'-0") on center, 5 gallon minimum.

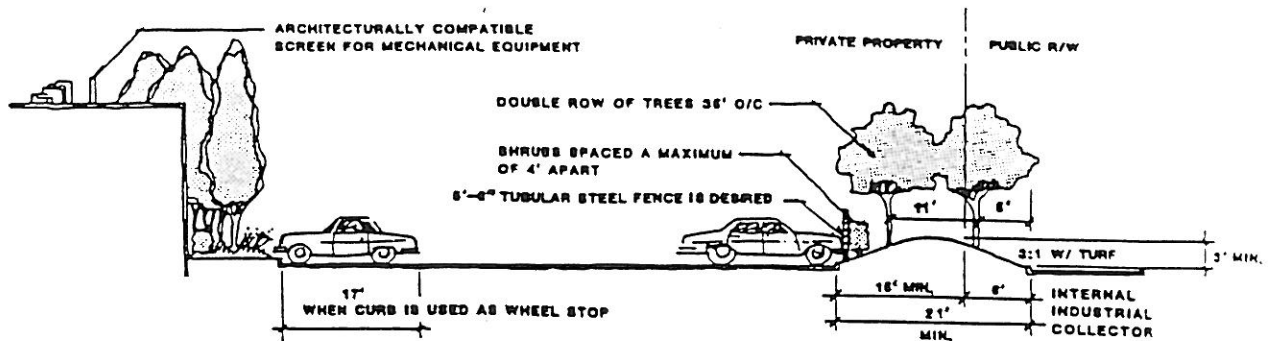
28) Intersections - screening

a) Screening along all streets and boundaries, except for trees, shall have a height of not greater than 36" within twenty (20') feet of the point of intersection of:

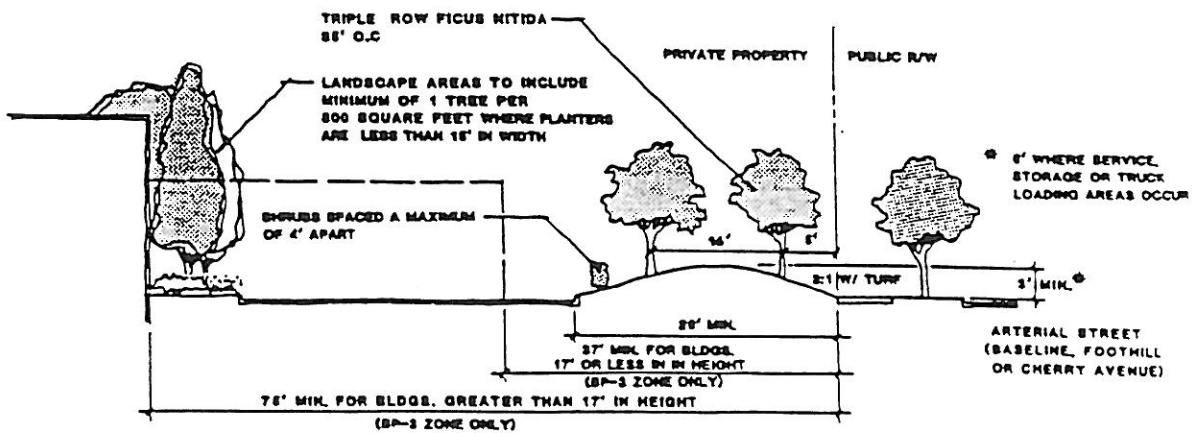
1. A vehicular access way or driveway and a street;
2. A vehicular access way or driveway and a sidewalk; and
3. Two or more vehicular access ways, driveways or streets.

29) Perimeter Fencing

a) At street frontages, within building setbacks as established in the West End Specific Plan, a tubular steel fence shall be used. Behind the building setback or adjacent to other business park parcels, chainlink fences with barbed wire are permitted. See Exhibit 17.5.

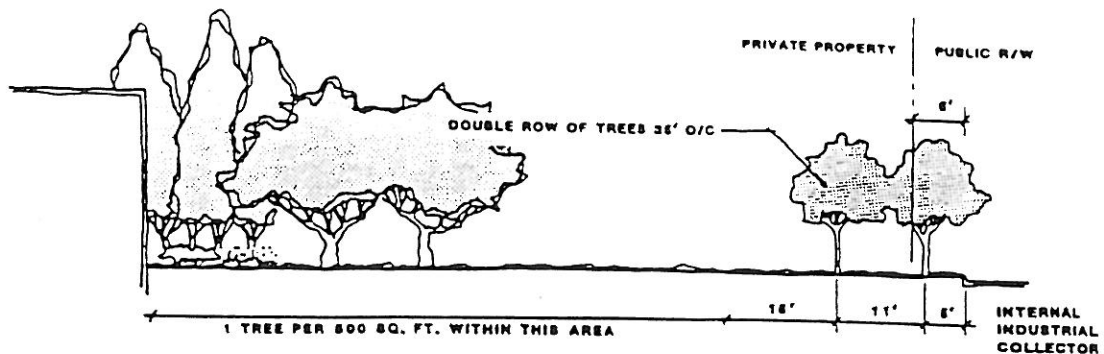


TYPICAL SECTION ADJACENT TO AN INTERNAL INDUSTRIAL STREET
(WHERE PARKING OR OTHER USES OCCUR BETWEEN BUILDING AND STREET)



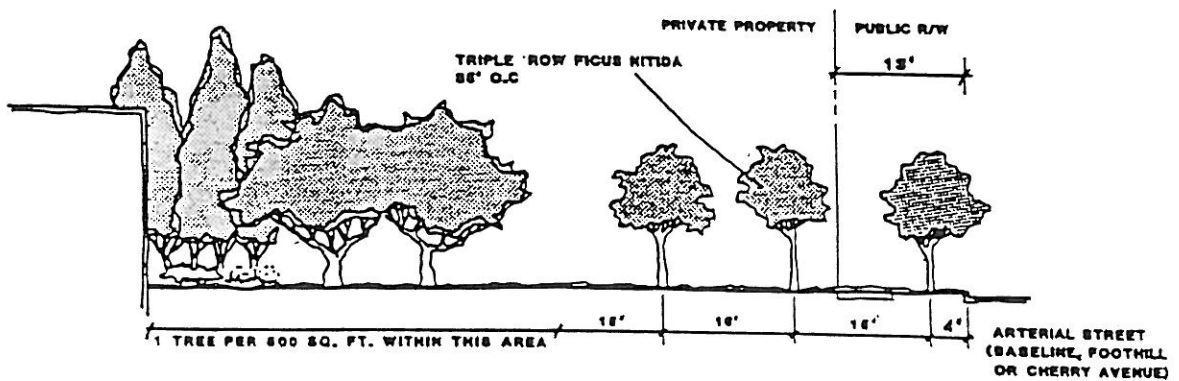
TYPICAL SECTION ADJACENT TO AN ARTERIAL STREET
(WHERE PARKING OR OTHER USES OCCUR BETWEEN BUILDING AND STREET)

EXHIBIT 17.2 LANDSCAPE SECTIONS



**TYPICAL SECTION WHERE BUILDING IS ADJACENT
AN INTERNAL INDUSTRIAL STREET**

(WHERE LANDSCAPE ONLY OCCURS BETWEEN BUILDING AND STREET)



**TYPICAL SECTION WHERE BUILDING IS ADJACENT
TO AN ARTERIAL STREET**

(WHERE LANDSCAPE ONLY OCCURS BETWEEN BUILDING AND STREET)

**EXHIBIT 17.3
LANDSCAPE SECTIONS**

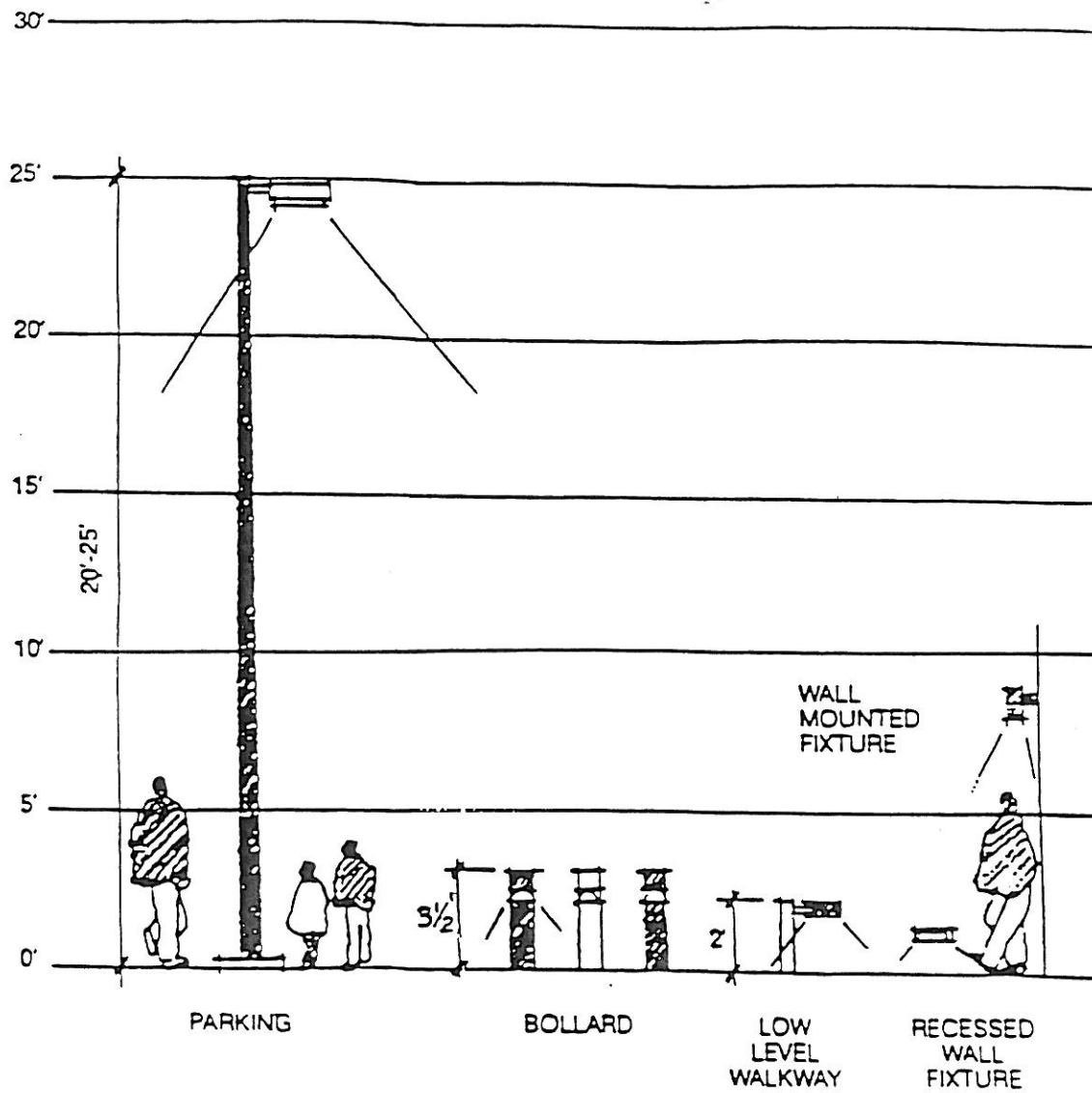
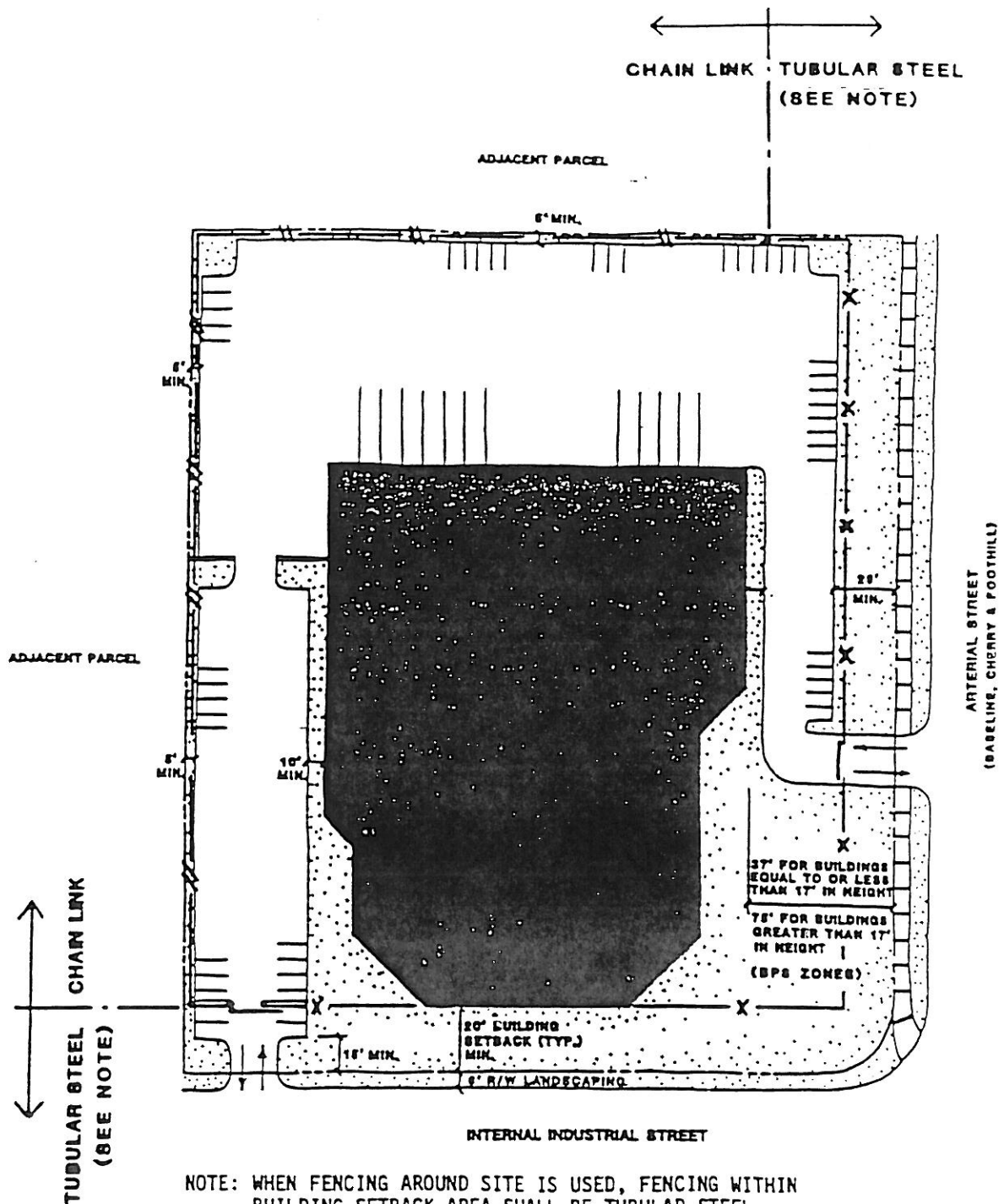


EXHIBIT 17.4 SITE LIGHTING



NOTE: WHEN FENCING AROUND SITE IS USED, FENCING WITHIN BUILDING SETBACK AREA SHALL BE TUBULAR STEEL, 5'-6" MAXIMUM HEIGHT.

FENCING BEHIND BUILDING SETBACK SHALL BE CHAIN LINK. THE PARCEL OWNER MAY CHOOSE TO PUT IN TUBULAR STEEL IF HE DESIRES. (OR OTHER UPGRADED MATERIAL ACCEPTABLE TO PLANNING COMMISSION IE., MASONRY. NO WOOD IS PERMITTED).

EXHIBIT 17.5 BUSINESS PARK SITE PLAN REQUIREMENTS

c. Non-residential

1) Sidewalk and Pedestrian Access

If other than normal City requirements for sidewalks and pedestrian access are desired, the Planning Commission shall review and may approve any such proposed deviation at the time of Development Plan review.

2) Location

Commercial uses shall be located only in areas designated Village Commercial, Community Commercial Business Park or as limited and regulated within this chapter.

3) Building/Parking Setbacks from Streets (See section BP3 which is more restrictive).

The minimum setbacks in all non-residential developments shall be measured from the ultimate right-of-way line:

| <u>Street</u> | <u>Minimum Building Setback</u> | <u>Minimum Parking Lot Setback</u> |
|--------------------|--|--|
| Baseline Road | 80'feet for the first $\frac{1}{2}$ mile from East Avenue, 37' other areas. | 74.5' for the first $\frac{1}{2}$ mile from East Avenue, 29' other areas. |
| Foothill Boulevard | 37' | 29' |
| Cherry Avenue | 37' | 29' |
| Crescent Entry | 30' | 15' |
| East Avenue | 37' | 29' |
| Village Loop | 15' | 0' |
| Neighborhood Loop | 40' | 20' |
| Village Entry | 20' | 0' |

4) Off Street Parking Regulations

a) Description and Purpose.

These regulations are established to provide for onsite parking of motor vehicles that are attracted by the use or uses on the premises. The parking facilities for motor vehicles required by this section are assumed to be the minimum of which will be required by the various land use categories. It is intended that these regulations will result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for parking of motor vehicles at locations other than on streets.

b) General Requirements

Except as otherwise specified below, off-street parking for the West End planning area shall be in accordance with the Off-Street Parking Regulations of the City Zoning Code, which is adopted by reference as a part of this section.

- c) Pursuant to energy conservation and air quality goals promulgated by state and federal agencies, whenever, in the opinion of the Planning Commission, a commercial center, office, business park use or residential use or project is designed to encourage and facilitate the circulation of public transit vehicles, and the onsite, convenient and safe loading and unloading of passengers, a reduction in the required number of parking spaces may be permitted upon the approval of a Development Plan by the Planning Commission as provided in Section IV-G.

Among others, the following are examples of facilities which may justify a reduction in required off-street parking:

1. Community tram/bus system
 2. Preferential bus lanes and bus stops
 3. Dial-a-ride
 4. Internal tram/people mover system
 5. Park and ride facilities
 6. Disincentives to individual vehicle use
- d) Joint use or shared parking. Joint use or shared parking facilities, either on-or-offsite, may be approved in conjunction with or as part of the approval of a Site Plan when the hours of operation of the uses do not conflict.
- e) Compact car spaces. Up to twenty-five (25) percent of the required number of parking spaces may be designated for use by compact cars. Compact car spaces may be a minimum of seven (7) feet in width and sixteen (16) feet in depth.
- f) Exceptions or Modifications to Off-Street Parking Regulations

The provisions of this section and of the City of Fontana Zoning Code are intended to meet the minimum design needs for off-street parking under most conditions. Where, because of the nature of the use involved or other relevant circumstances, the requirements of this section are considered to be exceptions and modifications to these provisions and those of the Zoning Code may be approved in accordance with the following procedure, provided such exceptions and modifications are consistent with the purpose and intent of this section.

1. Any property owner, his authorized agent, or a public agency may apply for exception to, or modification of, the off-street parking regulations shall be permitted subject to the approval of a Development Plan.
2. Exceptions to, or modifications of, the off-street parking regulations shall be permitted subject to the approval of a Development Plan.
3. Development Plans which include a request for exceptions to, or modifications of, the off-street parking regulations shall be processed in accordance with the provisions of Section IV.F.

5) Sign Regulations

Description and Purpose. The purpose of this section is to establish standards for the uniform regulations of signs throughout the parcels designated for business park development. The intent is to permit adequate signing for those uses which require signage while discouraging unnecessary and unsightly signs.

Uses Permitted and Standards

Signs shall be established as part of an approved Development Plan, or condition thereof, or a Sign Program when specified by site Development Standards.

The following standards shall apply except as otherwise specified on an approved Development Plan, or Sign Program.

For specific sign guidelines for BP1, 2, 3, see page IV-32a.

a) Freestanding signs

1. One (1) identification ground sign may be permitted as accessory to a main use for each building site. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each street frontage for each building site. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, nor a total area of more than fifty (50) square feet.
2. Applications for ground signs shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area and general location of all signs on the building site.
3. Temporary signs advertising the sale, lease or rental of the property upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, nor a total area of more than thirty-two (32) square feet.
4. Temporary signs denoting the owner, developer, lender(s), architect, engineer or contractor(s) placed on the premises where construction, repair or renovation is in progress. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total area of more than thirty-two (32) square feet.
5. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs or societies, cemeteries and other public or nonprofit institutions. Such signs shall not be erected in the public safety area nor exceed a total area of twenty-four (24) square feet.
6. Temporary signs advising future construction on the site upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total area of more than twenty-four (24) feet.
7. Community facility identification signs. Such signs shall not exceed a vertical height of eight (8) feet, nor a total area of one hundred (100) square feet.

b) Wall Signs

Business or identification wall signs shall be permitted for each business (multiple dealership does not constitute separate business for purposes of applying this section); industrial or nonresidential use shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area

for such signs shall not exceed fifty (50) square feet for each such use. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such use.

1. Automobile service station sign. Signs for automobile service station sites are permitted subject to the following limitations as indicated on an approved Development Plan:
 2. The total area of all signs shall not exceed an aggregate of one-hundred fifty (150) square feet on the premises. Notwithstanding the provisions of 1. and 2., above, only the following signs are permitted.
 - a. One monument sign, not to exceed six (6) feet in height and fifty (50) square feet in area, may be located along each street frontage abutting the site. Price signs shall be incorporated into monument signs.
 - b. The maximum size of any sign shall not exceed fifty (50) square feet in area.
 - c. Any additional signs shall be placed on or affixed to a structure.
 - d. Advertising devices and advertising displays are prohibited on any service station building site.
- c) Sign programs. Sign Programs shall be required for Business Park uses, shopping centers, and other mixed use areas and shall comply with Sections 1-3, above, except as otherwise specified by the approved Sign Program.
1. A Sign Program is intended to encourage creativity and innovativeness; expressing variety and diversity in design. At the same time, however, the program should foster the consistent application of materials and styles within the Business Park land use category.
 2. In addition to the requirements of this section, the application for a Sign Program shall be accompanied by the following documents:
 - a. Coverage area: A map, drawn to scale, delineating the site proposed to be included within the Sign Program.

- b. Building elevation: Drawing and/or sketches indicating the exterior surface details of all structures on the site.
- c. Signing: Drawings of a uniform scale shall be used to indicate the sign copy size, method and intensity of illumination, height, sign area and general location of all signs.
- d) Uses Prohibited
 - 1. Outdoor advertising signs.
 - 2. Outdoor advertising structures.
 - 3. Roof signs.
 - 4. Freestanding signs, except as provided in this text.
 - 5. Advertising devices and advertising displays.
 - 6. Rotating, revolving, flashing or moving signs.
 - 7. Vehicles or other signs or devices in the public right-of-way when used as advertising devices or displays.
 - 8. Vehicles or other signs or devices not permitted by this section when used as advertising devices or displays.
- e) General Requirements
 - 1. No freestanding sign or structure shall be permitted closer than five (5) feet to the ultimate street or highway right-of-way line.
 - 2. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be so located or so directed as to permit the illumination therefore to be directed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

2. Low Density Residential Regulations (L)

- a. **Description and Purpose.** The Low Density (L) district is intended to provide for quality low density single family residential uses composed primarily of individual homes, together with appropriate supportive recreational, religious, educational and other community facilities. Zero lot line and clustered single family dwellings provide diversity and may be achieved through the conditional use process. The maximum number of dwelling units per gross acre in a planning unit shall not exceed four and one half (4.5).
- b. **Permitted Uses.**
- 1) Continued agricultural uses, as regulated in Section 33-30(c) of City Code.
 - 2) Single family dwellings: and duplexes, excluding condominiums.
 - 3) Accessory buildings, structures and uses where related and incidental to a permitted use.
 - 4) Pedestrian and bicycle trails, public parks, play grounds, recreation area, and swimming pools.
 - 5) Commonly owned private recreation facilities, landscaping and open space areas.
 - 6) Utility and service facilities as required to implement the specific plan.
 - 7) Temporary uses permitted by Section IV.F.1. a. 11.
- 8) **Commercial Overlay (CO).** Residential Planning Unit Areas No. 6 and 7 designated with the Commercial Overlay (CO) shall be permitted to develop a commercial project(s) subject to the land use limits as listed within the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations, the project is at least ten (10) acres in size, and provided development conforms to the development standards of the Office/Commercial/Institutional (OFC) and Community Commercial (CC) designations.
- c. **Uses Permitted Subject To A Conditional Use Permit**
- 1) Clustered type and condominiums.
 - 2) Schools, public and private
 - 3) Churches, public and private
 - 4) Community facilities
 - 5) Public safety facilities (fire and police)
 - 6) Preschool and day care facilities
 - 7) Tennis clubs and swimming clubs
- d. **Lot area requirements.**
- 1) **Building site area:** The minimum net site area for each dwelling unit shall be 7000 square feet.
 - 2) **Building site coverage:** The maximum building site coverage shall be thirty-five (35) percent of the net area of the site.
- e. **Minimum dwelling unit size:** The minimum dwelling unit size shall be 1400 square feet. This minimum may be reduced up to 15% (1190 s.f.) if the average building square foot area for all units in the subject tract average one hundred twenty percent of the minimum 1,400 square foot requirement (1680 sq.ft)
- f. **Building height:** Maximum height for all buildings shall be two and one-half (2-1/2) stories not to exceed thirty-five (35) feet.

- g. Building setbacks. Notwithstanding general setback requirements, the following limitations shall apply as:

1) Single Family Detached

Front yard: The distance from the front property line to the:

- a) Dwelling shall be a minimum of 17.5 feet.
- b) Front-on garages shall be set back a minimum of 17.5 feet. Side-on garages shall be setback a minimum frontyard setback of ten (10) feet. Accessory structures shall not be permitted within the front yard setback.

Side yards: There shall be a minimum of five (5) feet for each side yard setback, except:

- a) A garage, carport, or other accessory structure detached a minimum of eight (8) feet from the dwelling unit may abut a similar structure on an adjacent lot.
- b) Any part of the structure which exceeds one story in height shall have a minimum side yard setback of seven (7) feet.
- c) Garage, carport or accessory structures detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of three (3) feet.

Rear yard: The distance from the rear property line to the:

- a) Dwelling shall not be less than an average of fifteen (15) feet nor less than a minimum of ten (10) feet.
- b) Garage, carport, or accessory structure detached a minimum of six (6) feet from the dwelling unit, shall be set back a minimum of three (3) feet.

2) Single family attached/zero lot line

Front yard: The distance from the front property line to the:

- a) Dwelling shall be a minimum of 17.5 feet.

Side yards: There shall be a minimum aggregate of ten (10) feet of side yard setback. A zero side yard setback may be allowed when:

- a) There are no doors, windows or other openings along that side of the structure (garage or dwelling unit).

- b) A garage or carport is detached a minimum of six (6) feet from the main structure, and the garage or carport has no doors, windows or other openings along that side of the structure.

Rear yard: The distance from the rear property line to the:

- a) Dwellings shall not be less than an average of fifteen (15) feet nor less than a minimum of ten (10) feet.

Private yards: A minimum of 1000 square feet of private open space shall be required. Private yard area includes all yard area excluding front yard with a minimum dimension of ten (10) feet. The private open space shall have sufficient dimension so that it is usable by size, shape, and/or location and shall be located in a screened area.

Other requirements.

- a) Rear yards along loop roads or arterial highways shall be buffered by appropriate wall, fence, or berm and landscaping treatment.
- b) For all L category residences in the West Neighborhood a concrete tile roof shall be used. The roofs in remaining areas of the plan shall be as directed by City Planning Commission and City Council.

3. Low-Medium Density Residential Regulations (LMI)

- a. Description and purpose. The medium low density (LMI) district is intended to provide for quality diversified single-family housing (conventional detached, clustered or zero lot line) and two family attached (duplex) residential uses, together with supportive recreational, religious, educational and other community facilities. Multiple family residential options which would provide diversity may be achieved through the conditional use process. The maximum number of dwelling units per gross acre in a planning unit in this district shall not exceed five (5.0). This maximum allows for project and planning unit variation subject to provisions below and Sections IV.B. and IV.D.
- b. Permitted Uses.
 - 1) Continued agricultural uses as regulated in Section 33-30(c) of City Code.
 - 2) Single family dwellings, and duplexes, excluding condominiums.
 - 3) Accessory buildings, structures and uses where related and incidental to a permitted use.
 - 4) Pedestrian and bicycle trails, public parks, playgrounds, recreation area, and swimming pools.
 - 5) Commonly owned private recreation facilities, landscaping and open space areas.
 - 6) Utility and service facilities as required to implement the plan.
 - 7) Temporary uses permitted by Section IV.F.1. a.11.
- c. Uses Permitted Subject To A Conditional Use Permit.
 - 1) Multi-family residential units including condominiums and apartments
 - 2) Schools, public and private
 - 3) Churches, public and private
 - 4) Community facilities
 - 5) Public safety facilities (fire and police)
 - 6) Preschool and day care facilities
 - 7) Tennis clubs and swimming clubs.
- d. Lot area requirements.
 - 1) Building site area: The minimum site area for each dwelling shall be 5500 square feet.
 - 2) Building site coverage: The maximum building site coverage shall be forty (40) percent of the net area of the site.
- e. Minimum dwelling unit size. The minimum dwelling unit size shall be 1200 square feet. This minimum can be reduced up to 15% (1020 s.f.) average building square foot area for all units in the subject tract average one hundred ten percent of the minimum 1,200 square foot requirement (1320 sq.ft).
- f. Building height: Maximum height for all buildings shall be two and one-half (2-1/2) stories not to exceed thirty-five (35) feet.

Low-Medium
Density Residential
(LMI)

- g. **Building setbacks.** Notwithstanding general street setback requirements, the following limitations shall apply:

1) **Single Family Detached**

- a) The distance from the front property line to the:
- b) Dwelling shall be a minimum of 17.5'.
- c) Front-on garages shall be set back a minimum of 17.5 feet. Side-on garages shall be setback a minimum frontyard setback of ten (10) feet. Accessory structures shall not be permitted within the front yard setback.

Side yards: There shall be a minimum of five (5) feet for each side yard setback, except:

- a) A garage, carport, or other accessory structure detached a minimum of eight (8) feet from the dwelling unit may abut a similar structure on an adjacent lot.
- b) Garage, carport or accessory structure detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of three (3) feet.

Rear yard: The distance from the rear property line to the:

- a) Dwelling shall be not less than an average of fifteen (15) feet nor less than a minimum of ten (10) feet.
- b) Garage, carport, or accessory structure detached a minimum of six (6) feet from the dwelling unit, shall be set back a minimum of three (3) feet.

2) **Single-family attached/zero lot line**

Front yard: The distance from the front property line to the:
Dwelling shall be a minimum of 17.5'.

Side yards: There shall be a minimum of ten (10) feet of side yard setback. A zero side yard setback may be allowed when:

- a) There are no doors, windows or other openings along that side of the structure (garage or dwelling unit).

- b) A garage or carport is detached a minimum of six (6) feet from the main structure, and the garage or carport has no doors, windows or other openings along that side of the structure.

Rear yard: The distance from the rear property line to the:

- a) Dwellings shall not be less than an average of fifteen (15) feet nor less than a minimum of ten (10) feet.

Private yards: A minimum of 900 square feet of private open space shall be required. Private yard area includes all yard area excluding front yard with a minimum dimension of ten (10) feet. The private open space shall have sufficient dimension so that it is usable by size, shape, and/or location and shall be located in a screened area.

h. Other requirements.

- 1) Rear yards along loop roads and arterial highways shall be buffered by appropriate wall, fence or berm and landscape treatment.
- 2) For all LM-1 category residences in the West Neighborhood a concrete tile roof shall be used. The roofs in the remaining areas of the plan shall be as directed by City Planning Commission and City Council.
- 3) Flag lots shall be permitted within the Low-Medium Density Residential (LM1) and Low Medium 2 Density Residential (LM2) designations subject to the following:
 - a) no more than three (3) percent of all lots within an individual tract map, or integrated project consisting of multiple maps, shall be so configured (percentage shall not be rounded up to allow the use of Flag Lots for a subdivision(s) of less than 33 lots);
 - b) the stem of the lot adjacent to the public right-of-way shall be a minimum of 25 feet in width;
 - c) the front setback shall be taken as the point where the lot first exceeds forty feet in width;
 - d) that portion of the lot between the public right-of-way and front setback shall not be included within the calculated minimum required lot area; and
 - e) the entrance to and address for the Flag Lot shall be clear and obvious from the public right-of-way to facilitate identification for emergency responses.

4. Low-Medium 2 Density Residential Regulations (LM2)

- a. Description and purpose. This low medium density district is intended to provide for quality diversified single family housing (conventional detached, clustered or zero lot line) and two family attached (duplex) residential uses, together with supportive recreational, religious, educational and other community facilities. Multiple family residential options to provide diversity may be achieved through the conditional use process. The maximum number of dwelling units per gross acre in a planning unit in this district shall not exceed six, (6.0). This maximum allows for project and planning unit variation subject to provisions below and sections IV.B. and IV.D.13.
- b. Permitted Uses.
- 1) Continued Agriculture uses as regulated in Section 33-30(c) of City Code.
 - 2) Single family dwellings, and duplexes, excluding condominiums.
 - 3) Accessory buildings, structures and uses where related and incidental to a permitted use.
 - 4) Pedestrian and bicycle trails; public parks, playgrounds, recreation areas, and swimming pools.
 - 5) Commonly owned private recreation facilities, landscaping and open space areas.
 - 6) Utility and service facilities as required to implement the plan.
 - 7) Temporary uses permitted by Section IV-F.1.a.11
- c. Uses Permitted Subject To A Conditional Use Permit:
- 1) Multi-family residential units including condominiums and apartments
 - 2) Schools, public and private
 - 3) Churches, public and private
 - 4) Community facilities
 - 5) Public safety facilities (fire and police)
 - 6) Preschool and day care facilities
 - 7) Tennis clubs and swimming clubs.
- d. Lot area requirements.
- 1) Building site area: The minimum site area for each dwelling unit shall be 4000 square feet. In the East neighborhood (east of Grand Ave) all lots (net) shall be a minimum of 4500 square feet.
 - 2) Building site coverage: The maximum building site coverage shall be forty (40) percent of the net area of the site.
- e. Minimum dwelling unit size. The minimum dwelling unit size shall be 1000 square feet. This minimum can be reduced up to 15% (850 s.f.) average building square foot area for all units in the subject tract average the minimum 1,000 square foot requirement.
- f. Building height: Maximum height for all buildings shall be two and one-half (2-1/2) stories not to exceed thirty-five (35) feet.

LOW MEDIUM 2
DENSITY RESIDENTIAL
(LM2)

- g. Building setbacks. Notwithstanding general street setback requirements, the following limitations shall apply:

1) Single Family Detached

- a) The distance from the front property line to the:
- b) Dwelling shall be a minimum of 17.5'.
- c) Front-on garages shall be set back a minimum of 17.5 feet. Side-on garages shall be setback a minimum frontyard setback of ten (10) feet. Accessory structures shall not be permitted within the front yard setback.

Side yards: There shall be a minimum of five (5) feet for each side yard setback, except:

- a) A garage, carport, or other accessory structure detached a minimum of eight (8) feet from the dwelling unit may abut a similar structure on an adjacent lot.
- b) Garage, carport or accessory structure detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of three (3) feet.

Rear yard: The distance from the rear property line to the:

- a) Dwelling shall be not less than an average of fifteen (15) feet nor less than a minimum of ten (10) feet.
- b) Garage, carport, or accessory structure detached a minimum of six (6) feet from the dwelling unit, shall be set back a minimum of three (3) feet.

2) Single family attached/zero lot line

Front yard: The distance from the front property line to the:

- a) Dwelling shall be a minimum of 17.5 feet.

Side yard: There shall be a minimum of ten (10) feet of side yard setback. A zero side yard setback may be allowed when:

- a) There are no doors, windows or other openings along that side of the structure (garage or dwelling unit).

- b) A garage or carport is detached a minimum of six (6) feet from the main structure, and the garage or carport has no doors, windows or other openings along that side of the structure.

Rear yard: The distance from the rear property line to the:

- a) Dwelling shall not be less than an average of ten (10) feet nor less than a minimum of five (5) feet.

Private yards: A minimum of 800 square feet of private open space shall be required. Private yard area includes all yard area excluding front yard with a minimum dimension of ten (10) feet. The private open space shall have sufficient dimension so that is is usable by size, shape, and/or location and shall be located in a screened area.

h. Other requirements.

- 1) Rear yards along loop roads and arterial highways shall be buffered by appropriate wall, fence or berm and landscape treatment.
- 2) For all LM-1 category residences in the West Neighborhood a concrete tile roof or other Class A, 30 year warranty roof shall be used. The roofs in the remaining areas of the plan shall be as directed by City Planning Commission and City Council.
- 3) Flag lots shall be permitted within the Low-Medium Density Residential (LM1) and Low Medium 2 Density Residential (LM2) designations subject to the following:
 - a) no more than three (3) percent of all lots within an individual tract map, or integrated project consisting of multiple maps, shall be so configured (percentage shall not be rounded up to allow the use of Flag Lots for a subdivision(s) of less than 33 lots);
 - b) the stem of the lot adjacent to the public right-of-way shall be a minimum of 25 feet in width;
 - c) the front setback shall be taken as the point where the lot first exceeds forty feet in width;
 - d) that portion of the lot between the public right-of-way and front setback shall not be included within the calculated minimum required lot area; and
 - e) the entrance to and address for the Flag Lot shall be clear and obvious from the public right-of-way to facilitate identification for emergency responses.

5. Medium Density Residential Regulation (M)

- a. Description and Purpose. This district is intended to provide quality multiple family residential development at medium density ranges. Attached and detached zero lot line, and clustered single family options as well as condominiums may be achieved through the conditional use process. Supportive recreational, religious and community uses are also permitted. The maximum number of dwelling units per gross acre in a planning unit shall not exceed eight (8.0). There are currently no planning areas that contain this designation.
- b. Permitted Uses
- 1) Continued agricultural uses as regulated in Section 33-3
 - 2) Single family detached and zero lot line dwellings.
 - 3) Multiple family dwellings and single family attached (condominiums and apartments).
 - 4) Accessory buildings, structures and uses where related and incidental to a permitted use.
 - 5) Pedestrian and bicycle trails; public parks, play grounds, recreation areas, and swimming pool.
 - 6) Commonly owned private recreation facilities, landscaping and open space areas.
 - 7) Utility and service facilities are required to implement the plan.
 - 8) Temporary uses permitted by section IV.F.1.a.11.
 - 9) Along the south side of the entry crescent road, civic office uses for the practice of professional and small business uses are permitted. These uses, however, should reflect a residential scale and style of architecture.
- c. Uses Permitted Subject To A Conditional Use Permit
- 1) Schools, public and private
 - 2) Churches, public and private
 - 3) Community facilities
 - 4) Public safety facilities (fire and police)
 - 5) Preschool and day care facilities
 - 6) Tennis clubs and swimming clubs
- d. Lot area requirements.
- 1) Building site area: The minimum site area for each dwelling shall average 3500 square feet for attached units, and 3700 square for detached units. Single family detached units are permitted subject to setback building height and coverage requirements listed in the LM-2 category.

- 2) Building site coverage: The maximum building site coverage shall be sixty (60) percent of the net area of the site.

- e. Minimum dwelling unit size: The minimum dwelling unit size shall be 1000 square feet. This minimum can be reduced up to 20% (800 s.f.) if the average building square foot area for all units in the subject tract average one hundred ten percent of the minimum 1,000 square foot requirement (1100 sq.ft).
- f. Building height: Maximum height for all buildings shall be two and one-half (2-1/2) stories not to exceed thirty-five (35) feet.
- g. Building setbacks: Notwithstanding general street setback requirements, the following limitations shall apply:
 - 1) Multiple family residential
 - a) The minimum building setback from any public street right-of-way line shall be fifteen (15) feet.
 - b) Front-on garages shall be setback a minimum of 17.5 feet. Side-on garages shall be setback a minimum of ten (10) feet.
 - c) The minimum building setback from any principal structure to any exterior development project boundary shall be fifteen (15) feet.
 - d) The minimum horizontal distance between principal structures shall be one-half the sum of the heights of the two structures, but no less than fifteen (15) feet.
 - e) The minimum horizontal distance between an accessory structure and/or between two accessory structures shall be ten (10) feet.
 - f) The minimum building setback from an accessory structure to any exterior development project boundary shall be three (3) feet.
 - g) Private yards: A minimum of 200 square feet of private open space shall be required. If this space is provided in one area, the minimum dimension shall be ten (10) feet. If the space is divided into two areas, a minimum dimension of eight (8) feet shall be required. The private open space shall have sufficient dimension so that it is usable by size, shape, and/or location and shall be located in a screened area.
 - h. Other requirements.
 - 2) Rear yards along collectors and both rear and side yards adjacent to single family development shall be buffered by appropriate wall, fence or berm and landscape treatment.

6. High Density Residential Regulations (H)

- a. Description and Purpose. This district is intended to provide quality multiple family residential development at higher density ranges. Attached and detached, zero lot line, and clustered single family options as well as condominiums may be achieved. Supportive recreational, religious and community uses are also permitted. The maximum number of dwelling units per gross acre in a planning unit shall not exceed sixteen (16).
- b. Permitted Uses.
 - 1) Continued agricultural uses as regulated in Section 33-30(c) of City Code.
 - 2) Multiple family dwellings (condominiums and apartments).
 - 3) Accessory buildings, structures and uses where related and incidental to a permitted use.
 - 4) Pedestrian and bicycle trails; public parks, playgrounds, recreation areas, and swimming pools.
 - 5) Commonly owned private recreation facilities, landscaping and open space areas.
 - 6) Utility and service facilities as required to implement the plan.
 - 7) Temporary uses permitted by Section IV.F.1.a.11.
- c. Uses Permitted Subject To A Conditional Use Permit.
 - 1) Single family dwellings, (attached, detached, zero lot line and clustered).
 - 2) Schools, public and private
 - 3) Churches, public and private
 - 4) Community facilities
 - 5) Public safety facilities (fire and police)
 - 6) Preschool and day care facilities
 - 7) Tennis clubs and swimming clubs.
 - 8) Office uses (along Crescent only)
- d. Lot area requirements.
 - 1) Building site area: The minimum site area for each dwelling unit shall average 2000 square feet.
 - 2) Building site coverage: The maximum building site coverage shall be sixty (60) percent of the net area of the site.
- e. Minimum dwelling unit size: The minimum dwelling unit size shall be 700 square feet for two bedroom units and 600 square feet for one bedroom units and 400 s.f. for studio units. This minimum can be reduced up to 15% (595 s.f. 2-BR; 510 s.f. 1-BR) if the average building square foot area for all units in the subject project average one hundred fifteen percent of the minimum 700 and 600 square footage respectively (805 s.f. average 2-BR; 690 s.f. average 1-BR). In no instance however, shall one bedroom units exceed more than 15% of the total units in the (H) category.

- f. Building height: Maximum height for all buildings shall be two and one-half (2-1/2) stories not to exceed thirty-five (35) feet.
- g. Building setbacks: Notwithstanding general street setback requirements, the following limitations shall apply
 - 1) Multiple family residential
 - a) The minimum building setback from any public street right-of-way line shall be fifteen (15) feet.
 - b) The minimum building set back from any principal structure to any exterior development project boundary shall be fifteen (15) feet.
 - c) The minimum horizontal distance between principal structures shall be one-half the sum of the heights of the two structures, but in no case less than fifteen (15) feet.
 - d) The minimum horizontal distance between an accessory structure and/or between two accessory structures shall be ten (10) feet.
 - e) The minimum building setback from an accessory structure to any exterior development project boundary shall be three (3) feet.
 - f) Private yards: A minimum of 200 square feet of private open space shall be required. If this space is provided in one area, the minimum dimension shall be ten (10) feet. If the space is divided into two areas, a minimum dimension of eight (8) feet shall be required. The private open space shall have sufficient dimension so that it is usable by size, shape, and/or location and shall be located in a screened area.
- h. Trash Storage Areas
 - 1) Multiple Family residential
 - a) The distance from each dwelling unit to a common trash storage area shall not exceed a distance of 100 feet, provided, however that upon written application by the owner or developer of the subject property to the Planning Commission, the Planning Commission may approve the location of a common trash storage area up to 150 feet from any and all dwelling units, based upon a finding that the design of the proposed development requires the location of common trash storage areas in excess of 100 feet from a dwelling unit and that the health, safety or welfare of residents in the development will not be detrimentally affected thereby.
 - 2) Senior housing
 - a) For senior citizen housing projects trash storage areas shall be provided within each individual building and shall not exceed a distance from any dwelling unit of 100 feet or 50% of the length of the longest building, whichever is less.

7. Commercial Regulations (VC and CC)

- a. Description and Purpose. This district is intended to provide for commercial retail and service uses and facilities appropriate to serve the needs of the West End community, the general community, freeway travelers and visitors to the community. It is the purpose of this section to regulate the design, development and use of a complete array of commercial activities responding to these differing needs for commercial services.
- b. Permitted Uses. Uses permitted in the Commercial (VC and CC) District, shall include those businesses listed below which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location. Should the Director of Planning find that the business has the potential to adversely impact adjacent uses, then a conditional use permit may be required pursuant to Section C below.

1) Retail commercial establishments, including but not limited to:

- a) Apparel store;
- b) Appliance, television or home electronic equipment store;
- c) Auto parts store;
- d) Bakery;
- e) Book or stationery store;
- f) Camera store;
- g) Clothing store;
- h) Confectionery store;
- i) Drug store or pharmacy;
- j) Dry goods or notions store;
- k) Florist or gift shop;
- l) Furniture store;
- m) Grocery, fruit or vegetable store or supermarket;
- n) Hardware or paint store;
- o) Ice Cream parlor;
- p) Jewelry store;
- q) Meat market or delicatessen store;
- r) Shoe store;
- s) Sporting goods store; and
- t) Any other similar uses deemed by the Planning Commission to be consistent with the intent of this district.

2) Service commercial establishments, including but not limited to:

- a) Appliance repair shop;
- b) Bank, Savings and Loan or similar financial institution;
- c) Barber shop and beauty shop;
- d) Cafe or restaurant (excluding dancing, entertainment or alcoholic beverages, drive-through restaurants or fast food restaurants);
- e) Clothes cleaning agency and/or pressing establishment;
- f) Dressmaker or millinery shop;
- g) Clinic - medical, dental, chiropractic or chiropodist;
- h) Laundry - agency or self-serve;
- i) Photographer;

- j) Shoe and repair shop;
- k) Tailor;
- l) Theater; and
- m) Travel agency;

- 3) Administrative, business and professional offices
- 4) Cultural facilities, including conference centers
- 5) Restaurants and cafes (not serving alcohol)
- 6) Commercial recreation and amusement establishments
- 7) Community facilities and services
- 8) Public Utility uses, structures and facilities
- 9) Accessory uses and structures clearly incidental to any of the above
- 10) Temporary uses and structures clearly incidental to any of the above

c. Uses Subject To a Conditional Use Permit.

- 1) Any use listed in subsection b. Permitted Uses, which because of operational characteristics specific to that particular business is found by the Director of Planning to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
 - 2) Automotive service centers or repair facilities, including service stations.
 - 3) Bars or cocktail lounges.
 - 4) Cafes or restaurants providing dancing, entertainment or alcoholic beverages.
 - 5) Department stores.
 - 6) Drive-through establishments.
 - 7) Fast food restaurants
 - 8) Liquor stores
 - 9) Public safety facilities (police and fire)
 - 10) Uses involving outdoor activity, display or storage.
- a) Certain outdoor accessor uses may be permitted by Commission approval when the accessor use is demonstrated to be compatible to the purpose and intent of the District and is clearly incidental to the primary use.

d. Building height: Maximum height for all buildings shall be fifty (50) feet not to exceed provisions of applicable building codes.

e. Building setbacks: As measured from right - of - way line:

| <u>Street</u> | <u>Bldg. Setback</u> | <u>Pkg. Setback</u> |
|---|----------------------|---------------------|
| 1) Cherry Ave, Baseline Rd. Foothill Blvd, East Ave. | 37' | 29' |
| 2) Crescent Drive | 30' | 15' |
| 3) Village Parkway | 15' | 0' |

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- 4.) No setback shall be required from interior lot lines abutting only a parcel designated for commercial or business park use and not abutting a street or public area.
 - 5) Any building more than 35 feet in height shall be located no closer to the exterior property boundary than a distance equal to the heights of the commercial structure.
- f. Landscape Improvements
- 1) Streets: A continuous area, as determined by setback requirements, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three (3) feet in height within 25 feet of an intersection or access drive.
 - 2) Buffer Boundary Landscaping: A continuous visual landscape screen, a minimum of fifteen (15) feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. Screening shall be a minimum of six (6) feet in height. It may be provided by means of fences, walls, berms, changes in elevation, or plant materials.

Screening shall be a minimum of six (6) feet in height. It may be provided by means of fences, walls, berms, changes in elevation, or plant materials.
 - 3) Use Coverage: Building coverage shall not exceed 30%.
 - 4) Landscape coverage for each site is to be determined by the setback requirements listed above. Any area not covered by building, parking or designated storage shall be landscaped. Landscape and irrigation plans shall be submitted for City approval prior to installation of materials. Installation shall occur prior to occupancy of building.

g. Parking

- 1) One space per 250 square feet of gross floor area is required for VC and CC uses except for restaurants and theatres. Restaurants, except fast food, shall have one space per 100 square feet, up to 6000 square feet of gross floor area plus one space per 55 square feet for over 6000 square feet. Fast food restaurants shall include one space per 100 square feet of gross floor area. For theatres, one space for each four seats is required unless the theatre is in a 50,000 square foot net leasable or larger shopping center, then no parking is required for one theatre complex of up to 1,000 seats.
- 2) For office (OFC) use, one space per 250 square feet of gross floor area is required. For medical/dental offices and clinics, one space per 180 square feet of gross floor area is required.

h. Exterior Architectural Appearance: Architecture to be compatible with community-wide architectural elements.

i. Common Areas Signage: Signage shall be consistent with design themes established in Exhibit 12 and subject to the conditions of the sign regulations, page IV-29, West End Specific Plan.

j. Floor Area Ratio: The total square footage of all buildings on any lot may not exceed a floor area ratio of 0.4 multiplied by the net lot area. No building or structure may exceed ten stories in height above the curb level of the mid point of the curb along the front of the lot. If there is any question regarding the curb level, the Planning Director shall determine the curb level.

8. Office/Institutional (OFC)

- a. **Description and Purpose.** The Office/Institutional District is intended to allow for a combination of office professional, general business, and medical commercial uses. The District also serves as a transition zone between the Devore Freeway and residential uses.
- b. **Permitted Uses.** Uses permitted in the Office/Institutional (OFC) District, shall include those business listed below which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location. Should the Director of Planning find that the business has the potential to adversely impact adjacent uses, then a conditional use permit may be required pursuant to Section C below. OFC/CC planning area 7b only shall have permitted uses of OFC and CC. For this, all commercial uses shall follow the CC development regulations located in Section 7 (beginning on page IV-46). The Office/Institutional district permits office, general business, commercial, and medical uses as follows:

1) **Office**

- a) **Uses for the practice of a profession, administration of a business, or offering of a service of the following types:**
1. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists and public relations consultants.
 2. Administrative or executive offices of any type of business.
 3. Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises
 4. Employment agencies, travel agencies, and airline ticket agencies
 5. Financial institutions, including banks, saving and loan associations, finance companies and credit unions
 6. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies
 7. Medical complex including medical, dental, and health-related services of all types for humans, including laboratories and housing for the aged or infirm.
 8. Oculists, opticians, and optometrists; and
 9. prescription pharmacies located in a building containing the offices of four (4) or more medical practitioners and devoting more than fifty percent (50 %) of the total pharmacy floor space to prescription compounding.
- b) **Restaurants, freestanding or located in office buildings and incidental to the office use, but not including restaurants with drive-in, drive through, or walk-up service.**

2) **General Business Uses including**

- a) Research laboratories and facilities,
- b) Product developing facilities
- c) Testing laboratories and facilities and
- d) Service business including but not limited to the following:

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Revised March 15, 1994
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Revised November 17, 1998
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1. Repair, maintenance or servicing of appliance, component parts, etc.
2. Photofinishing and photographic processing facilities
3. Blueprinting, reproduction and copying services, photoengraving, printing, publishing and bookbinding
4. Drycleaning and laundry plants
5. Any other similar use which is found compatible with the purpose and objectives of this section, and which is indicated on an approved Preliminary or Final Development Plan, according to the provisions of this chapter.

3) Commercial

- a) Service and retail commercial uses for OFC planning areas, including but not limited to the following:

1. Banks and other financial institutions
2. Barber shops
3. Beauty salons
4. Restaurants, food service facilities and cocktail lounges
5. Health and athletic facilities
6. Travel agencies
7. Any other similar use which is found compatible with the purpose and objectives of this Specific Plan and which is indicated in an approved development plan.

- b) All Commercial uses for OFC/CC planning areas #7b only as per the following:

1. Retail commercial establishments, including but not limited to:

- a) Apparel store
- b) Appliance, television or home electronic equipment store;
- c) Auto parts store;
- d) Bakery;
- e) Book or stationery store;
- f) Camera store;
- g) Clothing store;
- h) Department stores;
- i) Drug store or pharmacy;

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Amendment No. 2
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Revision "A"

Revised March 15, 1994
Amendment No. 7

Revised November 17, 1998
Amendment No. 9

- j) Dry goods or notions stores;
 - k) Fast-food restaurants;
 - l) Florist or gift shop;
 - m) Furniture store;
 - n) Grocery, fruit or vegetable store or supermarket;
 - o) Hardware, paint store or home improvement;
 - p) Ice cream parlor;
 - q) Jewelry store;
 - r) Liquor store;
 - s) Meat market or delicatessen store;
 - t) Shoe store;
 - u) Sporting goods store; and
 - v) Any other similar uses deemed by the Planning Commission to be consistent with the intent of this district.
2. Service commercial establishments, including but not limited :
- a) Appliance repair shop;
 - b) Bank, savings and loan or similar financial institution;
 - c) Barber shop and beauty shop;
 - d) Bars or cocktail lounges;
 - e) Cafe or restaurant (including dancing, entertainment or alcoholic beverages, drive-through restaurants or fast-food restaurant);
 - f) Clothes cleaning agency and/or pressing establishment;
 - g) Dressmaker or millinery shop;
 - h) Clinic - medical, dental, chiropractic or chiropodist;
 - i) Laundry - agency or self-serve;
 - j) Photographer;
 - k) Shoe and repair shop;
 - l) Tailor;
 - m) Theater;
 - n) Travel agency;
 - o) Car wash
- 3. Administrative, business and professional offices
 - 4. Cultural facilities, including conference centers
 - 5. Drive through establishments
 - 6. Restaurants
 - 7. Commercial recreation and amusement establishments (excludes arcades)
 - 8. Public safety facilities (police and fire)
 - 9. Community facilities and services; including day care
 - 10. Public utility uses, structures and facilities
 - 11. Accessory uses and structures clearly incidental to any of the above
 - 12. Temporary uses and structures clearly incidental to any of the above

c) Conditional Uses

1. Any use listed in subsection b. Permitted Uses, which because of operational characteristics specific to that particular business is found by the Director of Planning to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
2. Service stations are subject to a conditional use permit.
3. Automotive Service Centers are subject to a conditional use permit.
4. Churches and schools are subject to a conditional use permit.

Note: All office uses shall follow the OFC development regulations within this section and all commercial uses shall follow the CC development regulations located in Section 7 (beginning on page IV-46).

- d) Building height: Maximum height for all buildings shall be fifty (50) feet not to exceed provisions of applicable building codes.
- e) Building setbacks: A minimum thirty-seven (37) foot setback shall be maintained from all property lines with the following exceptions (See also p. IV-22):
1. A greater setback is required on Baseline Road. A 67' setback from right-of-way shall be provided.
 2. No setback shall be required from interior lot lines abutting only a parcel designated for commercial or business park use and not abutting a street or public area.
 3. Building height: Any building more than 35 feet in height shall be located no closer to the exterior property boundary than a distance equal to the heights of the commercial structure.
- f) Landscape Improvements

1. Streets: A continuous area, a minimum of 10 depth and an average of 20 feet in depth, shall be landscaped and maintained adjacent to street or highway right-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three (3) feet in height within 25 feet of an intersection or access drive.
2. Buffer Boundary Landscaping: A continuous visual landscape screen a minimum of fifteen (15) feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses.

Screening shall be a minimum of six (6) feet in height it may be provided by means of fences, walls, berms, changes in elevation, or plant materials.

- c. Floor Area Ratio. The total square footage of all buildings on any lot may not exceed a floor area ratio of 0.4 multiplied by the net lot area. No building or structure may exceed ten stories in height above the curb level of the mid point of the curb along the front of the lot. If there is any question regarding the curb level the Planning Director shall determine the curb level.

Schools

8a. Commercial Light Industrial (CLI)

- a. **Description and Purpose.** The Commercial Light Industrial District (CLI) is intended to allow for a wider range of uses than the Citywide General Commercial District (C-2) as well as limited light industrial uses. The CLI District serves as a transition district between the Rail Served Industrial (BP3) districts to the north and west and the C-2 General Commercial to the south and west. The CLI District is further intended to supersede the provisions of the Foothill Boulevard Overlay District.
- b. **Permitted Uses.** Uses permitted in the CLI District, shall include those uses listed below which operate in compliance with the intent and standards of the district. Each use shall be evaluated in terms of its operational characteristics and specific site location. Should the Director of Community Development find that the business has the potential to adversely impact adjacent uses, then a conditional use permit may be required pursuant to Section C below.
 - 1). **Amusement**
 1. Amusement park/enterprise for children including pony rides (no Stables), merry-go-round, and like when incidental to a permitted use
 2. Arcades/game rooms --pinball, video, and the like
 3. Baseball; batting cage, bowling alley, boxing arena
 4. Golf, driving range, miniature, pitch and putt
 5. Skating rink, roller or ice
 6. In door go carts, electric or gas
 - 2). **Professional Office**
 1. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists and public relations consultants, administrative, business and professional offices
 2. Administrative or executive offices of any type of business.
 3. Architects, landscape architects, planners, engineers and surveyors, geologist, industrial designers, graphic designer, and interior designers not including retail sales on the premises
 4. Art gallery
 5. Business park
 6. Clinic, acupuncture
 7. Convention centers
 8. Employment agencies, travel agencies, and airline ticket agencies

9. Financial institutions, including banks, saving and loan associations, finance companies and credit unions
 10. Government offices
 11. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies
 12. Medical complex including medical, dental, and health-related services of all types for humans, including laboratories and housing for the aged or infirm
 13. Oculists, opticians, and optometrists
 14. Prescription pharmacies located in a building containing the offices of four (4) or more medical practitioners and devoting more than fifty percent (50%) of the total pharmacy floor space to prescription compounding
 15. Radio/television studio (without transmitter)
 16. Studios for professional work or teaching of any form of fine art
- 3). Research and Development
1. Research laboratories and facilities
 2. Product developing facilities
 3. Testing laboratories and facilities
- 4). Restaurants
1. Cafe or restaurant (not including dancing, entertainment, or alcoholic beverages, drive-through restaurant, quick serve, or fast-food restaurant)
- 5). Retail Sales
1. Antique shop
 2. Apparel store, shoe store, clothing store, jewelry store
 3. Art supply store
 4. Automobile parts and supply store, hardware, paint store or home improvement
 5. Appliance, television or home electronic equipment store
 6. Bakery, grocery, fruit or vegetable store or supermarket, Meat market or delicatessen store, Ice cream parlor
 7. Bicycle store/shop
 8. Blueprinting establishment
 9. Book or stationery store, florist or gift shop
 10. Building materials, retail sale of (if contained within a completely enclosed building)
 11. Building materials with outdoor storage

12. Camera/photographic supply store
13. Caterer
14. Computer store
15. Convenience store without gasoline sales
16. Department stores, furniture store
17. Discount, second hand, or thrift store
18. Drug store or pharmacy
19. Floor covering store
20. Food locker (for individual home locker rental only; no slaughtering permitted)
21. Furniture store
22. Garden furniture and supplies store
23. Gift shop, novelties store
24. Glass and or mirror store
25. Hobby supplies store, sporting goods store
26. Home furnishing store
27. Ice storage locker (if not more than five-ton capacity)
28. Interior decorating shop
29. Leather goods store
30. Liquor store
31. Newsstand
32. Nursery, plant (includes indoor and outdoor statuary sales)
33. Office equipment store
34. Pet shop
35. Plumbing supply store (no outdoor storage of supplies and equipment)
36. Sewing machine shop
37. Stamp and coin store
38. Stationery store
39. Warehouse style retail sales
40. Variety store
41. Vending, outdoor
42. Video rental store

6). Service and Repair Establishments

1. Ambulance service
2. Appliance repair shop
3. Automobile automatic, full service, flex service and or hand carwash (not including coin-operated self service car wash)
4. Barber shop and beauty shop
5. Blueprinting, reproduction and copying services, photoengraving, printing
6. Clinic - medical, dental, chiropractic or chiropodist, psychological counseling

7. Clothing and costume rental establishment
8. Community care facility (6 beds or less)
9. Community center
10. Copying, packing and mailing services
11. Cyber cafes
12. Day care/child care (6 children or less)
13. Day care/child care 24 hour (6 children or less)
14. Decorating, paperhanging and upholstery shop
15. Depot--Bus, railway, park-and-ride
16. Diaper supply service
17. Dressmaker, tailor, millinery shop
18. Dry cleaning and laundry plants or pressing establishment
19. Glass or mirror shop
20. Equipment rental
21. Gunsmith
22. Health and athletic facility (gym), day spa
23. Laundromat, self service
24. Laundry, retail, or clothes cleaning agency or pressing establishment
25. Locksmith
26. Library
27. Museums and art galleries
28. Music and vocal instruction
29. Parks
30. Photographer or photography studio
31. Photographic developing and finishing store (must include retail)
32. Picture framing store
33. Post office
34. Printer, blueprint
35. Publishing establishments
36. Reducing salon
37. Repair, maintenance or servicing of household appliance, component parts, etc.
38. Shoe repair
39. Schools such as business colleges, music conservatories, dancing schools, and other schools that offer training in non-industrial professions
40. Sign painting shop in enclosed structure
41. Stenographic services
42. Swimming pool, commercial
43. Tailor
44. Taxidermist
45. Telegraph office
46. Telephone answering service or exchange

- 47. Theater (indoor, outdoor)
- 48. Ticket agency, travel bureau
- 49. Travel agency
- 50. Upholstery shop
- 51. Wedding chapel

- 7). Food Processing
- 8). Adult oriented businesses
- 9). Construction trailer (temporary)
- 10). Cultural facilities, including conference centers
- 11). Emergency shelter subject to the activation of an emergency operation center
- 12). Manufactured/modular, and or mobile home sales and rental
- 13). Metal storage containers (seasonal temporary storage secondary to a primary use)
- 14). Public parking structures
- 15). Public parking lots (not related to use on same property)
- 16). Public safety facilities (police and fire)
- 17). Public utility uses, structures and facilities

c. **Land Use Compatibility.** Any use listed in Subsection b. (Permitted Uses), which due to its size, type, nature, character, operations, or other unique circumstances specific to that use is found by the Director of Community Development to have the potential to negatively impact adjoining properties, businesses, uses, or residents and, therefore, requires a conditional use permit. Said impacts may be related, but not limited to, traffic volume or intensity, hours of operation, assemblages of people, excessive noise and/or dust, site location, light and/or glare, secondary effects, and similar threats to public well-being.

d. **Conditionally Permitted Uses.**

- 1). Amusement park, circus or other amusement enterprise of a similar type, transient in character, on areas of two or more acres
- 2). Animal kennel , animal hospital (small animals), animal hospital (large animals), small animals keeping and raising
- 3). Antenna, transmitting
- 4). Auctions, except livestock
- 5). Automobile sales agency with incidental repairing and sales display area, automobile service station with or without car wash, Automobile and truck rental (two-ton, single unit maximum), Automobile/vehicle body and fender repair shop, Automobile/vehicle repair, automotive custom repair (includes lowering and lifting), automotive stereo, alarm and upholstery

- installation, automobile wash (coin-op manual), used vehicle lot, wholesale auto sales (requires one stall)
- 6). Archery, shooting range
 - 7). Assembly or meeting hall for lodges, fraternal organizations, private clubs, labor unions, religious services, or similar uses
Bars, night clubs, cocktail lounges, tavern, dance hall, pool/billiard hall
 - 8). Building materials- Finished
 - 9). Boat sales with incidental repair and sales display area
 - 10). Cafe or restaurant (including dancing entertainment or alcoholic beverages)
 - 11). Cemetery and related uses
 - 12). Check cashing
 - 13). Chemical substance abuse facility
 - 14). Convenience store with gasoline sales
 - 15). Cyber Cafe
 - 16). Day care/child care 24 hour (7 children or more)
 - 17). Entertainment Centers
 - 18). Feed store
 - 19). Fortune-telling
 - 20). Heavy contractor's equipment rental
 - 21). Homeless shelters on an emergency or temporary basis
Hospitals, nursing home, convalescent hospital, skilled nursing facility
 - 22). Independent contractor- plumber, electrician (outdoor storage prohibited)
 - 23). Industrial laundry
 - 24). Long term construction trailer ancillary to an approved construction project
 - 25). Masseur or masseuse, day spa, acupressure
 - 26). Mini warehouse (allowed as an ancillary or secondary use to a retail use on-site)
 - 27). Mortuaries
 - 28). Machine shop
 - 29). Motel, hotels
 - 30). Pawn shop
 - 31). Private schools
 - 32). Public utility structures and facilities
 - 33). Pick-up truck rated over one ton (carrying weight), commercial truck or van, or tractor trailer rental
 - 34). Radio/television studio (with transmitter)
 - 35). Smoking lounge, head shop, smoke shop, hookah lounge
 - 36). Tattoo and or body piercing establishments as a standalone business within a single tenant space and or building, and specifically prohibiting the tattoo or body piercing use as a

secondary ancillary or incidental use to a larger primary retail use within the same tenant space/building

- 37). Tobacco store (retail sales)
- 38). Tire shop, tire recapping shop

9. Schools

- a. Schools Architectural Appearance: School architecture shall meet standards established by the school district and state architect. It is desirable to have architecture relate to the overall Village theme.
- b. Park/School Fencing: Fencing of housing adjacent to the school site shall be a slumpstone wall to be of similar design to match the wall along the neighborhood loop road. See Exhibit 17.0.

10. Southern California Edison/Gas Corridor

- a. Uses and Landscaping
 - 1) The Edison corridor (250' wide) runs adjacent to the gas corridor (100' wide). The Edison Company has a policy which permits irrigation and landscaping as long as the plant material stays below 15' in height. The gas company has no height restriction, but is concerned with proximity of tree roots near the gas line. A 12' decomposed granite service road is required to be provided along the entire Edison corridor with loops around each individual tower. This road may also be used by pedestrians as a walkway.
 - 2) The Edison corridor will be landscaped. Exhibit 14 indicates areas that will be irrigated and planted with lawn and other areas that will be naturalized with native hydroseeds with no irrigation. Of the total 50 acres, approximately 31.0 will receive irrigation and turf, and 19.0 will receive native hydroseed.
- b. Maintenance
 - 1) All corridors to be maintained as part of the assessment district established for the entire community.

11. Light Industrial/Service (BPI)

- a. Description and Purpose. The Business Park District (BPI) is intended to provide an attractive and convenient setting for business park, corporate business and service oriented uses to support the surrounding residential community and adjacent industrial areas. Due to the location of the BPI district on the northeast part of the site along Baseline Road and Cherry Avenue the uses permitted below are oriented to smaller scale residential business park uses. This business park environment integrated through landscaping and design will make the Business Park compatible with the adjacent residential areas.

Development projects submitted within the BPI district will be further evaluated on a project by project basis during the precise planning process.

- b. Permitted uses. Uses permitted in the Business Park (BPI) district, shall include those businesses listed below which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location. Should the Planning Manager find that the business has the potential to adversely impact adjacent uses, then a conditional use permit may be required pursuant to Section C below.

- 1) Blueprinting, reproduction and copying services
- 2) Car wash
- 3) Child care centers
- 4) Computer service centers
- 5) Financial institutions, including banks, savings and loan associations, finance companies and credit unions
- 6) Hotel, motels and theatres, including retail establishments as parts of a hotel and motel complex
- 7) Hardware and home improvement centers occupying a minimum floor area of 10,000 sq. ft.
- 8) Health and athletic facilities, occupying a minimum floor area of 10,000 sq. ft., but excluding amusement centers
- 9) Home furnishings and appliance outlets occupying a minimum floor area of 10,000 sq. ft.
- 10) Grocery, fruit or vegetable store or supermarket*
- 11) Drug store or pharmacy*
- 12) Dry goods or notions store
- 13) Ice cream parlor
- 14) Clothing/sporting goods sale and repair stores
- 15) Book/stationary/gift shops
- 16) Laundry and dry cleaning stores
- 17) Medical and dental clinics, including laboratories
- 18) Mortuaries
- 19) Offices as follows:
 - a. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, photographers and public relations consultants.
 - b. Administrative or executive offices of any type of business
 - c. Architects, landscaping architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers and interior designers not including retail sales on the premises

- d. Broadcast and recording studios
- e. Employment agencies, travel agencies and airline ticket agencies
- f. General Contractors
- 20) Private post offices
- 21) Research, development and testing laboratories
- 22) Restaurants
- 23) Sales and Services facilities for automobile, truck and recreation vehicle parts and accessories
- 24) Telephone exchanges
- 25) Temporary uses as permitted by Section IV.F.1/.1
- 26) Veterinary clinics, provided no outdoor kennels or runs
- 27) Vocational Schools
- 28) Service Stations
- 29) Other similar uses which the Planning Manager finds compatible with the permitted uses described herein, consistent with the purpose and intent of the district and not of a type to affect adversely the use of adjoining properties.

* Occupancy shall not be granted prior to June 1, 1993

c. Uses Subject To A Conditional Use Permit

- 1) Any use listed in subsection b. Permitted Uses, which because of operational characteristics specific to that particular business is found by the Director of Planning to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
- 2) Outdoor display areas, permitted only in conjunction with and secondary to permitted uses.

d. Building Site Area. Minimum of one-quarter (1/4) acre.

e. Building Height Limit. No maximum.

f. Building Setbacks. All setbacks shall be measured from the ultimate right-of-way line and interior property lines.

1) Adjacent to streets:

Buildings shall be set back from street right of ways as specified in Section IVF (p. IV-27). All streets not identified in Section IVF shall have a minimum building setback of 20' and a minimum parking setback of 15' with the exception of buildings adjacent to the Village Loop, which due to the 42' of landscape area in the street right of way require zero building/parking setback. See pages III-26.

2.) Adjacent to parcels:

- a) Adjacent to a business park parcel. Along property lines that separate Business Park uses there shall be a minimum of five(5) foot landscaped setback where parking or servicing occurs, setback shall be landscaped with hedgerow material.

- b) Adjacent to commercial parcel. Along property lines that separate Business Park uses there shall be a minimum of ten (10) foot landscaped setback where parking or servicing access occurs, setback shall be landscaped with hedgerow material.
 - c) Adjacent to a residential parcel. Abutting a residential parcel there shall be a minimum setback of forty (40) feet or a distance equal to the height of the building, whichever is greater.
- g. Site Coverage. To be determined by the required setbacks and landscaping; no maximum. See pg. IV-26a for allowable Floor Area Ratio For Business Park parcels.
- h. Off-street parking. Off-street parking shall be provided in accordance with Section IV.F.1.c.4. off street parking regulations.
- i. Signs. Signs shall be permitted in accordance with Section IV.F.1.c.5. Sign Regulations.
- j. Lighting. All lighting, interior and exterior, shall be designed and located to minimize power consumption and to confine direct illumination to the premises. See pg. IV-26.
- k. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential area.
- l. Trash and storage areas. All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. This wall may be an extension of the building wall. No such area shall be located within fifty (50) feet of any residential area unless it is fully enclosed. See pg. IV-25d.
- m. Enclosed Uses. All uses permitted, together with their resulting products, shall be contained entirely within a completely enclosed structure except for off-street parking and loading, or unless screened in a manner acceptable to the developer and City.
- n. Screening. See pgs. IV-26
 - 1) Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut residential areas. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - 2) Parking area on street frontages. An opaque screen shall be installed along all parking areas along street frontages. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches. Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation.
 - 3) Intersections. Screening along all streets and boundaries, except for trees, shall have a height of not greater than thirty-six (36) inches within twenty (20) feet of the point of intersection of:

- a) A vehicular accessway or driveway and a street.
 - b) A vehicular accessway or driveway and a sidewalk.
 - c) Two or more vehicular accessways, driveways or streets.
- 4) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.
- 5) Outdoor activity. All outdoor activity shall be screened from view from adjacent streets and highways and any residential areas in a manner approved by the City.
- 6) A screen, as referred to above, shall consist of one or any combination of the following types.
- a) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of six (6) inches thick.
 - b) Berms: A berm shall be constructed of earthen material and shall be landscaped.
 - c) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- o. Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting residential area.
- p. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, and which may also include sidewalks, shall be installed and maintained subject to the guidelines contained in Section IV.F.1.b. The following standards apply to areas not covered by that section.
- 1) Boundary landscaping along public streets, other than arterial highways, is required to a minimum depth of fifteen (15) feet.
 - 2) Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with Development Plans shall indicate the species, plant size, location, and number of trees to be planted which will meet this requirement.
 - 3) Side and rear setback areas. All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
 - 4) Parking Lot Landscaping. The intent of providing landscaping in parking areas is to offer visual relief of parked cars and to create an overhead canopy. A minimum of fifteen (15) percent of that portion of the site devoted to parking

shall be landscape. The fifteen (15) percent landscape requirement for drives and parking areas may be waived by the Director of Community Development when design solutions indicate conformance with the intent of this ordinance.

- 5) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area, or in a manner that shall protect it from vehicular damage.
 - 6) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
 - 7) Maintenance. All landscaping shall be maintained in a neat, clean and health condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
- q. Environmental Pollution Control. Any permitted business or industrial use shall be performed or carried out so that the operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic odors, or toxic or nontoxic matter.
- r. Roof Design. Roof-mounted mechanical equipment shall be screened by an enclosure which is compatible with the design of the building.

12. Light Industrial (BP2)

- a. **Description and Purpose.** The Business Park District (BP2) is intended to provide an attractive and convenient setting for business park and light industrial uses to support the surrounding residential community and adjacent business park and rail industrial areas.

A Business Park environment integrated through landscaping and design will make the Business park compatible with the residential areas and business park (BP1) adjacent uses. Development projects submitted within the BP2 district will be further evaluated on a project by project basis during the precise planning process.

- b. **Permitted uses.** Uses permitted in the Business Park (BP2) District shall include those businesses listed below which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site plan location. Should the Director of Planning find that the business has the potential to adversely impact adjacent uses, then a conditional use permit may be required.

- 1) Blueprinting, reproduction and copying services.
- 2) Car wash
- 3) Child day care centers
- 4) Computer service centers
- 5) Financial institutions, including banks, savings and loan associations, finance companies and credit unions
- 6) Hotels & motels, including retail establishments as parts of a hotel or motel complex
- 7) Hardware and home improvement centers, occupying a minimum floor area of 20,000 sq. ft.
- 8) Health and athletic facilities, occupying a minimum floor area of 20,000 sq. ft., but excluding amusement centers
- 9) Home furnishing and appliance outlets, occupying a minimum floor area of 20,000 sq. ft.
- 10) Light manufacturing uses as follows:
 - a) Assembly plants and facilities
 - b) Assembly and manufacturing of electronic component
 - c) Wholesale distribution and sales of industrial and trade related products
- 11) Medical and dental clinics, including laboratories
- 12) Mortuaries
- 13) Offices as follows:
 - a) Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, and public relations consultants
 - b) Administrative or executive offices of any type of business
 - c) Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises
 - d) Broadcast and recording studios
 - e) Employment agencies, travel agencies, and airline ticket agencies
 - f) General contractors

- 14) Private post offices
- 15) Research, development, and testing laboratories
- 16) Restaurants
- 17) Sales and Services facilities for automobile, truck and recreation vehicle parts and accessories
- 18) Telephone exchanges
- 19) Temporary uses as permitted by Section IV.F.1.II.
- 20) Veterinary clinics, provided no outdoor kennels or runs
- 21) Vocational schools
- 22) Other similar uses which the Planning Director finds compatible with the permitted uses described herein, consistent with the purpose and intent of the district and not of a type to affect adversely the use of adjoining properties.

c. Conditional Uses

- 1) Any use listed in subsection b. Permitted Uses, which because of operational characteristics specific to that particular business is found by the Director of Planning to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic hours of operation, assemblages of people, noise, or site location.
- 2) Outdoor display areas, permitted only in conjunction with and secondary to permitted uses.

d. Building Site Area. Minimum of one-quarter (1/4) acre.

e. Building Height Limit. No maximum.

f. Building Setbacks. All setbacks shall be measured from the ultimate right-of-way line and interior property lines.

1.) Adjacent to streets:

Buildings shall be set back from street right of ways as specified in Section IVF (p. IV-27). All streets not identified in Section IVF shall have a minimum building setback of 20' and a minimum parking setback of 15' with the exception of buildings adjacent to the Village Loop, which due to the 42' of landscape area in the street right of way require zero building/parking setback. See pages III-26.

2) Adjacent to parcels:

- a) Adjacent to a business park parcel. Along property lines that separate Business Park uses there shall be a minimum of five(5) foot landscaped setback where parking or servicing occurs, setback shall be landscaped with hedgerow material.

- b) Adjacent to commercial parcel. Along property lines that separate Business Park uses there shall be a minimum of ten (10) foot landscaped setback where parking or servicing access occurs, setback shall be landscaped with hedgerow material.
 - c) Adjacent to a residential parcel. Abutting a residential parcel there shall be a minimum setback of forty (40) feet or a distance equal to the height of the building, whichever is greater.
- g. Site Coverage. To be determined by the required setbacks and landscaping; no maximum. See pg. IV-26a for allowable Floor Area Ratio for Business Park parcels.
- h. Off-street parking. Off-street parking shall be provided in accordance with Section IV.F.1.c.4. off street parking regulations.
- i. Signs. Signs shall be permitted in accordance with Section IV.F.1.c.5. Sign Regulations.
- j. Lighting. All lighting, interior and exterior, shall be designed and located to minimize power consumption and to confine direct illumination to the premises. See pg. IV-26.
- k. Loading. All loading and maneuvering shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential area.
- l. Trash and storage areas. All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. This wall may be an extension of the building wall. No such area shall be located within fifty (50) feet of any residential area or allowed within street frontages. See pg. IV-25d.
- m. Enclosed Uses. All uses permitted, together with their resulting products, shall be contained entirely within a completely enclosed structure except for off-street parking and loading, or unless screened in a manner acceptable to the developer and City.
- n. Screening. See pgs. IV-26
 - 1) Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut residential areas. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - 2) Parking area on street frontages. An opaque screen shall be installed along all parking areas along street frontages. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches. Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation.
 - 3) Intersections. Screening along all streets and boundaries, except for trees, shall have a height of not greater than thirty-six (36) inches within twenty (20) feet of the point of intersection of:

- a) A vehicular accessway or driveway and a street.
 - b) A vehicular accessway or driveway and a sidewalk.
 - c) Two or more vehicular accessways, driveways or streets.
- 4) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.
- 5) Outdoor activity. All outdoor activity shall be screened from view from adjacent streets and highways and any residential areas in a manner approved by the City.
- 6) A screen, as referred to above, shall consist of one or any combination of the following types. All boundary walls shall be decorative block walls.
- a) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of six (6) inches thick.
 - b) Berms: A berm shall be constructed of earthen material and shall be landscaped.
 - c) Fences: A fence shall be constructed of wood, or other material a minimum thickness of two (2) inches to form an opaque screen.
 - d) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- r) Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting residential area.
- p) Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, and which may also include sidewalks, shall be installed and maintained subject to the guidelines contained in Section III. Community Design Concepts of the Specific Plan. The following standards apply to areas not covered by that section.
- 1) Boundary landscaping along public streets, other than arterial highways, is required to a minimum depth of fifteen (15) feet.
 - 2) Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with Development Plans shall indicate the species, plant size, location, and number of trees to be planted which will meet this requirement. A ten (10) foot minimum is required.
 - 3) Side and rear setback areas. All unpaved, non-work areas not utilized for required parking or storage shall be landscaped.
 - 4) Parking Lot Landscaping. The intent of providing landscaping in parking areas is to offer visual relief of parked cars and to create an overhead canopy. A minimum of fifteen (15) percent of that portion of the site devoted to parking

shall be landscape. The fifteen (15) percent landscape requirement for drives and parking areas may be waived by the Director of Community Development when design solutions indicate conformance with the intent of this ordinance.

- 5) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area, or in a manner that shall protect it from vehicular damage.
 - 6) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
 - 7) Maintenance. All landscaping shall be maintained in a neat, clean and health condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
- q. Environmental Pollution Control. Any permitted business or industrial use shall be performed or carried out so that the operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic odors, or toxic or nontoxic matter.
- r. Roof Design. Roof-mounted mechanical equipment shall be screened by an enclosure which is compatible with the design of the building.

Rail Served Industrial (BP3)

- a. Description and Purpose. The Business Park District (BP3) is intended to provide an attractive and convenient setting for business park and industrial uses to support the surrounding residential community and adjacent business park uses.

A Business Park environment integrated through landscaping and design will make the Business park compatible with the residential areas and adjacent business park uses. Also, it plays an important role in creating a strong design statement and a high quality image along several major arterials including Foothill and Cherry Avenue and Baseline Road. Development projects submitted within the BP3 district will be further evaluated on a project by project basis during the precise planning process.

- b. Permitted uses. The business Park District (BP3) permits industrial, general business, office, commercial and other uses as described below.

1) Industrial Uses

- a) Light and medium manufacturing plants and facilities.
- b) Assembly plants and facilities.
- c) Industries engaged in distribution, storage and warehousing.
- d) Construction and industries such as general contractors and specialty contractors.

2) General business uses

- a.) Research laboratories and facilities
- b.) Product development facilities
- c) Testing laboratories and facilities

3) Service businesses including but not limited to the following:

- a) Repair, maintenance or servicing of appliance, component parts, etc.
- b) Tooling and small machine shops
- c) Testing shops
- d) Photofinishing and photographic processing facilities
- e) Blueprinting, reproduction and copying services, photoengraving, printing, publishing and bookbinding
- f) Drycleaning and laundry plants
- g) Any other similar use which is found compatible with the purpose and objectives of this section, and which is indicated on an approved Preliminary or Final Development Plan, according to the provisions of this chapter.

4) Wholesale businesses

5.) Retail and service commercial, including but not limited to the following:

- a) Rental and sales agencies for automobiles, recreational vehicles, trucks, trailers, boats and motorcycles and service in connection therewith
- b) Automobile repair garages, fender and body repair and paint shops, operated in conjunction with automobile rental and sales agencies
- c) Rental and sale agencies for garden and home equipment

- d) Rental and sale agencies for agricultural, industrial and construction equipment
 - e) Wholesale and/or retail lumber yards, plumbing supplies and general home improvement centers
 - f) Wholesale and/or retail nurseries and garden shops
 - g) Warehouse and sales outlets for furniture, carpets, appliance etc.
 - h) Any other similar use which is found compatible with the purpose and objectives of this Specific Plan which is indicated on an approved Development Plan.
- 6) Other similar uses which the Planning director finds compatible with the permitted uses described herein, consistent with the purpose and intent of the district and not of a type to affect adversely the use of adjoining properties.

c. Conditional Uses

- 1) Any use listed in subsection Permitted Uses, which because of operational characteristics specific to that particular business is found by the Director of Planning to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
- 2) Outdoor display areas, permitted only in conjunction with and secondary to permitted uses.

d. Building Site Area. Minimum of one-quarter (1/4) acre.

e. Building Height Limit. No maximum.

f. Building/Parking Setbacks from Street Right-of-way for BP3 Districts Only:

| <u>Street</u> | <u>Any Bldg. Greater Than 17' Tall</u> | <u>Any Bldg. 17' Tall or less</u> | <u>1-Story Freestanding Commercial/ Office Bldg.</u> | <u>Minimum Parking Setback</u> |
|---------------|--|---|--|--|
| Baseline Road | 75 ft. | 37 ft. | 20 ft. | 29 ft. |
| Foothill | | | | |
| Boulevard | 75 ft. | 37 ft. | 20 ft. | 29 ft. |
| Cherry Avenue | 75 ft. | 37 ft. | 20 ft. | 29 ft. |
| Internal | | | | |
| Industrial | 20 ft. | 20 ft. | 15 ft. | 15 ft. |

Refer also to Exhibit 17.5.

1) Adjacent to streets:

Buildings shall be set back from street right-of ways as specified in Section IVF (p. IV-27). All streets not identified in Section IVF shall have a minimum building setback of 20' and a minimum parking setback of 15'.

2) Adjacent to parcels:

- a) Adjacent to a business park parcel. Along property lines that separate Business Park uses there shall be a minimum of five (5) foot landscaped setback where parking or servicing occurs, setback shall be landscaped with hedgerow material.
- b) Adjacent to commercial parcel. Along property lines that separate Business Park uses there shall be a minimum of ten (10) foot landscaped setback where parking or servicing access occurs, setback shall be landscaped with hedgerow material.
- c) Adjacent to a residential parcel. Abutting a residential parcel there shall be a minimum setback of forty (40) feet or a distance equal to the height of the building, whichever is greater.

- g. Site Coverage. To be determined by the required setbacks and landscaping; no maximum. See pg. IV-26a for allowable Floor Area Ratio for Business Park parcels.
- h. Off-street parking. Off-street parking shall be provided in accordance with Section IV.F.1.c.4. off street parking regulations.
- i. Signs. Signs shall be permitted in accordance with Section IV.F.1.c.5. Sign Regulations.
- j. Lighting. All lighting, interior and exterior, shall be designed and located to minimize power consumption and to confine direct illumination to the premises. See pg. IV-26.
- k. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential area.
- l. Trash and storage areas. All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. This wall may be an extension of the building wall. No such area shall be located within fifty (50) feet of any residential area unless it is fully enclosed or allowed within street frontages. See pg. IV-25d.
- m. Enclosed Uses. All uses permitted, together with their resulting products, shall be contained entirely within a completely enclosed structure except for off-street parking and loading, or unless screened in a manner acceptable to the developer and City.
- n. Screening. See pgs. VI-26
 - 1) Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut residential areas. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - 2) Parking area on street frontages. An opaque screen shall be installed along all parking areas along street frontages. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches. Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation.
 - 3) Intersections. Screening along all streets and boundaries, except for trees, shall have a height of not greater than thirty-six (36) inches within twenty (20) feet of the point of intersection of:
 - a) A vehicular accessway or driveway and a street.
 - b) A vehicular accessway or driveway and a sidewalk.
 - c) Two or more vehicular accessways, driveways or streets.
 - 4) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.

- 5) Outdoor activity. All outdoor activity shall be screened from view from adjacent streets and highways and any residential areas in a manner approved by the City.
- 6) A screen, as referred to above, shall consist of one or any combination of the following types.
 - a) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of six (6) inches thick.
 - b) Berms: A berm shall be constructed of earthen material and shall be landscaped.
 - c) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- o. Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting residential area.
- p. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, and which may also include sidewalks, shall be installed and maintained subject to the guidelines contained in Section IV.F.1.b. Community Design Concepts of the Specific Plan. The following standards apply to areas not covered by that section.
 - 1.) Boundary landscaping along public streets, other than arterial highways, is required to a minimum depth of fifteen (15) feet.
 - 2.) Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with Development Plans shall indicate the species, plant size, location, and number of trees to be planted which will meet this requirement.
 - 3) Side and rear setback areas. All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
 - 4) Parking Lot Landscaping. The intent of providing landscaping in parking areas is to offer visual relief of parked cars and to create an overhead canopy. A minimum of fifteen (15) percent of that portion of the site devoted to parking shall be landscape. The fifteen (15) percent landscape requirement for drives and parking areas may be waived by the Director of Community Development when design solutions indicate conformance with the intent of this ordinance.
 - 5) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area, or in a manner that shall protect it from vehicular damage.

- 6) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
- 7) Maintenance. All landscaping shall be maintained in a neat, clean and health condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
- q. Environmental Pollution Control. Any permitted business or industrial use shall be performed or carried out so that the operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the folloing: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic odors, or toxic or nontoxic matter.
- r. Roof Design. Roof-mounted mechanical equipment shall be screened by an enclosure which is compatible with the design of the building.
- s. Circulation. Prior to submittal of building plans, each development within the BP3 zone will provide an interior circulation plan to assure the entire 200 acre BP3 internal circulation needs can be satisfactorily met, i.e., access to future parcels.

14. Civic Uses Regulations (CV)

- a. Description and Purpose. Land designated on the Specific Plan for Civic Use (CV) is intended to provide for those additional public and quasi-public uses which may be compatible with the basic permitted uses.
- b. Permitted uses: All uses within this zone shall be subject to a conditional use permit.
 - 1) Open Space.
 - 2) Schools, churches, libraries and post offices.
 - 3) Establishments for the care of pre-school children.
 - 4) Fire and police stations, and other public and quasi-public facilities.
 - 5) Public utility uses, structures and facilities.
 - 6) Other community facility uses consistent with the purpose of these regulations which are found to be compatible with the surrounding permitted uses.
 - 7) Accessory uses and structures clearly incidental to any of the above uses.
 - 8) Uses permitted subject to a conditional use permit.
 - 9) Community service centers.
 - 10) Public and private recreational facilities, non-commercial.
- c. Site development standards.
 - 1) Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.
 - 2) Building setbacks. The minimum building setback from any property line abutting a residential area shall be a distance equal to the height of the building, except in no case shall the setback be less than twenty feet.
 - 3) Off-street parking requirements. Off-street parking shall be provided as required by the provisions of Article 22 Chapter 33 of the Code.
 - 4) Signs. Signs shall be permitted in accordance with Chapter 3 of the Code.
 - 5) Lighting. All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
 - 6) Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.

- 7) Trash and storage areas. All storage, including cartons, container or trash, shall be shielded from view, enclosed by a wall not less than 6 feet in height. No such area shall be located within fifty feet of any residential zoned area unless it is fully enclosed.
- 8) Screening abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. The screening shall have a total height of not less than six feet and not more than seven feet.
- 9) Landscaping. Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:
 - a) Boundary landscaping abutting public street right of ways is required to a minimum depth of fifteen feet.
 - b) An additional amount, equal to at least five percent of the net usable area of the parcel, is required and a minimum of twenty percent of such landscaping shall be located in the area devoted to parking.
 - c) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.
 - d) Watering. Permanent automatic watering facilities shall be provided for all landscape areas.
 - e) Maintenance. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.

5. Public/Quasi Public Uses (P/QP)

- a. Purpose and applicability. The standards herein sets forth are provided to regulate the use and development of land designated in the West End Specific Plan as schools, neighborhood parks, community park, Edison and MWD easements, and those portions of elementary and junior high school sites to be developed as joint-use recreation areas in conjunction with adjacent park uses.
- b. Permitted Uses: (All uses within this zone shall be subject to a conditional use permit.) All uses normally considered a part of a school, park or greenbelt/easement use including:
 - 1) Schools
 - 2) Parks, playgrounds and ballfields/sportsfields.
 - 3) Hardcourt games including, but not limited to volleyball, basketball, tennis and the like.
 - 4) Equestrian, pedestrian and bicycle trails.
 - 5) Equestrian facilities (but not including boarding and rental facilities).
 - 6) Swimming pools.
 - 7) Ponds and lakes (including fishing).
 - 8) Picnicking.
 - 9) Overnight group camping (restricted to regional park areas).
 - 10) Public utility lines and attended structures and facilities.
 - 11) Such other uses, facilities and events as deemed appropriate and compatible by the planning commission.
 - 12) Accessory uses and structures clearly incidental to any of the above uses.
- c. Site development standards
 - 1) Special provisions. Uses, facilities and improvements proposed for land within the major Edison, Gas Company, and MWD easements of right-of-way shall be approved by the appropriate utility agency.
 - 2) Design review approval shall be required for all structures and facilities, excluding utility transmission lines (including electric, gas, water, irrigation, sewer, telephone, and TV cable).

G. DEVELOPMENT REVIEW PROCEDURES

1. Purpose and Intent

This section establishes requirements for the review and approval of development within individual planning areas. It is the intent of this section to provide clearly defined procedures for the streamlined review of such development while insuring consistent implementation of the objectives and standards of the West End Specific Plan.

2. Applicability

Procedures contained herein shall apply to all planning areas within the West End Planning area. Notwithstanding procedural requirements for pre-existing uses, no building or grading permit, conditional use permits, tentative tract map, or other entitlement shall be granted on any parcel within this area prior to the completion of the following procedures.

3. Procedural Overview

Upon approval of the West End Specific Plan, the regulatory controls and review procedures for development of the planning areas are summarized as follows:

a. Prefiling Conference

Prior to project initiation of a Preliminary or combined Preliminary and Final Development Plan, the applicant shall request a prefiling conference with the planning staff. It is the intended purpose of these meetings to provide the applicant with early assistance in the development and design of planning areas.

b. Preliminary Development Plan

A Preliminary Development Plan (PDP) must be submitted and approved for each designated planning area. This is a master plan for development for a planning area as delineated by the West End Specific Plan.

c. Final Development Plan

A Final Development Plan (FDP) must be submitted and approved for each planning area. This plan may be viewed as the "finalized" development plan resulting from the PDP (or "tentative" development plan). A FDP may be filed concurrently with the PDP or may follow the PDP on a complete or phased proposal.

d. Critical Service/Utility Check-Offs

Upon completion of the FDP, the applicant shall obtain written verification of service utility availability for the project's essential service needs. Types and levels of service requirements may vary. This "check-off" process is intended to verify compliance with service provisions made in the specific plan.

e. Development Permits

Completion of the process contained herein constitutes full review of a project. Permits may be issued as a staff function subject to the Uniform Building Code (UBC).

f. Synopsis:

The process described in this section is intended to be utilized in a streamlined manner. Although the process allows for staged review entailing moderate time delays, the primary design of this procedure is geared for complete submittals and expedited approvals.

Typically, after the completion of a specific plan, a proposal may be filed with the combined PDP and FDP for initial review by the staff, review by the Planning Commission and Development Advisory Board, service check-offs, and permit issuance. Every effort will be made by the reviewing bodies to give each proposal reasonable consideration in a timely manner.

4. Preliminary Development Plan

a. Introduction

A Preliminary Development Plan (PDP) shall be submitted and approved for any portion of a planning unit area identified in the Specific Plan prior to initiation of any development. It is intended that the PDP act as a planning area's master concept plan and be used as the basis for the Final Development Plan (FDP). Preliminary Development Plans shall be required only in those instances where the applicant is not submitting combined Preliminary and Final Development Plans concurrently or where the Director determines such review is required to insure implementation of the Specific Plan.

Two types of Preliminary Development Plans are permitted:

Type I - Subdivision of land and/or public (infrastructure) improvements only; and

Type II - Proposed buildings and associated on-site improvements. (An FDP is not required for approval)

Type I and Type II PDPs may be submitted concurrently.

b. Application Type I

Five (5) copies of the PDP shall be submitted to the Planning Department for review. The PDP Type I application shall be accompanied by a map drawn at an appropriate scale showing the following:

- 1) The proposed division of land, pursuant to the provisions of the Subdivision Map Act.
- 2) The location and dimensions of abutting public rights-of-way and rail corridors (if any).
- 3) The existing or planned land use of adjacent properties and the location of existing structures (if any).
- 4) General location and proximity of utilities needed for the project.
- 5) Existing and proposed easements.
- 6) Proposed public rights-of-way and/or public improvements to be dedicated (if any).

c. Application (Type II)

Five copies of the PDP application shall be submitted to the Planning Department for review. The TYPE II PDP application shall be accompanied by a site plan drawn to an appropriate scale showing:

- 1) The proposed location of all structures, paved areas, including driveways, parking and loading and landscaping except in residential areas L, LM1, LM2. Residential projects L, LM1, LM2 shall include:
 - a) Lot sizes
 - b) Typical building siting, elevations and features by building types and sub-type.
- 2) The location and dimensions of abutting public rights-of-way and rail corridors (if any).
- 3) The existing or planned land use of adjacent properties and the location of existing structures with 200' of project.
- 4) General location and proximity of utilities needed for the project.
- 5) General topographic features and preliminary grading for the site.
- 6) Existing and proposed easements.
- 7) Preliminary drainage plan.
- 8) Preliminary phasing plan, if any.

A preliminary planning area statistical inventory of building types, square footage of the site devoted to building, parking, landscaping, streets, etc., shall also be submitted as part of the application.

Plans submitted for this review shall contain sufficient dimensioning and detail to determine major relationships between uses, buildings, and

circulation elements both within the planning area and the specific plan. Further, it shall provide a suitable framework for Final Development Plan implementation.

The Director may waive requirements for certain information when determined unnecessary for the review of a project or for implementation of the specific plan.

d. Application Fee

An application for any Preliminary Development Plan shall be accompanied by fees established through a resolution action by the City Council. This resolution shall also describe fees for any amendment application.

e. Review Procedure

Any PDP shall be evaluated and receive approvals by reviewing bodies as outlined below:

Application for: General Plan Amendments, Specific Plan Approval, Preliminary Development Plans, Final Development Plans, Specific Plan Amendments, Modifications to Preliminary and Final Permits, and Post Development Reviews shall be reviewed by Boards and Commissions through a process available in table form from the City of Fontana Planning Department. A similar table is available outlining specific applications, such as: single-family attached or detached development, public facilities, utility lines, community and recreational facilities, special uses, special features and streets.

In general, the level of review of the various approval bodies will be based on the level of detail required in each type of planning application. Appeals, hearing and notice requirements for such review shall be according to provisions contained in Section H.11 of this chapter. Upon successful completion of this review, the applicant shall provide the City five (5) copies of the approved plan including all revisions made during the review. Four of the copies shall be certified and maintained by the City and one shall be certified, approved and returned to the applicant. One reproducible mylar master copy must also be provided.

f. Revisions of PDP

Revisions other than those determined by the Planning Director to be minor in nature shall be made pursuant to the same provisions for original review.

g. Termination Provisions

Approvals granted for PDP's shall not suffice for issuance of building permits, grading permits or other entitlements. Therefore, notwithstanding limitations contained in City Subdivision Code and the State Subdivision Map Act (SMA) as related to tentative tract expiration limits, there shall not be a defined time limit for approvals granted

under PDP review procedures unless conditions to the contrary are made by the reviewing body(s).

5. Final Development Plan (FDP)

a. Introduction

Applicant may file for Final Development (FDP) review and approval:

- 1) Upon Successful completion of a PDP, or
- 2) As a combined PDP and FDP for expedited processing.

b. Applicability

Final Development plan review shall be required for residential, commercial, office/administration business park, parks and public facility complexes. No permit application shall be accepted for processing until this approval has been granted. FDP's are not required for land subdivision.

c. Application

The applicant shall submit thirty (30) copies of the FDP to the Planning Department along with fees to initiate this review. At a minimum, the application shall contain the following:

- 1) General Requirements: All plans must be drawn to scale. The following information must be shown on all plans.

- a) Name of the development.
- b) Name, address and telephone number of the applicant.
- c) Name of person or firm preparing plans.
- d) Date of preparation.
- e) Scale.
- f) Specific plan title and planning area number.

- 2) Specific Information Required: Following is a list of the plans required to be submitted for Final Development Plan review and the minimum information required on each:

a) Site plan (30 copies)

1. Location, size, shape, height and use of all buildings and other structures on the site,
2. Location of existing improvements on adjacent property within two hundred (200) feet of site boundaries. Also, all curb cuts and street improvements within 100 feet,
3. Locations and heights of proposed walls and fences,
4. All paved areas, including parking areas, driveways, walks and bicycle trails,
5. Planting areas, open space and greenbelts, designating which will be publicly maintained and which will be privately maintained,
6. Exterior lighting,
7. Locations of signs and other graphics,
8. Existing topography and proposed grades on site and

- 9. within two hundred (200) feet on adjacent properties,
- 10. Natural features that will be preserved (e.g., trees, rock outcroppings, water-sources, etc.),
- 11. Precise alignment, configuration and proposed names of streets designating which will be public and which private,
- 12. Roof lines/elevations,
- 13. North arrow/scale,
- 14. Number of parking stalls with percentage of compact cars,
- 15. Exterior facilities for the handicapped,
- 16. Locations of building entrances,
- 17. Locations of curbing,
- 18. Preliminary grading plan including slopes (shown as a percentage or ratio),
- 19. A statistical inventory of the square footage of the site devoted to buildings, parking, other paving and landscaping, parks, open space and other improvements and
- 20. Any other information deemed necessary by the Director of Planning.

The above information shall be shown on more than one plan when necessary for clarity.

b) Graphic designs

Elevations of the precise design of all signs and other graphics whose locations are indicated on the site plan, if appropriate.

c) Preliminary Planting Plan Concept

- 1. Names of plant materials (including common names)
- 2. Size range of plant materials
- 3. General plant locations
- 4. General locations of structures and paving elements

3) Rendering

The Planning Director may require the applicant to submit renderings which help to illustrate the design and development concept of the project if deemed appropriate.

The Planning Director may delete certain required information when determined unnecessary for the plan implementation.

- d. Application Fee: An application for a Final Development Plan shall be accompanied by fees established through a resolution action by the City Council. Said resolution shall include fees for amendments, modifications, appeals, etc.

- e. **Review Procedure:** Any FDP shall be evaluated and receive approvals by reviewing bodies as outlined under the Preliminary Development Section. Appeals, hearing and notice requirements for such reviews shall be according to provisions contained in Section H-11 (Administration Hearing Notice and Appeals) of this chapter. Upon successful completion of a FDP, the applicant shall provide the City five (5) copies of the approved plan, including all revisions made during the review. All five (5) copies shall be certified as approved plans and distributed within the City, with one copy being returned to the applicant. One reproducible mylar master copy must also be provided.
- f. **Revisions of an FDP:** Revisions, other than minor revisions as determined by the Director of Planning, shall be made pursuant to the same provisions used for original review.
- g. **Approval Termination Provisions:** Notwithstanding conditions of approval to the contrary, the approvals granted for FDP's shall be valid for a period of two years. If construction of the project does not commence within this period and proceed with satisfactory progress thereafter, the approval shall terminate and resubmittal, review and approval shall be required. The Commission may grant one extension not to exceed one year.

6. Development Permit Processing

- a. Introduction: Upon successful completion of an FDP, the discretionary reviews for a development proposal concludes. Permit applications may then be accepted and shall be processed by staff and include but not be limited to, building, grading, utility, irrigation, and planting plans.
- b. Applicability: No structure or use, addition or modification of same, may be established without acquiring a valid permit per this section.
- c. Application:

Applicant shall submit information and fees as required by the Building Department Director.
- d. Fees: Fees in addition to those required for building permit processing may be collected at the time of permit application. Such fees may include:
 - 1) Specific Plan development fee on a per acre or per development unit basis.
 - 2) Fees for capital improvements based on specific benefit derived from the improvements.
 - 3) Other development unit fees for uses, land or facilities not resolved by subsections 1. and 2. such as, but not limited to, storm retention, drainage, land, improvements, sewer related fees, park related fees, schools, etc.

Fees established per this section shall comply with all State regulation requirements. All existing fees collected by the City shall continue to be collected unless provisions to the contrary are adopted within the specific plan text.

- e. Permit Review Procedure: Concurrent circulation and review check-off for the various permits described herein shall take place procedurally as required by the Building and Safety Department. Suitable forms, applications and certificates shall be maintained and made available by this department.
- f. Permit Expiration: Regulations of permits as to time limits before expiration, and suitable progress on a development necessary to allow permits to remain active, shall be per the requirements of the Building and Safety Department.

H. ADMINISTRATION

This section outlines the review procedure for implementing individual planning units as well as the requirements for making changes or additions to the specific plan itself. The following is a summary of these requirements.

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| 1. Planning Unit or Project Review | IV-74 |
| 2. Conforming and non-conforming uses | IV-75 |
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| 14. Enforcement | IV-88 |
| 15. Amendment/Modifications | IV-88 |
| 1. Planning Unit | |
| a. A prefiling conference is essential prior to the filing of a development plan. It is the intended purpose of these meetings to provide the applicant with early assistance in the development and design of planning units. | |

- b. A Preliminary Development Plan must be submitted and approved for each planning unit. More than one planning unit may be included in a single development plan.
- c. Applicant may file for Final Development (FDP) review and approval:
 - 1) Upon successful completion of a PDP, or
 - 2) As a combined PDP and FDP for expedited processing.

The purpose of this Final Plan review is to provide the City with sufficient information to review all detailed aspects of the proposed development.

- d. Critical Service/Utility Check-offs must be verified upon approval of the Final Development Plan. The applicant shall obtain written verification of service utility availability for the project's essential service needs. This process is intended to verify compliance with service provisions made in the specific plan implementation text.
 - e. Development Permits may be issued as a staff function subject to the following reviews and approvals by the Planning Commission:
 - 1) All single family residential
 - 2) All multiple family residential
 - 3) All commercial/industrial development
 - 4) All public facilities and park plans
 - 5) Conditional Use Permits
 - a) Condominiums
 - b) Planned Unit Developments
 - 6) Tentative Tracts
 - 7) All Design Review Applications
 - 8) Conforming and Nonconforming Uses
2. Conforming and Non-Conforming Uses
- a. Any legal use of a parcel of land within the West End planning area at the time the specific plan takes effect, may continue unless otherwise specified.
 - b. If any non-conforming use is discontinued for a period of six (6) months, any future use must be in conformance with the adopted specific plan.
 - c. A non-conforming use of a building or parcel of land shall not be changed to another non-conforming use.
 - d. Where not otherwise covered, the existing Conditional Use Permit Section of the Municipal Code (Article XXV, Sec. 33-144, 145) shall apply.
3. Capital Improvements Funding
- a. Funding for capital improvements shall be provided through a combination of developer/builder/landowner dedications and contributions; assessment districts; community facilities districts or other means acceptable to the City and the responsible service

agencies. This requirement does not preclude financial participation by the Fontana Redevelopment Agency. In the absence of Redevelopment Agency assistance assessment districts with similar mechanisms, the funding responsibility shall be in accordance with the following chart:

- | | |
|---|--|
| 1) Streets | Design and construction by developer. |
| 2) Half Streets plus ten (10) feet | Design and construction by developer plus all driving lanes (with reimbursement provisions). |
| 3) Street Lighting | By developer. All maintenance by maintenance districts. |
| 4) Center Island(s) | Design and construction of total island by developer (with reimbursement provisions). All maintenance by maintenance district. |
| 5) Local Bus Stops and Similar Facilities | Design and construction by developer. All structures maintained by maintenance district. |
| 6) Soils and Geology Studies | Developer responsibility |
| 7) Transportation Terminal | By transportation agency. |
| 8) Water Retention | Design and construction by developer or, if approved by City, in-lieu fee shall be established providing for equivalent facilities for off-site facilities. All maintenance by maintenance district. |
| 9) Directional Signs | By developer. All maintenance by maintenance district. |
| 10) Village Entry Signs | By developer. All maintenance by and Medians/maintenance district. |
| 11) Sewer System | Design cost and construction by developer (with reimbursement provisions). |
| 12) Water System | Construction by developer (with reimbursement provisions). |

13) Development Plan Designs

All general designs required by this plan and applicable to more than one parcel shall be the responsibility of the first development and shall be reimbursed through a fee program administered by the City.

14) Noise Study

By developer of parcel creating impact.

15) Parks and Community

Developer responsibility per Facilities Section III.E-F, pages III-58 to III-59.

4. Zoning/Land Use Districts

Land use designations shall be applied to planning units upon adoption of the Specific Plan. District regulation as contained in Chapter IV shall maintain the regulatory powers of zoning.

5. Land Use District Boundaries

a. Where uncertainty exists as to the Land Use District Boundaries on an official district map, the following rules shall apply:

- 1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines, and in the event of change in the center line, shall be construed as moving with the center line.
- 2) Boundaries indicated as approximately following plotted lot lines shall be construed to follow such lot lines.
- 3) Where a street or alley is vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned street or alley.
- 4) In case any further uncertainty exists, the Planning Commission shall determine the location of such boundaries.

6. Special Service Districts

This plan proposes a special service maintenance district as a financing tool to reduce the burden of extending City services to this area. The district maintenance functions may include but are not limited to maintenance for the following:

- a. Parkways, medians and landscaped areas,
- b. Neighborhood park sites,
- c. Greenbelts/public trails,
- d. Street lighting system,
- e. Flood control and retention facilities,
- f. Center island landscaping,
- g. Local bus stops,

- h. Village entry and directional signs,
- i. Local trails and bikeways.

7. Approval Time Limitations For Development Plans

Approvals granted for development plans shall be valid for a period of two (2) years from the date of Planning Commission or City Council approval, as applicable, unless otherwise specified in the approving action. If construction of the project does not commence within this period and proceed with satisfactory progress thereafter, review and approval shall be required. The Commission may grant one extension not to exceed one year.

8. Determination of Uses

Application for determination of similar uses shall be made in writing to the Director of Planning and shall include a detailed description of the proposed use and such other information as may be required by the Director to facilitate the determination.

9. Conditional Uses

a. Purpose

In order to give the use regulations the flexibility necessary to achieve the objectives of this ordinance, in certain districts, Conditional Users are permitted, subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, Conditional Uses require special consideration so that they may be located properly with respect to the objectives of the zoning regulations and with respect to their effects on surrounding properties. In order to achieve this the Planning Commission is empowered to grant and to deny applications for Conditional Use Permits for such Conditional Uses in such districts as are prescribed in the district regulations and to impose reasonable conditions upon the granting of Conditional Use Permits, subject to the right of appeal to the City Council.

b. Applications

Applications for a Conditional Use Permit shall be filed with the Director of Planning on a form prescribed by the Director and shall include the following data and maps:

- 1) Name and address of the applicant.
- 2) Statement that the applicant is the owner or the authorized agent of the owner of the property on which the use is proposed to be located. This provision shall not apply to a proposed public utility right-of-way.

- 3) Statement indicating the precise manner of compliance with each of the applicable provisions of this ordinance, together with any other data pertinent to the findings prerequisite to the granting of a Conditional Use Permit prescribed in this section.
- 4) A list of all owners of property located within three hundred (300) feet of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.
- 5) Plot plans and elevations, fully dimensioned, indicating the type and location of all buildings and structures, parking and landscape areas and signs. Elevation plans shall be of sufficient detail to indicate the type and color of materials to be employed and methods of illumination for signs. Screening, landscape and irrigation plans shall also be included.
- 6) The Director of Planning may require additional information or plans, if they are necessary, to enable a determination as to whether a Conditional Use Permit should be granted or denied. The Director may authorize omission of any or all of the plans and drawings required by this action if they are not necessary.

c. Fees

The application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

d. Hearing Responsibility

- 1) All Conditional Use Permit applications required by the following regulations shall be heard, and a determination shall be made by the Planning Commission:
 - a) Wherever required for cemeteries, including mortuaries as an accessory use, mausoleums, and crematoriums;
 - b) Wherever required for mobile home parks;
 - c) Where specifically required by this ordinance or otherwise.

e. Public Hearing

The Planning Commission shall hold at least one public hearing on each application for a Conditional Use Permit. The hearing shall be set and given as prescribed in this section. At the public hearing, the Planning Commission shall review the application and drawings submitted therewith and shall receive pertinent evidence concerning the proposed use and proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in this section.

f. Action of the Planning Commission

The Commission may grant a Conditional Use Permit as the permit was applied for or in modified form, or the application may be denied. A Conditional Use Permit may be granted for a limited time period, or may be granted subject to such conditions as the Commission may prescribe. Conditions may include, but shall not be limited to, payment of drainage fees, requiring special yards, open spaces, buffers, fences

and walls; requiring installation and maintenance of landscaping; requiring street dedications and improvements; regulation of points of vehicular ingress and egress; regulation of traffic circulation; regulation of signs; regulation of hours of operation and methods of operation; control of potential nuisances; prescribing standards for maintenance of buildings and grounds; prescription of development schedules and development standards; and such other conditions as the Commission may deem necessary to insure compatibility of the use with the Specific Plan, surrounding developments and uses, surrounding development standards and to preserve the public health, safety and welfare.

g. Findings

The Planning Commission shall make the following findings before granting a Conditional Use Permit:

- 1) That the proposed location of the Conditional Use is in accord with the objectives of the Specific Plan and the purpose of the Planning unit area in which the site is located.
- 2) That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.
- 3) That the proposed Conditional Use will comply with all of the applicable provisions of this specific plan.

h. Effective Date of the Use Permit

The decision of the Planning Commission shall be final within ten (10) days from the date of the decision unless an appeal has been filed with the City Council.

i. Appeal to City Council

A decision of the Planning Commission may be appealed to the City Council as outlined in Section IV-H. 11

j. Lapse of Conditional Use Permit

A Conditional Use Permit shall lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the user permit application.

k. Pre-existing Conditional Uses

- 1) A Conditional Use legally established prior to the effective date of this ordinance or prior to the effective date of subsequent amendments to the regulations or zone boundaries, shall be

permitted to continue, provided that it is operated and maintained in accordance with the conditions prescribed at the time of its establishment, if any.

- 2) Any alteration or expansion of a pre-existing conditional use shall be permitted only upon the granting of a use permit as prescribed in this section.

l. Modification of Conditional Use

Sections IV.H.9.a-7 shall apply to an application for modification, expansion or other change in a Conditional Use. (Limited minor revisions or modifications may be approved by the Director of Planning, if he determines that the changes would not affect the findings prescribed in Section IV.H.g and the application for revision or modification):

- 1) Is filed within one year from the date the original Conditional Use Permit becomes final;
- 2) Does not change the use designated in the original Conditional Use Permit or any Conditions of Approval;
- 3) Does not increase, reduce or alter the size, shape, operation or intensity of the use to which the original Conditional Use Permit pertained; and
- 4) Does not extend the time in which the actual establishment of the Conditional Use Permit or the commencement of construction under the Conditional Use Permit shall take place.

m. Suspension and Revocation

Upon violation of any applicable provision of this ordinance, or, if granted subject to conditions, upon failure to comply with conditions, a Conditional Use Permit shall be suspended as follows. The Planning Commission shall hold a public hearing within forty (40) days, and if not satisfied that the regulation, general provision, or condition is being complied with, may revoke the Conditional Use Permit or take such action as may be necessary to ensure compliance with the regulation, general provision or condition. Within fifteen (15) days following the date of a decision of the Commission revoking a use permit, the secretary shall transmit to the City Council written notice of the decision. The decision shall become final ten (10) days following the date on which the use permit was revoked unless an appeal has been filed.

n. New Applications

Following the denial of a Conditional Use Permit application or the revocation of a Conditional Use Permit, no application for a Conditional Use Permit for the same, or substantially the same site shall be filed within one year from the date of denial or revocation of the Conditional Use Permit.

a. Use Permit To Run With the Land

A Conditional Use Permit granted pursuant to the provision of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the Conditional Use Permit application.

10. Variances and Adjustments

a. Purposes and authorization

- 1) Variances and adjustments from the terms of this ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance or adjustment granted shall be subject to such conditions that will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which such property is situated.
- 2) The power to grant variances and adjustments does not extend to use regulations.

b. Application, Data and Maps to be furnished

Application for a variance or adjustment shall be filed with the Director of Planning on a form prescribed by the Director and shall include the following data and maps:

- 1) Name and address of the applicant.
- 2) Statement that the applicant is the owner or the authorized agent of the owner of the property on which the variance is being requested.
- 3) Address and legal description of the property.
- 4) Statement of the precise nature of variance or adjustment requested, and the practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning regulations, that would result from a strict or literal interpretation and enforcement of the specified regulation, together with any other data pertinent to the findings prerequisite to the granting of a variance or adjustment, prescribed in Section IV.H.10.h.
- 5) An accurate scale drawing of the site and any adjacent property affected, showing when pertinent, the contours and all existing and proposed locations of streets, property lines, uses, structures, pedestrian walks, off-street parking facilities and landscaped areas.
- 6) A list of all owners of property located within three hundred (300) feet of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

- 7) The Director of Planning may require additional information or plans, if they are necessary, to enable a determination as to whether the circumstances prescribed for the granting of a variance or adjustment exists. The Director may authorize omission of any or all of the plans and drawings required by this action if they are not necessary.

c. Fees

The application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

d. Hearing Responsibility

- 1) Applications for minor modifications and adjustments to an approved development plan in compliance with intent of plan shall be heard and determined by the Director of Planning on a case by case basis. Such modifications shall relate primarily to unforeseen matters which arise in the course of development and which require adjustments in order for development to continue. It is the intent that this provision be used only in limited cases.
- 2) All other variance, adjustment, and modification applications shall be heard and a determination shall be made by the Planning Commission.

e. Public Hearing

The Planning Commission shall hold at least one public hearing on an application for a variance. The hearing shall be set and given as prescribed in Section IV.H.11. At the public hearing, the Planning Commission shall review the application, statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section IV.H.10.h. No public hearing is required for the consideration of a adjustment application.

f. Action of the Director of Planning

The Director may grant an adjustment as the adjustment was applied for or in modified form, or the application may be denied.

g. Action of the Planning Commission

The Commission may grant a variance as the variance was applied for or in modified form, or the application may be denied. A variance may be granted for a limited time period, or may be granted subject to such conditions as the Commission may prescribe.

h. Findings

An adjustment/modification or variance to this Specific Plan that complies with the goals and objectives of this Specific Plan may be granted with respect to fences, walls, hedges, screening, or landscaping; site area, width, or depth; front, rear or side yards; coverage, height of structures; distances between structures, usable open space, frontage on a public street, or development standards as the variance or adjustment was applied for or in modified form, if, on the basis of the application and the evidence submitted, the Commission makes findings of fact that establish that the circumstances prescribed in paragraph 1), 2), or 3) and in paragraph 4) below do apply:

- 1) That the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this ordinance.
- 2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally in other properties in the same zone.
- 3) That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.

- 4) That the granting of the variance or adjustment will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance shall be the minimum necessary to achieve stated purposes.

i. Appeal to City Council

A decision of the Planning Commission on a variance adjustment may be appealed to the City Council as prescribed in Section IV.H.11.

j. Effective Date of Variance or Adjustment

A decision of the Planning Commission on a variance or adjustment shall be effective ten (10) days after the date of the decision unless an appeal has been filed. A variance or adjustment shall become effective immediately after it is granted by the City Council.

k. Lapse of Variance or Adjustment

A variance or adjustment shall lapse and shall become void one year following the date on which the variance or adjustment become effective unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance or adjustment application.

l. Revocation

A variance or adjustment granted by the Planning Commission subject to conditions shall be revoked by the Commission if the applicant has not complied with the conditions. The decision of the Commission revoking a variance or adjustment shall become effective ten (10) days following the date on which it is revoked unless an appeal has been filed. A variance or adjustment granted by the City Council shall be revoked only by the City Council.

m. New Application

Following the denial or revocation of a variance or adjustment application, no application for the same or substantially the same variance or adjustment on the same, or substantially the same site, shall be filed within one year of the date of denial or revocation of the variance or adjustment.

n. Variance or Adjustment Related to Plans Submitted

Unless otherwise specified at the time a variance or adjustment is granted, it shall apply only to the plans and drawings submitted as part of the application.

11. Hearing Notice and Appeals

a. Notice

Each applicant shall include a mailing list containing the names, address and assessor's parcel numbers of owners and occupants of real property, within a radius of three hundred (300) feet as measured from the exterior boundaries of the property, except where the proposed development project involves chemicals and/or hazardous materials uses as identified in Chapter 33-183 subsection (a) (3), (a) (4), and (e) (1) of the Code of the City of Fontana which requires notification of owners of real property within a radius of five thousand, two hundred and eighty (5,280) feet as measured from the exterior boundaries of the property. Said list shall be submitted on forms as required by the City and an affidavit shall be signed assuring the list is not more than ninety calendar days old from the date of submittal.

b. Appeals

- 1) Appeal of a of Planning Commission decision. Where this ordinance provides for appeal to the City Council of a decision of the Planning Commission or Director of Planning, the appeal shall be made within ten (10) days of the date of the decision by filing a letter of appeal with the Director. The appeal shall state in writing the reasons for the appeal. Within thirty (30) days of receipt of the appeal, the Director shall transmit to the City Clerk the letter of appeal and copies of the application and all other papers and documents constituting the record upon which the Planning Commission or Director made its decision.
- 2) Fee. An appeal shall be accompanied by a fee established by resolution of the City Council to cover the cost of processing the appeal. An appeal by an individual member of the City Council shall not be subject to the payment of a fee.
- 3) City Council action on appeal. The City Council shall hold at least one public hearing on a decision of the Planning Commission or Director of Planning which has been appealed, other than an adjustment decision for which the City Council may consider without holding a public hearing. A public hearing shall be held within fifty (50) days of the appeal and the time and place of the hearing shall be set by notice given as prescribed in this section.

The Council may affirm, reverse, or modify a decision of the Planning Commission or Director of Planning. The decision of the City Council shall be final.

12. Certificates Of Occupancy

- a. No vacant land in any district established under the provisions of this ordinance shall hereafter be occupied or used, except for agricultural uses other than livestock farming, poultry or small animal raising or dairying, and no building hereafter erected, structurally altered or moved in any district shall be occupied or used until the issuance of a certificate of occupancy.
- b. Application for a certificate of occupancy for a new building or for an existing building which has been altered or moved shall be made at the same time as the application for a building permit. The certificate of occupancy shall be issued after a written request is made to the Director of Planning after the erection, alteration or moving of the building or parts thereof, and shall have been completed in conformity with the provisions of this ordinance.
- c. Application for a certificate of occupancy for the use of vacant land or for a change in the character of the use of land, as herein provided, shall be made before any land shall be occupied or used, except for agricultural purposes other than livestock farming, poultry or small animal raising, or dairying. The certificate of occupancy shall be issued after the application has been made, provided such use is in conformity with the provisions of this ordinance.
- d. Every certificate of occupancy shall state that the building complies with all the provisions of law and of this ordinance. A record of all certificates of occupancy shall be kept on file in the office of the Director of Planning and copies shall be furnished on request to any person having a propriety or leasehold interest in the building or land affected.

13. Development Agreement

The State of California has authorized execution of a "Development Agreement" between a city and a potential developer. In general, this agreement assures the developer that the plan, as adopted, will be followed in the future. State law provides that no later action on the part of the city can change this recorded agreement, which is adopted as an ordinance. Development Agreements as defined by State law may be used as a method of implementing this specific plan.

14. Enforcement, Legal Procedure, Penalties

- a. It shall be the duty of the Zoning Enforcement Officer to enforce the provisions of this ordinance pertaining to the use of land, the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure.
- b. It shall be the duty of the Health Department of San Bernardino County to enforce the provisions of this ordinance pertaining to the maintenance and use of property structures and buildings so far as matters of health are concerned.
- c. It shall be the duty of the City of Fontana and of all officers of the City otherwise charged with the enforcement of law to enforce this ordinance and all the provisions of the same.
- d. Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or any conditional use permit, variance or adjustment granted hereunder, shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment in the county jail of San Bernardino County for a term not exceeding six (6) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.
- e. Any building or structure set up, erected, built, moved or maintained and/or any use of property contrary to the provisions of this ordinance and/or any conditions attached to the granting of any Conditional Use Permit, adjustment or variance pursuant hereto shall be, and the same is hereby declared to be unlawful and a public nuisance and duly constituted authorities of the City of Fontana shall, upon order of the City Council, immediately commence action or actions, proceeding or proceedings for the abatement, removal and enjoinder thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts, as may have jurisdiction to grant such relief as will abate and remove such building, structure or use of any property contrary to the provisions of this ordinance.
- f. Failure to abide by and faithfully comply with any and all conditions that may be attached to the granting of any Conditional Use Permit, adjustment or variance pursuant to the provisions of this ordinance shall constitute grounds for the revocation of the Conditional Use Permit, adjustment or variance by the City Council. All remedies provided for herein shall be cumulative and not exclusive.

15. Amendments to Specific Plan

- a. Amendment Procedures

- 1) The City Council may amend, supplement, or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission and after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, by the Planning Commission or by petition of the owners of the subject property.
- 2) Whenever the owner of any land desires a reclassification of his property or a change of the land use district or regulations pertaining to his property, and after he has complied with prefiling requirements, if any, applicable to his proposal, the landowner or his duly authorized agent shall present his request to the Planning Commission on a form furnished by the Planning Commission. The form, setting forth the request and any related facts, circumstances or information, shall be filed with the Director of Planning together with the fee established by resolution of the City Council payable to the City of Fontana. The Planning Commission shall hear the request and shall take such action as it deems necessary in order to proceed with any studies, surveys, or investigations of hearings as may be required by law. Within fifteen (15) days after the hearing, the written recommendation of the Planning Commission together with findings or other matters as may be related to the request shall be transmitted to the City Council.
- 3) In the case of action by the Planning Commission on a landowner's request recommending against the adoption of a reclassification of property or change of the land use district or regulations pertaining to a request the City Council shall take no further action thereon unless the owner of the land or his duly authorized agent or any member of the City Council shall request a hearing by filing a written request with the Director of Planning within ten (10) days after the recommendations of the Planning Commission have been transmitted to the City Council. Failure to file such a written request within ten (10) calendar days shall result in termination of the case.
- 4) The City Council, after receipt of the report recommending approval of the application or the written request for hearing shall hold at least one public hearing and shall thereafter proceed to act on the report and recommendation as provided by the California Planning and Zoning Law (California Government Code, Section 65854 et seq.).
- 5) When it is found necessary for the preservation of the health, safety and general welfare of the public, the orderly development of the City of Fontana, and the implementation of the general plan, the City Council or Planning Commission may require as a condition change to approval of a tract map, the dedication of property or the installation of facilities either on-site or off-site as may be deemed necessary to protect the public investment and to make the affected properties suitable for the uses permitted by the amendment, supplement or change in regulations or district. The facilities or matters so required shall be completed or reasonable guarantees acceptable to the City shall be provided for their

completion prior to the adoption of any such amendment, supplement or change in regulations or district.

- 6) Changes made per this section shall not abrogate established General Plan or Specific Plan density thresholds or regulations deemed necessary to the effectuation of the goals and policies of the General Plan or the Specific Plan.
- 7) The following changes to the Specific Plan may be approved by the Director of Planning without amending the Plan:
 - a) The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations.
 - b) Changes to the community infrastructures such as drainage systems, water, and sewer systems, which do not have the effect of increasing or decreasing capacity in the Specific Plan area, do not change the concepts in the Specific Plan area nor change the concepts of the Plan.
 - c) Waiver of the required front yard landscaping until six months after a building final is received, if the landscaping requirements present a hardship for the development of one parcel by the owner (an owner occupied dwelling).

b. Notice and Hearings

The Planning Commission and City Council shall hold a public hearing on the proposed adoption or amendment of the Specific Plan. Notice of the hearing shall be published in a newspaper having general circulation within the affected area, not less than ten (10) days prior to said hearing. All affected property owners and those within three hundred (300') feet of the proposed Specific Plan amendment shall be noticed by mail, prior to the hearing date. Any hearing may be continued, as deemed appropriate and necessary by the Planning Commission and City Council.

MARCH 5, 1985

INTRODUCTION

The contents of this report comprise the Final Environmental Impact Report for the W End Specific Plan per the requirements of the California Environmental Quality Act (CEQA), and CEQA implementation guidelines.

The Final EIR supplements Draft EIR 84-4 which was prepared in February 1984. Comments regarding the Draft EIR were solicited during the public review period which ran from December 21, 1984 to February 11, 1985. Distribution of the Draft EIR to state agencies was conducted through the State Clearinghouse and can be referenced by State Clearinghouse No.84080608. The Draft EIR is incorporated by reference as part of this report, and is available for public review at the City of Fontana Planning Department, 8353 Sierra Avenue, Fontana, California.

The contents of the report are as follows:

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V. ENVIRONMENTAL IMPACT REPORT

V. ENVIRONMENTAL IMPACT REPORT

A. INTRODUCTION

This Environmental Impact Report (EIR) has been prepared by the City of Fontana to fulfill the requirements of the California Environmental Quality Act (CEQA), as amended.

The report is a disclosure of expected environmental impacts of the proposed West End Specific Plan. The applicant for the project is BD Investors, 10340 Foothill Boulevard, Rancho Cucamonga, California 91730.

1. CEQA Compliance

As lead agency, the City of Fontana is responsible for reviewing the proposed project, preparing the EIR, holding public hearings and granting development permits for the project. Actual preparation of the EIR, however, was completed by The SWA Group of Laguna Beach, California, under contract to the City.

Following release of the Draft EIR, the public will have forty-five (45) days to submit comments to the City. At the close of the Draft EIR review period, comments received from public agencies will be incorporated with the City's responses to form the Final EIR.

Comments on this Draft EIR should be submitted in writing no later than January 31, 1985 to:

Mr. Terry Draper
City of Fontana Planning Department
8353 Sierra Avenue
P.O. Box 518
Fontana, California 92335

This EIR is accompanied by, and is integrated with, the West End Specific Plan document. The EIR assesses the potential impacts of several planning elements contained in the Specific Plan including: land use, transportation and circulation, infrastructure, implementation mechanisms, design guidelines, and policies. The EIR will be applicable to future proposed development projects within the West End planning area (i.e., site plans, subdivision maps, etc.) which meet the Specific Plan's development criteria.

2. Background

The City of Fontana (lead agency) has completed a Notice of Preparation (N.O.P.) for a Draft Environmental Impact Report (EIR 84-4) for the West End Specific Plan. Included with the N.O.P. is the City of Fontana's Initial Study. The purpose of the Initial Study is to define the areas of potential significant environmental impacts. The potential impacts identified were then categorized into a Yes, Maybe and No format. CEQA only requires those areas of potential significance (as indicated by yes or maybe) to be addressed in an Environmental Impact Report. The EIR addresses these areas as indicated. The Appendix Section VII. includes supplemental technical reports. In addition, the Initial Study completed by the City of Fontana

indicated the proposed project would not have a significant impact upon three environmental issues, including: Plant Life, Animal Life and Cultural Resources. These issues have, therefore, not been addressed.

In reviewing this document, the following assumptions apply:

- o An effort has been made to avoid including repetitive information in the EIR. In some cases, background information has been included as an appendix or simply referenced. Since the Specific Plan itself accompanies the EIR, the project description and other sections describing features of the plan are abbreviated.
- o Some topics are discussed in greater detail than others. The level of discussion is in proportion to the severity and probability of occurrence of each environmental impact.
- o Following the mitigation measures for each issue addressed in this EIR "Conditions of Approval" for development plan submittals are identified. These conditions will assure that development plan proposals submitted during build out of the West End Plan are responsive to the sites' environmental issues.

B. PROJECT DESCRIPTION

The West End Specific Plan encompasses approximately 1296 acres of land and is located in the northwest section of the City of Fontana within the North Fontana Redevelopment area. (See Exhibit 18)

The land use plan as proposed designates a mixture of land uses including 890.0 acres of residential and public/quasi-public uses allowing for a maximum of 3973 dwelling units, thirty seven (37) acres of commercial, one hundred (100) acres of office/institutional uses and two hundred sixty nine (269) acres of industrial business park uses.

Section III. Specific Plan Components includes a more detailed description of the project and its land uses.

C. EXISTING CONDITIONS/POTENTIAL IMPACTS/MITIGATION MEASURES AND CONDITIONS OF APPROVAL

I. Land Use/Relevant Planning

Existing Conditions The City of Fontana through its General Plan has divided the City into four planning subareas. Each subarea has its own set of development goals and objectives. The properties are located outside the urban service limits and are devoid of most service and utility improvements. The West End planning area is situated in subarea III at the northwest section of the City and is also located in the North Fontana Redevelopment Project area. Within subarea III the specific plan process has been identified as the primary method for determining future development patterns.

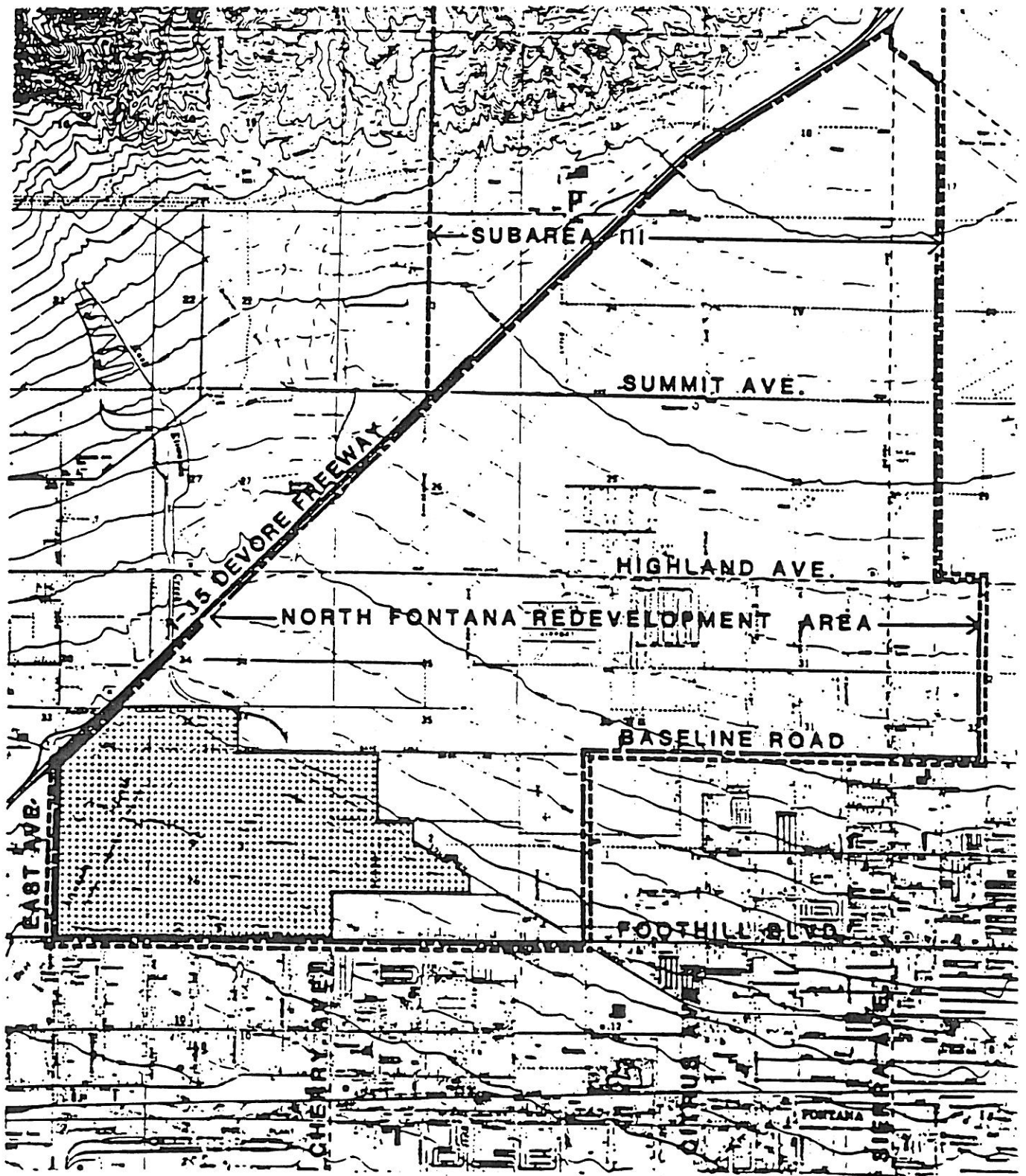


EXHIBIT 18
NORTH FONTANA REDEVELOPMENT AREA

Properties within subarea III are generally underdeveloped and represent the majority of Fontana's future growth potential. The West End project is located in a portion of Subarea III which is designated as S-Res 4.5 with general commercial use along Foothill Boulevard. The intent of this General Plan designation is to insure that this area is developed by use of a specific plan, at a maximum gross density of 4.5 dwelling units per acre. Exhibit 5 Section II, depicts the existing General Plan designations for the project site. In order to provide for the variety of land uses proposed for the West End a general plan amendment is required.

The area immediately surrounding the site is predominately vacant with some scattered single family homes located along East Avenue, Foothill Boulevard, and Redwood Avenue. Generally, the existing housing stock in the area is between ten (10) and sixty (60) years old and ranges from good to poor condition. Several new planned residential communities now exist within the North Fontana Redevelopment Area. The closest is the 510 acre Rancho Fontana Specific Plan which will include approximately 2,295 dwelling units. Other primarily residential planned communities are planned within several miles including Sierra Heights, La Cuesta, and Walnut Village. In addition, the Victoria and Terra Vista Planned Communities are currently being developed west of the site, within the City of Rancho Cucamonga. A regional shopping center is planned about 1 mile west of the site.

The DeVore Freeway (I-15) crosses the northwestern corner of the project site. Currently it is under construction at the Pomona Freeway (60) to the south and going to the north extends across the San Bernardino Mountains to Barstow, California and Las Vegas, Nevada when construction is complete to Route 91, I-15 will extend to San Diego. A Southern Pacific rail line crosses the eastern and northern boundaries of the site. The railroad line appears to have limited use for storage purposes.

Impacts

Adoption of the proposed specific plan will allow development of the 1296 acre West End property, resulting in the conversion of a presently undeveloped area to urban uses. This conversion will occur over several years as necessary infrastructure, public facilities and other urban services become available.

The proposed specific plan is predominantly residential, and these uses will be entirely compatible with surrounding uses. Potential conflicts could have occurred with the current General plan designation which located residential uses along the DeVore Freeway (I-15) and along Cherry Avenue, a city designed major truck route. The West End Plan will provide buffering type uses instead along both of these transportation corridors.

The same is true with regard to the rail line. Locating buffering type business park uses near the rail line instead of residential uses is preferable. Where residential uses do occur adjacent to the rail line to the north part of the West End plan, a full engineers report may be requested by the City to quantify acoustical and vibration impacts. It is anticipated however, that rail service west of Cherry Avenue will be phased out over the next several years and the rail issue use no longer be of concern.

With regard to the impact of these non-residential uses adjacent to residential uses within the West End planning area, the use of roads and heavily landscaped earthen berms to create buffers between the uses have been planned for. In addition, substantial building setbacks from the road right-of-ways have been maintained to further buffer the uses.

Based upon the above considerations, the proposed project is not expected to adversely impact current and projected land uses. Additionally, as a specific planned community, the project will offer a balanced variety of land uses which will adhere to a comprehensively designed plan.

Mitigation Measures

- (a) Existing agricultural uses, including structures and appurtenances accessory thereto, shall be permitted to continue within the planning area, subject to the provisions of Chapter 33, Sections 27-33, of the Fontana City Code.
- (b) A walk-over and cultural resources survey shall be done on the site to determine any historical or archaeological significance. If any significant resources are found, methods to preserve them will be explored in accordance with the archaeologist's recommendations. A qualified archaeologist shall be consulted if any known or suspected archaeological remains are encountered during development.*
- (c) Adjacent to the DeVore Freeway (I-15) and Cherry Avenue, a city designated major truck route, buffering type land uses will be maintained.
- (d) Buffering through the use of roads, landscaped earthen berms and building setbacks between contrasting land uses should be provided.*
- (e) Provide a general plan amendment to bring the West End Specific Plan area into conformance with the General Plan.

Conditions of Approval

All mitigation measures marked with an asterisk (*) above are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

2. Landform/Topography

Existing Conditions The project site is located near the base of the San Gabriel Mountains at the juncture of the alluvial fans formed by the San Sevaine Creek on the east and the East Etiwanda Creek on the west. Elevations range from 1320 feet at the northeast corner of the planning area to 1200 feet at the southwest corner, resulting in a uniform slope of 1-1/2%. Two partially improved flood channels, Etiwanda and San Sevaine Creeks, cross the site on the west and east, respectively.

Impacts

Given the gentle uniform slope, grading for site improvements should be minimal and no adverse impacts are anticipated.

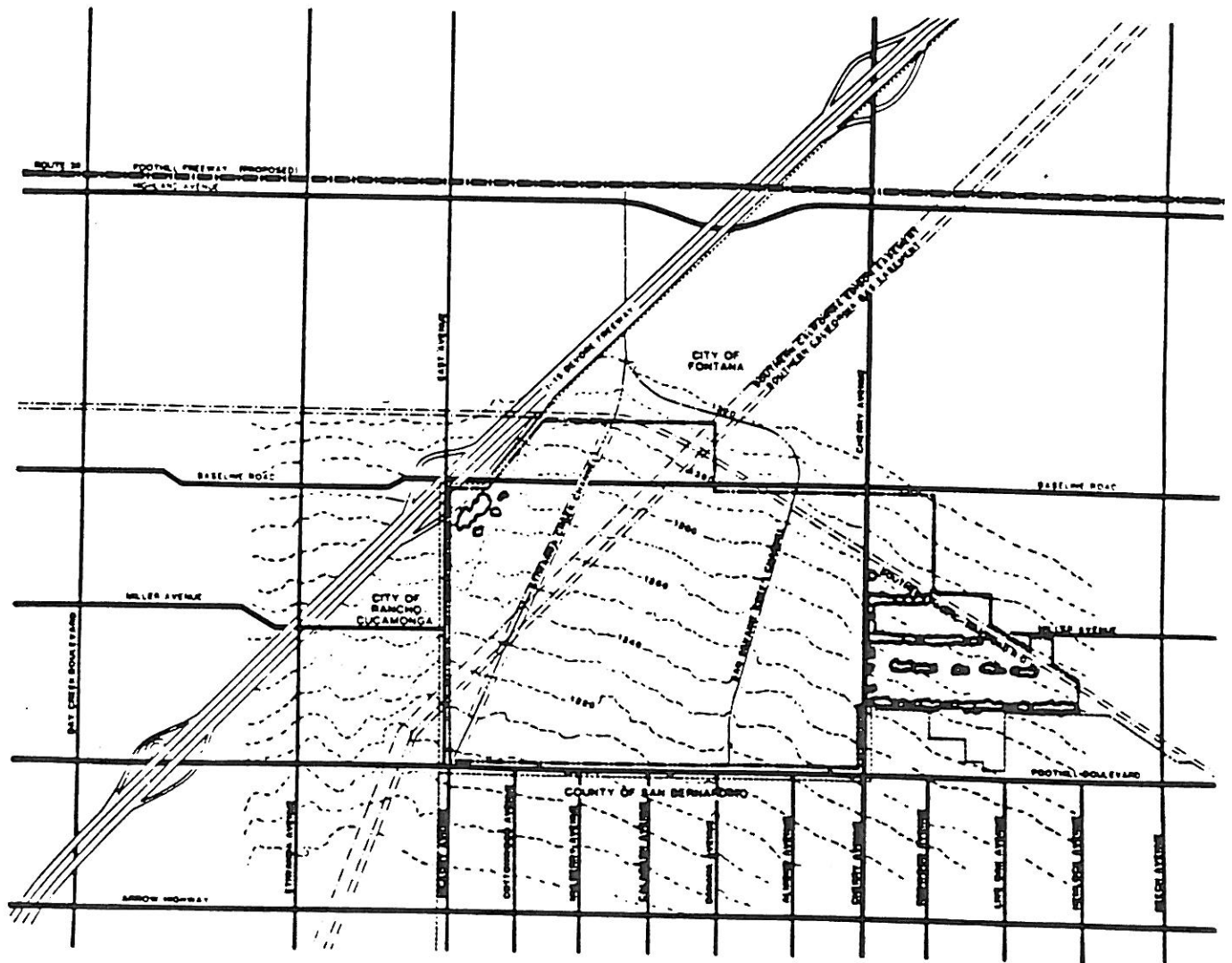


EXHIBIT 19
TOPOGRAPHIC FEATURES MAP

Mitigation Measures

- (a) Detailed grading plans will be required for each proposed tract. These plans will be reviewed by the City shall comply with local codes and ordinances. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

3. Geology and Soils

Existing Conditions The planning area is located on alluvial fans formed by the deposition of material eroded from the San Gabriel Mountains to the north. These fans are composed of deposits of silt, sand and gravel which reach a depth of approximately 900 feet thick on the project site. The crystalline basement rocks that make up the San Gabriel Mountains are believed to underlie the alluvial deposits.

The soils of the planning area were mapped by the U.S. Department of Agriculture in 1980. The major soil series in the planning area is the Tujunga Series, which is composed of both loamy sand and gravelly loamy sand units. Tujunga Series are highly permeable. As such, they have a slight runoff potential and a moderate to high potential for aeolian (wind) erosion.

No major faults are known to cross the planning area although some are located in the vicinity, including the Cucamonga, San Jacinto and San Andreas faults. The closest is the Cucamonga Fault located approximately three miles to the north. The Cucamonga and San Jacinto faults are among the most active in Southern California. Geologists estimate the maximum probable earthquake on the San Andreas, San Jacinto, and San Andreas faults to be 8.5, 7.0, and 6.5, respectively (Richter scale). Within the past 150 years, there have been seven earthquakes in the county registering 6.0 or greater on the Richter scale.

Impacts

Soils

Due to the gentle topography of the planning area, large scale grading should not be necessary. The disruption of the soil by surface grading could lead to increased rates of aeolian erosion particularly during periods of Santa Ana winds. The high permeability of soils in the area indicates that erosion by runoff should be slight. The engineering properties of the soils should pose no problem to project development.

Geology

The probability for ground acceleration within the planning area is similar to Southern California as a whole. Horizontal accelerations induced by an earthquake may affect structures. Nevertheless, experience has shown that wood-framed structures, designed in conformance with the Uniform Building code, tend to resist earthquake effects.

Other earthquake hazards, such as a ground rupture, landsliding and liquefaction should not be a problem due to the great depth of the water table, the low relief and the absence of faults directly below the planning area.

Mitigation Measures

Soils

- (a) Currently a windrow of eucalyptus trees helps reduce wind erosion. It should be retained, until new plantings as proposed in the Plan can be installed.

Geology

- (a) Building design within the planning area should conform to the latest Uniform Building Code, the Fontana Building Code, and state-of-the-art recommendations of the Structural Engineers Association of California for Seismic considerations. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Local ordinances and the Uniform Building Code should be consulted prior to issuance of grading permits. Disruption of the ground surface should be limited to those areas where either construction or erosion control measures will be undertaken before the onset of winter wind and rains. Engineering specification practices incorporated in grading plans, Uniform Building Codes, engineering practices, and recommendations of registered professional engineers should all be followed to prevent undesirable practices and increased erosion. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (c) Prior to the actual development of any portion of the plan, a report of a preliminary engineering, geological and soil engineering investigation showing evidence of a recommendation for a safe and stable development, is to be submitted. The recommendations by the engineering, geological and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. Grading will be permitted within areas having approved Final Development Plans, after securing a grading permit. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

4. Hydrology/Flood Control

Existing Conditions The West End Specific Plan is located within the San Sevaine Creek and Etiwanda Creek Drainage areas and is traversed by two partially improved flood channels. The easterly portion of the planning area is traversed by the San Sevaine Creek Channel. The Etiwanda Creek Channel traverses the western portion of the site.

San Sevaine Channel consists of a rail and wire revetted channel from the south side of Devore Freeway (I-15) to Foothill Boulevard, at which point the flow is discharged into Banana Street. The existing channel is approximately

100 feet wide and five (5) feet deep from the I-15 Freeway to Baseline Road, and approximately thirty (30) feet wide and five (5) feet deep from Baseline Road to Foothill Boulevard. Banana Street is a 24-foot wide street with 18-inch curbs, thereby serving as a storm flow channel as well as a roadway. Flows leave Banana Street basins and flow westerly in the West Fontana Channel to the San Sevaine Channel, which exists south of the Santa Fe Railroad.

The existing Etiwanda Channel is also a rail and wire revetted channel approximately 100 feet wide and five (5) feet deep from the Southern Pacific Railroad (S.P.R.R.) to Foothill Boulevard. The channel passes under the S.P.R.R. in an 8-foot by 4-foot R.C.B. and crosses Baseline Road in a road dip section. The channel passes under Foothill Boulevard in a 25-foot by 4.5-foot R.C.B. and outlets into a natural drainage course south of Foothill Boulevard. The natural drainage course flows southwesterly and southerly south of Foothill Boulevard through a portion of the Cities of Rancho Cucamonga and Ontario.

The project site is located within the North Fontana Redevelopment Project Area for which a Master Plan of Drainage was prepared. The Master Plan of Drainage calls for a storm drain system which will serve as a backbone system for the entire North Fontana area. Individual specific plans within the redevelopment project area are proposed to tie into the master system of drainage.

Flood Hazards

Etiwanda Channel has an existing tributary drainage area of approximately 5000 acres north of the Devore Freeway. Based on the ultimate development of the upstream area, the 100-year design flow is approximately 5300 cfs. Due to the undeveloped nature of the upstream drainage area, the 10-year design flow of 5300 cfs will not be generated at the present time. However, there will be a significant amount of debris transported by a major flood, increasing the bulk of the flood flow.

Assuming the generation of the 5300 cfs flow, the existing revetted earth channel section will convey the flow at an approximate depth of 3.6 feet. However, due to the high velocity of flow (13.5 feet/second), severe bank erosion may occur. During the 1969 and 1978 floods, erosion occurred for a distance of ten (10) to thirty (30) feet behind the rail and wire revetment, although no overflow of the channel was recorded. The Federal Insurance Administration (FIA) map does not show an overflow area for the Etiwanda Creek Channel.

San Sevaine Creek Channel has a tributary drainage area of approximately 7200 acres north of the Devore Freeway. Based on the ultimate development of the upstream area, the 100-year design flow is approximately 7115 cfs. Extensive storage basins are proposed above the Devore Freeway which will decrease the design flow to 4,000 cfs or less. However, the existing channel south of the Devore Freeway only has a capacity for approximately 2000 cfs, not including debris movement and bank erosion. As a result, the area adjacent to San Sevaine Creek Channel will be subject to flood hazards due to bank erosion, overflow and debris deposition until such time as the proposed upstream water conservation and debris basins are constructed.

Banana Street, downstream from the West End planning area, is the recipient of the existing San Sevaine Channel flows below Foothill Boulevard. Due to the limited water-carrying capacity of the street, flooding occurs along the street even in minor storms.

The FIA map shows the overflow area varies from 1400+ feet to 2000+ feet in width with a 1-foot depth of flow.

Impacts

Development of the planning area will alter the natural drainage patterns and topography on the site. Development will also introduce impervious surfaces which will increase the amount of surface runoff and, to a minimal degree, will affect the quality of the runoff. Runoff from impervious surfaces on-site will originate from rainfall, landscape irrigation and other activities of the residents. Water which washes these areas will contain such constituents as chemical fertilizers, petroleum residues (gasoline, oil, etc.) and other natural compounds.

Existing drainage facilities, both on-site and downstream, would be unable to handle the increased amount of runoff resulting from the proposed development; consequently, it will be necessary to install not only the on-site drainage system, but off-site and regional facilities as well.

An engineering study of the on-site drainage requirements was prepared by Hall and Foreman, Inc., while an engineering study of the off-site requirements was prepared by Bill Mann and Associates. Both studies concluded that on-site and off-site flood retention facilities may be necessary until downstream facilities are improved. The total amount of retention required at build-out will not be immediately necessary because development of the planned area will be phased over several years. It is, therefore, recommended that retention be provided and expanded as the site is developed. Refer to the technical report by Bill Mann and Associates for more specific information on flood control issues.

Mitigation Measures

- (a) Construction of the drainage improvements identified in the Drainage Concept Plan (Section III.G of the Specific Plan) will mitigate or eliminate on-site drainage impacts. These major on-site storm drains must be supplemented by (1) off-site improvements to convey site runoff to the regional flood control system; (2) off-site improvements that are part of the regional flood control system to mitigate on-site or off-site flooding; (3) runoff retention facilities, either on-site or off-site, to mitigate impacts on inadequate downstream drainage facilities; and (4) local intract drainage improvements to serve individual subdivisions as they are developed. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) All required drainage improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans and other precise plans within the West End planning area shall be accompanied by adequate plans for drainage improvements prepared by a registered professional engineer. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (c) Coordinate flood control improvements with Flood Control officials in Riverside County. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

In addition, the following are recommended. These may be waived by the City Council on a case by case basis.

- (a) Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for the provision of adequate flood protection facilities for this subdivision have been entered into by the City of Fontana, and/or the County of San Bernardino Flood Control District as may be necessary.
- (b) No occupancy permits for any dwelling unit, except for model homes, shall be issued until facilities adequate for protection of such dwelling units against 100 year flood inundation are determined to be complete and operational by the City of Fontana and, where applicable, by the County of San Bernardino Flood Control District.

5. Air Quality

Existing Conditions

Meteorology/Climate

The climate of the project area, as with all of Southern California, is governed by the location of a semi-permanent high pressure center over the Pacific Ocean and by the moderating effects of the nearby oceanic heat reservoir. Local climatic conditions are characterized by warm summers, mild winters, infrequent rainfall, moderate on-shore breezes, and comfortable humidities.

Temperature extremes range from 27°F in the winter to 108°F in the summer. The average annual mean temperature is 63.1°F. Average annual rainfalls occur in the late winter and early spring.

The local weather is dominated throughout most of the year by a cycle of on-shore (sea) breezes during the day and off-shore (land) breezes during the night and early morning. The diurnal cycle of on-shore and off-shore breezes is a direct reaction of the thermal balance between the relatively cool off-shore waters and the temperature characteristics of the land mass. The on-shore (WSW-WNW) winds during the day average 8-12 MPH while the off-shore (NNE-ESE) flow is often calm or drifts slowly westward at 1-3 MPH.

During the fall, winter and spring the area also experiences strong winds from the east. These winds, known as "Santa Anas", are dry winds with upper velocity ranges of 50-60 MPH. These winds carry large quantities of dust across the entire South Coast basin.

Air Quality Setting

Ambient Air Quality Standards (AAQS)

In order to gauge the significance of the air quality impacts of a proposed project, those impacts, together with existing background air quality levels, must be compared to the applicable ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness and persons engaged in strenuous work or exercise, called "sensitive receptors." Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

National AAQS were established in 1971 for six pollution species, with states retaining the option to add other pollutants, require more stringent compliance, or to include different exposure periods. The initial attainment deadline of 1977 has since been extended to 1987 for national AAQS, and may require further extension in air quality problem areas like Southern California. Because California had established AAQS several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards.

Baseline Air Quality

Existing levels of ambient air quality and historical trends and projections around the area are well documented from measurements made by several agencies in Western San Bernardino County. The South Coast Air Quality Management District (SCAQMD) operates a monitoring station in Fontana near the project site. From these data resources, it can be inferred that baseline air quality levels near the project site are occasionally unhealthy, but there are some encouraging signs that the air is slowly improving. Attainment may still be many years away, but the frequency of smog alerts, especially those considered unhealthy for all people, has dropped considerably in the last decade. Table V-1 summarizes the last four years of monitoring data from the Fontana station.

Ozone, the primary ingredient in photochemical smog, represents the largest pollution problem in the area. About one-third of all days of the year experience a violation of the hourly ozone standard with 40-50 first stage alerts of 0.20 ppm for one hour and 1-3 second stage alerts of 0.35 ppm for one hour called each year. The lack of any second stage smog alerts in Fontana in 1983 and again in 1984, and the general reduction in average ozone concentrations is taken as an encouraging sign that stationary source controls, the retirement of older, polluting cars and the new mandatory vehicle inspection program are all contributing to a positive improvement in inland valley air quality. While the secondary pollution levels of ozone, and to a certain extent particulates, are high from transport of pollution into the area, the primary vehicular pollution levels of species such as carbon monoxide (CO) and nitrogen oxides (NO_x) are quite low. Standards for these species are not

TABLE V-1
AIR QUALITY MONITORING SUMMARY
FONTANA AIR STATION

| <u>Pollutant/Standard</u> | <u>1983</u> | <u>1982</u> | <u>1981</u> | <u>1980</u> |
|--|-------------|-------------|-------------|-------------|
| Ozone: | | | | |
| 1-HR ≥ 0.10 ppm | 152 | 131 | 180 | 181 |
| 1-HR ≥ 0.12 ppm | 127 | 96 | 147 | 146 |
| 1-HR ≥ 0.20 ppm | 56 | 34 | 73 | 84 |
| 1-HR ≥ 0.35 ppm | 0 | 0 | 1 | 6 |
| Max. 1-HR (ppm) | 0.32 | 0.31 | 0.35 | 0.42 |
| Carbon Monoxide: | | | | |
| 1-HR ≥ 20 ppm | 0 | 0 | 0 | 0 |
| 8-HRS ≥ 9 ppm | 0 | 0 | 0 | 0 |
| Max. 1-HR (ppm) | 10.0 | 8.0 | 15.0 | 19.0 |
| Max. 8-HR (ppm) | 5.1 | 4.4 | 7.6 | 5.5 |
| Nitrogen Dioxide: | | | | |
| 1-HR ≥ 0.25 ppm | 0 | 0 | 0 | 1 |
| Max. 1-HR (ppm) | 0.16 | 0.20 | 0.19 | 0.19 |
| Suspended Particulates: | | | | |
| 24-HR ≥ 100 $\mu\text{g}/\text{cm}^3$ | 33/60 | 31/59 | 39/56 | 29/51 |
| 24-HR > 260 $\mu\text{g}/\text{cm}^3$ | 1/60 | 2/59 | 2/56 | 3/51 |
| Max. 24-HR ($\mu\text{g}/\text{cm}^3$) | 273.0 | 272.0 | 372.0 | 417.0 |
| Particulate Lead: | | | | |
| 1-MO ≥ 1.5 $\mu\text{g}/\text{cm}^3$ | 0/12 | 0/12 | 0/12 | 0/12 |
| Max. 1-MO ($\mu\text{g}/\text{cm}^3$) | 0.39 | 0.53 | 0.52 | 0.86 |
| Particulate Sulfate: | | | | |
| 24-HR ≥ 25 $\mu\text{g}/\text{cm}^3$ | 1/60 | 3/59 | 4/56 | 3/51 |
| Max 24-HR ($\mu\text{g}/\text{cm}^3$) | 33.1 | 32.5 | 42.2 | 40.0 |

Source: South Coast AQMD Annual Summaries, 1980-83

Note: This table indicates the number of times air quality standards were exceeded and the maximum levels reached for the periods indicated.

violated in Fontana. In contrast to the pollution levels during the summer, winter air quality around the project site is thus quite good.

Air Quality Management Planning: The Clean Air Act Amendments of 1977 require that each state develop an implementation plan that outlines the pollution control measures by which attainment will occur in all non-attainment areas of the State by 1987. Such a document was prepared by the SCAQMD and the Southern California Association of Governments (SCAG) in 1978 called the South Coast Air Basin Air Quality Management Plan (AQMP). The basic premise of the AQMP was that Southern California could have a reasonable rate of growth and still achieve clean air goals if a number of assumptions were realized. In an update to the plan issued in 1982, the SCAQMD and SCAG acknowledged that air quality control measures needed to reach attainment are unacceptable and that the 1987 deadline is not attainable. Progress has been made and will continue to be made, but some standards will continue to be violated beyond the year 2000.

The proposed West End Specific Plan project relates to the AQMP through the growth forecast that was used by SCAG to predict the level of vehicular activity in the basin that generates a large portion of basin air pollution. The AQMP is based on residential (S-RES 4.5) and commercial land use designations for the project site. To the extent that the proposed West End development generates more trips than anticipated by the AQMP for the project site, the project may be inconsistent with the AQMP until the air plan is updated to reflect changing patterns in land use for the entire basin. AQMP update is expected to occur during 1985-86 and will include General Plan Amendments processed since the 1982 AQMP, thus bringing the project into consistency with the AQMP. Air quality planning and plan consistency must be evaluated more on a regional scale rather than on any single project basis.

Impacts

Ambient air quality is affected by both short-term and long-term impacts. Short-term impacts primarily result from on-site construction activities. Long-term impacts result from automobile emissions (mobile source emissions) and energy resources for heating, lighting and cooling (stationary source emissions).

Short-Term Impacts

Clearing, grading, utility excavation and travel on unpaved surfaces will contribute fugitive dust to the planning area. The ARB estimates that each acre disturbed creates approximately 100 pounds of dust per workday during the construction life of any project. This value depends on soil moisture, on silt content, on wind speed, on housing density and on many other factors. Through watering and other dust control measures required by AQMD Rule 403, dust emission rates can be reduced by approximately fifty (50) percent.

Fugitive dust generated by construction activities is primarily comprised of particle sizes larger than ten (10) microns in diameter. As such, dust generated during construction is considered a soiling nuisance rather than as a significant health hazard. Given the dominant daytime west to east wind direction across the project site, it will be most effective to minimize local dust nuisance by building out the project from the western boundary along East Avenue eastward toward Cherry Avenue. Each new development on the property will be downwind of existing housing, thus reducing the soiling nuisance associated with construction activities.

Combustion emissions from on-site heavy equipment and from off-site trucks hauling dirt, concrete, lumber and other building materials will be added to the local air shed during the project's construction life. Assuming that it takes approximately 250,000 Brake Horsepower Hours (BHP-HR) of diesel-powered equipment operations to build out one acre into intended site uses and that 100 acres per year are built out during phased site development, the following construction equipment exhaust emissions will be added to the local airshed each year:

| | | |
|------------------------|---|----------|
| Reactive Organic Gases | - | 30 tons |
| Carbon Monoxide | - | 78 tons |
| Nitrogen Oxides | - | 286 tons |
| Total Particulates | - | 25 tons |
| Sulfur Dioxide | - | 24 tons |

On a daily basis, emission levels are small and readily dispersed by the mobile nature of the construction equipment itself. Any observable air quality impacts from gasses, soot and diesel exhaust odor will be confined to the immediate vicinity of the equipment itself because of the good daytime dispersive capacity of the local airshed. By routing construction vehicle access away from already constructed areas, any air quality effects from such activities will be negligible.

Long-Term Impacts

Long-term impacts on air quality are related both to mobile and stationary source pollutants.

Mobile Sources

Project-related emissions can be readily calculated by combining VTM estimates from the project traffic study with vehicular emission characteristics for average California fleet vehicle mixes. The California Air Resources Board has developed a computer model that calculates regional emission levels for various land use. The results of applying this emissions model are presented in Table V-2.

Some measure of significance of the proposed project's air quality impact can be derived by comparing planning area emissions with projected regional emissions in western San Bernardino County. Table 8 indicates that for the three principal automotive pollutants, the planning area constitutes from one (1) to two (2) percent of all regional emissions.

Local air quality conditions were analyzed by combining local traffic data with minimum dispersion conditions in the California Line Source Pollution Model (CALINE 3). The results of this analysis are included in Tables V-3 and V-4. These calculations indicate that traffic on I-15 and local arterials will not exceed the hourly and 8-hour California air quality standards for carbon monoxide if suitable mitigation measures are applied at the Baseline/I-15 intersection. As such, the combination of traffic sources on I-15 and local arterials will not pose a threat to air quality in the immediate vicinity of the planning area.

TABLE V-2
DEVELOPMENT-RELATED MOBILE SOURCE EMISSIONS (TONS/DAY)
AS A FUNCTION OF BUILD-OUT YEAR

| <u>Pollutant</u> | <u>1987</u> | <u>1990</u> | <u>1995</u> | <u>2000</u> | <u>Western San Bernardino Co.</u> | <u>Project Share*</u> |
|-----------------------|-------------|-------------|-------------|-------------|-----------------------------------|-----------------------|
| Carbon Monoxide | 8.52 | 7.58 | 6.76 | 6.14 | 382.1 | 1.8% |
| Reactive Hydrocarbons | 0.95 | 0.80 | 0.70 | 0.64 | 37.2 | 1.9% |
| Nitrogen Oxides | 0.62 | 0.52 | 0.45 | 0.43 | 46.7 | 1.0% |
| Sulfur Dioxide | 0.11 | 0.11 | 0.11 | 0.11 | No Data | — |
| Total Particulates | 0.18 | 0.18 | 0.17 | 0.17 | No Data | — |

Source: URBEMIS #1 Computer Model

*Assumptions:

(1) VHT = 518,227; (2) Trips = 83,780; (3) Speed = 30 MPH; (4) T=55°F (5) Region = SCAG

TABLE V-3
HOURLY MICROSCALE CO CONCENTRATIONS (PPM) ALONG
PROJECTED IMPACTED ROADWAYS
(Standard - 20 ppm)

| <u>Location</u> | <u>NO PROJECT</u> <u>Distance from Intersection (Feet)</u> | | | <u>PROJECT</u> <u>Distance from Intersection (Feet)</u> | | |
|---------------------------------------|---|-----------------|------------------|--|-----------------|------------------|
| | 25 ^l | 50 ^l | 100 ^l | 25 ^l | 50 ^l | 100 ^l |
| Baseline Road/I-15 (no mitigation) | 13.8 | 13.1 | 12.3 | 27.7* | 24.3* | 20.5* |
| Baseline/Cherry | 12.9 | 12.2 | 11.4 | 18.0 | 16.3 | 14.4 |
| Cherry/Foothill | 12.1 | 11.5 | 10.9 | 16.8 | 15.4 | 13.8 |
| Foothill/East | 11.4 | 10.9 | 10.4 | 16.9 | 15.5 | 13.7 |
| Baseline/I-15 (mitigated) | 13.8 | 13.1 | 12.3 | 18.3 | 16.7 | 14.9 |

Sources: CALINE3 Computer Model

* Indicates possible violation of the hourly CO standard without traffic impact mitigation.

Assumptions: Include a 9 ppm background (worst-case) CO level

TABLE V-4
EIGHT HOUR MICROSCALE CO CONCENTRATION (ppm) ALONG
PROJECT-IMPACTED ROADWAYS
(Standard - 9 ppm)

| <u>Location</u> | <u>NO PROJECT</u> <u>Distance from Intersection (Feet)</u> | | | <u>PROJECT</u> <u>Distance from Intersection (Feet)</u> | | |
|---------------------------------------|---|-----------------|------------------|--|-----------------|------------------|
| | 25 ^l | 50 ^l | 100 ^l | 25 ^l | 50 ^l | 100 ^l |
| Baseline Road/I-15 (no mitigation) | 6.9 | 6.6 | 6.3 | 11.6* | 10.4* | 9.0 |
| Baseline/Cherry | 6.3 | 6.1 | 5.7 | 8.2 | 7.5 | 6.8 |
| Cherry/Foothill | 6.1 | 5.8 | 5.6 | 7.9 | 7.3 | 6.6 |
| Foothill/East | 5.7 | 5.5 | 5.3 | 7.7 | 7.0 | 6.4 |
| Baseline/I-15 (mitigated) | 6.9 | 6.6 | 6.3 | 8.5 | 7.9 | 7.2 |

Sources: CALINE3 Computer Model

* Indicates possible violation of the 8-hourly CO standard without traffic impact mitigation.

Assumptions: Includes a 4.9 ppm background (worst-case) CO level

Stationary Sources

The development of 3750 housing units and 7.5 million square feet of commercial, industrial and institutional uses will consume 100 million KWH of electricity annually. This increase in electrical energy demand will result in an increase in air pollutant emissions at basin power plants, such as the Etiwanda Generating Station.

Other long-term impacts will result from the combustion of natural gas on the project site. Natural gas combustion will primarily be used for cooking, space heating and water heating. Table V-5 summarizes the estimated annual emissions from project-related energy consumption. The impact of these energy-related stationary sources are minor in comparison to the impacts of mobile (vehicular) sources.

Mitigation Measures

The principal source of emissions generated from development of the proposed project will result from automobile usage. Although it is beyond the means of the project sponsors to reduce the emissions characteristics of motor vehicles, there is a potential to reduce the number of vehicle trips taken, as well as the driving distance for employment, shopping and recreational trips. As a mixed-use development, the proposed project inherently clusters a variety of land uses. Employment, shopping, health care and recreation are conveniently located within minutes from residential development. As such, the design of the proposed project reduces the number of vehicle trips generated and reduces the length of an average trip. This will result in an important reduction in project-related mobile source emissions.

The following mitigation measures are offered to further mitigate the impact of the project on air quality:

- (a) Watering, paving and other dust control measures should be used to minimize fugitive dust generation. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Construction traffic should be routed to minimize traffic interference with developed areas of the project. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (c) Dirt runoff and spills on traveled roadways should be washed or swept frequently during construction.
- (d) Project development should proceed from west to east as feasible in order to use the prevailing winds to minimize dust exposure of developed areas of the planning area.
- (e) Development plans should be coordinated with transit plans for the planning area to insure transit service is expanded to include the planning area.
- (f) Ridesharing and other multiple occupant vehicle commuting methods should be encouraged through convenient parking or pickup/dropoff points within the new community.
- (g) Architectural and landscape architectural designs should maximize the use of the summer winds to reduce air conditioning demands.

TABLE V-5
PROJECT RELATED STATIONARY SOURCE EMISSIONS (TONS/DAY)

| <u>Pollutant</u> | <u>Electrical Generation Emissions (Off-Site)</u> | <u>Natural Gas Combustion (On-Site)</u> | <u>Total</u> |
|-----------------------|---|---|--------------|
| Carbon Monoxide | 0.03 | 0.02 | 0.05 |
| Nitrogen Oxides | 0.16 | 0.08 | 0.24 |
| Sulfur Dioxide | 0.21 | negl.* | 0.21 |
| Total Particulates | 0.03 | negl.* | 0.03 |
| Reactive Hydrocarbons | 0.02 | negl.* | 0.02 |

* Negl. = negligible

Assumptions:

Use = 109.4×10^6 KWH electricity
 550.1×10^6 Cu. Ft. natural gas

Source: SCAQMD Handbook for EIR, 1983 revision

Conditions of Approval

All mitigation measures marked with an asterisk (*) above are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

6. Acoustic Environment

A quiet environment is a valuable environmental resource that is conducive to psychological and physiological well-being. Consideration of noise exposure has, therefore, become an integral part of the land use planning process.

Noise is defined as any sound that is undesirable or interferes with normal hearing processes. Periods of quiet are necessary for mental health and well-being. Although the major adverse impact of exposure to a noisy environment is reduced hearing capacity, the psychological impacts of noise exposure are equally important.

There are a variety of technical noise rating scales used to measure the impact of a noise source. The basic unit of sound measurement is the decibel (dB) which allows for comparisons of sounds. For planning purposes, decibel levels are weighted to reflect the sensitivity levels of the human ear. These weighted noise measurements are called A-weighted levels and are represented as dB(A)_x.

The Community Noise Equivalent Level (CNEL) is a measure of the 24-hour cumulative noise exposure level at a given location. Communities within the State of California are required by law to use the CNEL characterization for land use planning purposes. State law (Title 25 of the Administrative Code) requires that indoor noise levels in habitable rooms be limited to a 45 dB(A) CNEL. Since the typical attenuation factor for residential structures is 20 dB, the City has adopted a 65 dB(A) CNEL exterior noise exposure standard.

Existing noise levels on the project site have not been measured, but should be typical of semi-rural noise environments. I-15 and local roads are the nearest man-made noise sources. Train traffic and heavy industry sources in the Fontana area may also contribute to background noise levels, but their relative importance has been decreasing as land use patterns are changing to residential, commercial and light industrial uses.

Impacts

Two characteristic noise sources are typically identified with residential development. Construction activities, especially heavy equipment, will create short-term noise near the project site. Upon completion, vehicular traffic on streets surrounding the community may impact project residents.

Temporary construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway construction, and finally by noise associated with finished construction. The earth-moving sources are the noisiest with equipment noise ranging from 73 to 95 dB(A) at fifth (50) feet from the source. Construction noise sources are not related to a noise standard because they occur during selected times and at varying strength.

Nevertheless, grading activities should be phased to insure that a suitable distance buffer is maintained between the loudest noise sources and occupied dwellings. In addition, grading activities are typically limited to the hours from 7 a.m. to 7 p.m. if there are occupied dwellings within a reasonable exposure zone surrounding the construction site.

During initial project development, most construction noise exposure will be mainly to any wildlife and wildlife habitat around the project area. As development progresses, construction noise impacts on adjacent residential uses will become more common and greater care in minimizing noise exposure to sensitive residents may be required.

Long term noise concerns from the increased urbanization of the planning area center primarily on mobile source emissions on the major roadways surrounding the site. These concerns were addressed using the FHWA "Highway Traffic Noise Prediction Model," commonly called the FHWA Model. Table V-6 summarizes the CNEL at the roadway edge with and without the project.

A 1 dB increase in noise level is considered a perceptible increase under very quiet conditions while a 2 to 3 dB increase becomes noticeable when the sound is superimposed upon typical interior noise levels in a house. Any increase beyond 5 dB is immediately perceptible. All "with project" impacts are less than 3 dB except along East Avenue. Table V-7, however, shows that East Avenue has the lowest noise levels of all the surrounding roadways, and the project noise impact is maximized along East Avenue only because baseline noise levels without the project are very low. The maximum project impact, as characterized by an expansion of the 65 CNEL contour farther into the surrounding community, is approximately the same along any of the project-impacted roadways. Project traffic causes the 65 CNEL contour to extend from thirty-five (35) to fifty (50) feet farther from the roadway edge than for the "no project" condition.

The distance of the 65 CNEL contour from the roadway in Table V-7 represents the effective limit for acceptable residential exposure. These distances, however, do not take into account any attenuation from sound barriers such as berms or walls. Attenuation efficiencies for barriers are approximately 10 dB in the "sound shadow" near the barrier. With noise mitigation, a 75 CNEL contour is the effective development limit because it can be reduced to 65 CNEL by mitigation. Table V-7 shows that the 75 dB CNEL contour occurs almost on the roadway itself. With a nominal setback and with the construction of a noise attenuating privacy wall or landscaped berm, project traffic on the four arterials surrounding the West End project site will not create any unacceptable noise impacts or development constraints along those roadways.

Mitigation Measures

The project noise impact study demonstrated that noise levels may exceed the Fontana City Noise Ordinance in impacted areas of the project, but that viable mitigation measures may be implemented to reduce such impacts to acceptable levels. The implementation of these mitigation measures can be further enhanced by site planning decisions that optimize the noise attenuation capabilities of the noise mitigation measures.

TABLE 6
FUTURE NOISE LEVELS ADJACENT TO NEARBY ROADWAYS

Table 1 - Future Noise Levels Adjacent to Nearby Roadways

| | CNEL at Right of Way (dB(A)) | | |
|-------------------|------------------------------|--------------|----------|
| | No Project | With Project | Increase |
| Baseline | | | |
| West of I-15 | 66.5 | 67.5 | 1.0 |
| East of I-15 | 69.4 | 71.6 | 2.2 |
| West of Cherry | 69.4 | 70.8 | 1.4 |
| East of Cherry | 69.0 | 70.4 | 1.4 |
| Foothill | | | |
| West of East | 68.0 | 70.0 | 2.0 |
| East of East | 68.1 | 70.7 | 2.6 |
| West of Cherry | 68.1 | 69.8 | 1.7 |
| East of Cherry | 68.2 | 69.0 | 0.8 |
| East | | | |
| South of Foothill | 58.2 | 63.2 | 5.0 |
| North of Foothill | 59.7 | 66.4 | 6.7 |
| South of Baseline | 59.7 | 65.3 | 5.6 |
| North of Baseline | 60.2 | 63.7 | 3.5 |
| Cherry | | | |
| South of Foothill | 63.2 | 64.8 | 1.6 |
| North of Foothill | 67.4 | 69.1 | 1.7 |
| South of Baseline | 67.4 | 69.6 | 2.2 |
| North of Baseline | 67.9 | 69.0 | 1.1 |

Source: FHWA Noise Model

TABLE 7
DISTANCE TO VARIOUS CNEL CONTOURS FROM EDGE OF NEAREST TRAVEL LANE

Table 2 - Distance to Various CNEL Contours from Edge of Nearest Travel Lane

| | No Project | | With Project | | | Delta (Δ)* |
|-------------------|------------|-------|--------------|-------|-------|------------|
| | 70 dB | 65 dB | 75 dB | 70 dB | 65 dB | |
| Baseline | | | | | | |
| West of I-15 | 11' | 47' | - | 16' | 61' | 14' |
| East of I-15 | 29' | 89' | 12' | 48' | 134' | 45' |
| West of Cherry | 29' | 89' | 9' | 41' | 117' | 28' |
| East of Cherry | 26' | 82' | 7' | 37' | 109' | 27' |
| Foothill | | | | | | |
| West of East | 19' | 66' | 5' | 33' | 100' | 34' |
| East of East | 19' | 67' | 8' | 40' | 115' | 48' |
| West of Cherry | 19' | 67' | 4' | 31' | 97' | 30' |
| East of Cherry | 20' | 69' | 1' | 26' | 82' | 13' |
| East | | | | | | |
| South of Foothill | - | - | - | - | 20' | 20' |
| North of Foothill | - | 3' | - | 11' | 47' | 44' |
| South of Baseline | - | 3' | - | 7' | 36' | 33' |
| North of Baseline | - | 10' | - | - | 24' | 14' |
| Cherry | | | | | | |
| South of Foothill | 6' | 35' | - | 13' | 67' | 32' |
| North of Foothill | 16' | 59' | 2' | 26' | 84' | 25' |
| South of Baseline | 16' | 59' | 4' | 30' | 93' | 34' |
| North of Baseline | 18' | 66' | 1' | 26' | 82' | 16' |

Source: FHWA Noise Model

* - the expansion of the 65 CNEL contour due to project-only traffic

Site design mitigation measures that may reduce noise exposure include:

- (a) Use dense noise barriers of adequate height and adequate proximity to roadways to shield residents by creating a noise "shadow zone."
- (b) Orient second-story windows or patios away from noise sources.
- (c) Orient multi-family dwellings with one solid side toward the noise source to create tall noise barriers with adequate noise insulation to meet the 45 dB(A) interior noise insulation standard.
- (d) Where residential is adjacent, use 6' (six foot) perimeter masonry fencing or combination wall and earthen berm along arterial roadways to provide privacy and noise shielding. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (e) Use parks and open space as buffers between noise source and receptor. Vegetation creates little attenuation benefit, but the increased physical separation between source and receptor places dwellings outside the roadway noise impact zone.
- (f) Restrict significant noise source from sensitive areas by prohibiting truck travel on certain streets, or during certain sensitive evening and nighttime hours.
- (g) Perform periodic community noise surveys to identify any major deviation from anticipated noise exposure, and develop additional mitigation in response to any unusual noise impact situations.
- (h) Prior to submittal of development plans, a review of the Acoustic Study and the West End Plan Development Standard (i.e., earthen berm, block wall standards) shall be conducted by the Planning Director.

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

7. Transportation/Circulation

Existing Conditions

Introduction

A traffic analysis for the North Fontana Redevelopment Area (NFRA) was conducted by Kunzman Associates in 1982. This analysis addressed existing traffic conditions, traffic generated by future land uses in the NFRA, distribution of the traffic generated by future land uses in the NFRA, distribution of the traffic to roads in the NFRA and an analysis of future traffic conditions. In 1984, Kunzman Associates updated its 1982 NFRA traffic study as part of the traffic evaluation process of the West End Specific Plan. This report incorporated the most recent land use assumptions of the NFRA, but purposely omitted the planning area. A more detailed study of the planning area was produced by Barton Aschman Associates, Inc. This report is included in the Appendix. (Note: Traffic analyses were prepared based on a worst case scenario. Regional traffic impacts, including adjacent communities have also been considered in these analyses.)

City of Fontana Circulation Element

Arterials serving the planning area include Baseline Road, Foothill Boulevard, Cherry Avenue and East Street. In addition, the I-15/Devore Freeway (I-15) crosses the extreme northwest corner of the site at the intersection of Baseline Road and East Street. A full interchange between I-15 and Baseline Road is provided.

Local Access

The site is basically bounded by three divided major highways, a secondary highway and an interstate highway. These are described below:

- o Baseline Road is a two-lane, undivided arterial located along the northern edge of the majority of the site. Current traffic volumes on Baseline Road are approximately 5060 trips per day east of I-15.
- o Foothill Boulevard is a four-lane, divided arterial located along the southern boundary of the site. Current traffic volumes on Foothill Boulevard are approximately 11,550 trips per day east of East Street.
- o Cherry Avenue exists as a R.O.W. between Baseline Road and Foothill Boulevard.
- o East Street is a two lane, undivided arterial located along the western boundary of the site. Current traffic volumes are approximately 880 trips per day north of Foothill Boulevard.
- o I-15 is a multi-lane freeway located near the northwest corner of the site. Current traffic volumes are approximately 28,000 trips per day south of Baseline.

Volume-to-Capacity Ratios

Roadway capacity is generally defined as the number of vehicles which can reasonably be expected to pass over a given section of a road in a given time period. Congestion, high accident rates, the quality of traffic flow (level of service), and environmental acceptability all are factors in defining a particular roadway's effective capacity.

By dividing the existing traffic volumes by the existing daily capacities, the existing volume-to-capacity ratios can be calculated. All existing roadways in the vicinity of the study area are operating well below capacity and provide a level of service operations throughout the day. (A discussion of level of service is provided in the Appendix.)

Existing Intersection Capacity Utilization

A technique used to assess the operation of an intersection is known as Intersection Capacity Utilization (ICU). To calculate an ICU, the volume of traffic using the intersection is compared to the capacity of the

intersection. The ICU's for existing intersections in the vicinity of the study area are quite low and indicate an A level of service to be most commonly experienced.

Impacts

Full development of the West End Specific Plan is expected to result in the generation of 83,780 vehicle trips per day. This projection is based upon trip generation rates typical of the land uses shown on the Land Use Master Plan. A delineation of these generation rates is contained in the Appendix.

Future traffic volumes are tabulated in Table V-8 and are graphically summarized in the Appendix. Traffic volumes are based upon trip generation rates for the ultimate build-out of the planning area and the neighboring communities.

Intersection capacity utilization (ICU) calculations and the corresponding levels of service are also summarized in the Appendix. These calculations, which were conducted at fifteen (15) key intersections serving the site, indicate that a level of service C or better can be provided at all but one of the intersections studied. (As explained in the Appendix level of service D typically is utilized for design purposes in urban areas.)

The Circulation Master Plan proposed for the planning area was developed to mitigate potential impacts to the existing transportation network as well as to provide for future development of the planning area and its environs. As a result the sizing of arterial streets, street alignments, and off-site improvements recommended in the traffic report should be adequate to accommodate future growth in area-wide traffic.

Mitigation Measures

The key to successful implementation of the circulation system lies in timely phasing of the financing, scheduling, construction and management of the circulation system.

Off-site arterial highways will be the responsibility of the appropriate City, County and State governmental entities.

On-site arterial highways, internal collectors and local streets will generally be the responsibility of the developer of each project adjacent to or containing necessary street or highway sections. Because of its location within the North Fontana Redevelopment Area it is probable that some highway improvement projects affecting the planning area and the larger redevelopment area will be joint projects involving the developer and the redevelopment agency.

- (a) Provide on-site and off-site road improvements as outlined in the traffic report for the planning area. (Refer to the Appendix).^{*} (Refer also to Conditions of Approval, 19 March 1985, pgs. III-1-5.)
- (b) Coordinate efforts of Cal Trans, the City of Fontana, the City of Rancho Cucamonga, and the County of San Bernardino Transportation Planning Department.

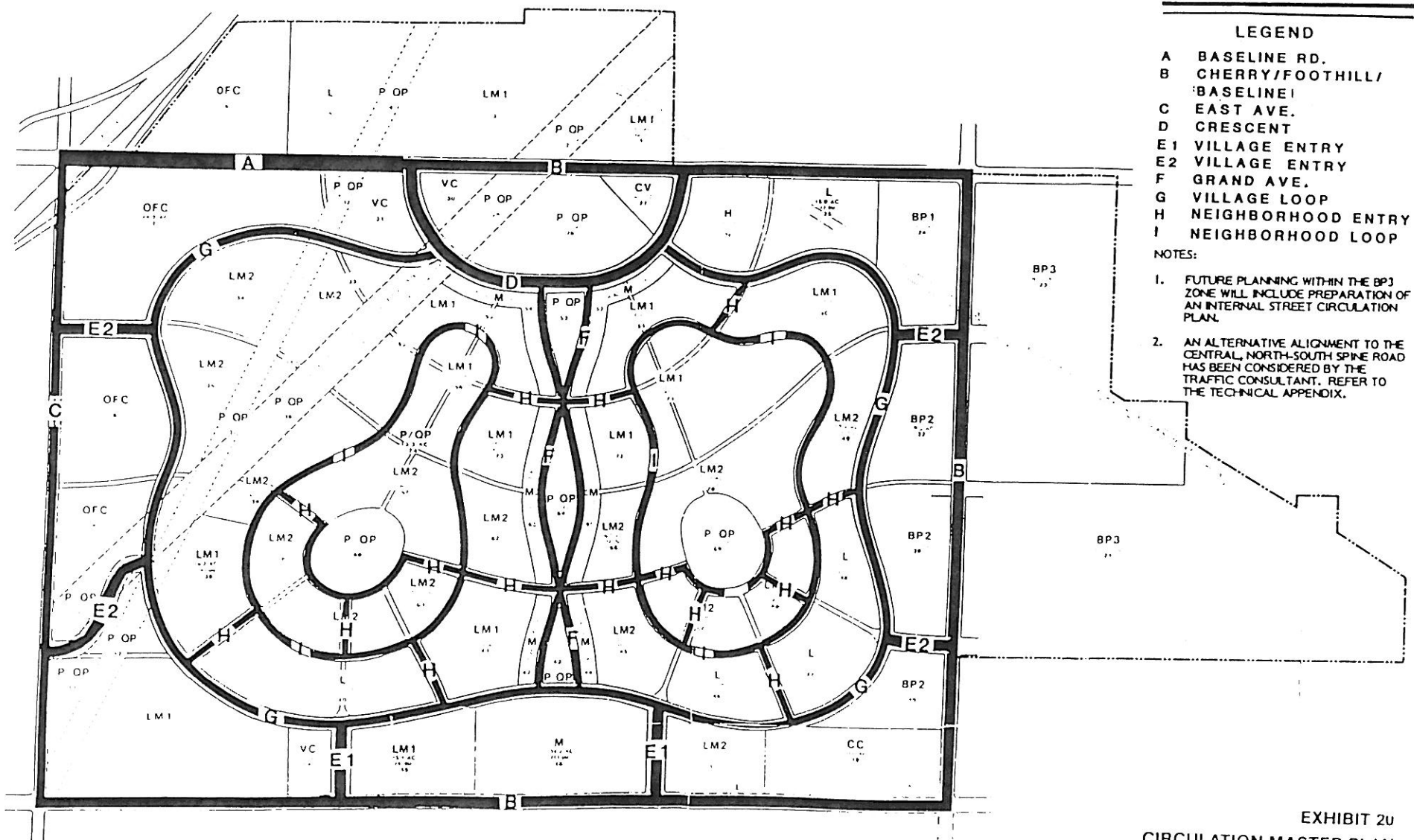


EXHIBIT 2U
CIRCULATION MASTER PLAN

- (c) Incorporate alternatives to conventional transportation such as park-and-ride facilities, public transit and bicycling.
- (d) Encourage flexible work schedules for employees to decrease area-wide traffic congestion at peak periods.

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

In addition, the following condition is recommended:

- (a) The developer shall provide right-of-way and construct internal streets and collectors as well as half of adjacent arterial highways, all in accordance with the West End Specific Plan and to the satisfaction of the Public Works Director. In the event full island improvements are deemed impractical by the Director of Public Works, bonding or fund impounding provisions shall be made by the developer and deemed acceptable. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

8. Socioeconomics

The following section identifies the socioeconomic impacts related to the proposed development of the planning area. The major points covered include the following: 1) existing socioeconomic conditions; 2) socioeconomic impacts resulting from development of the subject site based upon the program's market study; and, 3) mitigation measures.

Existing Conditions

Population

The competitive market area for development of the West End planning area includes the Cities of Fontana, Rancho Cucamonga and Rialto. This market region, which contained a population of 150,200 persons in 1984, has experienced dynamic growth over the last fourteen (14) years. Between 1970 and 1984, the tri-city market area has grown by 85,800 persons. This represents an average growth rate of 6.2 percent per year. The City of Fontana is currently estimated to include 45,000 persons, equal to one third of the market area.

Housing

Within the Fontana market, the construction of new homes has risen to keep pace with the growing population. As of 1984, the market contained 51,853 dwelling units, a figure which represents an increase of 32,101 homes over the 1970 housing supply. This growth translates into an average increase of 7.1 percent annually (Table V-9). The City of Fontana, with an existing 1984 housing stock of 17,152 units has historically represented one third of the competitive market area.

Although the City of Fontana has historically represented approximately one-third of the market's total housing supply, the City's capture of total new construction has risen dramatically. Between 1970 and 1980 the market added a total of 25,809 new dwelling units. During this period, the City of Fontana accounted for 7,080 units or 27.6 percent of the market's housing increase. However, within the last four years the City of Fontana has captured 3,197 units equal to 51.6 percent of the markets increase of 6,201 units.

Income

Median household income for the market area equaled \$21,521 in 1979 as indicated in Table V-10. The most recent data available, drawn from the 1980 Census, indicates a median household income of \$18,278 within the City of Fontana. Per capita income for the overall market equaled \$7,387 in 1979. The City of Fontana reported a 1979 per capita income of \$6,690. This figure is 9.4 percent lower than the overall market average.

Projected Population

Population within the market area is projected to sustain a rapid growth rate, through the balance of this century. By the year 2000 the market-wide population is forecast to total 323,800 persons. This represents the addition of 163,400 persons between 1985 and 2000 at the average annual rate of 4.8 percent as illustrated in Table V-11.

The City of Fontana is projected to increase its population to 119,800 by year 2000 as shown in Table V-12. This figure translates into 69,000 additional persons within the City at the average annual rate of 5.9 percent over the next fifteen years. Growth of this magnitude would outpace both Rancho Cucamonga and Rialto which are forecasted to add population at the rate of 4.6 percent and 3.6 percent per year respectively. Moreover, the City of Fontana is expected to capture an increasing share of total market population, rising from 31.7 percent in 1985 to 37.0 percent by the end of this century. These projections are supported by a number of market and locational factors including: 1) the city's availability of comparatively inexpensive residential acreage; 2) its proximity to two major interstate freeways; 3) the planned development of nearby major activity generators including a new regional shopping mall in Rancho Cucamonga and the mixed-use Ontario International Center; and 4) the city's significantly lower housing costs relative to locations in Los Angeles and Orange Counties.

Projected Market-Wide Housing Demand

Significant levels of new residential construction would be required within the Fontana market area to meet projected demand over the next fifteen years. Table V-13 reveals that the total housing demand generated by the projected population plus a vacancy allowance of five percent would require a market-wide housing supply of 77,957 units by 1990. Total housing demand throughout the market would increase by the year 2000 to 117,938 units. This dramatic growth increase in market-wide demand would require the addition of 4,698 homes each year between 1985 to 1990. As population growth slows between 1990 and 2000 the market would demand a total of 39,981 additional units at the average rate of 3,998 units per year.

TABLE V-9
HOUSEHOLD POPULATION TRENDS¹
FONTANA RESIDENTIAL MARKET
1970 - 1984

| Area | 1970 | 1980 | 1984 | Average Annual Growth Rate | | |
|---------------------------------------|---------|---------|---------|----------------------------|-----------|-----------|
| | | | | 1970-1984 | 1970-1980 | 1980-1984 |
| A. COMPETITIVE MARKET AREA | | | | | | |
| <u>Fontana</u> | | | | | | |
| Household Population | 20,290 | 35,912 | 45,018 | 5.9% | 5.9% | 5.8% |
| Occupied Housing Units | 6,502 | 12,389 | 14,839 | 6.1% | 6.7% | 4.6% |
| Average Household Size | 3.1 | 2.9 | 3.0 | | | |
| <u>Rancho Cucamonga²</u> | | | | | | |
| Household Population | 15,932 | 53,805 | 61,343 | 10.1% | 12.9% | 3.3% |
| Occupied Housing Units | 4,212 | 16,979 | 18,563 | 11.2% | 15.0% | 2.3% |
| Average Household Size | 3.8 | 3.2 | 3.3 | | | |
| <u>Rialto</u> | | | | | | |
| Household Population | 28,215 | 34,900 | 43,857 | 3.2% | 2.1% | 5.9% |
| Occupied Housing Units | 8,183 | 12,241 | 14,108 | 4.0% | 4.1% | 3.6% |
| Average Household Size | 3.4 | 2.9 | 3.1 | | | |
| <u>Total</u> | | | | | | |
| Household Population | 64,437 | 124,617 | 150,218 | 6.2% | 6.8% | 4.8% |
| Occupied Housing Units | 18,897 | 41,609 | 47,510 | 6.8% | 8.2% | 3.4% |
| Average Household Size | 3.4 | 3.0 | 3.2 | | | |
| B. SAN BERNARDINO VALLEY ³ | | | | | | |
| Household Population | 525,963 | 671,488 | 802,724 | 3.1% | 2.5% | 4.6% |
| Occupied Housing Units | 169,759 | 232,750 | 276,411 | 3.5% | 3.2% | 4.4% |
| Average Household Size | 3.1 | 2.9 | 2.9 | | | |

¹ Household population is exclusive of population in group quarters.

² Rancho Cucamonga includes Census Tracts 20.00 and 21.00 prior to its incorporation in November, 1977.

³ Includes Regional Statistical Areas (RSA) 28 and 29.

Source: California Department of Finance; U.S. Bureau of Census; and Benchmark Economics.

TABLE V-10
HOUSEHOLD AND PER CAPITA INCOME
FONTANA MARKET AREA
1979

| <u>Area</u> | <u>Median Household Income</u> | <u>Per Capita Income</u> |
|----------------------|------------------------------------|------------------------------|
| Fontana | \$18,278 | \$6,690 |
| Rancho Cucamonga | 24,851 | 8,240 |
| Rialto | <u>20,369</u> | <u>7,052</u> |
| AVERAGE ¹ | \$21,521 | \$7,387 |

Represents a weighted average.

Source: U.S. Bureau of Census and Benchmark Economics, Inc.

TABLE V-11
HOUSING ACTIVITY TRENDS¹
FONTANA RESIDENTIAL MARKET
1970 - 1984

| <u>Area</u> | <u>1970</u> | <u>1970 - 1984</u> <u>1980</u> | <u>1984</u> | <u>Average Annual Growth Rate</u> <u>1970-1984</u> <u>1970-1980</u> <u>1980-1984</u> | | |
|---------------------------------------|-------------|-----------------------------------|-------------|---|-------|------|
| A. COMPETITIVE MARKET AREA | | | | | | |
| <u>Fontana</u> | | | | | | |
| Housing Units | 6,829 | 13,955 | 17,152 | 6.8% | 7.4% | 5.3% |
| Occupied Housing Units | 6,502 | 12,389 | 14,839 | 6.1% | 6.7% | 4.6% |
| <u>Rancho Cucamonga²</u> | | | | | | |
| Housing Units | 4,486 | 17,836 | 19,205 | 10.9% | 14.8% | 1.9% |
| Occupied Housing Units | 4,212 | 16,979 | 18,563 | 11.2% | 15.0% | 2.3% |
| <u>Rialto</u> | | | | | | |
| Housing Units | 8,528 | 13,861 | 15,496 | 4.4% | 5.0% | 2.8% |
| Occupied Housing Units | 8,183 | 12,241 | 14,108 | 4.0% | 4.1% | 3.6% |
| <u>Total</u> | | | | | | |
| Housing Units | 19,843 | 45,652 | 51,853 | 7.1% | 8.7% | 3.2% |
| Occupied Housing Units | 18,897 | 41,609 | 47,510 | 6.8% | 8.2% | 3.4% |
| B. SAN BERNARDINO VALLEY ³ | | | | | | |
| Housing Units | 176,030 | 253,000 | 306,838 | 4.0% | 3.7% | 4.9% |
| Occupied Housing Units | 169,759 | 232,750 | 276,411 | 3.5% | 3.2% | 4.4% |

¹ Includes all year-round housing units exclusive of seasonal and migratory housing.

² Rancho Cucamonga was composed of Ettiwanda, Alta Loma and Cucamonga prior to its incorporation in November 1977.

³ Composed of Regional Statistical Areas (RSA) 28 and 29.

Source: California Department of Finance; U.S. Bureau of Census; and Benchmark Economics.

TABLE V-12
PROJECTED HOUSEHOLD POPULATION¹
FONTANA RESIDENTIAL MARKET
1985 - 2000

| <u>Area</u> | <u>1985</u> | <u>1990</u> | <u>1995</u> | <u>2000</u> | <u>Increase, 1985-2000</u> | |
|-----------------------------------|---------------|---------------|---------------|---------------|----------------------------|------------------------------|
| | | | | | <u>Net Change</u> | <u>Average Annual Growth</u> |
| 1. Fontana ^{2/} | 50,800 | 71,100 | 93,600 | 119,800 | 69,000 | 5.9% |
| 2. Rancho Cucamonga ^{3/} | 64,200 | 92,600 | 109,500 | 126,900 | 62,700 | 4.6% |
| 3. Rialto ^{4/} | <u>45,400</u> | <u>60,700</u> | <u>69,600</u> | <u>77,100</u> | <u>33,243</u> | <u>3.6%</u> |
| 4. Total Market Area | 160,400 | 224,400 | 272,700 | 323,800 | 163,400 | 4.8% |

^{1/} Assumed to represent 99 percent of total population based on historical performance; excludes population in group quarters.

^{2/} Projection derived from discussions with City Planning Staff. Assumes Fontana increases as a percent of San Bernardino County based on the following relationship: 1985-4.7 percent; 1990-5.7 percent; 1995-6.5 percent; and 2000-7.5 percent.

^{3/} Based on discussions with Planning Staff, City of Rialto.

^{4/} Based on discussions with City of Rancho Cucamonga Planning Department Staff.

Sources: Cities of Fontana, Rancho Cucamonga, and Rialto; California Department of Finance; and Benchmark Economics, Inc.

TABLE V-13
PROJECTED HOUSING DEMAND BY TYPE
FONTANA RESIDENTIAL MARKET
1985 - 2000

| <u>Demand Source/Housing Type</u> | <u>1985</u> | <u>1990</u> | <u>1995</u> | <u>2000</u> | <u>Annual Average Growth Rate 1984-2000</u> |
|--|-------------|-------------|-------------|-------------|---|
| Household Population ¹ | 160,400 | 224,400 | 272,700 | 323,800 | 4.8% |
| Housing Demand (Occupied Units) ² | 51,742 | 74,059 | 92,128 | 112,042 | 5.3 |
| Plus: Allowance for Vacancy ³ | 2,723 | 3,898 | 4,849 | 5,846 | — |
| Total Housing Requirement ⁴ | 54,465 | 77,957 | 96,977 | 117,938 | 5.3 |
| Single Family | 43,027 | 60,027 | 72,733 | 87,274 | 4.8 |
| Multiple Family | 8,714 | 14,032 | 19,395 | 24,767 | 7.2 |
| Mobile Homes | 2,724 | 3,898 | 4,849 | 5,897 | 5.3 |

¹ From Table 17.

² Assumes 3.10 persons per household in 1985, decreasing to 3.03 persons per household in 1990, and 2.96 persons per household in 1995 and 2.89 persons per household in 2000 based on the observed trends shown in Table 16.

³ Vacancy allowance equals five (5) percent except in 1984 when observed vacancy totalled 8.4 percent within the market.

⁴ Assumes the following ratios between single family, attached and mobile homes: 1984 - 79/16/5; 1990 - 77/18/5; 1995 - 75/20/5; and 2000 - 74/21/5 based on the observed historical trends.

Sources: Benchmark Economics, Inc.

Fontana Capture of Projected Housing Demand

The City of Fontana is projected to capture an increasing share of residential demand within the market area. In short-term, from 1985 to 1990, the City is projected to account for over one third, 32.0 percent, of total market demand. Table V-14 demonstrates that a total of 7,517 new housing units to be captured by Fontana during the balance of this decade at the average absorption rate of 1,503 units annually. During the long term, from 1990 to 2000, the City projected to capture 49.0 percent of market-wide housing demand. As shown in Table V-14, during this period 19,588 new residential units would be required equal to an annual housing demand of 1,959 units.

Historical housing trends have demonstrated an increasing market acceptance of attached housing units including townhomes, condominiums and rental apartments. The projected distribution of unit types for Fontana is based upon an extrapolation of these historical trends resulting in the following allocation between 1985 and 1990; 78 percent - single-family detached, 17 percent - attached; and 5 percent - mobile homes. Given these projected market preferences, Fontana would require 5,963 detached, 1,278 attached and 276 mobile homes to be constructed from 1985 to 1990. It is reasonable to expect this trend to continue in Fontana during the following decade and that detached, attached and mobile homes would represent 75 percent, 20 percent and 5 percent of residential demand respectively. Consequently, during the ten-year period following 1990, Fontana is forecast to capture a total of 14,691 detached units, 3,918 attached units and 979 mobile homes.

Impacts

The master-planned community proposed for the West End planning area would attract a range of land uses including residential, industrial and commercial office and retail activities. The following paragraphs outline the market demand and resulting development impacts for these land uses based upon an extensive market analysis conducted as part of this study's overall planning effort.

Residential Analysis

Results of the market analysis indicate that residential development at the West End planning area could expect to meet with significant market success. Based on the site's locational advantages and the projected demand for 1,489 new housing units annually within Fontana, it is reasonable to expect that the project would capture from 35 percent to 40 percent of the City's projected housing demand. Market penetration of this magnitude translates into an annual absorption rate of 526 to 601 units through this decade increasing to 588 to 784 units annually after 1990.

It should be emphasized that these projections, by definition, represent annual arithmetic means (averages). As such, they are subject to fluctuations created by market perturbations which cannot be forecasted. Consequently, it is possible that absorption at the subject site could reach levels 50 to 100 percent greater than the projections set forth above in the short term. This statement is supported by the recent market success of the planned unit communities of Victoria and Terra Vista which have absorbed 840 and 360 units on an annualized basis since sales began in 1984.

TABLE V-14
CAPTURE OF PROJECTED HOUSING DEMAND
CITY OF FONTANA
1985-2000

| <u>Area/Housing Type</u> | <u>Incremental Demand (Units)</u> | | <u>Annual Housing Requirement</u> | |
|------------------------------|-----------------------------------|------------------|-----------------------------------|------------------|
| | <u>1985-1990</u> | <u>1990-2000</u> | <u>1985-1990</u> | <u>1990-2000</u> |
| Market Area Total | 23,492 | 39,981 | 4,698 | 3,998 |
| City of Fontana ¹ | | | | |
| Single-Family ¹ | 5,863 | 14,691 | 1,173 | 1,469 |
| Multi-Family ² | 1,278 | 3,918 | 256 | 392 |
| Mobile Home ² | <u>376</u> | <u>979</u> | <u>74</u> | <u>98</u> |
| TOTAL UNITS | 7,517 | 19,588 | 1,503 | 1,959 |

- ¹ Based on projected population distributions within the market area where Fontana is projected to capture 32.0 percent of market demand in 1985 and 1990, and 49.0 percent from 1990 to 2000.
- ² The distribution of detached, attached and mobile homes is projected as follows: 1984 to 1990 - 78/17/5; 1990 to 2000 - 75/20/5.

Sources: Benchmark Economics, Inc.

Approximately 883 of the site's 1,296 acres have been allocated to residential land uses and overall target density of 4.5 dwelling units per gross acre has been proposed. These parameters indicate that the planning area could support 3,973 dwelling units. Based on the projected site capture described above, the project would require a building program spanning 6 to 8 years.

Commercial Analysis

The market analysis conducted for the West End planning area (provided in the Appendix) evaluated the demand for locally serving retail establishments can be supported by the projected West End population between 1988 and 1989, or when the project's population reaches 7,000 to 8,000 persons. The retail uses which would be supported on-site include at least one supermarket and one super-drugstore. An additional 20,000 to 30,000 square feet of smaller satellite retail shops would also be supported by the activity generated from the anchor tenants. Generally, neighborhood scale shopping centers of the type proposed for the anchor tenants. Generally, neighborhood scale shopping centers of the type proposed for the West End planning area are developed based on 10,000 square feet of building area per acre. This ratio indicates that the proposed center would require between 7.5 and 8.5 acres.

Demand for additional retail centers at the subject site could materialize towards the final two years of the project's development. The largest of these centers could be a community-scale center serving the needs of a larger sub-regional market and its success would be contingent upon its entering the market prior to the development of a similar center within a three- to five-mile radius. The proposed center would be recommended for development either near Cherry Avenue and Foothill Boulevard or Cherry Avenue and Baseline Road in order to provide a suitable location from which to draw a sub-regional market. The community center would be anchored by a discount department store, a supermarket, and possibly a home improvement center and could range between 10 and 30 acres and a trade area population of 40,000 and 150,000 based upon data available from the Urban Land Institute's Shopping Center Development Handbook.

The commercial market analysis indicates that a total of 37 acres of the planning area should be allocated to retail land uses. This distribution would allow for a 7.5 to 8.5 acre neighborhood center and perhaps one to two convenience centers, approximately 0.5 to 1.0 acres in size. The convenience center is typically anchored by a 2000 square foot mini-grocery store, e.g. Southland Corporation's 7-Eleven Stores, with other stores providing take-out food and personal services.

In the event that a competitive center is not located within 3 to 5 miles of the subject property, a community commercial land use designation should incorporate 20 acres on the site. Consideration could also be given to providing 7 acres along Foothill Boulevard for undesignated commercial uses to allow for the possibility of: 1) retail spillover from the regional shopping center located one mile west; and 2) commercial development, e.g. auto-related activities, which ordinarily would not locate at a neighborhood or community shopping center. Development of this commercial property would likely occur toward the end of the built-out period for the subject property and would depend entirely upon the development of areas in Rancho Cucamonga and North Fontana for market support.

Industrial Analysis

Discussions with local industrial leasing agents and developers revealed that the primary Fontana industrial market includes the communities of Ontario, Rancho Cucamonga and Fontana. During the last eight years, the primary market has emerged as a premier location for large industrial firms, particularly warehouse and regional distribution facilities. This rapid growth is evidenced by the fact that from 1976 to 1980 the market absorbed 427 acres of industrial activity; however, from 1980 to 1984 absorption of industrial land doubled to 881 acres.

Demand for industrial land within the Fontana primary market area is projected to remain strong throughout this decade. The primary market is forecast to capture a total of 1680 industrial acres between 1984 and 1990. This figure translates into an average annual absorption of 280 acres and reflects a fifty (50) percent increase over the previous four and one half-year period when annual absorption equaled 189 acres.

The City of Fontana is projected to capture an increasing share of market-wide industrial demand throughout the balance of this decade. During the period from 1980 to 1984 the City captured a total of 117 industrial acres at twenty-five (25) acres annually, equal to 13.3 percent of market-wide demand. With demand projected to increase by fifty (50) percent throughout the market, Fontana is forecast to increase its market capture to twenty-three (23) percent or sixty-five (65) acres per year from 1984 to 1990. This increase would result from sustained development pressure throughout the primary market and Rancho Cucamonga's complete absorption of industrial land which is expected by 1989. The West End plan would offer Fontana's only location and project character competitive with Rancho Cucamonga and Ontario.

The planning area's geographical location within the market would allow it to capture a significant portion of the City's projected demand for industrial land. As Rancho Cucamonga continues to approach build-out of its industrial areas, it is logical that the West End planning area would capture new located industrial activity that would otherwise have located in other sub-market areas i.e., Rancho Cucamonga and Ontario. Consequently, it is reasonable to expect the subject site to capture between 45 percent and 55 percent of City-wide demand. This capture rate would equal the absorption of a mathematical average of 30 to 35 acres annually on site.

The site is expected to attract large warehouse and distribution facilities employing 50-acre and larger parcels. And consequently, annual absorption would vary from year to year over the projection period. The capture of any single-large user could raise the projected annual absorption significantly. The likelihood of this situation occurring is quite high as discussions between the land developer and two major single users are progressing at the current time.

If agreements are reached, distribution facilities for Target retail stores and the 3-M Company would absorb 80 acres and 45 acres, respectively. If these two users do locate within the planning area, they would establish it as a regional industrial location attractive to other such operations.

Proposed industrial land on the West End property will not have an impact on industrial land absorption in South Fontana for the following reasons:

- 1) Discussions with industrial leasing agencies reveal that the subject property has market orientation which is more in line with the high quality industrial properties in Rancho Cucamonga given the West End properties proximity to the City.
- 2) South Fontana is perceived to be among the least competitive locations due to the absence of the following locational amenities: a) lack of freeway access land, b) surrounding compatible uses, and c) appearance of quality, planned industrial park atmosphere.

Given the projected demand for industrial development in the planning area it is recommended that land for a mix of product types be offered, including light manufacturing constructed on a speculative basis and improved, rail-served parcels available for sale or on a build-to-suit arrangement. An appropriate size allocation would involve 269 acres with 75 percent or 200 acres dedicated to rail-served users and the balance or 69 available for light manufacturing buildings.

Office Analysis

At the present time, the competitive market area contains developing concentrations of commercial office activity. Two centers of office development can currently be identified. The existing Kline Center and the proposed Ontario International Center would represent a combined 73 acres of planned office activity. These programs are expected to establish the Ontario International Airport area along the Interstate 10 freeway as a major nucleus of commercial office development. Moreover, this Ontario International Center would logically provide spinoff effects which would encourage residential, commercial, and retail activity throughout the market in general and at the West End site in particular.

A second concentration of office space is taking shape at the corner of Haven Avenue and Foothill Boulevard in Rancho Cucamonga. The Rancho Cucamonga Business Park will contain the area's first mid-rise office project. The San Bernardino County Law and Justice Center is also under construction at this location which would also help to drive the longer term expectations of office demand at the West End project area.

In the short-term, from 1985 to 1990, multi tenant commercial office development at the West End planning area is speculative. However, the results of a community health-care needs analysis conducted as part of the specific plan process has identified demand for medical-professional offices in the market area. Development of a medical office park around a campus-type theme of 74 acres at the West End subject site could meet this projected market demand. Moreover, the growing commercial activity occurring and planned within the market area i.e., the Ontario International Center and Hahn regional shopping mall, would logically cause office land uses to become quite viable at the West End site towards the later years of the program's development.

Consequently, the combination of medical-campus and commercial office could absorb 20 acres annually between 1986 and 1990. This projection represents a mathematical average. In light of the demand from medical-related and commercial office, up to 100 acres of the subject site have been allocated to office-related activities.

Mitigation Measures

The West San Bernardino Valley region is one of the most dynamic areas of Southern California in terms of population growth, job creation and housing demand. This study has drawn on figures which reflect adopted institutional objection of these socioeconomic indicators. Given that the proposed development of the planning area is based on and consistent with existing policy projections for the region, no mitigation measures would be required.

9. Aesthetics

Existing Conditions A mixture of undeveloped and randomly developed land currently characterizes the project area and its surrounding environs. Views extending from the project area include the San Gabriel Mountains to the north, the Jurupa Mountains to the south, and farming activities in all four directions across the expansive alluvial plain. The undeveloped area, however, is currently changing as a result of growth and expansion. The DeVore Freeway, newly planned residential developments to the north and west of the project site, and growing employment opportunities in the region have contributed to this transformation from a rural to a suburban atmosphere.

The relatively flat terrain of the project and its surroundings affords long distance views and panoramic expanses of sky. The only variation in the local views is the presence of distant industrial structures to the south of the site. These structures provide a visual transition between the flat terrain of the alluvial plain and the Jurupa Mountains to the south.

Impacts

As previously mentioned, the region in which the project area is located is currently undergoing extensive alterations from predominantly agricultural to suburban usage. This is a function of many factors, including: improved access from the DeVore Freeway, the growth of employment opportunities and the development of the project area, reflecting region's healthy economic environment. As planned residential development, the proposed project will also contribute to improved economic conditions and environmental aesthetics in the region.

The proposed project may indirectly impact surrounding rural lands, especially to the north and west of the site, due to its magnitude and potential growth inducing impact. These impacts may include light and glare, increased traffic and noise. However, viewed from a regional growth perspective, the development is consistent with regional trends.

- I. Southern California Association of Governments Growth Forecasts; California Department of Finance, Population Research Unit; and U.S. Bureau of Census.

Mitigation Measures

In an effort to soften the transition from agricultural to suburban land usage, the proposed project will incorporate a landscape/open space system which will fulfill a variety of functions. These functions, which will be outlined in a conceptual landscape plan, include neighborhood and linear parks for active recreation, buffer areas between different land uses both internal and external to the site, linkages between different areas within the development and visual/aesthetic variation between concentrations of development.

Landscape and grading will be used to provide both visual barriers and interest; path systems and bike trails will provide attractive alternatives to automobile transportation; and collector streets will be enhanced with landscaped greenbelts. Mitigation measures include:

- (a) Develop an overall conceptual landscape plan which illustrates landscape concepts for major street open space areas and transition areas between the project site and adjacent development and that will lend coherence and identity to the entire project. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

10. Utilities and Public Services

This section describes the current capabilities of the utilities and various public services which will serve the proposed development, presents a quantitative analysis, wherever possible, of the project-related impacts to these agencies, and provides appropriate mitigation measures. Each of the agencies described herein has been notified in writing of the proposed project; correspondence from the servicing agencies is contained in the Appendix of this report.

a. Electricity

Existing Conditions Electricity is provided to the site by above-ground cables supplied by Southern California Edison Company (SCE).

One SCE transmission line traverses the project site in a separate easement. This transmission line supplies power to the Los Angeles area from sources located outside the region. Such transmission line easements prohibit construction of facilities that are not associated with electrical services within their boundaries. Acceptable uses include greenbelts, parks, and other low-intensity land uses.

Impacts

Approval and implementation of the proposed project would generate additional demand for electricity. Table V-15 provides a summary of the anticipated electrical needs associated with the project.

TABLE V-15
ELECTRICAL DEMANDS AT ULTIMATE DEVELOPMENT

| <u>Land Use</u> | <u>Assumed Annual KWH/DU</u> | <u>Sq.Footage Per Unit</u> | <u>Annual KWH¹ Per Sq.Foot</u> | <u>Annual (Million) Dwelling Units</u> | <u>KWH Consumption</u> |
|------------------------|--------------------------------------|--------------------------------|---|--|----------------------------|
| Residential | 4,869 | | | 3870 | 18.84 |
| Public/Quasi Public | | 1,089,000 ³ | 12.2 | | 13.29 |
| Commercial | | 402,930 ² | 12.3 | | 4.96 |
| Industrial | | 2,939,410 ⁴ | 4.5 | | 13.18 |
| TOTAL | | | | | 50.27 |

SCE has indicated that the electrical loads of the proposed project are within the projected load growths which the company has planned to meet in this area. Unless the demand for electrical generating capacity exceeds SCE's estimates, and provided there are no unexpected outages of major electrical supply sources, SCE expects to meet its electrical requirements for the next several years.

Mitigation Measures

- (a) Coordinate with SCE regarding the location and phasing of required on-site electrical facilities.
- (b) Provide building construction which complies with Title 24 of the California Administrative Code.
- (c) Consult with SCE regarding current additional energy conservation techniques.
- (d) Provide energy-efficient architecture and landscaping design concepts which will work to reduce the long-term demands for fossil fuels. Measures should include the following:
 - 1) Incorporate natural heating and/or cooling through sun and wind exposure.
 - 2) Design landscape to minimize heat gain in summer, maximize heat gain in winter, and promote air circulation for heating/cooling purposes.

¹ All consumption factors derived from Air Quality Handbook for Environmental Impact Reports, SCAQMD, December, 1983. Appendix F.
² Assumes 25% coverage of 37 acres - Commercial Uses.
³ Assumes 25% coverage of 100 acres - Public/Quasi Public Uses.
⁴ Assumes 25% coverage of 269 acres - Industrial Uses.

- 3) Design domestic hot water systems should be designed to utilize alternative energy sources (e.g., solar energy collectors). Should such systems be deemed infeasible at the time of initial construction, building design should incorporate provisions to allow them to be easily accommodated/installed at a later date.
- 4) Investigate, for commercial uses, the application of cogeneration and other parallel generation systems which utilize waste heat and/or by-product energy sources to produce electricity.

Conditions of Approval

All mitigation measures marked with an asterisk (*) above are conditions of approval for development proposals. (Refer also to **Conditions of Approval, 19 March 1985, pgs. iii-1-5.**)

b. Natural Gas

Existing Conditions The planning area is located in the service area of Southern California Gas Company (SCGC). However, the project site is not currently serviced with natural gas. A 3-inch gas line is located in Foothill Boulevard between East Avenue and Banana Street.

Traversing the project site, parallel to the SCE right-of-way, is a 36" high-pressure gas transmission pipeline buried four (4) feet beneath the surface. This pipeline conveys gas over the Cajon Pass from natural gas fields outside California orders.

Impacts

Southern California Gas Company has indicated that it can serve the West End planning area. Natural gas consumption for the planning area at build out is estimated to be 375.35 million cubic feet per year. (Refer to Table V-16).

TABLE V-16
ESTIMATED NATURAL GAS CONSUMPTION

| <u>Land Use</u> | <u>Dwelling Units/Sq. Ft.</u> | <u>Annual Cu.Ft.¹</u> | <u>Annual (Million) Cu.Ft. Consumption</u> |
|-----------------|-----------------------------------|--------------------------------------|--|
| Single-Family | 3,582 du. | 79,980/du | 286.49 |
| Multi-Family | 288 du. | 47,016/du | 13.54 |
| Public/Quasi | | | |
| Public | 1,089,000 sq.ft. ² | 24/sq.ft. | 26.14 |
| Commercial | 402,930 sq.ft. ³ | 34.8/sq.ft. | 14.02 |
| Industrial | 2,929,410 sq.ft. ⁴ | 12/sq.ft. | 35.16 |
| TOTAL | | | 375.35 |

Mitigation Measures

- (a) Provide natural gas service to the project in accordance with Southern California Gas Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Install thermal insulation in walls and ceilings that meets or exceeds standards established by the State of California, Department of Building and Safety. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (c) Construct all buildings in conformance with Title 24, Part 6, Division T-20, Chapter 2 of the California Administrative Code. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (d) Consider designing units to facilitate the use of solar heating systems.
- (e) Design heating and cooling systems to ensure even distribution of air.
- (f) Consider the use of windowless walls for western exposure.
- (g) Encourage the use of landscaping to moderate building heat gain, such as the use of deciduous trees on southern and western exposures to provide shade during the summer yet allow maximum light and heat during the winter.
- (h) Consult with Southern California Gas Company for other methods of conservation.

¹ All consumption factors derived from Air Quality Handbook for Environmental Impact Reports, SCAQMD, December, 1983, Appendix.

² Assumes 25% coverage of 100 acres - Public/Quasi Public Uses.

³ Assumes 25% coverage of 37 acres - Commercial Land Uses.

⁴ Assumes 25% coverage of 269 acres - Industrial.

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

c. Telephone Service

Existing Conditions The project site lies within the Pacific Telephone Service area.

Impacts

New facilities will be required to serve the proposed development. Pacific Telephone Company will install and provide service to the project in accordance with the requirements of, and at rates and charges specified in its schedule on tariffs on file with the California Public Utilities Commission. Pacific Telephone Company has indicated that it has the ability to serve the project, and that all lines will be placed underground.

Mitigation Measures

- (a) Pacific Telephone Company will be involved in future planning to ensure the timely construction and proper placement of necessary telephone facilities. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

d. Water Service

Existing Conditions The major portion of the planning area (north of Foothill Boulevard and west Cherry Avenue) is within the jurisdiction of the Cucamonga County Water District (CCWD). Currently, CCWD has an existing 12" line available on Baseline Road at the DeVore Freeway (I-15), and an existing 8" line on Foothill Boulevard at Rochester Avenue. Although there are some existing water lines along Foothill Boulevard between East Avenue and Etiwanda Avenue, they are not suitable for extension or use by the proposed project. The area south of Baseline Road is in pressure Zone III. This may require separate water mains on Baseline Road, each to serve its own pressure zone.

The Fontana Water Company will service the area east of Cherry Avenue since this property is within their jurisdiction. Their existing water storage facilities consist of a 4.75 million-gallon reservoir (No. 5) at the southwest corner of Summit Avenue and Citrus Street. The nearest distribution mains to the project site consist of a 10" main in Baseline Road east of Citrus Street and an 8" main in Foothill Boulevard east of Cherry Avenue.

Impacts

Implementation of the West End Specific Plan will require that conventional water service be extended into the planning area. The average daily water demand at build-out is expected to be approximately 3.85 million gallons, with a maximum daily demand of 7.70 million gallons.

TABLE V-17
ESTIMATED DAILY WATER CONSUMPTION

| <u>Land Use</u> | <u>Generation Factor</u> | <u>C.C.W.D. Average Daily Flows</u> | <u>F.W.D. Average Daily Flows</u> |
|---|--------------------------|-------------------------------------|-----------------------------------|
| Single Family Detached (3073 Units) | 560 gal/unit | 1.72 MGD | |
| Multi-Family (797 Units) | 280 gal/unit | 0.22 MGD | |
| Commercial/Office/ Industrial (406 Acres) | 3,000 gal/acre | 0.62 MGD | 0.60 MGD |
| Schools/Parks (173 Acres) | 4,000 gal/acre | <u>0.69 MGD</u> | <u> </u> |
| TOTAL | | 3.25 MGD | 0.60 MGD |

Source: North Fontana Redevelopment Project EIR, 1982.

As part of the North Fontana Redevelopment Project (NFRP), a conceptual plan for water service was proposed. The proposed facilities would provide sufficient water system capacity to accommodate new development located in the North Fontana area.

The NFRP water study recommended a basic system design of interconnected water mains located on a one-half mile rectangular grid spacing. The precise alignment and size of water mains for the planning area will vary from the NFRP concept plan as a function of the Specific Plan's roadway alignments and land use intensities.

Mitigation Measures

A master plan of water facilities for the area which includes the West End planning area has been previously proposed. Implementation of the plan would correct existing water system deficiencies and would provide sufficient capacity for ultimate development of the West End planning area. Service facilities within the planning area shall be furnished by either the Cucamonga County Water District or the Fontana Water Company.

- (a) Require water system improvements to be designed and constructed to City standards. All tentative tract maps, site plans and other precise plans within the planning area shall be accompanied by adequate water supply improvement plans prepared by a registered professional engineer.

- (b) Provide a water supply system which will meet all design requirements for fire protection service. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (c) Follow water conservation measures as required by state law, including:
 - 1) Installation of low-flush toilets (Section 17921.3 of the Health and Safety Code);
 - 2) Installation of low-flow showers and faucets (California Administrative Code, Title 24, Part 6, Article 1, T20-1406F). (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
 - 3) Insulation of hot water lines in water recirculating systems (California Energy Commission regulations). (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

In addition, the State Department of Water Resources recommends implementation of several other interior and exterior water conservation measures which vary in the applicability and practicality for any given development proposal. These measures shall be investigated extensively for their feasibility for use in the planning area. Those measures found to be feasible will be implemented to the maximum extent possible. These measures include, but are not limited to:

(d) Interior Measures

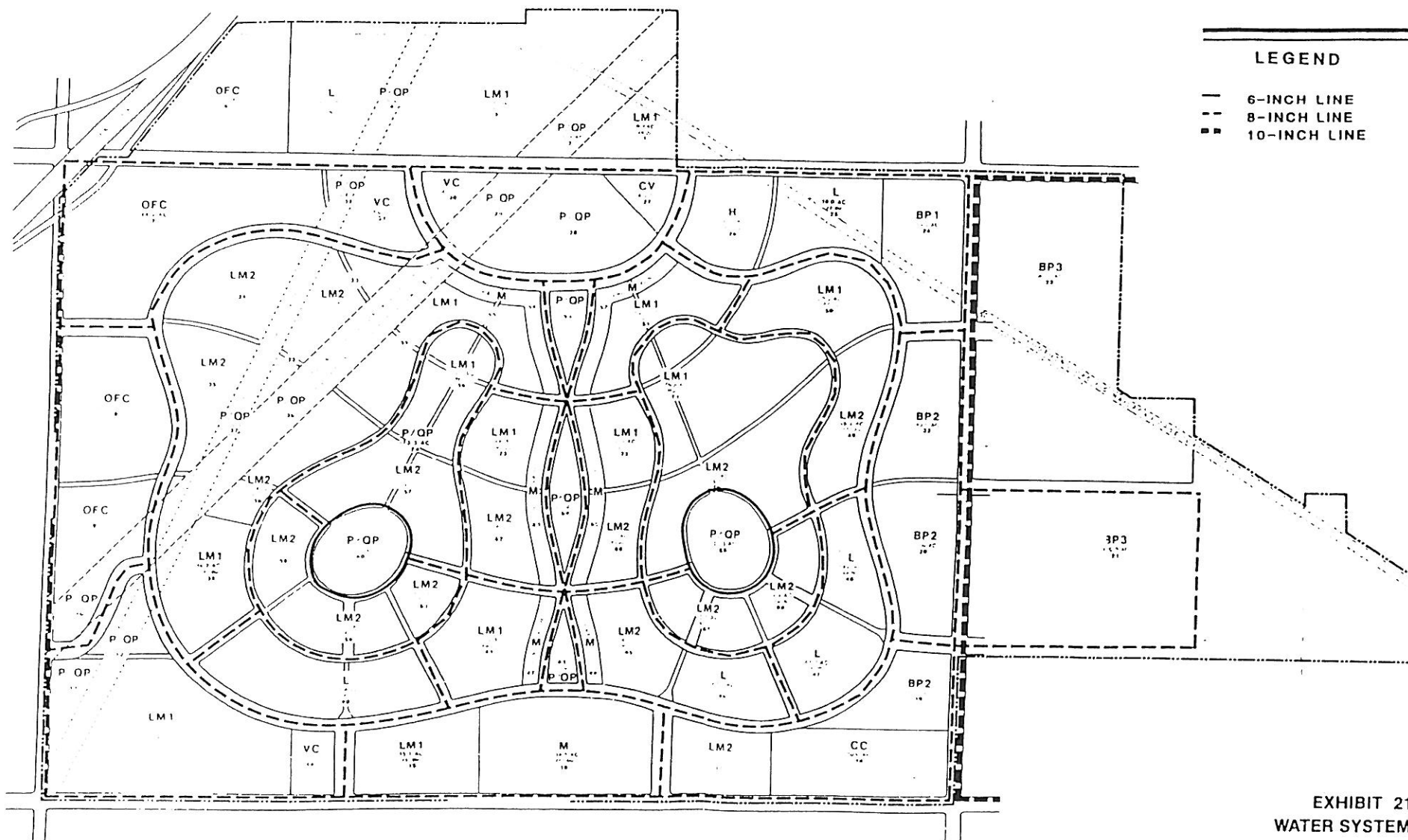
- 1) Reduction of water pressure supply lines to 50 pounds per square inch (psi) or less by means of pressure-reducing valves.
- 2) Insulate all hot water lines to provide hot water faster with less water waste, and to keep hot pipes from heating cold pipes.
- 3) For commercial uses, (e.g., hotels, restaurants), post conservation reminders in rooms and restrooms; utilize thermostatically controlled mixing valves for bath/showers; utilize water conserving washers for laundry facilities and dishwashers; and serve drinking water only upon request.

(e) Exterior Measures

- 1) Utilize drought-tolerant landscaping materials.
- 2) Install efficient irrigation systems which minimize runoff and evaporation and maximize the amount of water reaching plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are effective methods of increasing irrigation efficiency.
- 3) Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve soil water holding capacity by reducing evaporation and soil compaction (enhances and maintains soil permeability).

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)



LEGEND

- 6-INCH LINE
- - 8-INCH LINE
- 10-INCH LINE

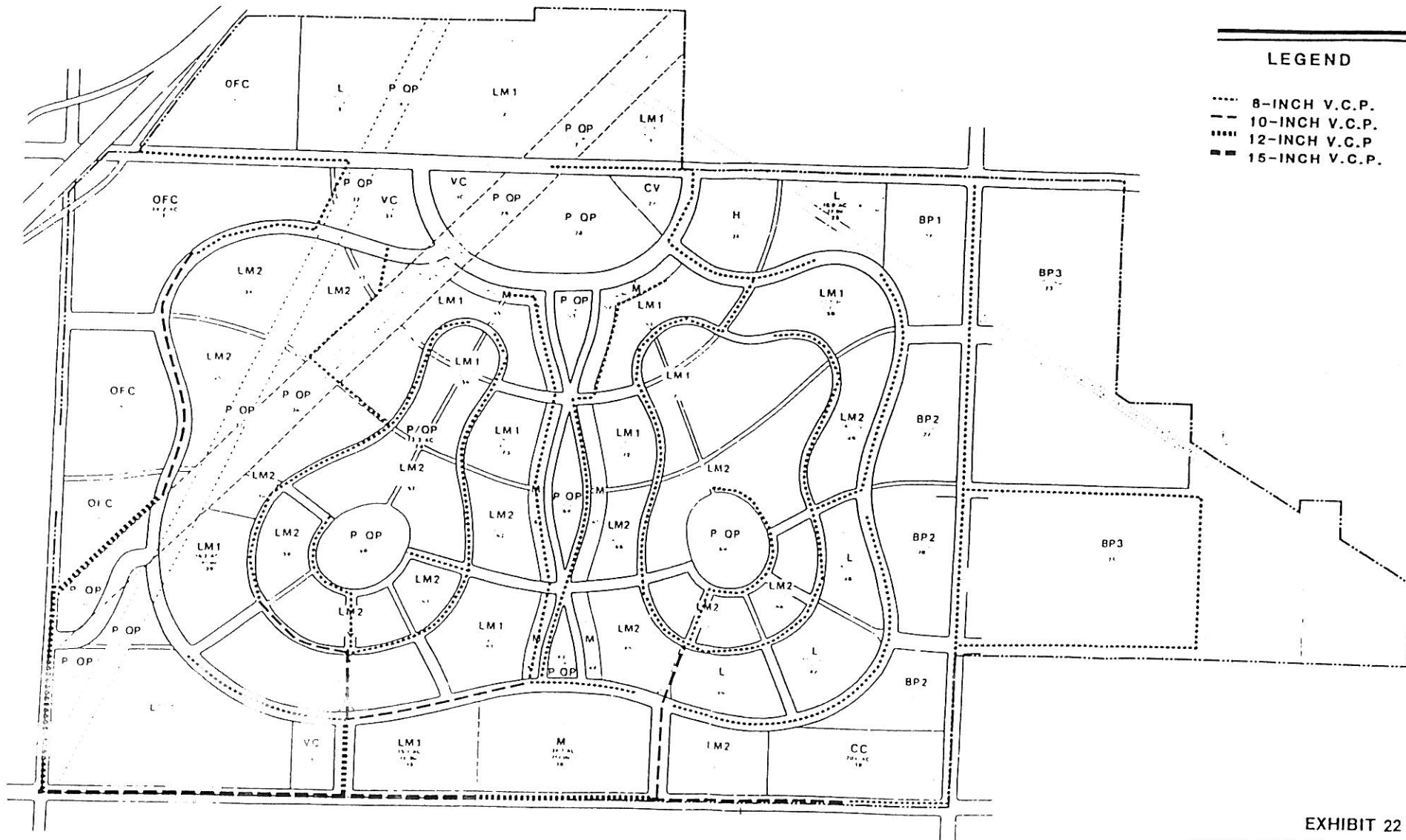


EXHIBIT 22
SEWER CONCEPT PLAN

e. Wastewater

Existing Conditions No wastewater is presently generated on the project site. Sewer service is not available at the site, and off-site facilities must be constructed.

Impacts

Projected sewage flow from the West End planning area at full development is 1.47 mgd. The average daily flow projections were calculated using the City of Fontana's flow-generating criteria for various land uses as noted in the City's Master Sewer Plan.

The City of Fontana is responsible for wastewater service to the planning area. The City has adopted a Master Sewer Plan which includes the location and sizing of sewer mains in a system designed to serve the City's ultimate development. This plan will be implemented in a modified form in order to more adequately serve this development and to react to new engineering criteria. This will include off-site alignment of sewers and possible cooperation with other agencies for joint use of transmission facilities.

Mitigation Measures

- (a) Construct wastewater improvements identified in the Sewer Concept Plan to mitigate or eliminate sewer impacts.
- (b) Require sewer improvements to be designed and constructed to City standards. All tentative tract maps, site plans and other precise plans within the West End planning area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.
- (c) Investigate the cost-effectiveness of using reclaimed water for landscape irrigation.

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.) In addition, the following conditions of approval are recommended.

- 1) Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for sewer services for this subdivision have been entered into with the City of Fontana.
- 2) No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed and operational by the City of Fontana. Within two years following the construction of a model home or the conveyance of such model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer service.

- (b) Evaluate school facilities as development progresses. The project sponsor should work with the Etiwanda and Chaffey Union High School Districts to jointly determine appropriate mitigation measures. It is currently expected that the project will pay the same impact fees now in affect in both school districts and currently accepted as adequate mitigation measures.
- (c) Investigate potential sources of revenue for the school system. In order for the Chaffey Joint Union High School District and the Etiwanda School District to accommodate the projected number of additional students, it will be necessary for the schools to rely upon builder's fees, state loan money, and redevelopment money for funding. As long as these funds are available for school development and site acquisition, the school districts will be able to serve the educational needs of the West End community.

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

h. Police Service

Existing Conditions The City of Fontana Police Station, located at 17005 Upland Avenue, provides police protection to the project area. The Police Department uses a standard of 1.4 sworn officers per 1000 citizens and 0.6 non-sworn personnel per 1000 citizens when estimating personnel requirements.

Impacts

The project at build-out would require expanded police services. Using the City of Fontana Police Department ratio of 1.4 sworn officers per 1000 residents, the project would required an additional 13 officers and 5 non-sworn personnel at project build-out. (Conversation with Lt. Alan Fowles, Fontana Police Department, 8/28/84.)

Mitigation Measures

- (a) Police services should be provided as needed as the planning area develops.
- (b) As part of development plan review, the developer shall document conclusions reached with the Police Department about means of providing optimum safety services. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

i. Fire Protection

Existing Conditions The project site is within the jurisdiction of the Central Valley Fire Protection District. The District currently serves the planning area from its Station No. 1 at 14360 Arrow Highway in central Fontana. This station is located one-half mile south of the

planning area. Estimated response time to the site is three minutes. Additional service is provided through joint response agreements with other agencies in adjacent communities.

Impacts The increase in population resulting from the project will require additional fire protection service and will require construction of a new fire station on a new one-acre site likely to occur at Highland Avenue and Lytle Creek Road. A new fire station at this location is consistent with the City's General Plan.

Mitigation Measures

- (a) Require the project sponsor to participate financially on a pro-rated basis for the following fire protection facilities:

| | |
|---|--------------------|
| Construction of a 9-man fire station | Total \$600,000.00 |
| One fully equipped fire engine | Total \$180,000.00 |
| Annual operation and maintenance costs | Total \$677,000.00 |

- (b) Follow all applicable laws and ordinances regarding fire safety equipment in buildings and emergency vehicle access. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

j. Medical Services

Existing Conditions Hospitals which provide medical service to the City of Fontana and vicinity include the Kaiser Permanente Medical Center (a private facility), San Bernardino County General Hospital, Loma Linda Community Hospital, and Loma Linda University Medical Center (Telephone conversation with Shirley Rook, Fontana Chamber of Commerce, April 27, 1981). Each facility offers full health care and basic emergency room services with 24 hour physician coverage. Occupancy rates, bed capacities, and locations relative to the planning area are summarized in Table V-18.

Kaiser Permanente and San Bernardino Community Hospital provide the majority of Fontana inhabitants with medical care. Patronage of San Bernardino County General Hospital, Loma Linda Community Hospital, and Loma Linda University Medical Center decreases in that order. (Reference City of Fontana General Plan, GP81-EIR80-2 and GPA13).

TABLE V-18
HEALTH CARE FACILITIES¹

| <u>Facility</u> | <u>Bed Capacity</u> | <u>Occupancy Rate</u> | <u>Distance From Planning Area²</u> |
|---|-------------------------|---------------------------|--|
| Kaiser Permanente 9985 Sierra Avenue Fontana | 479 | 88 | 1.75 miles |
| San Bernardino Community Hospital 1500 West 17th Street San Bernardino | 322 | 70 | 9 miles NE |
| San Bernardino County Hospital 780 East Gilbert San Bernardino | 229 | 65 | 12 miles NE |
| Loma Linda Community Hospital 25333 Barton Road Loma Linda | 120 | 79 | 10.5 miles E |
| Loma Linda University Medical Center 11234 Anderson Loma Linda | 546 | 89 | 10.5 miles E |

¹ Based upon conversations with the hospitals represented and verified via correspondence included in the Appendix.

² All distances are measured from the eastern boundary of the site along Sierra Avenue.

San Bernardino Community Hospital is currently reviewing the feasibility of relocating from its present site in San Bernardino to the City of Rialto in the vicinity of Highland and Cedar Avenues. The proposed facility will have 294 beds with an expansion capability of up to 588 beds.

Impacts

The Fontana area may be considered a high potential area for the development of medical services, including an acute care hospital, supporting sub-acute facilities, ambulatory care and supportive medical services in a phased development plan. These facilities would require sixty (60) to eighty (80) acres of land.

Population growth is the primary determinant of the need for hospital services. Fontana is a high growth area, experiencing an increase of 4% per year between 1970 and 1980, 6.2% between 1980 and 1985, 3.7% between 1985 and 1990, and 2.5% between 1990 and 1995. (Projected by SCAG) By comparison, the State of California has experienced an average growth rate of approximately 1.9% per year over the last decade, while the U.S. as a whole has experienced a growth rate of approximately 0.9%.

This evaluation is supported by current interest and activity on the part of other agencies and health care providers in the Fontana area. Two Certificates of Need for acute care hospitals, one in Fontana, and one in Rialto, are pending approval. Interest has been expressed on the part of other hospitals adjacent to the Fontana service area in expanding their medical service.

This study finds a significant demand for hospital service continuing for the next twenty (20) years. Success of a medical services venture will depend upon the number of other entrants into the market, the timing and the marketing quality of those entries. It would be hoped that the attractiveness of the Fontana medical market would culminate in cooperative planning between the entrants to provide a comprehensive plan, rather than an abundance of independent, non-related entities which could result in a fragmentation and oversupply of services offered.

Mitigation Measures

As the community of the Fontana West End development grows to its projected population of approximately 11,500 surrounding new planned communities will correspondingly be reaching their peak population levels.

While this growth will be occurring over a period of several years, it is of primary significance for the proper authorities to assess, on a regular basis, the medical service needs of the people. A yearly review process of the medical service needs of the area will insure that quality medical care is available and will serve to mitigate the chance of hospital over-crowding and prevent the lack of an appropriate number of trained medical professionals in the community.

k. Parks and Recreation

Existing Conditions The City of Fontana maintains park and recreational facilities with both passive and active amenities. The City's Parks and Recreation Department currently owns ten (10) park areas, totaling 410 acres. Given the latest estimate of the City's population of 45,500, the parkland per population ratio is currently 9.3 acres per 1000 population.

Of the ten (10) park areas in Fontana, four (4) are located within several miles of the project site. The ten (10) acre North Fontana Park, is located at 6396 Citrus Avenue. An addition of five (5) acres to this site is presently being considered by both the City of Fontana and San Bernardino County. The available facilities at this park include picnic areas, a lighted tennis court, a softball field and bleachers.

East of the project site is the Tokay City School/Park, located at 7846 Tokay (north of Foothill Boulevard). This facility was built on a four (4) acre site owned by the School District and is separated from the school by a fence. The park provides picnic areas facilities, a playing field, benches and restrooms.

Also east of the project site, between Citrus and Sierra Avenues, is Cypress Park, located at 7881 Juniper (north of Foothill Boulevard). This is a 12.56 acre facility which provides picnic areas, three (3) lighted little league fields, bleachers, two (2) lighted tennis courts, a soccer field and restrooms.

The fourth facility is located between Sierra and Alder Avenue. Located at 025 Tamarind (just north of Foothill Boulevard), Tamarind Park, is a 5.7-acre facility which provides picnic areas, two (2) horseshoe areas, benches and restrooms.

Other amenities within close proximity of the project site include regional hiking and equestrian trails which are operated by the County of San Bernardino and large tracts of undeveloped land located in the San Bernardino National Forest and in the Jurupa Hills. Currently, there exists eighteen (18) acres of developed parklands within the Jurupa Hills. Projections for North Fontana include the establishment of over 300 acres of parklands; however, the time of actual development of these acres is uncertain.

In addition to the existing park areas, there are several proposed facilities included in the approved Specific Plan developments surrounding the project site. Rancho Fontana, located directly east of the project site proposes 29.5 acres of school/park land uses. Uses on these sites will include neighborhood parks, open space areas, a community trail system and areas for private recreation.

The largest of the area's Specific Plan developments is the Sierra Heights project, located several miles north of the West End Planning area. This site encompasses 1572 acres of land; 142 acres are proposed for school/park uses. Five elementary schools and one junior high school are proposed, each of which will be located adjacent to a public park. A total of ninety-eight (98) acres are proposed for neighborhood parks, with an additional twenty-one (21) acres proposed as a centrally located community park. In addition to these, the project also proposes an equestrian-oriented park and 7.4 acres for civic uses.

Impacts

The City of Fontana currently maintains a desired ratio of five (5) acres of parkland per 1000 population. The West End project proposes a maximum of 3973 dwelling units. At the City's current standard of 3.0 persons per household, the project will potentially increase the population by 11,919.² Under the current City ratio, five (5) acres per 1000 population, the project would create a need for 60.0 acres of parkland.

There has been a recent amendment to the Guimby Act (August, 1982) which affects the standard on parkland dedication. This bill (Senate Bill 1785), however, will not affect the City of Fontana due to its high (9.3) parkland per population ratio.

Based upon this summary, the West End specific plan proposes the development of 98.2 acres of landscaped areas, 77.6 acres which qualifies for park credit. Table V-19 Parkland Summary outlines the park facilities proposed for the West End Planning Area.

Mitigation Measures

Under the City's Ordinance No. 619 Section 29 -39, residential developers will be required to dedicate a portion of their property for park uses and/or pay a fee. The determination of this requirement is made by the city, based on the following considerations (Section 29 - 47): (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

- (a) Parks and recreation element of the City's General Plan;
- (b) Topography, geology, access and location of dedicated land;
- (c) Suitability for patrol, supervision and maintenance;

1 Walnut Village Specific Plan and EIR, January 1983.

2 3.0 is used per household per recommendation by City Planning Director, Terry Draper.

TABLE V-19
PARKLAND SUMMARY

| <u>Facility</u> | <u>Actual</u> | <u>Credit by City</u> | <u>Total Park Credit</u> |
|--|---------------|------------------------------|------------------------------|
| <u>Active Parks</u> | | | |
| Park adjacent to Elementary schools | 8.0 | 100% | 8.0 |
| Park adjacent to intermediate school | 18.7 | 100% | 18.7 |
| Grand Avenue park ¹ | 13.3 | 100% | 13.3 |
| Utility easement adjacent to intermediate school fully landscaped with turf. | 12.9 | 100% | 12.9 |
| <u>Passive Recreation Areas</u> | | | |
| Trails | 13.3 | 50% | 6.7 |
| Community civic area ² | 4.0 | 50% | 2.0 |
| Landscaped utility easement area along regional trail system | 2.0 | 50% | 1.0 |
| Expanded parkways with pedestrian system as major community amenity | 30.0 | 50% | 15.0 |
| Subtotal | 98.2* | (actual landscaped areas) | 62.5 |
| <u>Open Space</u> | | | |
| Utility/Flood Control easements in natural condition. | 70.4 | 0% | 0 |
| GRAND TOTAL | 168.5* | (total open space) | 62.5** |

* Civic area not included in total.

** Does not reflect additional 8.5 acres of land in planning Unit II at the corner of Foothill Boulevard and East Avenue that will be landscaped to provide a visual amenity for both the City and West End community.

- Both the Grand Avenue park and the park within the utility easement adjacent to the intermediate school will provide active recreation uses i.e., soccer, frisbee, etc.
- Civic uses are and anticipated to include and gardens, courts, etc. that will contribute to the overall environment of the community.

- (d) Size and shape of the development and of the dedicated land;
- (e) The feasibility of dedication;
- (f) Compatibility of dedication with the City's Master Plan of Parks and Recreation; and,
- (g) Availability of previously acquired park property.

Conditions of Approval

All mitigation measures are conditions of approval for development proposals. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

D. PROJECT ALTERNATIVES

1. "No Project" Alternative

The "no project" alternative assumes that the proposed Specific Plan for the planning area would not be adopted. The rejection of the plan proposed would have several significant impacts on the City's General Plan. First, it would delay implementation of the City Land Use Plan and the associated provision of residential, industrial and commercial sites. Secondly, the "no project" alternative would have adverse socio-economic implications relative to the City of Fontana's growth objectives.

The "no project" alternative would maintain the planning area in the present undeveloped state. Preservation of the area as open space would be difficult to justify because no unique or particularly sensitive environmental resources have been identified on the site. The no project alternative, therefore, would simply delay development of the site. If the delay resulted in development of the planning area without the guidelines of a Specific Plan, it is possible that poor and generally less effective and productive land use patterns could result. Individual subdivision activity could occur on a fragmented basis, and incomplete or inconsistent land uses could result. The strategy of the Specific Plan is to clearly provide a comprehensive, integrated and compatible approach to development.

2. Alternative Land Use and Circulation Concepts

A series of three alternative land use plans were considered in the development of the Specific Plan. All three plans underwent a series of refinements as a result of input from the consultant team, City Staff, the Planning Commission and property owners. The refined versions of each alternative was presented to the City Planning Commission, who selected the preferred alternative for the planning area. This preferred alternative is the subject of this Specific Plan/EIR/FIR. The other two plans are described below as Alternatives Two and Three.

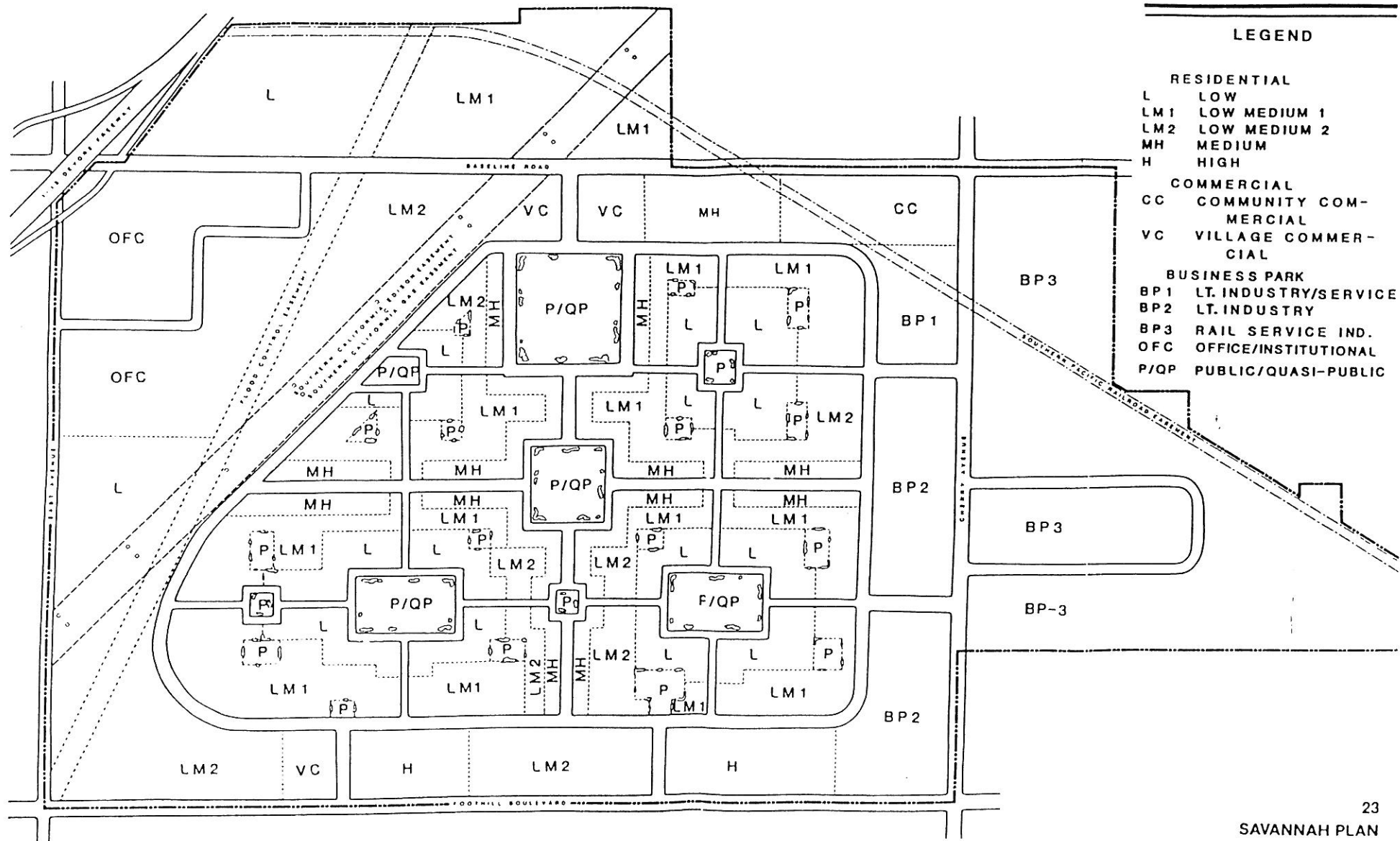
a. Alternative Two: Mixed Use Community

Alternative Two is a mixed use development composed of residential, commercial, office, industrial and public land uses. (Refer to Exhibit 23 and Table V-20). Acreage tabulations in this plan are almost identical to the preferred alternative. The exception being that Alternative Two has twenty (20) acres more residential development and twenty (20) acres less Commercial/Office development.

The design of this Alternative features a loop road and a hierarchy of village greens within the community. The loop road serves as a major organizing element. The village greens represent the central focus at the community town center, village and neighborhood level. The design concept for Alternative Two was derived from the layout of Savannah, Georgia. As such, this alternative has been commonly called "The Savannah Plan."

TABLE V-20
ALTERNATIVE TWO
STATISTICAL SUMMARY

| <u>Land Use</u> | <u>Density DU/AC</u> | <u>Acreage</u> | <u>% of Site</u> | <u>Dwelling Units</u> |
|--------------------------------|--------------------------|----------------|----------------------|---------------------------|
| Residential | | | | |
| Low Denisty | 4.5 | 217.0 | 16.7 | 976 |
| Low/Medium 1 Density | 5.0 | 204.4 | 15.7 | 1020 |
| Low/Medium 2 Denisty | 6.0 | 127.9 | 9.8 | 762 |
| Medium Density | 8.0 | 95.0 | 7.3 | 760 |
| High Density | 12.0 | <u>36.0</u> | <u>2.8</u> | <u>432</u> |
| SUBTOTAL | | 679.0 | 52.3 | 3950 |
| Commercial | | | | |
| Community Commercial | | 20.0 | 1.5 | |
| Village Commercial | | 17.0 | 1.3 | |
| Office Park | | <u>80.0</u> | <u>6.2</u> | |
| SUBTOTAL | | 117.0 | 9.0 | |
| Industrial | | | | |
| Light Industrial/Service (BP1) | | 10.0 | .8 | |
| Light Industrial (BP2) | | 59.0 | 4.6 | |
| Rail Service Industria (BP3) | | <u>200.0</u> | <u>15.4</u> | |
| SUBTOTAL | | 269.0 | 20.8 | |
| Public/Quasi-Public | | | | |
| Elementary Schools (2) | | 12.0 | .9 | |
| Intermediate School (1) | | 10.0 | .8 | |
| Civic Uses | | 4.0 | .3 | |
| Park | | 69.0 | 6.3 | |
| Other Open Space | | 92.0 | 6.1 | |
| Major Roads | | <u>44.0</u> | <u>3.4</u> | |
| SUBTOTAL | | 231.0 | 17.8 | |
| <hr/> | | | | |
| TOTAL GROSS ACRES | | 1296.0 | 100% | |



At full development, this alternative is expected to generate \$2,147,000.00 of revenue to the City. This is \$104,000.00 less revenue than the preferred alternative.

An acceptable level of service is expected at all traffic intersections except on Baseline Road between I-15 and Cherry Avenue. The later condition could be corrected by providing an eight lane, divided cross-section for part Baseline Road rather than the six lane divided cross-section currently adopted by the City. The eight-lane, divided cross-section is also a requirement of the preferred plan in order to obtain an acceptable level of service.

b. **Alternative Three: Residential Alternative**

Alternative Three is primarily a residential development (Refer to Exhibit 24 and Table V-21). Although the land use plan does provide for seventeen (17) acres of village and convenience level commercial development, office, industrial, and community commercial development is not provided. As such, the tax revenue generated from this alternative is significantly less than that of the other two land use plans. The total tax revenue of this alternative at build-out would be insufficient to cover the cost of municipal services.

The design of this alternative is similar to existing residential communities in the planning area. The primary design feature is a traditional linear parkway which provides the community with a central image and character. As a result, this alternative has been commonly called "The Parkway Plan."

A level of service of "D" or better has been projected at all locations in the Alternative road network. This is generally considered an acceptable level by transportation planners in urban areas.

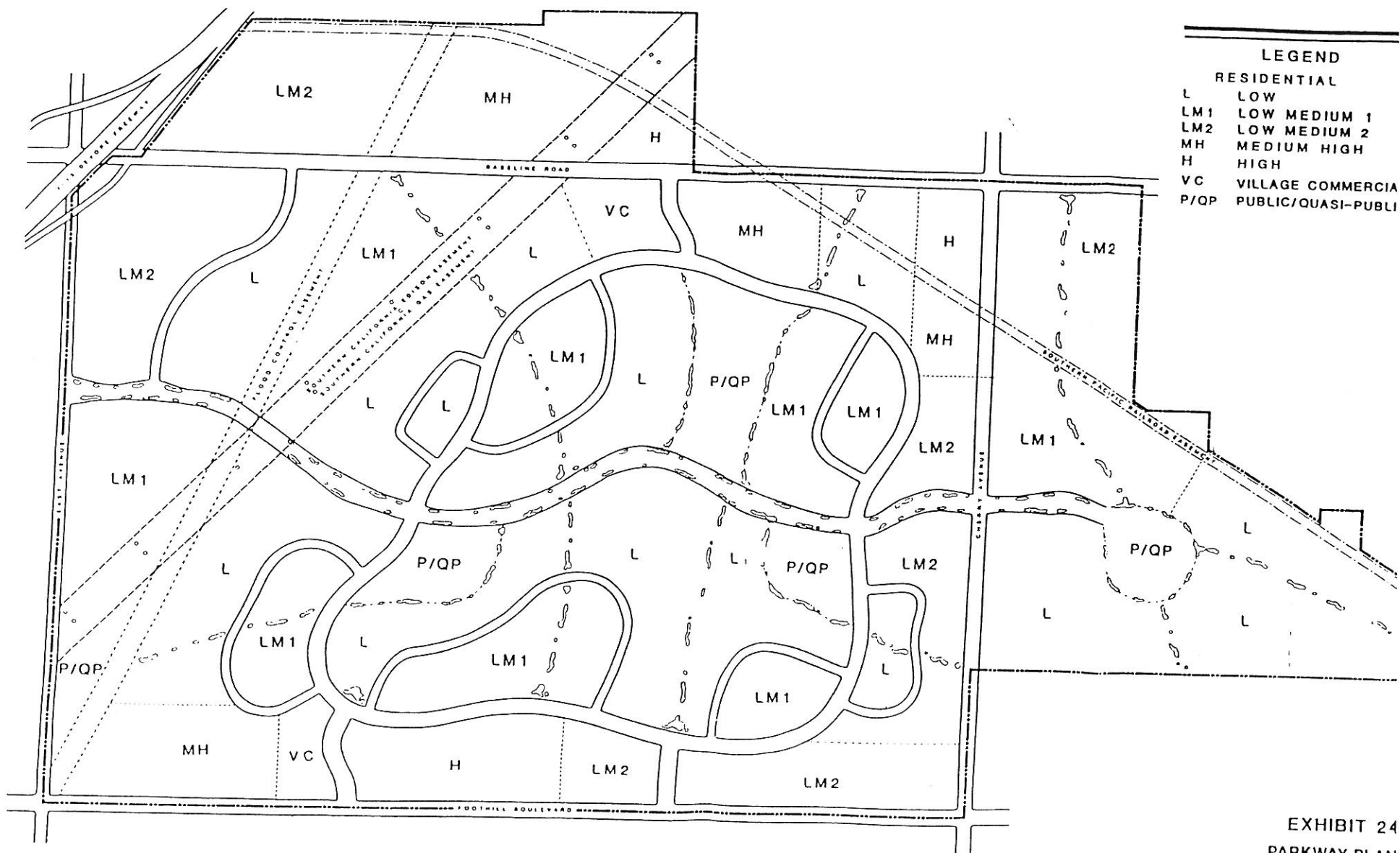


EXHIBIT 24
PARKWAY PLAN

TABLE V-21
ALTERNATIVE THREE
STATISTICAL SUMMARY

| <u>LAND USE</u> | <u>DENSITY DU/AC</u> | <u>ACREAGE</u> | <u>% OF SITE</u> | <u>DWELLIN UNITS</u> |
|--------------------------------|--------------------------|----------------|----------------------|--------------------------|
| Residential | | | | |
| Low Denisty | 4.5 | 434.4 | | 1954.8 |
| Low/Medium 1 Density | 5.0 | 236.9 | | 1184.5 |
| Low/Medium 2 Denisty | 6.0 | 208.6 | | 1251.6 |
| Medium Density | 8.0 | 97.9 | | 783.2 |
| High Density | 12.0 | <u>46.0</u> | | <u>552.0</u> |
| SUBTOTAL | | 1023.8 | 79.0 | 5726.0 |
| Commercial | | | | |
| Community Commercial | | — | | |
| Village Commercial | | 17.0 | | |
| Office Park | | — | | |
| SUBTOTAL | | 17.0 | 1.3 | |
| Industrial | | | | |
| Light Industrial/Service (BP1) | | | | |
| Light Industrial (BP2) | | | | |
| Rail Service Industrial (BP3) | | | | |
| SUBTOTAL | | | | |
| Public/Quasi-Public | | | | |
| Elementary Schools (2) | | 18.0 | | |
| Intermediate School (1) | | 10.0 | | |
| Civic Uses | | 4.0 | | |
| Park | | 87.2 | | |
| Other Open Space | | 90.0 | | |
| Major Roads | | <u>44.0</u> | | |
| SUBTOTAL | | 255.2 | 19.7 | |
| TOTAL GROSS ACRES | | 1296.0 | 100% | |

E. THE RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The primary effect of this project is to commit undeveloped rural land to suburban and urban land uses. Conversion to a balanced planned community, consisting of diverse residential neighborhoods, commercial centers, institutional and light industrial development, open space, recreational areas and other community support land uses will increase the planning area's productivity in terms of land efficiency and greater economic return. Though the project would serve to increase the productivity and human use of the land, implementation of the project would incrementally contribute to the permanent loss of undeveloped rural lands which may have unforeseen long-term impacts.

Development of the site as a planned community would have an initial 75- to 100-year lifespan. This represents a relatively long-term commitment to urbanization since it is almost assured that the land would never revert to agricultural uses. It is logical to assume also that the various components of the planned community gradually will be replaced by more productive activities as redevelopment of the land occurs in response to future human needs.

Advantages to near-term development include greater economic productivity from the land, the benefits of housing for people, commercial convenience, an employment base and an increased revenue base for the City of Fontana. Advantages of postponing the development of the site are difficult to analyze since the long-term alternatives for urban uses of the property are largely unpredictable. Delaying development until the future would likely entail similar impacts to the physical environment as does the current project proposal. These include loss of open space, disruption and/or loss of biotic communities/habitat, alterations to landform, etc. Regional problems and the need for regional improvements would still have to be solved if development of the site were delayed. Future conditions may preclude the same level of open space dedication as proposed currently due to intensified land scarcity and rising value.

F. ENERGY AND RESOURCES

For a discussion of estimated energy requirements and conservation measures sources relative to the proposed project, refer to Utilities and Public Services (Section C.10.). This proposed development will not, by itself, require the development of new sources of power, however, it will cumulatively contribute to the need for new sources as growth in Southern California continues. Non-renewable resources (e.g., fossil fuels, minerals) will be consumed to manufacture building materials and construct the project; however, there is nothing in the proposed Specific Plan that indicates that energy consumption would be extravagant or wasteful. Specific industrial occupants of the planning area cannot be identified at the present time, therefore, it is unknown whether any unusually high energy consumers will occupy the area. The location of high energy industrial users would, in any case, require authorization from the appropriate utility companies.

G. GROWTH INDUCING IMPACTS

The proposed project is both a response to growth and an inducement to future development. Expansion pressures from the greater Los Angeles area have increased the demand for residential, commercial and industrial development in the western portion of San Bernardino County. The ultimate development of the proposed project will help to meet this demand.

At the same time, development of the proposed project will increase the need for ancillary goods and services. The provision of the additional goods and services will, in turn, increase the demand on the housing stock. Therefore, the spiraling economic growth of the region will be both satisfied by and stimulated by the ultimate development of the proposed project.

The "snow-balling" effect of a large-scale development in Fontana is expected to be economically beneficial to the City and the region as a whole.

H. UNAVOIDABLE ADVERSE IMPACTS

The approval and consequent development of the Fontana West End Specific Plan will result in the creation of a planned community on rural open space acreage. The construction and implementation of a development of this nature will result in the occurrence of certain unavoidable adverse impacts despite the conscientious enforcement of mitigation measures. The impacts most likely to occur are listed below.

Air Quality - This project will result in short-term air quality impacts (e.g. dust, exhaust fumes and petrochemicals associated with construction activities). In addition, overtime, pollutant emissions will increase and thus result in the reduction of the area's air quality. To the degree the project balances job and housing growth and thus reduces commuting, the impact on air quality will be reduced.

Acoustic Environment - There will be a significant increase in ambient noise levels as a consequence of the project's development. The source of increased noise levels will primarily be increased traffic and, probably, industrial uses (yet to be determined) in the area. The increase in noise level would occur whenever the equivalent development occurs.

Traffic/Circulation - The development of the West End Specific Plan would generate approximately 83,780 vehicle trips per day. The project is, however, proposing the construction of additional roadways to accommodate increased traffic.

Hydrology - The urbanization of the West End planning area will result in an increase in storm and irrigation runoff. This runoff would contain petroleum residuals, chemical fertilizers, etc. Due to the impervious surfaces, a decrease in stormwater percolation to the groundwater tables underlying this could will result. However, water retention and recharging basins are included in the drainage/flood program for the site. These measures will increase the amount of percolation over existing levels.

Geology/Soils - The potential exists for seismic groundshaking to occur within the range of the planning area, although no major faults are known to exist on site. Some faults, however, are known to be located in close proximity to the study site.

The grading of the construction site for the planning area will result in the potential for water and wind erosion of soil. There is also the possibility of increased deposition into the San Sevine Channel or Etiwanda Creek on a seasonal basis.

Public Services and Utilities - Implementation of the West End development will increase the requirements for public services and utilities. A comprehensive list of the utilities and public services can be found in Section C.10.

I. CUMULATIVE IMPACTS

Cumulative impacts for the various topics covered in this EIR are discussed in the impact sections where information relative to such an analysis was available. In addition, since the proposed project is a Specific Plan, the reader is referred to the City's General Plan and the North Fontana Redevelopment Project report for discussions of regional planning issues and cumulative impacts, as well as to the Specific Plan itself.

VI. FISCAL IMPACT ANALYSIS

VI. FISCAL IMPACT REPORT

A. SUMMARY

1. Objective

The purpose of this report is to evaluate the fiscal implications of the West End Specific Plan on the following jurisdictions: City of Fontana, Central Valley Fire Protection District, and the affected school districts. The report provides: 1) a net fiscal impact analysis on an annual basis during the build-out period and at full development; and 2) an identification of all public facility and infrastructure cost requirements which are projected to occur during the build-out of the proposed specific plan. The West End property is located in north Fontana and is generally bounded by Baseline on the north, Cherry Avenue on the east, Foothill Boulevard on the south, and East Avenue on the west.

2. Methodology

The research methodology for this analysis utilized the following elements:

- a. A review of fiscal impact documents previously submitted to the City of Fontana.
- b. Interviews with City department heads and officials of other affected jurisdictions regarding: potential impacts in general that would be generated by future development at this location; the extent to which incremental department costs could be measured in relation to the provision of future services at existing service levels; and determination of appropriate indicators that would serve to represent future costs in servicing this location.
- c. Development of average revenue and cost multipliers for use in projecting future costs and revenues.
- d. Preparation of a computerized model with the capability to project municipal costs and revenues and run on a IBM-XT (D.O.S. 2.0) utilizing Lotus 123 software.
- e. Assembly and aggregation of public facility and infrastructure cost requirements.
- f. Presentation of all fiscal impacts at full development to provide a basis for comparison among the alternatives.
- g. Presentation of all financial projections in constant 1984 dollars.

3. Major Findings and Conclusions

Two overriding conclusions result from the fiscal impact analysis presented in this report. First, build-out of the West End Specific Plan would generate a net surplus during the development phase and on a recurring basis at full development to the City of Fontana and Central Valley Fire Protection District. Second, public facility and infrastructure cost requirements are substantial, approximately \$68 million, and will require funding by both developer and the affected jurisdictions in order to achieve build-out of the development plan. Additional findings are highlighted below. Table VI-1 provides a summary of net fiscal impacts on the City and fire district and one-time facility and infrastructure costs.

- a. At full development the population is projected to total approximately 12,153 persons. This population forecast is based on household size factors which differ by dwelling unit density.
- b. Total taxable market value is projected to reach approximately \$711,499,000 at full development. The percentage distribution of the program's market value by land use is as follows: residential: 44.8 percent; commercial: 5.0 percent; and business/office, 55.2 percent. The market value projection is conservative in that fifty-seven (57) acres in the office land use category are planned for medical-related activity, all of which has been assumed to have non-profit status and thus not subject to ad valorem taxation.
- c. With respect to the City's General Fund, the West End development program would yield a net surplus each year during the build-out phase and at full development. The surplus would total \$938,500 per year at project completion. During the development period, the cumulative total is expected to grow to \$2,541,000.00.
- d. With respect to the Central Valley Fire Protection District (CVFPD), property taxes generated by the West End program would exceed the subject property's share of the operating expenses associated with a proposed fire station to serve the area. The net surplus is substantial, with revenues exceeding costs by \$828,500 at full development. The cumulative surplus during the build-out-phase is projected at \$2,977,800 which is nearly equivalent to the development of three new fire stations.
- e. The increase in the school-age population associated with each alternative can be expected to have significant enrollment impacts on the Etiwanda Elementary and Chaffey High Districts. Enrollment projections at full development are as follows: Etiwanda Elementary: 2,400 students; and Chaffey High School: 600 students. With increased enrollment, the Districts, however, would not experience an adverse budget impact as increases in operating expenses would be matched by available locally-generated funds and state funds, as necessary.
- f. During build-out of the West End Specific Plan, one-time public facility and infrastructure cost not funded by existing developer fee programs are estimated at \$68,800,000. Capital cost items included in these totals are: schools, fire station, police "contact station," parks, streets and traffic improvements, water, sewer, storm drain and flood control. School construction costs constitute approximately twenty-two (22) percent of the net capital cost requirements.

TABLE VI-I
SUMMARY OF FISCAL IMPACT FINDINGS

| <u>Indicator</u> | <u>Total</u> |
|--|--------------|
| Net Annual Fiscal Impact, City of Fontana | \$ 938,500 |
| Net Annual Fiscal Impact Central Valley Fire Protection District ¹ | 828,500 |
| One-Time Capital Costs ² | 68,800,000 |

¹At full development only.

²Public facility and infrastructure costs which would occur during the build-out of each alternative. These costs are net of required developer fees only and not net of developer and public agency funding. Includes cost for schools, fire station, police "contact station," parks, street and traffic improvements, water, sewer, storm drains and flood control.

Source: Benchmark Economics, Inc.

B. PROJECT DESCRIPTION

A description of the West End development program is presented in this section in order to establish the planning framework for preparation of the fiscal impact analysis. The indicated development assumptions reflect the most accurate information available at the time of report preparation. Thus, the assumptions presented below are not commitments for final developments; rather, they represent the best estimates of the proposed development program available for analytical purposes.

1. Site Location

The West End property covers 1,296 acres and is located in the northwest section of the City of Fontana. The subject property is rectangular in shape and is generally bounded by the following streets: Baseline Boulevard on the north, Cherry Avenue on the east, Foothill Boulevard on the west, and East Street on the west. Freeway access is provided by Interstate 15 with exits at Baseline and Foothill Boulevards.

The property is located within the newly created 8,739-acre North Fontana Redevelopment Project Area. As stated in the North Fontana Redevelopment Project Environmental and Fiscal Impact Report (October 1982), the project area is expected to contain a total of 36,000 housing units and a corresponding maximum projected population of about 98,000 persons. The report identifies a 34-year build-out period and an average annual absorption of 1,050 housing units.

2. Development Characteristics and Assumptions

a. Land Use

The West End Specific Plan provides a mix of land uses as summarized in Table VI-2. The development program features 3,973 dwelling units on 670.6 gross acres. Five residential products are planned, varying from single-family detached units on 7,000 square foot lots to low-rise apartments at a density of 12.0 units per gross acre. Business Park office-related activities are programmed to occupy 369 acres. Community Commercial and Village Commercial retail centers, have been planned for thirty-seven (37) acres. Other uses, such as parks, trails and public/civic uses total 220.7 acres. Commercial land uses and civic/public uses including schools and parks, have been allocated appropriate land area per existing planning standards and public policy requirements.

b. Phasing

Development of the subject property is presented annually and on a cumulative basis in Tables VI-3 and VI-4 respectively. Build-out of the development program is shown as an eight (8) year period. Average annual absorption for residential uses is assumed at about eight-four (84) acres or 500 units, with industrial absorption in the 30-acre per year range. Commercial and office uses are expected to occur primarily during the second half of the build-out period.

c. Taxable Market Values

Development values have been prepared on a per acre basis by land use type as shown in Table VI-5. These values reflect: 1) considerable market research defining the West End property as a residential site vis-a-vis regional competition; and 2) rents, operating expense ratios, and capitalization rates found in the current marketplace. All market values are shown in 1984 dollars.

TABLE VI-2
LAND USE SUMMARY

| LAND USE | DENSITY DU/AC | ACREAGE | UNITS |
|------------------------------------|------------------|--------------|-------|
| <u>Residential</u> | | | |
| Low Density (L) | 4.5 | 109.0 | 491 |
| Low Medium 1 Density (LM1) | 5.0 | 254.4 | 1276 |
| Low Medium 2 Density (LM2) | 6.0 | 219.6 | 1317 |
| Medium Density (M) | 8.0 | 72.6 | 579 |
| High Density (H) | 12.0 | 15.0 | 180 |
| Unallocated dwelling unit pool* | - | - | 130 |
| SUBTOTAL | | 670.6 | 3973 |
| <u>Commercial</u> | | | |
| Community Commercial (CC) | | 20.0 | |
| Village Commercial (VC) | | <u>17.0</u> | |
| SUBTOTAL | | 37.0 | |
| <u>Office Park/Institutional</u> | | 100.0 | |
| <u>Industrial Business Park</u> | | | |
| Light Industrial/Service (BP1) | | 19.0 | |
| Light Industrial (BP2) | | 50.0 | |
| Rail Service Industrial (BP3) | | <u>200.0</u> | |
| SUBTOTAL | | 269.0 | |
| <u>Public/Quasi-Public</u> | | | |
| Elementary Schools (2) | | 12.0 | |
| Junior High School (1) | | 10.0 | |
| Civic Uses | | 4.0 | |
| Park | | 77.6 | |
| Other Open Space | | 72.4 | |
| Major Roads | | <u>43.4</u> | |
| SUBTOTAL | | 219.4 | |
| <hr/> | | | |
| TOTAL GROSS ACRES | | 1296.0 | |

*Use of unallocated dwelling units is discussed in Section IV, D, 15.

TABLE VI-3
PROJECTED ANNUAL ABSORPTION, DEVELOPED PROPERTY
(In Acres)

| Land Use | Total | Years | | | | | | | |
|--------------------------|---------|--------|--------|--------|--------|--------|--------|--------|--------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| RESIDENTIAL | | | | | | | | | |
| LR: Low | 109.00 | 13.62 | 13.63 | 13.62 | 13.63 | 13.62 | 13.63 | 13.62 | 13.63 |
| LR 1: Low/Medium | 254.40 | 31.80 | 31.80 | 31.80 | 31.80 | 31.80 | 31.80 | 31.80 | 31.80 |
| LR 2: Low/Medium | 215.60 | 27.45 | 27.45 | 27.45 | 27.45 | 27.45 | 27.45 | 27.45 | 27.45 |
| MR: Medium | 72.60 | 9.07 | 9.06 | 9.07 | 9.08 | 9.07 | 9.08 | 9.07 | 9.06 |
| HR: High | 15.00 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 |
| Subtotal | 670.60 | 83.82 | 83.83 | 83.82 | 83.83 | 83.82 | 83.83 | 83.82 | 83.83 |
| COMMERCIAL | | | | | | | | | |
| CC: Community | 20.00 | | | | | | | | 20.00 |
| VC: Village | 17.00 | | | | 8.50 | | | 8.50 | |
| Subtotal | 37.00 | 0.00 | 0.00 | 0.00 | 8.50 | 0.00 | 0.00 | 8.50 | 20.00 |
| BUSINESS/OFFICE | | | | | | | | | |
| BP 1: Lt. Ind./Serv. | 19.00 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 |
| BP 2: Lt. Industrial | 50.00 | 6.25 | 6.25 | 6.25 | 6.25 | 6.25 | 6.25 | 6.25 | 6.25 |
| BP 3: Retail Served | 200.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 |
| OFC: Office | 100.00 | | 10.00 | 10.00 | 10.00 | 15.00 | 15.00 | 20.00 | 20.00 |
| Subtotal | 369.04 | 33.63 | 43.63 | 43.63 | 43.63 | 48.63 | 48.63 | 53.63 | 53.63 |
| TOTAL, DEVELOPED ACREAGE | 1076.64 | 117.45 | 127.46 | 127.45 | 135.96 | 132.45 | 132.46 | 145.95 | 157.46 |

Source: Benchmark Economics, Inc.

TABLE VI-4
PROJECTED CUMULATIVE ANNUAL ABSORPTION, DEVELOPED PROPERTY
(In Acres)

| Land Use | Years | | | | | | | |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| RESIDENTIAL | | | | | | | | |
| L: Low | 13.6 | 27.3 | 40.9 | 54.5 | 68.1 | 81.8 | 95.4 | 109.0 |
| LM 1: Low/Medium | 31.8 | 63.6 | 95.4 | 127.2 | 159.0 | 190.8 | 222.6 | 254.4 |
| LM 2: Low/Medium | 27.5 | 54.9 | 82.4 | 109.8 | 137.3 | 164.7 | 192.2 | 219.6 |
| M: Medium | 9.1 | 18.2 | 27.2 | 36.3 | 45.4 | 54.5 | 63.5 | 72.6 |
| H: High | 1.9 | 3.8 | 5.6 | 7.5 | 9.4 | 11.3 | 13.1 | 15.0 |
| Subtotal | 83.8 | 167.7 | 251.5 | 335.3 | 419.1 | 503.0 | 586.8 | 670.6 |
| COMMERCIAL | | | | | | | | |
| CC: Community | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 20.0 |
| VC: Village | 0.0 | 0.0 | 0.0 | 8.5 | 8.5 | 8.5 | 17.0 | 17.0 |
| Subtotal | 0.0 | 0.0 | 0.0 | 8.5 | 8.5 | 8.5 | 17.0 | 37.0 |
| BUSINESS/OFFICE | | | | | | | | |
| BP 1: Lt. Ind./Serv. | 2.4 | 4.8 | 7.1 | 9.5 | 11.9 | 14.3 | 16.6 | 19.0 |
| BP 2: Lt. Industrial | 6.3 | 12.5 | 18.8 | 25.0 | 31.3 | 37.5 | 43.8 | 50.0 |
| BP 3: Rail Served | 25.0 | 50.0 | 75.0 | 100.0 | 125.0 | 150.0 | 175.0 | 200.0 |
| OFC: Office | 0.0 | 10.0 | 20.0 | 30.0 | 45.0 | 60.0 | 80.0 | 100.0 |
| Subtotal | 33.6 | 77.3 | 120.9 | 164.5 | 213.1 | 261.8 | 315.4 | 369.0 |
| TOTAL, DEVELOPED ACREAGE | 117.4 | 244.9 | 372.3 | 508.3 | 640.7 | 773.2 | 919.1 | 1076.6 |

Source: Benchmark Economics, Inc.

TABLE VI-5
SECURED AND UNSECURED PROPERTY VALUES
(In Constant 1984 Dollars)

| <u>Land Use</u> | <u>Secured Market Value per Unit</u> | <u>Unsecured Market Value per Unit</u> | <u>Total Market Value per Unit</u> | <u>Density</u> | <u>Total Market Value per Acre</u> |
|------------------------|--------------------------------------|--|------------------------------------|------------------|------------------------------------|
| <u>Residential</u> | | | | | |
| Low | \$100,000/du ^{1/} | - | \$100,000/du | 4.5 du/ac | \$ 450,000 |
| Low/Medium 1 | 90,000/du ^{1/} | - | 90,000/du | 5.0 du/ac | 450,000 |
| Low/Medium 2 | 80,000/du ^{1/} | - | 80,000/du | 6.0 du/ac | 480,000 |
| Medium | 70,000/du ^{1/} | - | 70,000/du | 8.0 du/ac | 560,000 |
| High | 50,900/du ^{2/} | - | 44,600/du | 12.0 du/ac | 611,000 |
| <u>Commercial</u> | | | | | |
| Community | \$82/sq.ft. ^{3/} | \$15/sq.ft. ^{4/} | \$97/sq.ft. | 10,000 sq.ft./ac | \$ 970,000 |
| Village | \$82/sq.ft. ^{3/} | \$15/sq.ft. ^{4/} | \$97/sq.ft. | 10,000 sq.ft./ac | 970,000 |
| <u>Business/Office</u> | | | | | |
| Industrial | \$29/sq.ft. ^{5/} | \$15/sq.ft. ^{4/} | \$44/sq.ft. | 15,000 sq.ft./ac | \$ 660,000 |
| Office | \$124/sq.ft. ^{6/} | \$15/sq.ft. ^{4/} | \$139/sq.ft. | 30,000 sq.ft./ac | \$ 4,170,000 |

1/ Derived from market research studies prepared by Benchmark Economics, Inc..

2/ Based on the income approach to estimating market value. Assumptions include: annual rent of \$7,000 per unit, vacancy and collection allowance at 5 percent of gross revenues, operating expenses at 35 percent and capitalization rate of 8.5 percent.

3/ Based on the income approach to estimating market value. Assumptions include: average annual rent of \$7.75 per square foot, vacancy and operating expenses at 5 percent and capitalization rate of 9 percent.

4/ Based on statewide average of \$15 per square foot for commercial and industrial uses.

5/ Based on the income approach to estimating market value. Assumptions include: average annual NNN rent of \$2.70, operating expenses at 3 percent and capitalization rate of 9 percent.

6/ Based on the income approach to estimating market value. Assumptions include: average annual rent of \$16.80, vacancy and collection allowance at 5 percent, operating expenses at 30 percent and capitalization rate of 9 percent.

Source: Marshall and Stevens; Benchmark Economics, Inc.

Table VI-6 presents total taxable market value by land use during each year of build-out. Taxable market value is expected to increase from \$62,036,000 in the first year of development to \$711,499,000 at full development. It should be noted that taxable market value for the office land use category reflects forty-three (43) of the total 100 acres. The difference, fifty-seven (57) acres, is expected to be absorbed by medical-related activities, which have been assumed to have non-profit status and, thus, not subject to ad valorem taxation.

d. Population

With several residential products included in the Specific Plan, varying household sizes have been included in the analysis in order to reflect future population levels associated with each density type. These household sizes were assumed are as follows: single-family detached (low and low/medium densities): 3.21 persons per household townhouses (medium density): 2.59 and apartments (high density): 1.99. The source of these factors is the County Administrative Office, County of Orange, which biannually updates household formation rates found in the rapidly urbanizing southern half of the County.

Table VI-7 displays projected population growth on an annual basis. The build-out population of the West End Specific Plan is anticipated to total approximately 12,153 persons.

e. Taxable Retail Sales

The West End development program includes neighborhood and community level shopping areas. Average annual taxable sales at these centers has been assumed at \$125 per square foot.

TABLE VI-6
PROJECTED MARKET VALUE
(In thousands of constant 1984 dollars)

| Land Use | Mkt. Value Per Acre | Years | | | | | | | |
|--------------------------|------------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| RESIDENTIAL | | | | | | | | | |
| L: Low | \$450 | \$6,131 | \$12,263 | \$18,395 | \$24,525 | \$30,656 | \$36,788 | \$42,916 | \$49,050 |
| LM 1: Low/Medium | \$450 | \$14,310 | \$28,620 | \$42,930 | \$57,240 | \$71,550 | \$85,860 | \$100,170 | \$114,480 |
| LM 2: Low/Medium | \$460 | \$13,176 | \$26,352 | \$39,528 | \$52,704 | \$65,880 | \$79,056 | \$92,232 | \$105,408 |
| M: Medium | \$560 | \$5,081 | \$10,164 | \$15,245 | \$20,328 | \$25,409 | \$30,492 | \$35,573 | \$40,656 |
| H: High | \$611 | \$1,146 | \$2,291 | \$3,437 | \$4,583 | \$5,728 | \$6,874 | \$8,019 | \$9,165 |
| Subtotal | | \$39,644 | \$79,690 | \$119,534 | \$159,360 | \$199,225 | \$239,069 | \$278,913 | \$318,759 |
| COMMERCIAL | | | | | | | | | |
| CC: Community | \$970 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$19,400 |
| VC: Village | \$970 | \$0 | \$0 | \$0 | \$8,245 | \$8,245 | \$8,245 | \$16,490 | \$16,490 |
| Subtotal | | \$0 | \$0 | \$0 | \$8,245 | \$8,245 | \$8,245 | \$16,490 | \$35,890 |
| BUSINESS/OFFICE | | | | | | | | | |
| BP 1: Lt. Ind./Serv. | \$660 | \$1,568 | \$3,135 | \$4,703 | \$6,270 | \$7,836 | \$9,405 | \$10,973 | \$12,540 |
| BP 2: Lt. Industrial | \$660 | \$4,125 | \$8,250 | \$12,375 | \$16,500 | \$20,625 | \$24,750 | \$28,875 | \$33,000 |
| BP 3: Rail Served | \$660 | \$16,500 | \$33,000 | \$49,500 | \$66,000 | \$82,500 | \$99,000 | \$115,500 | \$132,000 |
| OFC: Office | \$4,170 | \$0 | \$0 | \$0 | \$0 | \$41,700 | \$83,400 | \$125,100 | \$179,310 |
| Subtotal | | \$22,193 | \$44,385 | \$66,578 | \$88,770 | \$152,663 | \$216,555 | \$280,448 | \$356,850 |
| TOTAL, DEVELOPED ACREAGE | | \$62,036 | \$124,075 | \$186,111 | \$256,395 | \$360,131 | \$463,869 | \$575,851 | \$711,499 |

TABLE VI-7
PROJECTED POPULATION

| Land Use | Population Factors | | | Years | | | | | | | |
|------------------|--------------------|---------|----------|-------|-------|-------|-------|-------|-------|--------|--------|
| | Pop./DU | DUs/Ac. | Pct./Ac. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| L: Low | 3.21 | 4.66 | 15.0 | 204 | 409 | 613 | 816 | 1,022 | 1,226 | 1,431 | 1,635 |
| LH 1: Low/Medium | 3.21 | 5.18 | 16.6 | 528 | 1,056 | 1,584 | 2,112 | 2,639 | 3,167 | 3,695 | 4,223 |
| LH 2: Low/Medium | 3.21 | 6.20 | 19.9 | 546 | 1,093 | 1,639 | 2,185 | 2,731 | 3,278 | 3,824 | 4,370 |
| M: Medium | 2.59 | 6.25 | 21.4 | 194 | 369 | 585 | 777 | 971 | 1,165 | 1,359 | 1,554 |
| H: High | 1.99 | 12.40 | 24.7 | 46 | 93 | 139 | 185 | 232 | 278 | 324 | 371 |
| TOTAL | | | | 1,518 | 3,039 | 4,556 | 6,077 | 7,595 | 9,114 | 10,633 | 12,157 |

Source: Benchmark Economics, Inc.

C. OPERATING BUDGETS

This section identifies the fiscal impacts of the proposed West End Specific Plan on the operating budgets of the following jurisdictions: the City of Fontana, Central Valley Fire and the involved school districts. The analysis determines the fiscal impact on an annual basis during the build-out period. Further, the analysis does not include one-time developer revenues and costs to the City of Fontana as these fees are assumed to offset the City's costs involved in planning and building permit approvals. The capital costs associated with the Specific Plan are provided in Section IV.

I. City of Fontana

a. Revenues

Development of the West End property would generate General Fund revenues in three major categories. These revenue categories and their component sources are as follows: taxes (property, sales, cigarette, franchises and property transfer); licenses, fees and permits (business license and other licenses with the exception of building permit revenues which is a one-time rather than a recurring revenue); and other revenues (fines and penalties, interest on City investments, subventions and grants, special services, recreation programs, miscellaneous revenues and interfund transfers which, in most cases, are General Fund reimbursements associated with the City's administration of various enterprise funds).

Property sales and property transfer tax revenues are derived directly, i.e. based on the development characteristics of each plan. In determining property taxes, the City's allocation of the one percent property tax levy has been assumed at fourteen (14) percent, in accordance with the most recent tax rate area allocation for the property as provided by the San Bernardino Auditor/Controller's Office^{1/}. Formal adoption of the North Fontana Redevelopment Project in 1982 will eventually lead to a new distribution of property tax revenues received by jurisdictions currently servicing the area. At this time, however, the allocation of the future property tax increment has not been established. As a result, existing property tax percentage allocations have been used in the analysis. Sales tax revenues generated by the alternatives are calculated according to taxable sales originating at the location of the transaction and not the customer's residential location. The City's share of the sales tax is equivalent to one (1) percent of taxable sales generated by the commercial retail uses. Property transfer tax revenue is provided to the City at the time of sale at the rate of \$0.55 per \$1,000 of value. The revenue collected varies depending on the rate of turnover of property and the extent to which outstanding mortgages or permanent loans are assumed by the new buyer. This analysis assumes property turnover every seven (7) years, with one-half of property sales involving the assumption of outstanding loans.

For the other revenue sources, these revenues have been projected by utilizing an "average revenue multiplier" methodology. In this approach, total City-wide revenues in the various categories are allocated on a per acre, per dwelling unit, or per capita basis within the City to obtain an average revenue multiplier for each category. These

^{1/} The passage of Proposition 13 in June 1978 amended the State constitution by limiting the property tax revenue for all jurisdictions combined (city, school district, county, and special districts) to 1 percent of the property value. Proposition 13 mandated that the property tax rate would be percent plus charge for bonds) of the market value.

multipliers are then applied to the proposed acreages or dwelling units or new population in a given year to estimate the projected increase in revenues. The multipliers employed in this analysis are developed and presented in Table VI-8.

Table VI-9 presents a projection of General Fund revenues during the build-out period. Total revenues are expected to increase from \$201,700 in the first year of development to \$2,423,500 at full development. The largest revenue source would be the property tax, accounting for thirty-eight (38) to forty-three (43) percent of total revenues. At full development, property tax revenues are projected to reach a total of \$996,100. Upon project completion, sales taxes would total \$455,100 or about one-fifth of the anticipated revenues; interfund transfer revenues (traffic safety, revenue sharing, gas tax, etc.) would amount to \$376,700 or one-sixth. With the exception of subvention and grant revenue category which would collect approximately six (6) percent of total General Fund revenue, all remaining categories would receive less than (5) five percent of West End-generated revenues.

b. Costs

Nearly all City functions would be affected by build-out of the West End property. The extent of the impact is not linear with respect to the size of development but varies depending on the type of service provided. City functions and departments most impacted by development at this location are as follows: Staff and Control Agencies (Finance, City Clerk, Personnel and Development Agency), Public Safety (Police and Animal Control), Public Works (Engineering and Maintenance), and Parks and Recreation (Recreation).

A set of "average cost multipliers" has been developed in order to project the municipal cost requirements of the proposed specific plan. These costs have been estimated based on the approach described previously for the average revenue multipliers. Sources for the cost multiplier data include department heads for Finance, Police, Public Works, and Parks and Recreation. The derivation of the average cost multipliers is presented in Table VI-10.

The City's Staff and Control Agencies would be slightly affected by build-out of the West End property in that the municipal government support functions provided by this class of activities are already in place^{1/}. Accordingly, workloads relating to these functions would increase, but not nearly in proportion to the relative increase in the City's population represented by the West End project. At full development, the West End property is expected to generate \$376,700 in costs to the various Staff and Control Agencies. This cost increment would represent about 25.4 percent of total projected costs.

Public safety, consisting of the Police Department and the Animal Control Unit, would experience increased costs in line with new developed acreage and population increases. Increased Public Safety costs generated by the West End property at full development would total \$749,400 or fifty-one (50.5) percent of projected cost. Of this total, Police Department costs amount to \$725,100, with Animal Control costs constituting the

^{1/} Municipal functions under the grouping of Staff and Control Agencies include: City Council Boards and Commissions, City Manager, City Treasurer, City Attorney, City Clerk, Personnel Department, General Government (City-wide non-personnel expenses), Development Agency, Finance Department, and Building and Safety.

TABLE VI-8
GENERAL FUND REVENUE MULTIPLIERS
CITY OF FONTANA

| <u>Function/Department</u> | <u>Development Impact</u> | <u>Unit of Measure</u> | <u>1984-85 Budget Impacted</u> | <u>Per Unit Cost Multiplier</u> |
|-------------------------------------|--|--|--|--|
| <u>Staff & Control Agencies</u> | | | | |
| - City Clerk | Elections account would increase 5 percent per 1,000 population increase | Population | \$ 16,400 | \$1 per person |
| - Development Agency | All accounts, excluding Development Administration, Community Development Administration and R.D.A. Administration would increase 10 percent per 2,500 population increase | Population | 294,200 | \$12 per person |
| - Finance | Entire department would add one staff member per 2,500 population increase | Population | 408,210 | \$16 per person |
| - Building and Safety | No net cost effect; departmental costs expected to offset permit revenues | --- | --- | --- |
| - Other Departments ^{1/} | Minimal change from new development | Population | 532,310 | \$2 per person |
| <u>Public Safety</u> | | | | |
| - Police | Service demands would increase with new development. | Residential acres, non-residential acres | \$ 4,067,320 | \$830 per residential acre \$410 per non-residential acre |
| - Animal Control | Service demands would increase with additional population. | Population | 104,520 | \$2 per person |

TABLE VI-9
PROJECT GENERAL FUND REVENUES
(In Constant 1984 Dollars)

| Revenue Sources | Revenue Multipliers | | Years | | | | | | | |
|-------------------------------------|---------------------|-----------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|
| | Revenue | Per Unit | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Taxes | | | | | | | | | | |
| Property | 0.1400% | Market Val. | \$56,900 | \$173,700 | \$260,600 | \$339,000 | \$504,200 | \$649,600 | \$806,200 | \$978,000 |
| Sales | 1.0000% | Sales | \$0 | \$0 | \$0 | \$104,600 | \$104,600 | \$104,600 | \$209,100 | \$255,000 |
| Cigarette | \$3 | Person | \$4,600 | \$9,100 | \$13,700 | \$18,200 | \$22,800 | \$27,300 | \$31,800 | \$36,300 |
| Franchise | \$76 | Developed Ac. | \$8,900 | \$18,600 | \$28,300 | \$38,000 | \$48,700 | \$58,400 | \$68,900 | \$79,100 |
| Property Transfer | 0.0039% | Market Val. | \$2,400 | \$4,800 | \$7,300 | \$10,000 | \$14,000 | \$18,100 | \$22,500 | \$27,000 |
| Subtotal | | | \$102,800 | \$206,200 | \$309,900 | \$530,400 | \$694,300 | \$858,200 | \$1,139,600 | \$1,557,000 |
| Licenses, Fees & Permits | | | | | | | | | | |
| Business License | \$190 | Comm. & Ind. Ac | \$6,400 | \$14,700 | \$23,000 | \$32,900 | \$42,100 | \$51,300 | \$60,200 | \$69,000 |
| Other | \$3 | Person | \$4,600 | \$9,100 | \$13,700 | \$18,200 | \$22,800 | \$27,300 | \$31,800 | \$36,300 |
| Subtotal | | | \$11,000 | \$23,800 | \$36,700 | \$51,100 | \$64,900 | \$78,600 | \$92,000 | \$105,300 |
| Other Revenues | | | | | | | | | | |
| Fines and Penalties | \$3 | Developed Ac. | \$400 | \$700 | \$1,100 | \$1,500 | \$1,900 | \$2,300 | \$2,800 | \$3,200 |
| Interest | \$72 | Developed Ac. | \$6,500 | \$17,600 | \$26,800 | \$36,600 | \$46,100 | \$55,700 | \$66,200 | \$77,000 |
| Subventions & Grants | \$12 | Person | \$16,200 | \$36,500 | \$54,700 | \$72,900 | \$91,100 | \$109,400 | \$127,600 | \$145,800 |
| Special Services | \$3 | Person | \$4,600 | \$9,100 | \$13,700 | \$18,200 | \$22,800 | \$27,300 | \$31,800 | \$36,300 |
| Misc. Revenues | \$1 | Person | \$1,500 | \$3,000 | \$4,600 | \$6,100 | \$7,600 | \$9,100 | \$10,600 | \$12,100 |
| Recreation Programs | \$5 | Person | \$7,600 | \$15,200 | \$22,800 | \$30,400 | \$38,000 | \$45,600 | \$53,200 | \$60,800 |
| Interfund Transfer | \$31 | Person | \$47,100 | \$94,200 | \$141,300 | \$185,400 | \$233,400 | \$282,500 | \$337,600 | \$392,700 |
| Subtotal | | | \$87,900 | \$176,300 | \$265,000 | \$354,100 | \$442,900 | \$531,900 | \$621,500 | \$712,000 |
| TOTAL REVENUES | | | \$201,700 | \$406,300 | \$611,600 | \$935,600 | \$1,202,100 | \$1,468,700 | \$1,856,600 | \$2,274,300 |

Source: Benchmark Economics, Inc.

TABLE VI-10
GENERAL FUND COST MULTIPLIERS
CITY OF FONTANA
(In Constant 1984 Dollars)

| <u>Revenue Sources</u> | <u>Unit of Measure</u> | <u>1984-85 Estimated Revenues</u> | <u>Per Unit Revenue Multiplier</u> |
|--|---|---|--|
| Taxes^{1/} | | | |
| Cigarette Tax | Population | \$ 125,000 | \$3 per person |
| Franchises | Total residential, commercial and industrial acreage | 425,000 | 76 per residential, commercial or industrial acre |
| Licenses, Fees & Permits^{2/} | | | |
| Business License | Commercial and Industrial acreage | \$ 290,000 | \$190 per commercial or industrial acre |
| Other licenses & permits | Population | 123,300 | \$3 per person |
| Other Revenues | | | |
| Fines & Penalties | Total developed acreage | \$ 18,000 | \$3 per developed acre |
| Interest | Total developed acreage | 401,000 | 72 per developed acre |
| Subventions & Grants | Population | 540,500 | 12 per person |
| Special Services | Population | 133,420 | 3 per person |
| Misc. Revenues ^{3/} | | 29,250 | 1 per person |
| Recreation Programs | Population | 206,700 | 5 per person |
| Inter-Fund Transfer ^{4/} | Population | 1,426,000 | 31 per person |

- ^{1/} Excludes Property Taxes, Sales Taxes and Transient Occupancy Taxes which are calculated separately. Also excluded are Landscape Maintenance District Revenues which are revenues generated by other residential developments in the City.
- ^{2/} Excludes Building Permit Revenues as they are revenues generated at the time of construction and thus are non-recurring.
- ^{3/} Includes Rental and other Revenue categories.
- ^{4/} Excludes Redevelopment Agency Fund transfer to the City's General Fund as this flow is indeterminable at this time.

Source: Finance Department, City of Fontana; Benchmark Economics, Inc.

TABLE VI-10
GENERAL FUND COST MULTIPLIERS
CITY OF FONTANA
(In Constant 1984 Dollars)
(Continued)

| <u>Function/Department</u> | <u>Development Impact</u> | <u>Unit of Measure</u> | <u>1984-85 Budget Impacted</u> | <u>Per Unit Cost Multiplier</u> |
|-----------------------------|---|------------------------|--|-------------------------------------|
| <u>Public Works</u> | | | | |
| - Engineering | Only Traffic Engineering and Subdivision Engineering Accts. would increase with new development. No net cost increases for remaining accounts at these costs would be offset by collected fees and permits. | Lineal street miles | 124,280 | \$630 per lineal mile |
| - Maintenance | All accounts except Facility Maintenance would increase as additional streets are built and dedicated. | Lineal street | 1,169,420 | 5,970 per lineal mile |
| <u>Parks and Recreation</u> | | | | |
| - Recreation | Service demands would increase with new development. | Population | 554,450 | \$12 per person |
| - Parks | None, the property would be annexed to the City's Landscape and Lighting District which is now empowered to maintain parks. | — | --- | --- |

1/ Includes City Council, Boards & Commissions, City Manager, City Treasurer, City Attorney and General Government. Discussion with the Finance Director indicates a negligible cost impact on these departments from proposed development. However, for the purpose of this effort, a per capita factor of \$2 for these departments has been assumed to account for the cost implications of new development. This factor represents about 20 percent of the existing City-wide per capita cost for these same six departments.

balance. It should be noted that in determining Police Department costs, residential uses on a per acre basis were expected to incur twice the costs associated with non-residential uses. The per-acre cost differential between residential and non-residential uses is based on interviews with representatives of the Police Department.

Public Works activities primarily affected by West End property development are those related to street maintenance and repair. These increases in Public Works Department costs have been assumed to be tied directly to the total lineal miles of streets dedicated to the City during the build-out period. Public Works cost increases would reach \$213,100 at build-out or 14.4 percent of total General Fund costs.

Parks and Recreation would experience cost increases only in its recreation unit. These costs would be a function of the West End residential population, amounting to \$145,800 at build-out or 9.8 percent of projected General Fund costs. The parks division of the Department should not experience a net cost impact from the West End development program, given that: 1) the property is expected to be annexed to the City's Landscape and Lighting District, and 2) recent legislative amendments (Senate Bill 2137 passed in September, 1984) to the 1972 Landscape and Lighting Act add park development and maintenance to the list of improvements financed by benefiting property owners. In effect, a contract would exist between the District and the City's Parks and Recreation Department wherein the District would be charged the City's costs to maintain parks within the West End planning area.

Table VI-11 provides a projection of General Fund costs attributable to the West End development program on an annual basis by City function and department. General Fund costs are forecasted to rise from \$175,000 in the first year of development to \$1,485,000 at full development.

c. Net Fiscal Impact

A comparison of revenues and costs generated to the City's General Fund by the West End development program indicates that a net surplus would occur: 1) each year during the build-out period, and 2) each year after full development of the property has been achieved. As summarized in Table VI-12, the net General Fund surplus increases from \$26,700 in the first year of construction to \$938,500 at full development. During the eight (8) year build out period, the cumulative surplus of funds added to the City's General Fund by the proposed development would amount to \$2,541,000.

The budget surplus for the West End program is sufficiently large that only a fraction of municipal property tax revenues generated by the development program may be actually necessary to ensure a fiscal balance between annually recurring municipal revenues and costs. At full development, property tax revenues of \$996,700, as currently projected using existing tax allocation factors, could be reduced by the budget surplus of \$938,500 yielding a property tax revenue requirement of \$57,600. In effect, the existing property tax allocation factor of fourteen (14) percent could be reduced to less than one (1) percent. The difference between the existing and minimum required property tax allocation factors would be about thirteen (13) percent and possibly could be used by the Fontana Redevelopment Agency to finance infrastructural improvements relating to the West End development program.

TABLE VI-2
PROJECTED GENERAL FUND COSTS
(In constant 1984 dollars)

| Function/Department | Cost Multipliers | | Years | | | | | | | |
|--------------------------|------------------|---------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|
| | Cost | Per Unit | 1 | 2 | 3 | 4 | 5 | 6 | 7 | |
| Staff & Control Agencies | | | | | | | | | | |
| City Clerk | \$1 | Person | \$1,500 | \$3,000 | \$4,600 | \$6,100 | \$7,600 | \$9,100 | \$10,600 | \$1 |
| Development Agency | \$12 | Person | \$18,200 | \$36,500 | \$54,700 | \$72,900 | \$91,100 | \$109,400 | \$127,600 | \$1 |
| Finance | \$16 | Person | \$24,300 | \$48,600 | \$72,900 | \$97,200 | \$121,500 | \$145,800 | \$170,100 | \$1 |
| Other Departments | \$2 | Person | \$3,000 | \$6,100 | \$9,100 | \$12,200 | \$15,200 | \$18,200 | \$21,300 | \$1 |
| Subtotal | | | \$47,000 | \$94,200 | \$141,300 | \$183,400 | \$235,400 | \$282,500 | \$329,600 | \$2 |
| Public Safety | | | | | | | | | | |
| Police | \$850 | Res. Acre | \$69,600 | \$139,100 | \$208,700 | \$278,300 | \$347,900 | \$417,400 | \$487,000 | \$55 |
| | \$415 | Non-Res. Acre | \$14,000 | \$28,100 | \$42,200 | \$56,300 | \$70,400 | \$84,500 | \$98,600 | \$10 |
| Animal Control | \$2 | Person | \$3,000 | \$6,100 | \$9,100 | \$12,200 | \$15,200 | \$18,200 | \$21,300 | \$1 |
| Subtotal | | | \$86,600 | \$177,300 | \$268,000 | \$342,300 | \$435,100 | \$547,600 | \$646,200 | \$74 |
| Public Works | | | | | | | | | | |
| Engineering | \$650 | Lineal Mile | \$2,200 | \$4,400 | \$6,600 | \$8,800 | \$11,000 | \$13,200 | \$15,400 | \$20 |
| Maintenance | \$5,970 | Lineal Mile | \$21,000 | \$42,000 | \$63,000 | \$84,000 | \$114,800 | \$139,500 | \$164,500 | \$150 |
| Subtotal | | | \$23,200 | \$46,500 | \$73,700 | \$100,600 | \$126,900 | \$153,100 | \$182,000 | \$210 |
| Parks and Recreation | | | | | | | | | | |
| Recreation | \$12 | Person | \$18,200 | \$36,500 | \$54,700 | \$72,900 | \$91,100 | \$109,400 | \$127,600 | \$145 |
| Parks | \$0 | Park Acre | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal | | | \$18,200 | \$36,500 | \$54,700 | \$72,900 | \$91,100 | \$109,400 | \$127,600 | \$145 |
| TOTAL COSTS | | | \$175,000 | \$354,500 | \$537,700 | \$724,200 | \$908,500 | \$1,092,200 | \$1,285,400 | \$1,485,000 |

Source: Benchmark Economics, Inc.

TABLE VI-12
PROJECTED NET FISCAL IMPACT
(In constant 1984 dollars)

| Category | Years | | | | | | | |
|-------------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Revenues | \$201,700 | \$406,300 | \$611,600 | \$935,600 | \$1,202,100 | \$1,402,700 | \$1,850,600 | \$2,423,500 |
| Less: Costs | \$175,000 | \$356,500 | \$537,700 | \$724,200 | \$908,500 | \$1,092,500 | \$1,285,400 | \$1,485,000 |
| Net Fiscal Impact | \$26,700 | \$49,800 | \$73,900 | \$211,400 | \$293,600 | \$375,900 | \$571,200 | \$938,500 |
| Cumulative Total | \$26,700 | \$76,500 | \$150,400 | \$361,800 | \$655,400 | \$1,031,300 | \$1,602,500 | \$2,541,000 |

Source: Benchmark Economics, Inc.

2. Central Valley Fire Protection District (CVFPD)

Fire protection would be provided to the West End property by the Central Valley Fire Protection District (CVFPD). The City of Fontana does not provide fire protection services. CVFPD serves an area of ninety (90) square miles covering Fontana, Bloomington and Muscoy.

a. Revenues

CVFPD derives its revenues entirely from property taxes. Based on existing property tax allocation for the tax rate areas covering the subject property, CVFPD currently receives approximately eighteen (18) percent of the one (1) percent property tax levy. Property tax revenues accruing to CVFPD during the development period are presented in Table VI-13. These revenues are calculated to rise from \$62,400 in the first year of development to \$1,280,700 at full development.

b. Costs

Discussions with the CVFPD have revealed the need for two new stations to service the 8,379 acre North Fontana Redevelopment Project Area. Annual operating costs for each station have been projected at \$1,521,600 and include: 1) personnel costs for three staff members (captain, engineer, and firefighter) on a 24-hour basis, and 2) station operating costs relating to equipment and station maintenance and supplies. Operating costs per station are detailed in Table VI-14.

Projected CVFPD costs to service the West End property would amount to \$451,600 at full development. This figure is based on: 1) one station with an operating cost of \$1,521,600 serving one-half of the 8,739 acre North Fontana Redevelopment Project Area; and 2) operating costs per gross acre at \$420.

c. Net Fiscal Impact

Table 40 presents a comparison of revenues and costs to CVFPD generated by the build-out of the West End development program. The net revenue surplus grows from \$62,400 in the first year of development to \$828,500 at full development. On a cumulative basis during the eight (8) year development period, the net surplus would amount to \$2,977,800.

As was noted during the preceding fiscal impact evaluation for the City of Fontana, the magnitude of the net surplus generated to CVFPD suggests a possible adjustment in the property tax allocation factors. In the CVFPD, the existing tax allocation factor of eighteen (18) percent could be reduced in the future to approximately six (6) percent and still provide sufficient revenues to offset the development's share of fire station operating costs. The approximate twelve (12) percent difference could also be used by the Redevelopment Agency to fund site-related infrastructural improvements.

3. School Districts

The increase in the local school-age population resulting from residential development in the West End Planning area can be expected to have significant enrollment impacts on the Etiwanda Elementary and Chaffey High School Districts. With increased enrollment, each district would experience an increase in operating expenses which would be matched by a combination of locally-generated and state-provided revenues. Overall, net fiscal impact to the involved school districts would be minimized by adjustments in per student State allocations that would compensate for operating shortfalls at the local level.

TABLE VI-13
PROJECTED NET FISCAL IMPACT
CENTRAL VALLEY FIRE PROTECTION DISTRICT
(In constant 1984 dollars)

| Category | Years | | | | | | | |
|-------------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Revenues | \$111,700 | \$223,300 | \$335,000 | \$441,500 | \$548,200 | \$635,000 | \$1,036,500 | \$1,280,700 |
| Less: Costs | \$49,300 | \$102,900 | \$156,400 | \$213,500 | \$269,100 | \$324,700 | \$386,000 | \$452,200 |
| Net Fiscal Impact | \$62,400 | \$120,400 | \$178,600 | \$248,000 | \$379,100 | \$510,300 | \$650,500 | \$828,500 |
| Cumulative Total | \$62,400 | \$182,800 | \$361,400 | \$609,400 | \$988,500 | \$1,498,800 | \$2,149,300 | \$2,977,800 |

Notes: Fire Station costs per Developed Ac: \$420

Source: Benchark Economics

TABLE VI-14
FIRE STATION OPERATING COSTS
CENTRAL VALLEY FIRE PROTECTION DISTRICT

| <u>Category</u> | <u>Total</u> |
|--|----------------------------|
| Captain (9 @ \$53,400) ^{1/} | \$ 480,600 |
| Engineer (9 @ \$48,300) ^{1/} | 434,700 |
| Firefighter (9 @ \$44,700) ^{1/} | <u>402,300</u> |
| Sub-Total | \$ 1,317,600 |
| Station Operating Costs ^{2/} | <u>204,000</u> |
| TOTAL | <u>\$ 1,521,600</u> |

^{1/} Includes wages, overtime, fringe benefits and other mandated costs.

^{2/} Includes the following: equipment and station maintenance, utilities, dispatch services, office and household supplies, first aid supplies, contractual services, and miscellaneous.

Source: CVFPD; Benchmark Economics, Inc.

It should be noted that property taxes generated by the West End development to the local school districts should have little bearing on each of the District's final operating budget. State legislation, which includes Proposition 13, SB 90 and the Gann Tax Revenue Limit Initiation, places an upper limitation on revenues per student which school districts may receive. This limitation disallows any net fiscal benefit to accrue to local school districts from increases in assessed valuation and alleviates deficits from increased student enrollment by providing State funds for the balance of per student expenditure limitations not met by local property taxes. Since State funding adjustments would supplement or absorb decreases or increases in per student property tax funds, per student operating costs at the two local school districts should remain essentially unchanged by the proposed development program.

Student enrollment projections have been developed for the two districts in Table VI-15. Student generation factors provided by school districts are as follows: Etiwanda Elementary: 0.67 students per single-family detached unit and 0.33 students per multiple-family unit; and Chaffey High: 0.15 students per dwelling unit. At full development the West End residential development would add approximately 2,400 students to the Etiwanda Elementary School District and 600 students to the Chaffey High School District.

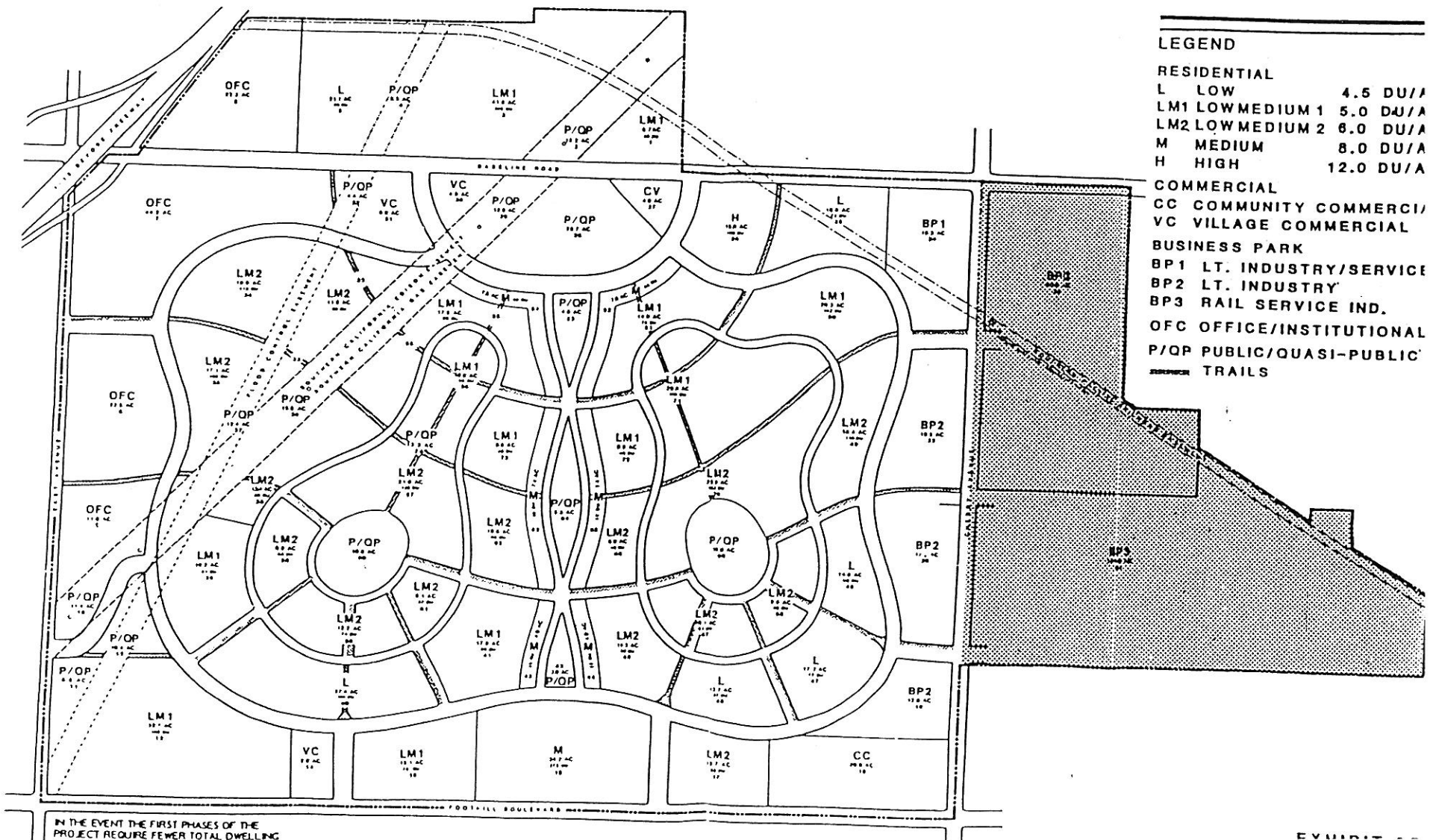


TABLE VI-15
PROJECTED STUDENT POPULATION

| District | Years | | | | | | | |
|--------------------------------|-------|-----|-------|-------|-------|-------|-------|-------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Etiwanda Elementary | | | | | | | | |
| Single Family Detached | | | | | | | | |
| Total Units | 358 | 797 | 1,195 | 1,595 | 1,992 | 2,391 | 2,789 | 3,188 |
| Total Students | 267 | 534 | 801 | 1,069 | 1,335 | 1,602 | 1,869 | 2,136 |
| Multi-Family Housing | | | | | | | | |
| Total Units | 98 | 197 | 295 | 393 | 490 | 589 | 687 | 785 |
| Total Students | 32 | 65 | 97 | 130 | 162 | 194 | 227 | 259 |
| All Housing Units | | | | | | | | |
| Total Units | 456 | 994 | 1,490 | 1,988 | 2,482 | 2,980 | 3,476 | 3,973 |
| Total Students | 299 | 599 | 898 | 1,199 | 1,497 | 1,796 | 2,096 | 2,395 |
| Chaffey High School | | | | | | | | |
| Total Units | 456 | 994 | 1,490 | 1,988 | 2,482 | 2,980 | 3,476 | 3,973 |
| Total Students | 74 | 149 | 224 | 298 | 372 | 447 | 521 | 596 |
| TOTAL STUDENTS, BOTH DISTRICTS | 373 | 748 | 1122 | 1497 | 1869 | 2243 | 2617 | 2991 |

Notes:

| District/Hsg Type | Student Per DU |
|-------------------|----------------|
| Etiwanda Ele | |
| SFD | 0.67 |
| MH | 0.33 |
| Chaffey High | |
| All Units | 0.15 |

Source: Benchmark Economics, Inc.

D. CAPITAL COST REQUIREMENTS

The development of the West End property will generate demands for new public facilities, e.g. schools, fire station, police station, parks, and various infrastructure improvements. The purpose of this section is to: 1) identify these capital costs regardless of which entity, i.e., developer, the City, the Redevelopment Agency, or other jurisdictions, will ultimately be responsible for their financing; and 2) present a discussion reviewing potential mechanisms for financing of these improvements. Capital estimates which are presented are preliminary and will likely change during the course of the planning process to reflect more increasingly detailed engineering and land planning studies.

1. Public Facility and Infrastructure Requirements

a. Schools

School facility requirements and their capital costs have been estimated for the West End Specific Plan in Table VI.16. School facility projections indicate the number of schools which would be required by the enrollment associated with annual residential buildout. Student generation factors and enrollment capacity standards by type of school facility have been derived from discussions with the involved districts and the State Department of Education's School Facilities Planning Unit^{1/}. Capital costs per school have been projected using an average cost per square foot factor which in part has been developed from numerous conversations with local area school district architects and the State Department of Education. Final school construction costs will likely differ from those provided depending on local district decisions regarding equipment purchases and the construction of non-classroom facilities, e.g. gymnasium, auditorium, etc. Capital cost assumptions by school types are as follows:

| <u>School Type</u> | <u>Construction Costs Per School</u> |
|--------------------|--------------------------------------|
| Elementary | \$3,932,500 ^{2/} |
| Intermediate | 9,900,000 ^{3/} |
| Senior High | 22,440,000 ^{4/} |

^{1/} Of projected K-8 enrollment, 66.7 percent are elementary students and 33.7 percent are junior high students.

^{2/} Assumes design standard of 650 students, 55 square feet per student and construction costs of \$110 per square foot.

^{3/} Assumes design standard of 1,200 students, 75 square feet per student and construction cost of \$110 per square foot.

^{4/} Assumes design standard of 2,400 students, 85 square feet per student and construction cost of \$110 per square foot.

TABLE VI-16
PROJECTED SCHOOL CONSTRUCTION COST REQUIREMENTS
(In Constant 1984 Dollars)

| Category | Years | | | | | | | |
|---------------------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| STUDENT POPULATION | | | | | | | | |
| Etiwanda Elementary | | | | | | | | |
| Elementary | 199 | 400 | 599 | 800 | 996 | 1,196 | 1,398 | 1,597 |
| Junior High | 100 | 199 | 299 | 399 | 499 | 596 | 698 | 796 |
| Total | 299 | 599 | 898 | 1,199 | 1,497 | 1,796 | 2,096 | 2,393 |
| Chaffey High | | | | | | | | |
| Total | 74 | 149 | 224 | 298 | 372 | 447 | 521 | 596 |
| FACILITY REQUIREMENTS | | | | | | | | |
| Etiwanda Elementary | | | | | | | | |
| Elementary | 0.31 | 0.62 | 0.92 | 1.23 | 1.54 | 1.84 | 2.15 | 2.46 |
| Junior High | 0.08 | 0.17 | 0.25 | 0.33 | 0.42 | 0.5 | 0.55 | 0.6 |
| Chaffey High | | | | | | | | |
| High School | 0.03 | 0.06 | 0.09 | 0.12 | 0.16 | 0.19 | 0.22 | 0.25 |
| SCHOOL CONSTRUCTION COSTS | | | | | | | | |
| Etiwanda Elementary | | | | | | | | |
| Elementary | \$1,219,100 | \$2,438,200 | \$3,617,500 | \$4,837,000 | \$6,056,100 | \$7,235,800 | \$8,454,900 | \$9,674,000 |
| Junior High | \$792,000 | \$1,683,000 | \$2,475,000 | \$3,267,000 | \$4,158,000 | \$4,950,000 | \$5,742,000 | \$6,633,000 |
| Chaffey High | | | | | | | | |
| High School | \$673,200 | \$1,346,400 | \$2,019,600 | \$2,692,800 | \$3,366,000 | \$4,039,200 | \$4,712,400 | \$5,385,600 |
| TOTAL COSTS | \$2,684,300 | \$5,467,600 | \$8,112,500 | \$10,796,800 | \$13,580,500 | \$16,449,400 | \$19,133,700 | \$21,917,000 |

NOTES:
Etiwanda Elem. Enrollees

TABLE VI-16
PROJECTED SCHOOL CONSTRUCTION COST REQUIREMENTS
(In Constant 1984 Dollars)
(Continued)

NOTES:

| | |
|---------------------------|-------|
| Etowanda Elem. Enrollment | |
| Pct. Elementary: | 0.667 |
| Pct. Junior High: | 0.333 |

| | |
|----------------------------|------|
| Design Capacity (students) | |
| Elementary School: | 650 |
| Junior High School: | 1200 |
| Senior High School: | 2400 |

| | |
|--------------------------|----------|
| Capital Costs Per School | |
| Elementary School: | 3932500 |
| Junior High School: | 9900000 |
| Senior High School: | 22440000 |

Projected enrollment associated with West End households will require accommodation in new facilities located either on or off site. New school facility demands created by the proposed development are as follows: elementary: 2.46 schools, junior high: 0.67 school; and senior high school: 0.25. With two elementary schools and one junior high school planned on site, some West End elementary students are likely to attend a school located off site. All West End high school students would be attending an off site school.

Total construction costs for permanent facilities to house West End students alone would amount to \$21,917,000 at full development. Construction costs at build-out by school type are projected as follows: elementary: \$9,674,000; junior high, \$6,633,000; and senior high school, \$5,610,000.

New school facilities are now funded primarily by the State of California through the Leroy Green Lease Purchase Act of 1976. The local school districts, however, must qualify for State funds based on criteria relating to unhoused students. In the interim, funds for portable or temporary classroom facilities may be obtained from an assessment to the developer under the provisions of Senate Bill 201. Senate Bill 201 allows school districts to levy a fee against new housing units to cover the costs of interim school facilities. Payment of these fees are required as a condition for issuance of a building permit.

Although SB 201 fees for the West End program have not yet been established, the existing fee structure currently in place for the Victoria Planned Community in Rancho Cucamonga (which involves the same two school districts) serves as an indicator of potential funding levels. At present, per dwelling unit fees by district are as follows: Etiwanda Elementary, \$1,100; and Chaffey High, \$600. Accordingly, total SB 201 fees generated by the proposed West End residential development could reach the following levels: Etiwanda Elementary, \$4,370,300; and Chaffey High, \$2,383,800.

b. Fire Station

The Central Valley Fire Protection District (CVFPD) has identified the long range need to build two new fire stations to service the North Fontana Redevelopment Project Area. Discussion with CVFPD reveals that the costs to build one station with sufficient capacity to house future acquisition of fire equipment would approximate \$750,000. At full development, CVFPD identified the equipment requirement for one pumper truck, one rescue squad vehicle and one combo-aerial pumper at a combined cost of \$240,000. Thus, the cost to build and equip one new fire station is estimated at \$990,000.

The West End property would be responsible for its share of fire station capital cost which is projected at \$293,600. The specific plan's proportionate cost share is based on the land area relationship between the subject property and on-half of the North Fontana Redevelopment Project Area, i.e., the land area coverage of one fire station.

c. Police Facilities

Interviews with the Fontana Police Department have revealed the long-term need for a "contact station" to serve the North Fontana Redevelopment Project Area. The contact station would not be a precinct station, but would be a facility at which officers could meet citizens and suspects. Capital costs, construction and equipment for the 4,800 square foot facility are estimated at \$480,000. Given the land area relationship between the subject property and the Project Area, the West End property's share of the one-time police station costs would be \$71,200.

d. Parks

Park development costs are summarized at full development in Table VI-17. These costs, which include land acquisition and improvements are projected to reach \$4,864,000. Park development costs are based on a planning standard of five (5) acres per 1,000 population and development costs of \$80,000 per acre.

Park fees, which are levied by the City at the rate of one (1) percent of the construction value of new housing and collected at the time of building permit issuance, would yield one time revenues amounting to \$2,115,600. One-time park fees are detailed in Table VI-18. A comparison of one-time park fees and park land development costs yields a shortfall of \$2,748,400.

Recent legislative changes to the 1972 Landscape and Lighting Act would enable these districts to issue bonds to finance local parks and benefiting property owners repaying the loans via assessments on property. The implementation of the new legislative changes would effectively eliminate the city's need to collect park development fees.

e. Infrastructure

Preliminary cost estimates relating to the development of "backbone" infrastructure costs have been provided by the civil engineering firms of Hall & Foreman, Costa Mesa, California and Bill Mann & Associates, San Bernardino, California. In this case, backbone infrastructure has been defined to include those costs leading to the creation of developable areas within the subject property. Backbone infrastructure costs have been prepared for the following categories: streets, water, sewer, flood control and storm drains. For some infrastructure elements, estimated costs allow for "oversizing" of certain infrastructure having a regional service area. Capital costs have been identified by their location, i.e., on site, off site, or within the arterials bordering the site.

Table VI-19 provides a detailed listing of the infrastructure costs for the West End development program. As shown, these costs total \$52,765,600. The largest capital cost components include streets, flood control, storm drains and landscaping. These four infrastructure elements total \$37,162,200 or over seventy (70) percent of the backbone costs.

f. Summary, One-Time Public Facility Costs and Revenues

Table VI-20 presents a comparison of public facility/infrastructure costs and one-time revenues generated by the West End plan in accordance with the prevailing fee structure. The public facility and infrastructure costs categories which have been examined include: schools, fire station, police (contact station), parks, streets, water, sewer, storm drains and flood control. All costs are shown at full development.

The overriding conclusion drawn from Table VI-20 is that capital costs are not offset by current development fees and charges. The net capital cost requirements related to the build out of the development program are projected at \$68,815,700. The construction of schools, after allowing for the imposition of SB 201 fees, would amount to \$15,162,900 or 22.0 percent of the total. Capital costs of \$35,347,800 for streets, storm drains (net of standard fees), flood control and landscaping represent approximately 51.4 percent of total costs.

TABLE VI-17
PARKS DEVELOPMENT COSTS

| | |
|-------------------------------------|-------------|
| Build-out Population | 12,153 |
| Park Requirement ¹ | 60.8 acres |
| Park Development Costs ² | \$4,864,000 |

¹ 5 acres per 1,000 population.

² Development costs (land acquisition & improvements) at \$80,000 per acre.

Sources: City of Fontana, Parks and Recreation; Benchmark Economics, Inc.

TABLE VI-18
PROJECTED PARK FEES

| | |
|---------------------------------------|---------------|
| Total Units at Build-Out | 3973 |
| Total Construction Value ¹ | \$211,562,250 |
| Total Park Fees ² | \$ 2,115,600 |

1 Assumes average construction value per dwelling unit at \$53,250 based on a unit size of 1,500 square feet and construction value of \$35.50 per square foot.

2 One percent of construction value.

Source: Benchmark Economics, Inc.

TABLE VI-19
INFRASTRUCTURE COST SUMMARY

| | | |
|--------------------|------------------|----------------------|
| Cost Element | | |
| Streets | | |
| - Arterials | \$2,886,500 | |
| - On-Site | <u>7,039,900</u> | |
| Sub-Total | | 9,926,400 |
| Water | | |
| - Off-Site | \$ 492,300 | |
| - Arterials | 867,600 | |
| On-Site | <u>1,599,400</u> | |
| Sub-Total | | 2,959,300 |
| Sewer | | |
| - Off-Site | \$ 934,300 | |
| - Arterials | 405,400 | |
| - On-Site | <u>1,210,800</u> | |
| Sub-Total | | 2,550,500 |
| Flood Control | | |
| - Sub-Total | | 8,700,000 |
| Storm Drains | | |
| - Sub-Total | | 7,914,300 |
| Other | | |
| - Signalization | \$ 1,850,000 | |
| - Landscaping | 10,621,500 | |
| - Grading | 2,747,500 | |
| - Blockwall | 205,700 | |
| - Bridges | 3,916,400 | |
| - Retention Basins | <u>1,374,000</u> | |
| Sub-Total | | <u>20,715,000</u> |
| TOTAL | | <u>\$ 52,765,600</u> |

Note: The above are preliminary "backbone" infrastructure costs of which a portion includes oversizing for certain infrastructure elements.

Sources: Hall & Foreman; Bill Mann & Associates; Benchmark Economics, Inc.

TABLE VI-20
SUMMARY, INFRASTRUCTURE COSTS AND ONE-TIME REVENUES
(In Constant 1984 Dollar)

| | |
|---|-----------------------|
| <u>Facilities</u> | <u>Total</u> |
| <u>Schools</u> | |
| Cost | \$ 21,917,000 |
| Revenue | 6,754,100 |
| Net Cost | <u>\$(15,162,900)</u> |
| <u>Fire Station</u> | |
| Cost | \$ 293,600 |
| Revenue | — |
| Net Cost | <u>\$ (293,600)</u> |
| <u>Police (Contact Stn.)</u> | |
| Cost | \$ 71,200 |
| Revenue | — |
| Net Cost | <u>\$ (71,200)</u> |
| <u>Parks</u> | |
| Cost | \$ 4,864,000 |
| Revenue ² | \$ 4,864,000 |
| Net Cost | <u>\$ 0</u> |
| <u>Streets</u> | |
| Cost | \$ 9,926,400 |
| Revenue | — |
| Net Cost | <u>\$ (9,926,400)</u> |
| <u>Water</u> | |
| Cost | \$ 2,959,300 |
| Revenue ³ | 742,000 |
| Net Cost | <u>\$(2,217,300)</u> |
| <u>Sewer</u> | |
| Cost | \$ 2,550,500 |
| Revenue ⁴ | 1,185,800 |
| Net Cost | <u>\$(1,364,700)</u> |
| <u>Storm Drains</u> | |
| Cost | \$ 7,914,000 |
| Revenues ⁵ | 1,814,400 |
| Net Cost | <u>\$(6,099,600)</u> |
| <u>Flood Control⁶</u> | |
| Cost | \$ 3,965,000 |
| Revenue | — |
| Net Cost | <u>\$ 3,965,000)</u> |
| <u>Other Infrastructure⁷</u> | |
| Cost | \$ 29,715,000 |
| Revenues | — |
| Net Cost | <u>\$(29,715,000)</u> |
| NET TOTAL COST | <u>\$(68,815,700)</u> |

TABLE VI-20
SUMMARY, INFRASTRUCTURE COSTS AND ONE-TIME REVENUES
(In Constant 1984 Dollar)
(Continued)

- 1 Estimated SB 201 fees.
- 2 Assumes City's Landscape & Lighting Districts would issue bonds.
- 3 Based on water fees at \$572.50 per gross acre.
- 4 Based on sewer fees and annexation charges at \$915 per gross acre. This factor
5 excludes sewer facilities which are difficult to project for non-residential uses.
- 6 Based on storm drain fees at \$1,400 per gross acre.
- 7 Reimbursable revenues from the benefitting region is undetermined at this time.
Includes: signalization, landscaping, grading, blockwall, bridges, and retention
basins.

Source: Hall & Foreman, Inc.; Bill Mann & Associates; Benchmark Economics, Inc.

2. FINANCING MECHANISMS

As revealed above, build out of the West End planning area would involve substantial capital investment. The precise distribution of these costs between the developer and affected public agencies is not definable at this time and depends on: 1) the developer's financial feasibility evaluation demonstrating the magnitude of infrastructure costs which the development can reasonably support; 2) the amount and timing of tax increment bonds which the Redevelopment Agency can issue to remove blighted conditions in the North Fontana Redevelopment Project Area; 3) the appropriateness and application of existing public facility financing mechanisms; 4) the extent to which non-local funding sources are available; and 5) the extent to which the proposed capital improvements have regional benefit and thus can be financed by the benefiting region as a whole.

In recent years, traditional sources of public facility financing have been either removed or restricted. Because of the constitutional prohibition of new ad valorem taxes and the requirement for two-thirds voter approval of new taxes, Proposition 13 has in effect eliminated future use of general obligation bonds secured by property taxes for financing capital improvements. Budgeting cut-backs at the federal level have withdrawn a major source of public facility funds, forcing local governments to rely on current revenues or more debt financing to fund public improvements. As a result of these and other adverse conditions, there has been a surge of innovative activity on the part of State and local governments to finance their capital needs.

The intent of this section is to present some of the capital facility funding options available to the City. In deciding on which financing vehicle(s) to pursue, it is recommended that assistance be sought from bond counsel and financial consultants specializing in debt financing.

Some of the possible sources of public facility financing are briefly reviewed below.

a. Redevelopment Agency

Tax increment financing provides the Redevelopment Agency with a means by which to fund infrastructure system improvements. The proposed capital improvements financed by bond issuance would remove "blighting" conditions as a prerequisite to revitalizing blighted and economically depressed areas and promoting economic growth. State statute provides that the cost of the redevelopment project must be repaid by withholding the incremental amount of property taxes collected from the increase in assessed valuation over the frozen base. Funds raised by the issuance of tax increment bonds can only be used to finance those improvements which are located within the boundaries of an established project area or which can be shown to provide direct benefits to the project area.

b. Assessment Districts

Special assessments and local assessments provide for the billing of costs associated with an improvement which benefits and increases the value of properties included in a defined assessment area. Benefit assessments have traditionally been used as a method of financing specific capital improvements related to a specific identified property (e.g., street improvements, street lights, landscaping and other improvements). Assessments are usually liens on property. Authorization for these assessments is contained in a variety of statutes and generally permits the maintenance of improvements as well as their construction (the Municipal Improvement Act of 1911, 1913, 1915, the Landscaping

and Lighting Act of 1972, the Street Lighting Acts, Tree Planting Act of 1931, Pedestrian Mall Law of 1960, the Parking Acts, Parking and Business Improvements Law of 1979, AB 3787, AB 934, and AB8).

Benefit assessments provide developers with a means to distribute the costs of constructing public improvements over an extended period of time. A key limitation of this financing mechanism is that benefit assessment monies have been traditionally understood to provide physical improvements to benefiting properties. Under the traditional view of benefit assessments, public services and programs such as fire protection, police protection, schools and perhaps parks can be said to increase the value of property, but cannot rely on benefit assessments for financing. Curbs, gutters, sidewalks, paving, waterlines and sewers usually present clear cases of benefit. Flood control districts, under AB 549 passed in 1979, have been authorized to levy benefit assessments to finance improvements. Statute provides that the assessment be proportionate to the run-off from each parcel.

c. Community Facilities District

The Mello-Roos Community Facilities Act became law on January 21, 1983, and provides an alternative method for local agencies to finance construction and/or rehabilitation of infrastructure and facilities, and to finance fire and police services by the imposition of a "special tax" approved by two-thirds of the qualified electors voting at an election, held within a Community Facilities District or Improvement area formed by the local agency. The method for collecting the "special tax" is the property tax bill. Furthermore, the Act provides for a noticed public hearing; majority protest by voters or landowners; formation of a District and Improvement areas; advancement and/or contribution of funds by the local agency, modification of proceeding approved by the electors by subsequent hearing and election; and issuance of bonds secured by the special tax.

Mello-Roos is a financing approach similar to assessment district financing, but may in several instances offer greater flexibility due primarily to the broader scope of allowed facilities (the act includes schools, for instance), its adaptability to project phasing, and the act's non-reliance on benefit as a basis for determining a facility's eligibility for financing. The provisions of this Act can be utilized as an infrastructure finance alternative to Assessment District financing or be combined with Assessment District financing. Each regional or new subdivision infrastructure financing would need to be evaluated individually in order to tailor the most cost-effective infrastructure finance program given the type of facilities to be financed, the number of property owners involved, and the regional vs. local serving nature of the facilities.

d. Developer Fees

Developer fees are authorized by the Subdivision Map Act and allow cities and counties to require public improvements, or fees in lieu of public improvements, as a condition of approval of a final subdivision map. Under the Act, Orange County, for example, has developed fee programs for the financing of certain public road improvements. Specifically, the County's Environmental Management Agency (EMA) has been collecting fees with which to finance certain bridge and major thoroughfare improvements, including within "areas of benefit," as defined by the Subdivision Map Act. In addition to the County's existing Road Fee Programs, similar programs have been developed by the County Administrative Office and EMA and are proposed to cover costs associated with fire and library.

The City of San Diego and other jurisdictions have taken the approach of requiring impact fees "to cover those costs related to the provision of open space; community parks, fire stations, libraries, police and public works facilities, street landscaping, traffic signal installation, and a wastewater area charge." Impact fees are imposed by local government in the theory that the California Environmental Quality Act grants it authority to do so.

e. Homeowner Associations

A common alternative to the special assessment district, particularly for landscape maintenance, is the homeowner association. Dues paid to the association by its member property owners are used to defray the costs of landscape maintenance, neighborhood recreation or park facilities maintenance, internal road maintenance, or other services contracted by the association. Unlike the special assessment district, there is no city administration or involvement.

The cities of Westlake, Irvine, San Juan Capistrano, and Simi Valley all have homeowner associations in various neighborhoods that are responsible for landscape maintenance. San Juan Capistrano reports a better experience with these associations than with landscape maintenance districts. In areas where the special assessment districts are used, the City has received complaints from homeowners that they are required to pay assessment to the City but have no direct say in the type or quality of the maintenance provided. Homeowner associations, on the other hand, are responsible for providing their own services as well as raising the revenues. The City of Simi Valley has a "fall-back" landscape district for each homeowner association, in the event the association fails to provide adequate landscape maintenance within its area.

f. Developer Participation

There are a number of ways by which the developer can work with public agencies to fund infrastructure improvements. Each is discussed below.

- (a) **Developer Assumes Financing Responsibility** - The developer can assume full responsibility for design, processing, dedication of land and construction of infrastructure associated with his given development program.
- (b) **Lump Sum Payment** - The developer makes a lump sum payment to offset the cost of future capital outlays necessitated by his project. These payments are made in lieu of future taxation and are sometimes referred to as in-lieu taxes. An example might include a fee to compensate the agency for consuming water and sewer capacity which in turn triggers the need to add reclamation and treatment facilities.
- (c) **Reimbursement Program** - The developer pays for the construction of the required infrastructure and enters into a reimbursement agreement with the involved jurisdiction. An agreement exists between the developer and the jurisdiction such that the jurisdiction will collect monies from subsequent benefiting developments and reimburse the original developer.
- (d) **"Point System"** - As an incentive to improve public facilities, the developer is awarded "points" which translate into density bonuses or credits in costs to the developer (i.e., EIR preparation). An example might be to increase allowable density, reduce park acreage requirements and offer a Negative Declaration for a project which provides badly needed public works.

- (e) Joint Usage of Facilities - Certain infrastructure improvements may provide a "joint use" opportunity for both the jurisdiction and the developer. In this case, the developer builds all or a portion of the facility in exchange for the right to use the facility for his benefit. For instance, a high flow detention area of a flood control channel might serve as a parking lot or open space serving a development. Maintenance costs can also be divided proportionately.

g. Infrastructure Banks

Federal legislation currently exists which, if approved, would authorize the formation of infrastructure banks for the purpose of making loans to local governmental units for public investment projects. Under the proposed federal legislation (S. 1330, Stafford), eligible projects would include physical structures and facilities developed or acquired by public agencies to provide water, disposal, resource recovery, transportation, and similar services to facilitate the achievement of social, environmental and economic objective. They must be capable of producing user income to service the debt or loan issued to finance the project. The banks would have maximum flexibility in determining the type of loan. They could offer low-interest loans, zero-interest loans, state loan guarantees, and blended interest rate loans, etc. Loan repayments to the bank would maintain equity capital and provide the sources of funds for subsequent loans, thereby providing a long-run and permanent commitment of monies to finance infrastructure needs. This bill would also provide additional financing for public investment projects by giving state and local governments the option of issuing taxable bonds. Further, this financing approach would be highly leveraged and would not be as restrictive as categorical grants. The infrastructure bank concept has been pioneered by the State of New Jersey.

Legislation also exists at the state level which relates to the infrastructure bank concept. SB 1166 would establish a non-governmental California Bond Bank Authority Fund which would be responsible for the issuance of bonds to provide sufficient funding for assisting local infrastructure projects with significant public benefits not exceeding \$5 million in principal amount. The authority would be appropriated monies by the legislature. The total amount of bonds outstanding at any time shall not exceed \$200 million. AB 2641 would authorize the Public Improvements Authority to issue up to \$1.5 billion general obligation bonds and up to \$1.5 billion revenue bonds for the purpose of financing a variety of public improvements. The bill establishes a California Public Improvements Advisory Commission which shall receive applications for financial assistance and make recommendations to the authority with respect to the appropriate disposition of available funds.

E. PHASING

A phasing plan has been delineated on Exhibit 25 for the implementation of development within the West End planning area. This phasing plan outlines general areas of development. Development outside of these phasing areas may occur if the basic phasing criteria outlined below are met. The intent is to allow flexibility in implementation to respond to market demands, while insuring basic facility and infrastructure requirements are met. Primary among these are flood control requirements. In addition, parallel phasing of residential and non-residential development is encouraged as these uses may serve to mutually reinforce each other. Due to market conditions it is anticipated that the phasing of nonresidential uses will extend past the development of residential areas. The intention in all cases, however, is to insure that both on-site and off-site public facilities and services are provided in a timely manner to meet the needs of the community. The following criteria is provided as a guide to phasing and project implementation.

1. Phasing Criteria

The following criteria are established for phasing purposes:

- a. Infrastructure (Water, Sewer, Drainage Facilities, Utilities)
 1. Proximity to nearest connection point or facility capable of handling the phase demands.
 2. Contribution to the completion of a line or lines in the system as necessary which would otherwise contain a break in service or routing.
 3. Ability to capitalize on favorable financing.
 4. Contribution to a logical extension of growth and development of adjacent areas.
- b. Street and Highways
 1. Confirmation of traffic generation and internal collector improvement requirements.
 2. Completion of a currently discontinuous arterial highway.
 3. Completion of full right-of-way improvements for a section of existing partially improved arterial highway.
 4. Simultaneous participation in nearby street improvements, where possible, resulting in construction economies.
 5. Contribution to a logical extension of growth and development of adjacent areas.
- c. Public Safety Services
 1. Fire service response time.
 2. Ease of emergency access owing to street continuity.
 3. Contiguity of development.
- d. Education and Recreation Services
 1. Availability of classroom space within school district 9.
 2. Convenient access to elementary schools.
 3. Convenient access to a developed park or one to be developed concurrent with development.

4. Availability of private recreation facilities to off-set a portion of recreation demand.
- e. Relationship to other Use/Facilities
 1. Residential
 - a. Readily accessible existing or concurrently available commercial services to meet daily convenience needs.
 2. Non-Residential
 - a. Adequacy of arterial highway system to provide regional/citywide access.
 - b. Extent of surrounding, existing and approved residential development.

2. Phasing Process

Consideration of phasing is an integral part of project review and approval. The phasing plan is an important ingredient in the submission materials for project consideration.

The above phasing criteria provides a check list of issues to be addressed prior to development. While the most desirable solution is to satisfy the criteria by developing in a contiguous pattern, a criterion may also be satisfactorily resolved by a special action of mitigation that insures adequate services and facilities. For example, it may be least costly to tie into existing adjacent sewer lines already installed in early increments of a particular phase. However, there may be offsetting reasons to incur the cost of extending a sewer lateral to a planning unit located in another phase. The issue in this case is availability of sewer capacity to serve the development. That may be accomplished in more than one way.

The following projected development sequence has been adapted as a Condition of Approval of the West End Specific Plan. All public improvements shown as associated with a particular phase shall be required to be installed as a prerequisite of development within that area pursuant to the triggering mechanisms of the phasing plan.

WEST END SPECIFIC PLAN
PROJECTED DEVELOPMENT SEQUENCE*
(Refer to Exhibit 'A' for Location of Improvements)

| ITEM | ZONE A | ZONE B | ZONE C | ZONE D** |
|--|--|---|-----------------------------|--|
| 1. <u>ARTERIALS</u> | | | | |
| a. Baseline Road | Half of 8 lane road section | Half of 6-lane road section | Full 6-8 lane road section | Half of 8 lane and 6 lane road section |
| b. Cherry Avenue | - | - | Full 6 lane road section | Half of 6 lane road section |
| c. Foothill Boulevard | - | - | Half of 6 lane road section | - |
| d. East Avenue | - | - | Half of 4 lane road section | - |
| 2. <u>ON-SITE ROADS</u> | | | | |
| a. Crescent | Full road section | Full road section | | |
| b. Grand Avenue | Full road section (west roadway) | Full road section (east roadway) | | |
| c. Village Loop | Half road section | Half road section | Full 4 lane road section | - |
| d. Village Entries | Half road section | Half road section | Full road section | - |
| e. Neighborhood Entries | Full section | Full road section | Full road section | - |
| 3. <u>LANDSCAPE (STREETSCAPE)</u> | | | | |
| a. Baseline Road | Half of right-of-way | Half of right-of-way | Full right-of-way | Half of right-of-way |
| b. Cherry Avenue | - | - | Full right-of-way | Half of right-of-way |
| c. Foothill Boulevard | - | - | Half of right-of-way | |
| d. East Avenue | - | - | Half of right-of-way | |
| e. Crescent | Full right-of-way section | Full road section, east half of r.o.w. | | |
| f. Grand Avenue | North oval plus 20' easement each side of road | South oval's plus 20' each side of road | | |
| g. Village Loop | Along north side of road in 2c above | Half of right-of-way | Full right-of-way | - |
| h. Village Entries | Half of right-of-way | Half of right-of-way | Full right-of-way | - |
| i. Neighborhood Entries | Full right-of-way | Full right-of-way | Full right-of-way | - |

| ITEM | ZONE A | ZONE B | ZONE C | ZONE D** |
|-------------------------|--|--|---|---|
| 4. <u>SEWER</u> | | | | |
| a. Off-site | All | | | All |
| b. On-site | Along internal streets listed in 2 above | Along internal streets listed in 2 above | Along internal streets listed in 2 above | Follows roads listed in 2 above |
| 5. <u>STORM DRAIN</u> | | | | |
| a. On-site | Along internal streets | Along internal streets listed in 2 above | Along internal streets listed in 2 above | Along internal streets |
| 6. <u>WATER</u> | | | | |
| a. Off-site | All (CCWD lines) | All (FWD lines) | | All (FWD) lines |
| b. On-site | Along internal roads listed in 2 above | Along internal streets listed in 2 above | Along internal streets listed in 2 above | Along internal streets |
| 7. <u>FLOOD CONTROL</u> | Channel built between railroad right-of-way and Baseline Road | Channel built between Baseline Road and Foothill Boulevard | - | Etlwanda Channel built within entire site |
| 8. <u>RETENTION</u> | SW basin at East Avenue/ Foothill Boulevard | Southeast basin at Foothill Avenue/ Banana Avenue and Southwest OFC area. | - | Southeast basin |
| 9. <u>SCHOOLS</u> | West neighborhood elementary school | East neighborhood elementary school | Intermediate school | |

*Sequence may change based upon market conditions. The intent of this outline is to project the most likely development pattern for the specific plan area.
All development subject to approval by City.

**Improvements shown reflect development of BP3 concurrently with Zone A (subject to change if sequence changes).

***Park implementation shall meet the following minimum standards: a minimum of 1 acre per 73 occupied dwelling units plus the following for development of Zone A and Zone B.

Prior to occupancy of 200 dwelling units, 4.8 acres of park will be provided in planning unit 28, 29 or 53

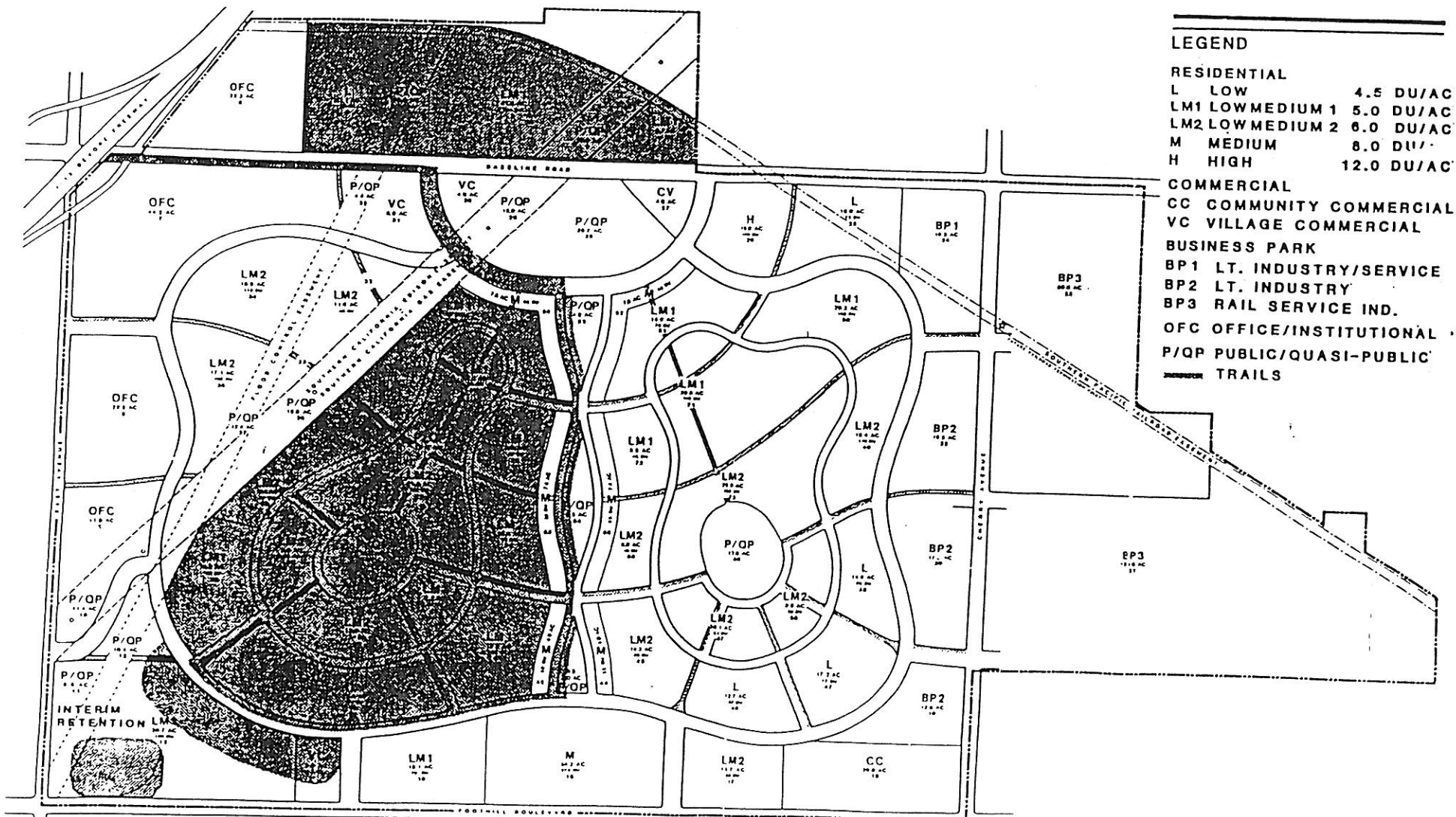
Prior to occupancy of 600 dwelling units, 4.0 acres of park will be provided in planning unit 60

Prior to occupancy of 900 dwelling units, 2.5 acres of park will be provided in planning unit 74 (trails for west neighborhood)

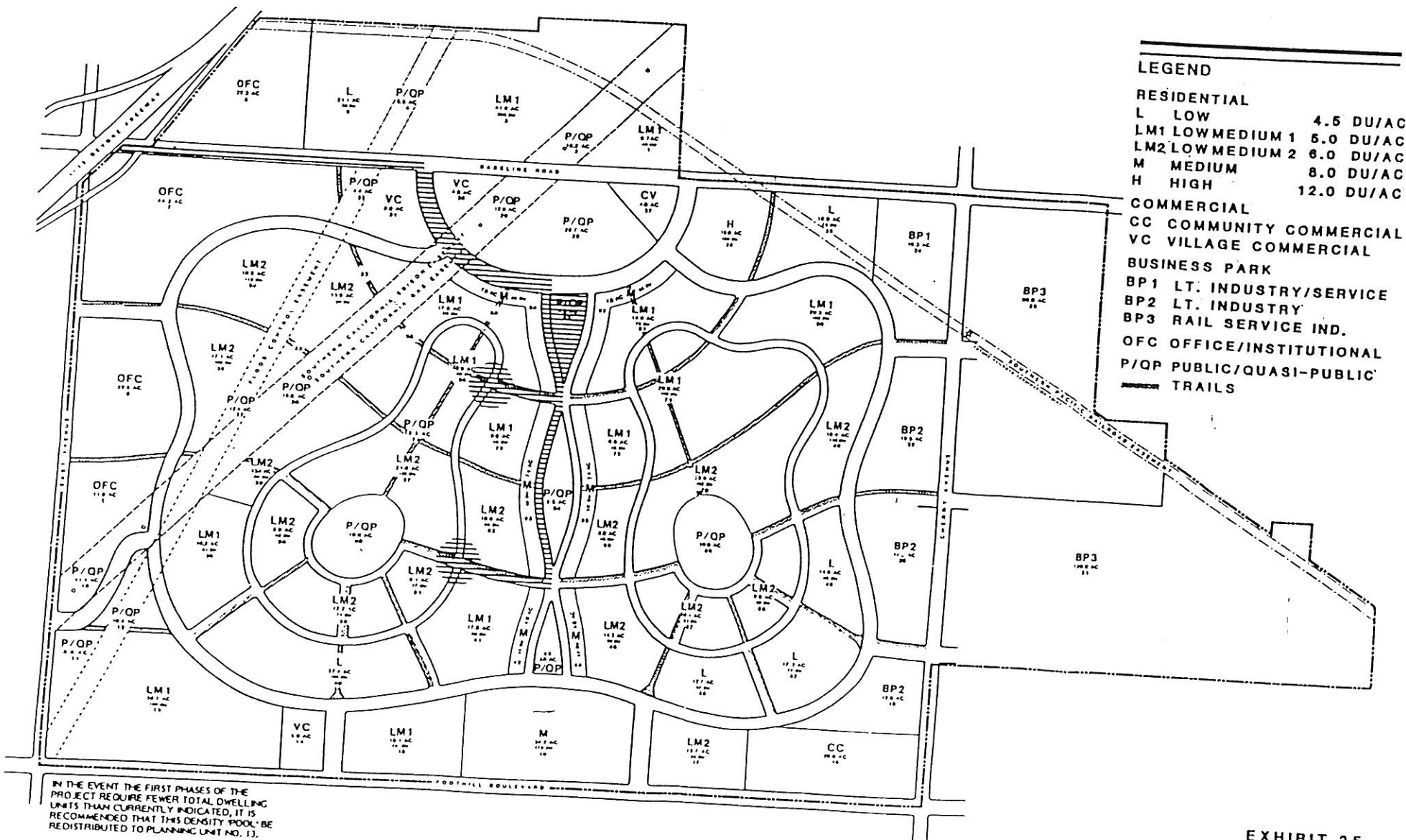
Prior to occupancy of 1200 dwelling units, 5.5 acres of park will be provided in planning unit 64

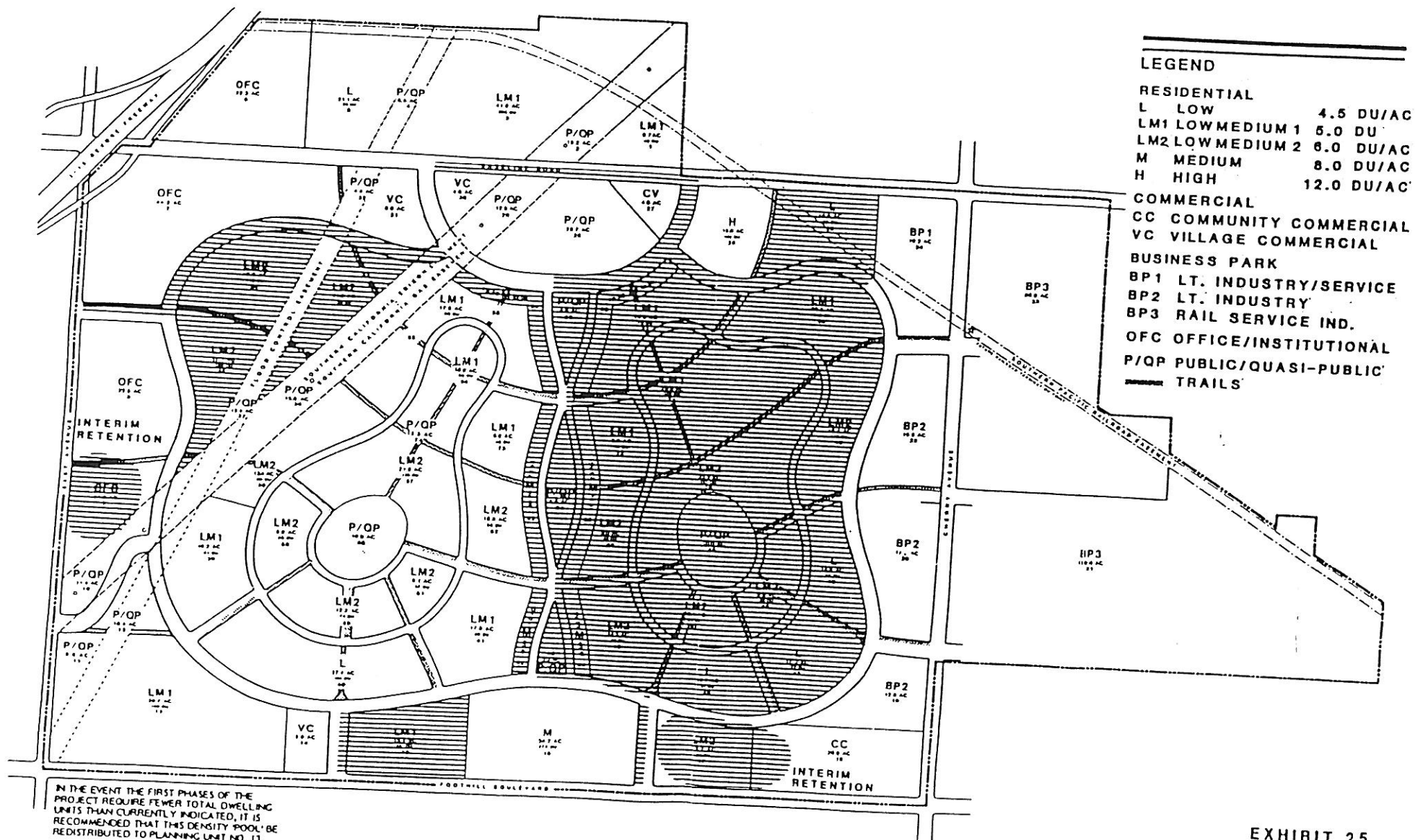
Prior to occupancy of 1550 dwelling units, 4.0 acres of park will be provided in planning unit 69

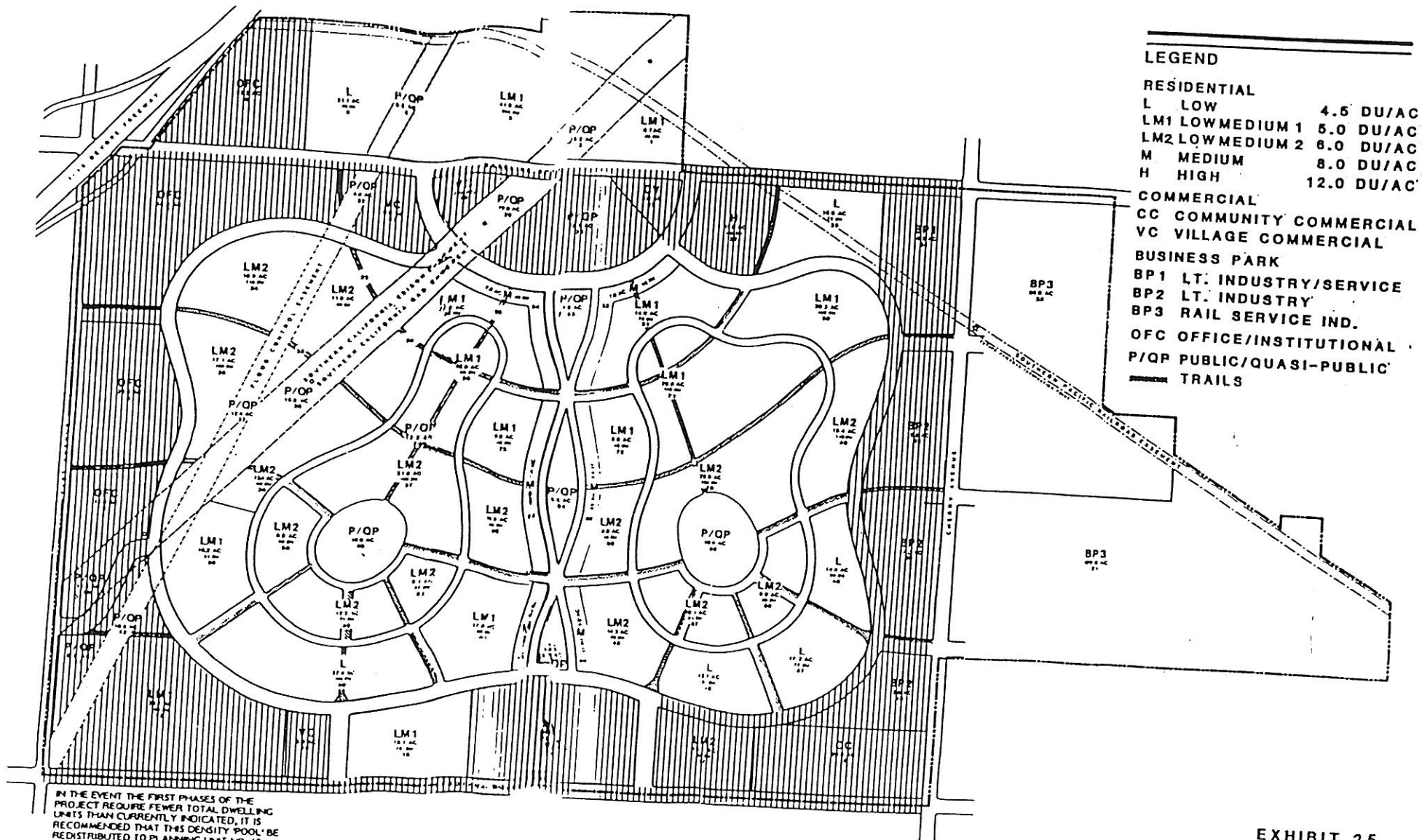
Prior to occupancy of 1900 dwelling units, 7.5 acres of park will be provided in planning unit 28 or 29

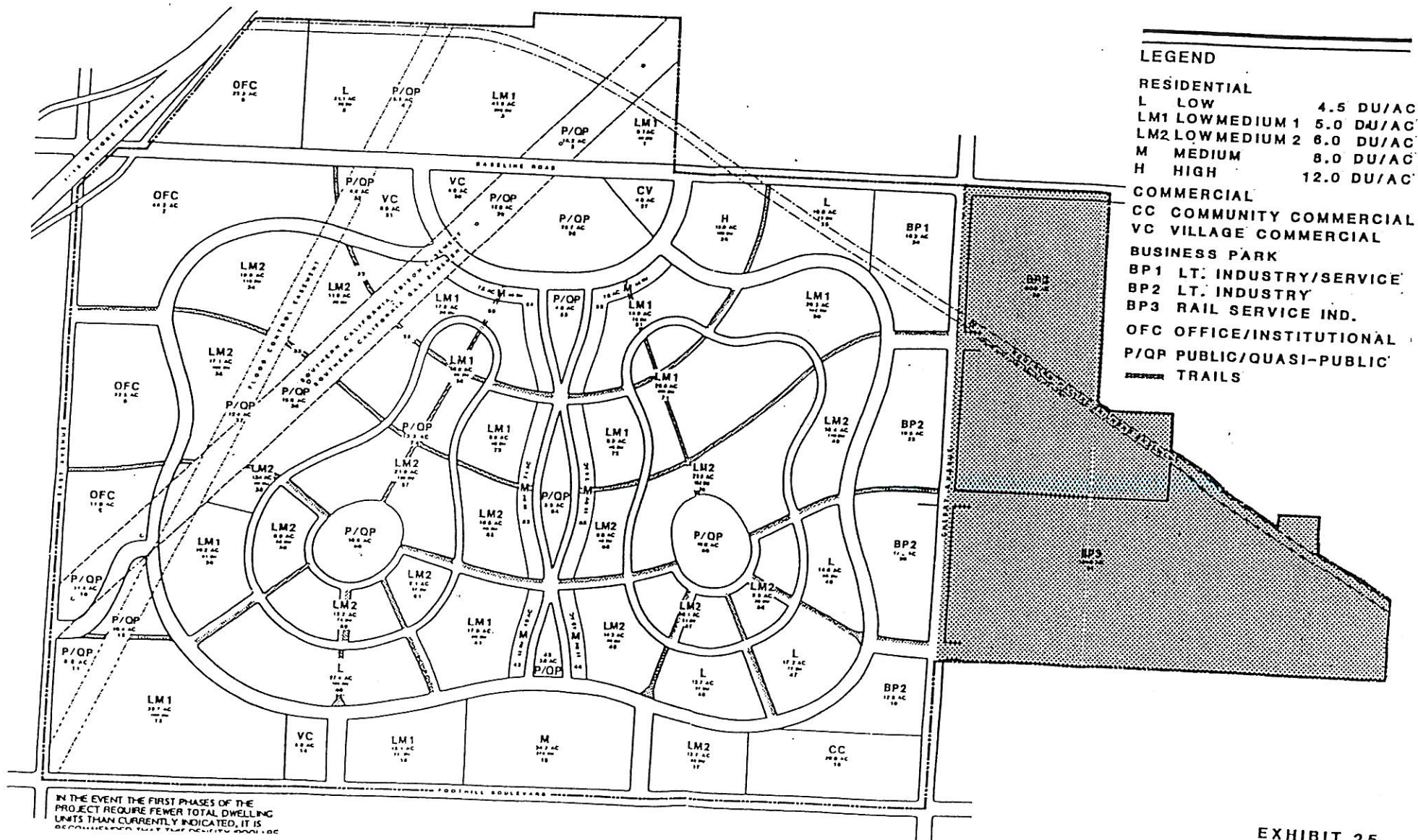


IN THE EVENT THE FIRST PHASES OF THE PROJECT REQUIRE FEWER TOTAL DWELLING UNITS THAN CURRENTLY INDICATED, IT IS RECOMMENDED THAT THIS DENSITY POOL BE REDISTRIBUTED TO PERMANENT UNIT NO. 13.









VII. SUPPORT DOCUMENTS

I. LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR

Written comments on Draft EIR 84-4 were received during the review period from the following agencies and organizations:

A. STATE AGENCIES

Office of Planning and Research
Department of Transportation/Flood Control/Airports

B. LOCAL AGENCIES

Chino Basin Municipal Water District
Southern California Edison Company
Cucamonga County Water District
City of Rancho Cucamonga
Chaffey Joint Union High School District

C. OTHER INTERESTED PARTIES

Kaiser Steel
Dimitrios Kouros
Marti Enterprises

2. COMMENTS RECEIVED AND RESPONSES PREPARED BY LEAD AGENCY

This section of the Final Environmental Impact Report presents the written comments received during the public review period of Draft EIR 84-4 (review period - December 21, 1984 to February 11, 1985), and provides the response by the lead agency to each of the comments. The section is organized such that a copy of the comments received from each commenting agency or organization is followed by the response to those particular comments.

DEPARTMENT OF TRANSPORTATION/
FLOOD CONTROL/AIRPORTS

25 East Third Street • San Bernardino, CA 92415-0835 • (714) 383-1665

COUNTY OF SAN BE
ENVIRONMEN
PUBLIC WORKS

MICHAEL G. WA
Director

January 31, 1985

File: 1-701/1.00

1-281/1.00

124.0203



City of Fontana
P. O. Box 518
Fontana, CA 92335

Attention: Mr. Terry Draper
Planning Director

Re: Zone 1, Etiwanda and San
Sevaine Channel System
Draft Environmental Impact
Report No. 84-4

Gentlemen:

Reference is made to your letter dated December 21, 1984, with accompanying copy of the Draft Environmental Impact Report No. 84-4 entitled "City of Fontana, West End Specific Plan", and requesting the District's review and comments. The general area involved in the EIR extends north from Foothill Boulevard to north of Baseline, and east of East Avenue to east of Cherry Avenue, in the northwest portion of the City of Fontana.

This office has previously reported on this area to your organization by letter dated January 7, 1985. A copy of our previous correspondence is enclosed for your reference. Our comments and recommendations remain the same.

Should you have any further questions concerning this matter, please feel free to contact the undersigned at (714) 383-2388.

Very truly yours,

Allan J. Kielhold
ALLAN J. KIELHOLD, Chief
Water Resources Division

AJK:HWS:mjs
Encl. as noted

DEPARTMENT OF TRANSPORTATION/
FLOOD CONTROL/AIRPORTS

825 East Third Street • San Bernardino, CA 92415-0835 • (714) 333-1665

1565 W/12
COUNTY OF SAN BERNARDINO
ENVIRONMENTAL
PUBLIC WORKS AGENCY



MICHAEL C. WALKER
Director

January 7, 1985

File: 1-701/1.00
1-801/1.00
124.0209

City of Fontana
P. O. Box 518
Fontana, CA 92335

Attention: Mr. Bob Shoenborn
Director of Public Works

Re: Zone 1, Etiwanda & San
Sevaine Channel Systems
West End Specific Plan

Gentlemen:

This office has completed review of the West End Specific Plan Flood Control Facilities Study plus Supplemental Report, proposed Etiwanda & San Sevaine Channel alignments, and detention basin proposals submitted by Bill Mann & Associates for our review by letters dated October 2, 1984, October 16, 1984, October 30, 1984, and November 13, 1984 (copies attached). The West End Specific Plan proposes an urban project to be located generally east of East Avenue, south of Baseline Road, west of Hemlock Avenue and north of Foothill Boulevard in the northwest portion of the City of Fontana.

The West End Specific Plan Flood Control Facilities Study describes the existing District facilities along the Etiwanda and San Sevaine Creek Systems. The West End Specific Plan also discusses the flood hazards to the site from these facilities. The plan should also address the possibility of the Etiwanda and San Sevaine Creek flows comingling upstream of the Devore Freeway and then the comingled flows entering either San Sevaine Channel or Etiwanda Channel, then traversing the site. The Supplemental Report discusses two alternatives for protecting the proposed development from San Sevaine and Etiwanda Creek flows. Both alternatives follow the "Day, Etiwanda and San Sevaine Creeks System Drainage Plan" with minor modifications.

Bill Mann & Associates' letter dated October 16, 1984, proposes to increase the storage volume of San Sevaine Basin #5 by substantially increasing the basin's levee height. This proposal pertains to both alternatives mentioned above. Raising the dam height may increase the District's maintenance costs by:

1. Having to remove all vegetation which might hide rodent holes in areas of possible piping - these areas are greatly increased when levee height is increased. Vegetation and grasses which would cover the levee or trees with deep root systems would not be acceptable. Certain shrubs with a shallow root systems may be acceptable.

2. Increasing the number of times a year inspection of the levee must occur.
3. Having to repair any erosion immediately after it occurs in order to guarantee the dams structural integrity and restore the required storage capacity.

The District presently does not have the maintenance personnel to adequately accomplish the above. If maintenance does not occur the District may be responsible for any downstream damage resulting from the lack of adequate maintenance. It may be, by the time of construction, the District may have adequate personnel. An alternative may be the formation of a maintenance district.

The increased height would make the basin more visible and may have environmental impacts. Since the proposed freeway southerly of the basin will be elevated above existing ground, the increased height may not be a problem. Both the original and new proposals would have to go through the environmental process. It appears there may be more objection to the elevated levee. The District would not object to the proposal if the environmental concerns can be mitigated including the safety concern in storing water above surrounding natural ground level. It is generally felt the benefit from the increased storage volume will outweigh the increased maintenance costs and environmental concerns.

Of the two alternatives proposed, Alternative "B" is recommended. This alternative would involve the construction of a concrete trapezoidal channel with a separator wall for Etiwanda and San Sevaine Creeks between the Devore Freeway and Foothill Boulevard. Downstream of Foothill Boulevard, Etiwanda Creek flows would be returned to the existing historical flowpath while San Sevaine Creek flows would be conducted south in an interim earth graded channel to the Santa Fe Railroad where the flows are returned to the existing historical flowpath near Hickory Basin. In addition, San Sevaine Basin #5 and Victoria Basin would be upgraded to provide flood protection, water conservation, and flow attenuation.

The District has easement for San Sevaine Creek downstream of Hickory Basin through the old Kaiser Steel Plant. The District does not presently maintain this easement. This easement has been maintained by the property owner. The flowrate through this channel reach will not be increased, but the volume of flow will be increased. The possible liabilities which may be incurred by the District and City from the increased volume of flow and the strength of the District easement will be reviewed by County Counsel to determine if the present fee owner must be consulted.

According to the ultimate, onsite drainage plan, the local tributary flows to the site from the northeast would be intercepted by a storm drain in Baseline Road and conducted to the proposed San Sevaine Channel. Also, the flows generated onsite would be intercepted by storm drains within the development and conducted to the proposed San Sevaine Channel. This would help alleviate the existing flooding problems along Banana Street. Also, detention basins would be provided along with the expansion of existing District Basins to handle the incremental flows generated by the development from all frequency storms. This may not cover all liabilities arising from development of subject site. According to the Supplemental Report these facilities would not be developed until Phase III. It appears Phase I & II can be adequately protected from San Sevaine - Etiwanda Creek overflow and tributary flows by a combination of structural walls, earth berms and water carrying streets, as discussed on page 27 of the Supplemental Report, but this does not address the downstream drainage problems along Banana Street.

Our recommendations for Phase I are as follows:

1. Adequate provisions shall be provided to protect the site from San Sevaine Creek - Etiwanda Creek overflow and tributary flows. A plan showing these provisions shall be provided and approved prior to approval of Phase I.
2. The flow in Etiwanda Creek, San Sevaine Creek and Banana Street shall not be increased due to the development by any frequency storm event. Due to the complexity of the downstream drainage problems and proposed solution a preliminary plan plus adequate hydrology and hydraulic calculations shall be provided and approved prior to approval of Phase I. The solution will necessitate improvement of San Sevaine Basin #5, Victoria Basin and onsite detention to handle the increased flows generated by the development. Development of the District's Hickory Basin (downstream of the site) may also be necessary.
3. A plan plus the necessary hydrology and hydraulic calculations shall be provided prior to approval of Phase I showing there exists adequate developable storage volume in Victoria Basin and San Sevaine Basin #5 to be used by City of Rancho Cucamonga, the County, and the City of Fontana.
4. Preliminary basin development plans for San Sevaine Basin #5 and Victoria Basin plus the necessary hydrology and hydraulic calculations shall be provided prior to approval of Phase I showing Alternative "B" is feasible. The calculations shall include:

- (a) inflow hydrographs,
 - (b) basin depth vs. capacity curves,
 - (c) basin depth vs outflow curves,
 - (d) outflow hydrographs, and
 - (e) sizing of Etiwanda and San Sevaine Channels
 - (f) debris volume determination
5. Phase I, as proposed, represents approximately 1/3 of the entire developable area and no drainage facilities are scheduled in this phase except the expansion of San Sevaine Basin #5 and Victoria Basin to handle the incremental flows generated by this phase. This precedent is extremely dangerous as it creates development and increases runoff without providing the proportionate share of the drainage system. Later sales could put subsequent owner(s) in a position of responsibility for a disproportionate share of the system and the subsequent owner(s) could possibly receive relief from some of the costs at the expense of the San Bernardino County Flood Control District and/or other entities. Therefore, there needs to be guarantees in the West End Specific Plan that the necessary facilities are constructed at an equitable cost by existing and future owners. Development of the West End Specific Plan area shall be tied to the necessary regional flood control improvements.

Our recommendations for Phase II are as follows:

1. Etiwanda Channel shall be improved to the ultimate concrete divided channel section from the Devore Freeway to East Avenue based on Alternative "B" and calculations provided by recommendation 4 for Phase I. San Sevaine flows shall not enter at this time unless the recommendations for Phase III are met.
2. The flow in San Sevaine Creek and Etiwanda Creek shall not be increased due to the development. An adequate plan and supporting calculations shall be provided.
3. Some form of energy dissipation shall be provided where Etiwanda Creek Channel flows are returned to natural.
4. If it is deemed by the District that there is an adverse effect on the downstream property where Etiwanda Channel flows are returned to natural, a flowage acceptance letter shall be obtained from the property owner. If it can be shown there is no adverse effect on the downstream property the letter may not be necessary.

Letter to the City of Fontana
January 7, 1985
Page 6

could be established for developers who provide facilities whose costs are greater than the developments fair share. This could be developed by the technical and steering committee(s).

Should you have any further questions concerning this matter, please feel free to contact Allan J. Kielhold, Chief, Water Resources Division at (714) 383-2388.

Very truly yours,

Charles L. Laird

CHARLES L. LAIRD
Assistant Director Administration
Flood Control

CLL:RWC:mjs

cc: City of Fontana,
Attn: Terry Draper, Planning Director
Attn: Reed Flory, Prog. Dir. (West End Spec. Plan)
DB Investors, Inc.
Attn: Joe Di Iorio
City of Rancho Cucamonga,
Attn: Lloyd Hubbs, City Engr.
Attn: Jack Lam, Community Development Dir.
City of Ontario
Attn: Leroy Bender
Riverside County FC & WCF
Attn: Bob Nelson
Bill Mann
Mike Walker

bcc: Ruben Montes
Tony Gray
Ken Miller
Bill Collins
Pete Mercado

RESPONSE TO COMMENTS RECEIVED FROM THE DEPARTMENT OF
TRANSPORTATION/FLOOD CONTROL/AIRPORTS

Response:

Supplemental studies and design information will be provided as requested during design development phases of the project.

KAISER STEEL

MEMO TO: M. J. Ruiz

DATE: February 4, 1983



COPIES TO:

FROM: R. D. Wight

AT:

SUBJECT: FLOOD CONTROL FACILITY ALTERNATIVES -
WEST END SPECIFIC PLAN - CITY OF FONTANA

Alternate "A" directs both the Etiwanda and San Sevaine channels north of Foothill Blvd. into the Etiwanda channel south of Foothill Blvd. This existing drainage route has experienced numerous flooding problems, high maintenance, and heavy runoff particularly in the area of the intersection of Etiwanda and San Bernardino Avenue. I-10 has also had problems. Even though the lower San Sevaine basin is to be developed for a 100-year, 24-hour duration flood, putting both of these flows into this inadequate downstream facility is unacceptable in my judgement.

Alternate "B" has \$1,210,000 unnecessary spending to put a divider wall in the proposed channel north of Foothill. Due to the fact that the existing downstream Etiwanda route would not be improved in any manner with this alternative, I do not feel that this is a good solution either.

I recommend a third alternative (combination of "A" and "B") which will cost \$1.8 million more than Alternate "A". This approach would eliminate the \$1.21 million unnecessary spending of Alternate "B" and, more importantly, would eliminate the need for the Etiwanda channel below Foothill. This re-direction of the Etiwanda flow to the San Sevaine channel below Foothill would greatly enhance all properties south of Foothill all the way down to the San Bernardino/Riverside County line. To identify the items and cost estimates for this third alternative, I have prepared an attachment showing the total cost of this proposal as \$12,110,000.

When Kaiser Steel was formed in 1942, extensive work was done in rerouting the San Sevaine flood channel. Through the years, improvements were made and maintenance was done on the channel through Kaiser's property. This original work and ongoing maintenance cost has been paid for by Kaiser. Our position is that the improvement costs being proposed apply only to the properties that will benefit from them. Kaiser will only benefit if my alternative is followed inasmuch as the Etiwanda channel does run along the west side of the present mill warehouse and structural fab properties. Access to Gate 8 will be improved since the periodic flooding of the roadway will be eliminated. The work done in 1942 protects the main mill site.

I will be glad to assist you in selling our alternative plan. Please call if you have any questions.

RDW:je

Attachment

COST ESTIMATES

Alternate "A" \$10,310,000*

Alternate "B" \$ 7,770,000*

Proposed Solution: (Eliminates \$1,210,000 unnecessary spending)

| | |
|--|----------------|
| 1. Ultimate San Sevaine Channel (Devore Freeway - Foothill) | \$ 3,965,000 |
| 2. Lower San Sevaine Basin (100 year - 24 hour) | 6,250,000 |
| 3. Victoria Basin | 95,000 |
| 4. Interim Channel (Foothill - So. of Santa Fe) | 1,800,000 |
| | <hr/> |
| Total | \$ 12,110,000* |
| Savings - unnecessary spending) (\$5,175,000 - \$3,965,000) | \$ 1,210,000 |

* Excludes Baseline Avenue storm drain.

2-4-85

RESPONSE TO COMMENTS RECEIVED FROM R.D. WRIGHT AND KAISER STEEL

Response:

Reference is made to a letter from Mr. R. D. Wright to Mr. J. Ruiz regarding the flood control facilities proposed for the West End Specific Plan.

Mr. Wright's general comments are basically to construct flood control improvements in accordance with Alternative A rather than Alternative B as recommended by reports by Bill Mann and Associates. He also indicates one million Two hundred ten thousand dollars (\$1,210,000.00) can be saved by a "divider wall" is necessary due to the legal necessity of keeping Etiwanda Creek and San Devaine Creek flow separated until the downstream San Sevaine Creek channel system is constructed.

The proposed flood control facility is in accordance with the Etiwanda and San Sevaine Creek System Drainage Plan.

Mr. Wright's general comments are basically to construct flood control improvements in accordance with Alternative A rather than Alternative B as recommended by reports by Bill Mann and Associates. He also indicates one million two hundred ten thousand dollars (\$1,210,000.00) can be saved by a "divider wall" in the proposed channel north of Foothill Boulevard.

Alternative B was recommended and has been accepted by the Flood Control District because it is more cost-effective and does not require the complete excavation of the lower San Sevaine Basin at an approximate cost of six million two hundred fifty thousand dollars (\$6,250,000.00). The "divider wall" is necessary due to the legal necessity of keeping Etiwanda Creek and San Sevaine Creek flow separated until the downstream San Sevaine Creek channel system is constructed.



CITY OF RANCHO CUCAMONGA

Mayor Jon D. Mikels

Councilmembers

Charles J. Buquet II
Richard M. Dahl

Jeffrey King
Pamela J. Wright

February 5, 1985

Terry Draper, Planning Director
City of Fontana
P.O. Box 518
Fontana, California 92335

SUBJECT: West End Specific Plan (EIR 84-4)



Dear Mr. Draper:

In response to your letter of December 21, 1984, regarding Environmental Impact Report 84-4 for the West End Specific Plan, the City of Rancho Cucamonga has the following comments.

1. Land Use - No discussion is made of compatibility of land uses along East Avenue in the project area. The Etiwanda Specific Plan designates residential uses adjacent to East Avenue and the proposed non-residential uses immediately across the street may impact the area in terms of aesthetics, noise, and other conflicts.
2. Drainage - Etiwanda Creek will be impacted by the increased run-off from the project area. More specific measures regarding on-site retention facilities should be discussed in the Environmental Impact Report. In addition, downstream impacts of the increased run-off should be discussed including physical impact on the existing channel, increase in flood hazard area and mitigating channel improvements.
3. Circulation - Increased traffic volume will impact Base Line, Foothill, Miller and East. In the traffic report, mitigation measures included development of those streets to the ultimate right-of-way. Additionally, improvements to the I-15 Interchanges at Foothill and Base Line are recommended. In order to facilitate efficient movement of the increased traffic, it is advisable to coordinate improvements on Foothill and Base Line from the project site to the freeway interchanges with Rancho Cucamonga's Traffic Engineer.

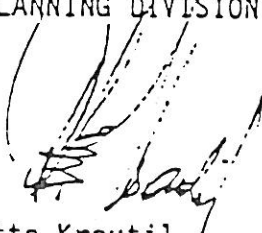
Terry Draper, Planning Director
EIR 84-4
February 5, 1985
Page #2

Circulation impacts on Miller Avenue are not discussed in the report. Miller Avenue dead ends into East on the project's western boundary and is planned as the northern access to the new regional shopping center located north of Foothill and west of I-15. The section of Miller between Etiwanda and East is planned as a two lane collector, while to the west of Etiwanda, Miller will be a 6 lane arterial. Information should be provided in the Environmental Impact Report regarding projected traffic volumes from the project on Miller, especially at the intersection at East, and impacts on current circulation patterns reflecting trips to the regional center from the project site.

If you have any questions regarding the above comments, please feel free to contact me at 989-1851.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



Otto Kroutil
Senior Planner

OK:cv

cc: Jack Lam
Lloyd Hubbs

RESPONSE TO COMMENTS RECEIVED FROM CITY OF RANCHO CUCAMONGA

Response:

The land uses adjacent to East Avenue are believed to be compatible with the surrounding context. Office/Institutional uses in the northwest section of the plan are oriented towards Baseline Avenue with landscaped building setbacks from East Avenue curb face of 50 feet. The southwest section of the site at East Avenue is highly compatible, with the south 1/3 land use along East Avenue preserved for open space purposes. We encourage the preservation of the eucalyptus tree grove at the northwest corner of Foothill Boulevard and East Avenue as shown in the Etiwanda Specific Plan and suggest eliminating the commercial designation which is not likely to have a market support base.

The office and institutional use is also believed to be an optimum use of land establishing a strong noise buffer between the freeway and residential uses to the east. Since traffic is expected to focus on Baseline Road, noise and traffic impacts are not expected to be significant (See Circulation below). With regard to noise, the East Avenue CNEL's were below 65, thirty six feet from the curb. This is considered to be compatible with residential land use.

It is believed that with the combined building setbacks, open space provisions, quality landscape development within the public right-of-way, and orientation of traffic to Baseline Avenue, the proposed land use will be compatible. (See Circulation below)

Drainage:

The increased runoff that will be generated by the development will be mitigated by the construction of a combination of on-site and off-site drainage retention facilities. Therefore, there will be no adverse effects on downstream properties due to increased runoff.

The existing channels traversing the site will be improved in accordance with the regular flood control drainage plans along the improvements north and south of the site. The proposed flood control facilities are regional in scope and will benefit the general area as well as the project area. The flood hazards to certain areas south of the site will be decreased due to the development of these improvements.

Circulation:

In considering distribution of trips to and from the project, an insignificant degree of usage along Miller Avenue was calculated based upon origins and destinations of project traffic.

The Specific Plan Circulation System was designed to discourage traffic through Miller Avenue. Rather than provide one direct connection at the 1/2 mile interval along East Avenue at Miller Avenue, two entries were located equidistant along East Avenue between Miller Avenue and Foothill Boulevard.

Further, the bulk of residential traffic is oriented to Foothill Boulevard and Baseline Road. It is believed trips to and from the west will be accommodated on Baseline Road and Foothill Boulevard. As a result, Miller Avenue would not be expected to be impacted by the project traffic.

January 20, 1985

Mr. Terry Draper
City of Fontana Planning Department
8353 Sierra Avenue
P.O. Box 518
Fontana, CA 92335



Dear Mr. Draper:

I am the property owner of section 39 (Exhibit 3, Draft West End Specific Plan, Dec. 19, 1984), and was not notified of this development plan until I happened to visit the Fontana City Hall, very recently. I would like to be kept aware of any future developments or any public meetings regarding this.

I must comment on your draft EIR, top of page V-3, that the "maximum gross density of 4.5 dwelling units per acre" is misleading as there are areas in the plan designated as "H" or 12 dwelling units per gross acre. Even though the Draft West End Specific Plan includes plentiful landscaping ideas, such high density development of admitted low income housing may jeopardize the entire project from the beginning as a beautiful gateway to Fontana from the west. Especially if the high density is planned for construction at the beginning of the 8 year phasing. This should be covered in your EIR: that the projected annual absorption of 8 years is too long, that the "better", larger and commercial areas be developed and sold first. otherwise, the project could be locked into a large blight, low income housing project.

Finally, are adequate fiscal plans mentioned in the EIR for maintenance of appearance and landscaping? Is this to be maintained by the City? even if a significant portion of the area is not sold during the 8 year development period? Your EIR should include more detail as to the maintenance during this 8 year period, specifically the attractiveness of the site, and who will bear this responsibility.

Sincerely,

Dimitrios Kouros
2549 Cass Place
Walnut Park, CA
90255

RESPONSE TO COMMENTS RECEIVED FROM DIMITRIOS KOUROS

Response:

The provision of 180 high density (12 du/ac) dwelling units is consistent with the 4.5 maximum gross dwelling unit designation provided for the site and implements of City of Fontana's General Plan goals and objectives. For clarification purposes, gross density permits a total maximum number of dwelling units to be allocated within the site. In the case of the West End Specific Plan, 3973 dwelling units are permitted. The City General Plan encourages a variety of housing typing ranging from large lots to townhouses and apartments. The Specific Plan allocates approximately 8% (180 units) of the total 3973 to high density (12 du/ac) housing on a 15 acre portion of the 1296.0 acre site. The 15 acre site is planned with a 50 foot landscape setback from Baseline Road and is expected to blend well into the entire village community design.

In response to the comment that the "...projected annual absorption of 8 years is too long, that the better and larger commercial areas be developed first, otherwise the project could be locked into a large blight, low income housing project.", it is anticipated that, based on current market conditions, the high density housing will be developed midway through the total 8 year buildout. Whether or not it is developed earlier or later, however, it should not affect its impact on the community. The 15 acre site is set within generously landscaped areas and is planned to blend in well with the entire community landscape framework.

Finally, an addendum has been prepared that identifies the maintenance costs for the landscape areas within the Specific Plan area. A condition of approval for the Specific Plan requires a maintenance assessment district or equivalent mechanism to assure proper on-going maintenance of the landscape areas.



DESIGNERS - BUILDERS - DEVELOPERS - REALTORS[®]

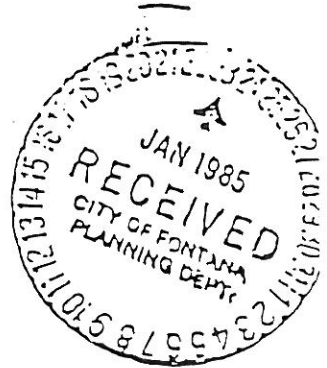
STATE LICENSE #318751

P.O. BOX 966, CLAREMONT, CALIFORNIA 91711

(714) 621-7964

POB

January 21, 1985



Planning Director
City of Fontana
8353 Sierra Avenue
Fontana, Ca. 92335

Attn: West End Specific Plan

Dear Sir:

Marti Enterprises, Inc. and Pearl Westhal are owners of the 22 acre parcel located at 7850 Hemlock, Assessor's Parcel 228-241-09. Our parcel is located within the West End Specific Plan Development (Exhibit #3, Parcel 42). Marti Enterprises, Inc. would be willing to participate in any development that the City Redevelopment Agency proposes. I am aware of the proposed development to our west and would like to be included into the Master Plan.

Please let me know of your requirements and timing.

Sincerely,

Kurt Marti

Kurt Marti
President



RESPONSE TO COMMENTS FROM KURT MARTI - MARTI ENTERPRISES INC.

Response:

Parcel #42, owned by Marti Enterprises, Inc. and Pearl Westhal has been included in the Master Plan for this project.

RESPONSE TO COMMENTS RECEIVED FROM CHAFFEY JOINT UNION HIGH
SCHOOL DISTRICT

Response:

(Refer to correspondence attached herein and dated January 31, 1985 from Terry Draper, Planning Director for the City of Fontana to Robert Murphy - Director of Business Services, Chaffey Joint Union High School)

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

211 WEST FIFTH STREET (ONTARIO) CALIFORNIA 91761

ALLAN G. SMITH EDUCATIONAL SERVICES CENTER

BOARD OF TRUSTEES

January 8, 1985

Asker
Bob

Mr. Terry Draper
Planning Director
Fontana Planning Department
City of Fontana
P.O. Box 518
Fontana, California 92335

Re: Environmental Impact
Report 84-4

Dear Mr. Draper:

I have reviewed the Environmental Impact Report 84-4 and find that the sections which affect the Chaffey Joint Union High School District to be consistent with our present conditions.

The District is concerned and does object to any development which affects our impacted school attendance area, as long as a formal agreement does not exist to mitigate the overcrowded condition.

A notice of impaction was filed with your city over a year ago, but to this date, there has been no response. Our Superintendent, Mike Dirksen, has requested that an initial meeting with you be scheduled at the earliest possible date, in order to discuss and attempt to resolve this matter.

I look forward to our meeting together and hope an agreement of mutual satisfaction can be reached.

Sincerely,

Robert W. Murphy
Robert W. Murphy
Director, Business Services

RMN/jc
cc: Mike Dirksen, Supt.





City of Fontana
CALIFORNIA

January 31, 1985

Mr. Robert W. Murphy
Chaffey Joint Union High School
211 West Fifth Street
Ontario, CA 91762

Dear Mr. Murphy:

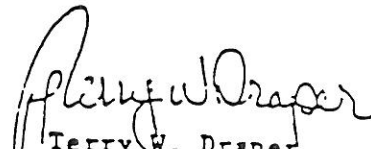
In response to your letter dated January 8, 1985, we acknowledge your filing documentation for Chaffey Joint Union High School District Impaction. Please be advised that the City was currently drafting an acknowledgement impaction report format which will be furnished to you at the earliest possible date. This document is used as a comparative tool which will allow thorough equitable review of your impaction situation. We feel this process is necessary and does not create any significant problems for your district. We certainly acknowledge your concerns of Environmental Impact Report 84-4.

There will be suitable and adequate representation to your concerns in filing the Environmental Impact Report per CEQA requirements.

I would be happy to meet you at any time, however, it appears that such a meeting would be more appropriate upon receipt of our new report format.

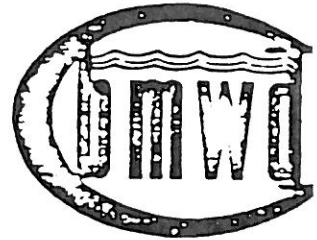
If I can be of any further assistance, please don't hesitate to contact me.

Sincerely,


Terry W. Draper
Planning Director

TWD/da

January 16, 1985



CHINO BASIN
MUNICIPAL
WATER
DISTRICT

TELEPHONE (714) 987-1711

THEO T. NOWAK
GENERAL MANAGER

City of Fontana
Planning Department
P. O. Box 518
Fontana, California 92335

Attention: Mr. Terry Draper,
Director of Planning

Dear Mr. Draper:

Subject: Draft Environmental Impact Report No. 84-4; West End
Specific Plan

Chino Basin Municipal Water District has reviewed the Draft EIR on the West End Specific Plan. In general the District's analysis has concluded that the EIR did not properly address the issues which were presented in our response to the Notice of Preparation (NOP) of an EIR on this project. A copy of that response is attached for your review.

When reviewing a project of this magnitude, the District is concerned with the general phasing of growth and the project's overall consistency with the City of Fontana's Ten Year Growth Forecast report submitted to the District. It is important that these elements of the project are identified early on in the planning process to provide the District with adequate lead-time should any modification to our capital facilities program be required.

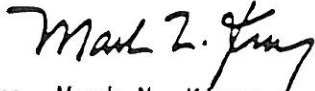
In our response to the NOP, the District also requested that the EIR address the feasibility and cost-effectiveness of utilizing reclaimed water in-lieu of domestic water for landscape irrigation. This analysis should be based upon utilization of reclaimed water from the District's proposed Regional Plant No. 4 (RP 4) facility. As you are aware, the overall economic feasibility of RP 4 is contingent upon utilization of reclaimed water where feasible and the subsequent "banking" of unpumped groundwater by the agencies who contribute wastewater flows to the RP 4 facility. In turn, the feasibility of a development project utilizing reclaimed water is contingent upon early development of a reuse concept and the installation of a dual water distribution system during the initial construction phase. The District is again requesting that the EIR address the feasibility of utilizing reclaimed water in-lieu of domestic water supplies for landscape irrigation or other purposes.

Subject: Draft Environmental Impact Report No. 84-4; West End Specific Plan,
January 15, 1985

If you require any assistance from the District during preparation of the final EIR, contact the undersigned at (714) 987-1712.

Sincerely,

Theo T. Nowak, General Manager
CHINO BASIN MUNICIPAL WATER DISTRICT



By: Mark N. Kinsey
Planning and Administrative
Services

MNK:sf

Encl.

cc: Jess Harris
The SWA Group
580 Broadway, Suite 200
Laguna Beach, CA 92651

RESPONSE TO COMMENTS RECEIVED FROM CHINO BASIN WATER DISTRICT

Response 1:

The Chino Basin Municipal Water District is responsible for treating waste water originating in the City of Fontana and treatment is presently provided at Regional Plan No. 3 in south Fontana. This facility is scheduled for temporary closure in June 1985 at which time the waste water will be conveyed to Regional Plan No. 1 in Ontario via the Fontana Interceptor for treatment and disposal.

The District's Ten year Capital Facility Plan also anticipates the construction of Regional Plant No. 4 in 1989. This facility is planned to be located in the vicinity of Arrow Highway and Etiwanda Avenue. The service area for this facility will include both the north Fontana and the east Rancho Cucamonga regions. The West End Project would be within the RP-4 service area.

Response 2:

According to the general plan, approximately 55 acres could be devoted to commercial with the remaining 1241 acres for S-Res.4.5 providing about 5500 dwelling units. This would generate a daily average flow of waste water of 1,580,000, using the generation factors shown in the City of Fontana's Master Sewer Plan of 1130 gpd/acre for S-Res.4.5 and 3230 gpd/acre for commercial.

Based on the West Fontana Specific Plan and using the waste water generation factors from the same Master Plan (copy attached), the results are the following:

| | |
|--|------------------|
| Business Park - 269 Ac. @ 504 gpd* = (Industrial) | 136,000 |
| Office Park - 100.0 Ac. @ 3230 gpd = | 323,000 |
| Commercial - 37.0 Ac. @ 3230 gpd = | 120,000 |
| Residential - 890 Ac. @ 1130 gpd = (4.5 DU/Ac.) | <u>1,006,000</u> |
| TOTAL = | 1,585,000 gpd |

*Doubled master plan factor of 252 gpd (proposed use primarily for small offices with large open space inside storage areas).

As can be seen, the West End Specific Plan waste water generation is approximately the same as that proposed under the adopted general plan.

In discussions with Mr. Robert Schoenborn, Director of Public Water Works for the City of Fontana, it is his opinion that the rate of development of the West End Specific Plan will not have much influence on the City's ten-year forecast of capacity demand.



CUCAMONGA COUNTY WATER DISTRICT

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BEVERLY E. BRADEN
CHARLES A. WEST

February 26, 1985

City of Fontana
P. O. Box 518
Fontana, California 92335

Attention: Mr. Draper
Planning Director

Re: Fontana West End Specific Plan,
Draft Environmental Impact Report

Dear Mr. Draper:

The subject report has been received and reviewed by the Cucamonga County Water District. The following comments pertaining to water and sewer service are provided:

a) V-10 d. WATER SERVICE

Development should plan on 4 million gallons per day water demand in lieu of 3.25. Extension of existing mains is required. Use of less water demanding landscaping is encouraged.

b) EXHIBIT 21

Water main size in Baseline Road is to be 12 and 10 inch in lieu of 8 inch; main size of 16 and 12 inch is to be provided for east-west transmission through development.

c) TABLE VI-20

Water development fees will be in the order of approximately \$3 million.

City of Fontana
February 26, 1985
Page 2

d) V-10 e. SEWER

The sewer service area is contiguous to the Cucamonga County Water District and sewage capacity and transmission is to be reviewed.

Should there be any further questions, please do not hesitate to contact this Office.

Yours truly,

CUCAMONGA COUNTY WATER DISTRICT


C. L. Bergson
District Engineer

CLB:bf

3. CORRECTIONS AND ADDITIONS TO DRAFT EIR

This section of the Final Environmental Impact Report presents additions, corrections and revised mitigation measures to the Draft EIR. The subject mitigation measures were revised to delineate more clearly the need to implement each measure. Information contained in this section is presented in addition to the comments and responses previously discussed in Section 2.

A. DISCUSSION OF CORRECTIONS AND ADDITIONS

The following corrections and additions are added to the Draft EIR. References to the appropriate section and page in the Draft EIR are added in parentheses.

Sewer Concept Plan

In lieu of the last sentence on Page III-65, Substitute:

The Chino Basin Municipal Water District is responsible for treating waste water originating in the City of Fontana and treatment is presently provided at Regional Plant No. 3 in south Fontana. The facility is scheduled for temporary closure in June 1985 at which time the waste water will be conveyed to Regional Plant No. 1 in Ontario via the Fontana Interceptor for treatment and disposal.

The District's Ten year Capital Facility Plan also anticipates the construction Regional Plant No. 4 in 1989. This facility is planned to be located in the vicinity of Arrow Highway and Etiwanda Avenue. The service area for this facility will include both the North Fontana and the east Rancho Cucamonga regions. The West End Project would be within the RP-4 service area.

Acoustic Environment

All mitigation measures shall also be conditions of approval of final development as identified below: (page V-23)

- (a) Use dense noise barriers of adequate height and adequate proximity to roadways to shield residents by creating a noise "shadow zone."
- (b) Orient second-story windows or patios away from noise sources.
- (c) Orient multi-family dwelling with one solid side toward the noise source to create tall noise barriers with adequate noise insulation to meet the 45 dB(A) interior noise insulation.
- (d) Where residential is adjacent, use 6' (six foot) high perimeter masonry fencing or combination wall and earthen berm along arterial roadway to provide privacy and noise shielding. (Not required along East Avenue.)*

- (e) Use parks and open space as buffers between noise source and receptor. Vegetation creates little attenuation benefit, but the increased physical separation between source and receptor places dwelling outside the roadway noise impact zone.
- (f) Restrict significant noise source from sensitive areas by prohibiting truck travel on certain streets, or during certain sensitive evening and nighttime hours.
- (g) Perform periodic community noise surveys to identify any major deviation from anticipated noise exposure, and develop additional mitigation in response to any unusual noise impact situations.
- (h) Prior to submittal of development plans, a review of the Acoustic Study and the West End Specific Plan Development Standards (i.e., earthen berm, block wall standards) shall be conducted by the Planning Director.

4. UNAVOIDABLE ADVERSE IMPACTS

Air Quality

This project will result in short-term air quality impacts (e.g. dust, exhaust fumes and petrochemicals associated with construction activities). In addition, overtime, pollutant emissions will increase and thus result in the reduction of the area's air quality.

Acoustic Environment

There will be an increase in ambient noise levels as a consequence of the project's development. The source of increased noise levels will primarily be increased traffic.

Cultural and Scientific Resources

The project may expose archaeological and palentological resources which cannot be inventoried until grading has been initiated.

Existing Land Uses

The open space and rural character of the site will be replaced by the urban nature of the proposed land uses.

Traffic/Circulation

The development of the West End Specific Plan would generate approximately 83,780 vehicle trips per day. The project will require construction of new roadway facilities.

Hydrology

Urban development within the study area will result in modification of onsite storm runoff volumes, velocities, and drainage patterns.

Introduction of impervious surfaces within proposed development areas will result in some reduction of stormwater percolation to the groundwater tables immediately underlying those portions of the site.

Geology/Soils

The potential exists for seismic groundshaking to occur within the range of the planning area, although no major faults are known to exist on site.

Public Services and Utilities

Implementation of the West End development will increase the requirements for public services and utilities.

5. SUMMARY OF FINAL EIR MITIGATION MEASURES

Land Use/Relevant Planning

- (a) Existing agricultural uses, including structures and appurtenances accessory thereto, shall be permitted to continue within the planning area, subject to the provisions of Chapter 33, Sections 27-33, Sections 27-33 of the Fontana City Code.
- (b) Prior to development a walk-over and cultural resources survey shall be done on the site to determine any historical or archaeological significance. If any significant resources are found, methods to preserve them will be explored in accordance with the archaeologist's recommendations. A qualified archaeologist shall be consulted if any known or suspected archaeological remains are encountered during development.
- (c) Adjacent to the DeVore Freeway (I-15) and Cherry Avenue, a city designated major truck route, buffering type land uses will be maintained.
- (d) Buffering through the use of roads, landscaped earthen berms and building setbacks between contrasting land uses should be provided.
- (e) Provide a general plan amendment to bring the West End Specific Plan area into conformance with the General Plan.

Landform/Topography

- (a) Detailed grading plans will be required for each proposed tract. These plans will be reviewed by the City shall comply with local codes and ordinances.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Geology and Soils

Soils

- (a) Currently a windrow of eucalyptus trees helps reduce wind erosion. It should be retained, until new plantings as proposed in the Plan can be installed.

Geology

- (a) Building design within the planning area should conform to the most current Uniform Building Code, the Fontana Building Code, and state-of-the-art recommendations of the Structural Engineers Association of California for seismic considerations.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Local ordinances and the Uniform Building Code should be consulted prior to issuance of grading permits. Disruption of the ground surface should be

limited to those areas where either construction or erosion control measures will be undertaken before the onset of winter wind and rains. Engineering specification practices incorporated in grading plans, Uniform Building Codes, engineering practices, and recommendations of registered professional engineers should all be followed to prevent undesirable practices and increased erosion.

- (c) Prior to the actual development of any portion of the plan, a report of a preliminary engineering, geological and soil engineering investigation showing evidence of a recommendation for a safe and stable development, is to be submitted. The recommendations by the engineering, geological and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. Grading will be permitted within areas having approved Final Development Plans, after securing a grading permit.* (Refer also to **Conditions of Approval, 19 March 1985, pgs. iii-1-5.**)

Hydrology/Flood Control

- (a) Construction of the drainage improvements identified in the Drainage Concept Plan (Section III.G, page III-60 of the Specific Plan) will mitigate or eliminate on-site drainage impacts. These major on-site storm drains must be supplemented by (1) off-site improvements to convey site runoff to the regional flood control system; (2) off-site improvements that are part of the regional flood control system to mitigate on-site or off-site flooding; (3) runoff retention facilities, either on-site or off-site, to mitigate impacts on inadequate downstream drainage facilities; and (4) local intract drainage improvements to serve individual subdivisions as they are developed.*
- (b) All required drainage improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans and other precise plans within the West End planning area shall be accompanied by adequate plans for drainage improvements prepared by a registered professional engineer.*
- (c) Coordinate flood control improvements with Flood Control officials in Riverside County.* (Refer also to **Conditions of Approval, 19 March 1985, pgs. iii-1-5.**)

Air Quality

The principal source of emissions generated from development of the proposed project will result from automobile usage. Although it is beyond the means of the project sponsors to reduce the emissions characteristics of motor vehicles, there is a potential to reduce the number of vehicle trips taken, as well as the driving distance for employment, shopping and recreational trips. As a mixed-use development, the proposed project inherently clusters a variety of land uses. Employment, shopping, health care and recreation are conveniently located within minutes from residential development. As such, the design of the proposed project reduces the number of vehicle trips generated and reduces the length of an average trip. This will result in an important reduction in project-related mobile source emissions.

The following mitigation measures are offered to further mitigate the impact of the project on air quality:

- (a) Watering, paving and other dust control measures should be used to minimize fugitive dust generation during construction phases.
- (b) Construction traffic should be routed to minimize traffic interference with developed areas of the project.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (c) Dirt runoff and spills on traveled roadways should be washed or swept frequently during construction.
- (d) Project development should proceed from west to east as feasible in order to use the prevailing winds to minimize dust exposure of developed areas of the planning area.
- (e) Development plans should be coordinated with transit plans for the planning area to insure transit service is expanded to include the planning area.
- (f) Ridesharing and other multiple occupant vehicle commuting methods should be encouraged through convenient parking or pickup/dropoff points within the new community.
- (g) Architectural and landscape architectural designs should maximize the use of the summer winds to reduce air conditioning demands.

Acoustic Environment

The project noise impact study demonstrated that noise levels may exceed the Fontana City Noise Ordinance in impacted areas of the project, but that viable mitigation measures may be implemented to reduce such impacts to acceptable levels. The implementation of these mitigation measures can be further enhanced by site planning decisions that optimize the noise attenuation capabilities of the noise mitigation measures. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Site design mitigation measures to reduce noise exposure include:

- (a) Use dense noise barriers of adequate height and adequate proximity to roadways to shield residents by creating a noise "shadow zone."*
- (b) Orient second-story windows or patios away from noise sources.*
- (c) Orient multi-family dwellings with one solid side toward the noise source to create tall noise barriers with adequate noise insulation to meet the 45 dB(A) interior noise insulation standard.*

- (d) Where residential is adjacent, use 6' (six foot) high perimeter masonry fencing or combination wall and earthen berm along arterial roadways to provide privacy and noise shielding. (Not required along East Avenue.)*
- (e) Use parks and open space as buffers between noise source and receptor. Vegetation creates little attenuation benefit, but the increased physical separation between source and receptor places dwellings outside the roadway noise impact zone.*
- (f) Restrict significant noise source from sensitive areas by prohibiting truck travel on certain streets, or during certain sensitive evening and nighttime hours.*
- (g) Perform periodic community noise surveys to identify any major deviation from anticipated noise exposure, and develop additional mitigation in response to any unusual noise impact situations.*
- (h) Prior to submittal of development plans, a review of the Acoustic Study and the West End Specific Plan Development Standards (i.e., earthen berm, block wall standards) shall be conducted by the Planning Director.*

Transportation/Circulation

The key to successful implementation of the circulation system lies in timely phasing of the financing, scheduling, construction and management of the circulation system.

Offsite arterial highways will be the responsibility of the appropriate City, County and State governmental entities.

On-site arterial highways, internal collectors and local streets will generally be the responsibility of the developer of each project adjacent to or containing necessary street or highway sections. Because of its location within the North Fontana Redevelopment Area it is probable that some highway improvement projects affecting the planning area and the larger redevelopment area will be joint projects involving the developer and the redevelopment agency.

- (a) Provide on-site and off-site road improvements as outlined in the traffic report for the planning area. (Refer to the Appendix).* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Coordinate efforts of Cal Trans, the City of Fontana, the City of Rancho Cucamonga, and the County of San Bernardino Transportation Planning Department.
- (c) Incorporate alternatives to conventional transportation such as park-and-ride facilities, public transit and bicycling.

- (d) Encourage flexible work schedules for employees to decrease area-wide traffic congestion at peak periods.

Socioeconomics

The West San Bernardino Valley region is one of the most dynamic areas of Southern California in terms of population growth, job creation and housing demand. This study has drawn on figures which reflect adopted institutional projection of these socioeconomic indicators. Given that the proposed development of the planning area is based on and consistent with existing policy projections for the region, no mitigation measures would be required.

Aesthetics

In an effort to soften the transition from agricultural to suburban land usage, the proposed project will incorporate a landscape/open space system which will fulfill a variety of functions. These functions, which will be outlined in a conceptual landscape plan, include neighborhood and linear parks for active recreation, buffer areas between different land uses both internal and external to the site, linkages between different areas within the development and visual/aesthetic variation between concentrations of development.

Landscape and grading will be used to provide both visual barriers and interest; path systems and bike trails will provide attractive alternatives to automobile transportation; and collector streets will be enhanced with landscaped greenbelts. Mitigation measures include:

- (a) Develop an overall conceptual landscape plan which illustrates landscape concepts for major street open space areas and transition areas between the project site and adjacent development and that will lend coherence and identity to the entire project.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

Utilities and Public Services

- (a) Coordinate with SCE regarding the location and phasing of required on-site electrical facilities.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
 - (b) Provide building construction which complies with Title 24 of the California Administrative Code.*
 - (c) Consult with SCE regarding current additional energy conservation techniques.
- I. Southern California Association of Governments Growth Forecasts; California Department of Finance, Population Research Unit; and U.S. Bureau of Census.

- (d) Provide energy-efficient architecture and landscaping design concepts which will work to reduce the long-term demands for fossil fuels. Measures should include the following:
- 1) Incorporate natural heating and/or cooling through sun and wind exposure.
 - 2) Design landscape to minimize heat gain in summer, maximize heat gain in winter, and promote air circulation for heating/cooling purposes.
 - 3) Design domestic hot water systems should be designed to utilize alternative energy sources (e.g., solar energy collectors). Should such systems be deemed infeasible at the time of initial construction, building design should incorporate provisions to allow them to be easily accommodated/ installed at a later date.
 - 4) Investigate, for commercial uses, the application of cogeneration and other parallel generation systems which utilize waste heat and/or by-product energy sources to produce electricity.

b. Natural Gas

- (a) Provide natural gas service to the project in accordance with Southern California Gas Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Install thermal insulation in walls and ceilings that meets or exceeds standards established by the State of California, Department of Building and Safety.
- (c) Construct all buildings in conformance with Title 24, Part 6, Division T-20, Chapter 2 of the California Administrative Code.
- (d) Consider designing units to facilitate the use of solar heating systems.
- (e) Design heating and cooling systems to ensure even distribution of air.
- (f) Consider the use of windowless walls for western exposure.
- (g) Encourage the use of landscaping to moderate building heat gain, such as the use of deciduous trees on southern and western exposures to provide shade during the summer yet allow maximum light and heat during the winter.
- (h) Consult with Southern California Gas Company for other methods of conservation.

c. Telephone Service

- (a) Pacific Telephone Company will be involved in future planning to ensure the timely construction and proper placement of necessary telephone facilities.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

d. Water Service

A master plan of water facilities for the area which includes the West End planning area has been previously proposed. Implementation of the plan would correct existing water system deficiencies and would provide sufficient capacity for ultimate development of the West End planning area. Service facilities within the planning area shall be furnished by either the Cucamonga County Water District or the Fontana Water Company. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

- (a) Require water system improvements to be designed and constructed to City standards. All tentative tract maps, site plans and other precise plans within the planning area shall be accompanied by adequate water supply improvement plans prepared by a registered professional engineer.
- (b) Provide a water supply system which will meet all design requirements for fire protection service.
- (c) Follow water conservation measures as required by state law, including:
- 1) Installation of low-flush toilets (Section 17921.3 of the Health and Safety Code);
 - 2) Installation of low-flow showers and faucets (California Administrative Code, Title 24, Part 6, Article 1, T20-1406F); and
 - 3) Insulation of hot water lines in water recirculating systems (California Energy Commission regulations).

In addition, the State Department of Water Resources recommends implementation of several other interior and exterior water conservation measures which vary in their applicability and practicality for any given development proposal. These measures shall be investigated extensively for their feasibility for use in the planning area. Those measures found to be feasible will be implemented to the maximum extent possible. These measures include, but are not limited to:

(d) Interior Measures

- 1) Reduction of water pressure supply lines to 50 pounds per square inch (psi) or less by means of pressure-reducing valves.
- 2) Insulate all hot water lines to provide hot water faster with less water waste, and to keep hot pipes from heating cold pipes.

- 3) For commercial uses, (e.g., hotels, restaurants), post conservation reminders in rooms and restrooms; utilize thermostatically controlled mixing valves for bath/showers; utilize water conserving washers for laundry facilities and dishwashers; and serve drinking water only upon request.

(e) Exterior Measures

- 1) Utilize drought-tolerant landscaping materials.
- 2) Install efficient irrigation systems which minimize runoff and evaporation and maximize the amount of water reaching plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are effective methods of increasing irrigation efficiency.
- 3) Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve soil water holding capacity by reducing evaporation and soil compaction (enhances and maintains soil permeability).

e. Wastewater

- (a) Construct wastewater improvements identified in the Sewer Concept Plan to mitigate or eliminate sewer impacts. (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)
- (b) Require sewer improvements to be designed and constructed to City standards. All tentative tract maps, site plans and other precise plans within the West End planning area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.
- (c) Investigate the cost-effectiveness of using reclaimed water for landscape irrigation.

f. Solid Waste

The San Bernardino County Solid Waste Management Division indicates that it has the capacity to serve the planning area. Nevertheless, conservation measures, such as the establishment of recycling centers, should be established in the community to encourage their use by residents.

g. School Facilities

- (a) Provide two elementary school sites and one intermediate school site.* (Refer also to Conditions of Approval, 19 March 1985, pgs. iii-1-5.)

- (b) Evaluate school facilities as development progresses. The project sponsor should work with the Etiwanda and Chaffey Union High School Districts to jointly determine appropriate mitigation measures. It is currently expected that the project will pay the same impact fees now in affect in both school districts and currently accepted as adequate mitigation measures.
 - (c) Investigate potential sources of revenue for the school system. In order for the Chaffey Joint Union High School District and the Etiwanda School District to accommodate the projected number of additional students, it will be necessary for the schools to rely upon builder's fees, state loan money, and redevelopment money for funding. As long as these funds are available for school development and site acquisition, the school districts will be able to serve the educational needs of the West End community.
- h. Police Service
 - (a) Police services should be provided as needed as the planning area develops.
 - (b) As part of development plan review, the developer shall document conclusions reached with the Police Department about means of providing optimum safety services.*
- i. Fire Protection
 - (a) Require the project sponsor to participate financially on a pro-rated basis for the following fire protection facilities:

| | |
|--|--------------------|
| Construction of a 9-man fire station | Total \$600,000.00 |
| One fully equipped fire engine | Total \$180,000.00 |
| Annual operation and maintenance costs | Total \$677,000.00 |
 - (b) Follow all applicable laws and ordinances regarding fire safety equipment in buildings and emergency vehicle access.*
 - (c) The following fire protection mitigation measures shall also be required per the City's adopted "Fire Protection Point System" (City Council Action March 5, 1985).
 - (1) SITE - The project proponents (Land Owners) BD-West End Venture shall be required to either:
 - (a) Provide a suitable fully improved site for a temporary fire station, or
 - (b) Provide full improvements on the Gillfian site to the specification of the Fire District.

(2) FACILITY/EQUIPMENT - BD-West End Venture will be required to provide 102% of the total capital/construction cost of a nine (9) man fire station and equipment costs.

(3) BD - West End Venture will be required to provide 102% of the operation and maintenance costs of one nine (9) man fire station.

(4) IMPLEMENTATION

(a) Prior to the issuance of the first development permit for the subject 1296 acres, the plan proponent may at his selection either:

- 1) Provide land and improvements for a temporary nine (9) man station with the project area; or
- 2) Provide improvements for a permanent nine (9) man station.

(b) Prior to the issuance of the first development permit, the plan proponent must (in the case of either a temporary facility or permanent facilities) pay for 102% of the total cost of facilities and equipment for a nine (9) man station. Said facility must be operational prior to the issuance of the first development permit.

(c) Should the proponent choose the temporary station alternative, prior to the issuance of the Five Hundred and First (501st) unit building permit, a permanent nine (9) man station shall be operational.

(d) One hundred two percent (102%) of the annual operation and maintenance costs for a fire station shall be paid each year. The first years payment must be made prior to the issuance of any building permit. Subsequent annual operation and maintenance costs shall be paid for every 12 months after the first payment is made.

(e) The estimated Fire District share of tax for the project site is approximately 19.7%. Revenue projections indicate sufficient tax may be generated to offset BD-West End's obligation at some point during build out of the site.

Revenues needed to assure the 100% (of total operation and maintenance) referenced in 4c above shall be paid annually. This annual amount may be the combination of tax revenues and supplemental revenues generated from a maintenance district or other funding mechanisms, acceptable to the City. At the point where regular tax revenues meet or exceed the required 102% funding requirements, the supplemental funding may be terminated.

- (f) All specifications and standards for Facility/Equipment and site requirements shall be subject to the Central Valley Fire District approval.

It is the intent of these Conditions of Approval to provide for impacts associated with fire protection and service. The requirements for improvements/operation and maintenance are timed sequentially to respond to such services and protections needed to serve development on the project site. This is consistent with past City practices which require impact mitigation at the point where impact is created.

j. Medical Services

As the community of the Fontana West End development grows to its projected population of approximately 11,500 surrounding new planned communities will correspondingly be reaching their peak population levels.

While this growth will be occurring over a period of several years, it is of primary significance for the proper authorities to assess, on a regular basis, the medical service needs of the people. A yearly review process of the medical service needs of the area will insure that quality medical care is available and will serve to mitigate the chance of hospital over-crowding and prevent the lack of an appropriate number of trained medical professionals in the community.

k. Parks and Recreation

Under the City's Ordinance No. 619 Section 29 -39, residential developers will be required to dedicate a portion of their property for park uses and/or pay a fee. The determination of this requirement is made by the city, based on the following considerations (Section 29 - 47):

- (a) Parks and recreation element of the City's General Plan;
- (b) Topography, geology, access and location of dedicated land;
- (c) Suitability for patrol, supervision and maintenance;
- (d) Size and shape of the development and of the dedicated land;
- (e) The feasibility of dedication;
- (f) Compatibility of dedication with the City's Master Plan of Parks and Recreation; and,
- (g) Availability of previously acquired park property.

*Also a Condition of Approval.

6. STATEMENT OF FACTS IN SUPPORT OF FINDINGS FOR WEST END SPECIFIC PLAN

Significant environmental effects of the proposed project, findings, with respect to said effects, and Statement Of Facts in support thereof, all with respect to the proposed amendment of the general plan of the City of Fontana, zone change and Specific Plan for that portion of the area know as West End Specific Plan.

Background. The State CEQA Guidelines ("Guidelines") promulgated pursuant to the California Environmental Quality Act ("CEQA") provide:

"No public agency shall approve or carry out a project for which an environmental impact report has been completed and which identified on or more significant effects of the project unless the public agency makes one or more written findings for each of these significant effects, accompanied by a brief explanation of the rationale for each finding." (Section 15091)

The city of Fontana proposes to approve an amendment of the General Plan, change of zone and adoption of a specific plan. The discretionary actions and areas affected are described fully in the Staff Report to the Planning Commission dated February 21, 1985. Because the proposed actions constitute a project under CEQA and the Guidelines, the city of Fontana has prepared an Environmental Impact Report ("EIR") which considered the proposed project and a range of alternatives. Alternatives to the proposed project (West End Specific Plan) were identified and evaluated in Draft EIR 84-4 and in the Staff Report to the Planning Commission. These alternatives can generally be categorized as follows:

No Project Alternative

This alternative assumes the proposed actions, including General Plan Amendment, zone change and specific plan adoption would not occur. The study area would be retained as vacant land with limited agricultural potential of development on a piecemeal basis through traditional zoning and subdivision practices.

Parkway Alternative (Primarily Residential Alternative)

This alternative assumes the proposed actions, including the General Plan Amendment, zone change and specific plan adoption would not occur. Under the existing residential land use designations, the property could be developed with approximately 5,500 dwelling units.

Savannah Plan (Mixed Use Alternative)

This design alternative would require discretionary actions identical to the proposed project, but the alternatives differ in the location and distribution of land uses, and in the traffic circulation pattern they would create.

GEOLOGY/SOILS

Significant Effect

The probability for ground acceleration within the planning area is similar to Southern California as a whole. Horizontal accelerations induced by an earthquake may affect structures. Nevertheless, experience has shown that wood-framed structures, designed in conformance with the Uniform Building Code, tend to resist earthquake effects.

Other earthquake hazards, such as a ground rupture, landsliding and liquefaction should not be a problem due to the great depth of the water table, the low relief and the absence of faults directly below the planning area.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

Engineering specifications incorporated into grading plans, uniform building code compliance and engineering practices in conformance with local ordinances for grading and building design will avoid or minimize the potential effects of groundshaking in the project area.

All significant environmental effects than can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project or future project approvals as set forth above.

HYDROLOGY

Significant Effect

Development of the project will change the hydrological characteristics of the study area. Modification of existing drainage patterns will be required. Increased storm runoff volumes from the site necessitate installation of master planned drainage facilities and an increase in ultimate drainage facilities onsite and downstream.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

A Drainage Concept Plan identifies drainage improvements which shall be constructed to mitigate or eliminate offsite and onsite drainage impacts. Detailed plans for drainage improvements shall be prepared by registered professional engineers, and all drainage improvements shall be designed and constructed to city standards.

All significant environmental effects that can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project or future project approvals as set forth above.

CULTURAL/SCIENTIFIC RESOURCES

Significant Effect

Since the project area is in an alluvial fan there is the possibility that archeological sites may be uncovered.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

Prior to development a "walk-over" will be performed by a qualified archaeologist. Following such surveys additional mitigation measures, as necessary, will be identified and implemented.

All significant environmental effects that can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project or future project approvals as set forth above.

LAND USE

Significant Effect

Development of the proposed project will result in the conversion of agricultural land to urban uses and a loss of open space. This conversion represents an unavoidable loss of open space. The proposed project's combination of residential and non-residential uses creates a potential for land use contrasts.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

Measures which will be required to reduce the potential for land use contrasts include use of landscaping and architectural treatments, buffer areas and landscaped setbacks, and compliance with applicable city and county standards and ordinances for noise reduction.

All significant environmental effects that can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project or future project approvals as set forth above.

Finding 2 - Specific economic, social or other considerations make infeasible other project alternatives identified in the final EIR.

Facts in Support of Finding

The no-project alternative would result in significantly less conversion of agricultural land and open space to development. However, this alternative could result in further subdivision activity occurring in a piecemeal fashion, with possible reduced compatibility with surrounding planned development. The remaining design alternative is not superior to the proposed project relative to distribution of residential and non-residential uses, traffic impacts and community design. In addition, the overriding social, economic and other considerations, provide additional facts in support of these findings.

TRANSPORTATION/CIRCULATION

Significant Effect

The generation of added daily vehicle trips associated with the project will place an added cumulative burden on the existing circulation system. A significant need for circulation system improvements is associated with the project and planned areawide development.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

A circulation master plan is proposed for the project to mitigate potential impacts to the existing transportation network and to provide future transportation improvements for the ultimate development of the project site and surrounding area. The circulation system included with the specific plan sizes the arterial streets and their alignments to reflect future areawide traffic growth, and includes provisions for needed improvements within the project site and surrounding area. Appropriate mitigation measures for internal circulation, level of service, and lane configurations are specified.

AIR RESOURCES

Significant Effect

Implementation of the project will result in short-term construction air quality impacts and long-term increased mobile and stationary source air emissions which are cumulatively significant.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts of Support of Finding

Several mitigation measures will be implemented which reduce the project's potential impacts on air quality; including compliance with the South Coast Air Quality Management District (SCAQMD) Rules and Regulations, SCAQMD Rule 403 (Fugitive Dust Emissions) and investigation of implementation of suggested "control measures" adopted by the SCAQMD. The project will also comply with Title 24 energy conservation building standards.

ACOUSTIC ENVIRONMENT

Significant Effect

Noise impacts associated with the project include short-term construction noise and long-term increases in ambient noise levels, primarily from vehicular traffic.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

Most residential uses are proposed in portions of the study area relatively isolated from major roadways. An acoustical analysis is required for residential areas exposed to CNEL or 65 or greater and noise barriers will be utilized where needed to reduce roadway noise effects.

All significant environmental effects that can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project or future project approvals as set forth above.

PUBLIC SERVICES AND UTILITIES

Significant Effect

The proposed project will generate long-term increased demands for fire, police, school, solid waste, water supply, wastewater disposal, electricity, gas and telephone services. The long-term increased demand for energy and water supplies will occur, which in conjunction with other projects is considered cumulatively significant from a regional perspective.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

A number of mitigation measures are proposed to alleviate or reduce expected demands for public services and utilities, including participation in provision of expanded services and the incorporation of energy and water conservations measures into the project design. The specific plan includes a sewer concept plan which identifies the need onsite and offsite improvements. Developers in the plan area will be required for construct in-tract sewer collection facilities to city standards and recommended conditions of approval for subdivision maps are included. The specific plan also incorporates regulations which require that the developer mitigate school impaction conditions by working jointly with the school district to provide 2 elementary and one junior high school.

All significant environmental effects than can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project or future project approvals as set forth above.

AESTHETICS

Significant Effect

Ultimate development of the project site will alter the rural character of the area to a more urbanized appearance. The change in the rural character is unavoidable.

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Facts in Support of Finding

Scenic views of the San Gabriel Mountains will be maintained. The community design concept plan provides a design framework to develop an attractive urban environment. Standards for final design and visual aesthetic quality will be reviewed by the Planning Commission and City Council at later stages of planning.

All significant environmental effects that can feasibly be avoided have been eliminated or substantially lessened by virtue of mitigation measures identified in the final EIR and incorporated into the project of future project approvals as set forth above.

7. STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines promulgated pursuant thereto provide:

- (a) CEQA requires the decision maker to balance the benefits of a proposed project against its unavoidable risks in determining whether to approve the project. Where agencies have taken action resulting in environmental damage without explaining the reasons which supported the decision, courts have invalidated the action.
- (b) Where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15088 (a) (2) or (a) (3).
- (c) If an agency makes a statement of overriding of considerations, the statement should be included in the record of the project approval and should be mentioned in the Notices of Determination. (Section 15089 of the Guidelines).

The proposed project consists of adoption of the specific plan, a general plan amendment, and a concurrent zone change. The proposed project may have significant or certain substantial adverse impacts on the environment, which will not be fully mitigated. The city of Fontana has balanced the benefits of the proposed project against the unavoidable environmental impacts identified in the final Environmental Impact Report, and the benefits and environmental impacts associated with a range of alternatives identified in the final EIR and as set forth above.

The following benefits of the proposed project are found to outweigh and make acceptable the unavoidable adverse impacts identified in the final EIR.

1. The West End Specific Plan will enable the City to control development and to curtail the future spread of unplanned growth by ensuring that improvements are made with a logical unified relationship to each other and surrounding land uses.
2. The long term development prospects of the project and surrounding properties will enhanced as a result of the significant capital expenditure proposed for infrastructure and support services.
3. The Plan will benefit the City through the generation of increased property taxes and sales tax revenues.
4. The Plan designates sites for local shopping centers and employment areas which will provide a source of convenient retail goods and employment opportunities to the residents of the community. Also, prospects for

increased industrial development and employment will be enhanced by providing local housing for employees in well-planned neighborhoods.

5. In general, the proposed project will maintain and enhance the long term productivity as well as the highest and best use of the planning area.

B. CONDITIONS OF APPROVAL

WEST END CONDITIONS OF APPROVAL

The following conditions of approval have been adopted for all subdivision maps and development approvals in the West End Specific Plan area.

General:

1. Development of the property encompassing the West End project area shall be in accordance with the mandatory requirements of all City ordinances and State laws and shall conform substantially with this approved Specific Plan unless otherwise amended.
2. All mitigation measures proposed by the Draft Environmental Impact Report 84-4 are herein adopted as conditions of approval for the West End Specific Plan. Additional environmental data may be required as determined by the City at such time as precise development plans are initiated.
3. The "phasing plan" provided as exhibit 9 of the staff report shall be incorporated into the West End Specific Plan. All public improvements shown as associated with a particular phase shall be required to be installed as a prerequisite of development within that area pursuant to the triggering mechanisms of the phasing plan. (See page VI-42)
4. A maintenance district shall be established encompassing all West End properties for the purpose of the maintenance and management of the streetscape landscaping, trail systems, park areas, project entry point facilities, signing, lighting, and other common amenities described in the Specific Plan.
5. Covenants, conditions, and restrictions (cc&r's) to the satisfaction of the Director of Planning and the City Attorney shall be recorded at the same time as all final subdivision maps and shall incorporate the conditions of approval found herein.
6. Prior to the issuance of any building permits or the recordation of the first subdivision map, all on and off site infrastructure "master plans", as approved by the appropriate regulatory agencies, shall be submitted to the City for approval. Such plans shall include but are not limited to sewer, flood control, parks, water, and freeway improvements.
7. Prior to recordation of the first subdivision map, plans shall be submitted to the city providing for all of the internal "back-bone" infrastructure including drainage, sewer, water, etc. All such systems will be required to be operative prior to any occupancies.
8. Prior to recordation of the first subdivision map, a wall plan shall be submitted to the City for approval providing a theme for all major wall systems.
9. Construction (phasing) shall be sequenced so that on-going construction does not impact the new residents.

10. All property owners within the specific plan area shall participate in financing of the required infrastructure. Prior to the issuance of any building permits appropriate finding mechanisms (including recapture provisions) shall be established to the satisfaction of the Director's of Planning and Public Works.
11. The City Council may waive/defer/modify certain studies and/or infrastructure requirements for the BP3 District, if the Council finds that the intent and purpose of the Specific Plan is maintained.
12. The City may waive/defer/modify certain studies and/or infrastructure requirements for the Master tentative Map (ie. the map used to establish land use areas) if the intent and purpose of the Specific Plan is maintained.

Circulation:

1. Unless alternative design standards are required or approved by the Director of Public Works, all roadways shall be constructed to operate at a level of service "c" or better and to incorporate the mitigation measures contained with the traffic study included as appendix document "F-3" of the Specific Plan.
2. Prior to the issuance of any building permits or the recordation of a subdivision map, a signal light fund based upon trip generation factors and imposed upon all construction shall be established to the satisfaction of the Director of Public Works.
3. Prior to the issuance of any residential building permits, plans for pedestrian crossings over the Etiwanda Flood Control Channel shall be submitted to the City for approval by the appropriate City departments and incorporated into the Plan's trail system.
4. All local residential streets shall have the sidewalk adjacent to the curb and shall provide for mail boxes, fire hydrants, lights, etc., in back of the sidewalk, leaving a minimum 4' clear area from face-of-curb. This will require the creation of a public service easement abutting the public right-of-way.
5. The following street improvements shall be required in addition to those arterial connections shown in the phasing plan:
 - a. Major arterial access as deemed satisfactory to the Director of Public Works shall be provided to all development as it occurs.
 - b. All streets internal to the project shall be constructed to full ultimate cross-sections as associated development occurs.
 - c. Commercial/industrial/office projects shall be designed to have limited access to arterials as illustrated in the Specific Plan. Street improvements shall be made as necessary to insure such limited access.

6. The north half of Foothill Boulevard shall be fully improved concurrent with construction within "phase II".
7. Major street intersections shall receive decorative treatments which may be required to include stamped concrete or other similar treatments subject to the determination of the Directors of the appropriate City departments.
8. Prior to recordation of the first subdivision map a bike trail plan shall be submitted to the City for approval.
9. Trails and sidewalks shall not be used as a part of any drainage system.
10. All industrial collector streets shall maintain a minimum 64 foot right-of-way.

Landscaping/Open Space:

1. Precise landscape/irrigation plans shall be required for each project. Entry treatments shall be included within these plans and shall be filed in conjunction with the first development requiring each access.
2. All single family residential units shall have street frontage landscaping installed to City standards and policies prior to occupancy.
3. Street trees shall be installed by the developer(s) per the City's standards and policies and incorporated into the required front yard landscaping. Street tree deposits per City ordinance shall be required.
4. Multi-family projects shall provide internal landscaping and open space per City standards and policies.
5. The landscape pallett shown in Section III shall be considered illustrative only and a precise theme plan shall be submitted for City approval prior to recordation of the first tentative parcel or tract map. Palms shall be limited to entry and accent treatments subject to the approval of the Director of Parks and Recreation. Center median landscaping shall be to City standards and policies and shall include trees.
6. Subject to the determination of the Director of Parks and Recreation, "Grand Avenue" open space may be required to incorporate active recreation facilities and landscape amenities such as trees.
7. The major north/south Edison easement shall receive full landscape improvement in a manner deemed satisfactory to the Director of Parks and Recreation.

Retention Basins:

1. All retention basins shall receive decorative landscape treatments as deemed appropriate by the Directors of Planning and Parks/Recreation to make them more compatible with adjacent development and attractive from public right-of-ways.

Drainage/Flood Control:

1. Prior to the issuance of any building permits or the recordation of a subdivision map, a flood control fund satisfactory to the Director of Public Works shall be established for the provision of adequate flood protection. Such fund shall be based upon "runoff coefficient" factors and imposed upon all construction within the West End Specific Plan area.
2. No occupancy permits shall be issued until facilities adequate for protection of the structure against 100-year flood inundation are determined to be completed and operational by the City and, where applicable, by the County Flood Control District.

Water:

1. At the time development occurs, actual funding shares and responsibilities shall be in accordance with the City and the appropriate water agency policies.
2. The water agency must provide the Department of Real Estate with a verification letter that the developer has made financial arrangements for installation of water service and that water supply will be available.

Sewer:

1. No occupancy permits, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the project are determined to be completed and operational by the City. Within two years following the construction of a model home, or prior to the conveyance of title to such a model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer system.
2. At the time of construction, sewer connection fees shall be paid in accordance with the schedule of such fees established by the City Council.

Parks and Recreation:

1. All common open-space areas designated in the West End Specific Plan that are not within school properties or the Edison easement shall be dedicated to the City for maintenance by an assessment district including dedication of the 4.0 acre Civic Use area (planning unit 27) at the east side of the "crescent" for use as a community center and for any attendant uses.

2. Prior to the issuance of any building permits or the recordation of a subdivision map the following shall occur:
 - a. A performance bonding program to the satisfaction of the Director of Parks and Recreation shall be established to insure the full development of all parks.
 - b. The Director of Parks and Recreation shall certify that a maintenance assessment district has been established for the maintenance of all parks, common area, and parkway landscaping and facilities.
 - c. A phasing plan for the improvement of the Edison easement shall be submitted for approval of the Director of Parks and Recreation.
3. The developer shall have the responsibility for installing park, common area, and parkway improvements and shall be responsible for maintenance of these improvements for a period of one (1) year or until accepted by the City and/or the appropriate maintenance district.
4. Fencing or other barriers erected around Park areas shall be of a decorative variety approved by the Director of Parks.

Schools:

1. No residential building permits shall be issued until an agreement has been executed between the City, School District(s), developer, and the Redevelopment Agency to provide school facilities.

Police:

1. No building permits shall be issued until an agreement to provide adequate police services has been executed between the City, developer, and the Redevelopment Agency.

Fire:

1. No building permits shall be issued until an agreement to provide adequate fire protection has been executed between the developer and Central Valley Fire District according to the Public Facilities Master Plan (as adopted in the City's General Plan).

The enclosed "Fire Services/Facility Impact mitigation memo dated March 7, 1985 is herein adopted as a Condition of Approval. (See page)

Plan Additions:

1. The final edit of the West End Specific Plan shall include the following measures:
 - a. Landscape and architectural treatments along East Avenue shall be designed to be compatible with residential development.
 - b. A buffer treatment to the satisfaction of the Director of Planning shall be incorporated into the Plan to buffer residential properties to the east of the Plan from industrial development within the BP3 area. The buffer shall also be made to apply internally within the Specific Plan wherever Business Park areas abut other use areas.
 - c. Building separation distances for multi-family housing shall be as prescribed within Chapter 33 of the City's Municipal Code.

Railroad:

1. Prior to the issuance of building permits for any "rail served" structures, a noise study shall be performed by a registered acoustical engineer at the developer's expense to determine noise impacts on properties adjacent to both sides of the Southern Pacific Railroad easement where it runs within the BP3 land use area. Measures to mitigate any determined impacts shall be required as a condition of approval of the subject permits.
2. The West End Specific Plan indicates termination of the Southern Pacific Railroad easement on the east side of Cherry Avenue. Accordingly, no building permits shall be issued for development north of Baseline Road and "Crescent Drive", and east of "Grand Avenue" until either the railroad easement is abandoned west of Cherry Avenue or the West End Specific Plan has been amended to adequately provide for the railroad and its associated impacts.

C. RESOLUTIONS/ORDINANCES OF APPROVAL

RESOLUTION NO. 85-49

A RESOLUTION OF THE CITY OF FONTANA APPROVING THE WEST END SPECIFIC PLAN.

WHEREAS, the Planning Commission of the City of Fontana has conducted all required hearings; and

WHEREAS, the City Council, considered, and certified as complete the Final EIR (84-4) for said West End Specific Plan; herein referenced in its entirety, a copy of which is on file in the City Clerk's office; and

WHEREAS, the City Council is fully appraised of the plan area and the West End Specific Plan and accompanying addendum, plans, maps, drawings, reports, the EIR and addendum, presentations made at all of the Planning Commission and City Council Workshops and public hearings; and

WHEREAS, the final West End Specific Plan incorporates, all needed information heretofore referenced for adoption as a complete document; and

WHEREAS, all mitigations incorporated within said final plan do mitigate impacts associated with said project to the maximum extent possible,

BE IT RESOLVED that the City Council of the City of Fontana hereby adopts the Final West End Specific Plan (SP #12) as contained in the Report and Map adopted herewith by referenced; and

BE IT FURTHER RESOLVED that Chapter 4 shall be adopted as development regulations for the effectuation of this Specific Plan, within Chapter 34, Article 9 of the City Code.

APPROVED AND ADOPTED this 19th day of March, 1985.

/s/ Nathan D. Simon

Mayor of the City of Fontana

ATTEST:

/s/ Patricia M. Murray

City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof, held on the 19th day of March, 1985, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Roehler, Kragness

NOES: None

ABSENT: None

/s/ Patricia M. Murray

City Clerk of the City of Fontana

APPROVED AS TO FORM:

/s/ John M. Rager

City Attorney of the City of Fontana

(resolution)

WEST END
SPECIFIC PLAN REVISIONS

| Revision No. | Topic | Date | Page |
|--------------|-------------------------|--|---|
| 1. | Specific Plan Amendment | November 19, 1985 | I-0 and Exhibit 2, Exhibit 3, Exhibit 4, Exhibit 5, Exhibit 6, II-8, II-9, Exhibit 7, II-10, III-6, Exhibit 9, Exhibit 10, Exhibit 11, III-26, III-27, III-31, III-41a, IV-1, IV-1a, Exhibit 9 following page IV- 1a, IV-2, IV-3, IV-8, IV-19, IV-22, IV-27, IV-33, IV-36, IV-39, IV-42, IV-43, IV-44, IV-45, IV-50, IV-53, IV-54, IV-58, IV-59, IV-62, IV-63, IV-64, IV-80, IV-90 |
| 2. | Specific Plan Amendment | September 16, 1986 | Title Page Consultant Credit Page, I-0, III-3, III-6, III-7, III-8, III-9, Exhibit 3, II-2, II-8, II-9, Exhibit 7, III-2, III-3, III-4, III-4a, III-5, III-6, Exhibit 9, Exhibit 10, Exhibit 11, Exhibit 12, Exhibit 13, III-10, III-16, III-17, III-25, III-27, III-29, III-30, III-31, III-34, III-35, III-36, III-37, III-38, III-39, III-40, III-41, III-41a, III-43, III-48, III-54, III-56a, III-56b, III-56c, III-56d, III-56e, III-56f, III-56g, III-56h, III-56i, III-57, Exhibit 14, III-58a, III-58b, III-58c, III-58d, III-58e, IV-1, IV-1a, IV-1b, IV-1c, IV-1d, IV-2, IV-8, IV-22, IV-23a, IV-24, IV-24a, IV-25, IV-25a, IV-25b, IV-25c, IV-25d, IV-26, IV-26a, IV-26b, IV-26c, IV-26d, IV-26e, IV-26f, IV-26g, IV-27, IV-27a, Exhibit 17.1, Exhibit 17.2, Exhibit 17.3, Exhibit 17.4, Exhibit 17.5, IV-27b, IV-29, IV-32, IV-33, IV-35, IV-36, IV-38, IV-39, IV-41, IV-42, IV-42a, IV-43, IV-44, IV-45, IV-46, IV-47, IV-48, IV-48a, IV-48b, IV-49, IV-50, IV-51, IV-51a, IV-51b, IV-52, IV-53, IV-54, IV-55, IV-56, IV-57, IV-58, IV-59, IV-60, IV-61, IV-62, IV-63, IV-63a, IV-64, IV-65, IV-66, IV-66a, IV-66b, IV-66c, IV-74, IV-80, IV-81, IV-84 |
| 3. | Specific Plan Amendment | June 5, 1990 | IV-24a, 25 |
| 4. | Specific Plan Amendment | June 4, 1991 | IV-52, 53 |
| 5. | Specific Plan Amendment | August 6, 1991 | IV-24a, III-26, III-56f |
| 6. | Specific Plan Amendment | August 6, 1991 | IV-5, IV-25, IV-86 |
| A. | Specific Plan Revision | August 20, 1991 | |
| | <u>Pages Amended:</u> | Cover Sheet, II-8, II-9, III-2, III-3, III-4a, III-5, III-6, Exhibit 9, Exhibit 10, III-12, Exhibit 12, Exhibit 13, III-16, III-22, III-23, III-25, III-28, III-30, III-34, III-43, III-48, III-54, III-56a, III-56f, Exhibit 14, Exhibit 15, Exhibit 16, Exhibit 17, IV-2, IV-3, IV-9, IV-14, IV-15, IV-23a, IV-24a, IV-42, IV-47, IV-48b, IV-49, and IV-50 | |
| | <u>Pages Added:</u> | IV-49a | |
| | <u>Pages Deleted:</u> | I-0, III-20, III-21, III-42, | |
| 9. | Specific Plan Amendment | November 17, 1998 | |
| | <u>Pages Amended:</u> | II-8, II-9, II-10, III-2, III-3, III-4a, III-5, III-56f, IV-2, IV-3, IV-22, IV-33, IV-37, IV-38, IV-40, IV-41, IV-48b, IV-49, Exhibits 7, 9, 10, 12, 13, 14, 17 | |

CITY COUNCIL ACTION REPORT

April 28, 2009

FROM: Community Development Department

SUBJECT: Specific Plan Amendment No. 08-010 (Amendment No. 16 to the West End Specific Plan) which changes approximately 45 gross acres from Rail Served Industrial (BP3) to a new district to be named Commercial Light Industrial (CLI).

RECOMMENDATION:

1. FIND THAT THE PROJECT HAS BEEN REVIEWED PURSUANT TO THE LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND ADOPT A NEGATIVE DECLARATION AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION.
2. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT NO. 08-010 (WEST END SPECIFIC PLAN AMENDMENT NO. 16), WHICH CHANGES APPROXIMATELY 45 GROSS ACRES FROM RAIL SERVED INDUSTRIAL (BP3) TO A NEW DISTRICT TO BE NAMED COMMERCIAL LIGHT INDUSTRIAL (CLI), AND AMENDS THE TEXT OF THE WEST END SPECIFIC PLAN TO INCLUDE NEW USES, AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.

COUNCIL GOALS:

Work together to provide stability and consistent policy direction.

DISCUSSION:

The project area is currently zoned Rail Served Industrial (BP3) within the West End Specific Plan. The BP3 district is intended to allow heavy industrial uses such as industrial warehousing, wholesale, and rail service. Rail service was once planned for this area, however, the rail easement has been converted and is now part of the Pacific Electric Pedestrian and Bicycle Trail. The northern portion of the WESP, east of Cherry Avenue, is also designated BP3 and has successfully developed in accordance with the WESP, unfortunately, this district is no longer appropriate along Foothill Boulevard. Since the adoption of the WESP on April 2, 1985, the project area has customarily developed with commercial uses which are contrary to the industrial district envisioned and established by the WESP. Foothill Boulevard is currently one of the City's largest commercial corridors, extending approximately five and a half miles east and west to the city limits. The existing commercial uses along Foothill Boulevard generate a significant amount of sales tax for the City according to the Finance Department which tracks such data. A specific plan amendment is proposed to change the zoning to a new zoning district to be named Commercial Light Industrial (CLI). This proposed

district will permit a variety of commercial uses including some conditionally permitted light industrial small business park uses with retail components. This designation would be more consistent with the existing uses along Foothill Boulevard and will guide the pattern and type of development desired for this area. The uses proposed to be allowed in the CLI zone are shown in Exhibit H of this staff report.

In addition, in October of 2003, the City adopted a new General Plan and Land Use Map which designated the majority of the parcels along Foothill Boulevard General Commercial (C-G), or Community Commercial (C-C). This action created an inconsistency between the General Plan land use designations and WESP Zoning District for the parcels located along the north side of Foothill Boulevard. The parcels within the specific plan project area are currently zoned Rail Served Industrial (BP3) which is inconsistent with the current underlying General Plan land use designation of General Commercial (C-G).

Furthermore, although the subject properties are within the WESP boundary, the area was not annexed into the City until September 19, 2006. During the time the properties were under the jurisdiction of the County of San Bernardino, discretionary projects were approved. In the efforts to accommodate some of these previously approved County projects, the City has initiated this specific plan amendment to allow some uses that were allowed by the County's zoning and land use. Finally, this specific plan amendment will correct inconsistencies between the current WESP district and the General Plan Land Use Map.

At the duly noticed Planning Commission hearing of March 17, 2009 the Planning Commission forwarded a recommendation to the City Council to adopt an ordinance approving Specific Plan Amendment No. 08-010, WESP Amendment No. 16.

Environmental:

Staff has completed an environmental review of this project. Pursuant to the Local Guidelines for Implementing the California Environmental Quality Act an Initial Study (IS) was prepared for the project and a Negative Declaration is recommended for the City Council's action.

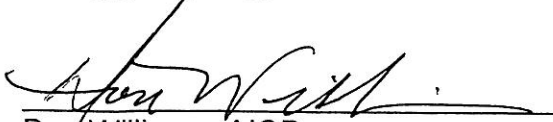
Based on this information, no further environmental review is required and a Notice of Determination has been prepared for the City Council's consideration.

MOTION:

1. FIND THAT THE PROJECT HAS BEEN REVIEWED PURSUANT TO THE LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND ADOPT A NEGATIVE DECLARATION AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION.
2. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT NO. 08-010 (WEST END SPECIFIC PLAN AMENDMENT NO. 16), WHICH CHANGES APPROXIMATELY 45 GROSS ACRES FROM RAIL SERVED

INDUSTRIAL (BP3) TO A NEW DISTRICT TO BE NAMED COMMERCIAL LIGHT INDUSTRIAL (CLI), AND AMENDS THE TEXT OF THE WEST END SPECIFIC PLAN TO INCLUDE NEW USES, AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.


SUBMITTED BY:


Dor Williams, AICP
Director of Community Development

REVIEWED BY:


Debbie M. Brazill
Deputy City Manager

APPROVED BY:


Kenneth R. Hunt
City Manager

ATTACHMENTS:

1. Specific Plan Amendment Ordinance No. _____
2. Planning Commission Minutes
3. Notice of Determination
4. Negative Declaration

Initial Study (sent under separate cover)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 08-010 (WEST END SPECIFIC PLAN AMENDMENT NO. 16), WHICH CHANGES APPROXIMATELY 45 GROSS ACRES FROM RAIL SERVED INDUSTRIAL (BP3) TO A NEW DISTRICT TO BE NAMED COMMERCIAL LIGHT INDUSTRIAL (CLI), AND AMENDS THE TEXT OF THE WEST END SPECIFIC PLAN TO INCLUDE NEW USES.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. After the publication of notice as required by law, the Planning Commission and City Council of the City of Fontana, California conducted public hearings on Specific Plan Amendment No. 08-010 (West End Specific Plan Amendment No. 16)

Section 2. Specific Plan Amendment No. 08-010 (West End Specific Plan Amendment No. 16) is consistent with the goals and policies of the General Plan.

Section 3. On March 17, 2009, the Planning Commission forwarded a recommendation to the City Council to approve Specific Plan Amendment No. 08-010 (West End Specific Plan Amendment No. 16).

Section 4. Be it resolved, determined, and ordered by the City Council of the City of Fontana that Specific Plan Amendment No. 08-010 (West End Specific Plan Amendment No. 16), be amended as shown in the attached Exhibits A through G.

Section 5. The City Council of the City of Fontana determines that the project has been reviewed pursuant to the Local Guidelines for Implementing the California Environmental Quality Act, adopt a Negative Declaration and direct staff to file a Notice of Determination and approve Specific Plan Amendment No. 08-010 (West End Specific Plan Amendment No. 16).

Section 6. This ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of the fifteen (15) days from the passage, therefore, the Ordinance, or a summary of the Ordinance, shall be published at least once in the Fontana Herald News, a newspaper of general circulation in the City of Fontana. Thereafter, this Ordinance shall be in full force and effect.

APPROVED AND ADOPTED this 28th day of April, 2009.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

I, Tonia Lewis, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced at a regular meeting of said City Council on the _____ day of April, 2009, and was finally passed and adopted not less than five (5) days thereafter on the _____ day of May, 2009, by the following vote to wit:

AYES:

NOES:

ABSENT:

City Clerk

Mayor of the City of Fontana

ATTEST:

City Clerk