

ORDINANCE NO. 1896

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT NO. 21-003 TO AMEND THE SOUTHWEST INDUSTRIAL PARK (SWIP) SPECIFIC PLAN TO FOR A COMPREHENSIVE UPDATE THAT INCLUDES CHANGES TO THE LAND USE TABLES AND REVISIONS TO THE FOLLOWING: LANDSCAPING STANDARDS, REGISTERED VEHICLE STORAGE REQUIREMENTS, DEFINITION OF INDUSTRIAL REPAIR, MONUMENT SIGN CONCEPT, SETBACK/BUILDING PLACEMENT, FENCING REQUIREMENTS, SINGLE-FAMILY NONCONFORMING REBUILD PERCENTAGES, AND INCLUDES THE CHANGE OF LAND USE DESIGNATION OF SOME PROPERTIES WITHIN THE SWIP TO BE REDESIGNATED FROM THEIR CURRENT DESIGNATION OF JURUPA NORTH RESEARCH AND DEVELOPMENT DISTRICT (JND) TO SLOVER WEST INDUSTRIAL DISTRICT (SWD) GENERALLY LOCATED SOUTH OF SANTA ANA AVENUE, BETWEEN MULBERRY AVENUE AND CHERRY AVENUE, AND NORTH OF KAISER HIGH SCHOOL.

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. City staff initiated Specific Plan Amendment No. 21-003 to amend the Southwest Industrial Park Specific Plan (SWIP) Specific Plan to revise the nonconforming provisions, definitions and land use table changes to provide additional clarity and consistency in SWIP as depicted in the Exhibit A.

Section 2. On March 15, 2022, the Planning Commission received public testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto on Specific Plan Amendment No. 21-003.

Section 3. On March 15, 2022, the Planning Commission approved Resolution No. PC 2022-009 and recommended approval to City Council of Specific Plan Amendment No. 21-003 and after carefully considering all information pertaining to the proposed project, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on March 15, 2022.

Section 4. On July 12, 2022, the City Council held a duly noticed public hearing on Specific Plan Amendment No. 21-003 along with the entitlements referenced herein, received testimony, and the supporting documents in evidence, the City Council found that the Specific Plan Amendment is in conformance with the goals and policies of the General Plan to provide a community that is balanced between residential, commercial, and industrial that is developed to high standards and provides diverse economic and social opportunities for our citizens and those who wish to invest here.

Section 5. The City of Fontana City Council hereby makes the following findings for Specific Plan Amendment No. 21-003 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding No. 1: **A Specific Plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: SWIP was adopted on June 12, 2012 and included language to regulate truck, trailer, warehouse, and industrial uses. SWIP is currently being implemented for approximately nine (9) years and staff found that some of the language relating to standards for registered vehicle storage, and industrial uses are confusing and outdated making this specific plan difficult to implement. The proposed Specific Plan Amendment to SWIP will amend these sections to provide clarity; thus, making the specific plan more user-friendly. In addition, the Specific Plan Amendment also includes the change of land use designation of some properties within the Southwest Industrial Park (SWIP) Specific Plan to be redesignated from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) to be consistent with existing surrounding uses. Therefore, the amendment would provide clarity and will improve implementation of the Specific Plan, which will be beneficial to the community to promote public welfare and furthers good planning principals.

Section 6. Based on the foregoing, the City of Fontana City Council determines that this project is that has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2009091089), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 7. Specific Plan Amendment No. 21-003 is hereby approved, and the text and exhibits modified as shown on Exhibit "A", attached hereto and by this reference incorporated; and

Section 8. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News, a local newspaper of the general circulation, published and circulation in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

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CC Meeting Date: 07/26/2022

Amendment No. 16

APPROVED AND ADOPTED this 26th of July, 2022.

READ AND APPROVED AS TO LEGAL FORM:

Ruben Duran

City Attorney

I, Germaine McClellan Key, 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 by the City Council at a regular meeting on the 12th day of July 2022, and was finally passed and adopted not less than five days thereafter on the 26th day of July 2022, by the following vote to wit:

AYES: Mayor Warren, Mayor Pro Tem Garcia, Council Members Cothran and Roberts

NOES: Council Member Sandoval

ABSENT: None

ABSTAIN:

Germaine McClellan Key

City Clerk of the City of Fontana

Lequanetta Warren

Mayor of the City of Fontana

ATTEST:

Germaine McClellan Key

City Clerk

City Council

Exhibit A No. 1896

CC Meeting Date: 07/26/2022

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Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

1. Revise Land Use Tables 6-2, 7-2, 8-2, 9-2, 10-2, 11-2, 12-2, and 13-2 as follows:

Table 6-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement
	"P" = Use Permitted by Right
	"C" = Conditional Use Permit Required
Freeway Industrial/Commercial District	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	M
Industry, Manufacturing, and Processing Uses	
Flex-Tech Multi-Use Facilities (32)	P
Handcraft Industry/Small-Scale Manufacturing	P
Manufacturing, Light (Processes involving no raw materials)	
• Appliance Manufacturing	P
• Electronics & Equipment	P
• Glass Product Fabrication	P
• Paper Product Manufacturing	P
• Product Assembly and Distribution	P
Research and Development	P
Residential Uses	
Caretaker Housing (2)	C
Retail Uses	
Alcohol Sales, Off-Site/On-Site	C
Factory/Warehouse Outlet Store	P
Retail Sales, General (43)	P
Service Uses	
Business Support Services	P
Catering Services	P
Financial Facilities	P
Food Service	
• Outdoor Dining	P
• Restaurants	P
Hotel	P
Motel (1)	C
Industrial Repair	C
Mini Storage Facility (not allowed adjacent to I-10 freeway)(43)	P
Offices	P
Personal Services	P
School, Commercial	M

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Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 6-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required	
<i>Freeway Industrial/Commercial District</i>		
Motor Vehicle		
Car Wash/ Detailing		M
Motor Vehicle Rental, Sales, and Leases		C
Service Stations (43)		C
Specialty or Antique Automotive Sales		C
Truck Sales		C
Truck Stops (43)		C
Vehicle Auctions		P
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities		P
Transportation, Communications and Infrastructure Uses		
Antennas	Municipal Code Chapters 25 and 32	
Broadcasting Offices or Studios	P	
Parking Structures (43)	P	
Recycling Facility		
• Consumer Recycling Facilities (not allowed on parcels fronting the I-10 freeway) (43)	C	
Other Uses		
Drive-Through Uses (43)	MP	
Outdoor Display & Sales	M	
Public Facilities	P	
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)	

(1) Motels are only permitted at Truck Stop locations

(2) See Section 6.4D

(32) See Section 6.9E

(43) See Section 6.9F

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Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 7-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement
	"P" = Use Permitted by Right
	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required
Jurupa North Research and Development District (JND)	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Refer to Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	C
Industry, Manufacturing, and Processing Uses	
Flex-Tech Multi-Use Facilities (1)	P
Handcraft Industry/ Small-Scale Manufacturing	P
Manufacturing, Light (Processes involving no raw materials)	
• Appliance Manufacturing	M
• Electronics & Equipment	P
• Furniture and Fixture Manufacturing	M
• Glass Product Fabrication	P
• Product Assembly and Distribution	P
Research and Development	P
Pallet Yard (2)	C (Sunset on 6/30/19)
Residential Uses	
Caretaker Housing (3)	C
Retail Uses	
Alcohol Sales, Off-Site/On-Site	C
Factory/Warehouse Outlet Store	P
Retail Sales, General (43)	P
Service Uses	
Business Support Services	P
Financial Facilities	P
Catering Services	P
Food Service	
• Outdoor Dining	P
• Restaurants	P
Hotel	P
Industrial Repair	C
Mini Storage Facility (43)	P

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Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 7-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	
	"C" = Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
Jurupa North Research and Development District (JND)		
Motor Vehicle		
Car Wash / Detailing	M	
Motor Vehicle Rental, Sales, and Leases	C	
Service Stations (43)	C	
Vehicle Auctions (not fronting on Jurupa Avenue)	P	
Offices	P	
Personal Services	P	
School, Commercial	M	
Distribution, Wholesaling and Warehousing Uses		
Logistics and Distribution Facilities (loading docks shall not front on Jurupa Avenue)	P	
Warehousing Facilities	P	
Transportation, Communications and Infrastructure Uses		
Antennas	Municipal Code Chapters 25 and 32	
Broadcasting Offices or Studios	P	
Parking Structures (43)	P	
Other Uses		
Drive-Through Uses (43)	MP	
Outdoor Display & Sales	M	
Public Facilities	P	
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)	

(1) See Section 7.9E

(2) See Section 7.4G

(3) See Section 7.4D

(43) See Section 7.9F

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Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 8-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	"P"= Use Permitted by Right	
	"C"= Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
<i>Jurupa South Industrial District</i>		
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	C	
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities (1)	P	
Manufacturing, Light (Processes involving no raw materials)		
• Appliance Manufacturing	M	
• Electronics & Equipment	P	
• Furniture and Fixture Manufacturing	P	
• Glass Product Fabrication	P	
• Machinery Manufacturing	P	
• Paper Product Manufacturing	P	
• Product Assembly and Distribution	P	
General Manufacturing (Processes involving raw materials)		
• Stone and Cut Stone Product Manufacturing	P	
• Structural Clay and Pottery Product Manufacturing	P	
• Textile and Leather Product Manufacturing	P	
Research and Development	P	
Residential Uses		
Caretaker Housing (2)	C	
Retail Uses		
Factory/Warehouse Outlet Store	P	
Retail Sales, General (32)	P	
Service Uses		
Business Support Services	P	
Food Service		
• Outdoor Dining	P	
Industrial Repair	P	
Mini Storage Facility	P	

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 8-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	"P"= Use Permitted by Right	
	"C"= Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
	Jurupa South Industrial District	
Motor Vehicle		
Motor Vehicle Rental, Sales, and Leases	C	
Registered Vehicle Storage (43)	C	
Vehicle Auction (not fronting on Jurupa Avenue or Mulberry Avenue)	P	

Table 8-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P"= Use Permitted by Right "	
	"C"= Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
	Jurupa South Industrial District	
Offices	P	
School, Commercial	M	
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies	C	
Logistics and Distribution Facilities	P	
Petroleum/Hazardous Material Storage	C	
Warehousing Facilities	P	
Transportation, Communications and Infrastructure Uses		
Antennas	Municipal Code Chapters 25 and 32	
Broadcasting Offices or Studios	P	
Parking Structures (32)	P	
Truck, Truck Trailer Storage	C*	
Other Uses		
Drive-Through Uses (32)	MP	
Outdoor Display & Sales	M	
Public Facilities	P	
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)	

*Ancillary Use Only with approval of a Conditional Use Permit that must accompany a primary use that is Permitted or allowed with a Conditional/Minor Use Permit.

(1) See Section 8.9E

(2) See Section 8.4D

(32) See Section 8.9F

(43) See Section 8.4G

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 9-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement
	"P"= Use Permitted by Right
	"C"= Conditional Use Permit Required
	"M" = Minor Use Permit Required
Slover Central Manufacturing District	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	C
Industry, Manufacturing, and Processing Uses	
Manufacturing, Light (Processes involving no raw materials)	
• Appliance Manufacturing	P
• Electronics & Equipment	P
• Furniture and Fixture Manufacturing	P
• Glass Product Fabrication	P
• Machinery Manufacturing	P
• Paper Product Manufacturing	P
• Product Assembly and Distribution	P
General Manufacturing (Processes involving raw materials)	
• Concrete, Gypsum, and Plaster Product Manufacturing	P
• Food Products Manufacturing	P
• Glass Product	P
• Plastics, Synthetics, and Rubber Product Manufacturing	P
• Pulp and Pulp Product Industries	P
• Stone and Cut Stone Product Manufacturing	P
• Structural Clay and Pottery Product Manufacturing	P
• Textile and Leather Product Manufacturing	P
• Transportation Product Assembly	P
Research and Development	P
Pallet Yard (1)	C (Sunset on 6/30/19)
Residential Uses	
Caretaker Housing (3)	C
Retail Uses	
Factory/Warehouse Outlet Store	P
Retail Sales, General (2)	CP

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 9-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement
	"P"= Use Permitted by Right
	"C"= Conditional Use Permit Required
	"M" = Minor Use Permit Required
Slover Central Manufacturing District	
Service Uses	
Animal Kennel Services	P
Industrial Repair	P
Mini Storage Facility (2)	P
Motor Vehicle	
Motor Vehicle Rental, Sales, and Leases	C
Registered Vehicle Storage (43)	C
Service Stations (2)	P
Vehicle Auctions	P
Distribution, Wholesaling and Warehousing Uses	
Industrial Equipment, Materials, and Supplies	C
Logistics and Distribution Facilities	P
Petroleum/Hazardous Material Storage	C
Warehousing Facilities	P
Transportation, Communications and Infrastructure Uses	
Antennas	Municipal Code Chapters 25 and 32
Parking Structures (2)	P
Truck, Truck Trailer Storage	C*
Recycling Facility	
• Consumer Recycling Facility (54)	C
• Non-Consumer Recycling Facility (54)	C
Other Uses	
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)

**Ancillary Use Only with approval of a Conditional Use Permit that must accompany a primary use that is Permitted or allowed with a Conditional/Minor Use Permit.*

(1) See Section 9.4I

(2) See Section 9.9E

(3) See Section 9.4D

(43) See Section 9.4G

(54) See Section 9.4H

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 10-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	'P" = Use Permitted by Right	
	'C" = Conditional Use Permit Required	
<i>Slover East Industrial District</i>		
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	C	
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	P	
Manufacturing, Light (Processes involving no raw materials)		
• Appliance Manufacturing	P	
• Electronics & Equipment	P	
• Furniture and Fixture Manufacturing	P	
• Glass Product Fabrication	P	
• Machinery Manufacturing	P	
• Paper Product Manufacturing	P	
• Product Assembly and Distribution	P	
General Manufacturing (Processes involving raw materials)		
• Plastics, Synthetics, and Rubber Product Manufacturing	P	
• Pulp and Pulp Product Industries	P	
• Stone and Cut Stone Product Manufacturing	P	
• Structural Clay and Pottery Product Manufacturing	P	
• Textile and Leather Product Manufacturing	P	
Research and Development	P	
Residential Uses		
Caretaker Housing (1)	C	
Retail Uses		
Alcohol Sales, Off-Site/On-Site	C	
Factory/Warehouse Outlet Store	P	
Retail Sales, General (21)	P	
Service Uses		
Animal Kennel Services	P	
Business Support Services	P	
Food Service		
• Outdoor Dining	P	
• Restaurants	P	
Industrial Repair	P	
Mini Storage Facility (21)	P	
Motor Vehicle		
Car Wash/Detailing	M	
Motor Vehicle Rental, Sales, and Leases	C	
Service Stations (21)	C	
Registered Vehicle Storage (32)	C	
Vehicle Auction	P	
School, Commercial	M	

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 10-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required	
<i>Slover East Industrial District</i>		
School, Trucking		C

Table 10-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required	
<i>Slover East Industrial District</i>		
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies		C
Logistics and Distribution Facilities		P
Petroleum/Hazardous Material Storage		C
Warehousing Facilities		P
Transportation, Communications and Infrastructure Uses		
Antennas	Municipal Code Chapters 25 and 32	
Broadcasting Offices or Studios		P
Parking Structures (21)		P
Truck and/or Trailer Storage		C*
Recycling Facility		
• Consumer Recycling Facility (43)		C
• Non-Consumer Recycling Facility (43)		C
Other Uses		
Drive-Through Uses (21)		MP
Outdoor Display & Sales		M
Public Facilities		P
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)	

**Ancillary Use Only with approval of a Conditional Use Permit that must accompany a primary use that is Permitted or allowed with a Conditional/Minor Use Permit.*

(1) See Section 10.4D

(21) See Section 10.9E

(32) See Section 10.4G

(43) See Section 10.4H

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 11-2 Allowable Land Use and Permit Requirements

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	
	"C" = Conditional Use Permit Required	
<i>Slover West Industrial District</i>		
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	C	
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	P	
<u>Manufacturing, Light (Processes involving no raw materials)</u>		
• Appliance Manufacturing	P	
• Electronics & Equipment	P	
• Furniture and Fixture Manufacturing	P	
• Glass Product Fabrication	P	
• Machinery Manufacturing	P	
• Paper Product Manufacturing	P	
• Product Assembly and Distribution	P	
<u>General Manufacturing (Processes involving raw materials)</u>		
• Plastics, Synthetics, and Rubber Product Manufacturing	P	
• Pulp and Pulp Product Industries	P	
• Stone and Cut Stone Product Manufacturing	P	
• Structural Clay and Pottery Product Manufacturing	P	
• Textile and Leather Product Manufacturing	P	
Research and Development	P	
Pallet Yard (1)	C (Sunset on 6/30/19)	
Residential Uses		
Caretaker Housing (2)	C	
Retail Uses		
Alcohol Sales, Off-Site/On-Site	C	
Factory/Warehouse Outlet Store	P	
Retail Sales, General (32)	P	
Service Uses		
Animal Kennel Services	P	
Business Support Services	P	

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 11-2 Allowable Land Use and Permit Requirements (continued)

Land Use	Permit Requirement			
	"P" = Use Permitted by Right			
	"C" = Conditional Use Permit Required			
	"M" = Minor Use Permit Required			
Slover West Industrial District				
Food Service				
• Outdoor Dining	P			
• Restaurants	P			
Industrial Repair	P			
Mini Storage Facility (32)	P			
Motor Vehicle				
Motor Vehicle Rental, Sales, and Leases	C			
Registered Vehicle Storage (43)	P			
Service Stations (32)	C			
Vehicle Auction	P			
Distribution, Wholesaling and Warehousing Uses				
Industrial Equipment, Materials, and Supplies	C			
Logistics and Distribution Facilities	P			
Petroleum/Hazardous Material Storage	C			
Warehousing Facilities	P			
Transportation, Communications and Infrastructure Uses				
Antennas	Municipal Code Chapters 25 and 32			
Broadcasting Offices or Studios	P			
Parking Structures (32)	P			
Truck, Truck Trailer Storage	C*			
Recycling Facility				
• Consumer Recycling Facilities (54)	C			
• Non Consumer Recycling Facilities (54)	C			
Other Uses				
Outdoor Display & Sales	M			
Public Facilities	P			
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)			

**Ancillary Use Only with approval of a Conditional Use Permit that must accompany a primary use that is Permitted or allowed with a Conditional/Minor Use Permit.*

(1) See Section 11.4I

(2) See Section 11.4J

(32) See Section 11.9E

(43) See Section 11.4G

(54) See Section 11.4H

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Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 12-2 Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	<i>"P"= Use Permitted by Right</i>	
	<i>"C"= Conditional Use Permit Required</i>	
	<i>"M" = Minor Use Permit Required</i>	
	<i>Speedway Industrial District</i>	
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Municipal Code §30-11 & FMC Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	M	
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities (21)	P	
Manufacturing, Light (Processes involving no raw materials)		
• Electronics & Equipment	P	
• Glass Product Fabrication	P	
• Product Assembly and Distribution	P	
General Manufacturing (Processes involving raw materials)		
• Transportation Product Assembly	P	
Research and Development	P	
Residential Uses		
Caretaker Housing (1)	C	
Retail Uses		
Alcohol Sales, Off-Site/On-Site	C	
Factory/Warehouse Outlet Store	P	
Retail Sales, General (32)	P	
Service Uses		
Business Support Services	P	
Financial Facilities	P	
Catering Services	P	
Food Service		
• Outdoor Dining	P	
• Restaurants	P	
Hotel	P	
Industrial Repair	C	
Offices	P	
Personal Services	P	
School, Commercial	M	
School, Trucking	C	

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Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 12-2 Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement
	<i>"P" = Use Permitted by Right</i>
	<i>"C" = Conditional Use Permit Required</i>
Motor Vehicle	
Car Wash/ Detailing	M
Motor Vehicle Rental, Sales, and Leases	C
Service Stations (32)	C
Specialty or Antique Automotive Sales	C
Truck Sales	C
Truck Stops (32)	C
Vehicle Auctions	P
Registered Vehicle Storage	C
Distribution, Wholesaling, and Warehousing Uses	
Logistics and Distribution Facilities	P
Warehousing Facilities	P
Transportation, Communications, and Infrastructure Uses	
Antennas	Municipal Code Chapters 25 and 32
Broadcasting Offices or Studios	P
Parking Structures (32)	P
Truck, Truck Trailer Storage	C
Other Uses	
Drive-Through Uses (32)	MP
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)

(1) See Section 12.4D

(21) See Section 12.9E

(32) See Section 12.9F

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Table 13-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement			
	"P"= Use Permitted by Right			
	"C"= Conditional Use Permit Required			
	"M" = Minor Use Permit Required			
Residential Truck District (RTD)				
Entertainment, Recreation and Public Assembly Uses				
Open Space / Park	P			
Public Assembly Facilities	C			
Residential Uses				
Granny Housing	P			
Home Occupation	P			
Second Dwelling Unit	P			
Single Family Dwelling	P			
Other Uses				
Truck Uses	P (1)			
Public Facilities	P			
Signs	P			
Temporary Uses	Municipal Code Chapter 30, Division 18 (Temporary Use)			

Notes:

(1) See Section 13.6.D

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2. Remove sections 6.4D, 7.4D, 8.4D, 9.4D, 10.4D, 11.4D and 12.4D and renumber subsequent sections to eliminate Caretaker Housing.

3. Revise Sections 8.4G, 9.4G, 10.4G, 11.4G, and 12.4G standards for registered vehicle storage as follows:

G. Registered Vehicle Storage

Registered vehicle storage will be defined as follows:

Registered Vehicle Storage means an off-street, ground level open area that allows parking for the purpose of storage of vehicles, including but not limited to, truck, truck-trailer, buses, boats, construction equipment, recreational vehicles, and automobile storage. These vehicles are to be stored and are not for sale, rental, or leasing. Maintenance or vehicle repair is not permitted at the premises unless otherwise separately allowed and approved under a separate conditional use permit.

Special use regulations are proposed to be applied to Registered Vehicles Storage. All businesses with registered vehicle storage shall comply with the following provisions:

1. The entire storage area shall be surfaced with asphalt or cement material. The surface material shall be striped as required (when feasible) and shall be maintained in good condition.
2. All storage areas shall clearly be identified on the site plan for the property and shall be screened from view from the public right-of-way by one or more decorative block screening walls. All screening walls adjacent to a public right-of-way shall have a minimum height of eight (8) fourteen (14) feet and shall not be located in a required landscape setback area. Additional wall height and/or berthing may be added as needed to satisfy screening requirements.
3. A line-of-sight analysis clearly demonstrating that all registered vehicles proposed to be located in the storage area(s) are screened from view from all adjacent public rights-of-way at all times shall be required with all proposals and/or applications. For the purpose of the line-of-sight analysis, the assumed height of the vehicles to be stored shall be fourteen feet and six inches (14'6"). To meet this requirement, storage areas shall be set back from required screening walls to provide the required line-of-sight clearance for screening. Storage areas which have been set back to provide the required line-of-sight clearance for screening shall be identified on the site plan and shall be marked and maintained at all times in a manner consistent with the site plan.
4. All vehicles stored on the premises shall have a valid vehicle registration from the State of California or other similar government entity and shall be maintained in an operable condition at all times.
5. Fire access lanes of a minimum twenty-six feet (26') in width shall be required along the interior perimeter of any required decorative block screening wall adjacent to a public

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right-of-way. Additional fire access lanes shall be provided as required by the Fire District. This required fire access lane may be used to meet the line-of-sight clearance set back requirement above.

6. All on-site fire access lanes, drive aisles, required parking, etc., (but not including Identified and marked vehicle storage areas) shall be paved with asphalt, cement or an equivalent material; gravel or slag in these lanes is specifically prohibited.
7. A guard station or similar structure shall be required near the primary access to the premises. The minimum size of such structure shall be sixteen square feet.
8. ~~A residence for a caretaker may be permitted and incorporated into the project subject to the approval of a Conditional Use Permit application.~~
8. Permanent on-site security lighting shall be required to be designed and installed to the standards and satisfaction of the Police Chief or his/her designee.
9. Fire hydrants shall be required to the satisfaction of the Fire District.
10. Vehicles stored on the premises shall not themselves be used as storage containers to store materials in them. With prior 72 hour written notice to the property and/or business owner, any and all stored vehicles shall be open to inspection for the purpose of enforcing this provision.
11. ~~To provide adequate space dimensions to accommodate the movement off large vehicles on the site, the minimum lot size shall be two (2) acres with a minimum lot width of 300 feet and a minimum lot depth of 300 feet. Irregular or unusually shaped lots may require additional minimums to meet the intent of this regulation, as shall lots with unusual, irregular, or severe topographic features or changes. Provide adequate space dimensions to accommodate the movement of large vehicles on the site. Turning templates for truck trailer combos shall be provided in order to demonstrate adequate circulation.~~
12. ~~They shall not be located on along Santa Ana Avenue, Jurupa Avenue, Citrus Avenue, Cherry Avenue, and Beech Avenue unless they are primarily screened by a building from the above-mentioned streets. These sites may include some ancillary screening decorative return walls of at least 14 feet high to facilitate screening when adjacent to the streets mentioned above.~~
13. Landscaping adjacent to the public right-of-way is required per the Code. Interior lot landscaping shall not be required for any internal area (wall perimeter, parking area, storage area, etc.) enclosed by the required screening walls. Incidental landscaping may be required as needed to satisfy screening and other requirements in interface area(s) open to public view (entry gate, guard station, etc.)

4. Revise Sections 7.4.C, 8.4.C, 9.4.C, 10.4.C, 11.4.C, 12.4.C standards for Outdoor Activities and Storage as follows:

C. Outdoor Activities and Storage

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1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard. Temporary storage of construction materials during construction on the same site is allowed. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna that may be stored in side and rear yards, provided that they are outside the required side and rear setback areas identified in Tables 7-3, 8-3, 9-3, 10-3, 11-4, and 12-4 – Intensity and Dimensional Standards.

2. Limitations on Outdoor Uses.

a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, parking areas, industrial activities, truck trailer storage, and other approved uses that require outdoor activities.

b. ~~Truck Terminals and cross dock facilities that are characterized by loading doors on opposing sides of the building shall not be located on along Santa Ana Avenue, Jurupa Avenue, Citrus Avenue, Cherry Avenue, and Beech Avenue unless they are primarily screened by a building from the above-mentioned streets. These sites may include some ancillary screening decorative return walls of at least 14 feet high to facilitate screening when adjacent to the streets mentioned above.~~

5. Add Motor Vehicle title and parking requirements for Registered Vehicle Storage to Table 8-7 as follows:

Parking Requirements by Land Use		
Land Use	Vehicle Spaces (Minimum #) GPA- Gross Floor Area	Bicycle Spaces Minimum #
Motor Vehicle		
Registered Vehicle Storage	3.3 spaces /1,000 sq ft GFA; and 1 space/10,000 sq ft of yard area	None

6. Add parking requirements for Registered Vehicle Storage to Tables 9-7, 10-7, 11-7, and 12-7 as follows:

Parking Requirements by Land Use		
Land Use	Vehicle Spaces (Minimum #) GPA- Gross Floor Area	Bicycle Spaces Minimum #
Motor Vehicle		
Registered Vehicle Storage	3.3 spaces /1,000 sq ft GFA; and 1 space/10,000 sq ft of yard area	None

7. Revise the definition of Logistics and Distribution Facility to further define cross dock facilities as follows:

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- **Logistics and Distribution Facility.** Warehouse/distribution facilities used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials and excludes bulk storage of materials, which are flammable or explosive or create hazardous or commonly recognized offensive conditions) before their distribution to retail locations or other warehouses. Warehouse/distribution centers are generally greater than 200,000 square feet in size, with a land coverage ratio of approximately 50 to 80 percent, and a dock-high loading door ratio of approximately 1:5,000 – 8,000 square feet. They are characterized by dock high loading doors on opposing sides of the building (Cross Dock Facility); significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and freeway access, including:
 - Freight Yards/Forwarding Terminals
 - Warehousing Distribution/High Cube Distribution Centers
 - Moving Agencies
 - Parcel Delivery Terminals
 - Railroad Freight Stations
 - Shipping/Receiving Yards
 - Truck Terminals
 - Cross dock facility is characterized by a building with little or no storage, loading doors on opposing sides of the building, and significant movement of products, materials, or equipment.

8. Revise Tables 6.5, 7.5, 8.5, 9.5, 10.5, 11.5 and 12.5 to modify landscaping standards as follows:

Table 6-5 – Landscape Standards

Note: The Director of Community Development may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15% of the total required landscaping of site area
Minimum plant sizes in landscaped areas Trees	Minimum Ratio 1 tree/500 SF of landscape area and 8 shrubs for each tree. 50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized.

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Table 6-5 – Landscape Standards

Additional landscape requirements	Maximum slope: 3:1 for berms 1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer in front setback requirements from right-of-way	Major Highways: Cherry Ave, Citrus Ave, and Valley Blvd: 30 ft minimum width Primary Highway: Mulberry, Beech, Slover and Fontana Avenues: 25 ft minimum width Secondary Highways and Collector/Local Streets: Poplar Ave: 20 ft minimum width

Table 7-5 – Landscape Standards (1)

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio of 1 tree/500 SF of landscape area and 8 shrubs for each tree.
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width

Notes: (1) The Director of Community Development may require additional setbacks.

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Table 8-5 – Landscape Standards (1)

Minimum Landscaped Area Mixture of turf, ground cover, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15% of the total required landscaping of site
Minimum plant sizes in landscaped areas	Minimum Ratio of 1 tree/500 SF of landscape area <u>and 8 shrubs for each tree.</u>
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 25 ft minimum width Primary Highway: 20 ft minimum width Collector/Local Streets: 15 ft minimum width

Notes: (1) The Director of Community Development may require additional setbacks.

Table 9-5 – Landscape Standards*Note: The Director of Community Development Director may require additional setbacks.*

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities.
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	25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area <u>and 8 shrubs for each tree.</u>
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width

Table 10-5 – Landscape Standards*Note: The Director of Community Development may require additional setbacks.*

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area <u>and 8 shrubs for each tree.</u>
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon

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Groundcover (sod or hydro seeding)	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width
Landscape buffer in any side or rear yard abutting a residential zone	20 ft minimum width with 1 tree for each 20 linear feet of lot line, and 3 shrubs per tree

Table 11-5 Landscape Standards (1)*Note: The Community Development Director may require additional setbacks.*

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15% of the total 15% landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area and 8 shrubs for each tree.
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area

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Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer in front setback requirements from right-of-way	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width
Landscape buffer in any side or rear yard abutting a residential zone	20 ft minimum width with 1 tree for each 20 linear feet of lot line, and 3 shrubs per tree

Table 12-5 Landscape Standards

Notes: The Director of Community Development may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15% of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area and 8 shrubs for each tree.
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width

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Table 12-5 Landscape Standards

Landscape buffer in any side or rear yard abutting a residential zone	20 ft minimum width with 1 tree for each 20 linear feet of lot line, and 3 shrubs per tree
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9. Revise Sections 6.9F.5, 7.9F.5, 9.9E.3, 10.9E.A, 11.9E.4, 12.9F.3 Building Design for service stations as follows:

The roof design of service stations, ~~including pump island canopies~~, shall incorporate full, pitched roof treatments with a low to moderate slope.

10. Remove Figure 98 in Chapter 6.0, Figure 98 in Chapter 7.0, Figure 80 in Chapter 9.0, Figure 81 in Chapter 10.0, Figure 82 in Chapter 11.0, and Figure 97 in Chapter 12.0 to remove the figure that depicts pitched roof for canopies.**11. Revise Section 13.6 D.1 as follows:**

1. A maximum of one oversize vehicle may be parked on any lot at a time, ~~provided that the lot is a minimum one acre in size.~~

12. Revise Definition of Industrial Repair in Appendix A:

- **Industrial Repair.** A service facility where various types of electrical, electronic, and mechanical equipment, and appliances and machines are repaired and/or maintained away from the site of the equipment owner. Includes motor vehicle, truck, and trailer work; such as, heavy and light repair, part replacement, maintenance, custom repair, painting, and body work.

13. Remove of Sections 6.10C.2.a, 6.10D.2.a, 7.10C.2.a, 7.10D.2.a, 8.10C.2.a, 8.10D.2.a, 9.10C.2.a, 9.10D.2.a, 10.10C.2.a, 10.10D.2.a., 11.10C.2.a, 11.10D.2.a, 12.10C.2.a, and 12.10D.2.a and renumber subsequent sections to remove expedited application processing.**14. Revise Section 5.6.A.3.d for rebuilding of nonconforming single family structures as follows:**

- d. A nonconforming single-family structure used as a single-family use, a historical structure, or contributing structure within a historic district that damaged by fire, explosion, act of God, or the public enemy may be repaired to its nonconforming state and shall not be subject to the fifty (50%) percent assessed value limitation. Nonconforming single-family structures used as a single-family use, may be rebuilt to one hundred (100%) percent of its legal floor area that existed at the time the single-family residential structure became nonconforming.

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15. Revise Tables 8-3 and 10-3 to include building setbacks as follows:

Table 8-3 – Intensity and Dimensional Standards

Lot Size and Building Placement

	Industrial Use	Commercial Use
INTENSITY		
Floor Area Ratio(3)	0.55 max. FAR	1.0 max. FAR
LOT DIMENSIONS		
Lot Size	45,000 sq ft min.	35,000 sq ft min.
Lot Width (C)	200 ft min.	150 ft min.
Lot Depth (D)	200 ft min.	200 ft min.
BUILDING SETBACKS		
Front Setback (1)		
Major Highway (<i>Etiwanda, Jurupa, and Mulberry</i>) (G)	30 ft min. (4)	30 ft min. (4)
Primary Highway (<i>Not applicable</i>) (F)	Not applicable	Not applicable
Secondary Highway/Collector Street (<i>Marlay and Philadelphia</i>) (E)	25 ft min. (4)	25 ft min. (4)
Side (Street) Setback (1)	20 ft min. (4)	20 ft min (4)
Major Highway (<i>Etiwanda, Jurupa, and Mulberry</i>) (G)	30 ft min. (4)	30 ft min. (4)
Primary Highway (<i>Not applicable</i>) (F)	Not applicable	Not applicable
Secondary Highway/Collector Street (<i>Marlay and Philadelphia</i>) (E)	20 ft min. (4)	20 ft min. (4)
Side (Interior) Setback (2)	None	None
Rear Setback (2)	None	None
Adjacent to Residential	50 ft min.	50 ft min.
Adjacent to San Sevaine Channel (1)	Comply with MC Chapter 12 (Flood Control)	Comply with MC Chapter 12 (Flood Control)
Accessory Buildings Setbacks	Comply with setbacks applicable to primary structures	Comply with setbacks applicable to primary structures

(Continued)

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Table 8-3 – Intensity and Dimensional Standards (continued)**Building Height and Mass**

	Industrial Use	Commercial Use
HEIGHT		
Primary Building (3)	60 ft max.	60 ft max.
Accessory Building	1-story or 14 ft max. to eave/parapet line	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min	Ground floor – 12 ft min
UPPER STORY STEPBACKS		
All buildings regardless of street frontage	Allowed.	Allowed.

Notes:

(1) Setback is measured from public right-of-way line.
 (2) Setback is measured from property line.
 (3) See Section 8.10 Development Incentives.
 (4) Corner cut-off setbacks per Specific Plan.

Table 10-3 – Intensity and Dimensional Standards**Lot Size and Building Placement**

	Industrial
INTENSITY	
Floor Area Ratio (3)	0.55 max. FAR
LOT DIMENSIONS	
Lot Size	40,000 sq ft min.
Lot Width (C)	200 ft min.
Lot Depth (D)	175 ft min.
BUILDING SETBACKS	
Front Setback (1)	
Major Highway (G)	Not applicable 30 ft min. (4)
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Elm Poplar, Santa Ana) (E)	20 ft min. (4)
Side (Street) Setback (1)	
Major Highway (G)	Not applicable 30 ft min. (4)
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Elm Poplar, Santa Ana) (E)	20 ft min. (4)
Side (Interior) Setback (2)	None
Rear Setback (2)	None
Adjacent to Residential Truck District (2)	50 ft min
Accessory Building Setbacks	Comply with setbacks applicable to primary structure

City Council

Exhibitance No. 1896

CC Meeting Date: 07/26/2022

Amendment No. 16

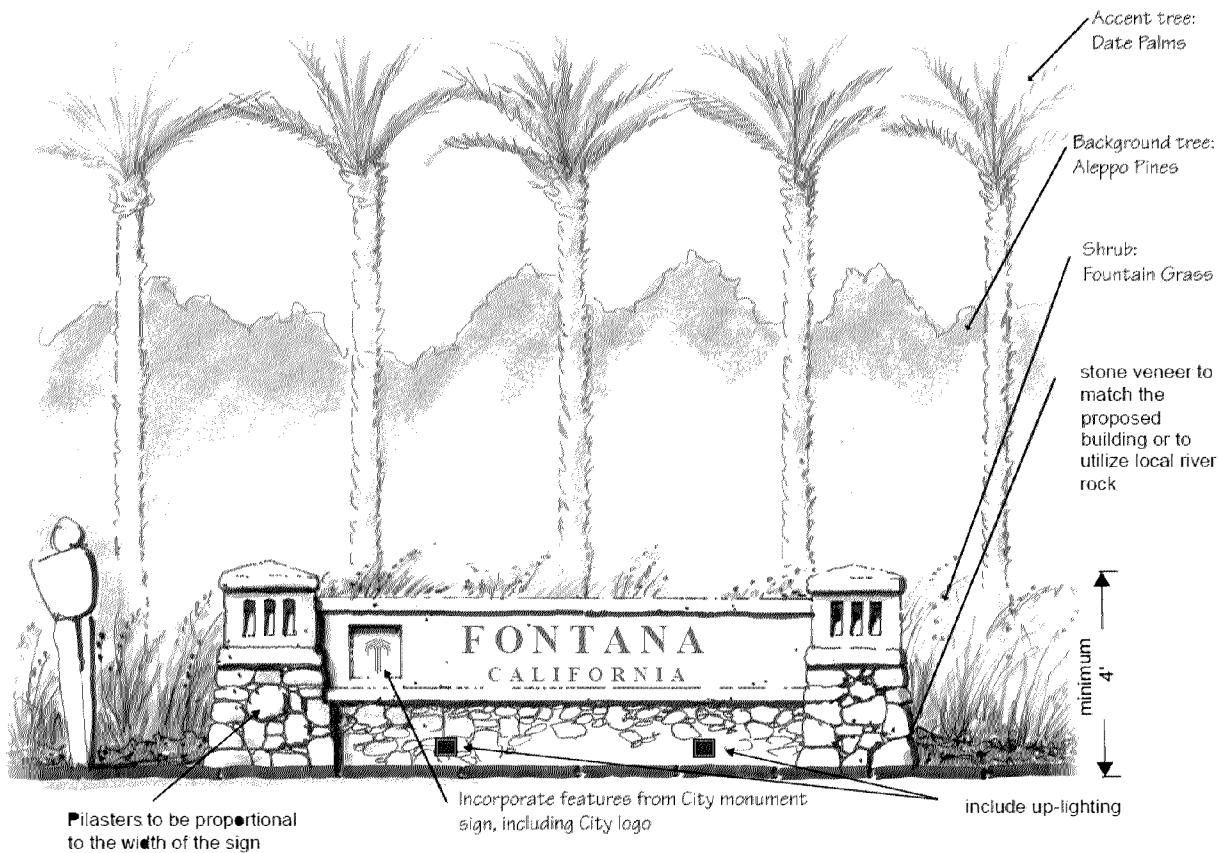
Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Table 10-3 – Intensity and Dimensional Standards (continued)**Building Height and Mass**

	Industrial
HEIGHT	
Primary Building	60 ft max
Accessory Building	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min
UPPER STORY STEPBACKS	
All buildings regardless of street frontage	Allowed.
Notes:	
(1) Setback is measured from public right-of-way line.	
(2) Setback is measured from property line.	
(3) See Section 10.10 Development Incentives.	
(4) Corner cut-off setbacks per Specific Plan.	

16. Add minimum height of four (4) feet and the requirement for stone veneer or river rock to Exhibits 6-14, 7-13, 8-12, 9-11, 10-10, 11-12, and 12-11 for monument signs as follows:



17. Remove reference to Section 11.6.D.12 in Exhibit 11-12 and 12.7.D.14 in Exhibit 12-11 that refers to dimension standards.

18. Revise Tables 6-4, 7-4, 8-4, 9-4, 10-4, 11-4, and 12-4 to modify requirements for fencing as follows:

City Council

Exhibit A No. 1896

CC Meeting Date: 07/26/2022

Amendment No. 16

Specific Plan Amendment No. 21-003

Modifications to the Southwest Industrial Park Specific Plan (SWIP)

Standards for Fences, Walls, and Screening		
Location	Materials <i>See Section 7.9 Design Guidelines</i>	Maximum Height (1)
Within front setback area	Solid fencing/wall	36 inches
	Open fencing/wall	6 ft
Within street side or railroad right-of-way setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters
Within interior side setback area	<u>Any type of fence, hedge, or wall</u> <u>Tubular steel or solid wall</u> required, except that if abutting Public Facility District, solid masonry wall only	8 ft
Within rear setback area	<u>Any type of fence, hedge, or wall</u> <u>Tubular steel or solid wall</u> required, except that if abutting Public Facility District, solid masonry wall only	8 ft
Outside of a required setback area	Solid or open fencing/wall	No height limit
Screening of outside storage materials and equipment from view from the public right-of-way (outside of setback area)	Solid fencing/wall	32 ft - 14 ft
At intersections of alleys, streets, and driveways	All materials, including solid/open fencing and walls	30 inches

Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.

2. Materials

- a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 7-3 – Open and Solid Fencing.
- b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 7-3 – Open and Solid Fencing.
- c. Barbed wire fence, electric fences, chain link or similar fencing material is prohibited.
- d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.

City Council

Exhibit A 1896

CC Meeting Date: 07/26/2022

Amendment No. 16

Specific Plan Amendment No. 21-003**Modifications to the Southwest Industrial Park Specific Plan (SWIP)**

- e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster shall be provided for every 30 feet. For fences 300 linear feet or longer, one pilaster shall be provided for every 60 feet.

19. Revise Section 13.4.D.2 to modify fencing requirements as follows:

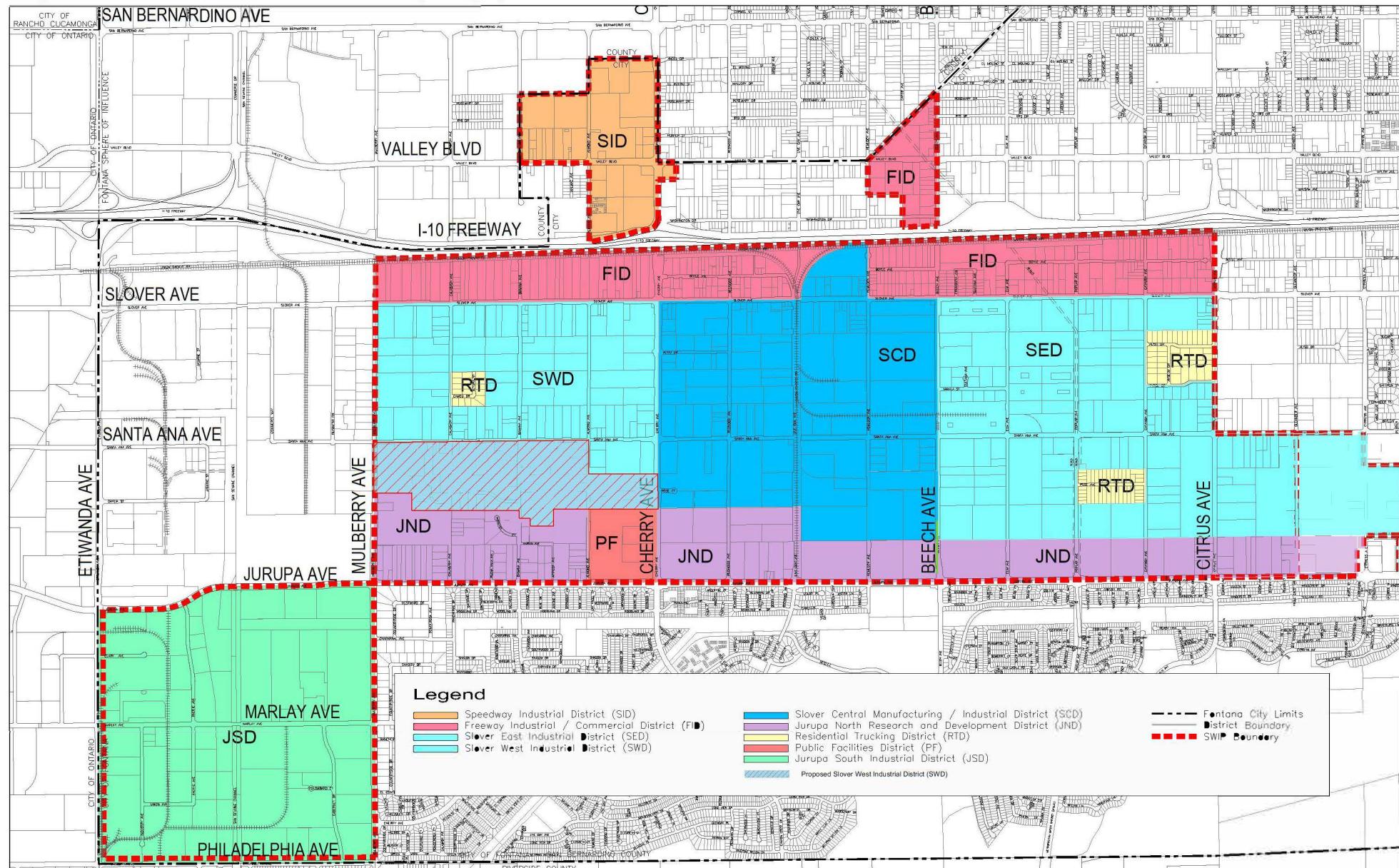
- 2. Materials.
 - a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 13-2 Open and Solid Fencing.
 - b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 13-2 Open and Solid Fencing.
 - c. Barbed wire fences, electric fences, chain link or similar fencing material is prohibited.
 - d. ~~Chain link fencing is allowed on interior property lines that are not visible from public rights of way.~~

20. The land use designation of the following properties within the Southwest Industrial Park (SWIP) Specific Plan shall be redesignated from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) as depicted in the map in Exhibit B:

- 0236-161-36, 0236-161-39, 0236-161-38, 0236-151-04, 0236-151-39, 0236-151-40, 0236-151-66, 0236-171-87, 0236-161-33, 0236-161-34, 0236-151-09, 0236-161-46, 0236-161-75, 0236-151-65, 0236-171-88, 0236-151-10, 0236-161-45, 0236-161-76, 0236-171-85, 0236-161-44, 0236-161-41, 0236-181-20, 0236-181-29, 0236-171-07, 0236-172-02, 0236-161-58, 0236-161-57, 0236-161-49, 0236-161-50, 0236-161-53, 0236-161-52, 0236-151-60, 0236-151-61, 0236-151-62, 0236-151-47, 0236-181-21, 0236-171-08, 0236-151-63, 0236-161-59, 0236-181-22, 0236-171-09, 0236-171-92, 0236-171-93, 0236-151-56, 0236-151-57, 0236-161-54, 0236-161-56, 0236-161-64, 0236-161-65, 0236-161-47, 0236-181-12, 0236-151-58, 0236-181-23, 0236-151-59, 0236-161-28, 0236-171-47, 0236-161-10, 0236-161-31, 0236-171-89, 0236-161-32, 0236-171-80, 0236-161-77, 0236-171-79, 0236-161-04, 0236-161-35, 0236-172-01, 0236-151-08, 0236-151-07, 0236-151-26, 0236-151-25 and 0236-151-05.

City of Fontana Southwest Industrial Park (SWIP) Specific Plan

Land Use Plan





City Council

Ordinance No. 1896

CC Meeting Date: 07/26/2022
City of FontanaAmendment No. 10
8353 Sierra Avenue
Fontana, CA 92335

Action Report

City Council Meeting

File #: 21-1387

Agenda #: A.

Agenda Date: 7/12/2022

Category: Public Hearing

FROM:

Planning Department

SUBJECT:

Master Case No. 20-082: Specific Plan Amendment No. 21-003 - Comprehensive update to Southwest Industrial Park Specific Plan (SWIP) Specific Plan; and change of land use designation of certain properties within the SWIP from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) generally located south of Santa Ana Avenue, between Mulberry Avenue and Cherry Avenue, and north of Kaiser High School

RECOMMENDATION:

Read by title only and waive further reading of and introduce **Ordinance No. 1896**, an Ordinance of the City Council of the City of Fontana, approving Specific Plan Amendment No. 21-003 for a comprehensive update to the Southwest Industrial Park Specific Plan (SWIP) Specific Plan as shown in Attachment No. 1, and the reading of the title constitutes the first thereof.

COUNCIL GOALS:

- To promote economic development by establishing a quick, consistent development process.
- To promote economic development by being business friendly at all levels of operation.

BACKGROUND:

The Planning Commission reviewed the Specific Plan Amendment at its meeting on March 21, 2022 and voted 5 - 0 and recommended approval to the City Council. Since the Planning Commission reviewed the item, the Ordinance was updated to include a minor adjustment that prohibits cross dock facilities that are characterized by loading doors on opposing sides of the building along with registered vehicle storage along certain streets (Santa Ana Avenue, Jurupa Avenue, Citrus Avenue, Cherry Avenue, and Beech Avenue) unless they are primarily screened by a building and may include ancillary screen walls of at least 14 feet high. This amendment also includes a revision to the definition of Logistics and Distribution Facility to further define cross dock facilities.

DISCUSSION:

The SWIP was adopted in 2012 and included language to regulate truck, trailer, warehouse, and industrial uses. The SWIP has been implemented for approximately nine (9) years and staff has found that some of the language relating to standards for registered vehicle storage, and industrial uses are unclear and outdated making this specific plan sometimes difficult to implement. The proposed Specific Plan Amendment to the SWIP will amend these sections to provide clarity; thus, making the specific plan more user-friendly. In addition, the Specific Plan Amendment also includes the change of land use designation of some properties within the SWIP Specific Plan to be redesignated from their current designation of Jurupa North Research and Development District

City Council

Ordinance No. 1896

File #: 21-1387

Agenda #: A.

CC Meeting Date: 07/26/2022

Amendment No. 16

Agenda Date: 7/12/2022

Category: Public Hearing

(JND) to Slover West Industrial District (SWD) to be consistent with existing uses.

ANALYSIS:

This is a City-initiated Amendment that includes comprehensive update to the land use tables and revisions to the following: landscaping standards, registered vehicle storage and cross dock requirements, definition of industrial repair, monument sign concept, setback/building placement, and single-family nonconforming rebuild percentages to provide additional clarity. In addition, the Specific Plan Amendment also includes the change of land use designation of some properties within the Southwest Industrial Park (SWIP) Specific Plan to be redesignated from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) generally located south of Santa Ana Avenue, between Mulberry Avenue and Cherry Avenue, and north of Kaiser High School to make this area more consistent with the existing uses on site. The attached Ordinance includes all the proposed changes in its entirety for the proposed Specific Plan Amendment. The following is a brief summary of the proposed amendment.

Summary of the Specific Plan Amendment Items in the SWIP:

- Revise the Allowable Land Uses and Permit Requirement tables in the SWIP to permit drive-through and retail uses as a permitted use making it consistent with the Municipal Code.
- Revise the Allowable Land Uses and Permit Requirement tables in the SWIP to not permit the caretaker housing on commercial/industrial properties to address issues with the subleasing of these homes to families that are not associated with the business on site.
- Revise the Allowable Land Uses and Permit Requirement tables in SWIP to further define manufacturing uses for clarity.
- Revise the Allowable Land Uses and Permit Requirement tables in the SWIP in the Jurupa North Research and Development District (JND) to revise language to clarify that loading docks shall not front on Jurupa Avenue and thus the truck courts and dock areas to be located further away from Jurupa Avenue further way from residential.
- Revise the standards in Section 8.4G and 12.4G to eliminate minimum lot size and dimensions for registered vehicle storage use in the Jurupa South Industrial Development and Speedway Industrial Districts and require submittal of turning templates to ensure adequate circulation on site. In addition, parking requirements have been included for registered vehicle storage uses that include 3.3 spaces/1,000 square feet of building area and 1 space/10,000 square feet of yard area. Increase the height of the screen wall adjacent to the public right-of-way to 14 feet.
- Prohibit cross dock facilities that are characterized by loading doors on opposing sides of the building along with registered vehicle storage along certain streets (Santa Ana Avenue, Jurupa

City Council

Ordinance No. 1896

File #: 21-1387

Agenda #: A.

CC Meeting Date: 07/26/2022

Amendment No. 16

Agenda Date: 7/12/2022

Category: Public Hearing

Avenue, Citrus Avenue, Cherry Avenue, and Beech Avenue) unless they are primarily screened by a building and may include ancillary screen walls of at least 14 feet high. This amendment includes a revision to the definition of Logistics and Distribution Facility to further define cross dock facilities.

- Amend the landscaping requirements to eliminate inconsistencies and requirements to provide additional landscaping.
- Eliminate the requirement for pitched roofs for pump island canopies for service stations to allow for alternative designs.
- Eliminate the minimum of one acre lot size for parking of oversized vehicles in the Residential Truck District (RTD) since most of these lots are less than an acre.
- Revise the definition of Industrial Repair to include truck and trailer work for clarification purposes since it currently includes heavy repair of motor vehicles.
- This Specific Plan Amendment includes language to clarify that nonconforming single-family structures used as a single-family use, may be rebuilt to one hundred (100%) percent for clarification purposes if they are damaged by natural causes.
- Additional building setback requirements for buildings have been included for primary highways in the Jurupa South Industrial (JSD) District and major highways for the Slover East Industrial (SED) District.
- Include more detailed standards for monument signs at gateways.
- Eliminate the option for chain link fencing and extend the maximum height of screen walls from 12 to 14 feet.
- The Specific Plan Amendment also includes the change of land use designation of some properties within the SWIP to be redesignated from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) generally located south of Santa Ana Avenue, between Mulberry Avenue and Cherry Avenue, and north of Kaiser High School to make this area more consistent with the existing uses on site. This land use redesignation includes the following properties designated with these Accessor's Parcel Numbers: 0236-161-36, 0236-161-39, 0236-161-38, 0236-151-04, 0236-151-39, 0236-151-40, 0236-151-66, 0236-171-87, 0236-161-33, 0236-161-34, 0236-151-09, 0236-161-46, 0236-161-75, 0236-151-65, 0236-171-88, 0236-151-10, 0236-161-45, 0236-161-76, 0236-171-85, 0236-161-44, 0236-161-41, 0236-181-20, 0236-181-29, 0236-171-07, 0236-172-02, 0236-161-58, 0236-161-57, 0236-161-49, 0236-161-50, 0236-161-53, 0236-161-52, 0236-151-60,

City Council**Ordinance No. 1896**

File #: 21-1387

Agenda #: A.

CC Meeting Date: 07/26/2022

Amendment No. 16

Agenda Date: 7/12/2022

Category: Public Hearing

0236-151-61, 0236-151-62, 0236-151-47, 0236-181-21, 0236-171-08, 0236-151-63, 0236-161-59, 0236-181-22, 0236-171-09, 0236-171-92, 0236-171-93, 0236-151-56, 0236-151-57, 0236-161-54, 0236-161-56, 0236-161-64, 0236-161-65, 0236-161-47, 0236-181-12, 0236-151-58, 0236-181-23, 0236-151-59, 0236-161-28, 0236-171-47, 0236-161-10, 0236-161-31, 0236-171-89, 0236-161-32, 0236-171-80, 0236-161-77, 0236-171-79, 0236-161-04, 0236-161-35, 0236-172-01, 0236-151-08, 0236-151-07, 0236-151-26, 0236-151-25 and 0236-151-05, which is depicted in an attachment.

FISCAL IMPACT:

None.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

1. Attachment No. 1 - City Council Ordinance and Exhibits A and B
2. Attachment No. 2 - Planning Commission Staff Report and Resolution
3. Attachment No. 3 - Planning Commission Minutes
4. Attachment No. 4 - Notice of Determination
5. Attachment No. 5 - Notice of Public Hearing

Certificate Of Completion

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Ruben Duran

Signature



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ruben.duran@bbklaw.com

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Acquanetta Warren



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awarren@fontana.org

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Germaine McClellan Key



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gkey@fontana.org

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kkasinger@fontana.org

Records Coordinator

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(None)**Electronic Record and Signature Disclosure:**

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise City of Fontana of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at ctejeda@fontana.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

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To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

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- ii. send us an e-mail to ctejeda@fontana.org and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERs):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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TO: HERALD NEWS
EMAIL: LEGALS@FONTANAHERALDNEWS.COM
FROM: FONTANA CITY CLERK'S DEPARTMENT
DATE: JULY 27, 2022

PUBLICATION OF SUMMARY OF ADOPTED ORDINANCE NO 1896.

PUBLISH ONE TIME ONLY ON OR BEFORE **AUGUST 5, 2022.** ONE AFFIDAVIT PUBLICATION REQUESTED.

SUMMARY OF ADOPTED ORDINANCE NO 1896.

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting held on **July 26, 2022**, at City Hall, 8353 Sierra Avenue, Fontana, California, adopted the following ordinance:

Second Reading/Adopt **Ordinance No. 1896**, an ordinance of the City of Fontana, California approving Specific Plan Amendment No. 21-003 for a comprehensive update to the Southwest Industrial Park Specific Plan (SWIP) 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
Acquanetta Warren, Mayor

Ashton R. Arocho
Deputy City Clerk

P.O. #800496

TO: HERALD NEWS
EMAIL: LEGALS@FONTANAHERALDNEWS.COM
FROM: FONTANA CITY CLERK'S DEPARTMENT
DATE: JULY 13, 2022

PUBLICATION OF SUMMARY OF PROPOSED ORDINANCE NO. 1896

PUBLISH ONE TIME ONLY ON OR BEFORE **JULY 22, 2022**, ONE AFFIDAVIT PUBLICATION REQUESTED.

SUMMARY OF PROPOSED ORDINANCE NO. 1896

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting held on **July 12, 2022**, at City Hall, 8353 Sierra Avenue, Fontana, California, considered adoption of the following ordinance:

Read by title only and waive further reading of and introduce **Ordinance No. 1896**, an Ordinance of the City Council of the City of Fontana, approving Specific Plan Amendment No. 21-003 for a comprehensive update to the Southwest Industrial Park Specific Plan (SWIP) Specific Plan as shown in Attachment No. 1, and the reading of the title constitutes the first thereof.

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
Acquanetta Warren, Mayor

Ashton R. Arocho
Deputy City Clerk

P.O. #800496