
ETIWANDA

SPECIFIC PLAN



ETIWANDA
CONGREGATIONAL
CHURCH

CITY OF RANCHO CUCAMONGA

ACKNOWLEDGEMENTS

The following individuals have contributed their time, energy, knowledge and valuable insight to the Etiwanda Specific Plan Process:

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ETIWANDA SPECIFIC PLAN AMENDMENTS

The following list of City Council Resolutions and Ordinances reflects the amendments made to the Etiwanda Specific Plan since its adoption in 1983.

Ordinance No. 273 (Adopted October 17, 1985)

ESPA 85-01 - Amended Figure 5-18, "Community Trails," and Figure 5-19, "Pedestrian Trails & Sidewalks," by extending the equestrian trail along the east side of Etiwanda Avenue southerly to Highland Avenue, and by establishing a new equestrian trail connection the Southern Pacific Railroad.

Ordinance No. 319 (Adopted August 6, 1987)

ESPA 87-01 - Amended Figure 5-18, "Community Trails," Figure 5-19, "Pedestrian Trails & Sidewalks," and Figure 5-35, "24th Street, East of Loop", by relocating the Community Equestrian Trail to the south side of 24th Street, east of the Loop Road.

Ordinance No. 320 (Adopted October 8, 1987)

ESPA 87-02 - Deleted the land on the north side of Foothill Boulevard, between the I-15 Freeway and Etiwanda Avenue, and the southeast corner of Foothill Boulevard and East Avenue, from the ESP.

Ordinance No. 368 (Adopted September 8, 1988)

ESPA 88-03 - Amended Figure 5-18 to add Community Trails north of Highland Avenue.

Ordinance No. 370 (Adopted September 7, 1988)

ESPA 88-01 - Widen Cherry Avenue from 24th Street (Upper Summit) to the I-15 Freeway from a collector to a secondary arterial and to designate as special design streets the above portion of Cherry Avenue, as well as 24th Street between the Loop Road and Cherry Avenue, and the Loop Road; amended Figure 5-18 to relocate a portion of the equestrian trail to the north side of 24th Street (Upper Summit) and to delete a portion along 24th Street between Cherry Avenue and the I-15 Freeway, and to extend the bicycle trail on the south side of 24th Street between Cherry Avenue and the I-15 Freeway, and to extend the bicycle trail on the south side of 24th Street from East Avenue to the I-15 Freeway.

Ordinance No. 369 (Adopted September 8, 1988)

ESPA 88-02 - Established a consistent wall design and setback for East Avenue.

Ordinance No. 376 (Adopted November 3, 1988)

ESPA 88-05 - Zone change from "VL" to "GC" for 57.5 acres, located south of 24th Street (Upper Summit) between Cherry Avenue and the I-15 Freeway; and zone change from "FC" to "GC" for 6.5 acres located at the westerly junction of Cherry Avenue and the I-15 Freeway.

Ordinance No. 388 (Adopted January 18, 1989)

ESPA 88-06 - Added "Ambulance Services" as a conditionally permitted use within the Office/Professional District.

Ordinance No. 424 (Adopted September 19, 1990)

ESPA 90-01 - Amended Figure 5-13, "Street Tree Preservation."

Ordinance No. 439 (Adopted February 20, 1991)

ESPA 90-02 - Added language and amended Figure 5-23, to require all new developments to restore and/or reconstruct rock curbing along Etiwanda Avenue from Foothill Boulevard north to 24th Street (Wilson Avenue).

Ordinance No. 484 (Adopted February 19, 1992)

ESPA 91-01 - Amended Figures 5-6 and 5-29 to change Miller Avenue from a collector to a secondary arterial between Etiwanda Avenue and East Avenue.

Ordinance No. 489 (Adopted April 2, 1992)

ESPA 92-01 - Amended Figure 5-18 and Figures 5-20 through 5-40, regarding certain trail routes, and amended Article 5.33.200 regarding Community Trails.

Ordinance No. 530 (Adopted August 4, 1994)

ESPA 94-01 - Amended land uses within Office and Commercial Districts.

Ordinance No. 557 (Adopted August 7, 1996)

ESPA 96-01 - Established Etiwanda South Overlay District with development standards for Low-Medium and Medium Residential Districts.

Ordinance No. 580 (Adopted July 2, 1997)

ESPA 97-01 - Amended Figures 5-6, 5-18, and 5-34 to modify design of Wardman Bullock Road/Youngs Canyon Road.

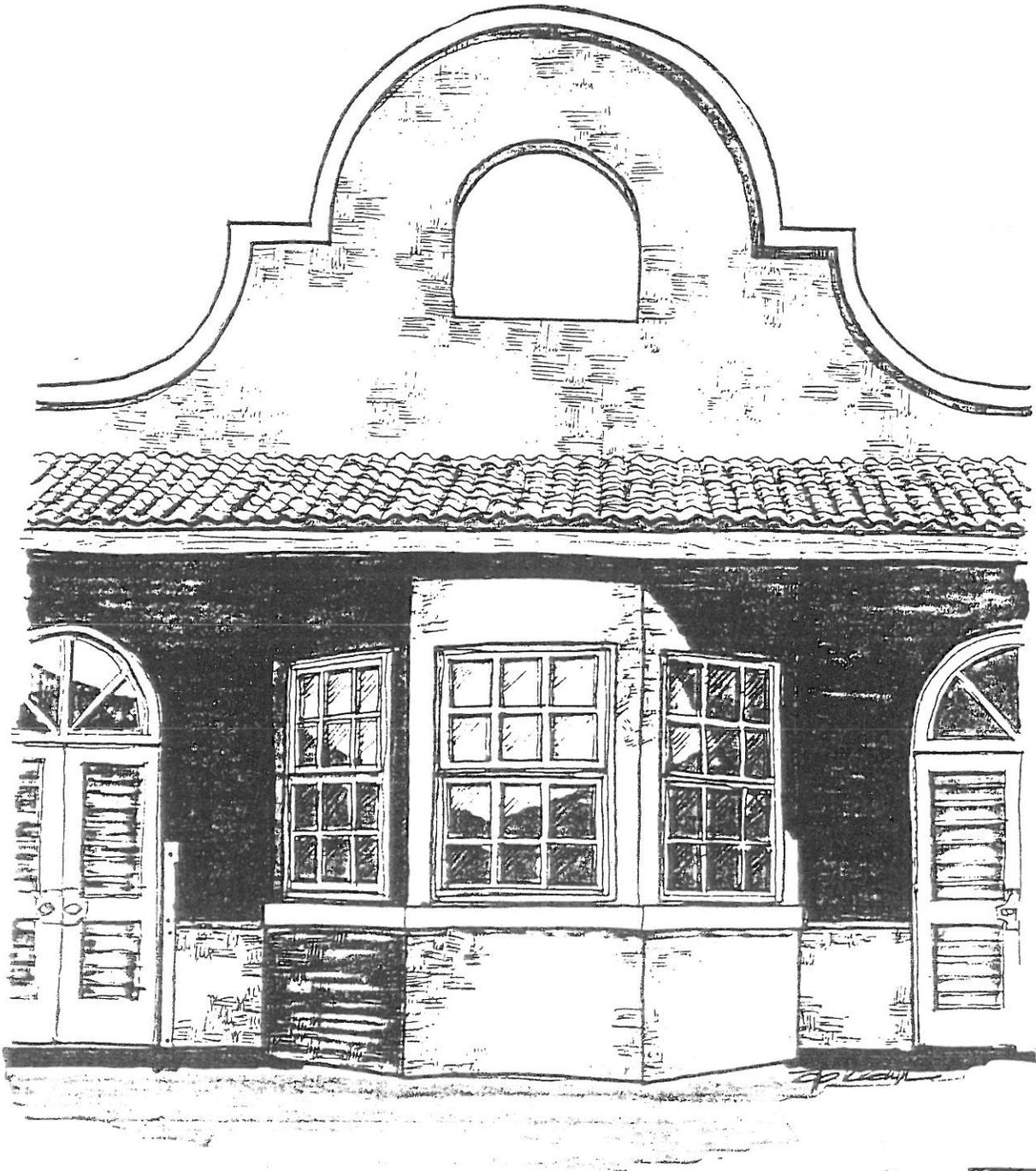
Ordinance No. 633 (Adopted September 6, 2000)

ESPA 00-01 – Modifies the proposed Wilson Avenue Street section by reducing the south parkway width from 65 feet to 38 feet from Wardman Bullock Road to approximately 1400 feet west of Wardman Bullock Road. Changes Figure 5-6, 5-33A, and 5-32A.

Ordinance No. 635 (Adopted September 6, 2000)

ESPA 00-02 – Modifies current street trees and required spacing of trees within the Etiwanda Specific Plan area. Changes Figures 5-17, 5-17A, 5-24, 5-25, 5-41, and related text in Section 5.41.200.201.

Part
One:
Policy
&
Conceptual
Plan



Introduction

Chapter **1**

CHAPTER 1

Introduction

1.1 INTRODUCTORY PROVISIONS

1.11 CITATION

This ordinance shall be known as the "Etiwanda Specific Plan."

1.12 AUTHORITY FOR THE SPECIFIC PLAN

The Etiwanda Specific Plan is adopted pursuant to the provisions of California Government Code Sections 64540 et seq. The law authorizes cities and counties to prepare and adopt specific plans for portions of their areas of jurisdiction as a means to implement the general plan.

1.13 CONSISTENCY WITH THE GENERAL PLAN

The Etiwanda Specific Plan is based on the City of Rancho Cucamonga General Plan and related regulations and programs. The Plan includes detailed regulations, standards, and guidelines necessary and convenient for the implementation of the General Plan. The various land uses permitted by the Specific Plan are consistent with the goals, policies, and general land uses described in the General Plan. However, the Specific Plan focuses on those issues which directly affect and are of greatest importance to the Etiwanda community. Reference should be made to the General Plan for guidance concerning planning issues which are not covered by the Specific Plan.

1.14 RELATIONSHIP TO OTHER REGULATIONS

The Specific Plan will provide the user with most of the information needed to determine what City policies, standards, and regulations will guide the development of a particular parcel. However, areas not specifically covered by this Plan (i.e. construction standards, health regulations, growth management, subdivision procedures, etc) will continue to be governed by existing City regulations, and no provision of this Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing City ordinance except as is specifically repealed by adoption of this Plan.

1.15 CONFLICT WITH OTHER REGULATIONS

Whenever the provisions of this Plan impose more restrictive regulations upon buildings or structures, or on the use of lands, or require larger open spaces, yards, or setbacks, or otherwise established more restrictive regulations than are imposed or required by any other law, title, ordinance, code, or regulations, the provisions of this Plan shall govern.

1.16 AGREEMENTS

The provisions of this Plan are not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Plan.

1.17 VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the Etiwanda Specific Plan is for any reason held to be invalid by the decision of any court or component jurisdiction, such decision shall not affect the validity of the remaining portion of this Plan.

1.2 INTERPRETATION

1.21 GENERAL

- .100 The word "shall" is mandatory and not discretionary. The word "may" is permissive and discretionary.
- .200 In case of any difference of meaning or implication between the text of any provision and any caption or illustration, the text shall control.
- .300 References in masculine and feminine genders are interchangeable.
- .400 Unless the context clearly indicates to the contrary, words in the present and future tense are interchangeable, and words in the singular and plural are interchangeable.
- .500 Unless the context clearly indicates to the contrary, the following conjunctions shall be interpreted as follows:
 - .501 "And" indicates that all connected items or provisions shall apply.
 - .502 "Or" indicates that the connected items or provisions may apply singly or in any combination.
 - .503 "Either . . . or" indicates that the connected items or provisions shall apply singly but not in combination.
- .600 The word "used" shall include arranged, designed, constructed, altered, converted, rented, leased, occupied, or intended to be utilized.
- .700 Words and phrases are to be construed according to the context and the approved usage of the language, but technical words and phrases, and such others as may have acquired a peculiar and appropriate meaning in law, or are specifically defined in succeeding sections of this Plan are to be construed according to such peculiar and appropriate meaning or definition.

1.22 RESOLUTION OF UNCERTAINTIES

Unless otherwise provided, any ambiguity concerning the content or application of the Etiwanda Specific Plan shall be resolved by the Planning Commission.

1.23 DEFINITIONS

NOTE: Terms or phrases not specifically listed below shall be construed according to the definitions section of the City Development Code.

ABUTTING: Having lot lines or zone boundaries in common.

ACCESSORY BUILDING: A building which is incidental to and customarily associated with a specific principal use or facility.

ANIMAL HOSPITAL: A facility in which animals or pets are given medical or surgical treatment and are cared for during the time of such treatment, and in which the boarding of such animals or pets is only incidental to the medical or surgical treatment and care thereof.

BASE DISTRICT: A district created by this ordinance establishing regulations governing land use and site development. Not more than one base district designation shall apply to the same portion of a lot.

CHURCH: A use located in a permanent building and providing regular or organized religious worship and religious education incidental thereto, but excluding a private educational facility. A property tax exemption obtained pursuant to the Constitution of the State of California and of the Revenue and Taxation Code of the State of California, shall constitute prima facie evidence that such use is a church as defined herein.

CITY: The City of Rancho Cucamonga.

COCKTAIL LOUNGE: A use providing preparation and retail sale of alcoholic beverages, on a licensed "on-sale" basis, for consumption on the premises, including taverns, bars, and similar uses.

DEPARTMENT STORE, JUNIOR: A retail store offering a limited line of general merchandise items, containing a floor area of less than 50,000 square feet.

DRIVE-IN, DRIVE-THROUGH: Outdoor service provided by a business establishment by means of a window counter accommodating persons in vehicles.

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING, SINGLE FAMILY: A building containing one dwelling unit.

DWELLING, DUPLEX: A building containing two dwelling units.

DWELLING, TRIPLEX: A building containing three dwelling units.

DWELLING, FOURPLEX: A building containing four dwelling units.

DWELLING, MULTIPLE: A building containing more than four dwelling units.

EQUESTRIAN TRAIL: A trail which is a segment of a planned trail system designed, improved, and intended to be used primarily for horseback riding purposes.

FAMILY: An individual or two or more persons related by blood, marriage, or adoption, or a group of not more than five persons (excluding servants) who need not be related by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit.

FINANCIAL INSTITUTIONS: A use providing financial services to individuals, firms, or other entities. The term "financial service" includes banks, savings and loan institutions, loan and lending activities, and similar services.

GROUP CARE FACILITY: A facility which provides resident services for seven or more persons of whom one or more are unrelated, provided that they are handicapped, disabled, elderly, children undergoing rehabilitation, or otherwise in need of care and supervision, subject to licensing by the appropriate governmental agency. The term includes group homes, halfway houses, resident schools, resident facilities, and foster or boarding homes.

GENERAL PLAN: The General Plan of the City of Rancho Cucamonga, including all maps, reports, and related plan elements adopted by the City Council.

LANDSCAPING: An area devoted to or developed and maintained predominately with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, water features, paved or decorated surfaces or rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements.

LOT: A parcel of subdivided land which is shown on a duly approved and recorded subdivision map or which was otherwise legally created.

LOT, CORNER: A lot located at the intersection of two or more streets.

LOT, CUL-DE-SAC: A lot located on the turning end of a dead-end street.

LOT, INTERIOR: A lot other than a corner lot.

LOT AREA: The net horizontal area within bounding lot lines.

LOT, COVERAGE: The area of a lot covered by buildings including projecting balconies and similar features but excluding ground level paving, landscaping, and open recreational facilities.

LOT, DEPTH: The horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

LOT LINE: A line bounding a lot.

FRONT LOT LINE: On an interior lot, the lot line abutting the street right-of-way. On a corner lot, the shorter lot line abutting a street right-of-way or the line designated as the front lot line by a subdivision or parcel map.

INTERIOR LOT LINE: A lot line not abutting a street right-of-way.

REAR LOT LINE: A lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yard setbacks, and other provisions of this ordinance.

LOT WIDTH: The horizontal distance between side lot lines, measured at the required front setback line.

MEDICAL OFFICE: A use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California.

OPEN SPACE: That area within a residential development not covered by structures and paved driveways, streets, and parking areas.

OPEN SPACE, COMMON: A visually accessible open space area within a residential development for the use of the residents thereof and their guests, not including private open space.

OPEN SPACE, PRIVATE: An open space area adjoining and immediately accessible from a dwelling unit, separated from common open space areas, and intended for the exclusive use of the residents of the dwelling and their guests.

PROFESSIONAL OFFICE: A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions.

RESTAURANT: A use providing preparation and retail sale of food and beverages including restaurants, fountains, cafes, coffee shops, sandwich shops, ice cream parlors, and similar uses, and including licensed "on-sale" provisions of wine and beer for consumption on the premises when accessory to such food service.

SERVICE STATION: An establishment offering the sale of gasoline, oil, minor automotive accessories, and minor repair services for the operation of motor vehicles, but not including painting, body work, steam cleaning, or major repairs.

SETBACK LINE: A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

SITE AREA: The net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

STREET, PRIVATE: A street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to sites which do not have frontage on a public street.

STREET, PUBLIC: A street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved, or for which a bonded improvement agreement is in effect.

STREETSIDE LANDSCAPING: Landscaping in the front and/or side yard abutting a street.

USE: The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

ACCESSORY USE: A use which is incidental to, and customarily associated with, a specific principal use and which meets the applicable conditions set forth in this ordinance.

NON-CONFORMING USE: A use which is not permitted use or conditional use authorized within the District in which it is located but which was lawfully existing on the effective date of this ordinance or any amendments.

PRINCIPAL USE: A use which fulfills a primary function of a household, establishment, institution, or any other entity.

PERMITTED USE: A use listed by the regulation of any particular zone as a permitted use within that zone, and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

CONDITIONAL USE: A use, listed by the regulations of any particular district as a conditional use within that district and allowable therein solely on a discretionary and conditional basis, subject to Development Review and to a Conditional Use Permit.

YARD: A required open space on a lot adjoining a lot line.

FRONT YARD: A required yard extending the full width of a lot line and the front setback line.

INTERIOR YARD: Any required yard not adjacent to a street and determined on the basis of any interior lot line.

REAR YARD: A required yard extending the full width of a lot between the rear lot line and the rear setback line, but excluding any area located within the street side yard of a corner lot.

SIDE YARD: A required yard between the side lot line and the side setback line, extending from the front yard to the rear yard. In the case of a corner lot, the street side yard shall extend from the front yard to the rear lot line.

STREET YARD: Any required yard adjacent to a street and determined on the basis of a street lot line.

1.3 CHANGES IN THE SPECIFIC PLAN

1.31 ADMINISTRATIVE CHANGES

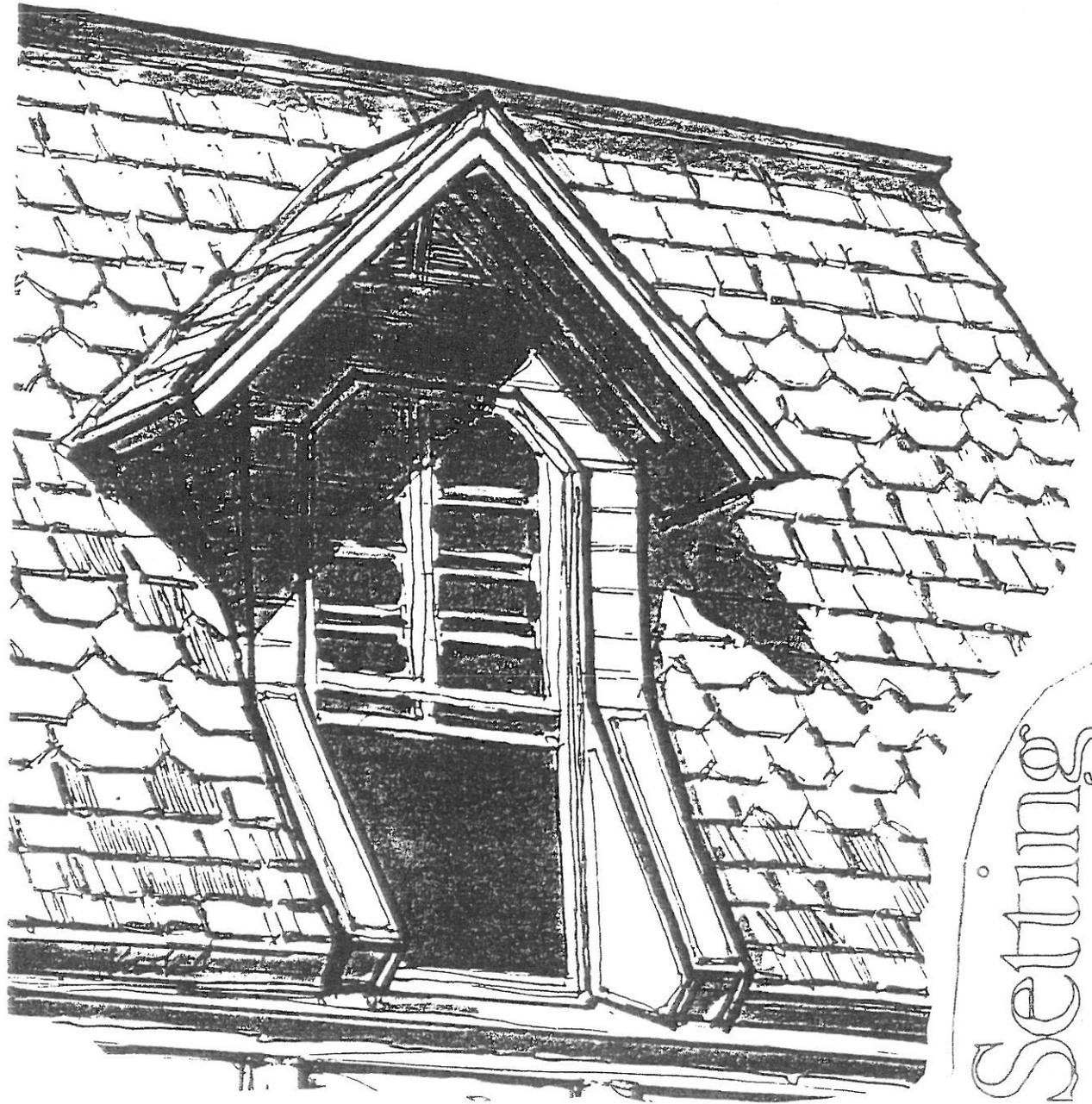
The following changes in the Specific Plan may be made without amending the Plan.

- .100 The addition of new information to the Specific Plan maps or text for the purposes of clarification that does not change the effect or intent of any regulation.
- .200 Changes to the community infrastructure such as drainage systems, roads, water and sewer systems, etc., which do not have the effect of increasing or decreasing capacity in the project area beyond the specified density range, and do not otherwise change the intent of any provision of this Plan.

1.32 SPECIFIC PLAN AMENDMENTS

The following changes to the Specific Plan shall require amendment to the Specific Plan:

- .100 Changes to the text or maps of the Specific Plan other than the addition of new information which does not change the effect or intent of any regulation.
- .200 Changes in the Specific Plan Land Use District boundaries.
- .300 Increase in dwelling unit density beyond the specific density range.
- .400 Changes in infrastructure such as drainage systems, roads, water and sewer systems, etc., which have the effect of increasing or decreasing capacity beyond the specific density range in the project area.
- .500 Major changes in the designated alignment or location of the backbone infrastructure system.
- .600 Any other additions or deletions which may change the effect or intent on any regulation.



Settings

Chapter **2**

CHAPTER 2 - SETTING

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CHAPTER 2

Setting

2.1 LOCATION AND REGIONAL SETTING

The Etiwanda Specific Plan area is located within the northeast corner of the City of Rancho Cucamonga, California (Figure 2-1), and is roughly bounded by the Devore Freeway (I-15) to the southeast; the City's sphere of influence to the north; the Victoria Planned Community to the west; and the City's industrial area to the south. The Specific Plan project area comprises over 3,000 acres of which 2,000 acres are potentially developable. Etiwanda can be characterized as a rural community which has remained relatively unaffected by substantial development pressures.

2.2 ENVIRONMENTAL SETTING

The most dominant physical feature in the Etiwanda region is the San Gabriel Mountain range which is responsible for depositing alluvial material on which Etiwanda is located. The planning area sits on a gently sloping alluvial plain located within the Upper San Gabriel Mountain range. Elevations vary from 1,150 feet in lowland sections, to approximately 1,600 feet at the study area's northern boundary. In general, the planning area is composed of slopes not exceeding 4 to 5 percent. However, slopes of 30 percent or greater do occur within the City's rugged sphere of influence which lies to the north. The entire planning area is comprised of older alluvium and fan deposits, overlaid with soil types which are characterized as being well drained and not susceptible to erosion or sedimentation.

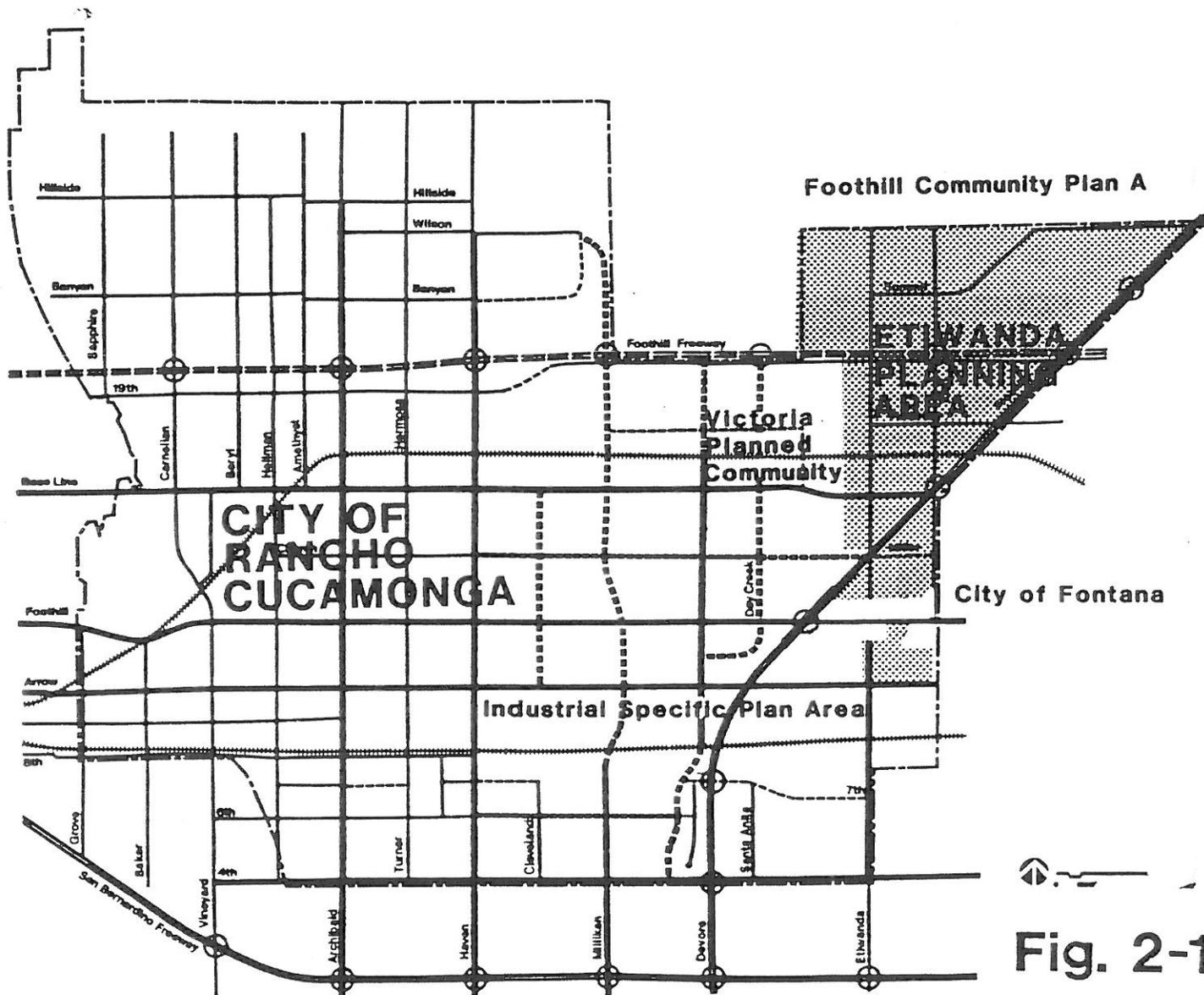
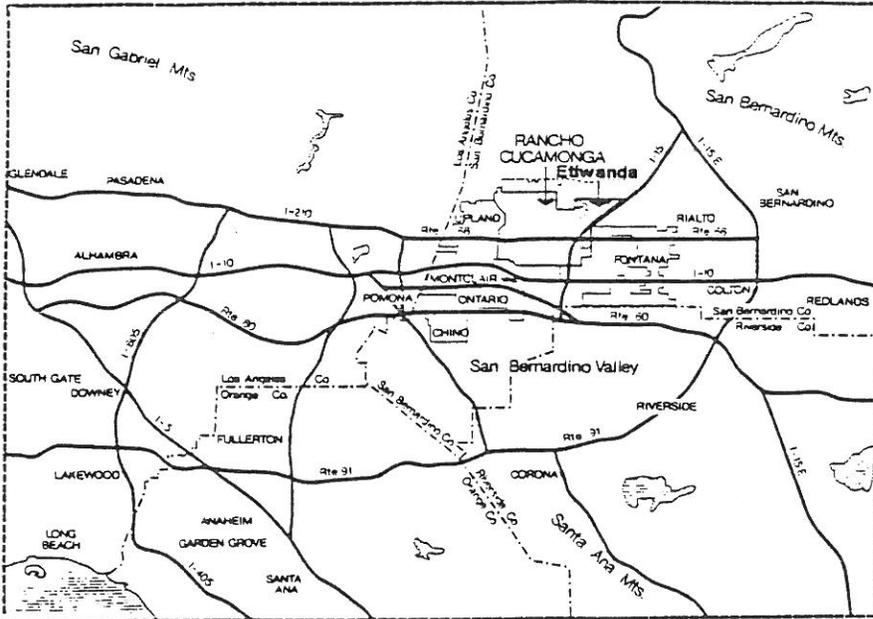
Seismic. Seismic activity within the planning area is limited. Although the surrounding area is comprised of several known active faults, it is only the Redhill Fault which, presumably, traverses the extreme northwest corner of the planning area.

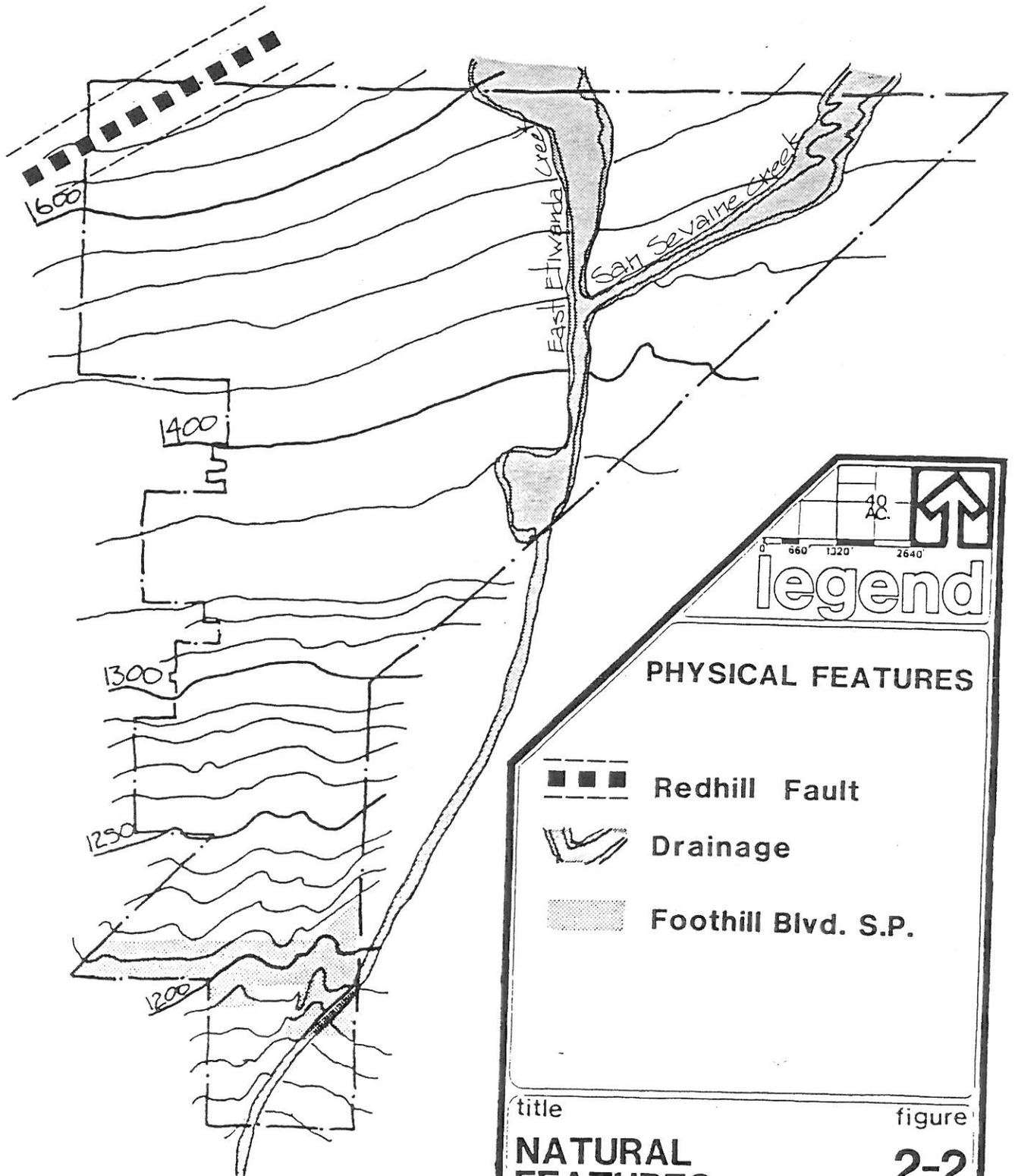
Drainage & Flood Control. The planning area is drained by East Etiwanda, Day, and San Sevaine Creeks which traverse the area from the north to south. Although these creeks are primarily intermittent and dry during summer months, they do function to carry storm water runoff from the upper canyons during the winter storm season. Because of flood hazard, most of these water features have been, or will be, channelized by the County Flood Control District. In association with these drainageways, various retention/percolation basins are sited within the planning area and function to control flooding while providing groundwater recharge capabilities.

Wind. Wind conditions within the vicinity of the planning area vary in intensity. Breezes from the south and west occur during summer months and attain speeds of 10-15 MPH. However, during winter months conditions may change. Santa Ana winds, blowing from the northeast, can reach wind speeds of 90 MPH or more during peak gust conditions, with strengths capable of causing structural damage and uprooting trees.

Vegetation. Plant materials within the Etiwanda area are comprised mainly of non-native human introduced plants used primarily for agricultural purposes. As many as 300 acres within the Community are used for citrus and grape crops which have replaced native vegetation. In addition, extensive stands of Blue Gum Eucalyptus windrows, introduced for agricultural crop protection, exist and flourish throughout the community.

LOCATION MAPS





title **NATURAL FEATURES** figure **2-2**

2.3 HISTORICAL SETTING

In the late 1800's, George Day and another man named Pierce owned the water rights to Day and East Canyons, respectively. Eventually, these water rights were consolidated with a 1,000 acre ranch owned by Captain Joseph Garcia. The Chaffey brothers purchased the land and water rights from Garcia, and in 1882 established the "Etiwanda Colony Lands," a planned colony comprising approximately 1,900 acres of agricultural land (Figure 2-3). The Chaffey's named the colony "Etiwanda" after an Indian chieftain from Ontario, Canada. The Chaffey's plotted the colony along what is today Etiwanda Avenue and created an agricultural subdivision of 10 acre lots, complete with one share of water per acre. The water was distributed to individual landholders from springs and streams located in the canyons north of Etiwanda and delivered via a flume and clay pipe system.

Crops. With a constant year-round source of water, the area became desirable for agricultural food production with crops consisting of lemons, oranges, apricots, peaches, and muscat grapes. Eventually, a system of Cypress and later Eucalyptus windbreaks would be established to protect agricultural crops from the onslaught of Santa Ana winds.

Railroads. In 1887, the Santa Fe railroad secured a route from Los Angeles to San Bernardino which enabled citrus growers in Etiwanda to ship their oranges and lemons to market. From 1888 until 1913, growers of citrus hauled their fruit by wagon to the railroad warehouse near Etiwanda and 8th. By 1914, a new packing house was established by the Etiwanda Citrus Fruit Association located along the newly completed Pacific Electric railway. Passenger service was also provided between Los Angeles and San Bernardino on Pacific Electric's red cars, a commute which averaged 1 hour and 45 minutes.

Agricultural Decline. By the start of World War II, Etiwanda had reached the peak of its agricultural productivity. By 1957, the economic viability of continued agricultural production declined, and a new industrial economy began developing in surrounding areas. These conditions marked the demise of the citrus business in Etiwanda, although a few citrus groves still exist today.

Growth. While Etiwanda was one of the first towns to establish in the valley, the early population of Etiwanda and surrounding areas did not exceed 2,000 until the late twentieth century. A lack of adequate services, including sewer, water, and fire protection, has generally limited growth within the community. However, a few isolated housing tracts do exist in the planning area. Within recent years, development pressure has increased to the point that in 1977 the voters of Cucamonga, Alta Loma, and Etiwanda opted for incorporation to assure local control and planning sensitive to local conditions.

Specific Plan Boundaries

SEC. 29.

SEC. 32

SEC. 5.

SEC 9



PRELIMINARY

MAP

of the

ETIWANDA COLONY LANDS.

Embracing Sec. 28, parts of Secs. 29, 31, 32 and all of Sec. 33, T. 14 S. R. 6 W. and parts of Sections 4, 5 & 9, T. 14 S. R. 6 W. all of S. B. 7. A
 Showing the plan of subdivision the numbering of 21

Each full block is 40 chain square and contains 160 acres
 Each full lot is 10 chain square and contains 40 acres
 The average 100 feet wide AR of sections are 46 feet wide.

Surveyed in 1883 by J. C. Dwyer
 & S. Deady Surveyors

Splice Chain to the south

December 22nd 1883
 of Mef. Chaffey

ORIGINAL SUBDIVISION MAP

figure 2-3

2.4 EXISTING CONDITIONS

Residential. The Etiwanda Specific Plan planning area consists of approximately 3,000 acres. Presently, residential developed acreage is limited and comprises about 120 acres of land. Primarily, these residential areas are characterized by three single family housing tracts, which developed during the 1960's, and older dwellings, some with historical significance, which are subdivided into 10 acre plots used primarily for agricultural production. Presently, much of this same pattern still exists. A large number of land holdings, owned by a variety of property owners, and located throughout the area, consist primarily of vacant parcels or abandoned developable agricultural land.

Agriculture. Complimenting Etiwanda's rural residential atmosphere is a limited amount of agricultural land uses which primarily consist of citrus and grape crops. Approximately 300 acres of land are presently used for agricultural crop production. Despite the fact that development is presently limited, pressure to develop these agricultural holdings will increase in the future.

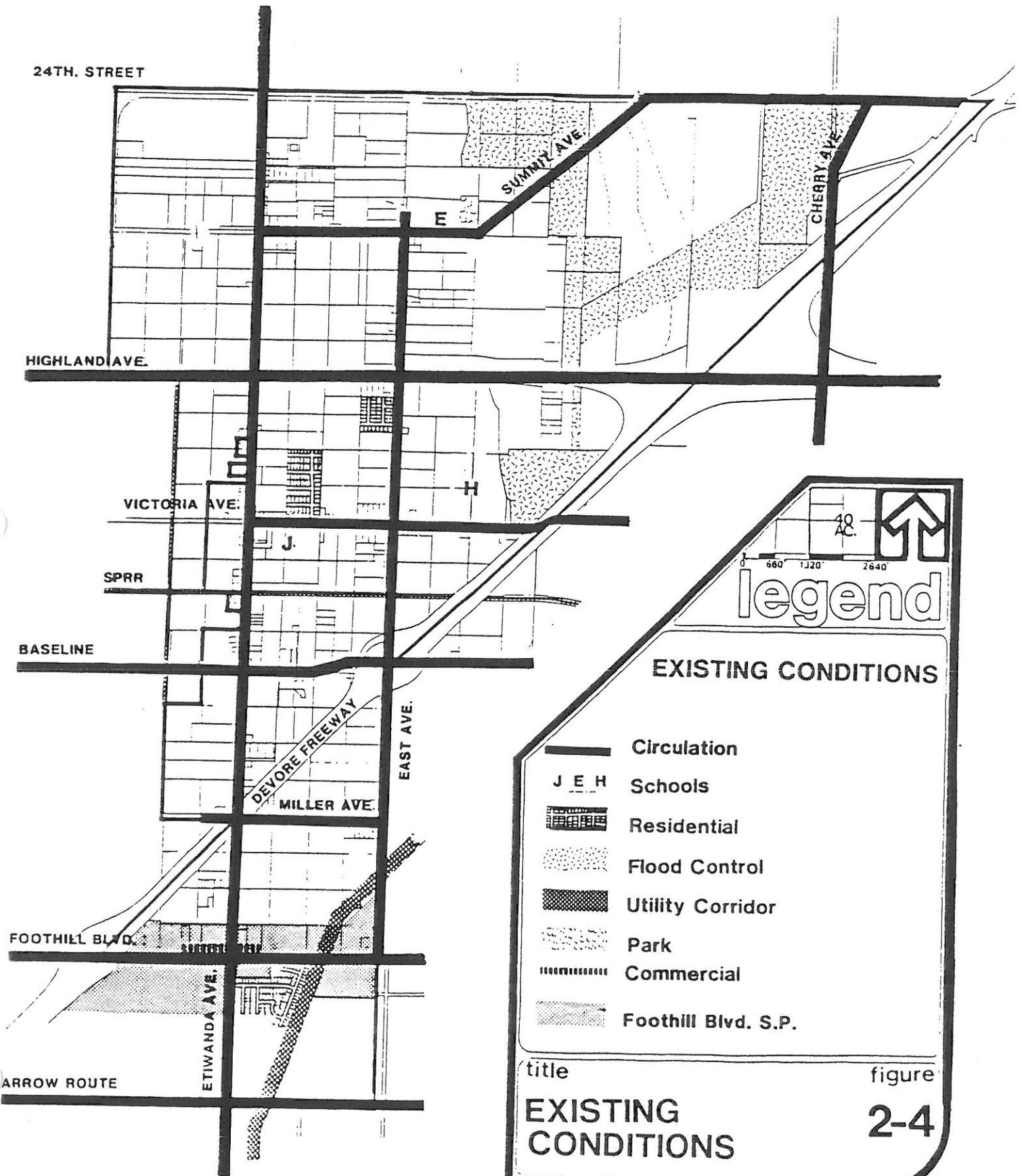
Commercial. A limited number of commercial establishments exist within the planning area and are predominantly concentrated along Foothill Boulevard. These commercial uses consist mainly of strip commercial development. Other commercial land uses located within the planning area consist of two nurseries situated at East Avenue and Base Line and Route 30 east of East Avenue, respectively. In addition, a real estate office, garage, and post office are sited along Etiwanda Avenue. Approximately 15 acres of commercial/office land uses exist within the planning area.

Flood Control & Utility Corridors. Currently, 350 acres of land within the planning area are characterized by flood control drainageways. These drainageways consist of runoff channels and retention basins which comprise most of the northeast section of the planning area. An additional 27 acres is used for utility corridors which traverse the extreme southern portion of the planning area.

Circulation. Etiwanda lies adjacent to major transportation linkages which provide regional access between the Los Angeles, Orange, and San Bernardino metropolitan areas. The Devore Freeway provides Etiwanda with three freeway access points located at Foothill Boulevard, Base Line Road, and Cherry Avenue. In addition, the proposed Foothill Freeway (Route 30), which parallels Highland Avenue, will establish two additional freeway interchanges. These interchanges will be located at Milliken and the proposed Day Creek Boulevard and are designed to accommodate traffic generated by the Victoria Planned Community.

Major arterials with regional significance are Arrow Highway, Foothill Boulevard, Base Line Road, and Highland Avenue. These primary circulation features traverse the planning area in an east/west direction ultimately linking the cities of Upland and Fontana to Rancho Cucamonga. Presently, these circulation features are operating below capacity. However, the future development of Victoria and Terra Vista Planned Communities will most likely tax the traffic carrying efficiency of these streets. Secondary circulation, characterized by Etiwanda, East, Miller, Victoria, and Cherry Avenues, have traditionally serviced the needs of the planning area. These streets are generally arranged in a grid pattern with few connections being made to the Devore Freeway, and are primarily intended to serve localized traffic within the community. In addition, these streets exhibit a rural-residential image and character which is expressed in rock-lined curbs and Eucalyptus windrows which parallel many of these circulation features.

A limited number of local neighborhood streets traverse the planning area and primarily serve the few housing tracts within Etiwanda.

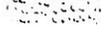


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legend

EXISTING CONDITIONS

-  Circulation
-  Schools
-  Residential
-  Flood Control
-  Utility Corridor
-  Park
-  Commercial
-  Foothill Blvd. S.P.

title

EXISTING
CONDITIONS

figure

2-4

Public Services. Public services within the Etiwanda planning area are limited. This is one of the main reasons why no substantial development has occurred within the planning area. Currently, a lack of sewer facilities has prompted the exclusive use of septic tanks on the large lot parcels characteristic of the area. Water improvements consist of a limited water system which primarily services dwellings located adjacent to Etiwanda Avenue. In addition, a temporary fire fighting facility, located at Base Line and Day Creek, services the planning area.

Community Character. Etiwanda exhibits a rural image which is characterized by large open spaces, Eucalyptus windrows, citrus groves, stone curbs, a limited number of turn-of-the-century dwellings, and other elements which convey a sense of place and identity. Historically, Etiwanda was divided into 10 acre parcels and is traversed by Eucalyptus windrows which appear in east/west grids measuring 660 X 330 feet. Today, much of this same pattern still exists. Mature Blue Gum Eucalyptus grace much of the community, as do a limited amount of citrus groves which are characteristic of Etiwanda's past. Etiwanda has so far retained its rural character due to its location and lack of public services.

Parks/Space/Trails. Presently, the only park existing within the Etiwanda planning area is located adjacent to the Summit School, which lies within the northern section of the planning area. While this park facility provides approximately 5 acres of recreational land within the northern sector of the community, additional parks of various sizes and intensity will ultimately be needed to service populations residing elsewhere in the community. Etiwanda has many acres of undeveloped open space which provide passive recreational opportunities. While some of this land will remain as open space due to its public or quasi-public relationship (flood control, utility easements), most of it will be subject to future development pressure. Trails within the Etiwanda planning area presently consist of informal, unimproved pathways which occur, sporadically throughout the community in a piecemeal fashion. Presently, there is not continuity or linkage between these trails, which typically are located contiguous to utility corridors and flood control channels. Commonly, these trails are used as pedestrian walkways, hiking trails, equestrian paths, and bicycle routes.

2.5 TRENDS

Etiwanda has retained its unique rural atmosphere primarily due to its location within the community and lack of public services provided. Past developmental pressures experienced within the communities of Alta Loma and Cucamonga have left Etiwanda relatively unaffected by urban development. However, Etiwanda's present condition will ultimately be challenged by new development. Strong outside influences, which include the Victoria and Terra Vista planned communities to the west, the City's industrial area to the south, and Fontana to the east will ultimately bring urban services and utility connections into close proximity. It would appear that as urban services and utilities become available, the number of development proposals in Etiwanda will increase. Thus, it seems apparent that some form of change will eventually occur within the planning area. The trends, opportunities, and potential problems are outlined below.

TRENDS

Pressure to develop at or above currently planned levels.

Pressure to develop in a piecemeal fashion.

Pressure to develop substantial commercial facilities at locations most beneficial for business purposes.

Tendency to develop projects based totally on criteria used city-wide.

Tendency to split land holdings and to subdivide for interim use.

Tendency to phase out existing agricultural uses.

These trends, if not dealt with effectively, could create a number of potential problems. However, with proper planning, those elements that make Etiwanda unique also create opportunities to solve such problems in a manner that takes advantage of existing conditions to the benefit of the community as a whole.

POTENTIAL PROBLEMS

Circulation. Dramatic increase in vehicular traffic on both major and local streets in existing residential and other sensitive areas.

Increase in noise levels in sensitive areas.

Potential safety hazards due to conflicts with pedestrians, bicycles, and horses.

Community Character. Eventual loss of existing and historical character through:

- widening of existing streets, such as Etiwanda, East and Victoria Avenues;
- loss of rock curbs;
- loss of windbreaks and other mature vegetation;
- removal of older but historically and aesthetically valuable buildings;
- intrusion of through traffic and associated problems;
- construction of new development inconsistent with local character and unique qualities;
- construction of new development based totally on city-wide standards;
- eventual disappearance of Etiwanda's separate identity.

Commercial Services. Substantial impact of commercial development on existing residential and other sensitive areas.

Potential traffic problems resulting from locating major traffic generators in inappropriate locations.

Encouragement of outside traffic in the Etiwanda core and along Etiwanda Avenue.

Parks and Trails. Potential for inadequate recreational opportunities due to inappropriate location or type of parks.

Discontinuous or inadequate pedestrian, bicycle or equestrian circulation.

Trail maintenance and implementation problems.

OPPORTUNITIES

An opportunity to plan a circulation system that can safely handle the necessary traffic without unduly impacting the sensitive areas.

A chance to build on the existing elements that contribute to the character of the community through design standards for future development such as:

- protection of select mature vegetation;
- gradual replacement of windrows;
- architectural and design guidelines sensitive to existing styles;

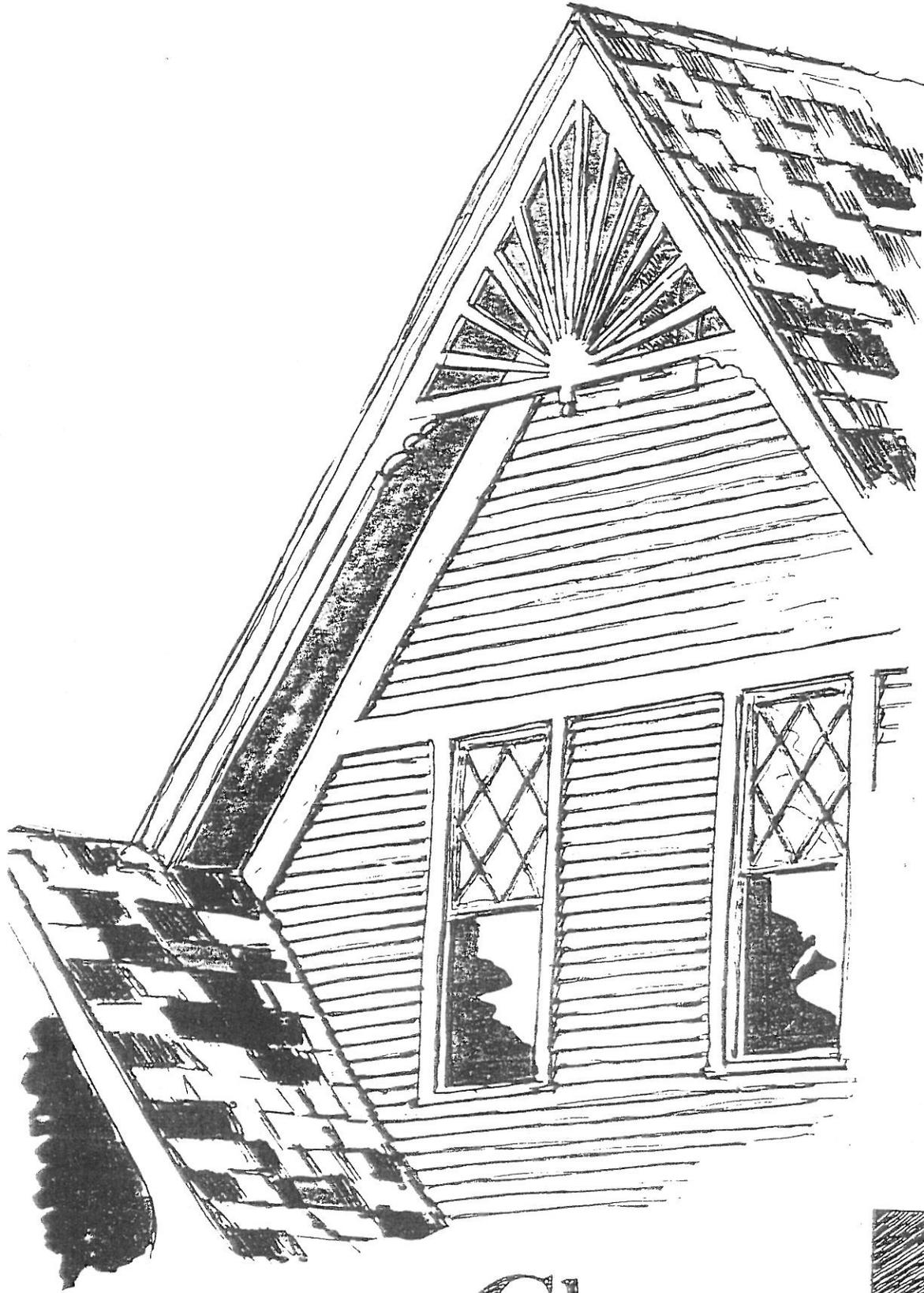
Selection of commercial sites and types that are of benefit to the community as a whole, and application of design standards to reinforce community identity.

An opportunity to plan for an integrated park and trail system responsive to the needs of the community.

2.6 PURPOSE AND FOCUS OF THE SPECIFIC PLAN

The preceding section outlined various trends and identified possible problems associated with new development in and around Etiwanda. Many of these problems could be addressed or solved by using traditional and established methods such as zoning, subdivision regulation, and design and development review. However, while some of these problems could be solved individually without an overall plan, all future development would follow a pattern virtually identical to the rest of the City without regard for the area's unique qualities, and the opportunity to retain the character and identity of Etiwanda as a community would be lost.

In order to further public health, safety, and welfare and to protect the character and identity of Etiwanda, this plan must focus on areas of community character, circulation, land use, parks, and trails, and do it in a comprehensive fashion and within the overall framework of the City's General Plan, as amended.



Chapter

3

Goals, Objectives, Policies

CHAPTER 3 - GOALS, OBJECTIVES, AND POLICIES

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CHAPTER 3

Goals, Objectives, and Policies

3.1 PURPOSE

The purpose of this chapter is to: (1) identify what the goals and objectives of the Specific Plan are; and (2) to define a set of ground rules, or policies, to be used in developing appropriate solutions in each of the topic areas.

Goals are broad statements that define the community's hope for the future. They are general in that they do not indicate when and how these goals are to be accomplished.

Objectives are statements of intent that generally guide future decisions in specific topic areas.

Policies are more specific statements of intent to deal with particular problems in certain fashion. They begin to define the approach to be taken to achieve the plan objectives, and are in themselves the first step in the development of a solution as they form the basis for Standards and Regulations (Chapter 5).

3.2 SPECIFIC PLAN GOAL

The City's General Plan identifies goals in all of the areas mandated by State law. These goals, normally achieved through the use of the City's Zoning and Subdivision Ordinances, Growth Management Plan, Capital Improvement Programs, and other regulatory or implementation tools, are outlined below:

3.21 Community Character, Circulation, Land Use, Commercial Services.

The natural and man-made environment of Rancho Cucamonga shall be designed and coordinated to establish the identity of the City as a single entity, while also preserving the individual character of the three existing communities; to improve the image and appearance; and to promote the functional efficiency of the City. (Ref. General Plan, p. 16)

3.22 Land Use, Circulation.

Land use shall be managed with respect to location, timing, and density intensity of development in order to be consistent with the capabilities of the City and special districts to provide services, to create communities where a diverse population may realize common goals, and to achieve sustainable use of environmental resources both within the outside of the City. (Ref. General Plan, p. 12)

3.23 Land Use, Circulation, Trails.

The organization of land uses within the City shall provide for the efficient use of the private automobile, while concurrently supporting the ultimate provision of alternative modes of transportation at both the City and regional levels. (Ref. General Plan, p. 13)

3.24 Community Character, Parks.

The community's natural resources shall be respected, and protection and preservation of those resources, including open spaces, shall be encouraged. (Ref. General Plan, p. 17)

3.25 Parks, Trails.

Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction. (Ref. General Plan, p. 15)

However, it is apparent that these General Plan goals cannot be fully realized in Etiwanda through the use of existing ordinances; potential problems in the areas of community character, circulation, commercial services, parks, trails, and land use have been identified in the preceding chapter.

The overall goal of the Specific Plan is to provide for the implementation of the General Plan, with emphasis on the topic areas of community character, circulation, commercial services, parks, trails, and land use adjustments.

3.3 COMMUNITY CHARACTER

3.31 SCOPE

Community character is an overall topic area which is difficult to define, as it is influenced by many intangibles. In this document, Community character consists of a number of elements, including:

- Sense of Community Identity
- Open Space and Rural Character
- Architectural Design
- Landscape Design
- Windbreaks

The following Community character objectives and related policies are structured to reflect these elements.

3.32 COMMUNITY IDENTITY

OBJECTIVE:

In order to avoid the lack of focus characteristic of many Southern California communities, development in Etiwanda should be guided by design standards and guidelines which reinforce the sense of community identity.

POLICIES:

- .100 Reinforce Etiwanda's identity by the use of appropriate architecture and other design features.

- .200 Reinforce community identity and create a sense of continuity throughout the area through appropriate landscape features.
- .300 Require special landscape and design treatments at major entrances to the community.
- .400 Reinforce Etiwanda's identity through the continuation of a windbreak systems equal to or better than the existing system.
- .500 Reinforce Etiwanda's identity by emphasizing natural features while de-emphasizing the scale and impact of structural elements.
- .600 Reinforce community identity by the selection of street, park, trail, and place names that relate to Etiwanda, its setting, or its heritage through the use of old family and place names.
- .700 Encourage historical preservation through development of criteria for preservation of historical structures and other elements of historical significance.

3.33 OPEN SPACE

OBJECTIVE:

The abundant open space which now characterizes Etiwanda and contributes to its atmosphere is a valuable resource which should be used to help define overall community character.

POLICIES:

- .100 Take steps to retain sufficient amounts of open space within the Specific Plan area.
- .200 Require a percentage of each lot or parcel to be left in open space.
- .300 Encourage preservation of open space in excess of mandatory requirements through an incentive system.
- .400 Encourage clustering of development to preserve valuable open space and other natural features through the use of mandatory requirements and an incentive system.
- .500 Encourage innovative design concepts and landscape techniques to promote usable open space and rural atmosphere.
- .600 Encourage the utilization of public easements, and utility corridors and flood control areas as usable open space.
- .700 Encourage the preservation of open space in sensitive areas of Etiwanda through the use of transfer of development rights or other appropriate implementation tools.

3.34 ARCHITECTURAL DESIGN

OBJECTIVE:

Architectural designs and concepts should be guided by criteria which reinforce the sense of community identity, avoid the feeling of sameness and blandness, and enhance Etiwanda's character.

POLICIES:

- .100 Reinforce community identity through the application of a unifying architectural theme or features in the design of community service uses, commercial areas, and other focal points.
- .200 Reinforce community identity through the encouragement of unifying architectural styles or features in the design of residential structures.
- .300 Encourage the use of architectural styles that are informal, rustic, and human in scale.
- .400 Encourage the use of traditional construction materials, such as native stone, brick, timber, wood siding, tile, and others as may be appropriate.
- .500 Enhance Etiwanda's character by using architectural techniques and elements which draw upon Etiwanda's history and provide a tie to the area's heritage.
- .600 Provide for variety and discourage monotony in dwelling design by use of appropriate guidelines.

3.35 LANDSCAPE DESIGN

OBJECTIVE:

Landscape design should enhance the quality of the environment and contribute to high quality, safe, and energy efficient development.

POLICIES:

- .100 Develop mandatory standards relative to tree type, size, and spacing for streets, center medians, parkways, parking lots, pathways, and trails.
- .200 Develop guidelines for fencing to enhance community identity.
- .300 Utilize landscape techniques which preserve and enhance rural character where possible.
- .400 Encourage landscaping in excess of requirements through an incentive system.
- .500 Landscaping within new development should emphasize use of native trees, shrubs, and wild flowers.

3.36 WINDBREAKS

OBJECTIVE:

The preservation and perpetuation of a windbreak system, equal to or better than the existing windbreak system, should be promoted for reasons of public safety, wind protection, historical significance, and aesthetics.

POLICIES:

- .100 Develop guidelines and standards for the selective preservation of healthy mature trees in safe and otherwise desirable locations.
- .200 Develop guidelines and standards for a phased replacement of existing Blue Gum windrows with a more appropriate tree with similar visual and wind protection qualities.

3.4 VEHICULAR CIRCULATION

3.41 LIMITATIONS

Existing Circulation: The future circulation system in Etiwanda must be designed to fit within the external local and regional transportation network. Because these elements are basically fixed, they will tend to constrain options within the planning area.

Primary circulation features within Etiwanda include:

- Foothill Freeway Corridor
- Interstate 15
- Base Line Road
- Foothill Boulevard
- Day Creek Boulevard

All of these features are major circulation corridors which provide for regional travel. For purposes of the Etiwanda Specific Plan, these features are fixed and must be related to appropriately.

External Land Use Characteristics: From the circulation perspective, there are three significant external land use considerations which will affect circulation planning:

- Intensity and placement of land uses in Fontana.
- Intensity of development in the sphere of influence area to the north.
- Existence of an approved regional shopping center at I-15 and Foothill Boulevard.

All of these elements significantly affect circulation demand and, with the exception of the regional center, are beyond the direct control of the City.

3.42 OBJECTIVE

Provide for the development of a safe, efficient, and cost effective street system to adequately support the community's circulation needs, with a minimum impact on the community.

3.43 POLICIES

- .100 Support the development of Route 30 as a transportation corridor to be located below grade wherever possible, with surface street access at East Avenue.
- .200 In recognition of its historic character, discourage excessive traffic on Etiwanda Avenue, particularly north of Base Line, in order to maintain current street widths and design character where possible, and to carefully define those areas where change may be required because of traffic demand.
- .300 Discourage non-local through traffic from traversing the community on collector and local streets.
- .400 Discourage through traffic within residential areas.
- .500 Discourage traffic generated by future development in the areas beyond the current City limits from impacting the Etiwanda core, as well as other sensitive areas of Etiwanda.
- .600 Provide for planned rather than piecemeal access into undeveloped areas east of East Avenue.
- .700 Provide for alternate access to the high school site.
- .800 To assist in achieving policies .600 and .700 above, consider construction of a north-south bypass road in the vicinity of East Etiwanda Creek, should additional flood control land become available.
- .900 Encourage rural road standards and image whenever traffic volumes, drainage, and other considerations allow.

3.5 COMMERCIAL SERVICES

3.51 LIMITATIONS

The location and scope of future commercial facilities in Etiwanda must be closely tied to all other components of the Specific Plan. The most obvious and important determinants for the commercial facilities are land use and circulation as well as other elements.

The key to a successful solution to the commercial services question lies in achieving a fine balance. Too many shopping areas can disrupt the community by attracting traffic and associated problems from elsewhere; too few shopping opportunities or inappropriate locations result in unnecessary traffic due to excessive travel distances and circuitous routes. Finally, it must be pointed out that the commercial facilities will be constructed by the private sector

according to the guidelines and regulations built into the Specific Plan. As a result, those facilities are not likely to be implemented if their locations are unrealistic in terms of marketing, access, or inadequacy of service areas.

3.52 OBJECTIVES

- .100 Prevent future commercial areas and associated traffic from adversely impacting the character of the community.
- .200 Prevent future commercial areas and associated traffic from adversely impacting the established core, including Etiwanda, and Victoria Avenues.
- .300 Provide future shopping and other commercial facilities to adequately serve Etiwanda residents' every day needs with minimum disruption of the quality of the residential environment.
- .400 Where appropriate and feasible without undue disruption of residential areas, provide the commercial facilities to serve the community as a whole.

3.53 POLICIES

The following types of commercial facilities should be established to serve the Etiwanda area:

.100 Neighborhood Commercial

This center or centers should be provided to meet the retail and service needs of a cluster of neighborhoods with a total population of roughly 8,000 to 10,000 residents. The primary use within the neighborhood shopping center should be a major supermarket with a total leasable area ranging from 30,000 to 100,000 square feet.

- Where feasible, such facilities should be conveniently accessible by bicycle and by foot, as well as by automobile.
- The centers should be located no closer than 1 mile of one another.
- The location of neighborhood center(s) should not encourage vehicular traffic in established residential areas or on Etiwanda Avenue.

.200 Convenience Commercial

These establishments are small localized retail and/or service businesses that provide goods and merchandise to the immediate surrounding land uses. Convenience facilities may include eating and drinking establishments, food and beverage retail sales, limited personal, medical and repair services, and retail sales; however, their primary function is to provide a convenient place to buy groceries. The facilities may be freestanding or organized into a small cluster on land no larger than 2-3 acres in size. They should be within convenient walking distance or bike ride from the intended users of the businesses.

Extreme care should be exercised during the review process to assure that such businesses are in harmony with the surrounding neighborhood.

.300 Freeway-Related Services

These facilities are intended to serve both through traffic and local residents. A typical facility would include a service station, fast food, and other similar businesses which desire freeway exposure. Such facilities could also be integrated into a Neighborhood Commercial center where appropriate.

.400 General Commercial

This commercial category is characterized by a broader range of use activities than any other commercial designation. It includes local commercial, community shopping/office complexes, and commercial uses surrounding the regional center.

.500 Special Community Services

This category represents what amounts to a residential district while allowing opportunities for limited or specialized, low-impact commercial services mixed with residential uses. Such designation may only be appropriate in specified areas along Etiwanda Avenue, with the express intent to reinforce the historical character and identity of the community.

.600 Offices

This category is provided to encourage office clusters where related and support office uses can be located. The intent of this category is to prevent the proliferation of individual isolated offices. Commercial uses permitted within the office category include administrative and professional offices, business support services, financial, insurance, and real estate services, supportive commercial uses such as a restaurant, and medical services.

.700 All commercial activity should be organized into planned group concentrations as opposed to commercial activities organized in a linear fashion. Strip commercial development should be discouraged.

.800 Commercial centers or facilities should reinforce community character and identity.

3.6 PARKS

3.61 LIMITATIONS

Generally, in undeveloped areas, park lands are acquired and park facilities are developed through either the (1) dedication and development of a park by a developer, or through (2) a payment by the developer of "in-lieu" park fees.

In the City's General Plan most park locations are "floating," i.e. located only generally. The City has the option of either purchasing the property if the need and funds are there, or to move the

"floating" park designation elsewhere within a general area. The process can be repeated until enough developments are constructed to justify (and to pay for) the acquisition of a park. At that time, the site may be purchased and developed as a park.

3.62 OBJECTIVES

- .100 Provide park and recreational facilities at a level which reflects the high priority assigned to these facilities by the City residents.
- .200 Design park and recreational facilities to serve the recreational and social interaction needs of City residents of all ages, economic situations, and physical conditions.
- .300 Maximize opportunities for the joint use of public facilities such as schools, flood control, and areas under the jurisdiction of other public agencies.

3.63 POLICIES

- .100 Provide for the development of parks to achieve a ratio of parkland to population, consistent with the General Plan.
- .200 Neighborhood parks shall be located to serve a population of within a 1 mile radius.
- .300 Neighborhood parks shall be 5-20 acres in size or larger.
- .400 Access to neighborhood parks should emphasize modes of transportation other than automobile.
- .500 The service area of a neighborhood park should not be divided by natural or artificial barriers such as thoroughfares, railroads, freeways, and washes.
- .600 Improvements and facilities other than those of a specialized nature, i.e. recreational buildings, shall be made and constructed by the developer, or when a fee is paid in-lieu of dedication, the fee should be sufficient to meet and provide the specified requirements.
- .700 Lands included within a neighborhood park shall not include excessive slopes unless prior to dedication, a determination is made by the Community Services Director that such lands would serve a recreational purpose.
- .800 The entire area of a neighborhood park should be improved and landscaped for recreational use with drought tolerant landscaping to the maximum extent consistent with this use.
- .900 When possible, neighborhood parks should be located adjacent to elementary schools. Naming of parks should relate to Etiwanda's heritage through the use of old family or place names.

3.7 TRAILS

3.71 LIMITATIONS

The General Plan establishes a hierarchy of trails for the entire City and its sphere of influence. The Etiwanda area is a part and link of that system. The overall General Plan concept is based upon three components:

- Regional Multi-purpose Trails
- Community Trails
- Local Feeder Trails

.100 The Regional Multi-Purpose Trails are the backbone of the system. They are reserved, extended long distance corridors, and serve as the main connectors to the regional parks, scenic canyons, the national forest, and other major open spaces, residential, commercial, and industrial areas.

.200 The Community Trails provide the user with access to the Regional Multi-purpose and to community facilities such as Heritage Park, Alta Loma Park, Base Line Park, Elementary, Junior, and Senior High Schools, Shopping Centers and the Regional Shopping Center. Community Trails that extend southerly of the equestrian areas should not be required to provide for equestrian usage except in areas where continuity of the system is needed.

.300 Local Feeder Trails are contained within subdivisions and enable user access from their residential lot to the Community or Regional Multi-purpose Trail, residential neighborhoods, schools, and parks. Emphasis should be placed on establishing appropriate Local Feeder Trails at the time of subdivision approval or development review.

There are no Regional Trails in the Etiwanda planning area. However, a number of Community Trail linkages are shown in the General Plan, which will provide connectors from the Local Feeder Trails to the regional system. Beside the level of service, these trails can be distinguished by the type of service they are meant to provide:

- Horseback Riding (Equestrian)
- Bicycle
- Hiking
- Pedestrian

The Regional Trails are multi-purpose, i.e. they are meant to provide all (or most) of the above. The Community Trails, however, would provide only the type of service appropriate for a particular alignment. As a result, equestrian connections should be provided in equestrian areas and as links to the regional system, bicycle trails should provide connectors to parks and schools, shopping and other activity centers, etc., while hiking trails should take advantage of unimproved utility corridors for access to undeveloped or scenic areas.

3.72 OBJECTIVE

Develop the most extensive system of trails which the community can be expected to afford.

3.73 POLICIES

- .100 The trail system should be fully integrated with existing and proposed trails outside the planning area. Naming of trails should relate to Etiwanda's heritage through the use of old family and place names.
- .200 The trail systems should consist of interconnected riding, bicycling, and hiking trails.
- .300 The system should provide safe access and travel to neighborhood, city, regional parks, recreational facilities, scenic areas, residential, commercial, and industrial areas.
- .400 The trails should be aesthetically pleasing and create a "country and rural atmosphere" by integrating natural areas and urban areas with well-planned linear open spaces.
- .500 The trail system in Etiwanda should be based on the following hierarchy:
 - Community Trails which connect residential areas, local activity centers, and the regional shopping center and the Regional Multi-purpose Trail system.
 - Local Feeder Trails which connect individual residential lots to the Community and Regional Trail system.
 - Greenways which would provide linkages of greenbelts from residential areas and projects to activity centers such as parks, schools, and shopping.
- .600 The City should establish an agreement with San Bernardino County and public and private utilities for the use of utility corridors and rights-of-way for trail purposes.
- .700 Trails should be located along natural, physical features wherever possible.
- .800 Non-residential development should consider use of amenities for equestrian, pedestrian, and bicycling activities such as hitching posts, benches, rest areas, drinking fountains, and bike stands.

3.8 LAND USE ADJUSTMENTS

3.81 LIMITATIONS

The General Plan Land Use Element defines a number of objectives which, along with the Land Use Map, form the basis of all land use decisions.

3.82 OBJECTIVES

- .100 Refine the General Plan Land Use Map where such adjustments are convenient or necessary to carry out the objectives and policies in the areas of Community Character, Circulation, Commercial Services or other Specific Plan topics, provided the resulting land use types and intensities remain consistent with the overall framework and intent of the General Plan.

- .200 Protect and encourage the low intensity rural character living environment of Etiwanda wherever reasonably possible, particularly in the sensitive areas of Etiwanda and wherever it is consistent with the following policies:

3.83 POLICIES

- .100 Restrict intensive uses and activities in areas where natural and/or man-made hazards may threaten life, property, or sense of well being.
- .200 Assure that land uses in areas with valuable natural resources do not adversely affect those resources.
- .300 Create opportunities wherein a population diverse in terms of income, age, occupation, race, ethnic background lifestyle, values, interests, and religion may interact, exchange ideas, and realize common goals.
- .400 Permit development only when consistent with the availability and adequacy of public services and facilities.
- .500 Encourage opportunities to mix different, but compatible, land uses and activities.
- .600 Provide commercial facilities to meet the retail and service needs of the community where such facilities will not adversely affect other elements of the Specific Plan. Where feasible, such facilities should be conveniently accessible by bicycle and by foot, as well as by automobile.
- .700 Organize land uses to avoid creating nuisances among adjacent land uses.
- .800 Locate more intense uses in close proximity to the transportation network where consistent with other community goals.

3.9 WATER RESOURCES

3.91 OBJECTIVE

Provide for the protection, enhancement and development of the water resources within the City of Rancho Cucamonga.

3.92 POLICIES

- .100 Protect and develop the capability of replenishing groundwater supplies. All areas under development will require mitigation to the maximum extent possible to reduce loss of groundwater replenishment/recharge.
- .200 Preserve and protect the quality and quantity of groundwater.
- .300 Encourage and promote programs to conserve water. The following measures are recommended by the State Department of Water Resources.

- .301 Supply line pressure: Recommended water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure reducing valve.
- .302 Pipe insulation: Recommended all hot water lines in dwelling be insulated to provide hot water faster with less water waste, and to keep hot pipes from heating cold water pipes.
- .303 Hotel rooms: Recommend posting conservation reminders in rooms and restrooms. Recommend thermostatically-controlled mixing valve for bath/shower.
- .304 Laundry facilities: Recommend use of water-conserving models of washers.
- .305 Restaurants: Recommend use of water conserving models of dishwashers or retrofitting spray emitters. Recommend serving drinking water upon request only.
- .400 Use previous paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.
- .500 Investigate the feasibility of utilizing reclaimed waste water, stored rain water, or household gray water for irrigation.
- .600 Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new development to aid in ground water recharge.



Conceptual Plan

Chapter **4**

CHAPTER 4 - CONCEPTUAL PLAN

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CHAPTER 4

Conceptual Plan

4.1 PURPOSE

The intent of this chapter is (1) to outline the evolution of several concepts that form the basis of the Plan, and (2) to present an overall picture, in conceptual terms, of what the various Plan components do and how they are interrelated.

The major components have been included in this chapter. The less significant features, i.e., those with limited effect on other plan components, have been purposely left out, in order to focus attention on the "bare bones" of the Plan.

The details have not been overlooked; after all, it is the detailed standards and regulations that make up a substantial portion of the document. However, the detailed standards are presented separately, in the following chapter, so that the issues and overall concepts are not cluttered with too much detail.

The Conceptual Plan then, is meant to be perceived as a generalized, yet comprehensive solution to the problems and issues outlined in Chapter 2.

4.2 EVOLUTION OF CONCEPTS

The concepts behind the Specific Plan have been influenced by a number of elements. These include the goals outlined in the City's General Plan, existing conditions, projects not yet built but already approved for development, plans of other agencies beyond the City's control, and finally, objectives and policies identified during the formative stages of the Specific Plan at various public meetings. These objectives and policies, specified in Chapter 3 of this document, form a foundation on which the Specific Plan is based.

The following is a description of each of the major components with emphasis on the areas of focus identified earlier.

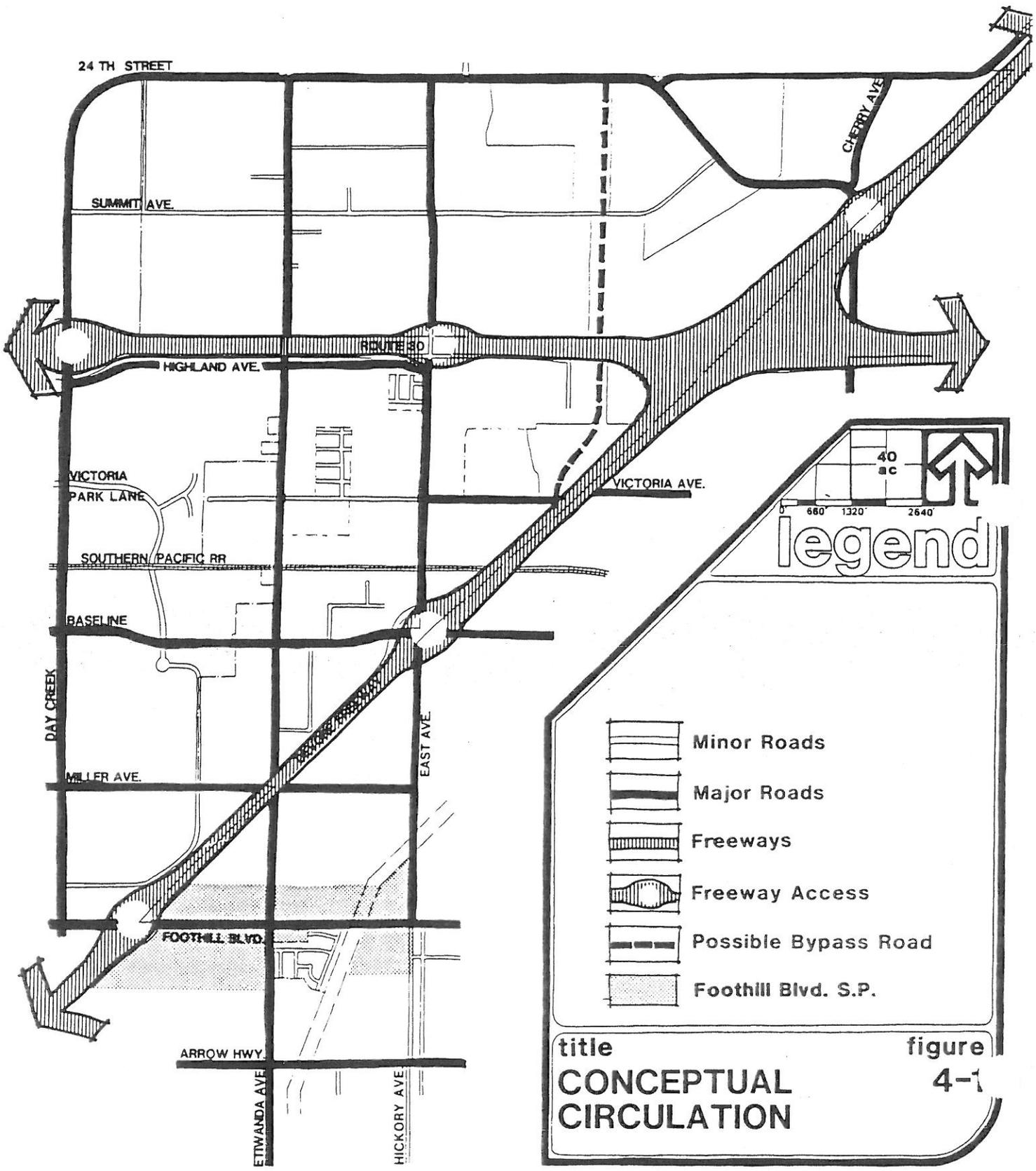
4.21 VEHICULAR CIRCULATION CONCEPTS

.100 Freeways

Circulation concepts are based on policies which support the development of Route 30 as a freeway along the north side of Highland Avenue, with surface street access at East Avenue.

.200 Major Surface Roads

The proposed street system relies on a number of new and existing linkages:



title **CONCEPTUAL CIRCULATION** figure 4-1

- .201 New 24th Street: This road provides a connection between Day Creek Boulevard and Cherry Avenue/I-15 Interchange. The purpose of this major parkway is to serve areas which are not currently accessible by improved roads, and to divert future traffic generated in the ±4,000 acre area north of the project boundaries by channeling traffic to the nearest regional arteries outside Etiwanda.
- .202 Existing East Avenue: East Avenue is to be widened to secondary arterial status.
- .203 Existing Etiwanda Avenue: Etiwanda Avenue, north of Base Line, is to be protected and maintained in its current improvement width and design character. Special access and land use controls to be taken to reduce potential traffic conflicts to greatest degree possible. South of Base Line, an effort will also be made to protect the character of Etiwanda Avenue; however, current improvement widths cannot be maintained due to projected traffic volumes.

The stone curbing along the entire width of Etiwanda Avenue between Foothill Boulevard and the City limits shall be restored and/or reconstructed in conformance with adopted City Standards acceptable to the Historic Preservation Commission.

- .204 Existing Highland Avenue: Highland Avenue is planned to become a frontage road running parallel to, and just south of, the Route 30 Freeway* between Day Creek Boulevard and East Avenue. Highland is not planned to continue east of East Avenue other than as a local street.

* In the event the development of Route 30 Freeway is not possible because of events beyond the City's control, Highland Avenue improvement width is planned to be sufficient for utilization as the south half (eastbound lanes) of a major divided arterial roadway.

- .205 Possible Bypass Road: The construction of a north-south "Bypass" road should be considered along East Etiwanda Creek should additional flood control land become available.

.300 Overall Circulation Concept

The overall circulation concept proposed by the plan is shown in Figure 4-1.

4.22 DEVELOPMENT INTENSITY CONCEPT

.100 Limitations

To a large extent, generalized development intensities have been outlined for Etiwanda by the City's General Plan. The General Plan identifies broad areas where densities are lower or higher, and defines the overall framework as well as levels of development intensity.

However, land use adjustments can take place under the Specific Plan, where such adjustments are needed to meet goals and objectives in the areas of Community Character, Circulation, Commercial Services, or other Specific Plan topics, provided that

the resulting land use types and intensities remain within the overall framework and context of the General Plan.

.200 Underlying Considerations

.201 Sensitive Areas:

The process of formulation of goals and objectives defined large portions of the Specific Plan area as being sensitive to future development if the character and separate identity of Etiwanda as a community is to be protected. These are the areas delineated by existing Eucalyptus windrows, established dwelling clusters, and special landscape and other features such as Etiwanda Avenue and East Avenue corridors.

.202 Impacted Areas:

The process also defined areas which will be heavily impacted by outside influences such as through traffic and associated noise, dust, vibration, etc., or intense land uses such as the Victoria Regional Shopping Center or development in Fontana and the Industrial Specific Plan area to the south.

When these considerations and outside influences are overlaid on the map of Etiwanda it becomes apparent that there are areas where the traditional low density, rural character living environment can reasonably be protected and encouraged. It also becomes apparent that there are areas where the rural character cannot be protected and where very low intensity development would be clearly inappropriate. This is one of the premises which form the development intensity concept.

.300 Characteristics of the Plan

The overall development intensity falls within the context of the General Plan, with adjustments in the following directions:

.301 Low intensities in those areas that can be reasonably protected from outside influences. This includes the "core" or Etiwanda, west of East Avenue, north of S.P.R.R., and most of the areas north of Route 30. The intensities are the lowest in the general area bounded by 23rd Street, East Avenue, lower Summit, and Etiwanda in keeping with recent development trends in this particular location.

.302 Higher intensities along the major traffic corridors where extensive buffering, clustering, streetscape and access controls will be necessary, and where services and infrastructure will be more readily accessible. This includes areas along I-15, and also along Base Line, Milliken, Foothill, and south portion of Etiwanda Avenue. The highest intensities have been placed in the vicinity of I-15/Base Line/East Avenue Bypass Interchange and along portions of the elevated I-15 Freeway.

.400 Overall Land Use Intensity Concept

The overall Land Use intensity concept is shown in Figure 4-2. The map does not distinguish between land use types; rather, it is intended to show the Relative Intensities of land uses as proposed by the plan.

4.23 COMMERCIAL SERVICES CONCEPT

The location and scope of future commercial facilities in Etiwanda is closely tied to all other components of the Specific Plan. For the purpose of the conceptual plan, commercial facilities within the Etiwanda planning areas can be grouped into several basic types, based on the level of service they provide, and on their impact on the community:

.100 Neighborhood Shopping Centers

Major impact, substantial traffic generator, 5-10 acres. Includes a supermarket and/or other major store.

Planned locations

.101 Vicinity of East Avenue and Foothill Boulevard.

.102 Vicinity of East Avenue and 24th Street.

.200 Other Retail Commercial

.201 Localized impact, limited level services. Includes Convenience shopping, Freeway-related services, and similar commercial uses.

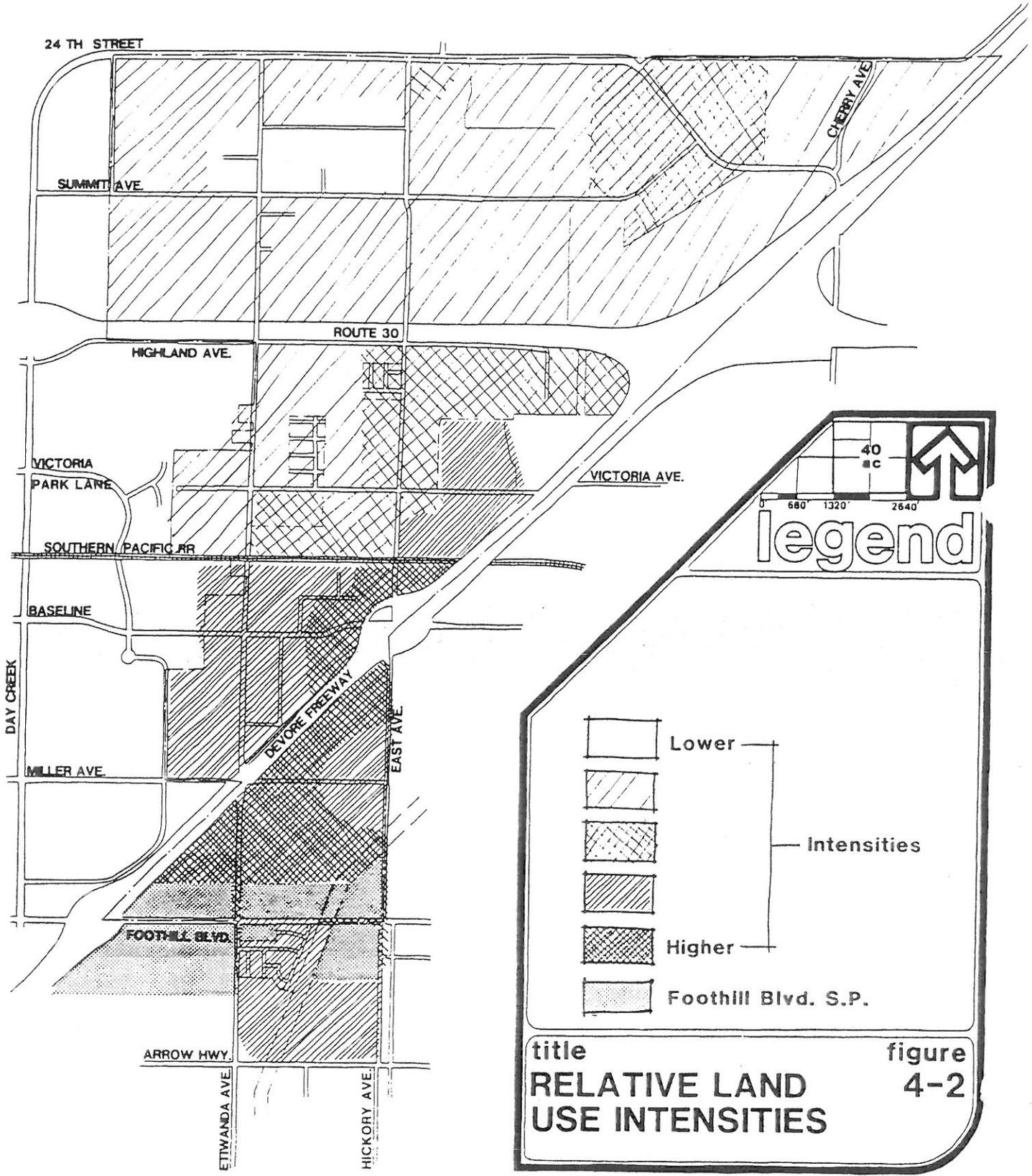
.202 Special Community Services

Strictly controlled, localized impact, limited or specialized commercial and quasi-commercial facilities, planned with the express intent to:

- Provide a community focal point in the heart of Etiwanda, to
- reinforce a sense of community identify, and to
- encourage perpetuation of those elements and features which provide a tie to Etiwanda's heritage.

.300 Overall Commercial Service Concept

Figure 4-3 indicates the general location of all commercial land use types proposed by the plan. The commercial types are distinguished by the type of service intended.



40 ac

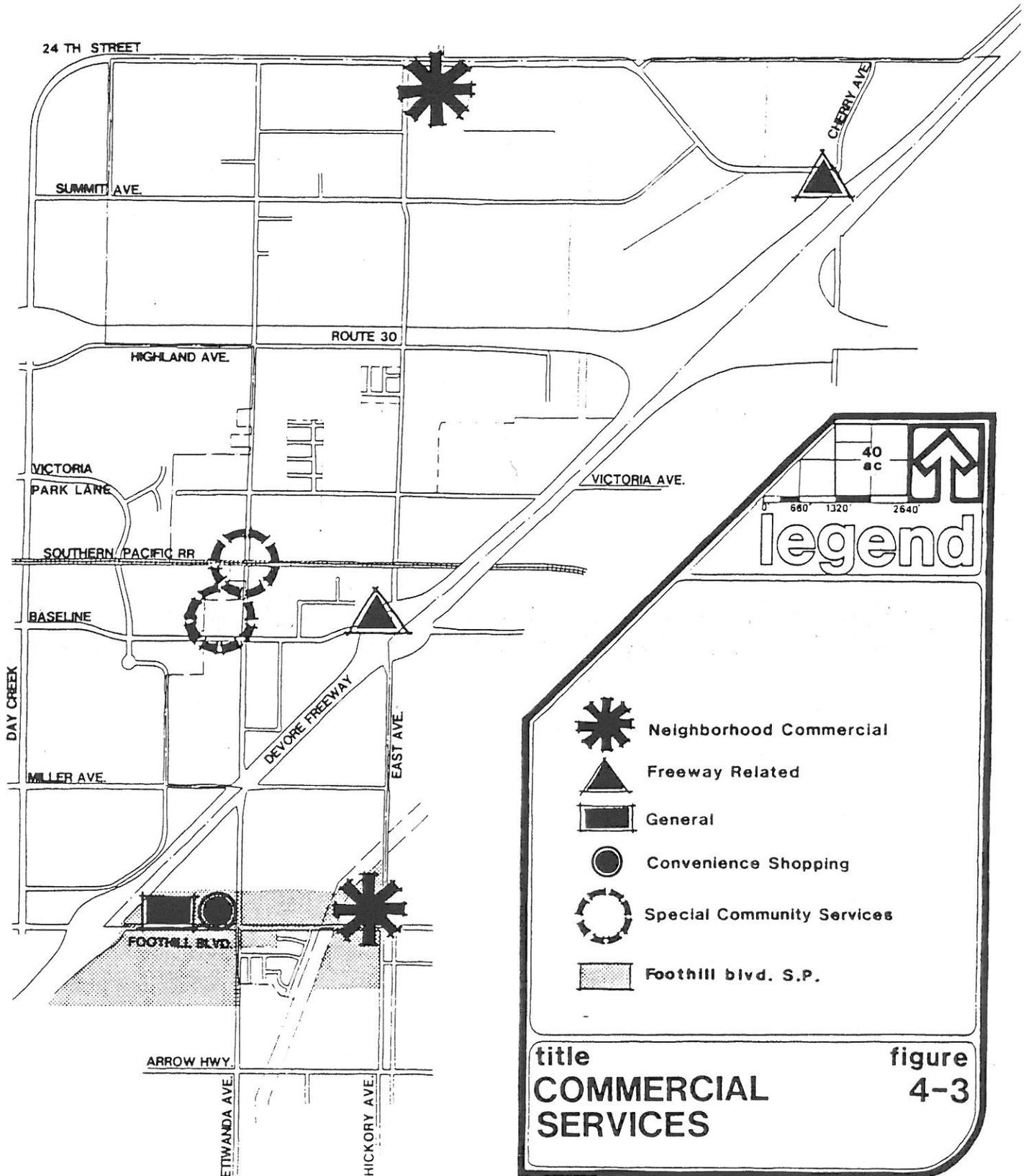
0 680 1320 2640

legend

- Lower
- Intensities
- Higher
- Foothill Blvd. S.P.

title
**RELATIVE LAND
 USE INTENSITIES**

figure
4-2



title
**COMMERCIAL
 SERVICES**

figure
4-3

4.24 PARKS CONCEPT

Because of physical barriers, the Etiwanda Planning Area lends itself well to the Neighborhood Park concept. The Plan proposes four park services areas, outlined below:

(It should be noted that park names used are for reference purposes only. Actual park names, to be determined at a later date, should reflect Etiwanda's heritage through the use of old place or family names).

.100 Summit Park (Site Specific Location)

A part of this park already exists just east of Summit Elementary School, located on School District property. At some point in the future the City could obtain the park and expand it as may be necessary.

Characteristics

- Area 10-20 + acres, depending on population within service area.
- Neighborhood and Community level services.
- Neighborhood Service Area: North of Route 30.
- Community Service Area: Most of Etiwanda and sphere of influence north of 24th.

Amenities:

- Community Center.
- Partially equestrian oriented.
- The design of park should be informal, with naturalized plantings to reinforce the rural atmosphere and to reduce maintenance costs.

.200 Etiwanda Park

- Neighborhood Park.
- Service area south of Route 30, northwest of I-15.
- Area about 5-15 acres depending on population within service area and on relationship adjacent to future schools.
- Informal naturalized plantings should be utilized in at least a portion of this park to reinforce the rural character and to reduce future costs of maintenance.

.300 Miller Park

- Neighborhood Park.

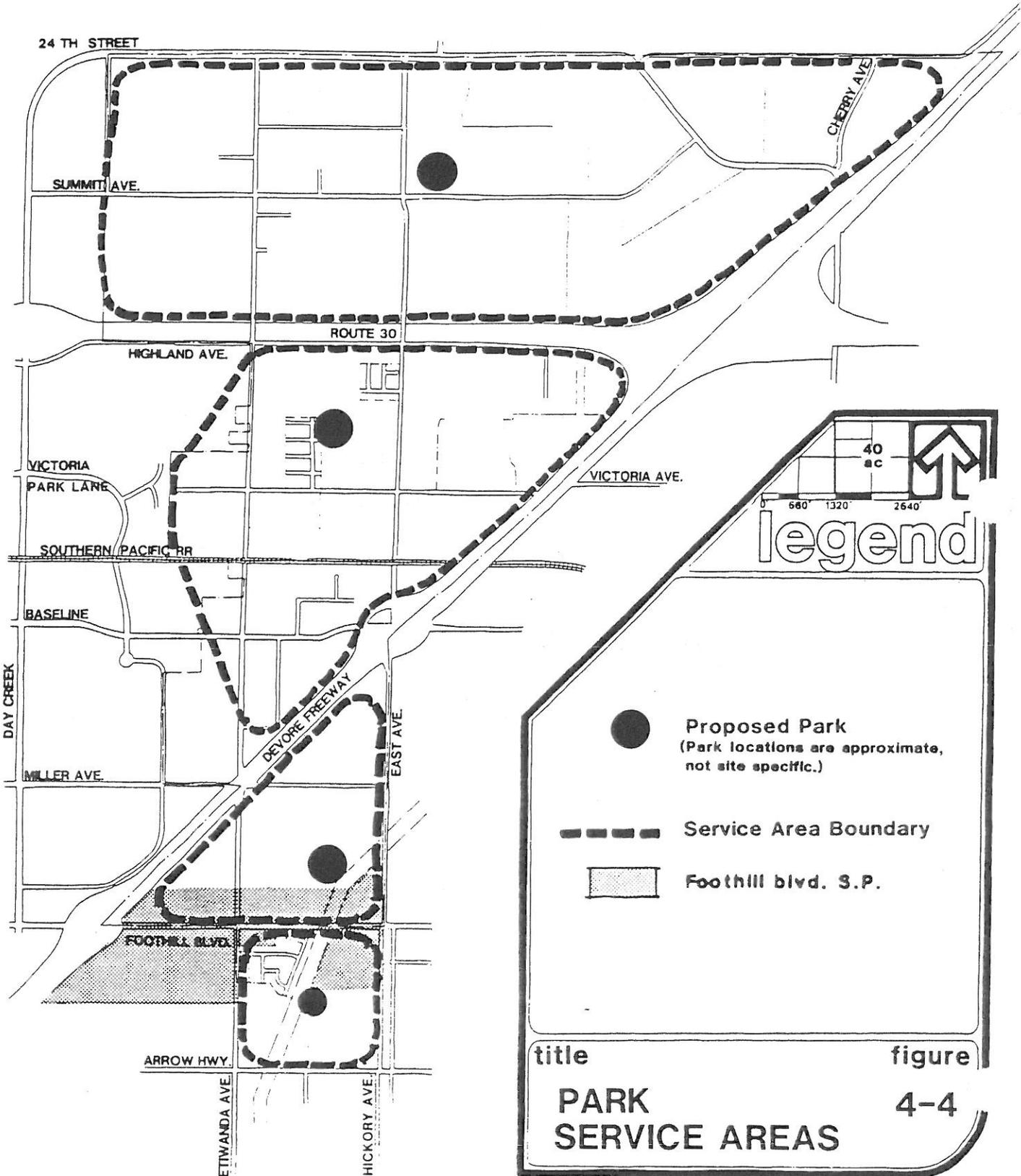
- Service area southeast of I-15, west of Etiwanda Avenue, north of Foothill.
- Area about 20-30 acres depending on population of the service area.

.400 Foothill Park

- Neighborhood Park.
- Service area south of Foothill.
- Area about 5 acres depending on specific population of the service area.

.500 Overall Park Concept

Figure 4-4 indicates approximate locations of future parks, as well as general park service area boundaries proposed by the plan.



40 ac

0 680 1320 2640

↑

legend

- Proposed Park
(Park locations are approximate,
not site specific.)
- Service Area Boundary
- ▨ Foothill blvd. S.P.

title figure

PARK SERVICE AREAS 4-4

4.25 TRAILS CONCEPT

The Trails Concept provides for a relatively extensive system of trails which would be fully integrated with the surrounding areas' proposed trail linkages and uses. The system is meant to provide for equestrian use, bicycle use, hiking (unpaved trails), and pedestrian use (paved walks).

The Trails Concept is based on the following hierarchy:

.100 Community Trails

These trails provide access to other areas of the community and the City and serve equestrian, bicycling, hiking, and pedestrian users. However, not all community trails provide all types of service. While most community trails linkages provide for pedestrians and hiking, equestrian and bicycle uses are limited to the areas of need.

Equestrian improvements are planned mostly in the northerly part of the planning area where most equestrian uses would be located; remaining links south of Route 30 are meant to assure continuity of the overall equestrian system.

Bicycle improvements are planned in those community trails that provide connections to the high school, Chaffey Regional Park, the regional shopping center, schools, and neighborhood parks, and to Victoria Parkway.

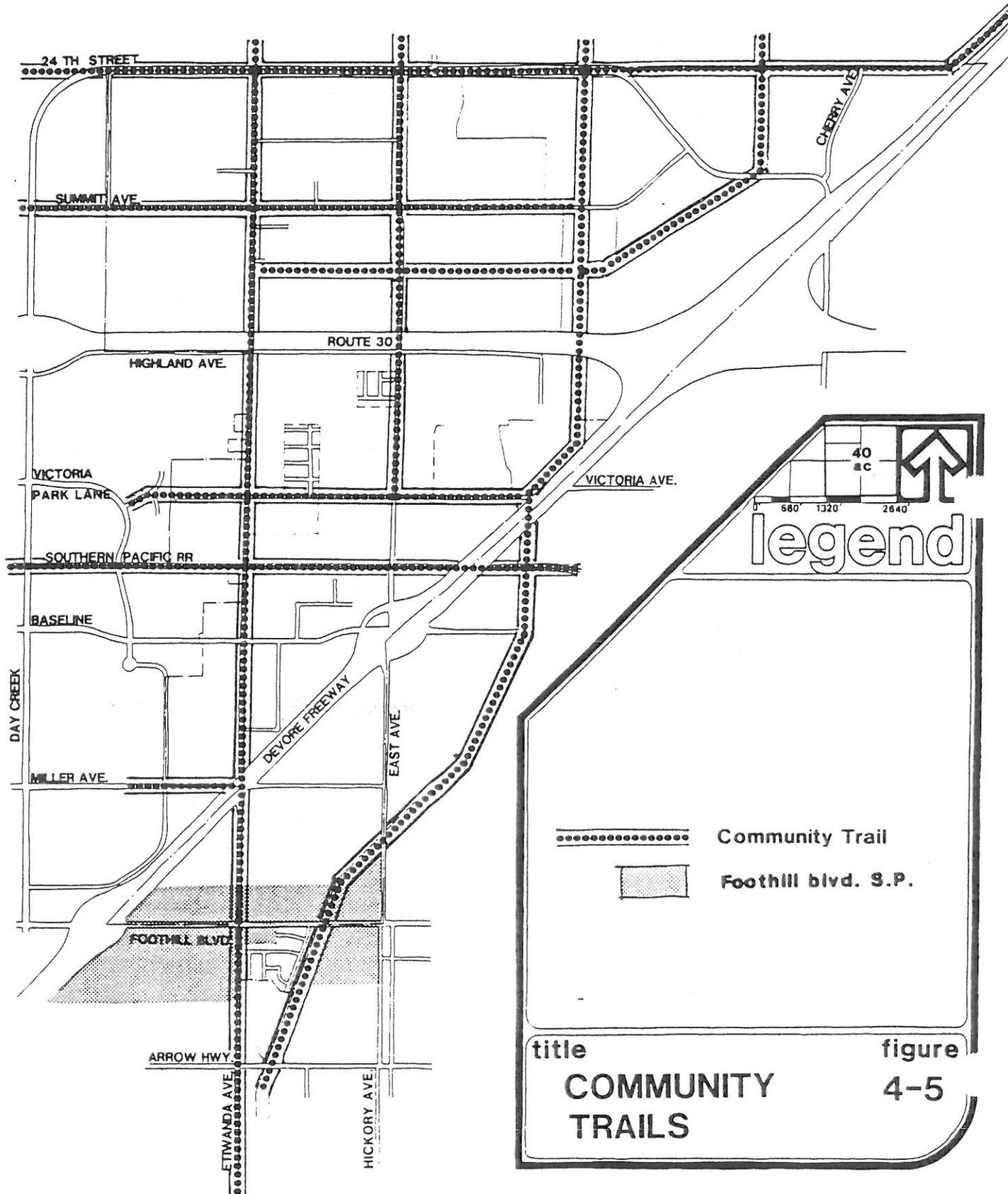
Proposed Community Trail System is shown in Figure 4-5.

.200 Local Feeder Trails

These trails connect individual lots to the community trail system, and are designed primarily for equestrian access and service. Specific alignments to be worked out at the time of tract map approval.

.300 Greenways

These trails provide linkages of green belts from private residential areas and projects to activity centers and community trails. Greenways are mostly intended to serve the pedestrian and bicycle uses, and generally cut through the blocks rather than following public streets. Specific alignments to be worked out at the time of project tract map approval.



title **COMMUNITY TRAILS** figure **4-5**

4.3 OVERALL PLAN CONCEPT

Figure 4-6 combines several major concepts which form the framework of the Specific Plan. The intent is to show the interrelationships of several major components on one map, in simple terms and without much detail. The major components shown in Figure 4-6 include:

- Circulation

The map indicates in heavy lines all existing and proposed roads of collector or higher status. All freeway access points are also shown.

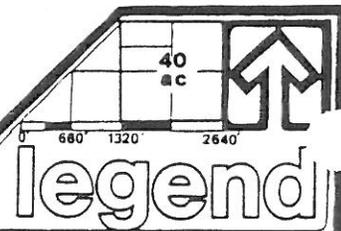
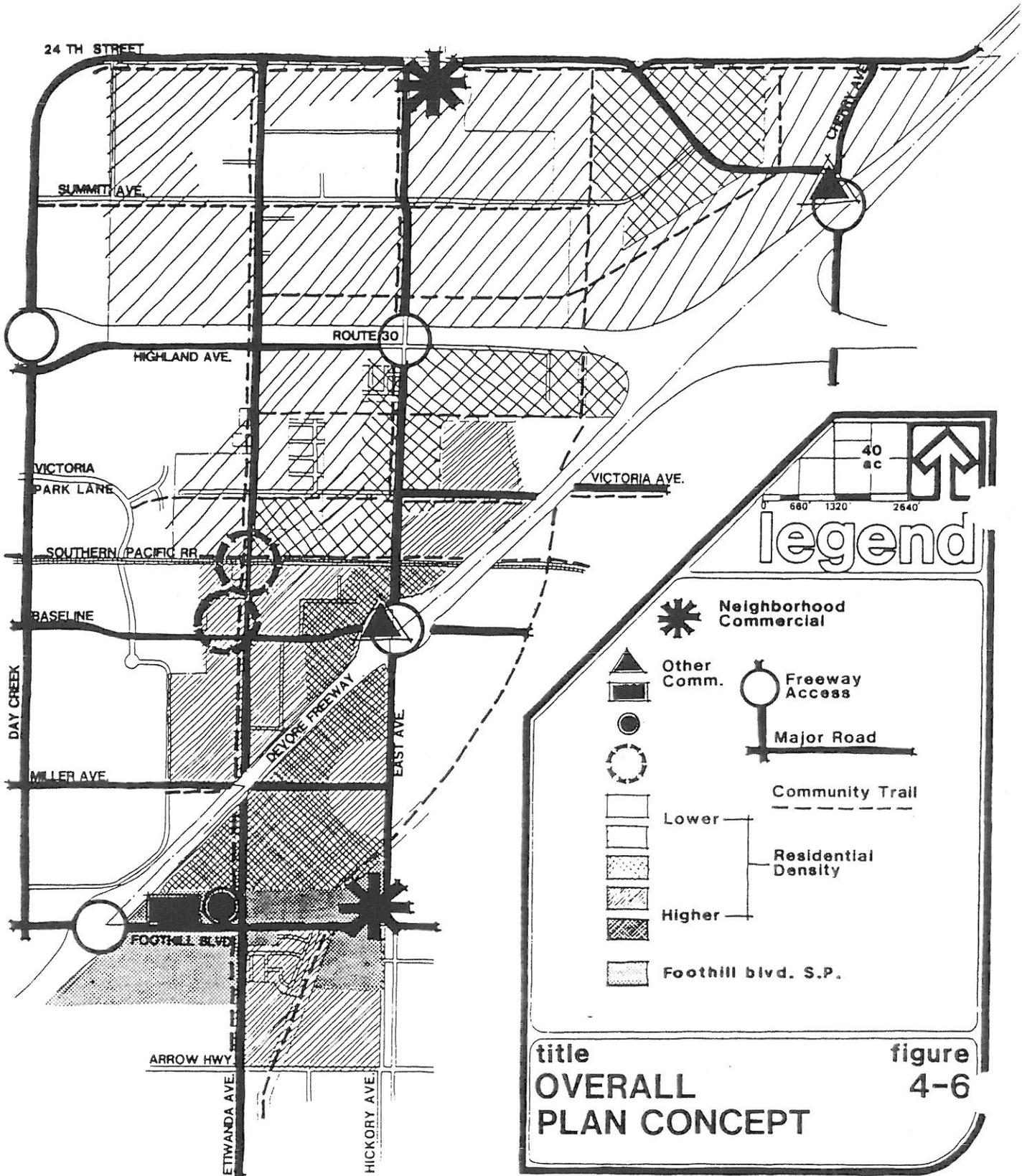
- Land Use

Proposed residential uses and their relative intensities are represented by diagonal linework, as noted in the legend.

Proposed commercial uses are also shown. The only major commercial facilities are the two neighborhood commercial centers indicated by bold asterisks.

- Trails

The Plan contains an extensive system of trails, Figure 4-6 indicates all community trail alignments.



legend

 Neighborhood Commercial

 Other Comm.

 Freeway Access

 Major Road

 Community Trail

 Lower

Residential Density

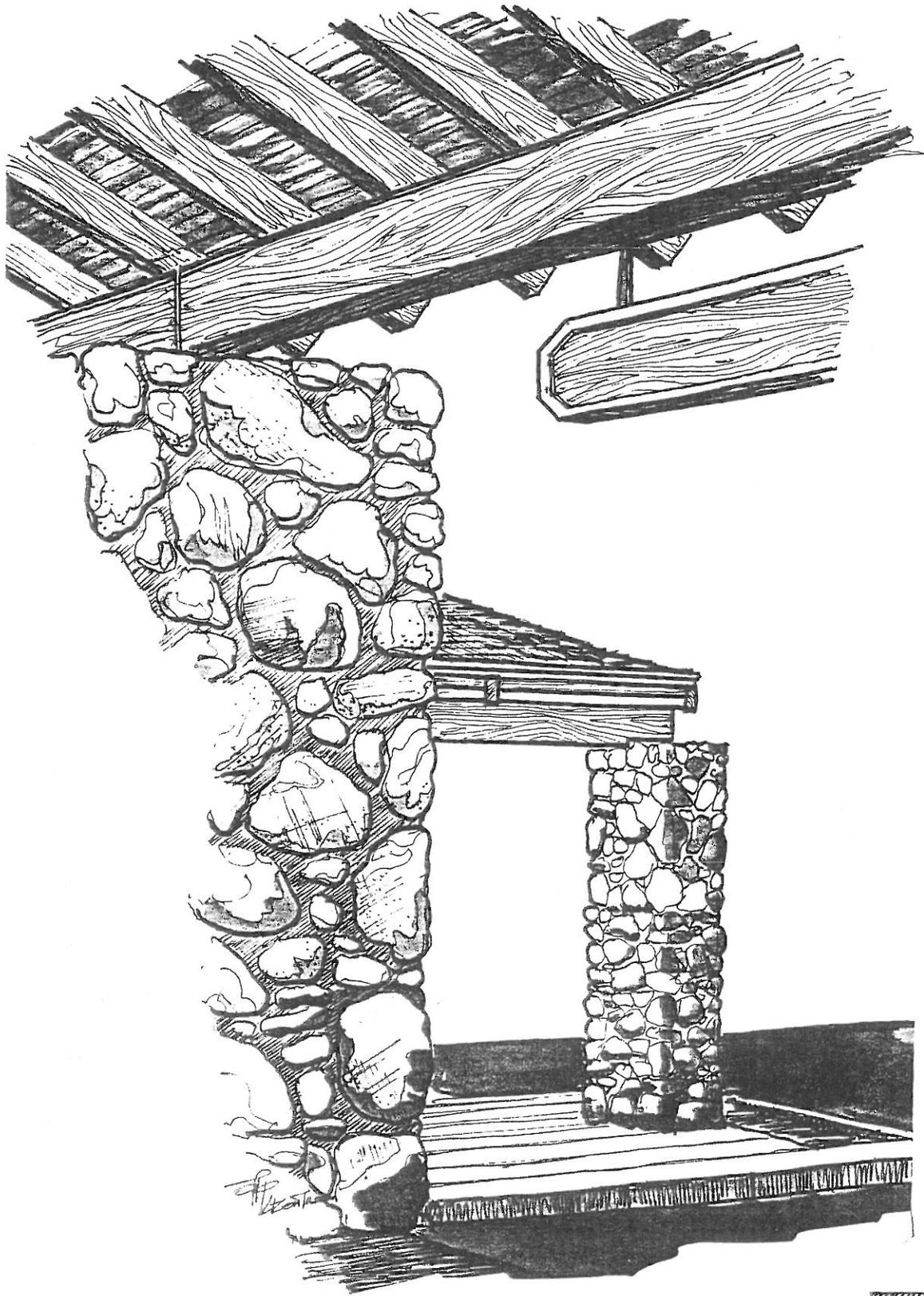
 Higher

 Foothill Blvd. S.P.

title
**OVERALL
 PLAN CONCEPT**

figure
4-6

Part
Two:
Regulatory
Provisions



Chapter

5

Standards & Regulations

CHAPTER 5 - STANDARDS AND REGULATIONS

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CHAPTER 5

Standards and Regulations

5.1 GENERAL INFORMATION

5.11 PURPOSE

This Chapter contains information that is necessary for the planning of development in the Etiwanda Specific Plan area. The purpose of the Chapter is to provide in one location all the essential standards, regulations and guidelines to be used in preparing a development proposal. In order to fully understand the scope of the Specific Plan and the Policies which provide the background to the development standards, it may be necessary to refer to Chapter 1 through Chapter 4 of the Specific Plan.

5.12 HOW TO USE THIS CHAPTER

In order to make this material easier to work with, the standards and regulations are grouped in several distinct parts:

- Part 5.2 Contains information dealing with the specific project site or lot and answers questions about permitted land uses, lot sizes, setbacks, open space requirements, etc.
- Part 5.3 Deals with questions relating to the circulation system, such as street dedications and improvements, trails, access restrictions, streetscape design, etc.
- Part 5.4 Covers special regulations, such as windbreaks, architectural guidelines, parks, and similar topics.
- Part 5.5 Notes the needs of other agencies, such as public utilities, schools, the Fire District, and other services.

5.13 RELATIONSHIP TO THE DEVELOPMENT CODE

The Regulatory Provisions in this chapter contain most of the information needed to determine what regulations and standards are required for development in Etiwanda. However, topic areas not specifically covered are governed by equivalent district provisions of the City's Development Code.

5.2 SITE-RELATED STANDARDS

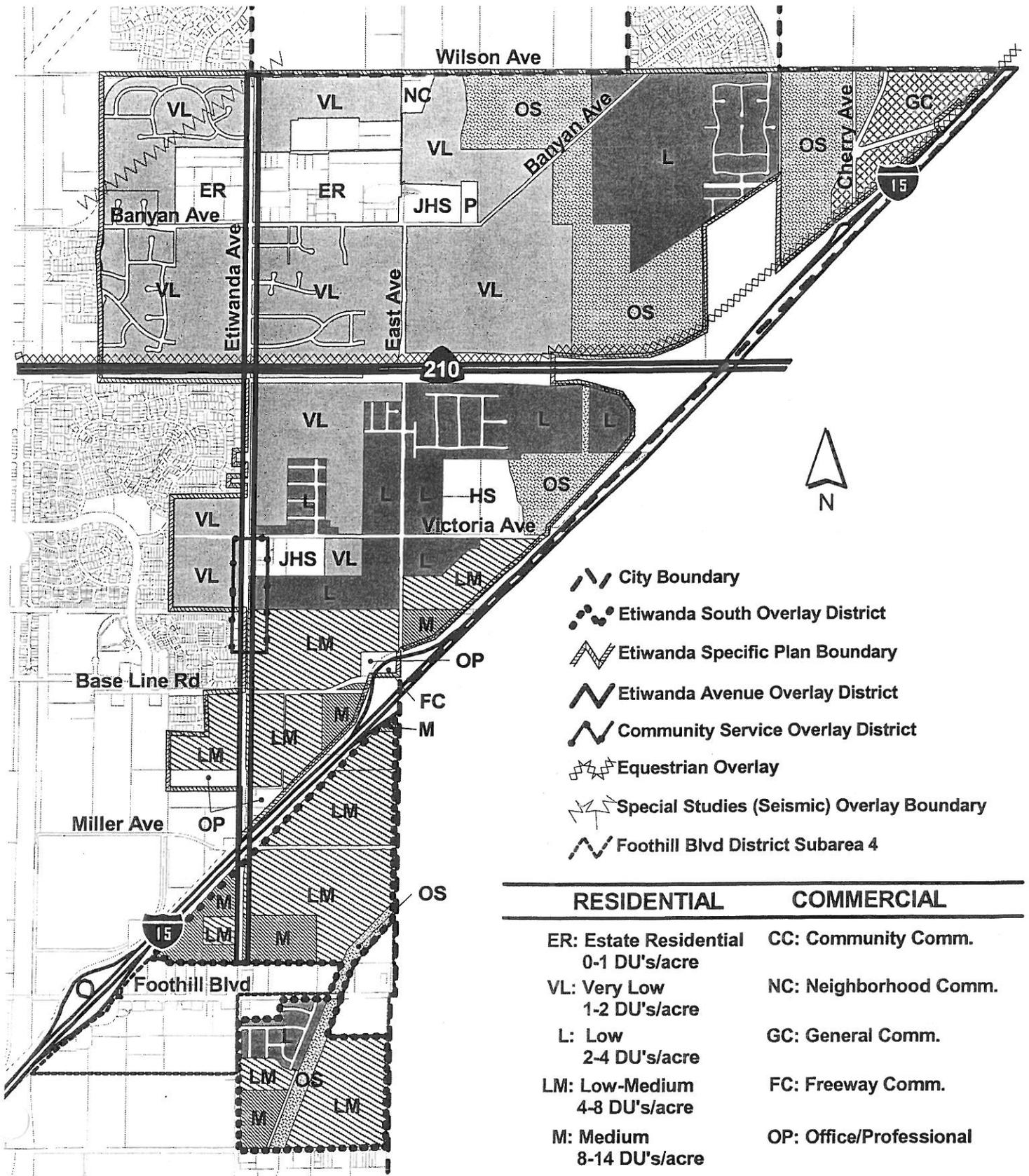
5.21 LAND USE PROVISIONS

100 Establishment of Land Use Districts

In order to carry out the objectives and policies of this Plan, the planning area is divided into the following Base Land Use Districts:

ETIWANDA SPECIFIC PLAN

OFFICIAL LAND USE MAP



- City Boundary
- Etiwanda South Overlay District
- Etiwanda Specific Plan Boundary
- Etiwanda Avenue Overlay District
- Community Service Overlay District
- Equestrian Overlay
- Special Studies (Seismic) Overlay Boundary
- Foothill Blvd District Subarea 4

RESIDENTIAL	COMMERCIAL
ER: Estate Residential 0-1 DU's/acre	CC: Community Comm.
VL: Very Low 1-2 DU's/acre	NC: Neighborhood Comm.
L: Low 2-4 DU's/acre	GC: General Comm.
LM: Low-Medium 4-8 DU's/acre	FC: Freeway Comm.
M: Medium 8-14 DU's/acre	OP: Office/Professional
E, JHS, HS: Schools	CS: Community Service
P: Parks	OS: Open Space

ER	Estate Residential District (.1-1 dwelling units per acre)
VL	Very Low Density Residential District (1-2 dwelling units per acre)
L	Low Density Residential District (2-4 dwelling units per acre)
LM	Low Medium Density Residential District (4-8 dwelling units per acre)
M	Medium Density Residential District (8-14 dwelling units per acre)
NC	Neighborhood Commercial District
GC	General Commercial District
FC	Freeway-Related Commercial District
OP	Office/Professional District
CS	Community Service District
OS	Open Space District

In addition, the following Overlay Districts are also established:

E/OL	Etiwanda Avenue Overlay District
CS/OL	Community Service Overlay District
EQ/OL	Equestrian Overlay District
SS/OL	Special Studies Overlay District

Land Use District Boundaries

The official Land Use Map in the back of this document defines District boundaries within the planning area. Land use and overlay maps in Figures 5-1 and 5-4 are to be used for general guidance only.

Where any uncertainty exists as to the boundary of a district shown on the Land Use Map, the following regulations shall control:

- (a) Where a boundary line is indicated as following a street, it shall be construed as following the center line of such street.

- (b) Where a boundary line follows or coincides approximately with a lot line or property ownership line, it shall be construed as following the lot line or the property ownership line.
- (c) Where a boundary line is not indicated as following a street and does not follow or coincide approximately with a lot line or property ownership line, the boundary line shall be determined by scaled measurement of the map.
- (d) Where further uncertainty exists, the Planning Commission shall determine the location of the boundary in question, giving due consideration to the location indicated on the Land Use Map, the objectives of this Plan, and the purposes set forth in the district regulations.
- (e) Where a street is officially vacated or abandoned, the area within the vacated street on each side of the center line thereof shall be classified in the same district as the adjoining property.

5.22 RESIDENTIAL DISTRICTS

.100 Purpose

In order to carry out the provisions of Chapter 3, the following residential districts are established:

- ER** Estate Residential District for residential development at the density of one dwelling per acre or less.
- VL** Very Low Density Residential District for residential development in the 1-2 dwellings per acre range.
- L** Low Density Residential District for residential development in the 2-4 dwellings per acre range.
- LM** Low Medium Density Residential District for residential development in the 4-8 dwellings per acre range.
- M** Medium Density Residential District for residential development in the 8-14 dwellings per acre range.

Unless otherwise noted, all density calculations shall be based on net/gross acreage. For the purposes of this chapter, net/gross acreage shall not include land required for dedications of adjacent non-local streets, but may include land to be used for local streets and circulation.

.200 Permitted and Conditional Uses

The following schedule indicates by the symbol "P" the uses that shall be permitted in each Residential District, and by the symbol "C" the uses that shall be permitted upon the granting of a Conditional use Permit. All other uses shall be prohibited, except as otherwise noted.

.201 Residential Uses:

USE	DISTRICT				
	ER	VL	L	LM	M
Single Family Dwellings	P	P	P	P	P*
Duplexes	P	P	P	P	P*
Tri & Fourplexes	P*	P*	P	P	P
Multiple Family Dwellings	P*	P*	P*	P*	P

.202 Other Uses:

USE	DISTRICT				
	ER	VL	L	LM	M
Temporary subdivision sales offices and temporary structures subject to the provisions of the Development Code ...	P	P	P	P	P
Group Care facilities for seven or more persons subject to the provisions of the Development Code	-	-	-	C	C
Nursery schools	-	-	-	C	C
Churches	-	C	C	C	C
Clinics, hospitals, sanitariums, and nursing homes	-	-	-	C	C
Parochial and private schools	-	C	C	C	C
Private, nonprofit libraries, art galleries, and museums	-	-	-	C	C
Private, noncommercial clubs and lodges	C	C	C	C	C
Public utility and public service structures and installations	C	C	C	C	C
Home occupations	P	P	P	P	P
Family care facilities for six persons or less	P	P	P	P	P
Incidental and accessory structures and uses for the exclusive use of residents of the site and their guests	P	P	P	P	P
Keeping of horses for personal use on lots of 2.5 acres or more	P	P	P	P	-

Note: Symbol * uses permitted in conjunction with optional development standards only.

.203 Agricultural Uses:

Prior to development, the following agricultural uses are either permitted or conditionally permitted on lots of 2.5 acres or more:

(a) Permitted Uses:

Farms for orchards, trees, field crops, truck gardening, flowering gardening, and other similar enterprises carried on in the general field of agriculture.

Raising, grazing, breeding, boarding or training of large or small animals: except concentrated lot feeding and commercial poultry and rabbit raising enterprises, subject to the following:

Cats and dogs: limited to the keeping of not to exceed four cats and/or four dogs, over four months of age.

Small livestock: with the number of goats, sheep, and similar animals limited to 12 per acre of total ground area, with no more than 1 male goat.

Cattle and horses: including calves and colts over six months of age, with a maximum number of four animals per acre of total ground area.

Hogs: (non-garbage fed) with a maximum number of two per acre of total ground area. The total number of such animals on any parcel or premises not to exceed five over six months of age.

Combinations of the above animals, provided the total density on any given parcel shall not exceed that herein specified.

In no event shall there be any limit to the permissible number of sheep which may be grazed per acre, where such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops, stubble, volunteer, or wild growth, and further, where such grazing operation is not conducted for more than four weeks in any six month period.

Aviary: limited to 50 birds per acre.

Apiary: provided that all hives or boxes housing bees shall be placed at least 400 feet from any street, road or highway, any public school, park, property boundary or from any dwelling or place of human habitation other than that occupied by the owner or caretaker of the apiary. Additionally, a water source shall be provided on-site.

Retail sale of products raised on property excluding retail nursery and sale of animals for commercial purposes.

(b) Conditional Use Permit Required:

Worm farms.

Frog farms.

The raising of chinchilla, nutria, hamsters, guinea pigs, cavy, rats, and similar small animals.

Dog kennels, dog training schools, small animal shelters, and dog breeding establishments with outside runs.

Wholesale distributor and processor or nursery - plant stock. Retail nursery where incidental and contiguous to propagation of nursery stock and/or wholesale distributor. Outdoor storage and display are prohibited except for nursery - plant stock.

.204 Setback, height, and design guidelines for proposed residential development adjacent to schools, churches, and other sensitive uses:

New development shall recognize and respect existing conditions and uses, and shall be designed with sensitivity to minimize its impact on such existing uses. Design considerations shall include building orientation and its relationship to established uses, adequate buffering, height limitations to prevent sight line intrusion, structural setbacks, location of trash enclosures, and other design solutions as may be necessary to assure compatibility of existing and future uses. However, adjacent to the existing Myohoji Temple, the setback shall be no less than 35 feet.

.300 Density Range Concept

.301 Intent:

It is the express intent of this Article to encourage Residential Developments which:

- (a) Preserve or provide substantial amounts of open space, both active and passive, through the clustering of dwellings, and through the consolidation of smaller open spaces;
- (b) Provide for the preservation/replacement of existing on-site windrows;
- (c) Provide for the development of interconnected trails and greenways;
- (d) Provide for the protection of natural features and mature vegetation;
- (e) Enhance the character of the community through integrated landscape, streetscape, and design theme, and the development of private rural roads where appropriate;
- (f) Provide for the maintenance of any such common open spaces, windrows, greenways, trails, landscaping, and roads.

.302 Application of the Density Range Concept:

Each residential Land Use Designation defines a permitted density range. The specific density allowed within each range will be determined by public hearings and specific site conditions. However, the following provisions shall apply:

- (a) Projects which meet Basic Development Standards may be permitted to develop at the densities controlled by Figure 5-2, which are generally in the lower end of each density range.
- (b) Projects may also be filed under the Optional Development Standards, Figure 5-3 which generally allow densities up to, but not to exceed the maximum permitted in each density range. The Optional Development standards are generally more demanding than the Basic Standards, to offset the impact of additional dwellings on the area.

.400 Height Limitations

Development in residential districts shall be limited to 2-1/2 stories or 35 feet, whichever is less.

.500 Land within 660 feet of the proposed Route 30 Freeway

All properties located within 660 feet of the proposed Route 30 freeway right-of-way shall be considered to be within a Special Freeway Study zone. Within this zone, density increases or other incentives may be considered, if in the opinion of the City Council such incentives are necessary to accomplish the following:

- (a) Protect the Route 30 corridor right-of-way.
- (b) Provide for adequate buffering of freeway-related impacts, including noise, circulation and visual impacts.

.600 Noise Attenuation

An acoustical report shall be required for all residential development in areas where noise levels exceed 60 L_{dn} , as identified in the General Plan, Figure V-8. The report should propose specific mitigation techniques, including site planning and architectural considerations, construction modifications, etc. A noise attenuation wall shall be required along both sides of Route 30 Freeway.

BASIC DEVELOPMENT STANDARDS

Fig 5-2

	ER	VL	L	LM	M	LM**	M**
Lot Area:							
minimum average (in square feet)	40,000	25,000	15,000	10,000	10,000	6,000	6,000
minimum (in square feet)	30,000	20,000	10,000	7,200	7,200	5,000	5,000
Number of DU's (per lot area in square feet)	1/40,000 2 max/lot	1/20,000 2 max/lot	1/10,000 4 max/lot	1/7,200 4 max/lot	1/5,000 4 max/lot	1/5,000	1/5,000
Lot Dimensions:							
minimum depth	200'	200'	100'	100'	100'	90'	90'
minimum width (at required front setback)	120'	90'	80'	60'	60'	50' min. 50% of lots - 55' min.	50' min. 50% of lots - 55' min.
minimum frontage (at front p.l.)	60'	40'	40'	40'	40'	30'	30'
Setbacks:							
front	40'	30'	25'	25'	25'	20' avg. vary ±5'	20' avg. vary ±5'
side (street)	25'	25'	15'	25'	25'	15'	15'
side	20/20	10/20	0*/20 Total 20'	0*/15 Total 15'	0*/15 Total 15'	0*/15 Total 15'	0*/15 Total 15'
building separation						15' min. except where adjacent 2 stories - 20' min.	15' min. except where adjacent 2 stories - 20' min.
rear	60'	60'	25'	20'	20'	15'	15'
Lot Coverage (maximum %)	20%	25%	30%	40%	40%	50%	50%

	ER	VL	L	LM	M	LM**	M**
On-site Windrows ¹ (in lin. Feet/ac)	100'/ac	50'/ac	N/R	N/R	N/R	N/R	N/R
Streetside Landscaping (prior to occupancy) ²	N/R	Required	Required	Required	Required	Required	Required
Height Limitations	35'	35'	35'	35'	35'	35'	35'

* 0 lot line not to be used at project boundary

** These columns apply to parcels located within the Etiwanda South Overlay District (See Figure 5-1).

¹ Existing lots of record of 1 acre or less may be exempted from this requirement.

² Custom lot subdivisions may be exempted from this requirement.

OPTIONAL DEVELOPMENT STANDARDS

Fig 5-3

	ER	VL	L	LM	M
Min. Site Area	N/R	5 AC	5 AC	5 AC	N/R
Number of DU's permitted per acre	Up to 1*	Up to 2*	Up to 4	Up to 8	Up to 14
Open Space Required:					
Private Open Space (in square feet)	5,000 per DU	2,000 per DU	1,000 per DU	600 per DU	300 per DU 100 upstairs
Common Open Space (% of site)	20%	25%	30%	30%	30%
Total Open Space (% of site)	80%	65%	60%	50%	40%
Setbacks:					
along public streets	40' ave. vary ± 10'	30' ave. vary ± 10'	25' ave. vary ± 5'	25' ave. vary ± 5'	25 min. Variable
along private streets	25'	25'	20'	5'	5'
at interior site boundary	40'	30'	25'	20'	20'
Residential Building Separations:					
side to side	40'	30'	20'	15'	15'
other (front to side, etc.)	40'	30'	(half combined building height)		
On-site Windrows (in lin. ft./acre)	150'	100'	50'	50'	N/R
On-site Greenways	(Minimum one connection across project site per section 5.33.300)				
Streetside Landscaping (prior to occupancy)	N/R	Required	Required	Required	Required

*Note: In order to qualify for open space credit, common open space areas shall be designed to be visually open to the extent possible and shall not be fenced with solid view-obstructing fencing for more than 50% of their periphery.

*Gross Acreage may be considered for density calculations in the ER and VL Districts only.

5.23 COMMERCIAL AND OFFICE DISTRICTS

.100 Establishment of Commercial and Office Districts

In order to carry out policies of Chapter 3, the following Commercial and Office Districts are established:

- NC** Neighborhood Commercial District
- FC** Freeway Related Commercial
- GC** General Commercial District
- OP** Office Professional District
- CS** Community Service District

.200 Prohibited, Permitted and Conditional Uses

.201 Objectionable Uses and Processes Prohibited:

No uses shall be permitted and no process, equipment, or materials shall be employed which are found to be detrimental to the public health, safety, or welfare by reason of odor, fumes, dust, smoke, cinders, dirt, refuse water-carried wastes, noise, vibration, glare, electromagnetic interference, unsightliness, or other objectionable feature, or to involve a hazard of fire or explosion.

.202 Limitations on Permitted and Conditional Uses on Property in Proximity to an Existing Church:

No delicatessen, restaurant, service station, theater, auditorium, nor any business selling or serving alcoholic beverages, on or off site, shall be located with 1,000 feet of an existing church use.

.203 The following schedule indicates by the symbol "P" the uses that shall be permitted in each commercial district, and by the symbol "C" the uses that shall be permitted upon the granting of a Conditional Use Permit. All other uses shall be prohibited.

ETIWANDA SPECIFIC PLAN (ESP)

<u>USE</u>	<u>DISTRICT</u>			
	NC	FC	GC	OP
Administrative, business, and professional offices	P	-	P	P
Ambulance services	-	-	C	C
Antique shops	P	-	P	-
Amusement enterprises such as fairs, merry-go-rounds, Ferris wheels or carousels, and similar uses operated on a temporary basis	C	-	C	-
Apparel stores	P	-	P	-
Art and artist's supply stores	P	-	P	P
Art galleries and stores selling objects of art	P	-	P	-
Automobile rental agencies	-	P	P	-
Automobile repairs (major engine work, muffler shops, painting, body work, and upholstery)	-	-	C	-
Automobile sales and service agencies	-	P	P	-
Automobile supply stores	P	P	P	-
Automobile upholstery and top shops ..	-	-	P	-
Automobile washing, including use of mechanical conveyors, blowers, and steam cleaners	-	C	C	-
Automobile washing, self-service	C	C	C	-
Bakeries, baking of items for sale on premises only	P	-	P	-
Barber shops and beauty shops	P	-	P	P
Bicycle shops	P	-	P	-
Blueprint and photocopy services	P	-	P	P
Book stores	P	-	P	C
Bowling alleys	-	-	P	-
Business and office services	P	-	P	P

USE	DISTRICT			
	NC	FC	GC	OP
Camera and photography shops and studios	P	-	P	P
Candy stores and confectionaries	P	-	P	-
Carpet and rug sales and installation ...	P	-	P	-
Catering services	P	-	P	-
China and glassware stores	P	-	P	-
Christmas tree sales lots operated on a temporary basis	P	-	P	P
Churches	C	-	C	C
Cigar stores and smoke shops	P	-	P	C
Cleaning establishments and laundries, self-service or coin-operated	P	P	P	-
Cleaning and laundering services and pick-up agencies without bulk cleaning	P	P	P	-
Cocktail lounges	C	-	C	-
Commercial recreation indoor facilities (bowling, theaters, billiards)	-	-	P	-
Curtain and drapery shops	P	-	P	-
Delicatessens and specialty food stores	P	-	P	C
Department stores, junior	C	-	-	-
Drug stores and pharmacies	P	-	P	P
Electrical equipment sales and repair shops	-	-	P	-
Electronic parts and equipment sales ..	P	P	P	-
Equipment rental agencies with no outside storage	P	P	P	-
Financial institutions, including banks, savings and loan associations, finance companies, and credit unions	P	-	P	P
Floor coverings shops	P	-	P	-
Florists	P	P	P	P
Food stores	P	-	P	-
Furniture repair and upholstery shops ..	-	-	P	-
Furniture stores	P	-	P	-
Gift shops and greeting card shops	P	-	P	P

<u>USE</u>	<u>DISTRICT</u>			
	NC	FC	GC	OP
Glass replacement and repair shops . . .	-	-	P	-
Hardware stores and home improvement centers	P	-	P	-
Heating and ventilating shops, not including sheet metal fabrication	-	-	P	-
Hobby shops	P	-	P	-
Hotels and motels	-	P	P	-
Household appliance sales and repair shops	P	-	P	-
Ice cream stores and soda fountains . . .	P	-	P	-
Interior decorating shops	P	-	P	C
Janitorial services and supplies	P	-	P	-
Jewelry stores	P	-	P	-
Leather goods and luggage stores	P	-	P	-
Linen supply services	-	-	P	-
Liquor stores	C	-	C	-
Locksmiths	P	-	P	-
Medical and dental offices and clinics . .	C	-	P	P
Messenger services	P	-	P	P
Mortuaries	-	-	P	C
Motorcycle sales and services	-	P	P	-
Music and dance studios	P	-	P	-
Music stores	P	-	P	-
Musical instrument repair shops	P	-	P	-
Nurseries and garden supply stores in a building or fully screened enclosure with no fertilizer products in bulk form	P	P	P	-
Nurseries and garden supply stores . . .	-	P	P	-
Office and business machine stores . . .	P	-	P	-
Office supply stores	-	-	P	P
Optician and optometrical shops	P	-	P	P
Paint, glass, and wallpaper stores	P	-	P	-
Pet and bird stores	P	-	P	-

USE	DISTRICT			
	NC	FC	GC	OP
Phonograph record stores	P	-	P	-
Photographic developing and printing ..	P	P	P	-
Pinball and electronic games arcades ..	C	-	C	-
Printing, publishing, lithography, and engraving	-	-	P	-
Private recreation buildings, or facilities	C	-	C	-
Public utility or public service structures and installations	C	-	P	-
Radio, stereo, and television sales and repair	P	-	P	-
Realtors and real estate offices	P	P	P	P
Restaurants with incidental serving of beer and wine, but without a cocktail lounge, bar, entertainment, or dancing	P	P	P	P
Restaurants having drive-in, drive-through, or walk-up service	C	P	P	-
Restaurants, cocktail lounges, bars, dancing, or other establishments providing live entertainment	C	C	C	-
Secretarial services	P	-	P	P
Service or gasoline stations (including minor repair such as tune-ups, brakes, batteries, tires, mufflers)	C	P	P	C
Shoe stores and shoe repair shops	P	-	P	-
Sporting goods stores	P	-	P	-
Stationery stores	P	-	P	P
Swimming pool service and sales	P	-	P	-
Tailor shops	P	-	P	-
Theaters and auditoriums within buildings	-	-	P	P
Toy stores	P	-	P	-
Travel agencies and bureaus	P	-	P	P
Typewriter sales & service establishments	P	-	P	P
Variety stores	P	-	P	-

USE	DISTRICT			
	NC	FC	GC	OP
Veterinarian's offices and small animal hospitals, including short term boarding of animals and incidental care such as bathing and trimming; with all operations conducted within a building which is completely enclosed, soundproofed, and air conditioned	-	-	P	-
Watch and clock repair shops	P	-	P	-
Wholesale business establishments without warehousing or distribution	-	-	P	-
Yardage goods stores	P	-	P	-

.300 Common Provisions Applicable to All Commercial and Office Districts

The following regulations shall apply in all Commercial and Office Districts:

.301 Parking and Loading:

Off-street parking and loading facilities shall be provided for each use as prescribed in the Development Code.

.302 Signs:

No sign, outdoor advertising structure, or display of any type shall be permitted except as prescribed in Article 5.25.406 and the City Sign Ordinance.

.303 Service Areas, Refuse Collection Areas, and Trash Bins:

All service areas, refuse collection areas, and trash bins shall be completely screened by a solid wall or fence not less than 6 feet in height, or shall be enclosed within a building. Exterior trash bin enclosures shall be constructed to conform to City specifications.

.304 Exterior Lighting:

Exterior lighting shall be arranged or shielded in such a manner as to contain the direct illumination on the site and to avoid glare in nearby residential areas.

.305 Exterior Mechanical Equipment:

All exterior mechanical, heating, and air conditioning equipment shall be screened from view.

.306 Business Activities, Services, and Processes:

All businesses, services, and processes shall be conducted entirely within a completely enclosed structure except for the following:

- (a) Permitted or conditional uses that require outdoor sales, display, or storage areas such as service stations, automobile sales and service agencies, nurseries and garden supply stores, and similar establishments.
- (b) Sidewalk sales and similar outdoor retail activities conducted in conjunction with a permitted or conditional use, subject to Special Event Provisions of the Development Code.
- (c) Off-street parking and loading.

.307 General Provisions and Exceptions:

All uses shall be subject to the provisions of Article 5.21 and all applicable provisions of the Development Code.

.308 Master Plan of Development Required:

Prior to the Development of any part of a site, a Master Plan of future development for the entire site shall be approved by the City.

.309 Setbacks:

- (a) Along public streets: Must meet special setbacks, Section 5.31.302, but no less than 25 feet from property line.
- (b) Along interior lot lines at District Boundaries:
25 feet adjacent to a Residential District
10 feet adjacent to a Non-Residential District

.310 Landscaping:

- (a) In public parkways: Must meet streetscape provisions of Section 5.31.300.
- (b) Along public streets: Required setback shall be fully landscaped. Landscape theme to complement streetscape theme provisions of Section 5.31.300.
- (c) Buffers along interior lot lines at District Boundaries: Windrow style planting in accordance with Article 5.41.
- (d) Remainder of Site: No less than 5 percent of remaining land area to be in planters; no less than 1 tree per 3 parking spaces. Parking areas are to be screened from public streets through the use of berming and appropriate landscape materials.

.311 Relationship to Existing Uses:

Where proposed commercial or office professional development abuts on an established existing use of lesser or equal intensity, or on a school, church, or other sensitive use, such new development shall recognize and respect existing conditions and uses, and shall be designed with sensitivity to minimize impact on the existing uses. Design considerations shall include building orientation and its relationship to established uses, adequate buffering, height limitations to prevent sightline intrusion, structural setbacks, location of trash enclosures, and other design solutions as may be necessary to assure compatibility of existing and future uses. However, adjacent to the existing Myohoji Temple, the setback shall not be less than 35 feet.

.312 Height Limitations:

The height limitation is 2-1/2 stories or 35 feet, whichever is less. However, in no case shall the height of proposed structure or building exceed 20 feet or 2 stories within 100 feet of an existing residential, school, or church use.

.400 Neighborhood Commercial Provisions

.401 Conditional Use Permit required:

Prior to the development of a Neighborhood Commercial center or any part thereof, approval of a Conditional Use Permit and a master plan for the entire site shall be required.

.402 Foothill/East Avenue Location:

This site has been selected for Neighborhood Commercial use with specific intent to allow for partial preservation of the existing Eucalyptus grove. The site plan for such use shall incorporate as many existing trees as possible, but no less than 60 percent of the area of the grove nor less than 25 percent of the trees. Provisions shall also be made for a 20 foot wide Greenway through the interior boundary near the northwest corner of the site for future connection to the Community Trail system and Miller Park.

.500 Community Service District Provisions

.501 Purpose

It is the purpose of the CS District to provide opportunities for limited or specialized, low-impact commercial and quasi-commercial services in a residential setting with the express intent to:

- (a) Provide a community focal point at one of the entrances to the Etiwanda community, to
- (b) Reinforce a sense of community identity, and to
- (c) Encourage perpetuation of those elements and features which provide a tie to Etiwanda's heritage.

.502 Permitted Uses

The following uses shall be permitted subject to the granting of a Conditional Use Permit:

- (a) Community uses, such as schools, nursery schools, churches, parks, community buildings, band stands, and the like.
- (b) Residential uses permitted in the LM District.
- (c) Limited or specialized low impact commercial uses not to exceed 40,000 sq. ft. in total floor area designed to serve local residential areas, such as:
 - Barber and Beauty Shops
 - Cleaners
 - Farmers or specialty markets, not to exceed 18,000 sq. ft. floor area
 - Professional and Medical Offices
 - Retail Shops
 - Restaurants

Provided, however, that no commercial or office use or project shall be approved in the CS District, unless the following findings are made by the Planning Commission:

- The proposed use or project will not have an adverse impact on the quality of surrounding residential areas; and
- The proposed use or project meets the intent of the CS District and will enhance the visual and historical character of Etiwanda Avenue and its immediate surroundings.

.503 Conditional Use Permit Required:

Prior to the development of the site or any part thereof, approval of a Conditional Use Permit and a master plan for the entire site shall be required.

.504 Parking:

Off-street parking shall be provided as prescribed in the Development Code, and as follows:

- (a) All parking areas shall be located behind required street setback lines.
- (b) All parking areas shall be screened from Etiwanda Avenue by carefully designed walls, fences, berming, shrubs, trees and other landscape elements consistent with the design character of Etiwanda Avenue.

- (c) All parking areas and lighting shall be carefully buffered from adjacent residential uses.

5.24 OPEN SPACE DISTRICTS

.100 Establishment of District

In order to carry out the objectives of the General Plan and of Chapter 3, an Open Space (OS) District is established.

.200 Prohibited and Permitted Uses

No use shall be permitted in the OS District except as specified below:

.201 Flood Control channels, levees, spreading grounds and basins, roads, bridges, diversion drains, and utility installations including high voltage transmission lines and similar facilities.

.202 Field crops, orchards, tree farms, truck gardening, berry and bush crops, flower gardening, wildlife preserves, and similar open or agricultural uses.

.203 Other uses or enterprises similar to the above and approved by the Planning Commission.

.300 Conditional Uses

The following uses may be permitted subject to the granting of a Conditional Use Permit.

.301 Recreation areas, parks, playgrounds, fishing lakes, golf courses, polo fields, and golf driving ranges.

.302 Wholesale and retail nurseries.

.303 Similar uses involving the open use of land without substantial structures or improvements.

5.25 OVERLAY DISTRICTS

.100 Establishment of Overlay Districts

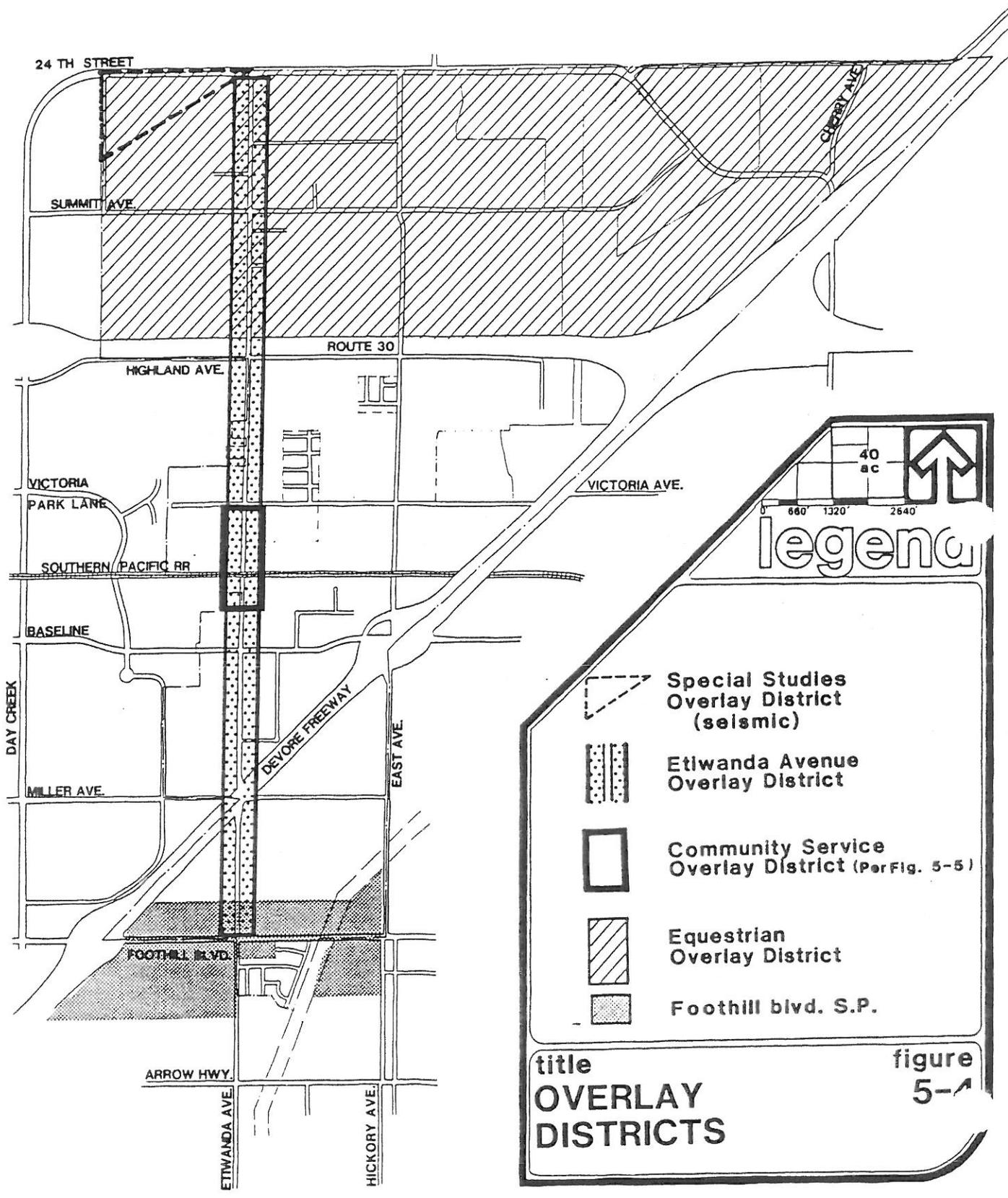
In order to carry out the provisions of Chapter 3, the following Overlay Districts are established:

E/OL - Etiwanda Avenue Overlay District

CS/OL - Community Service Overlay District

EQ/OL - Equestrian Overlay District

SS/OL - Special Studies Overlay District



title
**OVERLAY
 DISTRICTS**

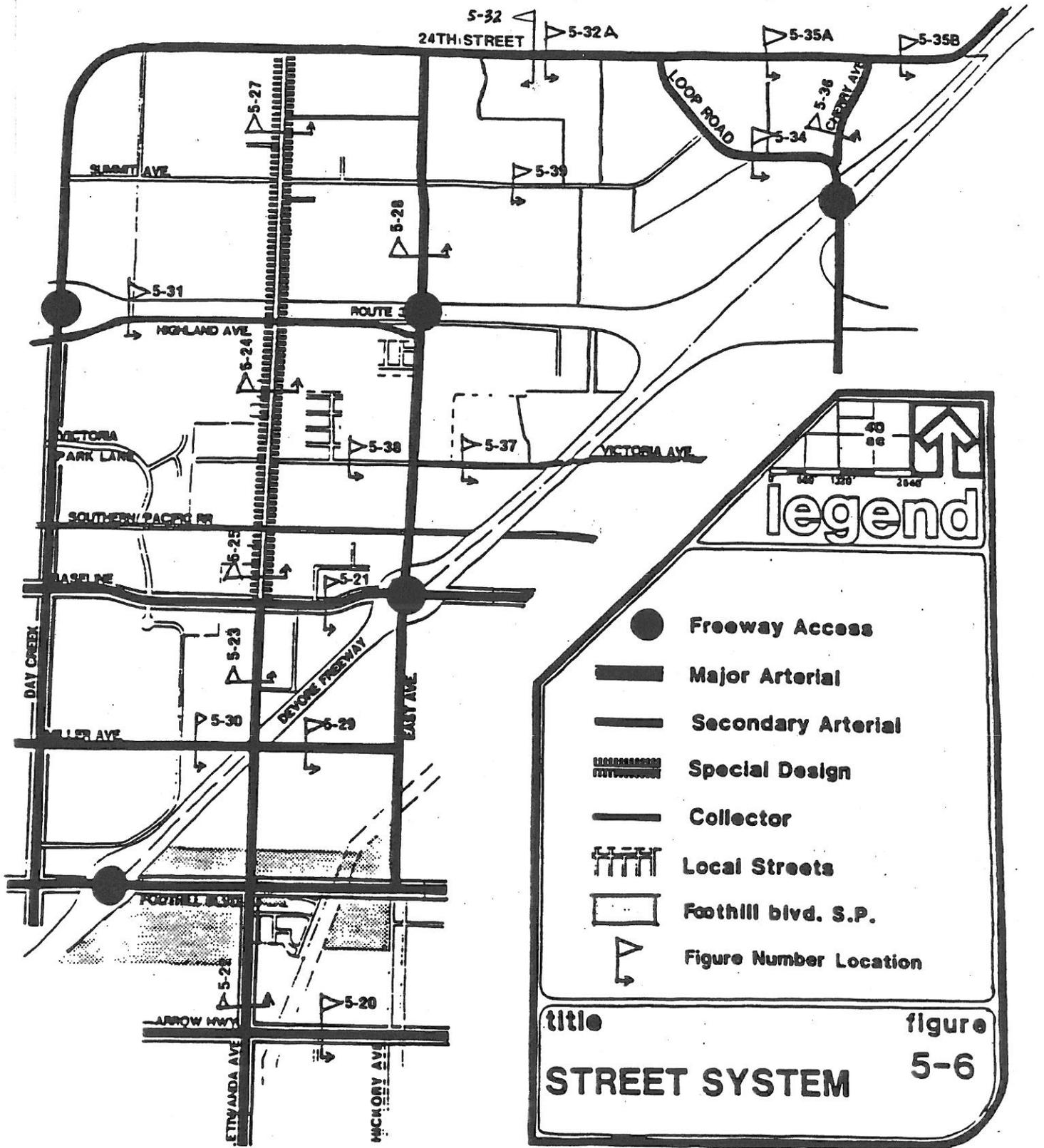
figure
5-1

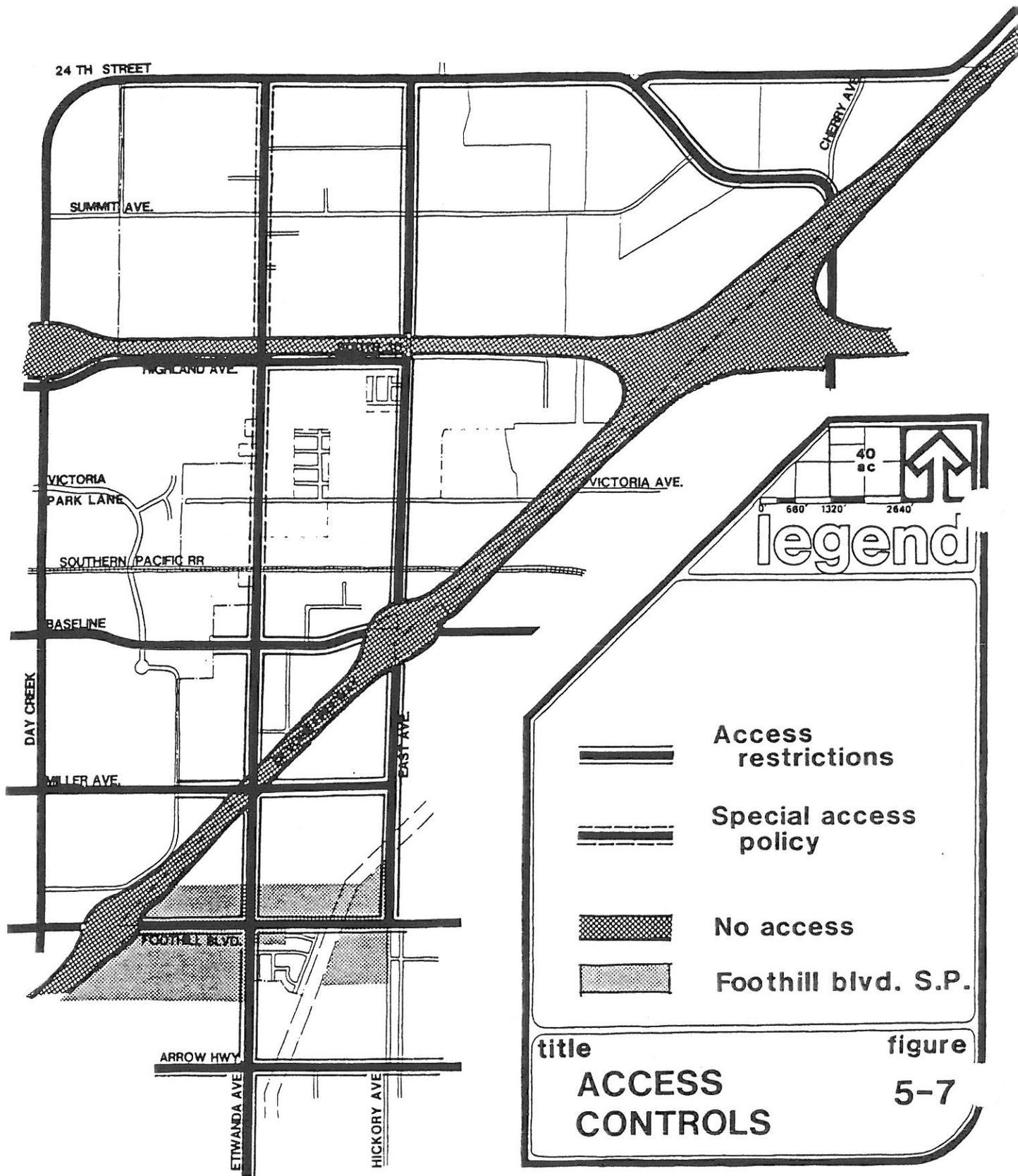
40 ac

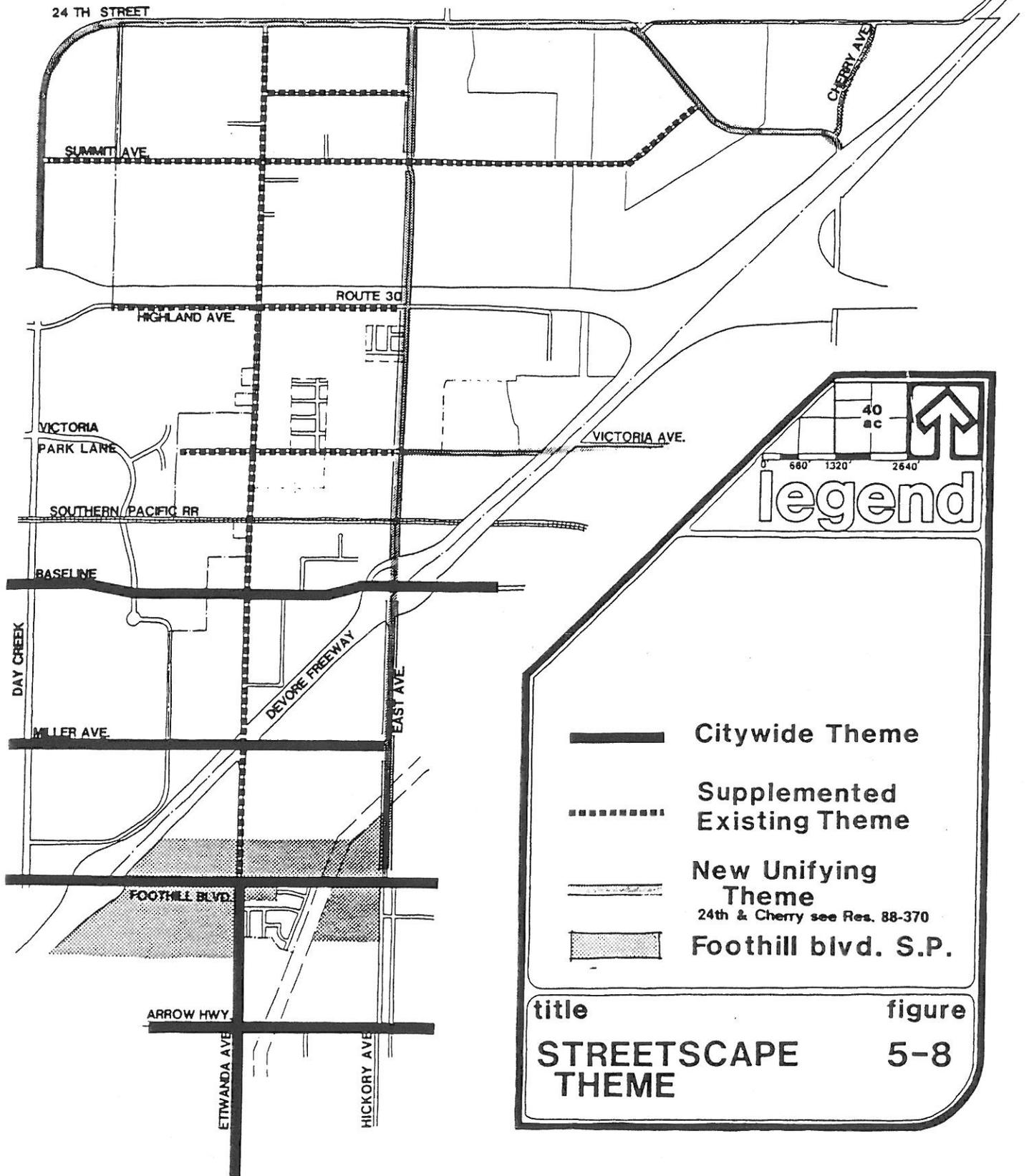
0 640' 1320' 2640'

legenda

-  Special Studies Overlay District (seismic)
-  Etowanda Avenue Overlay District
-  Community Service Overlay District (Per Fig. 5-5)
-  Equestrian Overlay District
-  Foothill Blvd. S.P.







40 ac

0 680 1320 2640

↑

legend

-  Citywide Theme
-  Supplemented Existing Theme
-  New Unifying Theme
24th & Cherry see Res. 88-370
-  Foothill blvd. S.P.

title	figure
STREETSCAPE THEME	5-8

In order to group streetscape treatment into similar community design characteristics, the overall theme as shown in Figure 5-8 has been divided into three categories: "Citywide," "Supplemented Existing," and "New Unifying." These treescape themes and their accompanying streets are defined as follows:

- (a) Citywide Theme: To assure continuity with overall city design criteria and to provide for both aesthetic and functional connection to the City for these streets: Base Line, Miller, Foothill, Arrow, and Etiwanda Avenue, south of Foothill.
- (b) Supplemented Existing Theme: To reinforce and add to the existing character and sense of landscape maturity based in part on selective tree preservation for these streets: Etiwanda Avenue, Victoria, Highland, Summit, and other local streets.
- (c) New Unifying Theme: To complement both the citywide design theme and local design elements for these streets: East Avenue and the 24th Street Loop.

.302 Special Setbacks:

All development located along streets identified in Figure 5-9 shall be subject to special setback requirements as outlined below:

- (a) "Special Boulevard" Setback:

(Citywide Standard)

Streetside setback of 20 percent of depth of lot; need not exceed 45 feet, nor be less than 25 feet as measured from face of curb. Walls and fences less than 4 feet in height may be permitted.

- (b) Etiwanda Avenue Overlay District Setback:

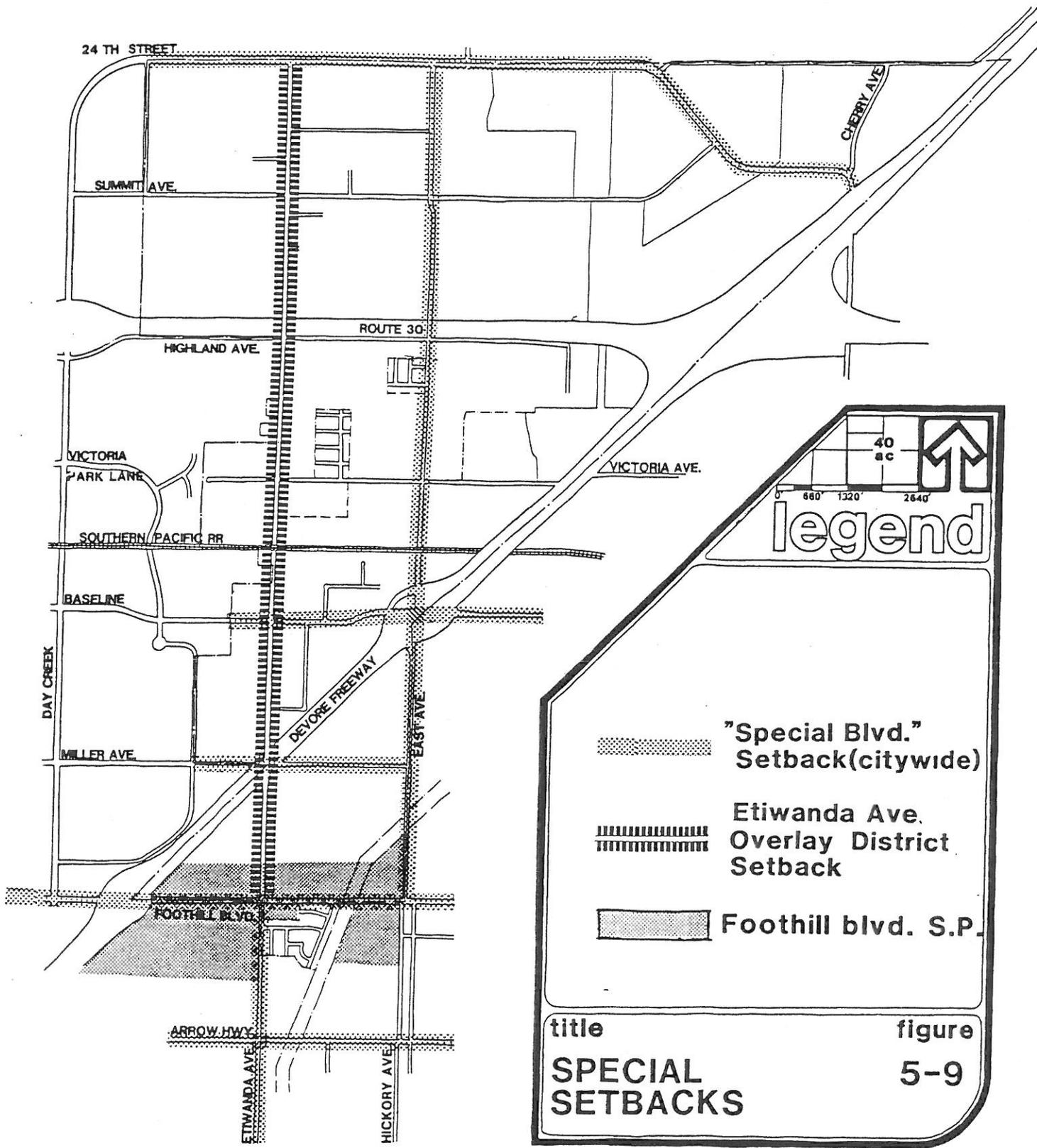
Streetside setback of 30 feet average, 25 feet minimum, as measured from the ultimate right-of-way line. Variable setbacks are strongly encouraged. Open fences less than 4 feet in height may be permitted within the setback area.

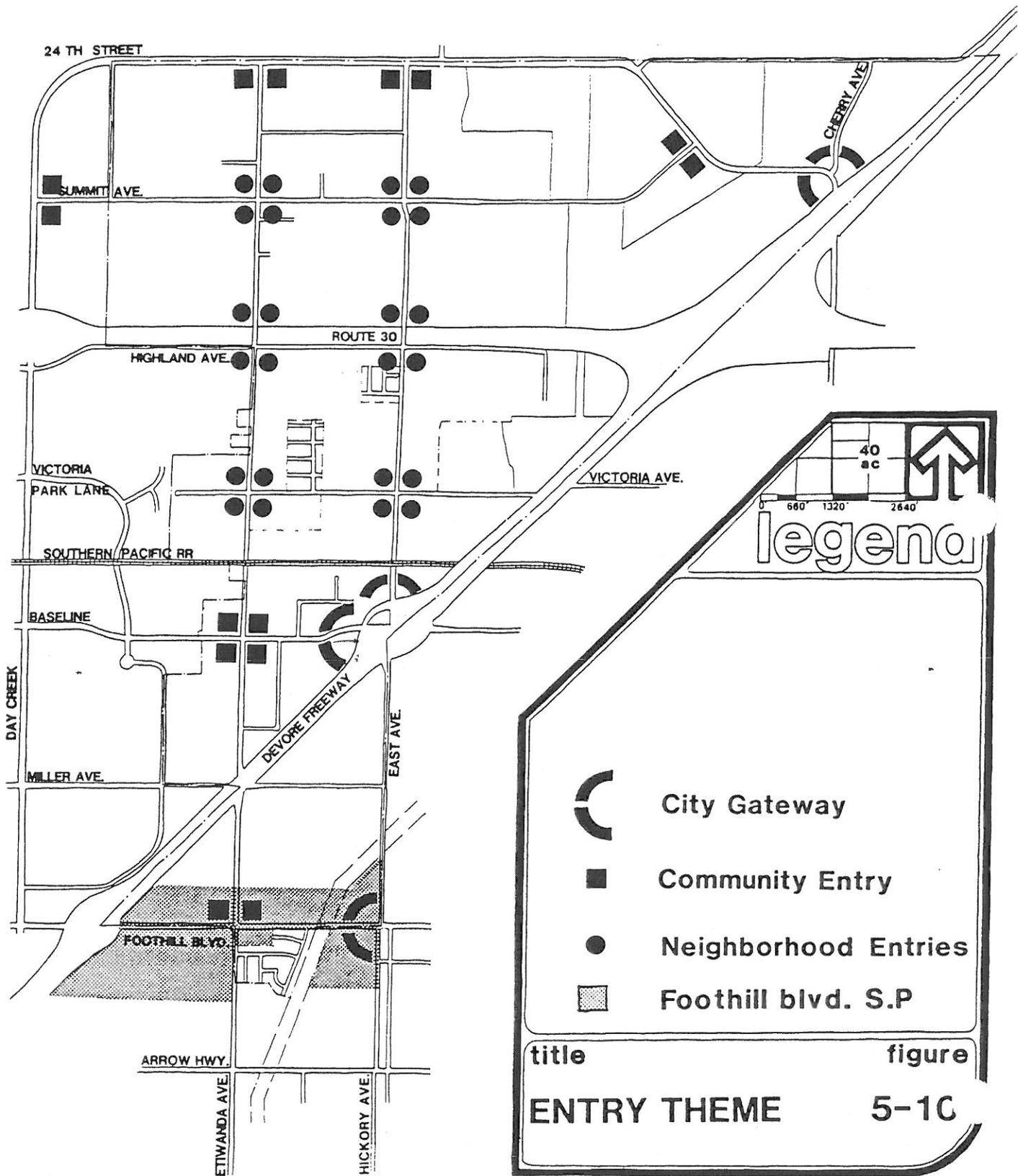
.303 Entry Theme:

Special landscape and design treatment shall be provided at locations identified in Figure 5-10, as outlined below:

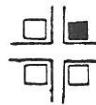
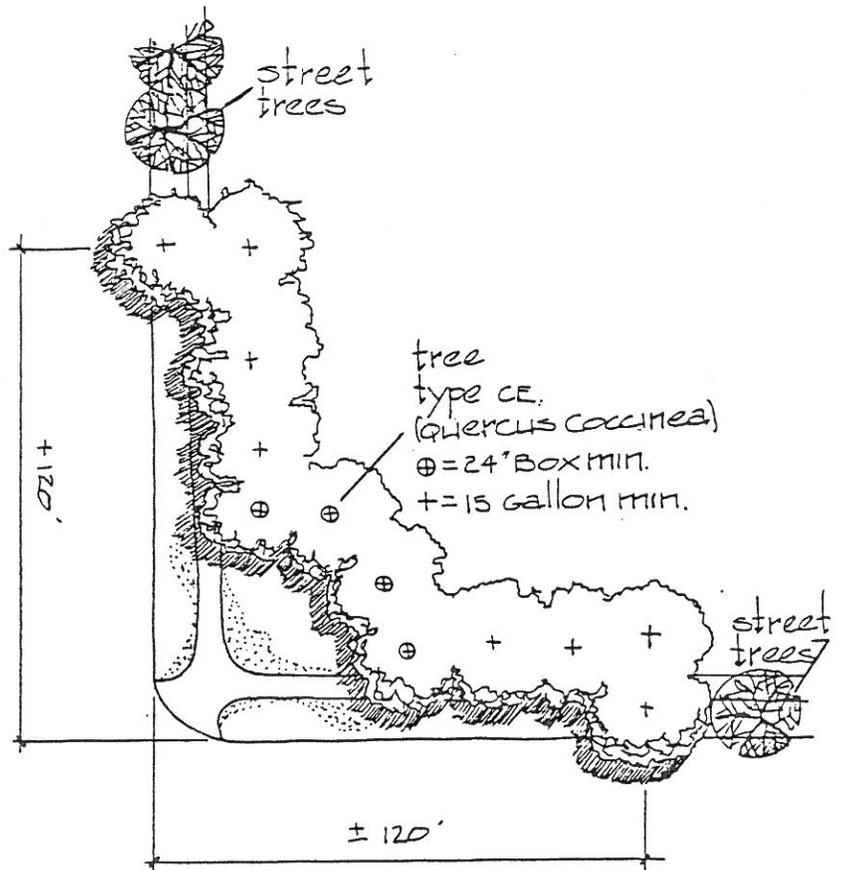
- (a) City Entry

Large-scale tree plantings and City identification based on citywide entry concept.



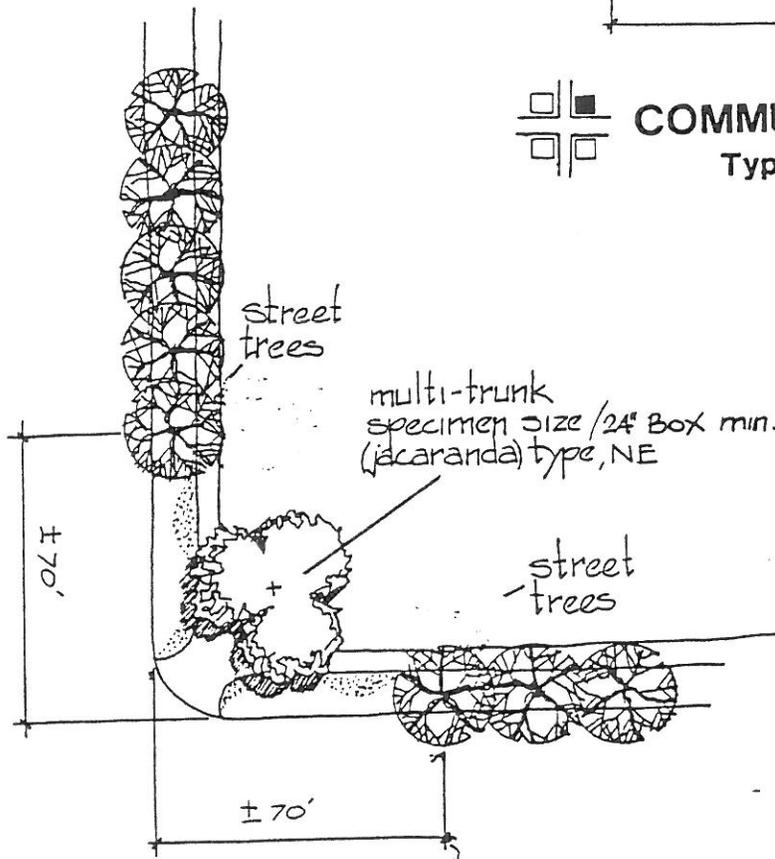


title	figure
ENTRY THEME	5-1C



COMMUNITY ENTRY
Typical Concept

5-11



NEIGHBORHOOD ENTRY
Typical Concept

5-12

(b) Community Entry

Tree planting in accordance with Figure 5-11 shall be supplemented with appropriate shrubs and ground cover and shall be installed prior to occupancy.

(c) Neighborhood Entry

Tree planting in accordance with Figure 5-12 shall be supplemented as appropriate and installed prior to occupancy.

.304 Street Trees:

(a) Existing mature trees located within or along public street rights-of-way specified in Figure 5-13 shall be preserved and supplemented with plantings in accordance with street cross-sections, Figures 5-20 through 5-40.

(b) New street trees shall be planted in accordance with street cross-sections, Figures 5-20 through 5-40.

5.32 LOCAL STREETS

.100 Intent

Local streets shall be developed as may be necessary to provide for adequate access and drainage, with the intent to perpetuate the rural character in low density residential areas. The use of curvilinear local streets is strongly encouraged.

.200 Improvement Standards

.201 Edge Treatment:

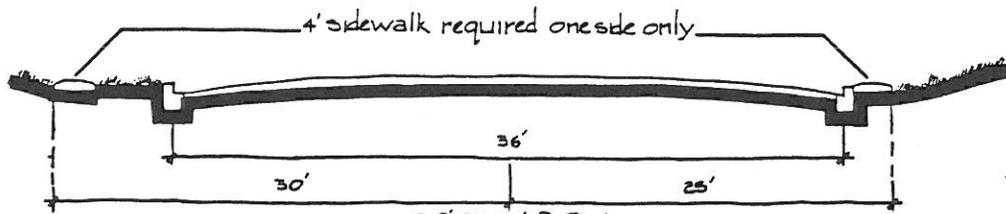
Variations in edges shall be encouraged to provide variety and to enhance the rural character of the community. Under suitable design conditions the use of rolled curbs, A.C. berm, A.C. rolled berm, no curb or standard vertical curb may be considered. Curbs shall be required for grades of less than 1 percent or greater than 2 percent except as approved by City Engineer.

.202 Drainage:

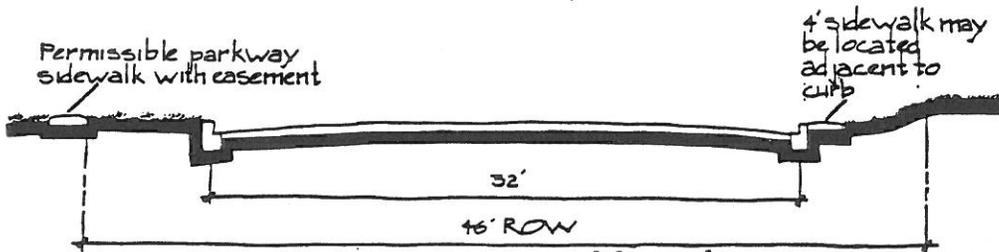
All street sections shall be designed to carry the 25 year flow within the combination of street section and storm drains. Where no curbs are proposed, suitable alternative drainage provisions will require design review by the City Engineer. Adjacent dwelling pads shall be protected from 100-year frequency storm flooding.

.203 Local Rural Streets:

Local public streets may be developed in accordance with Figure 5-15, subject to City Engineer's approval.

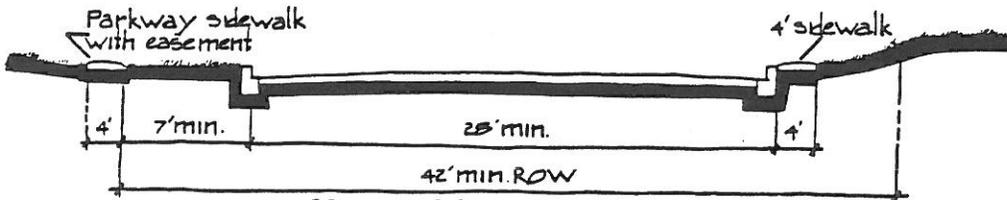


Parking on both sides



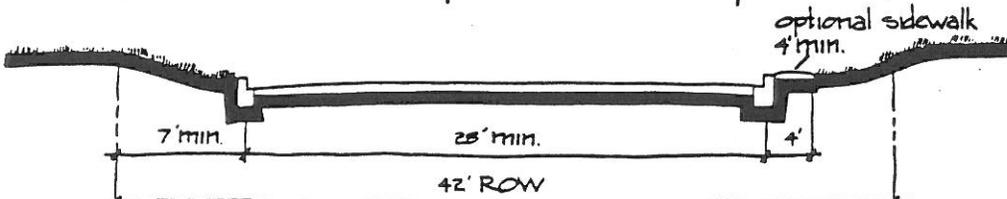
Parking on one side only

(alternative on-site parking must be provided)



No parking permitted

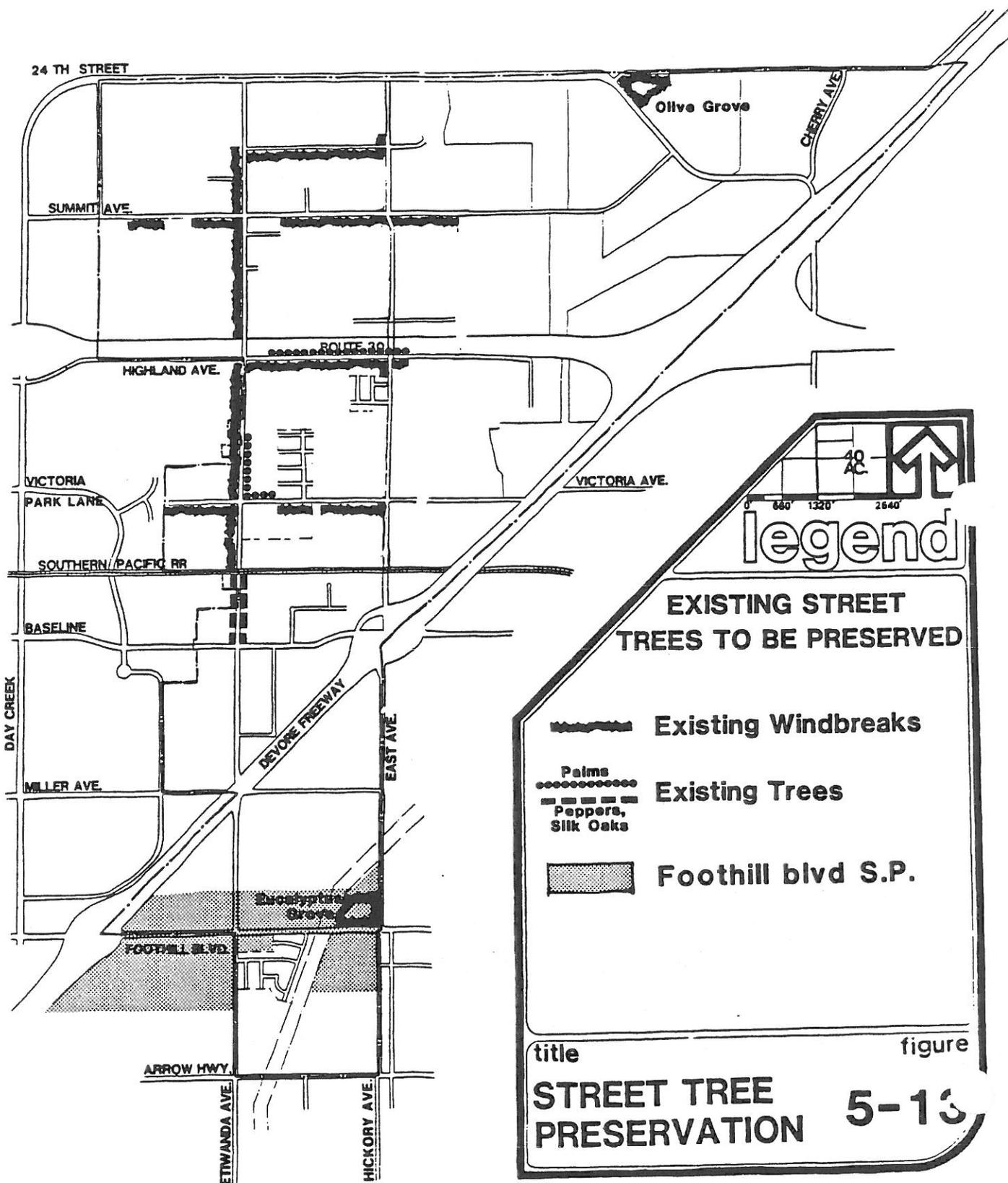
(alternative on-site parking must be provided)



For cul-de-sacs serving less than 20 dwellings

LOCAL RURAL STREETS

Fig. 5-15



40 AC

0 660 1320 2640

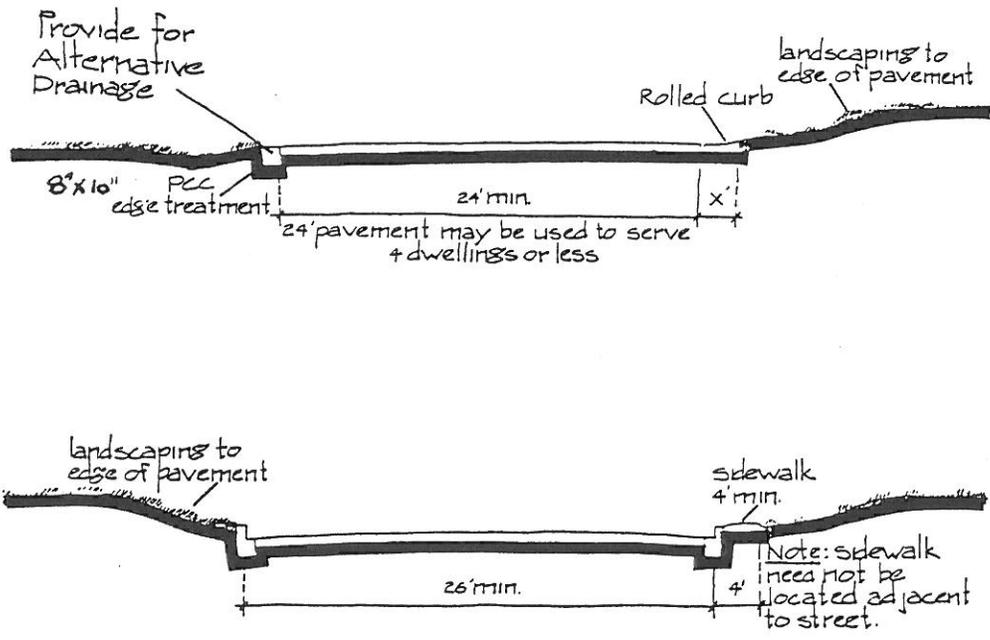
legend

EXISTING STREET TREES TO BE PRESERVED

-  Existing Windbreaks
-  Palms
-  Existing Trees
-  Peppers, Silk Oaks
-  Foothill blvd S.P.

title figure

STREET TREE PRESERVATION **5-13**



PRIVATE STREETS (may be used in conjunction with optional development standards only.)

Fig. 5-16

SUGGESTED TREE SPECIES:

COMMENTS:

DECIDUOUS:

Bauhinia variegata
Purple Orchid tree

- o Needs staking and pruning to achieve form.

Koelreuteria paniculata
Goldenrain tree

Pistacia chinensis
Chinese Pistache

- o Needs careful staking and pruning to achieve form.

Sapium Sebiferum
Chinese Tallow

- o Select when in fall color for best results. Needs training for single trunk.

Sophora japonica
Japanese Pagoda tree

Zelkova serrata
Sawleaf Zelkova

EVERGREEN:

Angophora costata
Gum Myrtle

Brachychiton populneus
Bottle tree

- o Do not plant in a parkway next to a curb.

Cinnamomum camphora
Camphor tree

- o Needs root space; do not plant in narrow parkways.

Geijera parvifolia
Australian Willow

M. Stypheloides
Black Tea tree

- o Best trained with multiple trunks.

Tristania conferta
Brisbane Box

Planting Guidelines

All trees shall be 15 gallon minimum size, staked and irrigated.

Trees recommended for planting adjacent to south and west building facades should be deciduous to provide summer shade and winter solar gain.

**LOCAL STREET
FRONT YARD
TREE PALETTE**

Fig. 5-17

2' to 4' Planting Areas	5' to 7' Planting Areas	8'+ Planting Areas
Cercis occidentalis Western Redbud - 20' O.C. *	Brachychiton acerifolius Australian Flame Tree - 30' O.C. *	Celtis sinensis Chinese Hackberry - 30' O.C. *
Eriobotria deflexa Bronze Loquat Tree - 25' O.C. ●	Brachychiton populneus Bottle Tree - 25' O.C. ●	Cinnamomum camphora Camphor Tree - 30' O.C. ●
Lagerstroemia indica Crape Myrtle - 20' O.C. *	Eucalyptus polyanthemos * Silver Dollar Gum - 30' O.C. ●	Eucalyptus camaldulensis * Red Gum - 30' O.C. ●
Magnolia grandiflora 'St. Mary' NCN - 20' O.C. ●	Eucalyptus rudis * Swamp Gum - 35' O.C. ●	Eucalyptus maculata * Spotted Eucalyptus - 25' O.C. ●
Prunus blireiana NCN - 20' O.C. *	Eucalyptus sideroxylon * Red Ironbark - 35' O.C. ●	Koelreuteria bipinnata Chinese Flame Tree - 35' O.C. *
Pyrus betulaefolia 'Paradise' Dancer Flowering Pear - 20' O.C. *	Eucalyptus nicholii * Nichol's Willow-leaved Peppermint - 25' O.C. ●	Koelreuteria paniculata Goldenrain Tree - 35' O.C. *
Pyrus calleryana 'Aristocrat' NCN - 20' O.C. *	Geijera parviflora Australian Willow - 20' O.C. ●	Liquidambar styraciflua American Sweet Gum - 25' O.C. *
Pyrus calleryana 'Bradford' Bradford Pear - 20' O.C. *	Ginkgo biloba 'Fairmount' Maidenhair Tree - 35' O.C. *	Liquidambar styraciflua 'Festival' NCN - 25' O.C. *
Pyrus kawakami Evergreen Pear - 20' O.C. *	Pistacia chinensis Chinese Pistache - 30' O.C. *	Liquidambar styraciflua 'Palo Alto' NCN - 25' O.C. *
	Quercus ilex Holly Oak - 40' O.C. ●	Liquidambar styraciflua 'Rotundiloba' NCN - 25' O.C. *
	Rhus lancea African Sumac - 20' O.C. ●	Magnolia grandiflora Southern Magnolia - 30' O.C. ●
	Sophora japonica Japanese Pagoda Tree - 30' O.C. *	Pinus canariensis Canary Island Pine - 25' O.C. ●
		Platanus acerifolia London Plane Tree - 30' O.C. *
		Platanus racemosa California Sycamore - 35' O.C. *
		Quercus agrifolia Coast Live Oak - 40' O.C. ●
		Quercus suber Cork Oak - 40' O.C. ●
		Quercus virginiana Southern Live Oak - 40' O.C. ●

*Note: As of October 1999, due to the severe Psyllid Lerp infestations in Eucalyptus, use of the species is discouraged unless previously designated or required for windrow replacement

Legend: ● denotes evergreen * denotes deciduous

**LOCAL STREET
TREE SCHEDULE**

FIGURE 5-17A

.204 Private Streets:

Private streets may be developed in accordance with Figure 5-16, subject to City Engineer's approval, and in conjunction with Optional Development Standards only. However, maintenance of private streets shall be required through the recordation of appropriate CC&R's.

.205 Local Street Trees:

Street trees along local streets shall be planted in accordance with Figure 5-17A, Local Tree Schedule.

5.33 TRAILS AND WALKWAYS

.100 Intent

It is the intent of this article to provide appropriate standards for the development of an integrated and continuous system of pedestrian, bicycle, and equestrian trails and walkways consisting of:

- Community maintained Community Trails,
- Privately maintained Feeder Trails and Greenways, and
- Publicly maintained Public Sidewalks.

.200 Community Trails

.201 Community Equestrian Trails shall be developed in locations specified in Figure 5-18. Design Standards shall be consistent with Citywide standards as contained in the Trail Implementation Plan.

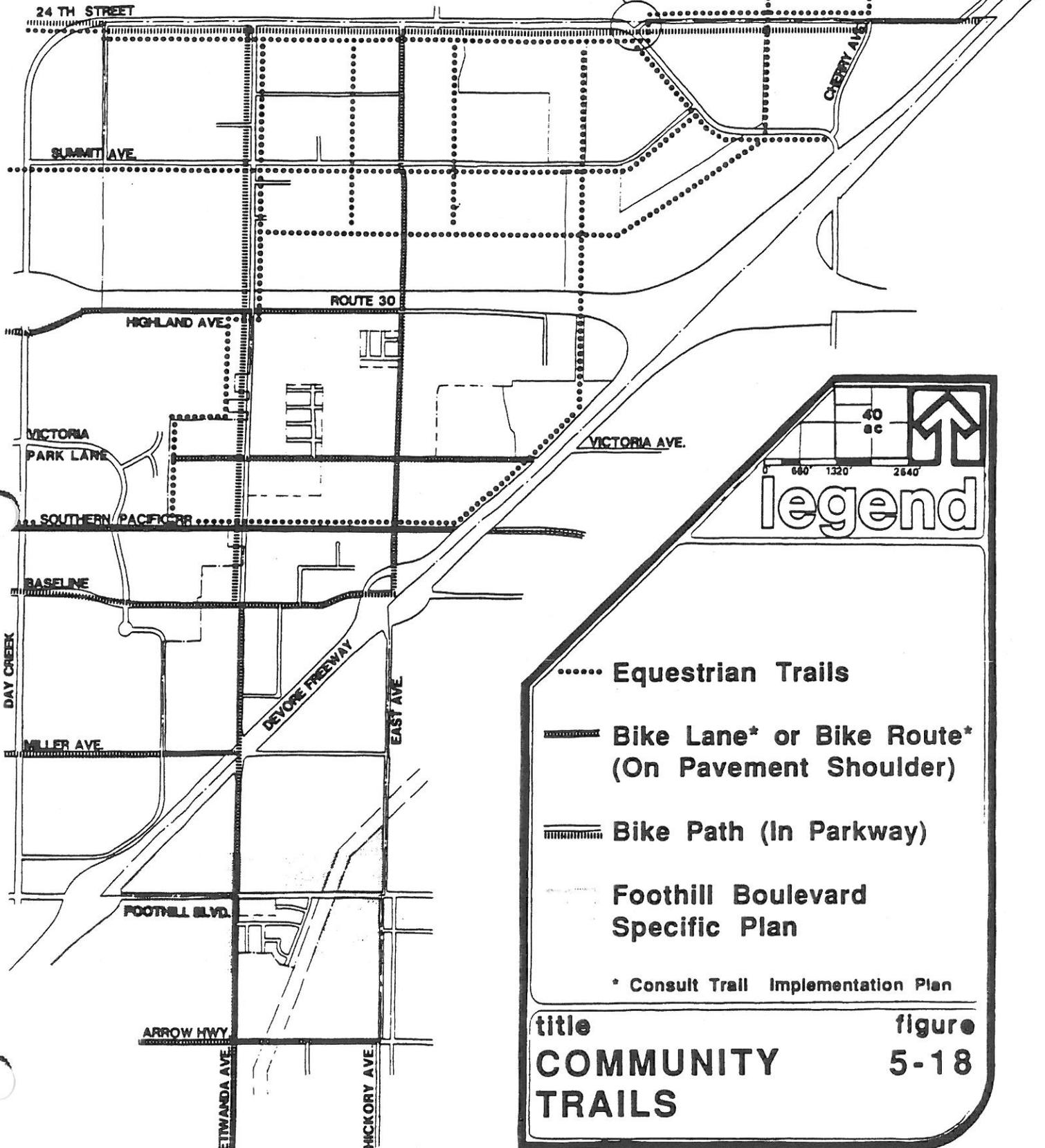
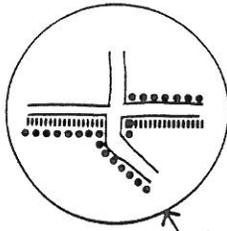
.202 Community Bicycle Trail Improvements shall be developed in locations specified in Figure 5-18. Such bicycle trail improvements shall be consistent with street cross-sections, Figures 5-20 through 5-40. Design Standards shall be consistent with Citywide standards as contained in the Trail Implementation Plan.

.203 Community Hiking Trail Improvements shall be provided in locations specified in Figure 5-19. Design Standards shall be consistent with Citywide standards as contained in the Trail Implementation Plan. No hiking trail improvements shall be necessary where used in conjunction with equestrian trail improvements.

.300 Feeder Trails

.301 Feeder Trails:

Feeder trails for equestrian use shall be required as a condition of project approval in the EQ/OL District. Such trails shall be located within easements, and shall be designed to provide access to each lot or site intended for equestrian use.



40 ac

0 600' 1320' 2640'

legend

- Equestrian Trails
- Bike Lane* or Bike Route* (On Pavement Shoulder)
- Bike Path (In Parkway)
- Foothill Boulevard Specific Plan

* Consult Trail Implementation Plan

title **COMMUNITY TRAILS** figure **5-18**



10 AC

0 460 1320 2640

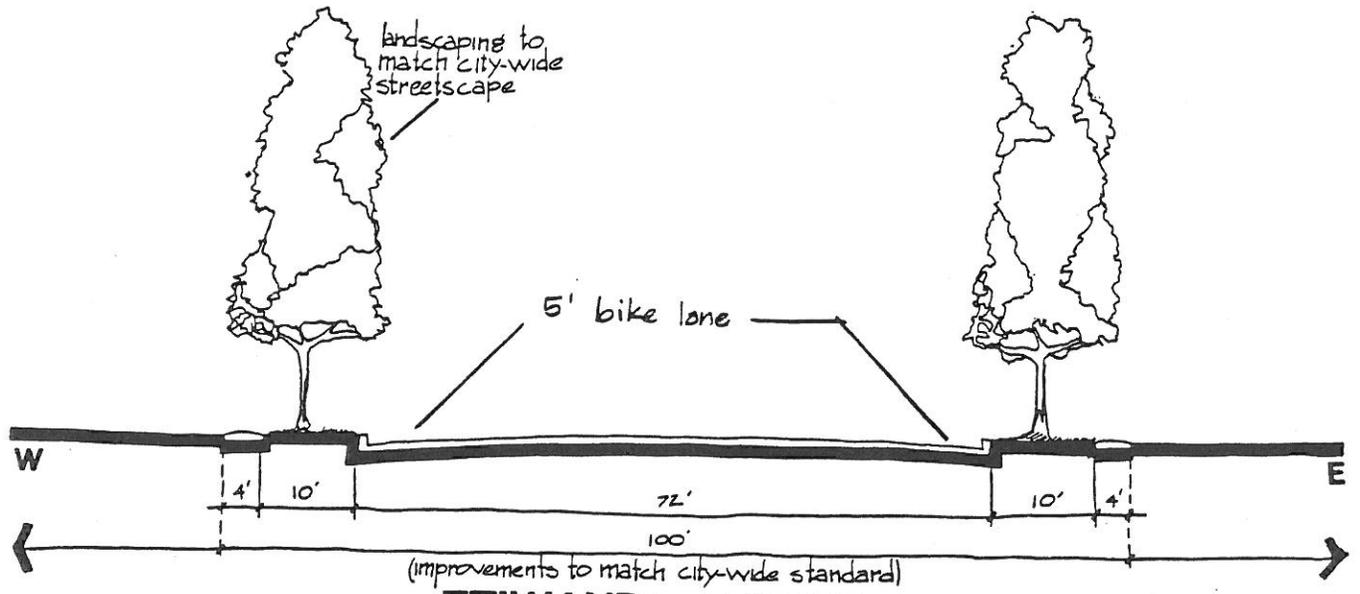
legend

IMPROVED SIDEWALKS

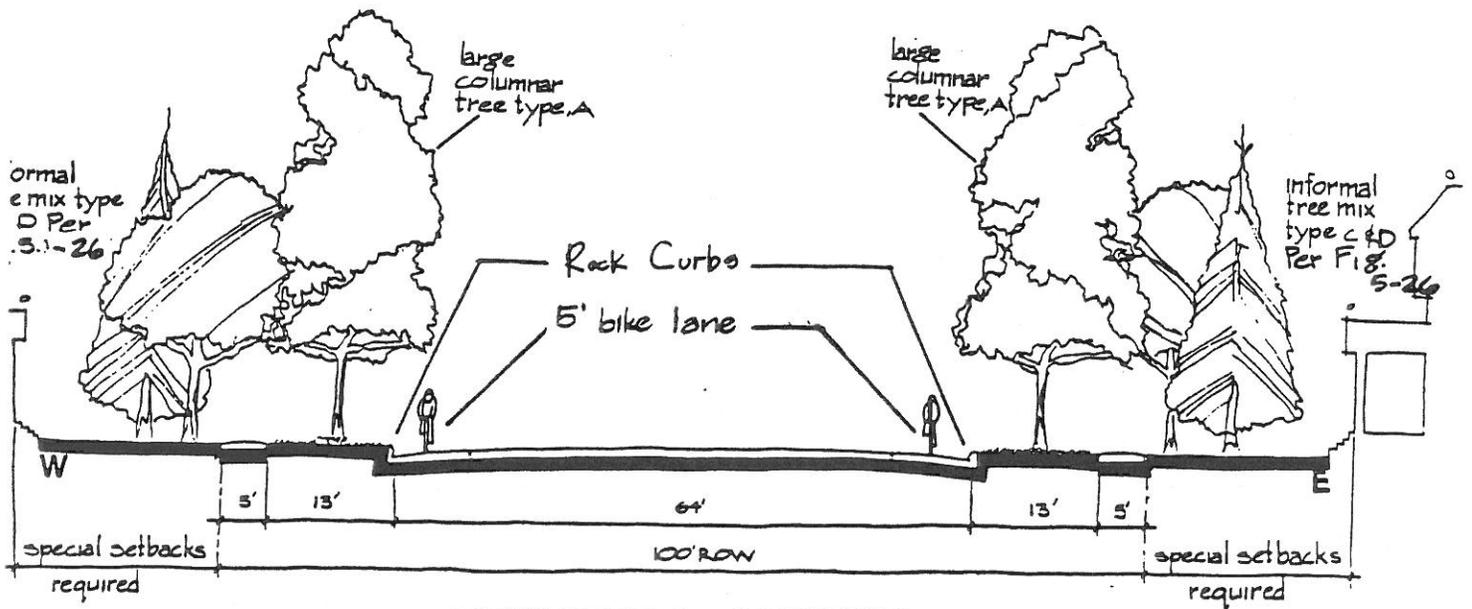
-  One Side Only
-  Both Sides
-  Hiking / Pedestrian Trails (Limited Improvements)
-  Foothill blvd. S.P.

title
PEDESTRIAN TRAILS & SIDEWALKS

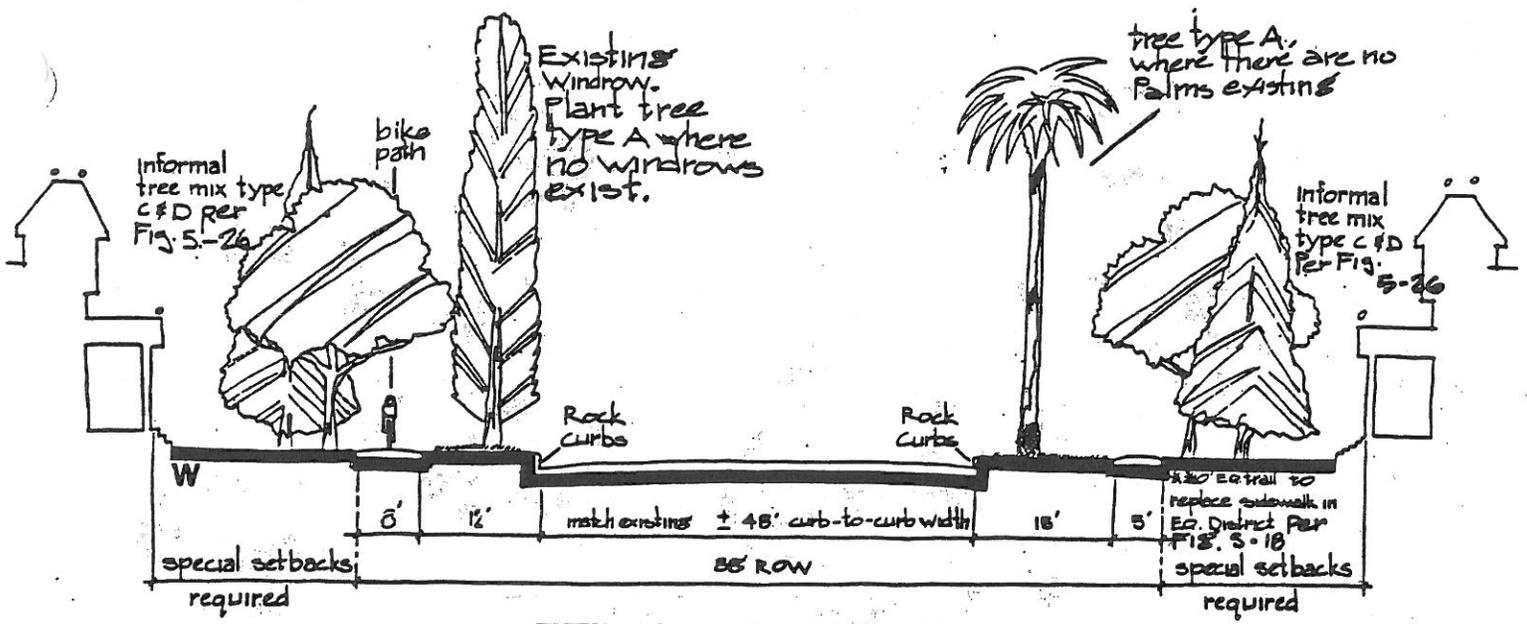
figure
5-19



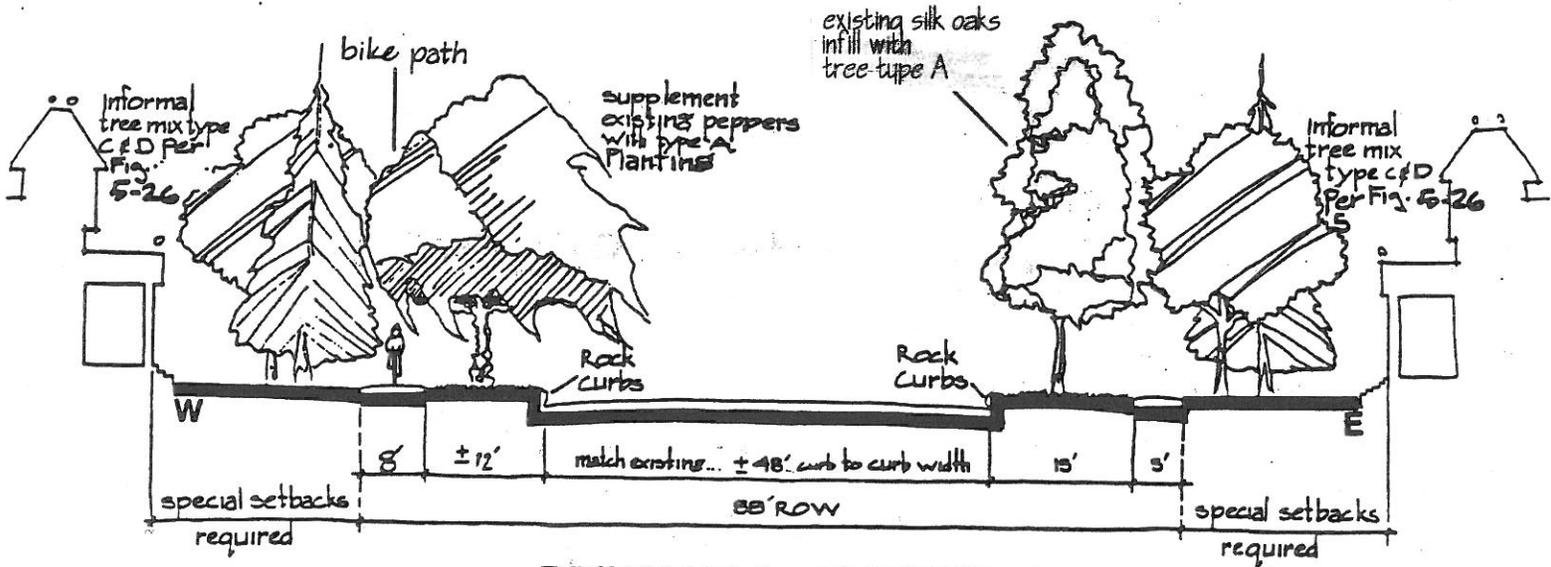
ETIWANDA AVENUE
 South of Foothill
FIG. 5-22



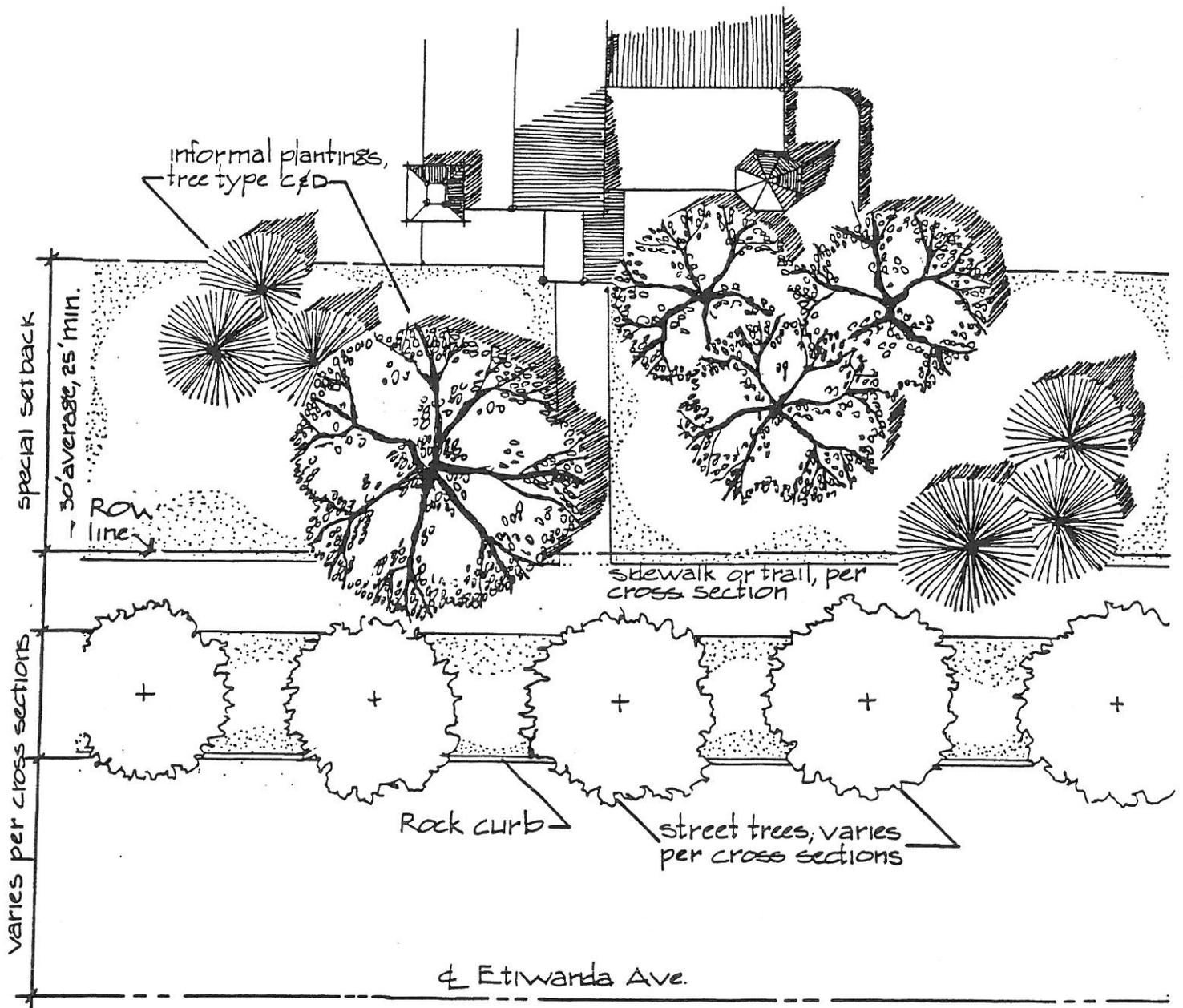
ETIWANDA AVENUE
 South of Baseline
FIG. 5-23



ETIWANDA AVENUE
 North of SPRR/South of Summit
FIG. 5-24



ETIWANDA AVENUE
 North of Baseline / South of SPRR
FIG. 5-25



Concept for ETIWANDA AVENUE STREETScape

Planting Guidelines

Street trees (in public ROW): per cross-section & tree schedule

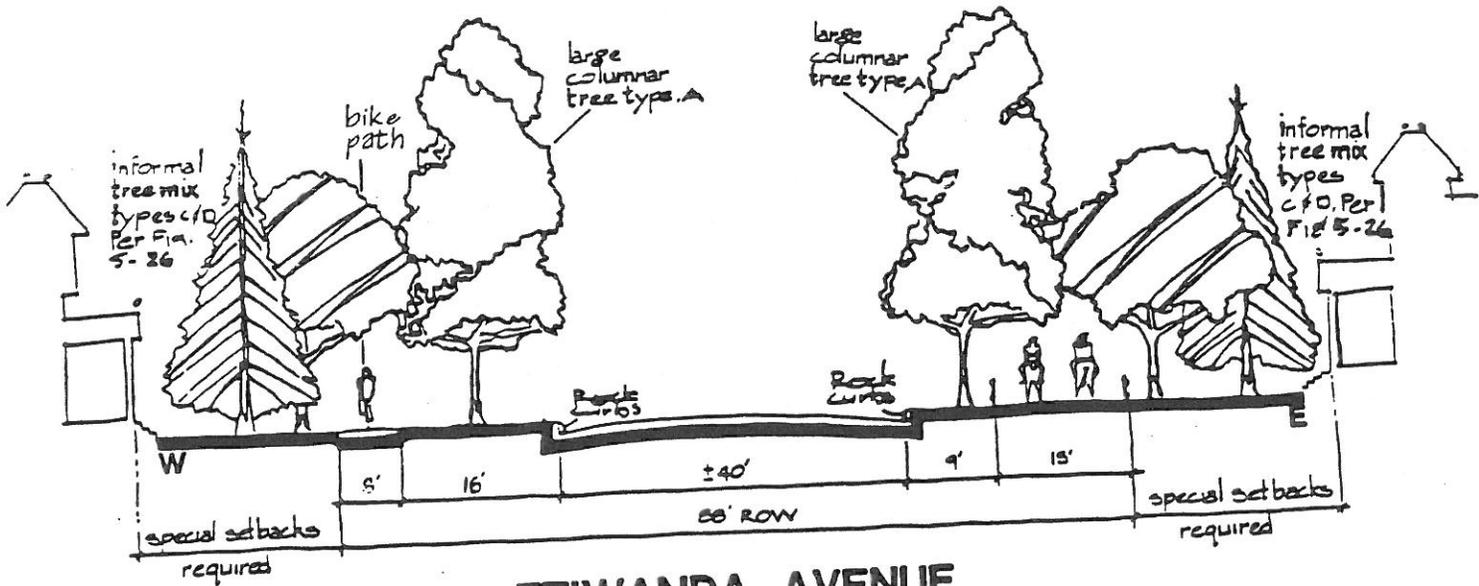
Front yard trees: informal mix type c&d (London Plane, & Mondell Pine)
1 tree min./20' of frontage

25% of trees shall be 24" Box size
all other trees shall be 15 gal. min.

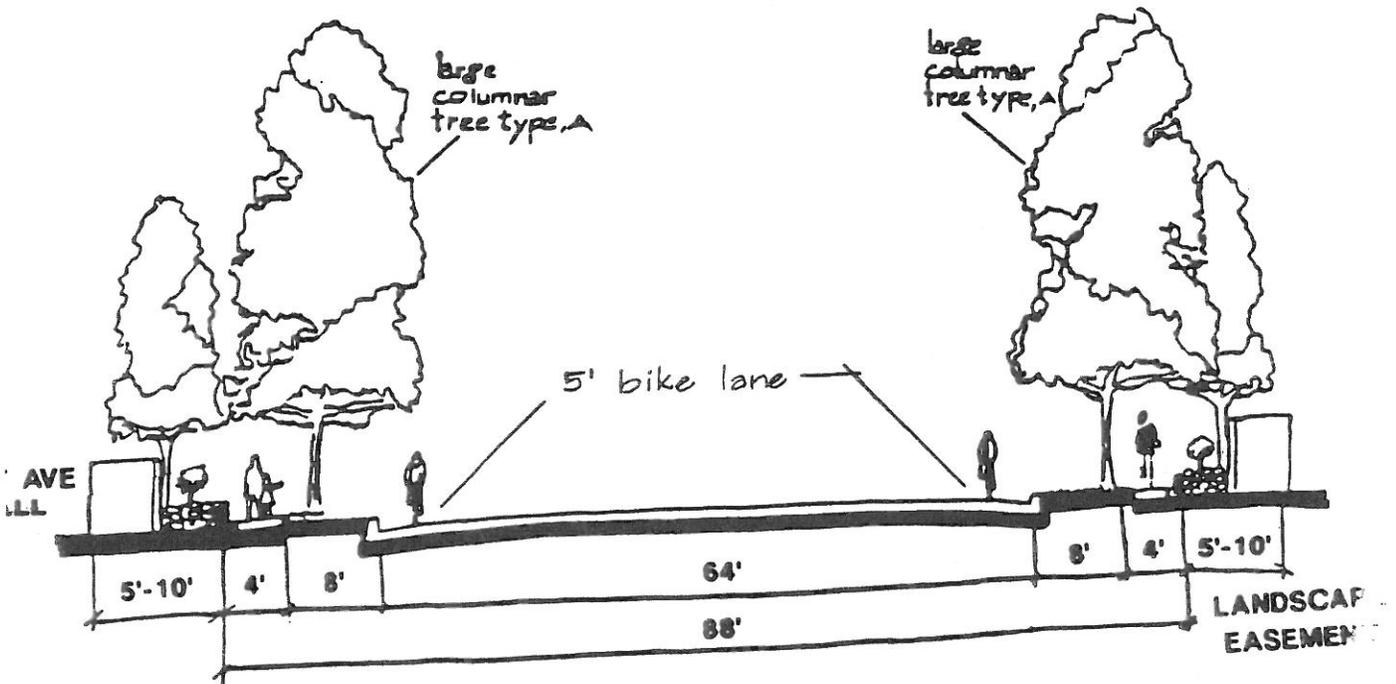
Front yard landscaping shall be supplemented by appropriate shrubs & ground cover.

FIG. 5-26

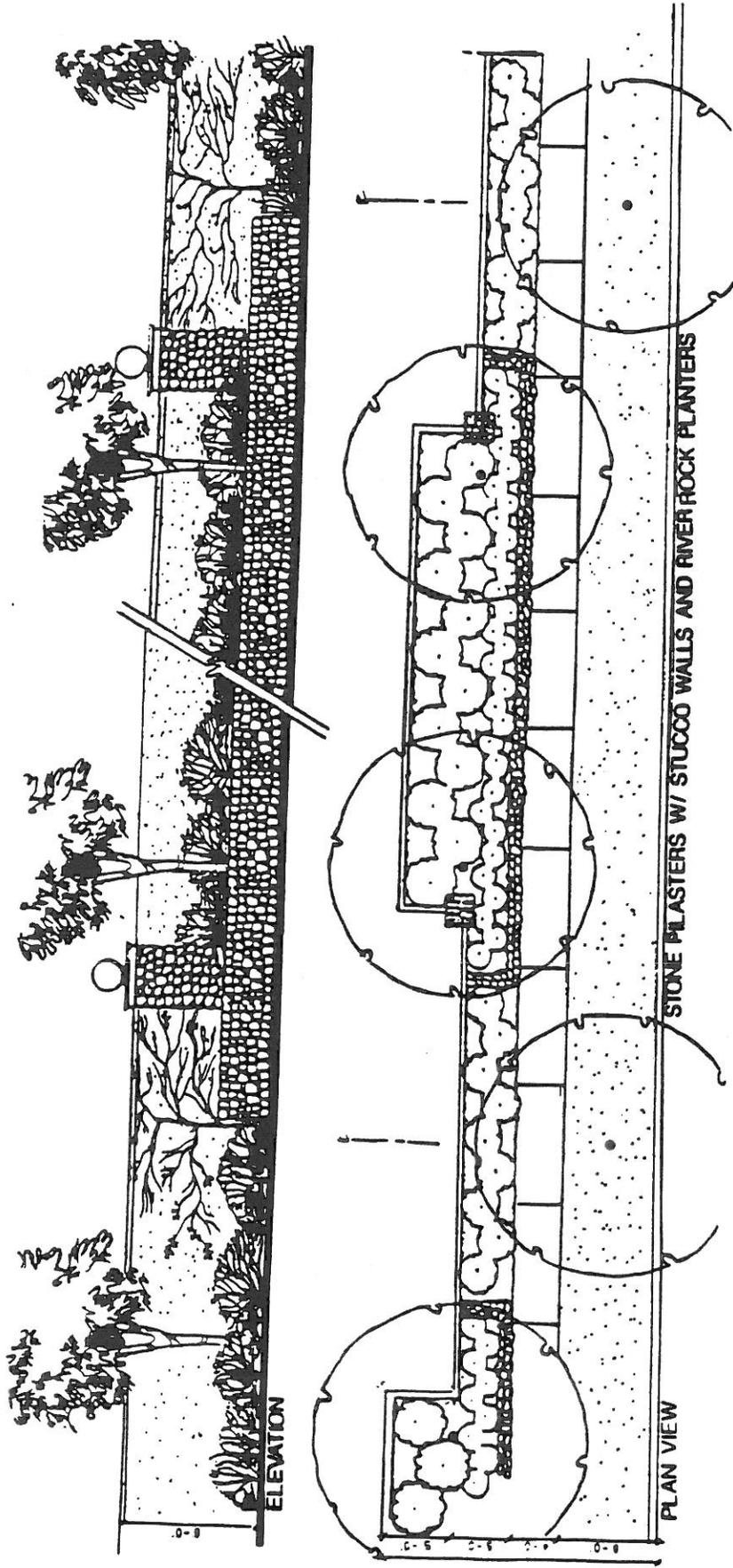
REVISED 4 1 92



ETIWANDA AVENUE
 North of Summit
FIG. 5-27

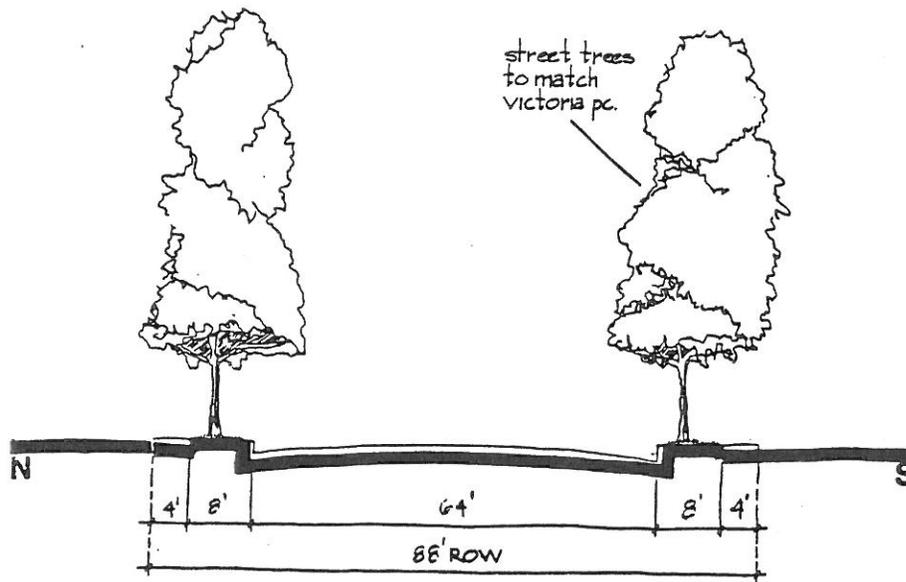


EAST AVENUE
FIG. 5-28



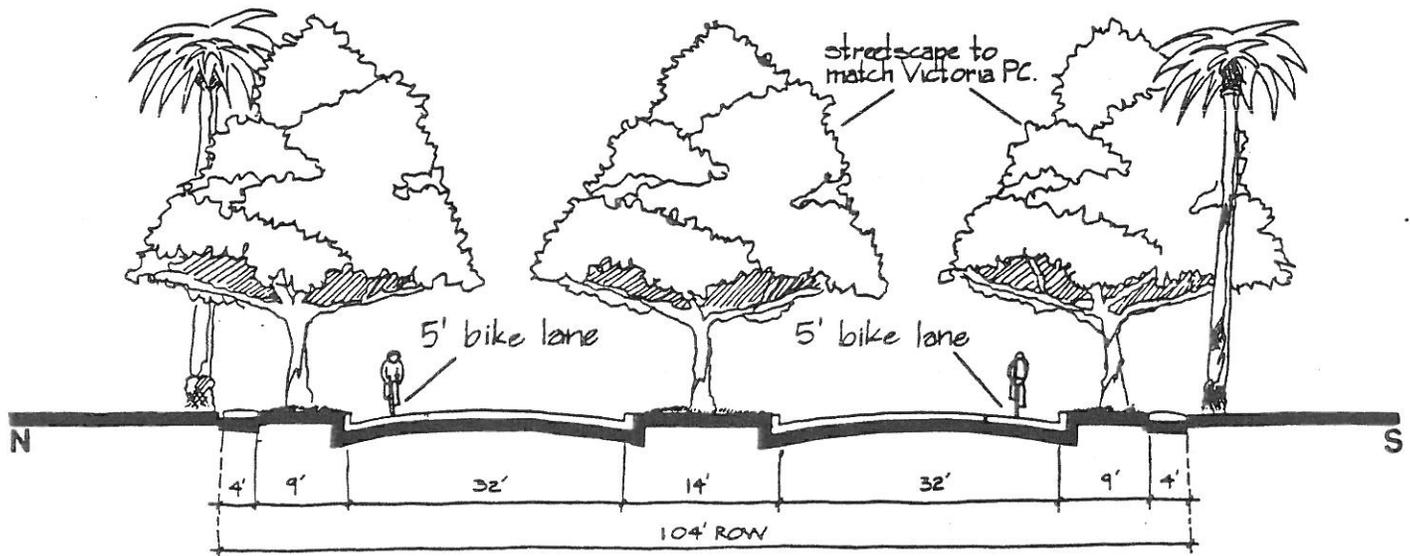
EAST AVENUE PARKWAY

FIG 5-28A



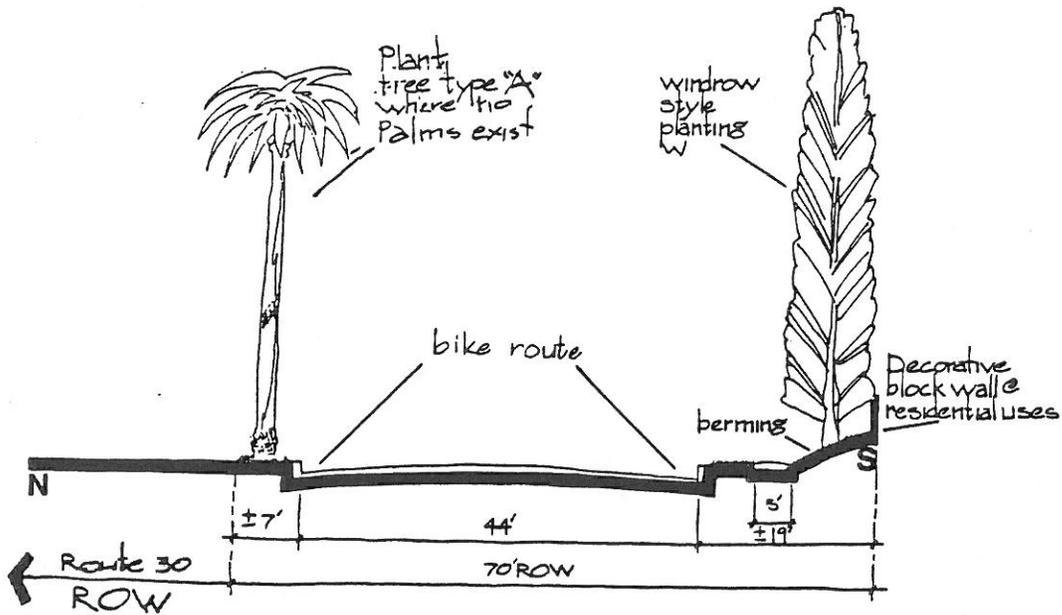
MILLER AVENUE
 East of Etiwanda Ave.
FIG. 5-29

REVISED 2/19/92

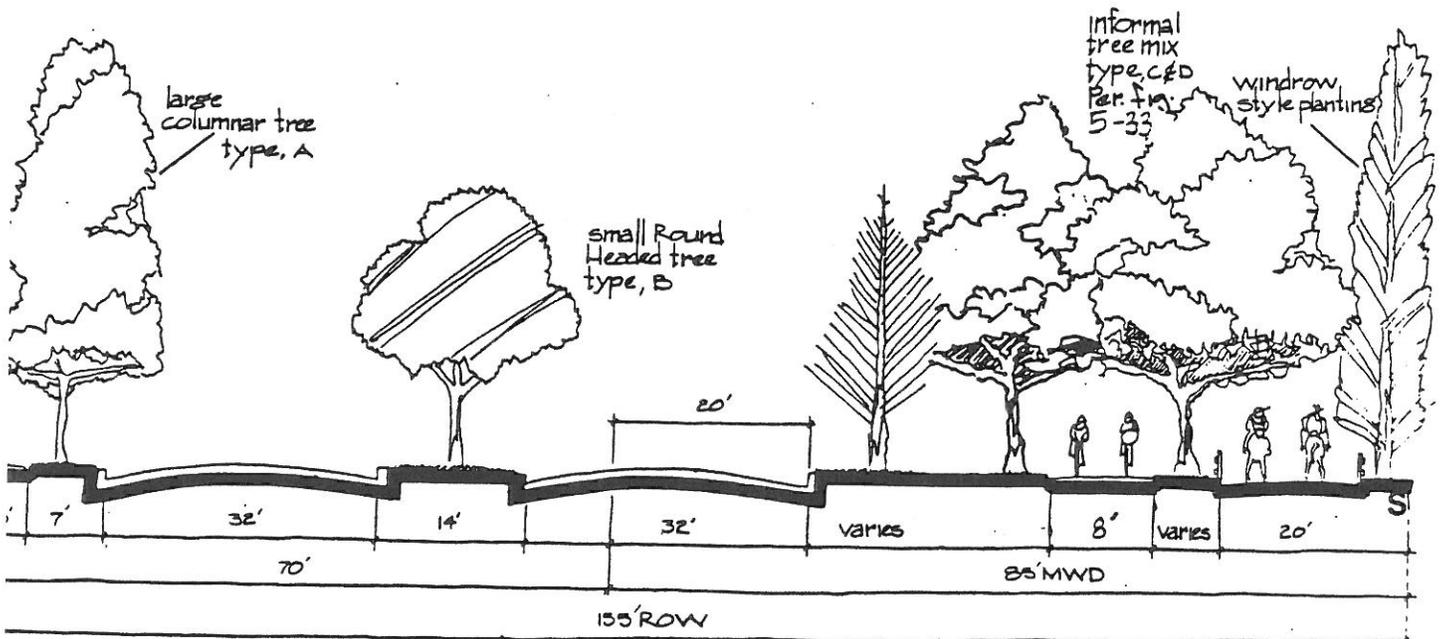


MILLER AVENUE
 West of I-15
FIG. 5-30

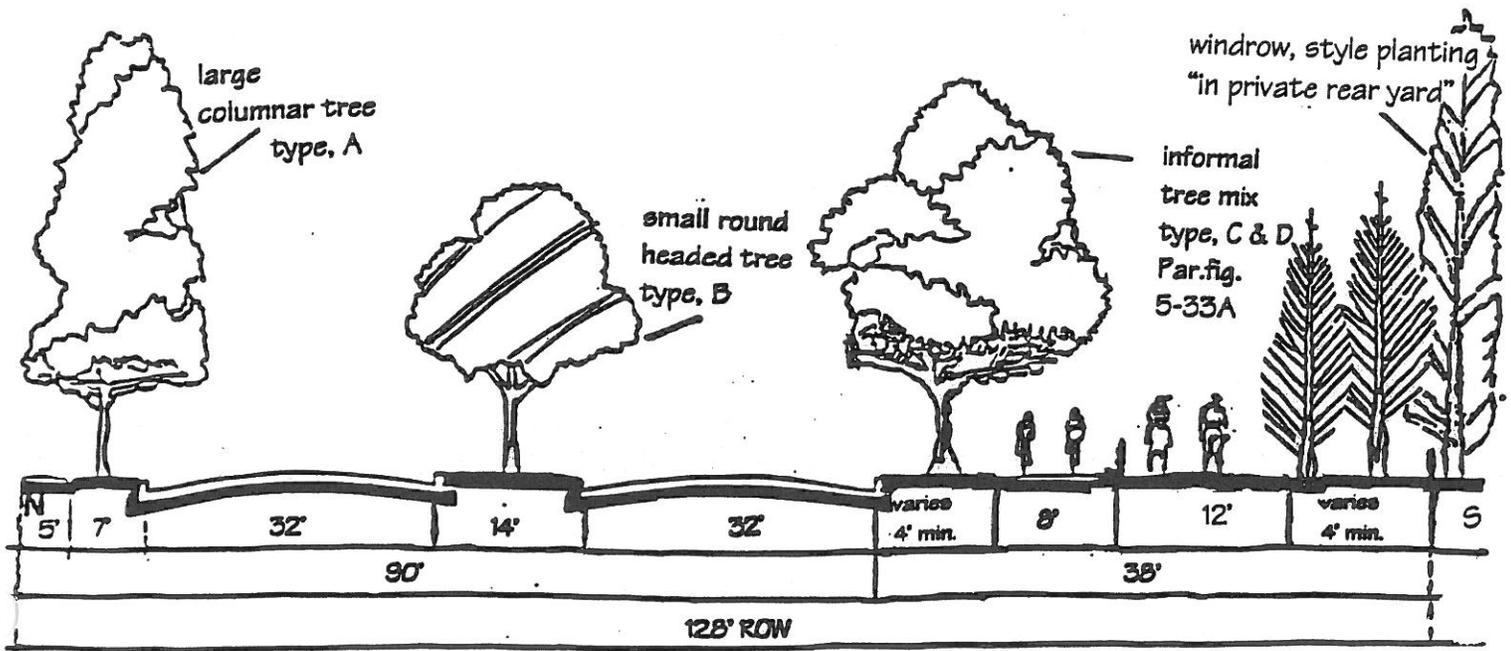
REVISED 4/1/92



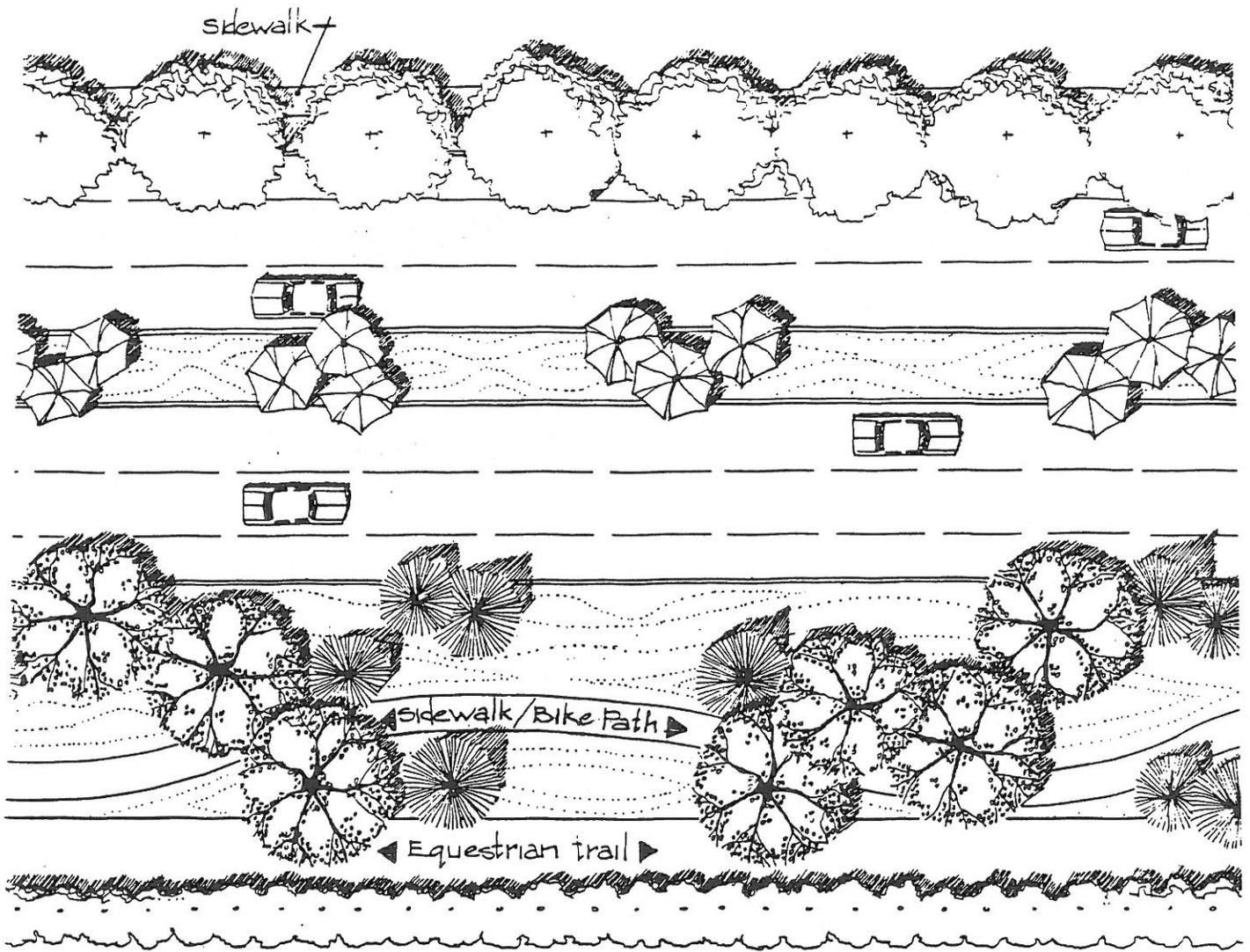
HIGHLAND AVENUE
FIG. 5-31



24TH. STREET PARKWAY (WEST OF LOOP)
FIG. 5-32



WILSON AVENUE PARKWAY
 (From Wardman Bullock Road to 1400 feet west)
FIG. 5-32A



24TH. STREET PARKWAY

Planting Guidelines

Street trees (in public ROW): per cross-section & tree schedule



Tree A, 15 gal. plant per table 5-41



Tree B, 15 gal. plant in clusters, ± 14 trees per 330'.



Tree C, 15 gal. plant in clusters, ± 8 trees per 330'.



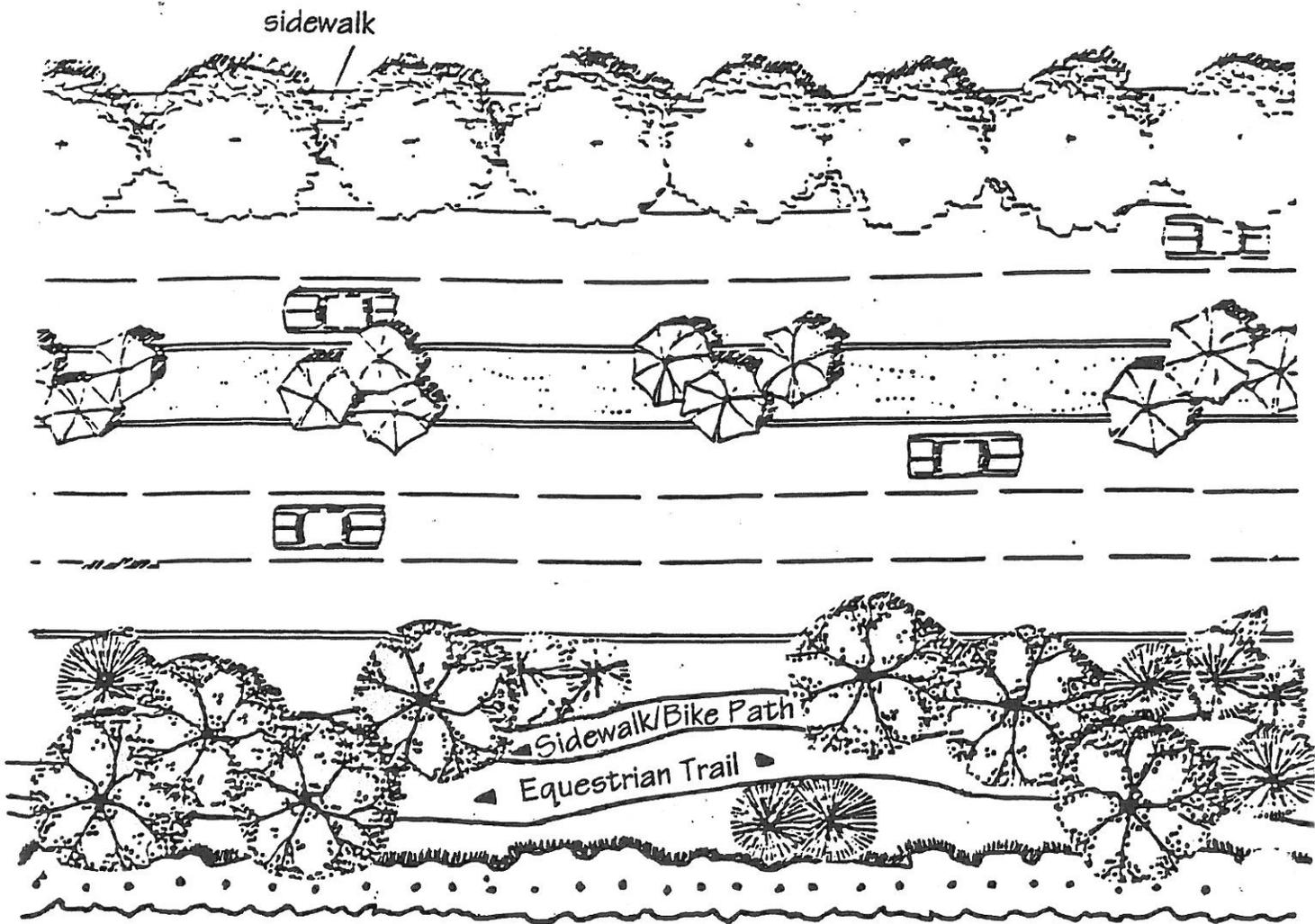
Tree D, 15 gal. plant in clusters, ± 11 trees per 330'.



Tree W, 5 gal. plant 8' o.c., per section 5.41.500.

• Streetscapes shall be supplemented by appropriate shrubs & groundcover.

FIG. 5-33



**WILSON AVENUE PARKWAY
(From Wardman Bullock Road to 1400 feet west)**

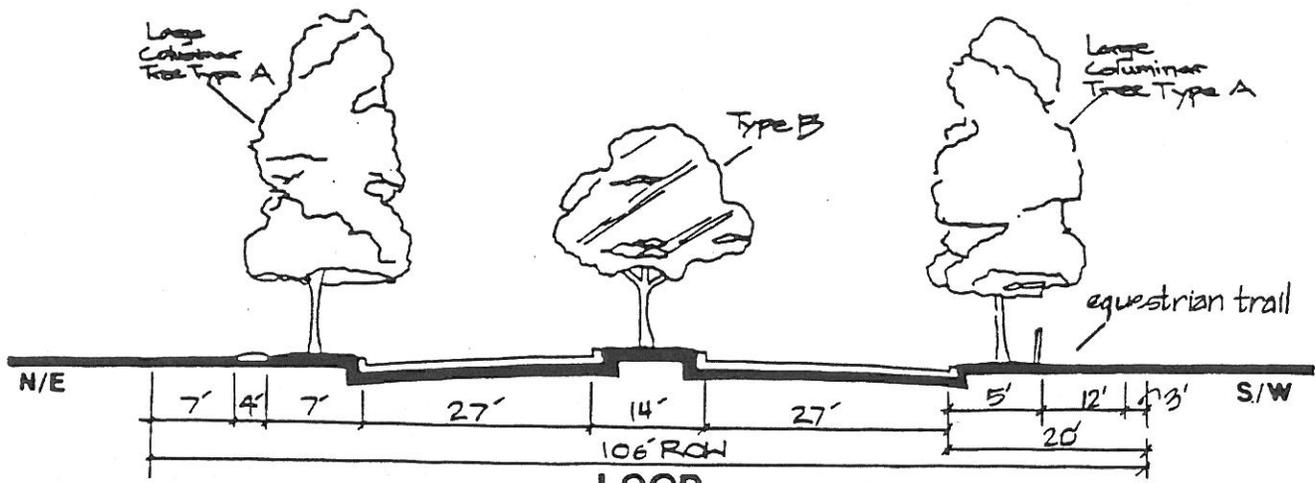
Planting Guidelines

Street Trees (in public ROW): per cross-section & tree schedule

-  Tree A, 15 gal. plant per table 5-41
-  Tree B, 15 gal. plant in clusters, \pm 14 trees per 330'
-  Tree C, 15 gal. plant in clusters, \pm 8 trees per 330'
-  Tree D, 10 gal. plant in clusters, \pm 11 trees per 330'
-  Tree W, 5 gal. plant 8' o.c./per section 5-41-500

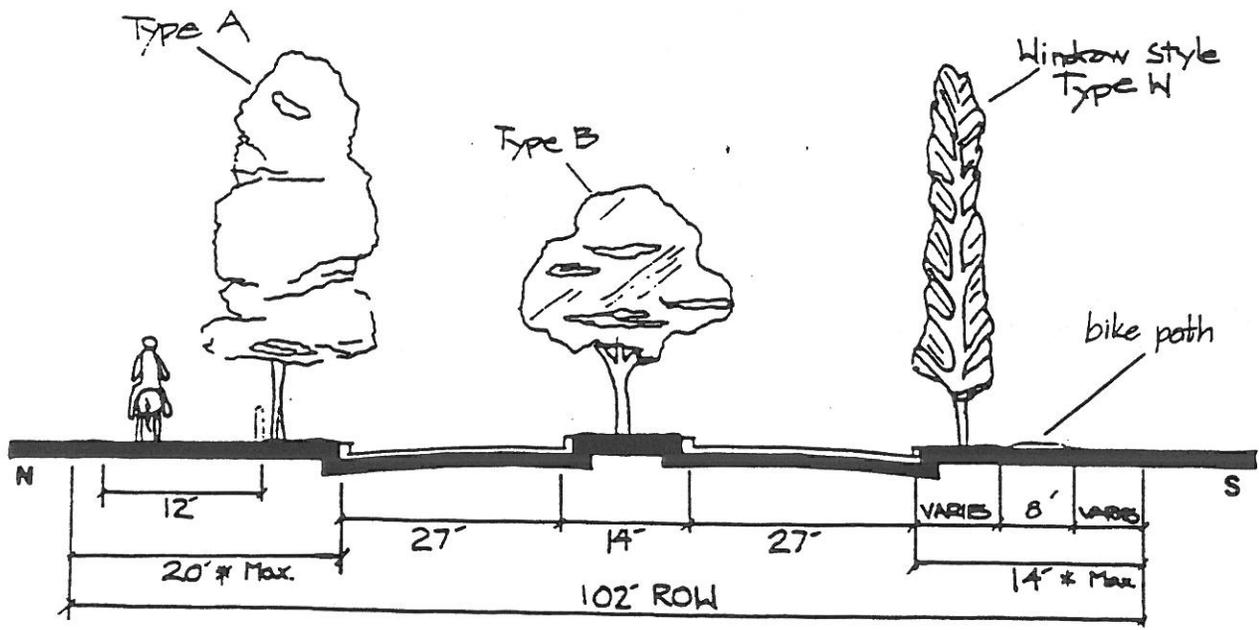
Streetscapes shall be supplemented by appropriate shrubs and groundcover

FIG. 5-33A



LOOP
Between 24th and I-15

FIG. 5-34



24TH STREET
Between Loop and Cherry

FIG. 5-35A

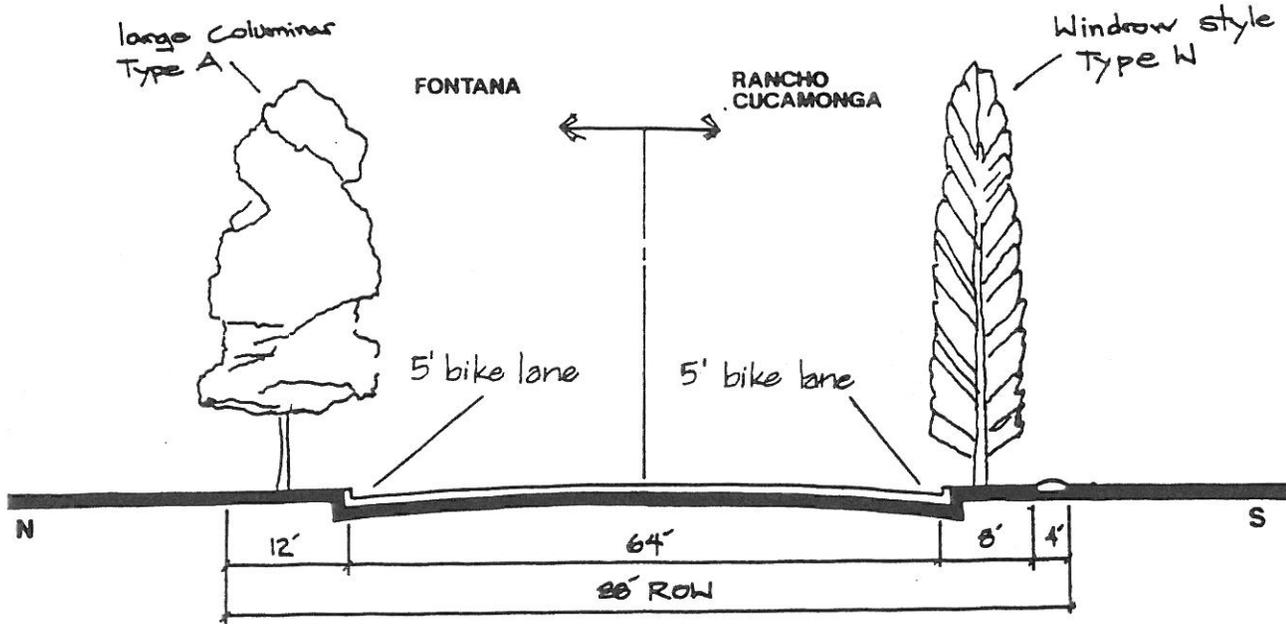
1. North side of parkway, 20' ROW with 12' equestrian trail,
2. South side of parkway, 14' ROW with 8' bikeway,

Except between Loop and San Sevaine Wash:

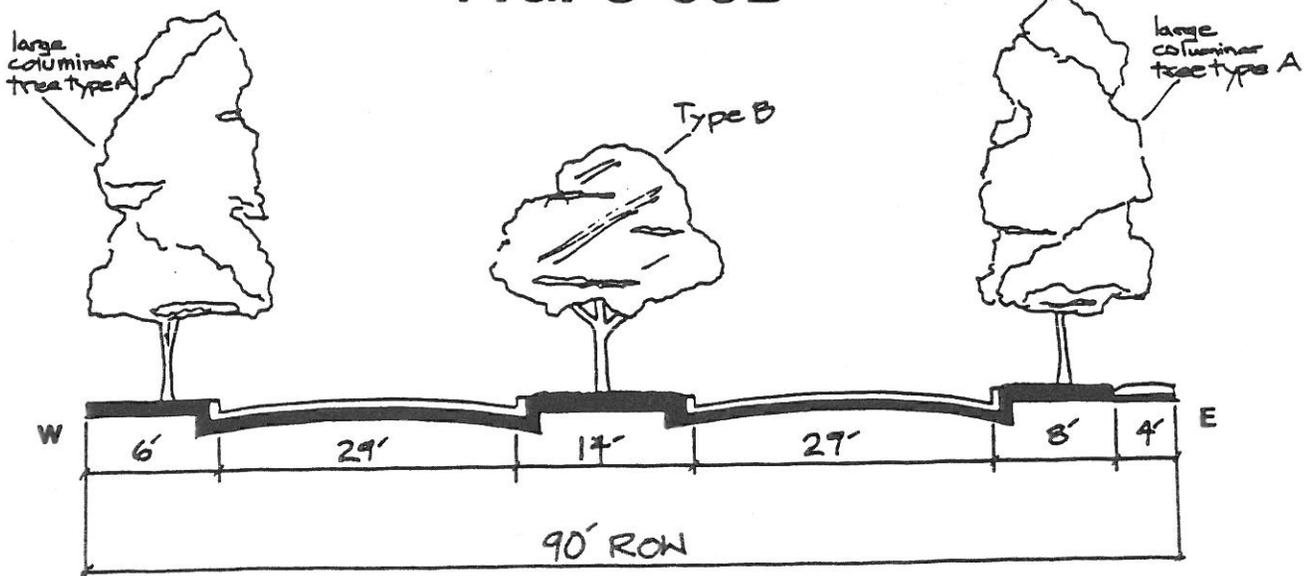
- a) North side parkway 12' right-of-way with the trail located in adjacent landscaped lot;

Except across San Sevaine Wash:

- a) north side and south side parkways may narrow across box culvert, but not less than right-of-way for trails.

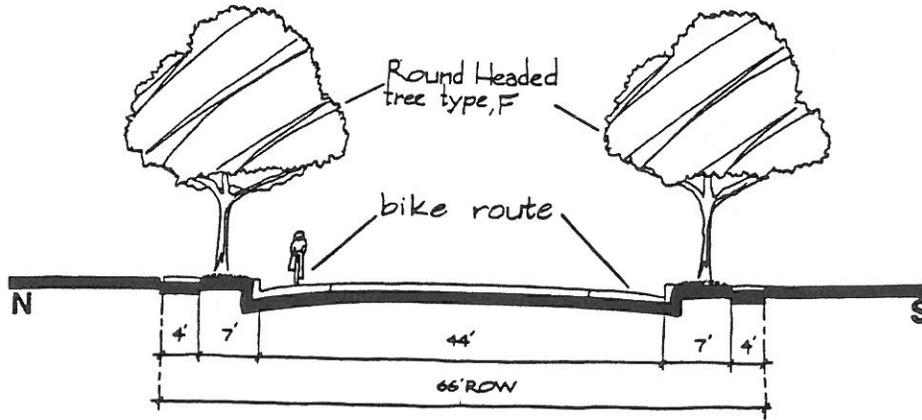


24TH STREET
Between Cherry & I-15
FIG. 5-35B



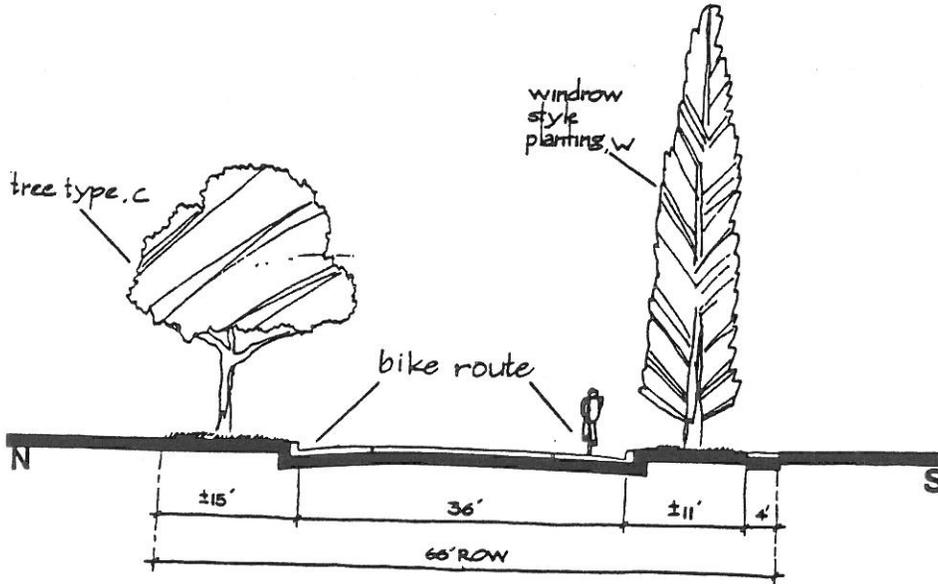
CHERRY AVENUE
FIG. 5-36

1. Landscape the flood control easement, on the west side of Cherry Avenue, to the top of the berm.



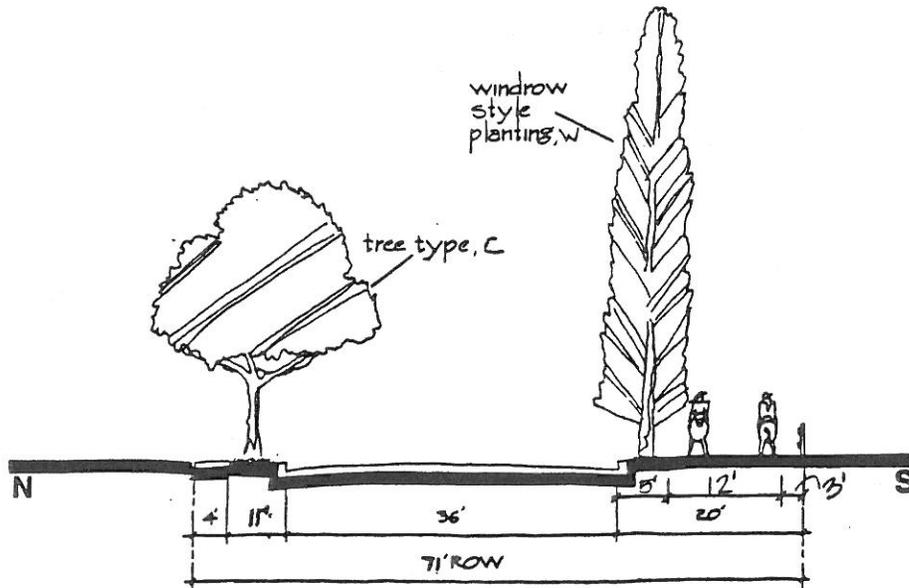
VICTORIA AVENUE
East of East Ave.

FIG. 5-37

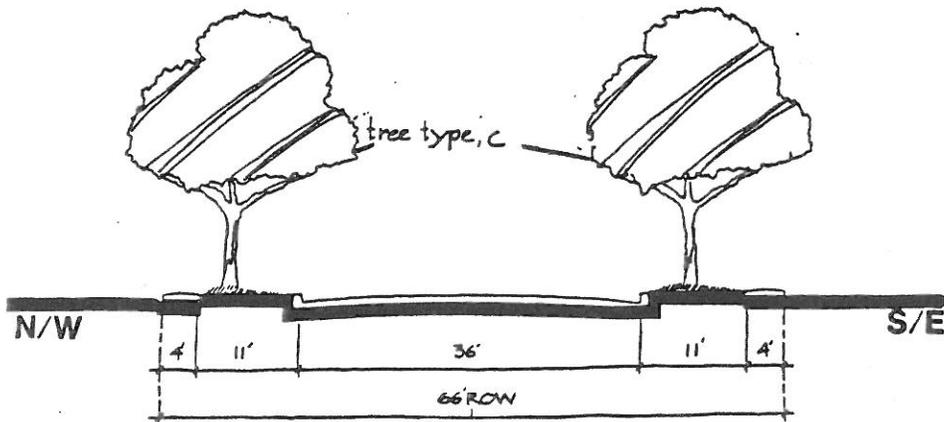


VICTORIA AVENUE
West of East Ave.

FIG. 5-38



SUMMIT AVENUE
FIG. 5-39



SUMMIT AVENUE
 East of East Etiwanda Creek
FIG. 5-40

TREE PLANTING TYPE	SPECIES	DESCRIPTION AND PLANT SPACING
A	<i>Eucalyptus camaldulensis</i> Red Gum	Large, columnar 30 feet on center minimum spacing
B	<i>Lagerstroemia indica "Rubra"</i> Crape Myrtle	Round-headed On Wilson Avenue Parkway, plant according to Figures 5-32 & 5-33
C	<i>Platanus acerifolia</i> London Plane Tree	Broad columnar, 30 feet on center minimum spacing except as follows: On Etiwanda Avenue, plant according to Figure 5-26 On Wilson Avenue parkway, plant according to Figure 5-33
D	<i>Pinus canariensis</i> Canary Island Pine	Columnar conifer, 25' on center minimum spacing except as follows: On Etiwanda Avenue, plant according to Figure 5-26 On Wilson Avenue parkway, plant according to Figure 5-33
F	<i>Pistacia chinensis</i> Chinese Pistache Tree	Round-headed, plant 30 feet on center
W	<i>Eucalyptus maculata</i> Spotted Gum	Windrow plantings, See Section 5.41

Planting Guidelines:

All trees shall be 15-gallon minimum size, staked and irrigated, unless otherwise noted.

Trees within the public right-of-way are public street trees and subject to street tree planting standards as established by the City Engineer.

In isolated instances, an alternate species compatible with the original design intent, will be selected by the Engineering Division, where there is inadequate room within the right-of-way for the designated tree species (such as small planting area, sight distance and/or utility conflicts).

STREET TREE SCHEDULE

FIGURE 5-41

5.34 CROSS-SECTIONS

.100 Purpose

The following cross-sections and associated materials are intended to summarize requirements relating to specific major streets, including information noted below:

- Ultimate right-of-way widths/need for dedications.
- Curb-to-curb widths at mid-block locations.
- Locations and widths of sidewalks.
- Widths of parkways and medians.
- Street tree species, spacing and planting requirements.
- Streetscape in specified locations.

.200 Improvements Required

The improvements specified in Figures 5-21 through 5-40 shall be required as a condition of development approval.

Designated street tree types A-F are identified in Figure 5-41.

5.4 SPECIAL REGULATIONS

5.41 WINDROWS

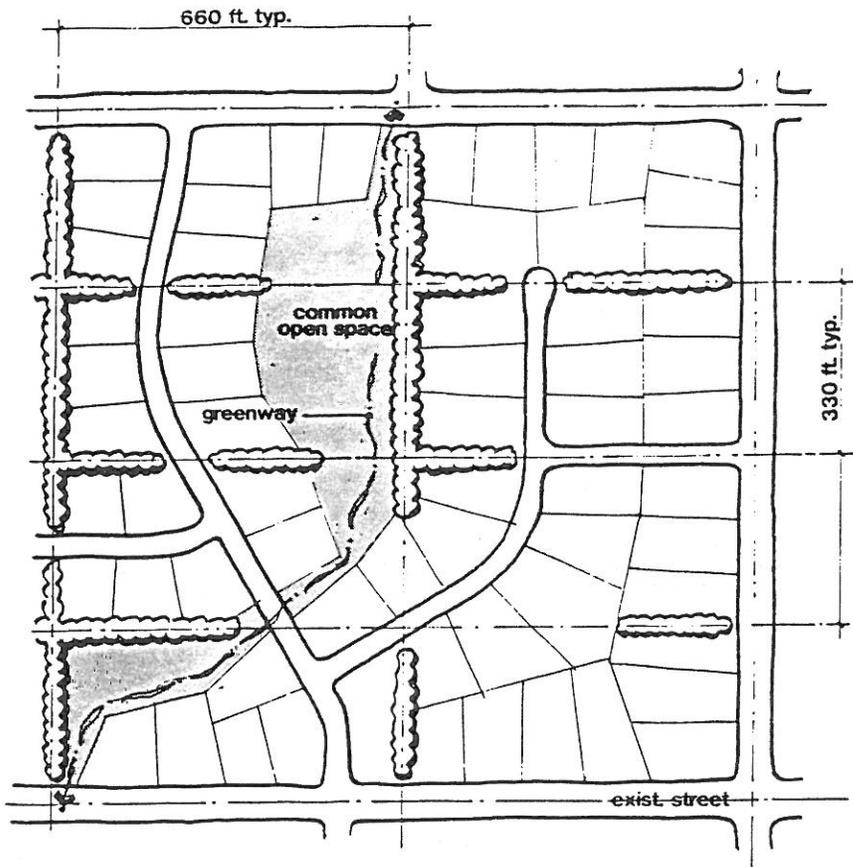
.100 Intent

It is the intent of this section to meet the objectives of Chapter 3 and to perpetuate a windbreak system in Etiwanda through:

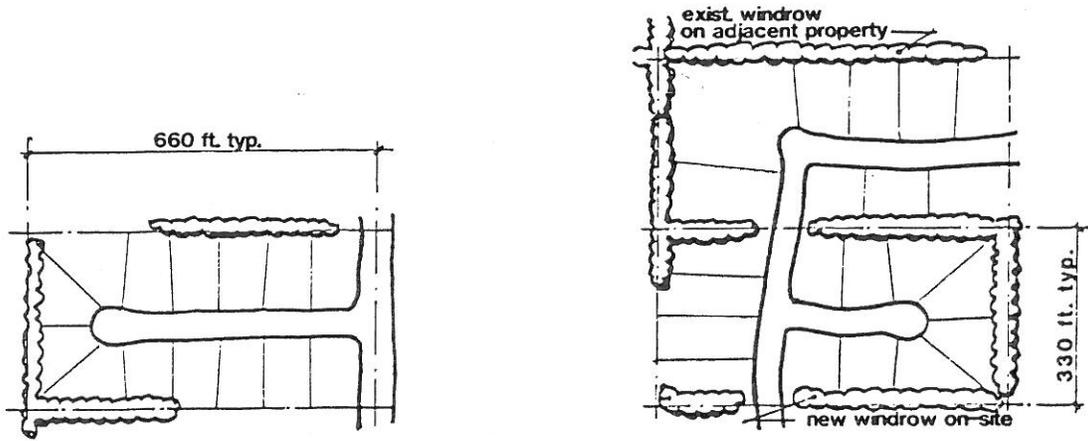
- protection of selected existing mature Blue Gum Eucalyptus windrows in key areas of the community, and through
- gradual replacement and expansion of the system through planting of new Spotted Gum Eucalyptus windrows along the established grid pattern.

.200 Existing Windrows

.201 Existing windrows located along or within public street rights-of-way specified in Figure 5-13 shall be preserved. Individual trees or sections of such windrows, which are diseased or damaged by fire shall be replaced with maximum 15 gallon size (unless otherwise noted) Eucalyptus Maculata (Spotted Gum Eucalyptus) to match existing pattern and spacing.



developed under
OPTIONAL STANDARDS
 (concept only)



developed under
BASIC STANDARDS
 (concept only)

NEW WINDROW PLANTING GUIDELINES

- .202 Existing windrows located along or within existing or future public streets but not specified in Figure 5-13 shall be replaced with new street trees in accordance with street cross-sections, Figures 5-20 through 5-40.
- .203 Existing on-site windrows not located along public streets may either be preserved or shall be replaced with *Eucalyptus Maculata* (Spotted Gum) in accordance with Sections .400 and .500 below.
- .204 All mature existing windrows to be preserved shall require the following considerations:
 - (a) No grading cuts or continuous trenching within 15 feet.
 - (b) No fills within 7 feet.
 - (c) No paving within 7 feet.
 - (d) Structural setbacks of 25 feet minimum.
 - (e) Adequate maintenance and access provisions on one side of windrow.
 - (f) Provisions for deep watering; limit surface watering within 15 feet.
- .300 New Windrow Plantings/Off-Site
 - .301 New windrow plantings of *Eucalyptus Maculata* shall extend existing protected windrows along public streets specified in street cross-sections, Figures 5-20 through 5-40.
- .400 New Windrow Plantings/On-Site
 - .401 New on-site windrow plantings of *Eucalyptus Maculata* shall be required in the ER, VL, L, and LM Districts. Existing lots of record of 1 acre or less may be exempted from this requirement.
 - .402 The length of on-site windrows in linear feet required shall be determined by Figure 5-2 or 5-3 depending on whether Basic or Optional Standards are used.
 - .403 The location of required on-site windrows shall be generally guided by the established 330 foot X 660 foot grid pattern, as outlined in Figure 5-42. Required windrows may follow any portion of this grid, provided the total length of on-site windrows meets or exceeds the minimum length required. The use of the 330 foot by 660 foot planting grid is not meant to discourage development of curvilinear local streets.
- .500 Windrow Planting Criteria
 - .501 The tree species used shall be *Eucalyptus Maculata* (Spotted Gum), in 5 gallon size. The trees should be field grown, spaced at 8 feet on center and, except along public streets and trails, need not be staked.

.502 Adequate provisions for deep irrigation shall be provided at the time of planting.

.600 Windrow Maintenance

.601 Mature Windrows:

- (a) Leaves, debris, dead branches, and suckers accumulated along the base of the windrow shall be removed periodically, or as may be necessary for reasons of public health and safety.
- (b) Dead or decaying branches shall be removed, trunks stripped, and tree structure trimmed at least every four years or as may be necessary for reasons of public health and safety as well as aesthetics. Trees should be trimmed to preserve their natural structure; the practice of "topping" the trees is not recommended.
- (c) Dead, diseased, or dying trees shall be removed as may be necessary, and shall be replaced with 15 gallon Eucalyptus Maculata.

.602 Young Windrows:

Young trees shall be maintained, fertilized, and irrigated as may be necessary to sustain them in healthy condition. Dead trees shall be replaced with same species of appropriate size; replacement trees need not exceed 15 gallon size.

.603 Responsibility for Windrow Maintenance:

- (a) Windrows located within public street rights-of-way, parks, and community trail easements shall be maintained by the City.
- (b) Windrows located on private property, including those within "greenway" easements, shall be maintained by the property owners and required through the recordation of appropriate CC&R's.

5.42 ARCHITECTURAL AND DESIGN GUIDELINES

.100 It is the intent of this article to encourage preservation of existing structures with significant architectural or historical merit, and to preserve structures or elements which reinforce the character of Etiwanda. It is also the intent to assure that new development be designed in a manner that is sensitive to, and compatible with, the character of Etiwanda.

Projects which in the opinion of the Design Review Committee do not meet the intent of this article shall not be recommended for approval.

.200 General Guidelines Applicable to All Projects

.201 Project design shall be guided by site-specific factors such as views, mature vegetation, topography, surrounding development, solar access, and similar considerations. The use of designs and site plans prepared for another site shall not be permitted unless successfully modified to local conditions.

.202 Architectural and design elements which relate to the existing and desired character of Etiwanda are best described as:

- rural, rather than urban
- informal, rather than formal
- traditional, rather than contemporary
- rustic, rather than polished
- low profile, rather than massive
- relating to people, rather than automobiles

The sketches in this section and throughout the document are intended to illustrate various architectural elements and materials that are consistent with the character of the community.

.300 Residential Projects Containing Four Dwellings or Less

.301 The project shall be designed in a manner that is sensitive to, and compatible with, the character of the surrounding area.

.302 Excessive repetition of identical single family structures shall be discouraged.

.400 Notable Existing Structures

.401 Figure 5-44 identifies existing structures of historical or architectural merit or structures which otherwise contribute to the character and visual quality of Etiwanda.

.402 A reasonable effort shall be made to encourage the preservation of structures identified in Figure 5-44 as follows:

- (a) Such existing structures and uses located on legal lots of record shall be considered as conforming to provisions of Section 5.2 of this chapter, regardless of lot size, setbacks and similar existing conditions, provided public health, safety or welfare is not threatened.
- (b) Such existing structures shall be incorporated into the design of new development wherever possible. On lots of one acre or more, these structures shall not be included in density calculations, and will not reduce the number of new dwellings permitted.
- (c) In the OP and CS/OL Districts, such structures may be converted to non-residential uses, subject to the provisions of the OP and CS/OL Districts, respectively.

.500 Move-Ons

.501 General:

Except as specified below, move-ons for residential purposes shall be subject to regulations in effect elsewhere in the City, in accordance with the Development Code.

NOTABLE EXISTING STRUCTURES

<u>Etiwanda Ave.</u> (address)	<u>Assessor's Parcel Number</u>	<u>Current Use</u>
7567	227-181-37	Residence
7491	227-181-25	Residence
7165	227-131-23	Residence
7126	227-111-8	Church
7050	227-101-9	Residence
6956	227-101-5	Residence
6658	227-031-16	Residence
7089	227-121-18	Lumber Yard Office/ Old SPRR Depot
6490	225-171-14	Residence
6295	Chaffey-Garcia House	Residence
<u>East Ave.</u> address		
7082	227-121-24	Residence
6563	227-011-17	Residence
6155	225-191-16	Residence
<u>Victoria Ave.</u> (address)		
13325	227-141-47	Residence
13483	227-141-43	Residence

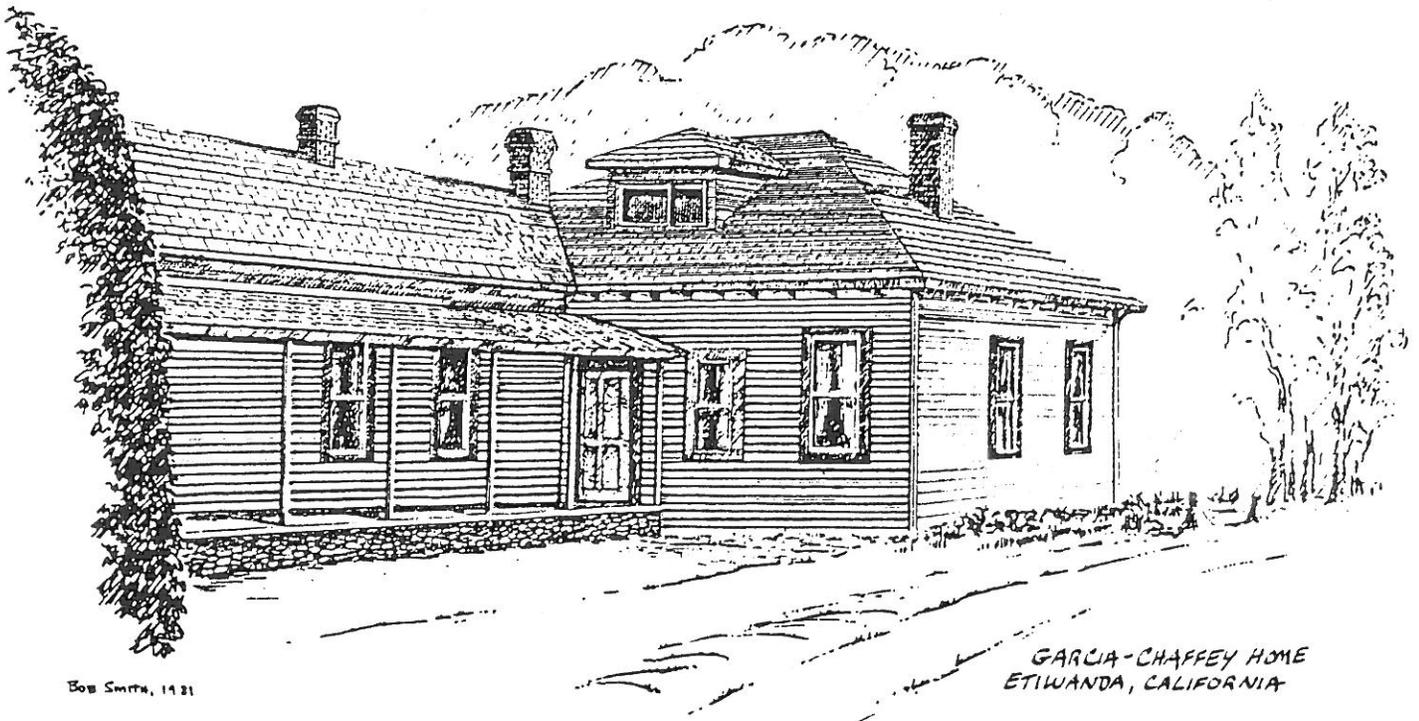
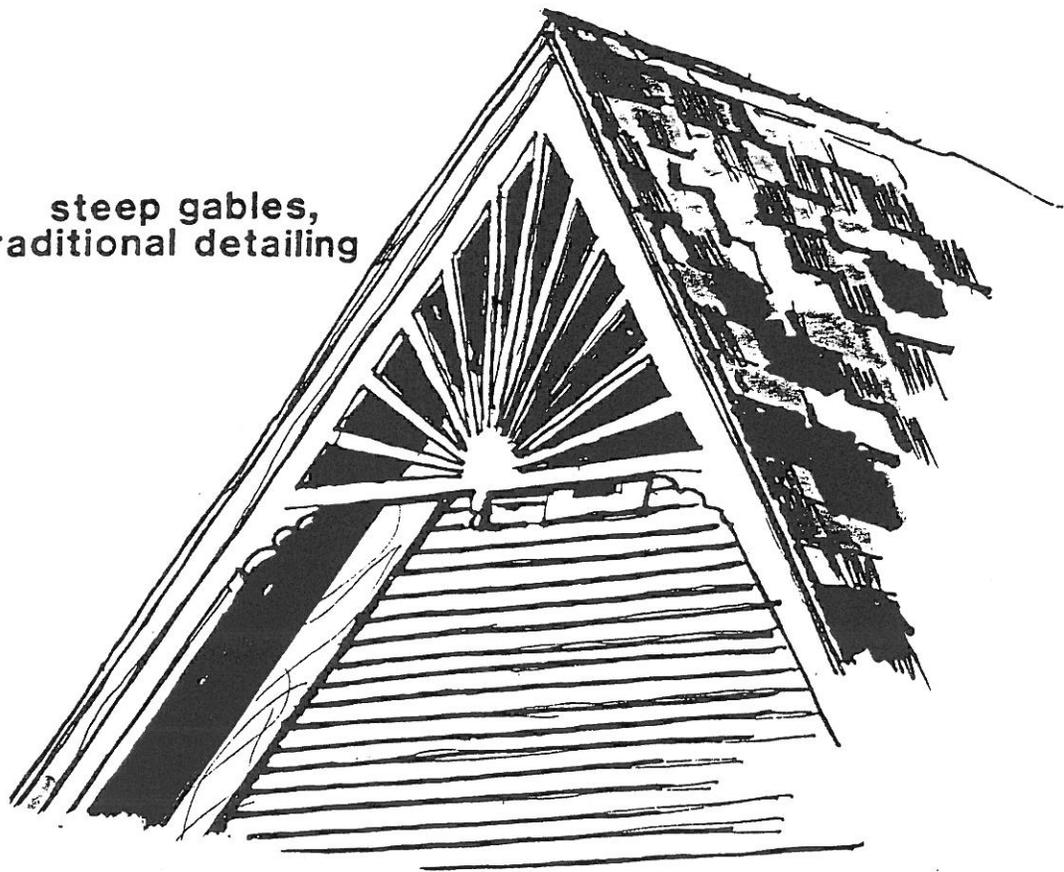


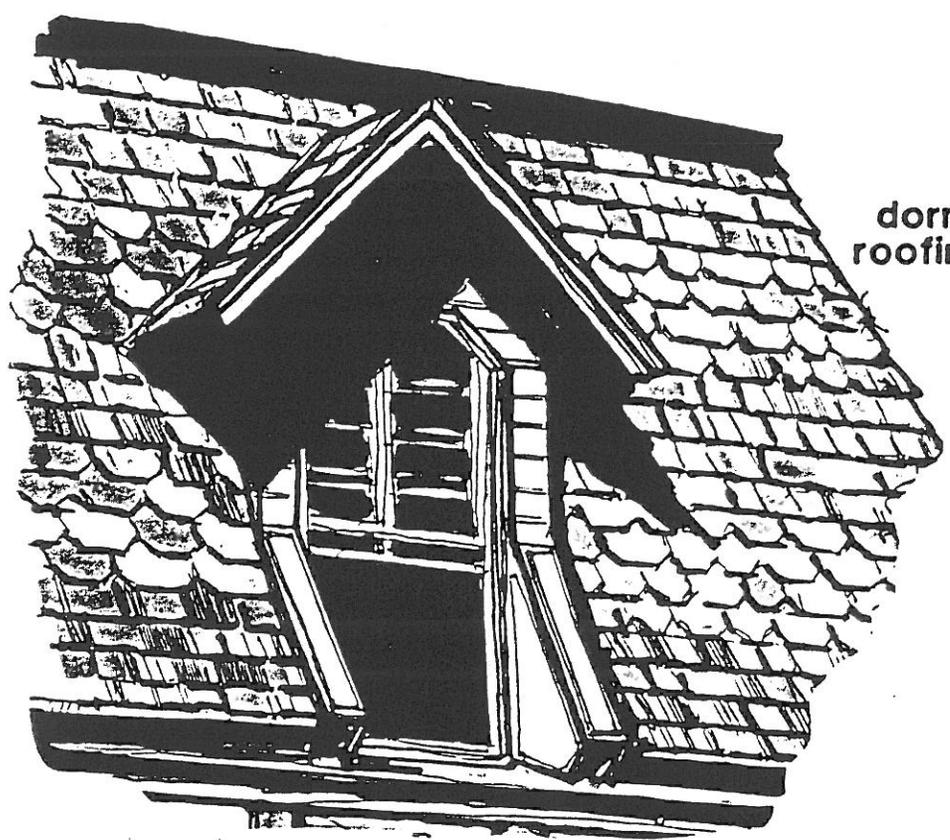
Illustration Courtesy of Bob Smith

Fig.5-44

**steep gables,
traditional detailing**



**dormers,
roofing patterns**



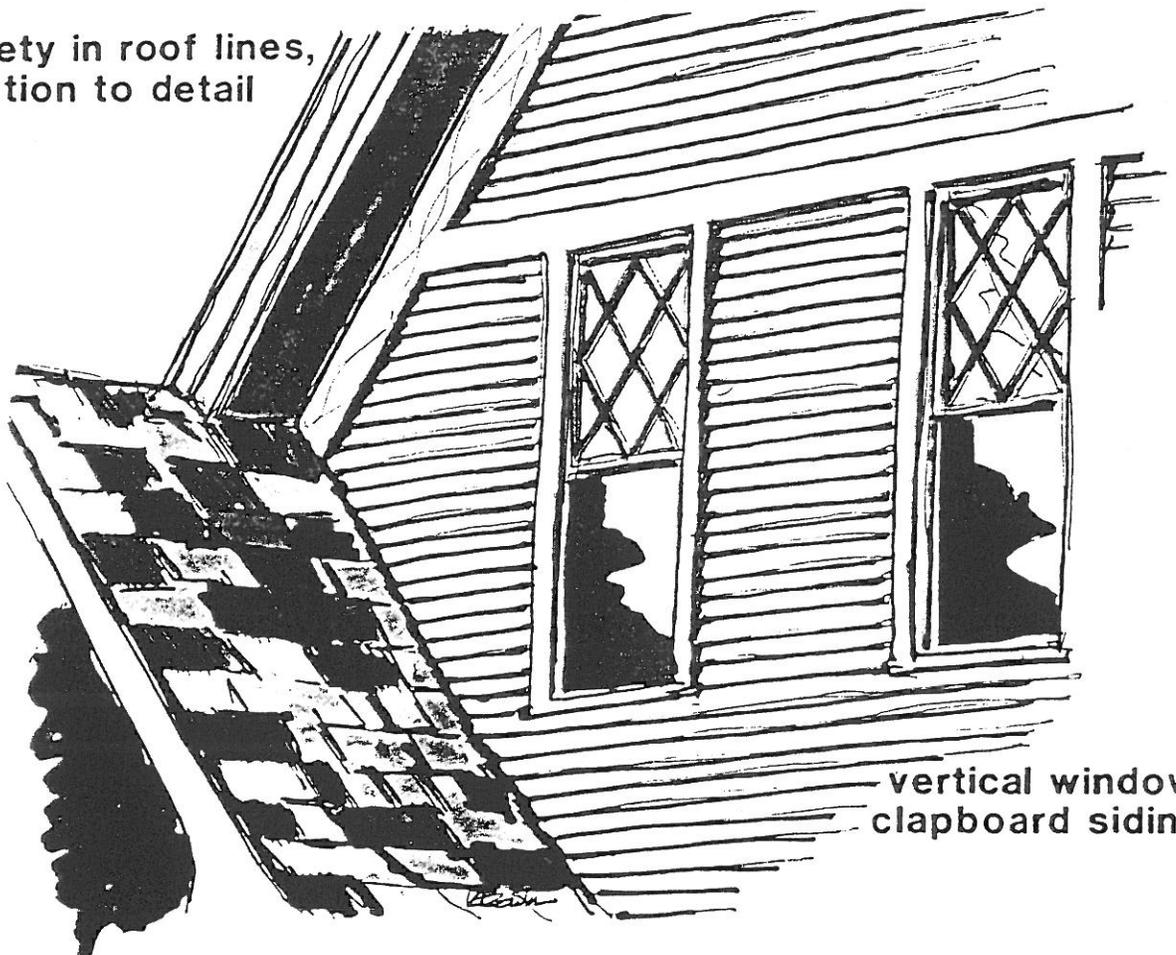
<u>Number of Single Family Dwellings</u>	<u>Minimum Number of Foot Prints</u>	<u>Minimum Number of Elevations/Foot Print</u>
5-10	3	2
11-20	4	3
21-40	5	3
41-60	6	4
61-80	7	4
61-100	8	4
Over 100	1 Additional For Each 40 DU's Over 100	

Fig. 5-45

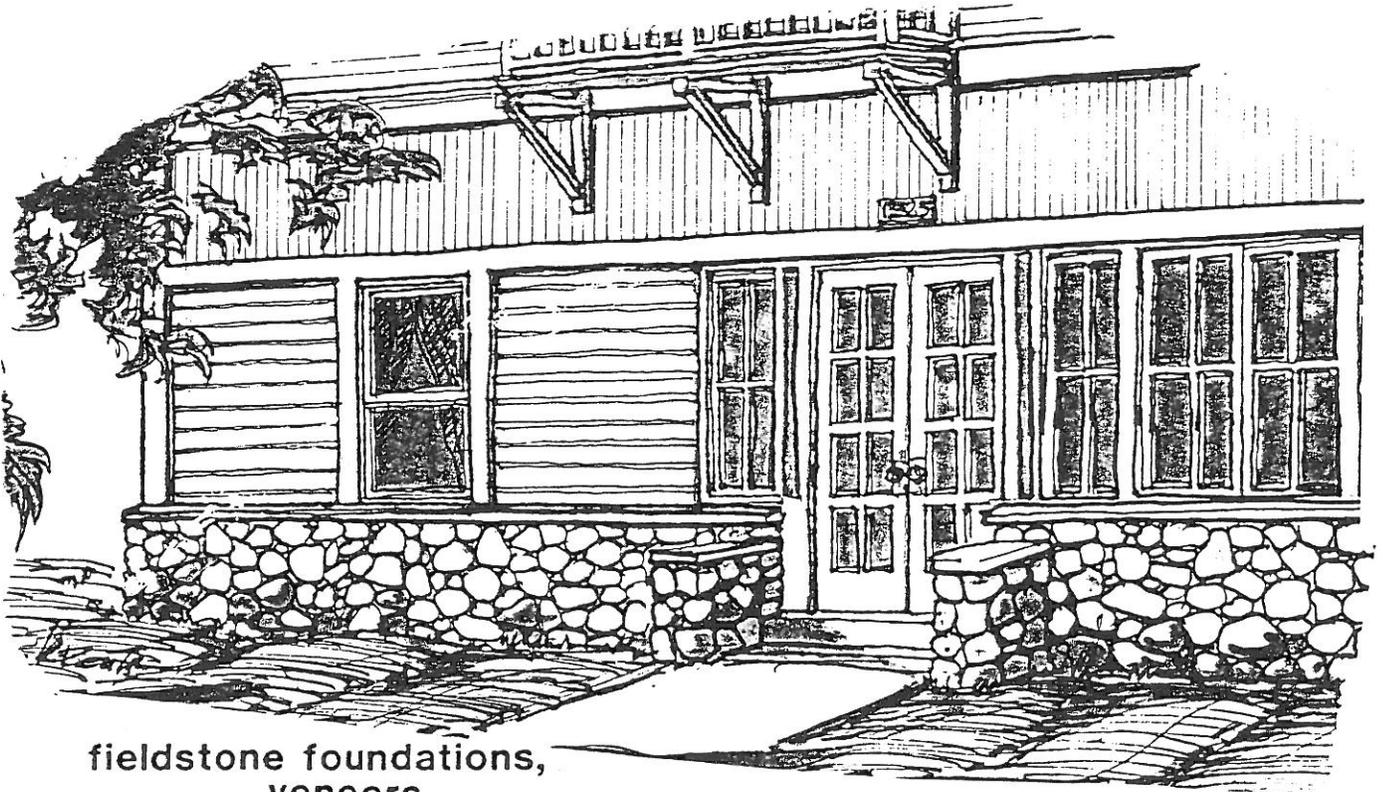


traditional materials,
cupolas

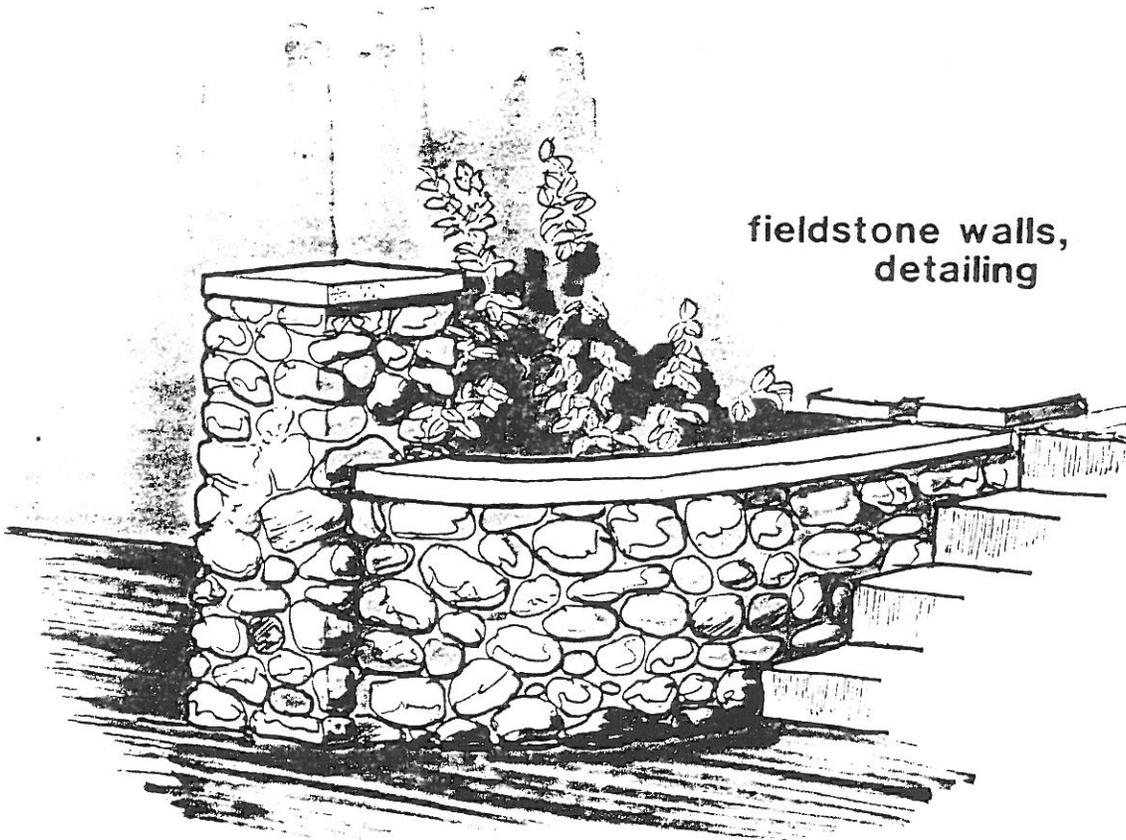
variety in roof lines,
attention to detail



vertical windows,
clapboard siding



fieldstone foundations,
veneers



fieldstone walls,
detailing

.609 At least 50 percent of dwellings shall not be plotted parallel to the street frontage. (This does not apply to properties within the Etiwanda South Overlay District.)

.610 Property lines should be staggered as much as possible to create variety. (This does not apply to properties within the Etiwanda South Overlay District.)

.700 Residential Projects of Five Dwellings or More Developed Under Optional Development Standards (Figure 5-3)

.701 The project shall be designed in a manner that is not only sensitive to, and compatible with the character of Etiwanda, but also reinforces that character through an integrated design and architectural theme.

.702 While no specific architectural style is required, the integrated theme selected shall reflect the traditional architectural styles found in Etiwanda, including but not limited to the following:

(a) Victorian

Characteristics:

fieldstone foundations
street gables and roofline
porches and verandas
bay windows
vertical windows
round headed windows
clapboard and fascia
board and batton siding
large roof projections
shake or composition roofing

(b) California Bungalow

Characteristics:

hip or gable roof/gently sloping
large front porches/verandas
fieldstone foundations

(c) California Ranch

Characteristics:

low, rambling
rustic, informal

(d) Any other integrated design style which in the opinion of the Design Review Committee meets the intent of this article.

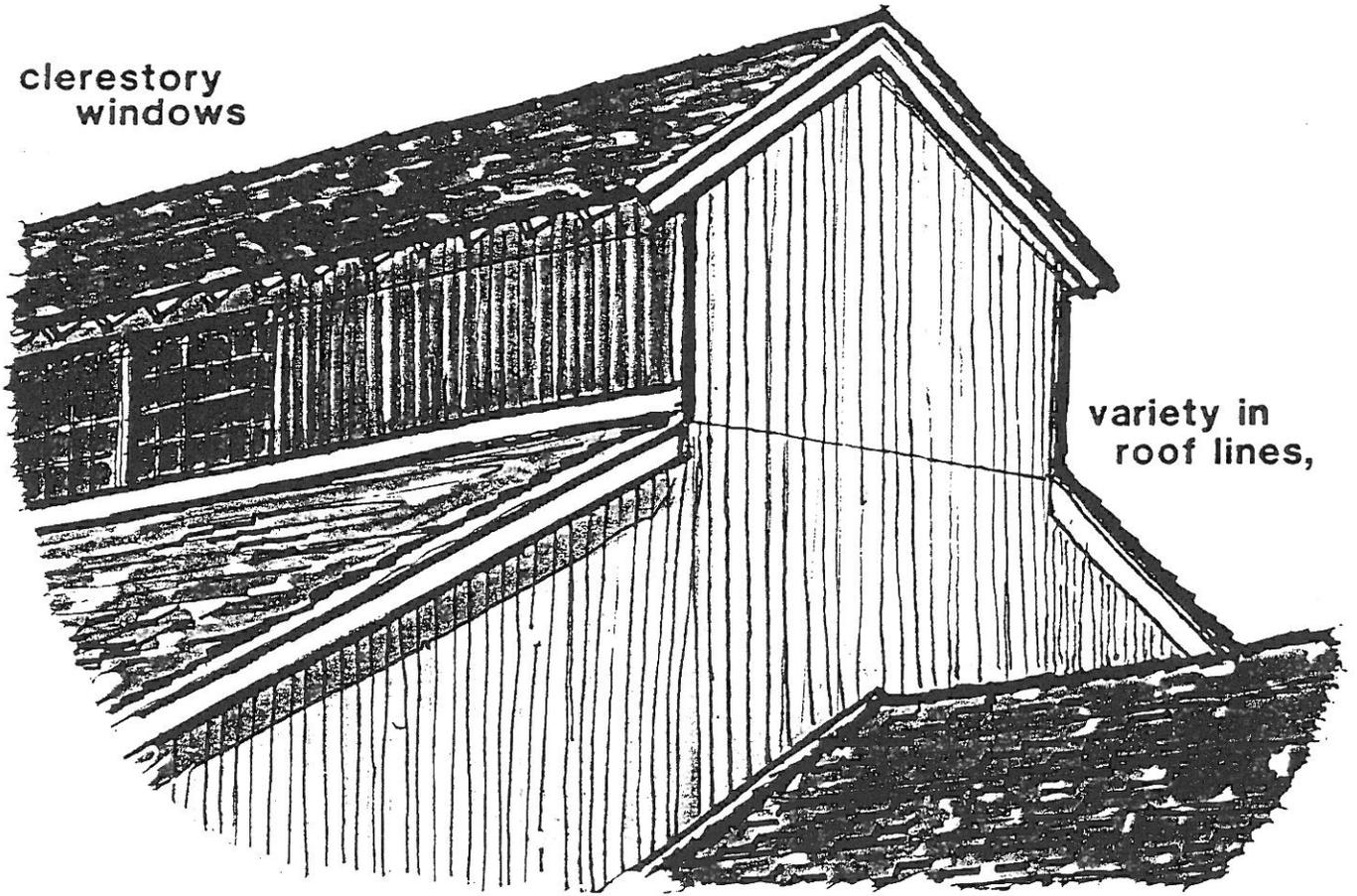
.703 Materials, textures, and architectural detailing shall be consistent with the design theme.

- .704 Colors shall be consistent with the design theme and compatible with facade materials.
- .705 Multi-family structures shall be attached in small groups and clustered around common facilities. Building masses shall be broken by architectural elements such as overhangs, trellises, projections, reveals, and awnings, and other elements which contribute to the building's character.
- .706 Attached dwellings shall be staggered to provide relief and a sense of variety. Attached units appearing in rows with blank facades shall be discouraged.
- .707 Duplex and triplex units shall be designed to present an image of large scale family structures. In addition, generous setbacks should be provided to compliment the appearance of a large single family structure.
- .708 Developments may be phases provided that each phase is integrated into a master plan which ensures completeness of functional and visual elements.
- .709 Buildings shall be located in a manner which enhances the architecture and de-emphasizes vehicular parking and circulation. This may be accomplished through landscaping techniques such as mounding or screening.
- .710 Unless otherwise required for noise attenuation, solid fence materials should not be located adjacent to public areas (sidewalks, commons, equestrian trails, etc.). View fencing shall be used wherever possible to prevent a "walled" effect.
- .711 A contiguous greenway designed to link private common areas with public areas, shall provide at least one connection across the project site, and shall:
 - (a) Have a minimum average width of 20 feet, but at no point be less than 10 feet wide.
 - (b) Have adequate provisions for pedestrian circulation.
 - (c) In the EQ/OL District, provide for equestrian (Feeder Trail) use.
 - (d) Provide a connection to an existing or planned greenway located on adjacent property.
 - (e) Be dedicated as an easement.

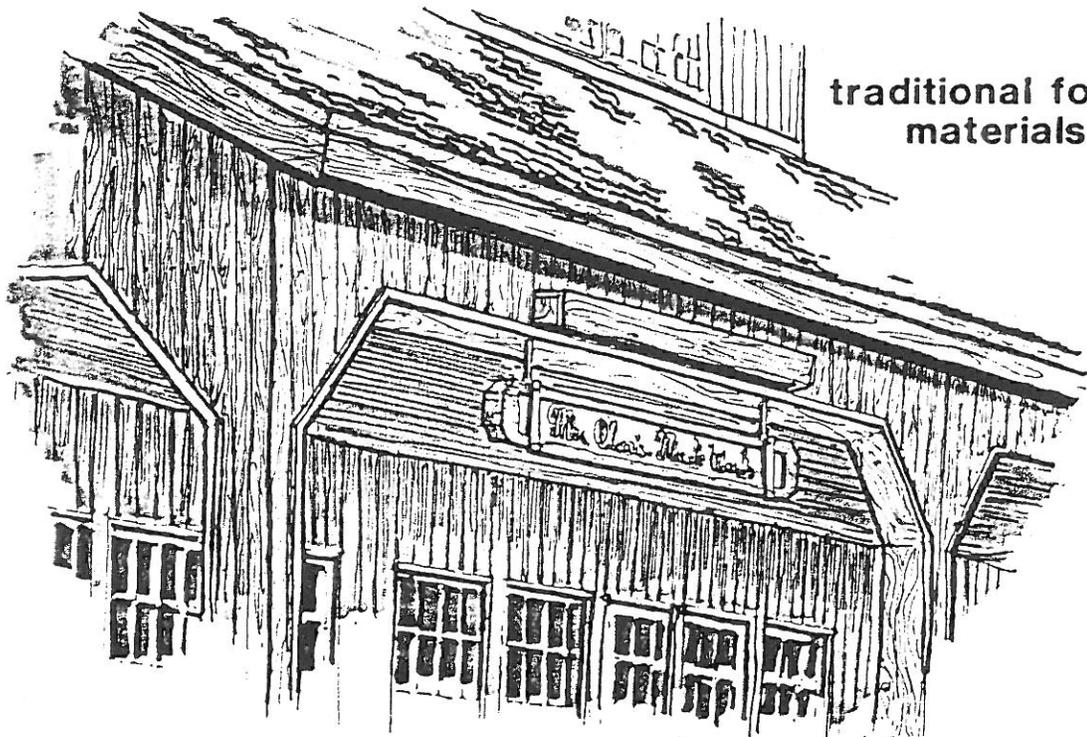
.800 Commercial and Office Developments

- .801 All commercial and office professional development shall be designed in a manner sensitive to, and compatible with the character of surrounding residential areas; and
- .802 Shall be designed to reinforce the rural image of Etiwanda by emulating the "Barn" style. Examples of the "Barn" style are illustrated on the next page.

clerestory
windows



variety in
roof lines,



traditional forms,
materials

BARN STYLE ELEMENTS

.302 Design Criteria:

At a minimum, each development should provide at least one connection across the project site, with the intention of providing a continuous system of equestrian Feeder Trails. The design of such trails shall be based on Citywide Feeder Trail standards, provided that such trails may be combined with optional provisions for bicycle and pedestrian use, per Section .400 below.

.400 Greenways

.401 When Required:

On-site greenways shall be required for residential projects developed under Optional Development Standards only and for Commercial Centers of three acres or more.

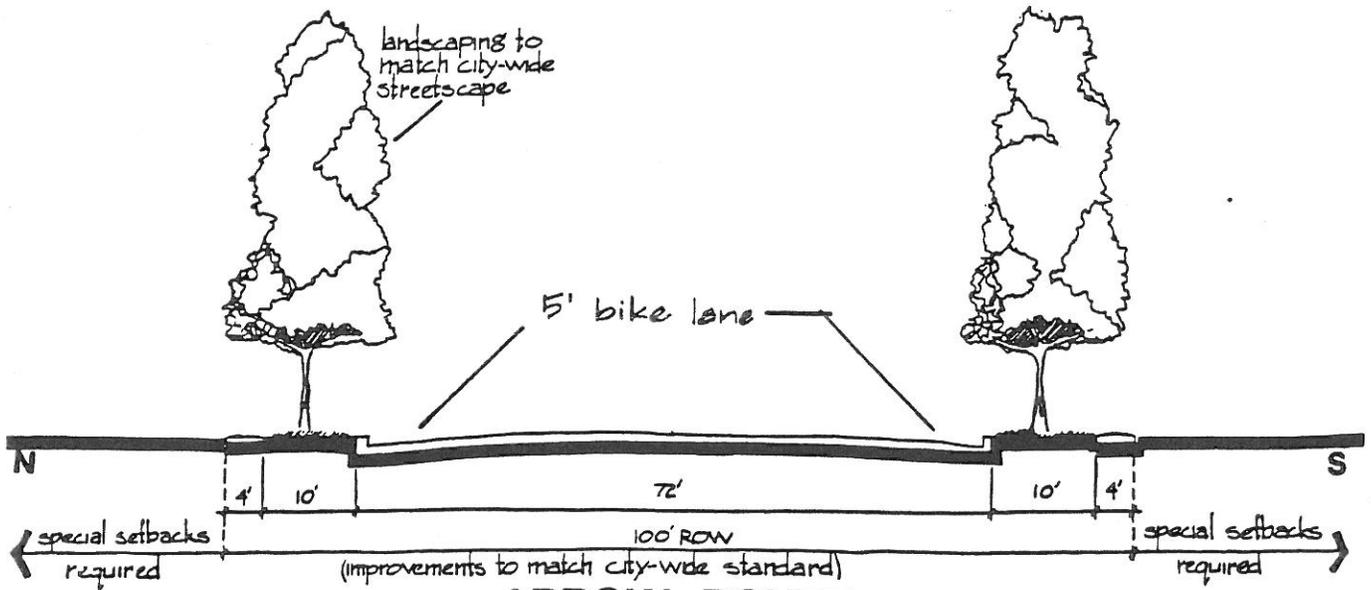
.402 Design Criteria:

On-site greenways shall be designed to link private common areas with public areas, such as streets and community trails, and shall provide at least one continuous connection across the project site. Such greenways shall:

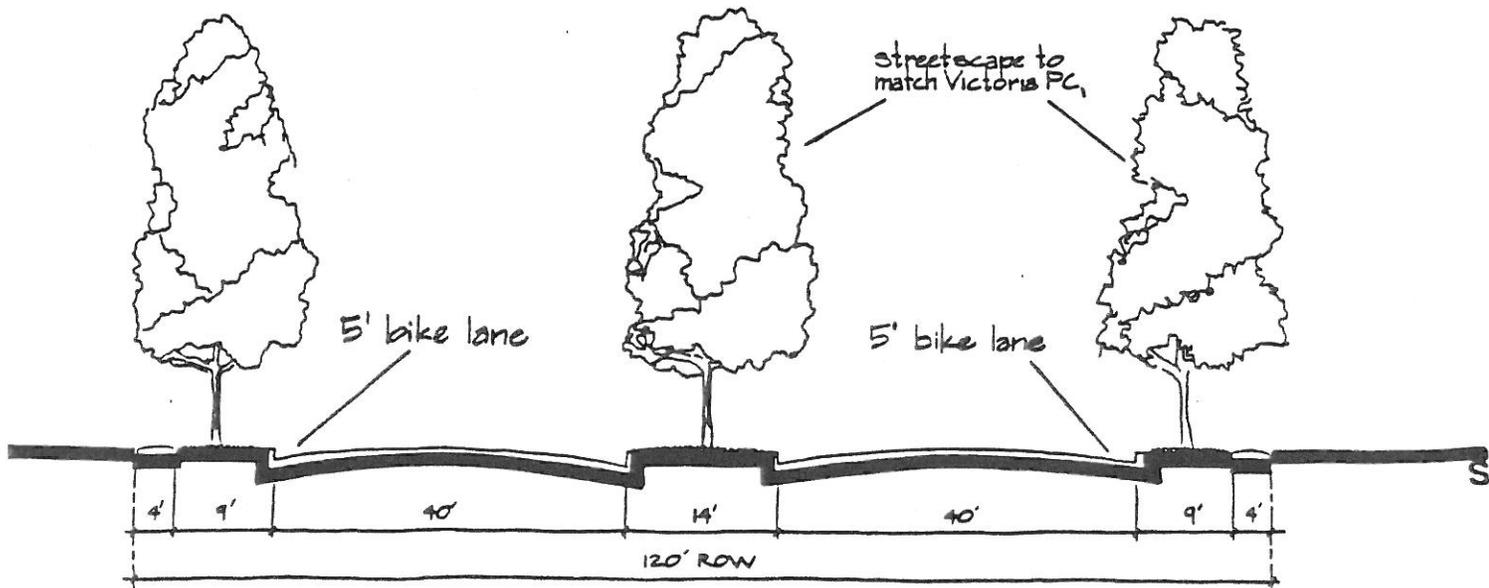
- (a) Have a minimum average width of 20 feet, but at no point be less than 10 feet wide.
- (b) Have adequate provisions for pedestrian circulation. In the ER and VL District Greenway trails need not be paved.
- (c) Not be fenced with solid walls or fencing for more than 50 percent of its length.
- (d) In the EQ/OL District, provide for equestrian (Feeder Trail) use.
- (e) Provide connections to existing or planned greenways located on adjacent property.
- (f) Be dedicated as an easement.
- (g) The design of such greenways may incorporate existing or future windrows.

.500 Public Sidewalks

Public sidewalk improvements shall be required in locations specified in Figure 5-19 and along any local streets on route to schools, parks, and other community facilities where pedestrian trails or greenways do not provide alternate access.



**ARROW ROUTE
FIG. 5-20**



**BASELINE ROAD
FIG. 5-21**

.200 Application

The provisions of this article shall apply to all properties located within the Overlay Districts, in addition to the provisions of the Base District in which the property is located. In case of conflicts, the Overlay District provisions shall prevail.

.300 E/OL - Etiwanda Avenue Overlay District

.301 Purpose:

In addition to meeting the provisions of Chapter 3, it is the intent of the E/OL District to protect and enhance the visual and historical character and the quality of Etiwanda Avenue and its immediate surroundings.

.302 E/OL District Boundaries:

E/OL District provisions shall apply to all properties located within 200 feet of the centerline of Etiwanda Avenue, between Foothill Boulevard and 24th Street.

.303 Conditional Use Permit Required:

All proposed developments shall be subject to the issuance of a Conditional Use Permit, except as follows:

- (a) Single or two family residences developed in accordance with the provisions of the ER or VL Districts.
- (b) Single family residences constructed on existing legal lots of record.

.304 Special Requirements:

Etiwanda Avenue Setback: 30 feet average, 25 feet minimum.

Structures facing Etiwanda Avenue shall be separated by a minimum of 25 feet.

All structures shall be designed to enhance and reinforce the visual and historical character and quality of Etiwanda Avenue.

While no specific architectural style is required, the style selected shall reflect the traditional architectural styles found along Etiwanda Avenue. The use of field stone as a major design element is strongly encouraged.

Residential structures containing more than one dwelling shall be designed to present an image of large single family structures. Careful attention to the placement of entrances, garages and private open space areas shall be required to reinforce the single family image.

Front yard landscaping shall be consistent with the streetscape theme for Etiwanda Avenue, Figure 5-26. All such landscaping and associated irrigation shall be installed prior to occupancy.

All new development shall be required to restore and/or reconstruct the stone curbing along Etiwanda Avenue between Foothill Boulevard and the City limits in conformance with adopted City standards acceptable to the Historic Preservation Commission.

Photographic documentation of the condition of the curbing shall be provided prior to issuance of construction permits.

.400 CS/OL - Community Service Overlay District

.401 Purpose:

In addition to meeting other provisions of Chapter 3, it is the purpose of the SC/OL District to provide opportunities for limited or specialized, low-impact commercial and quasi-commercial services in a residential area, with the express intent to:

- (a) Provide a community focal point in the heart of Etiwanda, to
- (b) Reinforce a sense of community identity, and to
- (c) Encourage perpetuation of those elements and features which provide a tie to Etiwanda's heritage.

.402 CS/OL District Boundaries:

The provisions of this article shall apply to all land located within the area identified in Figure 5-5, between Victoria Avenue and a line 660 feet south of the Southern Pacific Railroad.

.403 Permitted Uses:

All uses permitted in the Base District.

.404 Conditional Uses:

The following uses shall be permitted subject to the granting of a Conditional Use Permit:

- (a) Uses conditionally permitted in the Base District.
- (b) Community uses, such as schools, nursery schools, churches, parks, community buildings, band stands, and the like.
- (c) Limited or specialized, low impact commercial services designed to serve local residential areas, such as:
 - Barber and Beauty Shops
 - Farmers Markets
 - Professional and Medical Offices
 - Restaurants

.502 Move-ons within the Etiwanda Avenue Overlay District:

In addition to meeting city-wide criteria, structures to be moved into the E/OL District must be of significant architectural or historical merit or must otherwise reinforce the character of Etiwanda Avenue.

.503 Move-ons within the Community Service Overlay District:

Provisions of .401 and .402 shall prevail, except that such structures may also be used for limited impact non-residential purposes, subject to the limitations of the CS/OL District, Section 5.25.400.

.600 Residential Projects of Five Dwellings or More Developed Under Basic Development Standards (Figure 5-2)

.601 The project shall be designed in a manner that is sensitive to, and compatible with, the character of the surrounding area.

.602 While no specific architectural style is required, dwelling design shall incorporate at least some elements of traditional architectural styles found in Etiwanda, such as the following:

- Traditional materials
- Building masses broken into smaller components
- Verandas/porches
- Dormers/cupolas
- Variety in roof lines; large roof projections
- Garages de-emphasized (Side-on, detached)
- Bay windows
- Field stone foundations or veneers
- Prominent Chimneys

.603 Architectural treatment and detailing shall appear on all elevations visible from public areas.

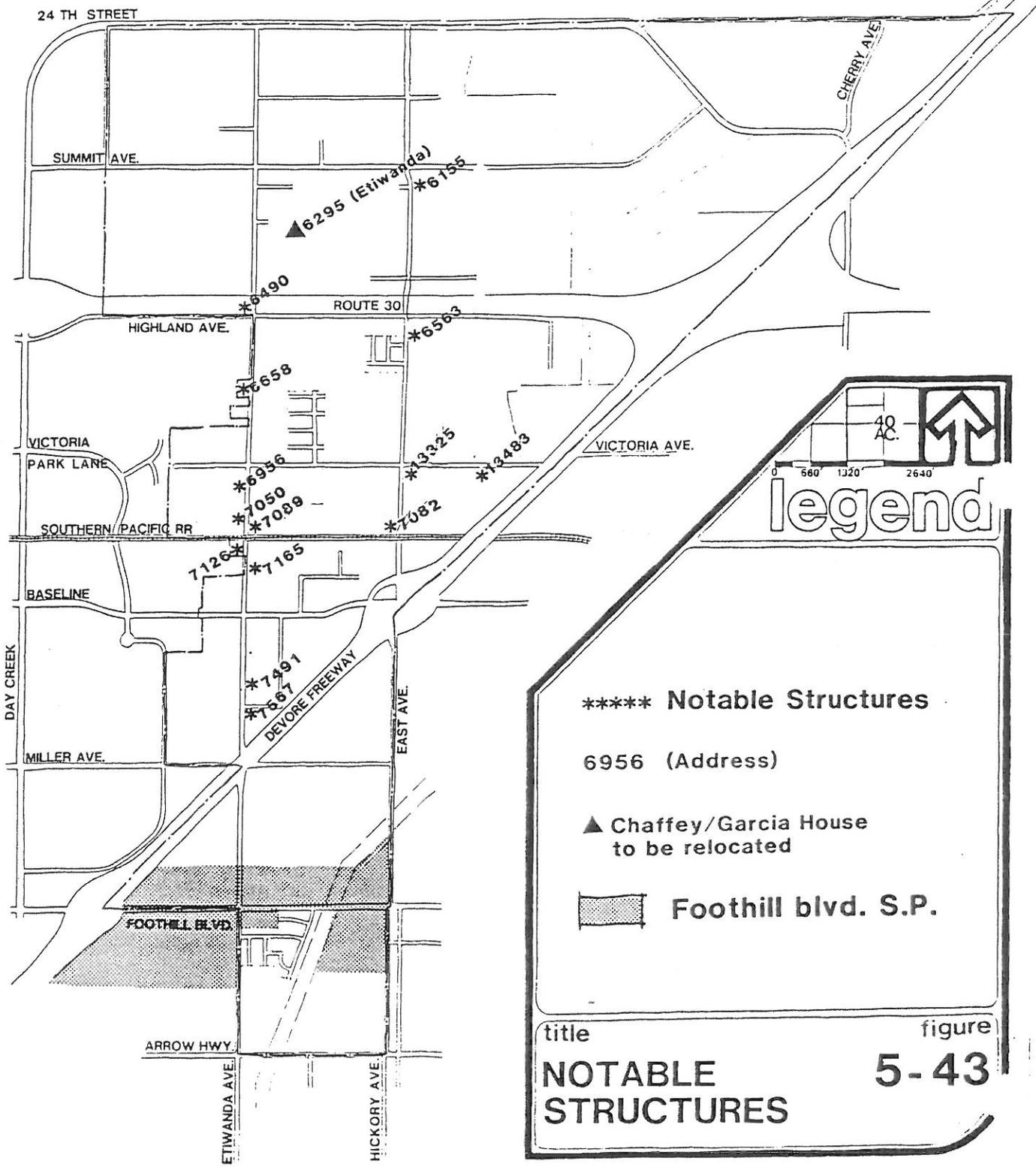
.604 Excessive repetition of single family structures with identical floor plans and elevations shall be discouraged. Foot prints and elevations shall be varied per Figure 5-45.

.605 In the ER and VL Districts, front yard setbacks along public streets shall be staggered up to 10 feet.

.606 At least 50 percent of all garages within single family tracts shall be detached, side-on, or set behind front part of dwelling.

.607 Driveways shall not exceed 16 feet in width through public parkway frontages.

.608 Two-story structures should not be planned for corner parcels, unless extra deep setbacks are used.



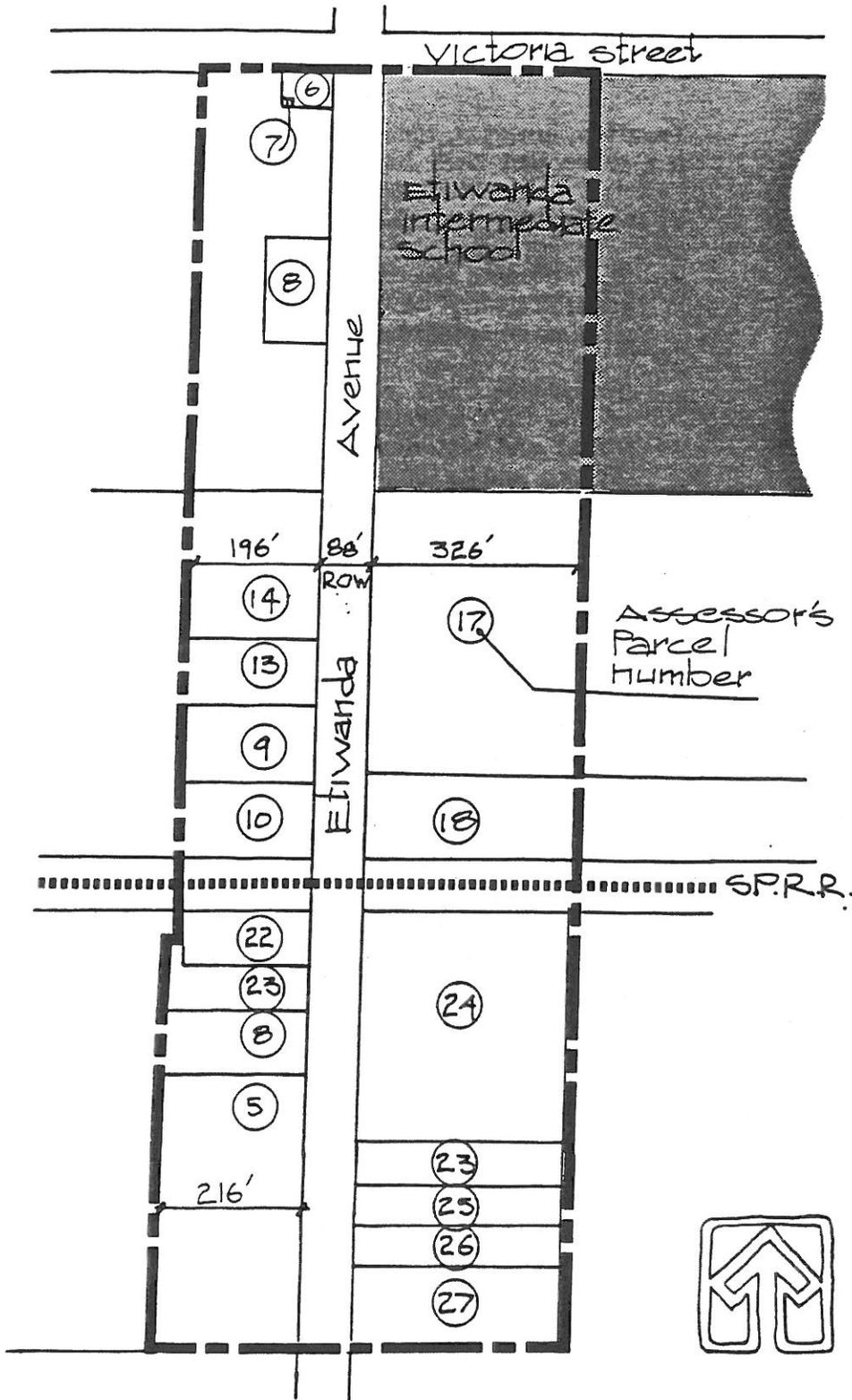
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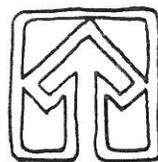
legend

- ***** Notable Structures
- 6956 (Address)
- ▲ Chaffey/Garcia House to be relocated
- ▨ Foothill blvd. S.P.

title NOTABLE STRUCTURES figure 5-43



**COMMUNITY
SERVICE
OVERLAY
DISTRICT
Fig. 5-5**



Provided, however, that no commercial of office use or project shall be approved in the CS/OL District, unless the following findings are made by the Planning Commission:

- The proposed use or project will not have an adverse impact on the quality of surrounding residential areas; and,
- The proposed use or project meets the intent of the CS/OL District and will enhance the visual and historical character of Etiwanda Avenue and its immediate surroundings.

.405 Parking:

Off-street parking shall be provided as prescribed in the Development Code, and as follows:

- (a) All parking areas shall be located behind required street setback lines.
- (b) All parking areas shall be screened from Etiwanda Avenue by carefully designed walls, fences, berming, shrubs, trees and other landscape elements consistent with the design character of Etiwanda Avenue.
- (c) All parking areas and lighting shall be carefully buffered from adjacent residential uses.

.406 Signs:

No sign, outdoor advertising, structure, or display of any type shall be permitted, except as prescribed in the residential section of the Sign Ordinance, and except that the following signs may be approved in conjunction with a Conditional Use:

- (a) Wall or attached signs, limit of two per building, one per use.
- (b) total sign area not to exceed 1/3 square feet for 1 linear foot of building frontage, but no more than 20 square feet total, per building or 12 square feet per any one sign.
- (c) All signs shall be designed to enhance the visual quality of the structures. Interior illuminated signs shall not be permitted.

.500 EQ/OL - Equestrian Overlay District

.501 Purpose:

In addition to meeting the provisions of Chapter 3, the purpose of the EQ/OL District is to provide the opportunity for the keeping of horses for personal use in residential areas.

.502 EQ/OL District Boundaries:

EQ/OL District provisions shall apply to all residential properties located north of Route 30, and to all residential properties abutting a Community Equestrian Trail.

.503 Equestrian Uses Permitted:

Keeping of horses in conjunction with a residential use, subject to the limitations of this article. As used in the EQ/OL District, "keeping of horses" shall mean and include maintaining, grazing, riding, leading, exercising, tying, hitching, stabling, and allowing to run at large. When Master Planned and developed under Optional Development Standards, an equestrian-oriented residential project may include accessory equestrian uses such as riding rinks and academies, and feed and tack stores, and the like.

.504 Keeping of Horses in Projects Developed under Basic Development Standards:

Minimum Lot Size: 20,000 sq. ft.

No more than one horse/10,000 sq. ft. of lot area up to a total of six horses.

.505 Keeping of Horses in Projects Developed under Optional Development Standards:

Up to one horse/10,000 sq. ft. of total project area, provided however, that no horses may be kept on individual lots smaller than 20,000 sq. ft.

.506 Feeder Trails:

Feeder Trail easements shall be required as a condition of tract map approval or development review, to provide access to each lot or site intended for equestrian use. As a minimum, each development, including non-residential uses should provide at least one connection across the project site, with the intention of providing a contiguous system of Feeder Trail easements, in accordance with Article 5.33.300.

.507 Fenced Enclosure:

Enclosure used to confine horses shall maintain a height of a least 5 feet and shall be of such construction as to preclude the escape of horses.

.508 Setbacks:

The location of corrals, fenced enclosures, barns, stables, stalls, and similar enclosures used to confine horses shall conform to all street setback requirements. Such enclosures shall be kept minimum 70 feet away from residences on adjoining lots.

.600 SS/OL - Special Studies Overlay District

.601 Purpose

It is the purpose of the Special Studies Overlay District to implement provisions of the City's General Plan Public Health and Safety Element relative to seismic safety requirements mandated by the Alquist-Priolo Act.

.602 Special Studies Overlay District Boundaries

The provisions of this article shall apply to all land identified in Figure 5-4.

.603 Special Provisions

All development within the Special Studies Overlay District shall be subject to the provisions of the Alquist-Priolo Special Studies Act.

5.3 CIRCULATION-RELATED STANDARDS

5.31 STREET SYSTEM

.100 The street system shall be developed through dedications and improvements in accordance with Figure 5-6 and cross-sections, Figure 5-20 through 5-40.

.200 Access Controls

Site Plan and subdivision design shall be guided by vehicular access control provisions outlined in Figure 5-7 and below:

.201 No Access:

No access shall be permitted onto existing and future rights-of-way of the I-15 (Devore) Freeway and Route 30, except at locations designated in Figure 5-6.

.202 Access Restrictions:

Vehicular access shall be limited to no more than one driveway per 300 feet of frontage on all streets designated in Figure 5-7. Emergency access drives, existing driveways, and undeveloped legal lots of record may be exempted from these provisions.

.203 Special Access Policy:

Due to the special design character of Etiwanda Avenue north of Base Line, future vehicular access to Etiwanda Avenue may be restricted to alternate access points wherever possible, with the express intent to minimize potential traffic conflicts and hazards. Alternate access points may include side streets, combined driveways, rear-oriented garages, and similar design solutions, depending on specific circumstances. Lots with no possibility of alternate access shall be exempted from these provisions.

.300 Streetscape

.301 Intent:

It is the intent of this Section to create a street theme through standards and a street tree pallet for the Etiwanda area which carries out the policies of the Specific Plan. This theme supplements and reinforces the existing community character while assuring the necessary linkages to the rest of the City.

- .803 All commercial and office signage shall be designed in a manner which is consistent with the "Barn" design theme, and shall otherwise meet all criteria of the City's Uniform Sign Ordinance.
- .804 Commercial facilities should include plazas, shaded seating areas, bike racks, kiosks, and other public facilities and open spaces.
- .805 Provide for non-motorized access between the commercial facilities and adjacent areas through the interior boundaries of the site, with the intent to connect to nearby trails, greenways and local streets.

.900 Overlay Districts

.901 Etiwanda Avenue Overlay District:

- (a) All structures shall be designed to enhance and reinforce the visual and historical character and quality of Etiwanda Avenue.
- (b) While no specific architectural is required, the style selected shall reflect the traditional architectural styles found along Etiwanda Avenue. The use of fieldstone as a major design element is strongly encouraged.
- (c) Residential structures containing more than one dwelling shall be designed to present an image of large single family structures. Careful attention to the placement of entrances, garages and private open space areas shall be required to reinforce the single family image.
- (d) Provisions of Article 5.25.300 shall also apply.

.903 Equestrian Overlay District

The design of residential structures shall reflect a distinctly rural theme. The design of detached garages and other accessory buildings should also reinforce the rural theme, as should open fencing, lack of uniformity in siting, predominance of one story structures, and careful attention to the choice of materials used.

5.43 PARKS

.100 Purpose

The provision of public park and recreation facilities is an integral factor of creating a quality living environment. It is the purpose of this section to set guidelines for provision of those facilities in the area of this study and consistent with the City General Plan.

.200 Dedication/Improvement Standards

The standard within the study area for park dedication in subdivision, or in-lieu of dedication fees therefrom, and shall be consistent with provisions of Ordinance 105 of the City of Rancho Cucamonga.

The standards for park development within the study area shall be consistent with the Objectives and Policies of the Park and Recreation Element of the General plan of the City of Rancho Cucamonga.

The standard for park development within the study area shall also recognize the expressed desire to promulgate a "rural character" within selected areas of park endeavors, i.e., park sites subject to development of a lesser intensity, such as preservation of certain wash areas, meadows, or similar land features in a "natural" state.

5.44 WATER RESOURCES

- .100 Develop areas suitable for groundwater percolation/recharge/replenishment.
- .200 Develop/design drainage patterns that will capture to the maximum extent possible run-off from low precipitation to high precipitation conditions.
- .300 Develop structures/systems to retain precipitation and run-off for on-site lots, recreation/common use areas and for the overall development of the area. Measures to be used to minimize run-off and enhance infiltration/percolation include: Dutch drains, precast concrete lattice blocks/bricks, terraces, diversions, run-off spreaders, seepage/percolation pits, and recharge basins.
- .400 Water conservation measures and techniques are required, and include, but are not limited to, the following: low volume flush toilets, flow restrictors in showers, faucets, sinks, etc., use of drought resistant, low maintenance plantings and vegetation, use of drip irrigation systems, low flow sprinkler heads, and moisture sensors to control automatic timers.

5.5 OTHER AGENCIES

5.51 GENERAL

Besides the City of Rancho Cucamonga, there are a number of public and quasi-public agencies and organizations which in some way control or affect the development review process.

It is not the intent of this section to specify all the regulations and standards used by these agencies; ongoing changes in their regulations would require constant updating and amending of the Specific Plan.

Rather, it is the intent to note who those agencies are and how they may affect specific development proposals. It shall be the applicant's responsibility to contact these agencies early in the process to obtain the most up-to-date information.

5.52 FOOTHILL FIRE DISTRICT

The Etiwanda area and the entire area north of the City limits are susceptible to fires because of fire-prone vegetation, poor access by fire fighting equipment, lack of water service and inadequate water pressure at fire prone elevations, and atmospheric conditions that exacerbate fire hazard conditions.

The Foothill Fire Protection District provides fire protection and prevention services to the Etiwanda planning area. The district operates three fire stations within the City limits with the nearest station to the planning area being located at Base Line and Rochester Avenue.

In addition to fire protection and prevention, the Foothill Fire District is also responsible for evaluating projects through the City's Development Review and Growth Management process. Areas of concern include Site Plan design, fire access, building materials, water availability, fire response times, and other factors which influence fire safety.

All proposed development shall satisfy the structural fire protection standards contained in the most recent editions of the Uniform Building Code and the Uniform Fire Code.

Further, all standards, ordinances, and regulations governing site development and building construction as set forth by the Foothill Fire Protection District shall apply. Said standards, ordinances and regulations may be amended from time to time as deemed appropriate by the Fire Chief.

5.53 CUCAMONGA COUNTY WATER DISTRICT

The Cucamonga County Water District (CCWD) provides all water supply services to the planning area, and in addition collects domestic sewage which is eventually treated by the Chino Basin Municipal Water District. The CCWD is ultimately responsible for water and sewer lines within the planning area. Project design and planning may be affected by specific line locations and capacities.

In addition, unless it can be clearly shown by the project developer that any proposed septic systems will not adversely impact water quality, appropriate sewer extensions and connections or other acceptable means of wastewater disposal shall be required as a condition of development.

5.54 SCHOOL DISTRICTS

The Etiwanda planning area is currently serviced by the Chaffey and Etiwanda School Districts which are responsible for providing educational services and evaluation of new development which may over tax classroom capacity.

In the past, residential growth has greatly overwhelmed the capacity of local school facilities. In response to the over crowding within the schools, the City has adopted a Growth Management Plan which ties new residential development to the availability of school facilities. Under the Plan, final tract maps must be approved by the appropriate school districts before recordation and the construction of a project. School fees and/or dedications may be also required to provide for additional facilities.

5.55 SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

The San Bernardino County Flood Control District (SBCFCD) is responsible for flood control and water conservation within the Etiwanda planning area. This agency is responsible for reviewing projects to assure consistency with regional and local flood control plan.

Joint use proposals for recreation/flood control should be closely coordinated with the SBCFCD to assure public safety and adequate flood protection facilities are achieved.

As development occurs adjacent to the SBCFCD property, each proposal shall be assessed for appropriate security measures and coordination should take place between the City and the Flood Control District for the provision of these measures.

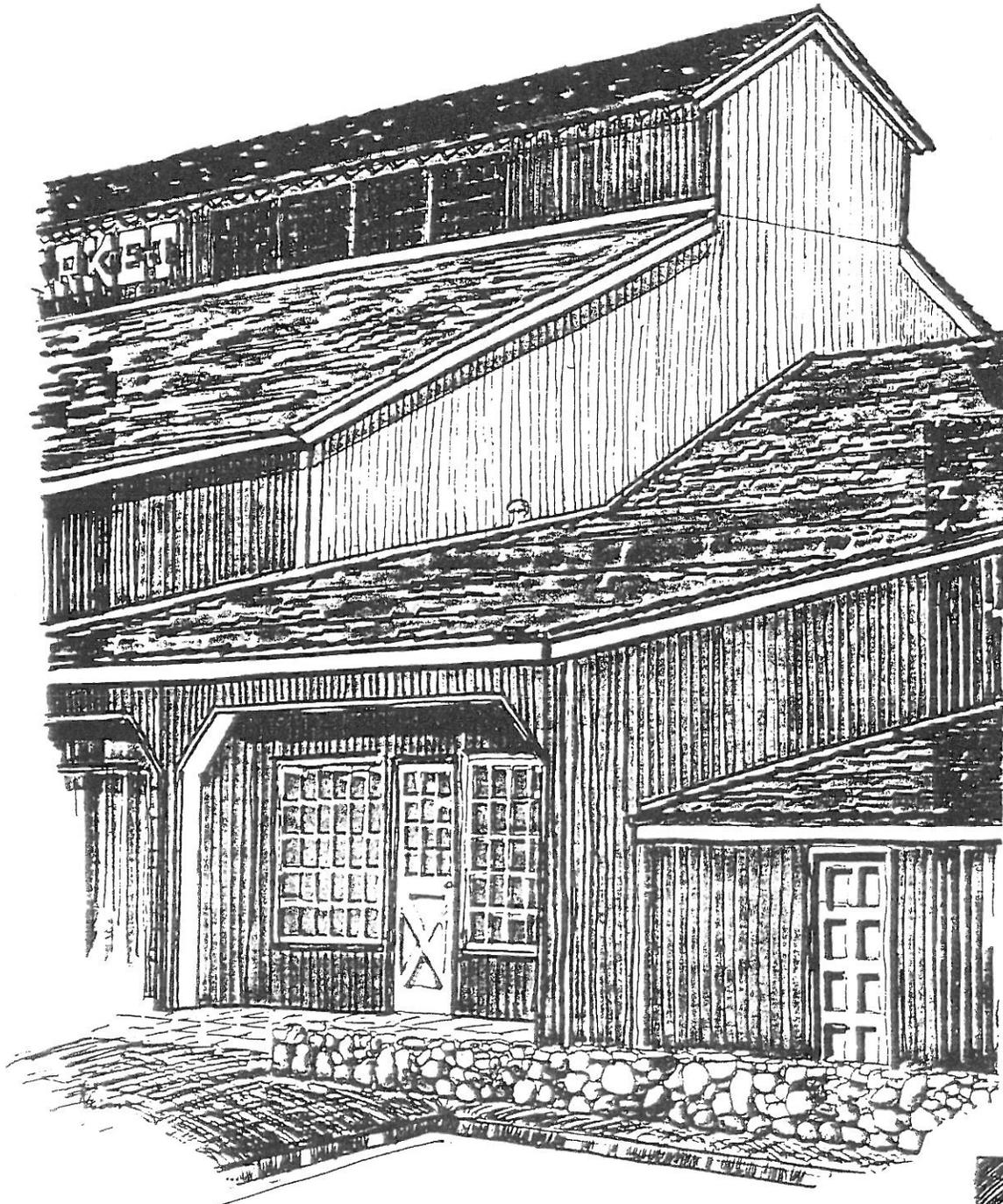
5.56 COUNTY SHERIFF'S DEPARTMENT

Law enforcement services for the Etiwanda planning area are provided by the City of Rancho Cucamonga Sheriff's Department which acts under contract with the County Sheriff's Department.

The County Sheriff's Department is responsible for reviewing projects through the City's Development and Growth Management process for their ability to incorporate safety and security techniques. These may include project location and orientation to existing development, site planning, and installation of security devices such as lighting, window locks, and door locks.

5.57 PUBLIC UTILITIES

Various utility companies such as Southern California Edison, General Telephone, Southern California Gas, etc., provide services within the Etiwanda planning area. These utilities should be contacted for specifics that may affect the project design.



Implementation

Chapter **6**

CHAPTER 6 - IMPLEMENTATION

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CHAPTER 6

Implementation

6.1 GENERAL

It is not the intent of the Etiwanda Specific Plan to accelerate or encourage development in Etiwanda, nor is it the intent to hinder or discourage reasonable growth. Rather its major purpose is to assure that when development does occur, it occurs in a manner that is consistent with the goals of the City as a whole, and is also sensitive to the identity and character of Etiwanda as a community.

For that reason, the Etiwanda Specific Plan is not an “action” document, and it contains no programs which would put the City into the position of actively promoting development in Etiwanda. Consequently, the impetus for development will come from the private sector, and the Specific Plan will be implemented by both the private developers on a project-by-project basis, and by the City and other public agencies through the timing and improvement of key public facilities.

6.2 DEVELOPMENT PROPOSALS

The processing and review of development proposals in Etiwanda shall be subject to established procedures in effect in the entire City, including Development and Design Review, Subdivision Map review, and Growth Management, as specified in the City’s Municipal Code. However, the criteria used in the evaluation of each development proposal in Etiwanda shall be based on the objectives, policies, and specific development standards specified herein.

6.3 IMPLEMENTATION OF PUBLIC FACILITIES

6.31 INTENT

The intent of this section is to provide recommendations to establish a framework for insuring logical development of public and semi-public facilities in the Etiwanda Specific Plan area. This section provides an overview of how the development process provides for construction of all public facilities, the financing alternatives available for development of public facilities, and recommends an implementation strategy to assure successful completion and maintenance of facilities.

6.32 DEVELOPMENT OF FACILITIES

In Etiwanda there will be a need for several types of public and semi-public facilities which require careful planning in order to assure the logical integration of these facilities into the physical environment. These facilities include roads, sewer systems, water systems, parks, trails, schools, and windbreaks. The timing and phasing of the facilities varies depending on the type of service. Some of these facilities, such as schools and parks, require a level of development prior to their installation. Other facilities, such as roads, sewers, and water, require a logical phasing and service pattern in order to minimize the cost of service to an area. Also,

windrow or trail development and maintenance can be phased incrementally as surrounding development occurs.

.100 Growth Management Process

The Growth Management process is a system which is used to review proposed residential development. The process requires that residential projects be reviewed through the use of specific development criteria. Projects which do not meet the criteria are not approved. The result of this Growth Management review assures that (a) the review process is objectively linked to the goals and policies of the community, and (b) that residential development and the accompanying facilities occur in an orderly fashion.

.200 Limiting Factors

Certain implementing programs, including completion of major infrastructure along 24th Street Parkway, and the ongoing maintenance of trails and windbreaks must be specifically addressed as a unique situation in the development of Etiwanda. A significant factor in limiting the assurances of orderly development of these systems is the fractured parcel and ownership pattern which exists in Etiwanda (Figure 2-4). Unlike other planned communities with large lot ownership patterns or single ownership, Etiwanda has a multitude of ownerships which will make orderly phased development difficult. However, certain implementing policies and programs can be developed to compensate for this condition. These are discussed in the next section.

6.33 IMPLEMENTING AND FINANCING ALTERNATIVES

The following discusses methods which are used to provide for development of public facilities and their maintenance.

.100 Development Improvement Requirements

The City has adopted various development requirements which are necessary prior to development of a project. These development requirements occur in three areas:

.101 Fees

These are used to support a service or assist in development of some systems. These fees are used for park standard requirements, system development for road facilities, drainage, and school improvements.

.102 Dedications

The dedication of either easements or total fee to the public facility systems. Typically, this would include streets, trails, parks, and other infrastructure.

.103 Improvements

The projects would be required to provide for actual improvements. Traditionally, this is used for roads, trails, and possibly parks. Additional improvements in this

Specific Plan may include features of the optional development standards including landscaping, windbreaks, greenway systems, and private open space.

.200 Assessment District

California law authorizes a variety of assessment procedures which can be employed to pay for development of major capital expenditures. Through the assessment district, financing is arranged from bonds. Obligation for payment of the financing is shared by those within the assessment district. Approval of the assessment district requires a substantial majority of property owners to agree to the formation of the district. This system works best for projects of limited scope and purpose. The advantage of this financing mechanism is that it provides for a means to complete an overall expansion of a project at one time, thus assuring logical development and obtaining the efficiency of completion of the project in one setting.

.300 Maintenance District

Because both the trails system and windbreak system on public easements or private property will require maintenance, some form of maintenance will be necessary. A maintenance district is a common practice for assuring for the ongoing revenues to support their service. Maintenance districts can include a large area of multiple parcel ownerships with an annual assessment being made to cover the necessary maintenance of systems within the district area.

.400 Other Tools

In the past, redevelopment agencies have been used to provide for completion of major infrastructure. However, recent constraints on the use of this system have created difficulty in that redevelopment agencies are no longer able to liberally define the use of redevelopment law for areas not subject to severe blight, such as economic decay or flood problems. Careful analysis should be made as to the appropriate use of this mechanism. On special defined needs not included in the existing development requirements, special fees may be required. For example, in the industrial area where local flood conditions exist, drainage fees are required in order to assure for adequate completion of the storm drain system. In the Etiwanda area, use of gas tax may be considered for completion of roadway systems.

6.34 IMPLEMENTATION RECOMMENDATIONS

The following discussion represents special recommendations which should be enacted in the City's program for development review and growth management in order to assure basic improvements of certain systems within the Etiwanda Specific Plan area.

.100 Improvement Phasing

The phasing of completion on the 24th Street loop should be determined at the time the Foothill Community Plan for the area north of Etiwanda has been completed. The examination should be made of both the design and development of the 24th Street loop.

.200 Reimbursement Agreements

Where appropriate, the City should consider authorizing reimbursement agreements between private developments and the City to cover improvement costs beyond those required as a part of the project. Under these provisions, the City will enter into an agreement with the developer to complete a facility to reimburse them for the portion of improvement costs beyond their responsibility. The City would then reimburse the developer on charges collected from benefiting properties.

.300 Systems Development Fees

Where appropriate, a systems development fee accompanying development in Etiwanda should be specifically directed towards assisting the improvements of minimum service standards for East Avenue Bypass, 24th Street Parkway, and appropriate traffic signals. Such assistance should be used in order to assure logical phasing of the development of these road systems. Particular attention should be made to assure the development adjacent to public facilities would not be required to provide for dedication of a new road system.

.400 Maintenance District

Upon adoption of the Specific Plan, recommendations to develop trail systems and windbreaks on public rights-of-way should be implemented through the development of a maintenance district. The City should undertake the appropriate study towards the creation of a maintenance district for community trails and windbreaks in Etiwanda.