ETIWANDA NORTH SPECIFIC PLAN

CITY OF RANCHO CUCAMONGA

ADOPTED
APRIL 1, 1992
ORDINANCE 493

ETIWANDA NORTH SPECIFIC PLAN AMENDMENTS

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

Ordinance No. 531

ESPA 94-01 – Streamlining

Ordinance No. 636

ESPA 00-01 – Amended the Development Districts Map from Utility Corridor to Low Residential (2-4 dwelling units per acres), generally located north of SR30 and on the east side of the northerly prolongation of Day Creek Boulevard approximately 300 feet wide by 8,000 feet in length.

ORDINANCE NO. 493

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING SPECIFIC PLAN 90-01, THE ETIWANDA NORTH SPECIFIC PLAN

A. Recitals.

(i) On June 26, and continued to July 24, August 14, September 11, October 9, November 13, December 11, and December 17, 1991, and January 8, January 22, and February 26, 1992, the Planning Commission of the City of Rancho Cucamonga conducted duly noticed public hearings concerning the recommended adoption of the Etiwanda North Specific Plan, hereinafter referred to as the "Plan."

(ii) On April 1, 1992, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing concerning the adoption of the plan.

(iii) The Plan comprises approximately 6,850 acres located generally north of Wilson Avenue (with a portion north of Highland Avenue), south of the National Forest (with portions within the National Forest), east of the extension of Milliken Avenue, and west of the City limit of the City of Fontana, all as referenced in the Land Use Map, Exhibit 17, of the Plan.

(iv) On file in the City Clerk's office, and incorporated herein by this reference, is a full, true, and correct copy of the Plan.

(iv) All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council of the City of Rancho Cucamonga does hereby find, determine, and ordain as follows:

1. In all respects as set forth in Recitals, Part A, of this Ordinance.

2. Prior to the adoption of this Ordinance, this Council has reviewed the Final Environmental Impact Report for the Plan and General Plan 90-03B and certified the Report, including adoption of a Statement of Overriding Considerations, in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder.

3. Prior to the adoption of this Ordinance, this Council has adopted General Plan Amendment No. 90-03B.

4. This Council hereby finds that the Plan has been drafted to include, in text and accompanying diagrams, all of the information as follows:

a. The distribution, location, and extent of the land uses, including open space, within the area covered by the Plan; and

b. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential infrastructure proposed to be located within the area of the Plan and needed to support the land uses described in the Plan; and

c. The standards and criteria by which development will proceed for land uses within the Plan and standards for the conservation, development and utilization of natural resources, where applicable, within the area of the Plan; and

d. A description of the implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out those provisions referenced in subparagraphs a, b, and c above within the area of the Plan.

5. This Council hereby adopts Specific Plan 90-01, the Etiwanda North Specific Plan, on file in the City Clerk's office and incorporated herein by this reference, subject to each and every environmental mitigation measure set forth, in full, in the "Etiwanda North Specific Plan Mitigation Monitoring Plan" attached hereto and incorporated herein by this reference.

6. The Mayor shall sign and the City Clerk shall certify as to the adoption of this Ordinance and shall cause the same to be published within fifteen (15) days after its passage at least once in the Inland Valley Daily Bulletin, a newspaper of general circulation published in the City of Ontario, California, and circulated in the City of Rancho Cucamonga, California.

PASSED, APPROVED, and ADOPTED this 15th day of April, 1992.

AYES: Alexander, Buquet, Stout, Williams

NOES: None

ABSENT: Wright

Dennis L. Stout, Mayor

ATTEST:

Debra J. Adams, City Clerk

I, DEBRA J. ADAMS, CITY CLERK of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the Council of the City of Rancho Cucamonga held on the 1st day of April, 1992, and was finally passed at a regular meeting of the City Council of the City of Rancho Cucamonga held on the 15th day of April, 1992.

Executed this 16th day of April, 1992, at Rancho Cucamonga, California.

Debra J. Adams

Debra J. Adams, City Clerk

ACKNOWLEDGEMENTS

City Council
(at the time of adoption)

Dennis L. Stout, Mayor
William Alexander
Charles Buquet, II
Diane Williams
Pamela Wright

Planning Commission
(at the time of adoption)

Larry McNiel, Chairman
Suzanne Chitiea
John Melcher
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Adopted April 1, 1992

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NO.	TITLE
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B	Mitigating Monitoring Plan
C	Resource Management Plan
D	Infrastructure Phasing Plan
E	Fire Protection Study

*Documents available under separate cover

PART I

COMMUNITY BACKGROUND

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Etiwanda North Specific Plan is to guide land use and community design within the north Etiwanda area. This will be accomplished by a comprehensive set of regulations, incentives and community design guidelines, along with related implementing actions designed to encourage optimum development.

Portions of this area are in the City of Rancho Cucamonga and portions are in the City's Sphere-of-Influence within the County of San Bernardino. The goals of the City General Plan and the County General Plan can best be met through the specific plan process. Also, the ideals of both public and private interests can be realized through the specific plan process which provides a link between the General Plan goals and specific implementation actions. It serves as a means of managing the use of land, establishing provisions for detailed community design concepts, and promotes a comprehensive approach to the implementation of these actions.

The Etiwanda North Specific Plan is a report consisting of text, conceptual plans, design guidelines, and exhibits regulating development within the north Etiwanda area.

The motivating purpose for this Specific Plan effort was to create a comprehensive master plan for land use, public facilities and infrastructure, circulation, and financing of the impending development of the north Etiwanda area. The Plan will also address phasing issues for development of the area. Finally, the Plan will provide pre-zoning for the Sphere-of-Influence area as a prerequisite to annexation of the 6,840-acre Specific Plan area to the City of Rancho Cucamonga.

1.2 AUTHORITY

The Etiwanda North Specific Plan is established through the authority granted to the City of Rancho Cucamonga, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared when it is in the public interest to do so. As with general plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a specific plan by ordinance or resolution.

This Specific Plan is regulatory in nature. Upon annexation to the City, the Plan serves as zoning law for the properties involved. Development plans, site plans, and tentative tract/parcel maps in this area must be consistent with both this Specific Plan and the City's General Plan. The scope of subjects covered in the Specific Plan is the same as that of the General Plan, to the extent that the subject under consideration involves the north Etiwanda area within the City and the City's Sphere-of-Influence.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In compliance with the requirements of the California Environmental Quality Act and the City of Rancho Cucamonga environmental procedures, and in conjunction with the preparation of the Draft Specific Plan, an Environmental Impact Report (EIR) has been circulated to property owners within the Specific Plan area as well as to the appropriate agencies for review and comment. The Etiwanda North Specific Plan EIR addresses the potential environmental impacts which may result from the implementation of the proposed Specific Plan, and discusses alternatives and mitigating measures to actions contained within this document.

^The EIR will be utilized in the processing of individual projects within the study area as a "program EIR" as provided for in Section 15168 of the California Environmental Quality Act. It is anticipated that individual projects will be subject to environmental review by the City of Rancho Cucamonga to determine consistency of the

project as described in this document. A determination may be made that no further environmental documentation is necessary. Mitigation measures included in this document may be applied to these projects. However, where individual projects may result in impacts beyond the scope of those examined in this document, further environmental review - possibly in the form of an expanded initial study or a supplemental EIR - may be required, and additional mitigation measures beyond those included in this document may be imposed.

1.4 PUBLIC PARTICIPATION

The Etiwanda North Specific Plan has incorporated a high level of participation from property owners, residents, City staff members, Planning Commissioners, City Council persons, and developers, as well as County staff members and County decision makers within the Specific Plan area through a series of workshops and public hearings.

1.5 PLAN ORGANIZATION

The Etiwanda North Specific Plan serves to identify the basic policies affecting the subdivision, parcel map, master plan or site approval levels, and is the fundamental reference for determining basic use, residential densities and standards for development. It provides the framework individual projects must work within if the entire area is to develop in a sensitive, orderly, and cohesive fashion.

The plan consists of the following major sections:

1.5.1 Community Background

The Community Background section describes the setting as well as major opportunities and constraints of the Etiwanda North planning area.

1.5.2 Goals and Objectives

The Goals and Objectives section specifies the foundation for what the Specific Plan is designed to accomplish and establishes a framework of specific goals and objectives to be achieved.

1.5.3 Concept Plans

The Concept Plans section describes the several component plans that form the framework of the Etiwanda North Specific Plan. The components address the following topics:

Community Design: Provides an overall community design plan which details various elements that will enrich and enhance the overall character of the community. These include entry and theme walls, fencing, signage and lighting features.

Land Use: Includes the overall land use plan and subarea concept plans.

Vehicular Circulation: Describes circulation concepts, design standards, alignment and cross-section standards.

Public Facilities and Services: Describes the planned provision of infrastructure and services to the Specific Plan area.

1.5.4 Development Standards and Guidelines

The Development Standards and Guidelines section provides the necessary development standards to assure consistency with the Specific Plan objectives and policies.

1.5.5 Subarea Design Standards

The Subarea Design Standards section describes master planning and unique design constraints of the planning subareas within each neighborhood.

1.5.6 Implementation

The Implementation section describes strategies related to implementation of the Specific Plan, including phasing and financing programs. The Infrastructure Phasing Plan is included in Appendix A of this document (Appendix A).

1.5.7 Environmental Impact Report

The Environmental Impact Report section identifies environmental impacts associated with the proposed Specific Plan and outlines mitigation measures. The EIR was prepared by Michael Brandman and Associates and is provided as a separate document. The Executive Summary of the EIR (Appendix B) and the Mitigation Monitoring Plan (Appendix C) are included in this document. Also included is the Rancho Cucamonga Fire Protection District Fire Protection Study (Appendix D), and the Resource Management Plan (Appendix E).

2.0 SETTING

2.1 LOCATION

The Etiwanda North Specific Plan area is located at the northeasterly boundary of the City of Rancho Cucamonga and is roughly bounded by Milliken Avenue to the west; San Sevaine Creek on the east; on the south by Highland Avenue and Wilson Avenue (24th Street); and on the north by the San Bernardino National Forest. Refer to Exhibits 1, 2, and 3, Regional Context, City Context, and Project Site. Portions have recently been annexed into the City and portions are within the unincorporated area of the County which are within the City's Sphere-of-Influence. The Specific Plan area comprises approximately 6,840 acres, of which approximately 1,155 acres are beyond the City's current Sphere-of-Influence.

2.2 EXISTING CONDITIONS

Presently the Etiwanda North area is primarily vacant land. Improvements and/or structures in the area include the Cucamonga County Water District Royer Nesbit Water Treatment Plant, Southern California Edison and Los Angeles Department of Water and Power utility towers, and eleven single-family residences. In addition, Tract 13565, located at the northeasterly corner of Wilson Avenue (24th Street) and Wardman-Bullock Road, is now under construction. Refer to Exhibit e, Existing Conditions and Uses.

Access to the primary portion of the Specific Plan area, above Wilson Avenue (24th Street), is presently provided by Wardman-Bullock Road and Etiwanda Avenue. Generally, all other access to the northerly portions of the site is by unimproved roadways. About half of the Specific Plan area (over 3,000 acres) is made up of a gently sloping alluvial fan, including the Day Creek, Etiwanda and San Sevaine Wash areas. An alluvial fan scrub plant community, which is typical of the southern base of the San Bernardino and San Gabriel mountains, occupies the alluvial areas. The lower slopes of the foothills are occupied primarily by chaparral habitat. This comprises approximately one-fourth of the planning area. The drainage courses within the foothills and the alluvial fan area support a variety of habitat including Oak,

Sycamore, Walnut, and other woodlands. Much of the vegetation in the alluvial fan is temporarily reduced as a result of the August 1988 fires.

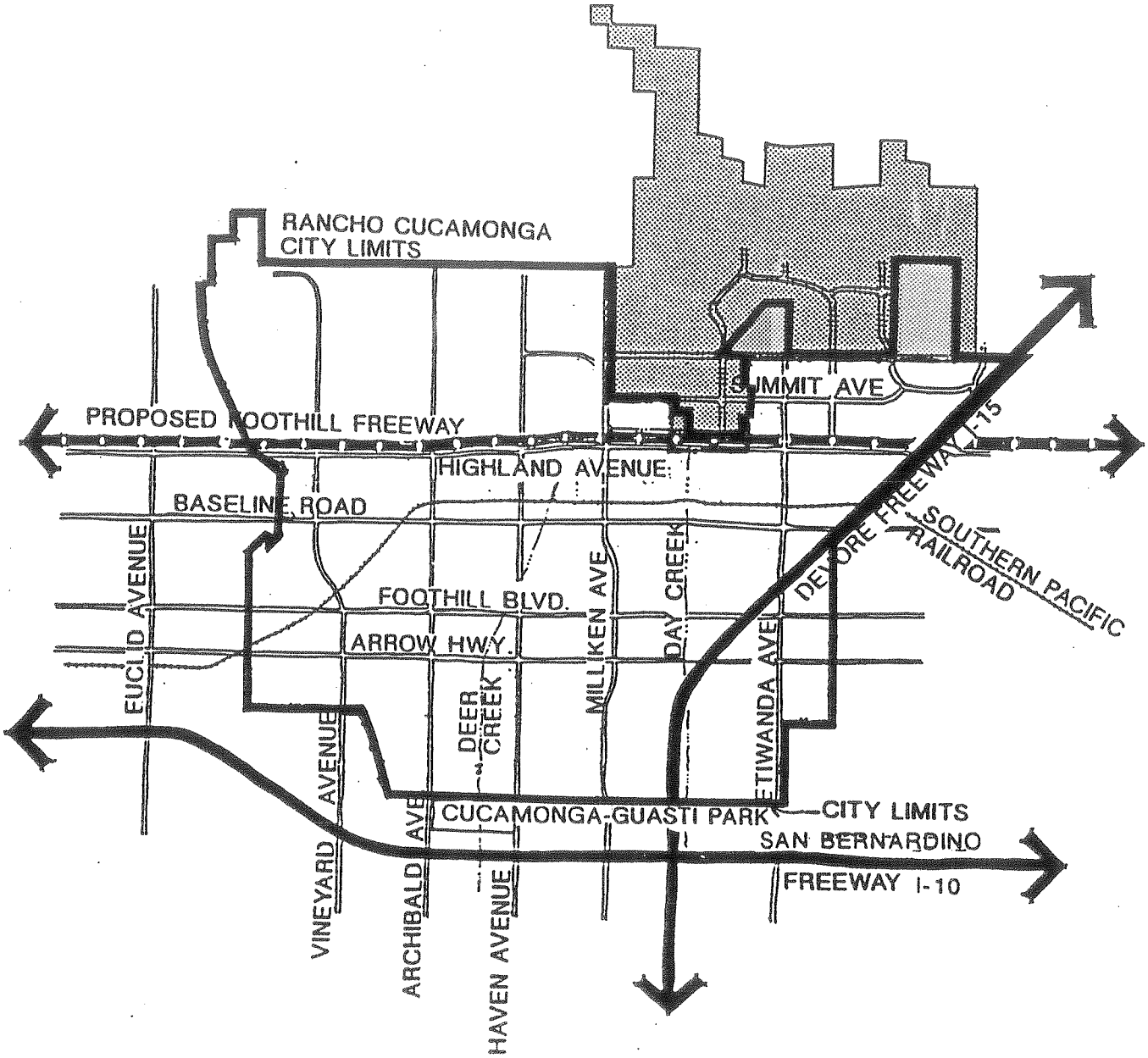
REGIONAL CONTEXT

0 5 10 20 30 MILES

EXHIBIT 1

Etiwanda North Specific Plan

City of Rancho Cucamonga



PROJECT SITE

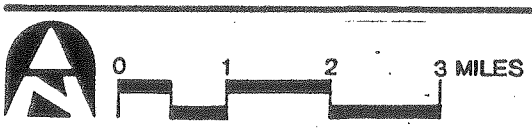
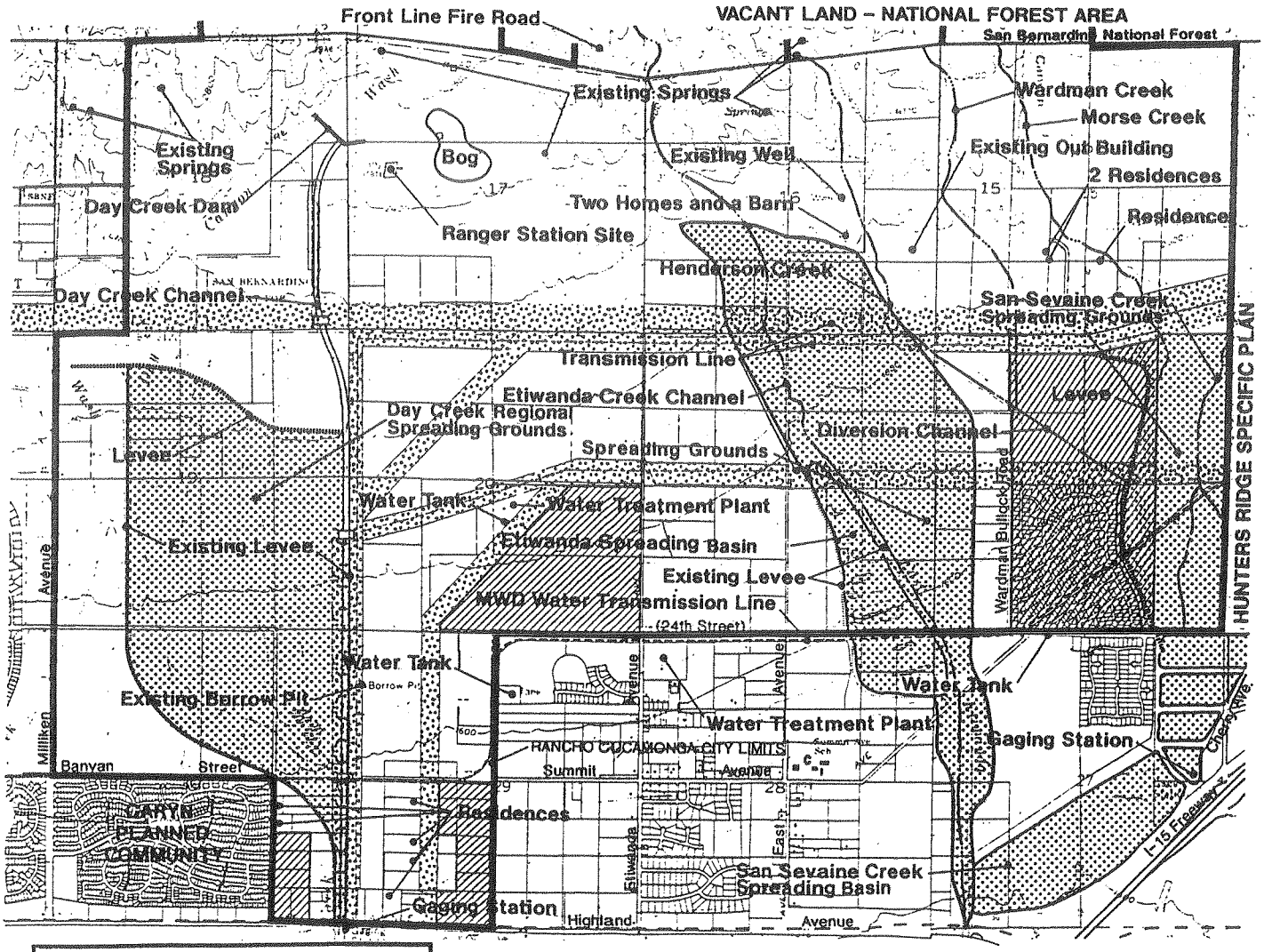


EXHIBIT 2

Etiwanda North Specific Plan

City of



* Proposed Sphere Area

EXISTING CONDITIONS AND USES

0 1000' 2000' 4000'

EXHIBIT 3

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

Of special interest is a peat bog (freshwater marsh) of approximately 11 acres, also contained within the Specific Plan area. The bog is located north of the utility-line towers in the northwesterly portion of the planning area. This unique feature was created by fracturing of the Cucamonga Fault.

2.3 EXISTING USES/OWNERSHIP

The Etiwanda North Specific Plan area is a rural area with very little development or site improvements. As described in the previous section, only eleven single-family residences are currently within this planning area. However, with Tract 13565 under construction, the present land ownership pattern will begin to change.

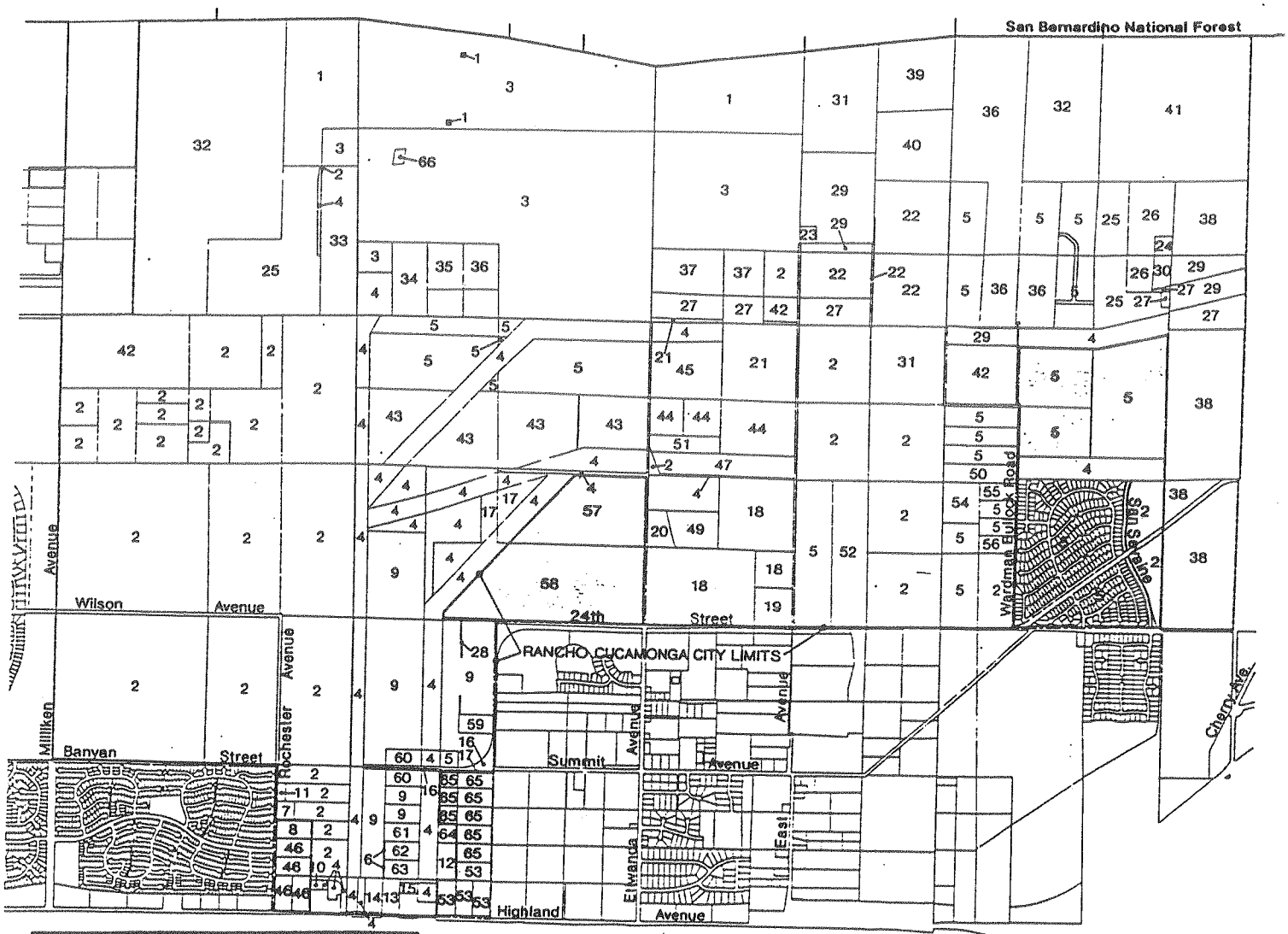
The present ownership pattern of the planning area is identified on Exhibit 4, Property Ownership. Parcel sizes range from 5 acres to over 500 acres, currently with a total of 66 separate landowners, which includes utility companies, County Flood Control, Metropolitan Water District, and private property owners.

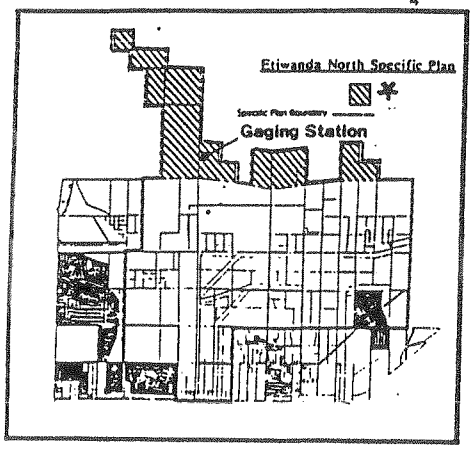
2.4 SURROUNDING USES

The area surrounding the Etiwanda North Specific Plan is primarily rural in nature. However, suburban development is approaching the area from the east where the City of Fontana's Hunters Ridge Specific Plan is located, and from the south where the existing Etiwanda area lies within the present City limits.

The planning area is bounded on the north by the San Gabriel mountains and the San Bernardino National Forest. The northerly boundary of the Specific Plan actually includes approximately 1,100 acres of privately owned parcels within the National Forest area. The National Forest area will provide a major open space vista for the planning area and the City of Rancho Cucamonga.

The easterly boundary of the planning area abuts Hunters Ridge Specific Plan within the City of Fontana. Hunters Ridge is approved for a total of 2,121 dwelling units and is separated from the Etiwanda North planning area by the San Sevaine Wash.





1 Etiwanda Highland Prop.
2 San Bernardino Co. Flood Control
3 Landmark Land Co.
4 So. California Edison Co.
5 Caryn Development Co.
6 Lewis
7 Smith
8 Remington Prop.
9 Regents of the Univ. of Calif.
10 Southern Surplus Realty
11 Lakos
12 Battieste
13 Klanian
14 Little
15 Sudeta
16 Metro. Water Dist. of So. Calif.
17 Cucamonga County Water Dist.
18 Inland Empire Ltd.
19 Stanford
20 Angell
21 Hughes Investments
22 Chen
23 Terich
24 Stansberry
25 Webster
26 French
27 City of Los Angeles
28 Morales
29 Etiwanda Heights Dev.
30 Clark
31 Johnson
32 Klepper
33 Bloomer
34 Chen
35 Sheng
36 Cordeiro
37 Hayward Family Partners
38 La Pointe
39 Ramsey
40 Howard Harrell Poore
41 Pearson
42 County of San Bernardino
43 McNay
44 Roach
45 Barwick
46 Remington Properties
47 Praetzel
48 Zandia
49 Traigh
50 Sherry
51 Madrid
52 Venti
53 Lyon
54 Joshua
55 Eyer
56 Rodriguez
57 Ahmanson
58 Watt Inland Empire
59 Moya
60 Di Iorio
61 Kolo
62 Chun
63 Chang
64 Rustad
65 Watt Inland Empire
66 United States Government Land

Note: Property owners are current as of June 1991

Indicates Property Previously Annexed To Rancho Cucamonga

✱ Proposed Sphere Area

PROPERTY OWNERSHIP

EXHIBIT 4

0 1000' 2000' 4000'

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

The southeasterly boundary is adjacent to the Etiwanda Specific plan within the present City limits. Development is beginning to occur within the Etiwanda North Specific Plan area. A portion of the south boundary runs along Highland Avenue.

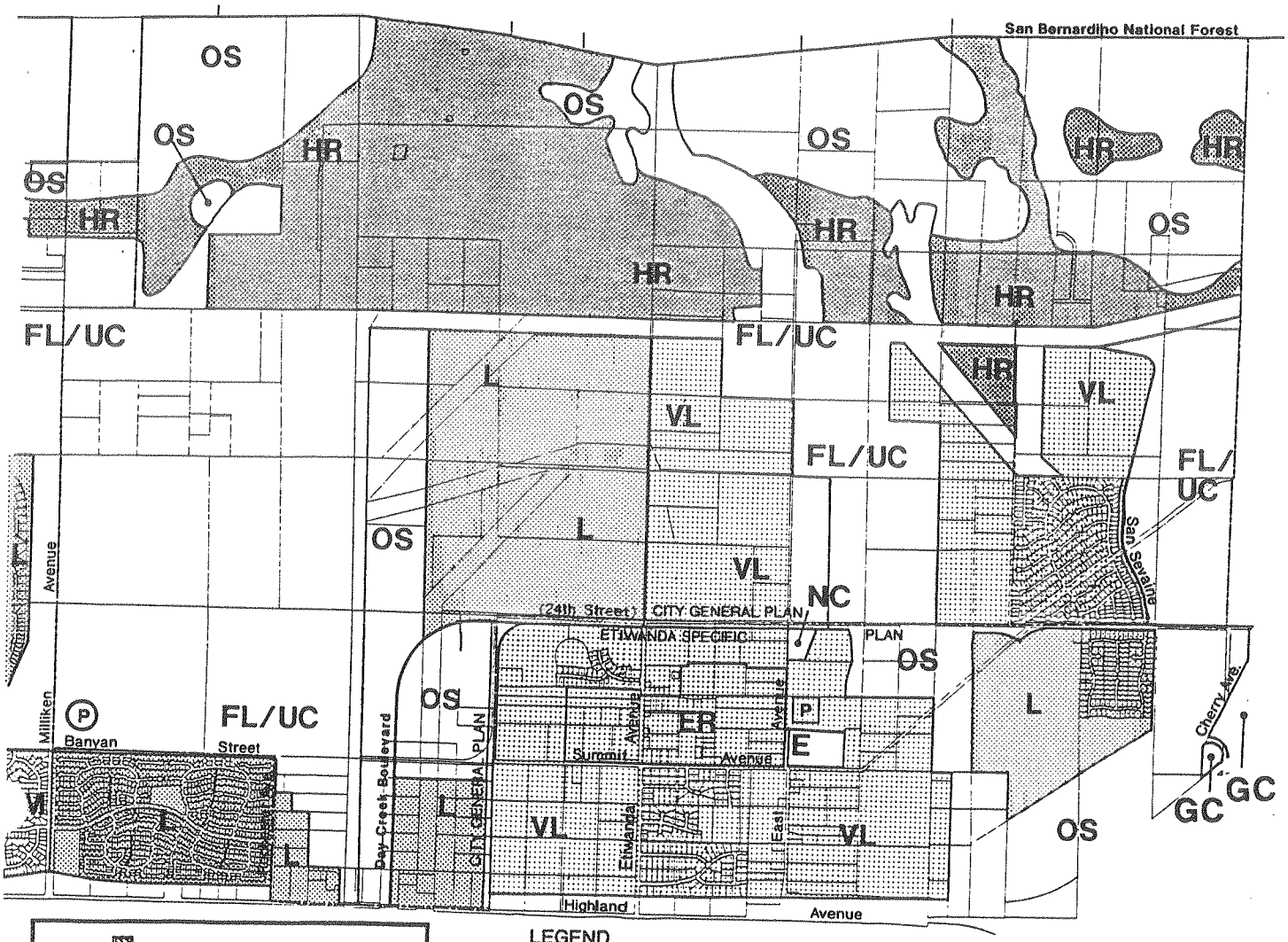
Located on the south side of Highland Avenue is the Victoria Planned Community which has been built-out from Etiwanda Avenue westerly to Day Creek.

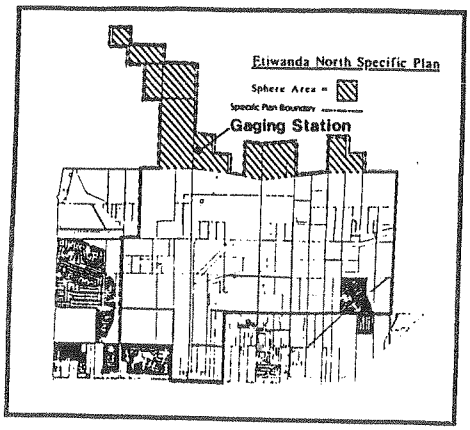
Adjacent to the westerly boundary is the Caryn Planned Community, now referred to as Vintage Highlands, which is located from Highland Avenue northerly to Banyan Avenue and from Rochester Avenue westerly to Milliken Avenue. To the west of Milliken Avenue north of Banyan Avenue is the Compas Rose development.

2.5 EXISTING GENERAL PLAN AND SPECIFIC PLAN DESIGNATIONS

The City of Rancho Cucamonga General Plan has designated land uses within the entire Sphere-of-Influence area. The existing City General Plan designations as well as the Etiwanda Specific Plan land use designations are illustrated in Exhibit 5. Along the base of the foothills the land use designation is primarily Open Space (OS) and Hillside Residential (HR). In the southerly portion of the sphere area the land use designations are a combination of Flood Control/Utility Corridor (FC/UC) and other Open Space (OS), along with Low (L) and Very Low (VL) density residential. Within the Etiwanda Specific Plan, land use designations are primarily Very Low (VL) density residential with some Estate (ER) and Low Density (L) designations. In addition, a large area of open space remains in the northeasterly portion of the Etiwanda Specific Plan area due to water recharge and flood control needs.

Currently, most of the Etiwanda North Specific Plan area is within the County of San Bernardino. County zoning is governed by the County General Plan Land Use Map, July 1989, as shown on Exhibit 6. The County General Plan, the present land use document governing the North Etiwanda Planning Area, also illustrates that much of the area is affected by utility functions and flood control lands. The developable areas are primarily designated Planned Development (PD) with densities ranging from 4 dwelling units per acres to 1 dwelling unit per 10 acres.





LEGEND

ER	Estate Residential 0-1 DU's/AC (Etiwanda Specific Plan)
VL	Very Low <2 DU's/AC
L	Low 2-4 DU's/AC
LM	Low Medium 4-8 DU's/AC
FL/UC	Flood Control/Utility Corridor
NC	Neighborhood Commercial
HR	Hillside Residential 2 DU's/Buildable Acre
E	Existing Schools
OS	Open Space
P	Acquired Park Site
(P)	Proposed Park Site NOTE: The sites shown may not be currently owned nor is the location site specific. The depiction of a site is an indication of a projected future need that may be adjusted over time as the City and the School District develop.

CITY OF RANCHO CUCAMONGA GENERAL PLAN LAND USE

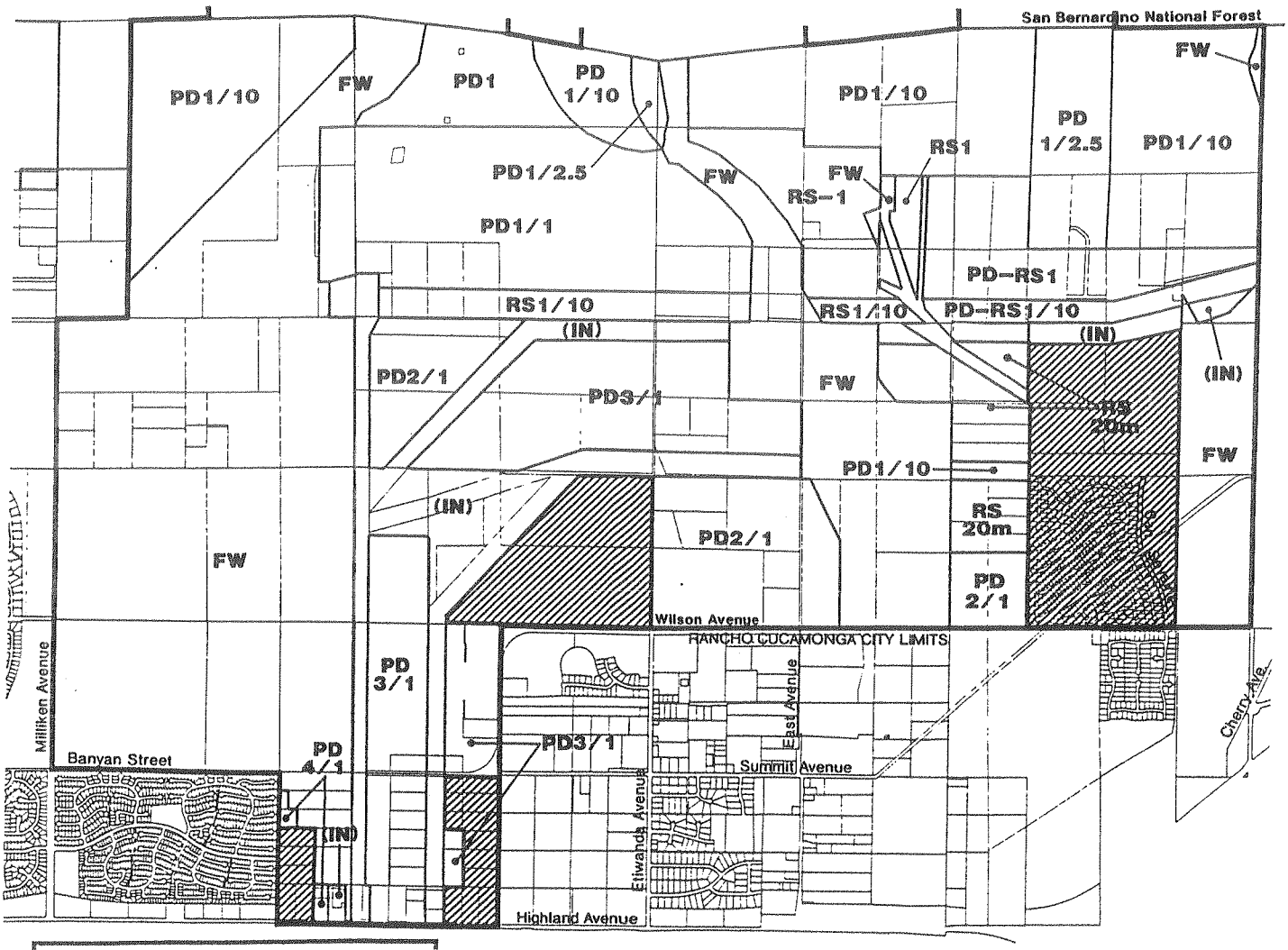
0 1000' 2000' 4000'

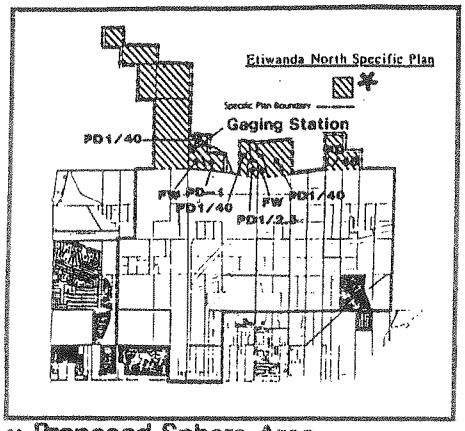
EXHIBIT 5

Etiwanda North Specific Plan

City of Rancho Cucamonga

DRAFT





* Proposed Sphere Area

LEGEND:

NOTE: Numerical reference following the land use designation, represents allowable density or minimum parcel size.

Property Previously Annexed to Rancho Cucamonga

FW Floodway
IN Institutional
PD Planned Development
RS Single Residential
(IN) Inferred Institutional Designation

PD 1/40 = 1 DU/40 ACRES
PD 1/10 = 1 DU/10 ACRES
PD 1/2.5 = 1 DU/2.5 ACRES
PD 1/1 = 1 DU/1 ACRE
PD 2/1 = 2 DU/1 ACRE
PD 3/1 = 3 DU/1 ACRE
PD 4/1 = 4 DU/1 ACRE
RS 20M = 20,000 SQ. FT. MIN. LOT SIZE

SAN BERNARDINO COUNTY GENERAL PLAN LAND USE WEST VALLEY FOOTHILLS PLANNING AREA

0 1000' 2000' 4000'

EXHIBIT 6

Etiwanda North Specific Plan

City of Rancho Cucamonga

3.0 OPPORTUNITIES AND CONSTRAINTS

3.1 INTRODUCTION

The Etiwanda North Specific Plan area incorporates many character traits which relate to the overall community atmosphere of Etiwanda. The Etiwanda North area is primarily undeveloped with abundant open space. As development pressures reach the Etiwanda and Etiwanda North areas, it is apparent that a transformation of the area is imminent. Associated with change are various potential opportunities and constraints which become the foundation for the Specific Plan. A detailed discussion of project area opportunities is set forth in Section 13, Subarea Descriptions. The visual opportunities of the planning area are illustrated on Exhibit 7, View Potential Map; the major constraints are illustrated on Exhibit 8, Constraints Map. The primary opportunities and constraints are listed below.

3.2 OPPORTUNITIES

- Dramatic backdrop of the San Gabriel mountains dominated by Cucamonga Peak.
- Relationship to the National Forest for recreational opportunities such as hiking and natural conservation areas.
- Impressive distant views from the site overlook the City of Rancho Cucamonga and the valley area.
- Expanses of open space and vacant land.
- Use of utility and flood control easements and rights-of-way as wildlife corridors and for regional trail purposes.
- Opportunity to complement and enhance the historical character of the Etiwanda area.

3.3 CONSTRAINTS

- Flooding hazards associated with the San Sevaine, Etiwanda, and Day Creek Wash and recharge areas.

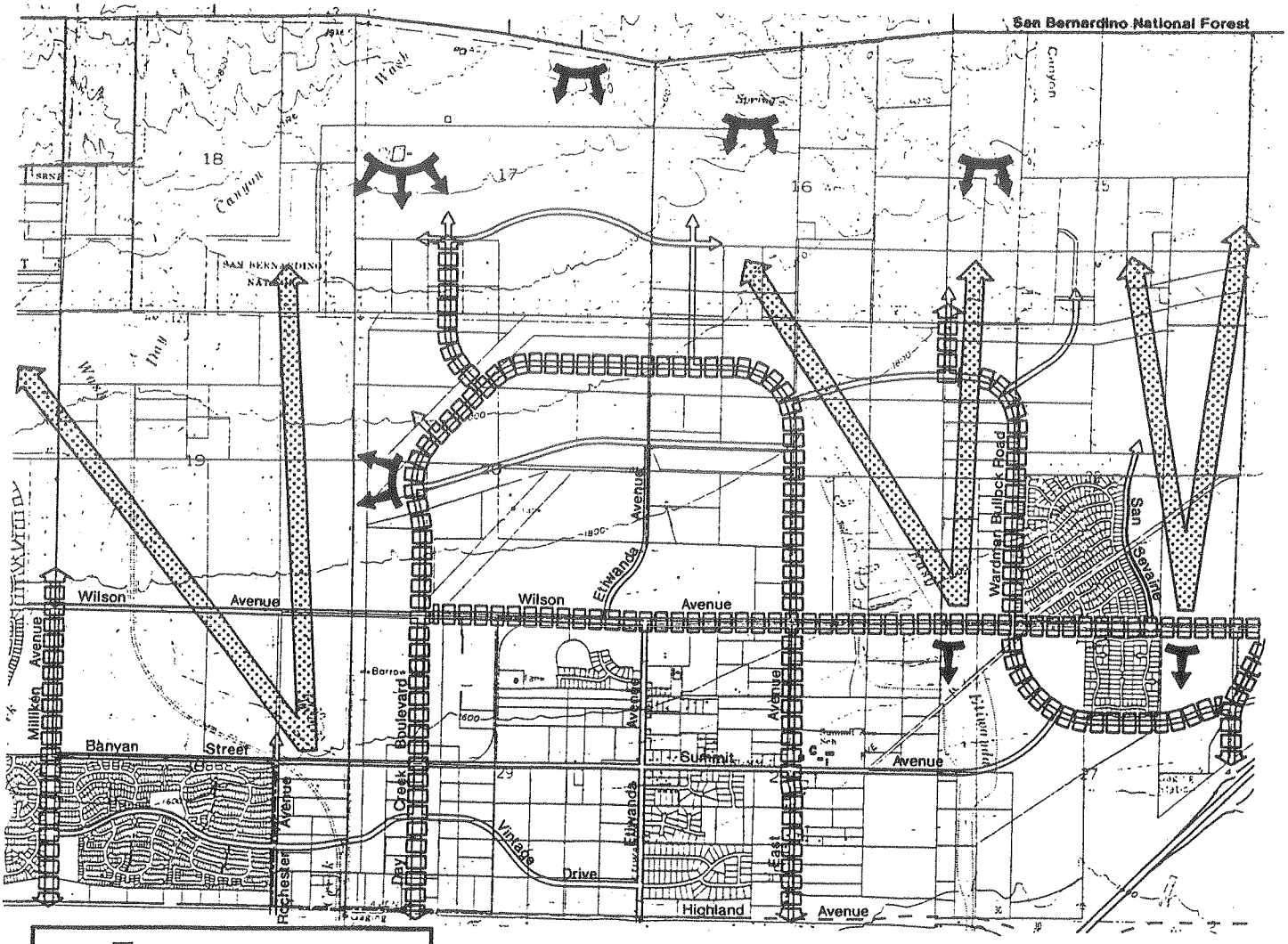
- Potential hazards of earthquake and ground rupture because of faulting. The Alquist-Priolo Special Studies zone for the Cucamonga Fault as well as the City adopted Red Hill Fault Zone necessitate a complete analysis of faulting in this area.

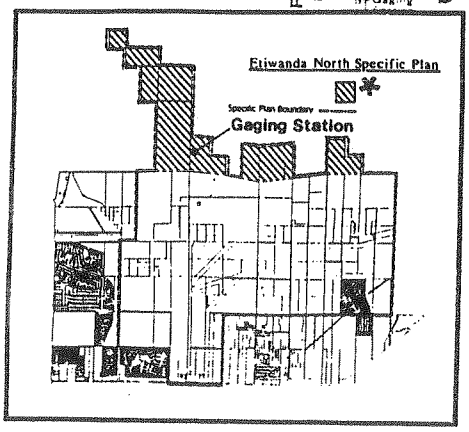
- Design constraints imposed by a variety of utility corridors and easements within the planning area include the City of Los Angeles Department of Water and Power transmission line, Metropolitan Water District pipelines, Southern California Edison transmission lines and unoccupied corridors, and Cucamonga County Water District pipelines from Day Creek and upper Etiwanda Creek.

- The potential for high fire hazard in the area north of Highland Avenue. Fire protection issues are discussed in the Rancho Cucamonga Fire Protection District Fire Protection Study, Appendix D.

- Steeply sloping ground (30% and greater) approaching the National Forest boundary.

- The existence of various biotic resources including streamside woodlands, alluvial fan scrub, a peat bog and street recharge areas. Wildlife habitat conservation strategies are discussed in the Etiwanda North Resource Management Plan, Appendix C.





LEGEND

- Major Viewshed
- Major View
- Minor View
- View Corridor

* Proposed Sphere Area

VIEW POTENTIAL MAP

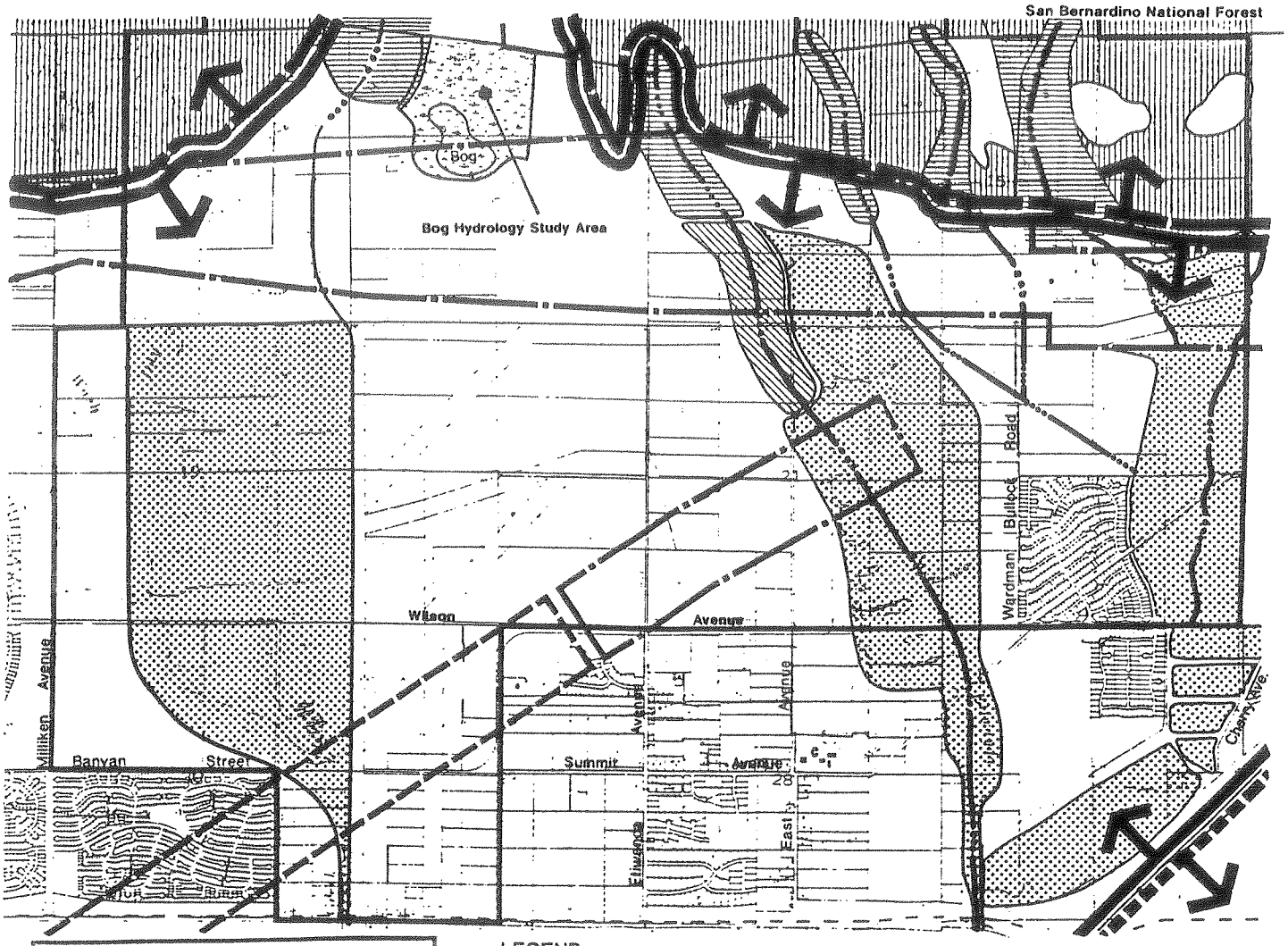
0 1000' 2000' 4000'

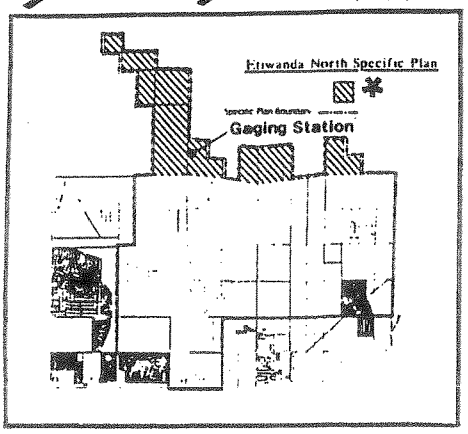
EXHIBIT 7

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92





LEGEND

- Waterways
- Major Recharge Area (Recharge Capacity Greater Than 50 CFS)
- Streamside Woodland
- Open Wash Association
- Excessive and Unstable Slopes
- Seismic Areas
  - Alquist-Priolo Special Studies Zone
  - City Adopted Special Study Zone
- Hard Chaparral
- Alluvial Association
- Costal Sage Association

* Proposed Sphere Area

CONSTRAINTS MAP

0 1000' 2000' 4000'

EXHIBIT 8

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

PART II

DEVELOPMENT FRAMEWORK

4.0 GOALS AND OBJECTIVES

The purpose of this section is to articulate the goals and objectives for the Etiwanda North Specific Plan and begin the foundation for subsequent sections of this plan.

Goals are broad statements that define the community's hope for the future. They are general in nature and 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.

4.1 OVERALL GOAL STATEMENT

GOAL: The natural and man-made environment of the Etiwanda North Specific Plan area shall be designed and coordinated to establish a unique living environment while respecting and enhancing the quality of life for present and future residents of Rancho Cucamonga.

In an effort to further define this overall goal statement, goals and objectives are provided for the Community Design, Land Use and Circulation, Public Facilities and Services, Open Space and Cultural and Historical elements of the Specific Plan.

4.2 CITY/COUNTY COOPERATION

GOAL: City/County cooperation is invited in the Etiwanda North area through use of the Specific Plan to guide urban development in the City of Rancho Cucamonga Sphere-of-Influence, and by encouraging the County to also adopt the plan.

Objectives

- Achieve consistency between City and County General Plan goals.

- Consistent with County General Plan Policy LU-9,a, encourages County adoption of joint regulations/plans whenever possible through adoption of this Specific Plan, City Hillside Development Ordinance, City infrastructure studies, including the City's Traffic Study, Drainage Study, and Fire Study, Resource Management Plan, and Infrastructure Phasing Plan.

- Consistent with County General Plan Policy LU-9,d, encourages County support for annexation of the Etiwanda North Specific Plan area to the City.

- Consistent with County General Plan Policy LU-9,e, encourages the County to recognize and implement growth control measures adopted by the City within the Etiwanda North Sphere-of-Influence.

- Consistent with County General Plan Policy LU-9,f, encourages the County to participate in Joint Power Agreements (JPAs) with the City to allow for City or County development fees to be collected and distributed accordingly.

- Consistent with County General Plan Policy LU-9,g, encourages the County to designate improvement levels and Land Use Map changes to more closely reflect the City's General Plan, pre-zoning, infrastructure standards, and development standards within the Etiwanda North area.

- Consistent with County General Plan Policy LU-9,h, encourages the County to designate the Etiwanda North Sphere-of-Influence area on the County Land Use Maps as a Special Planning area.

4.3 COMMUNITY DESIGN

GOAL: Create a community design image that builds on the unique character and charm of the Old Etiwanda area while establishing a distinguishable community identity within the City of Rancho Cucamonga.

Objectives

- Create an identifiable "sense of place" within the City by using natural open space areas and major arterial streets to define individual neighborhoods.

- Utilize the major open space features to create a framework for a system of hiking, biking, and equestrian trails.

- Utilize a streetscape and architectural theme to individualize each neighborhood area.

- Capitalize on the view potential provided by the San Gabriel mountain backdrop and the valley views of the surrounding area.

- Promote the use of a landscape theme that respects climate, drought tolerance, soil conditions and the natural surroundings.

- Promote the use of design features such as walls, fencing, lighting, and signage to enhance the overall community image.

4.4 LAND USE AND CIRCULATION

GOAL: Provide a land use patter extending the low density image of Etiwanda into the Etiwanda North Specific Plan area in conjunction with a circulation system that facilitates efficient and safe vehicular and pedestrian traffic.

Objectives

- Decrease density as slope and hazard conditions increase along the north-south axis of the plan area.

- Reserve for open space uses, lands on which hazardous constraints exist and/or which have been identified as needed for preservation of significant natural resources.

- Phase necessary backbone and local street improvements to maximize the efficiency of traffic as development progresses.

- Incorporate grading and site planning techniques sensitive to natural slopes and open spaces.

- Neighborhoods should be designed with a community focal point, such as an elementary school or neighborhood park.

- Encourage up to two neighborhood commercial centers designed to provide a village atmosphere.

- Discourage through traffic from entering the small neighborhood unit.

- Develop and enhance the circulation in the area by increasing existing street capacities.

- Discourage additional traffic along Etiwanda Avenue.

- Discourage non-local traffic from traversing the City on collector and local streets.

- Encourage development of improved access to the I-15 freeway to accommodate projected traffic and provide adequate access for the future Route 30 freeway.

- Traffic impacts upon existing City streets outside of the Specific Plan area shall be mitigated.

- Interim circulation systems shall include sufficient portions of the ultimate circulation system to meet all mitigation measures.

4.5 PUBLIC FACILITIES AND SERVICES

GOAL: Provide for timely, logical and effective development of public facilities and services.

Objectives

- Consistent with the City's growth management policies, infrastructure costs shall be borne by development projects as a cost of development. The City shall support formation of a Community Facilities District for the purpose of constructing a backbone infrastructure system, including major roads and drainage facilities, in so far as an overall property tax rate cap is set and maintained at a reasonable level.

- The provision of improvements within the Etiwanda North area shall seek comprehensive solutions to service and facility needs.

- The phasing of development shall be coordinated with the development of public improvements.

- The public utility systems shall be designed to provide adequate service for the maximum level of the planned development.

- Necessary improvements shall be made to protect all development from flood hazards.

- Parks shall be phased to be available for use as residential development occurs (consistent with the Quimby Act).

- Acquisition of school sites and construction of schools shall be provided and available for use as residential development occurs with increased school population.

- The City shall cooperate with School Districts in support of the formation of Community Facilities Districts for new schools, in so far as an overall property tax rate cap is set and maintained at a reasonable level.

- Consistent with County General Plan Policy LU-9,d, encourage the County to support annexation of the Etiwanda North Specific Plan area to the City through an equitable redistribution of property tax revenues. To further this objective the City shall negotiate with the County to receive the City's historic share of tax revenue, and in addition, shall request a tax allocation sufficient to cover the full cost for police services from the County.

4.6 OPEN SPACE AND TRAILS

GOAL: Preserve the prominent and unique natural environment for water conservation, wildlife resources, recreation, and aesthetic purposes by utilizing developed, undeveloped and enhanced open space areas.

Objectives for Preservation of Open Space

- Maintain open space where flood, fire, geologic, seismic, or noise conditions may endanger public health and safety and on utility corridors and transportation rights-of-way.

- Identify and preserve seismic corridors for public open space use and/or for public or private recreation, for example golf course use, with the exception of any structures and Community trails.

- Maintain open space which has been identified as ground water spreading grounds and/or ground water recharge basins.

- Encourage retention of areas with significant native vegetation and habitat value.

- Identify riparian corridors and preserve in natural condition where health and safety is not jeopardized, especially in hillside areas.

- Identify riparian corridors which must be altered for health and safety purposes, and protect and/or restore riparian character following construction of flood control facilities for use as wildlife corridors and for passive and/or active recreation.

- Identify and preserve areas capable of replenishing groundwater supplies.

- Identify slopes in excess of 30% and preserve in natural state.

- Help to protect significant unique natural areas for ecological, educational, and scientific study purposes.

- Preserve and protect the fresh water bog, along with a 200-foot wide buffer of natural vegetation, as well as the upstream recharge area for the bog's water supply, retaining adequate access to natural hydrological resources, and also provide appropriate protective fencing.

- Preserve riparian and chaparral habitat at and above the mouth of Day Canyon.

- Preserve riparian corridors associated with Day, Etiwanda, San Sevaine, Henderson, Wardman, and Morse Creeks.

- Preserve alluvial fan scrub habitat associations identified within Day, Etiwanda, and San Sevaine Washes.

- Preserve areas in private ownership above the National Forest boundary as natural habitat areas through public acquisition or transfer of development rights and/or credits and other appropriate strategies.

- Encourage exchange of private land above the National Forest boundary for Forest Serve land available for development elsewhere.

- Consider clustering of development to retain open space.

- Consider the exchange of publicly-owned land within the planning area for private land better suited for water shed protection and open space value.

- Consider transfer of development rights and/or credits in exchange for dedication of permanent open space, provided that receiving areas are specified and evaluated for ability to receive additional intensity of use.

- Investigate and if feasible, establish a wildlife habitat mitigation bank for the purpose of serving mitigation requirements identified in the environmental assessment for the area.

<u>Objectives to Provide Uses Compatible with Open Space Areas</u>

- Preserve the Forest Service site and an adequate surrounding area for parking, trail head, restrooms, and picnic facilities for public use and enjoyment.

- Permit free movement of wildlife through identified preservation and mitigation areas, utility corridors, and seismic easements.

- Establish equestrian trail standards that are sensitive to the specific plan open space objectives and standards while maintaining the intent of the City's adopted trail standards.

- Identify areas and establish trails where biking, hiking, and equestrian systems are desirable.

- Permit pedestrian access to preservation and mitigation areas, utility corridors, and seismic easements.

- Provide a network of public equestrian, pedestrian, and bicycle trails, including, but not limited to, utility and flood control service roads and perimeter fire roads adjacent to and through open space areas.

- Limit motorized access to utility service roads for the purpose of maintenance and public safety uses by utility, flood control, fire, police and forest service personnel and prohibit motorized use by the general public.

- Motorized access to trails shall be prohibited, except for trail maintenance or public safety purposes.

- Where feasible, establish parks and schools adjacent to the open space areas and link to the open space trail network.

- Link neighborhood commercial areas to the local, community, and open space trail network.

- Link neighborhoods through development of the local, community, and regional trail system.

- Utilize the many utility/flood control easements and rights-of-way as wildlife corridors to enable wildlife movement through developed areas to the National Forest.

- Utilize natural or enhanced open space areas as a buffer between developable areas and high fire hazard canyon areas.

- Preserve existing watershed areas to protect local groundwater supply.

- Promote the regional and local trail systems by utilizing the open space opportunities within the planning area.

- Promote development of trail heads for access to the regional trails.

- Provide for adequate developed park space and recreational facilities within each neighborhood.

4.7 CULTURAL AND HISTORICAL

GOAL: Identify and preserve cultural and historical resources within the Specific Plan area.

Objectives

- Establish land uses which complement existing cultural and historical resources within the Specific Plan area.

- Require new projects to incorporate existing cultural and historical structures/facilities into design plans, whenever feasible.

- Develop a public information program to promote public awareness of cultural and historical resources within the Specific Plan area.

- Extend the historical low densities and architectural character of the original Etiwanda community of Rancho Cucamonga northerly and westerly.

5.0 COMMUNITY DESIGN CONCEPT

5.1 INTRODUCTION

This section of the Specific Plan establishes parameters within which the community character for the entire Etiwanda North area can be created. The Community Design Plan is primarily focused on the creation of aesthetic character. Its purpose is to encourage a visual environment that evokes a distinctive as well as unifying image unique to Etiwanda North and the City of Rancho Cucamonga.

5.2 EXISTING COMMUNITY FEATURES

The area within and around the Etiwanda North Specific Plan boundaries offers a variety of natural and cultural landscapes:

- the narrow canyons and rocky peaks of the San Gabriel mountains;
- the gentle alluvial slopes located south of Wilson Avenue and the local history of wine, grape, and citrus culture;
- the diverse wildlife habitats of Day Creek Canyon; Day Creek, Etiwanda, and San Sevaine Wash areas;
- the geologic/seismic effects as evidenced by fault scarps, the fault-created bog, and the adjacent knoll which rises sharply from the sloping ground.

5.3 OVERALL DESIGN CONCEPT

5.3.1 Neighborhood Plan

The natural open space areas within the Day, Etiwanda, and San Sevaine Wash areas, along with the numerous utility and flood control easements and rights-of-way, and the major arterials such as Day Creek Boulevard and Wilson Avenue, begin to define logical neighborhood areas. These have been designated as Day Creek, Upper Etiwanda, The Oaks, Etiwanda Highlands, and Chaffey.

The Neighborhood Plan, illustrated on Exhibit 9, combines various community design elements to create a sense of place within each, yet they are all interrelated with the open space framework. Further details of each neighborhood are provided in Section 11.5.

5.3.2 Architectural Concepts

Each neighborhood will be individualized by variations of the traditional Early California styles of architecture. Within the Early California tradition a variety of styles emerged, including Victorian, Country, Bungalow, Ranch, Monterey, San Juan, and Santa Barbara Revival. Appropriate groupings of these styles are outlined with respect to the neighborhood concept within Section 11.3.

5.3.3 Landscape Architectural Concepts

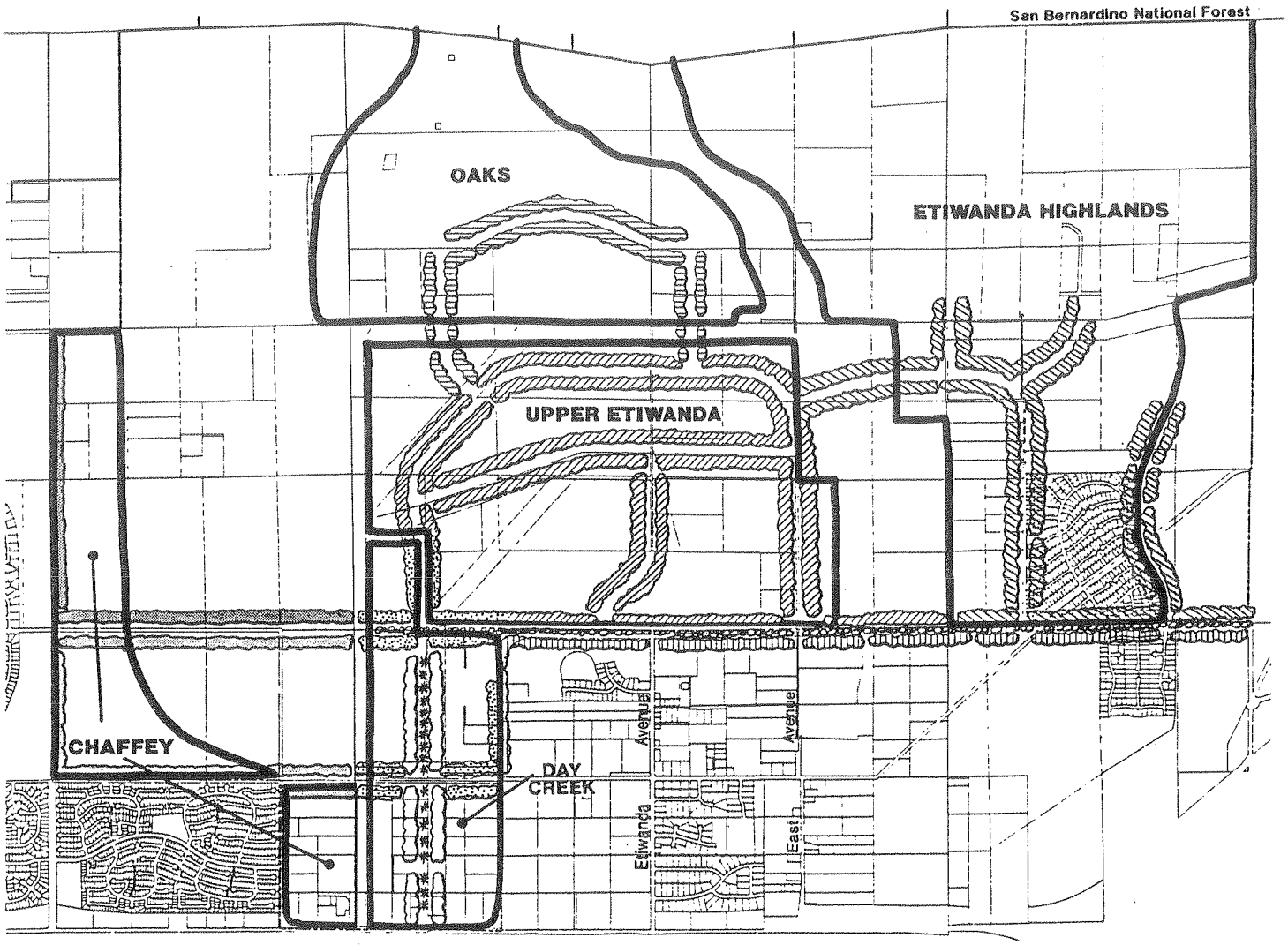
The landscape will play a significant role in establishing a distinctive character for the Etiwanda North Specific Plan area. Wherever possible, native plant species shall be used in the plant palette. The landscape design is intended to complement the open space areas, the National Forest and the built environment of the Etiwanda North area. Again, each neighborhood will take advantage of those features which are most prominent.

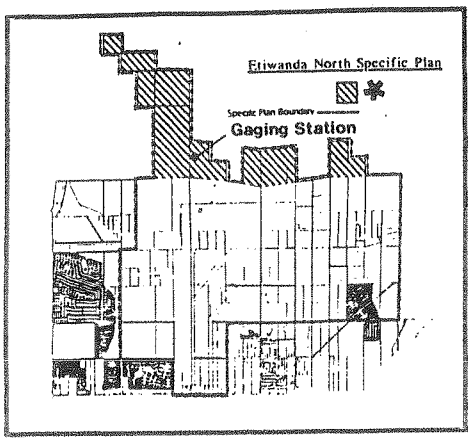
Plant materials, as well as materials used for theme walls and neighborhoods entry monuments, will establish neighborhood identity. Day Creek Boulevard and Wilson Avenue are designated special boulevards. Day Creek will feature formal rows of California palms in the median island and formal rows of Camphor trees along the parkway. Wilson Avenue provides the boundary between historic Etiwanda and newly developing Etiwanda North. In accordance with the Etiwanda Specific Plan, Eucalyptus windrows along the edge of the landscaped parkway for Wilson Avenue will

emphasize the historic boundary. Median island and parkway plant materials will signify change in neighborhoods from east to west.

Neighborhood plant palettes are intended to reflect the natural characteristics of the area. Native oaks in the Oaks Neighborhood will emphasize the transition to the mountains to the north. Willows and sycamores in the Etiwanda Highlands Neighborhood reflect the wash environment of San Sevaine and Etiwanda Creek washes. Redbud and sycamores will reflect the alluvial fan scrub character of the Day Creek Neighborhood. Redbud and pines suggest transition elements to the foothill environment in the Upper Etiwanda Neighborhood. Sycamores and native oaks, along with shrubbery accents of Toyon and Matillija poppy, suggest the historic open wash environment characteristics of the Chaffey Neighborhood.

Where the built environment interfaces with open space, the landscape palette shall use informal groupings of native plant materials to create a transition area between urban areas and open space. These materials will be compatible with the guidelines of the Fire Protection Study (Appendix E) and the Resource Management Plan (Appendix C). Refer to Section 11.4 for descriptive details of landscape materials.





LEGEND

- Camphor
- Eucalyptus Windrow
- Canary Island Pine/Redbud
- California Sycamore/Australian Willow
- Canyon Live Oak/California Black Oak
- California Sycamore/Canyon Live Oak
- Redbud/African Sumac
- Red Bud/Bradford Pear/Crape Myrtle
- California Palm

The **OAKS** Neighborhood will be characterized by native field stone entries and pilasters, with Canyon Live Oaks and California Black Oaks and accents of California Walnut.

The **ETIWANDA HIGHLANDS** Neighborhood will be characterized by fired brick entries and pilasters, with California Sycamores and Australian Willows and accents of Knobcone Pine and Crape Myrtle.

The **DAY CREEK** Neighborhood will be characterized by native field stone entries and pilasters, with Western Redbud and African Sumac and accents of California Sycamores; Day Creek Boulevard will feature rows of Camphor trees and California Palm median trees.

The **UPPER ETIWANDA** Neighborhood will be characterized by Ashlar cut stone entries and pilasters, with Western Redbud and Canary Island Pine and accents of Bradford Pear and Japanese Pagoda trees.

The **CHAFFEY** Neighborhood will be characterized by native field stone entries and pilasters, with native California Sycamores and Canyon Live Oak and accents of Western Redbud.
NOTE: SBCFCD Property, Future Development Potential

✱ Proposed Sphere Area

NEIGHBORHOOD THEME PLAN

0 1000' 2000' 4000'

EXHIBIT 9

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

5.3.4 Cultural Resources

Native American resources. Although no Native American artifacts have been found within the plan area, Shoshonean-speaking Gabrielino tribes are known to have occupied the Etiwanda area and are thought to have used the area.

Historical resources. In the Spanish period the area was used for cattle grazing by the Tapia herds in summer, because of the availability of water.

During the early pioneer settlement period, the historic Cucamonga-Cajon Road, a part of the Santa Fe Trail, traversed section 22. It was built in 1851.

Of utmost interest in the area were the water rights for the year round streams located in the foothills. The water rights were perfected by George Day around 1873 and consolidated by Joseph S. Garcia, a retired Portuguese sea captain, into the 1000 acre Garcia Ranch. Garcia built the first house in the area in section 15.

In summary, early settlement sites include the Old Garcia Rancho house, the Cucamonga-Cajon road, a Day residence, and rock walls adjacent to Etiwanda Avenue. In addition several homestead sites have been identified, including the J.B. Shugart Homestead, C.W. Smith/C.W. Allen Homestead, A. Beinfort Homestead, and the Banbury Homestead. Examples of early use in the area include the George Johnston Mining Complex, a limestone quarry operation, as well as numerous examples of early water works.

The functioning Los Angeles Department of Water and Power Transmission Lines, constructed in 1936 to transmit Boulder Dam hydro power to the Los Angeles Basin, also are classified as a historic resource.

5.3.5 Open Space Network

The open space system has been developed by first defining the appropriate boundaries and uses for the different open space elements and ensuring that physical and/or visual access is available from appropriate portions of the development.

The unusual amount of acreage that is controlled by public and quasi-public agencies within the planning area has contributed to the unique open space network. The open space system is defined as developed parkland, natural or undeveloped open space, enhanced open space and trails. Wildlife habitat mitigation for development within the Specific Plan area may be substantial. Chaffey Regional Park, located in the Day Creek Spreading Grounds, may incorporate a nature interpretive center for the mitigation areas.

6.0 LAND USE CONCEPT

6.1 LAND USE PLAN

The overall land use concept is based on dividing the Specific Plan area into five major neighborhoods. The neighborhoods were determined by various environmental features such as topography, natural drainage paths and circulation routes. Each neighborhood has been designed around a theme based on the existing unique features in the vicinity. See Exhibit 9, the Neighborhood Theme Plan.

The DAY CREEK neighborhood theme will be influenced by the existing Etiwanda area development and the Alluvial Fan Scrub character of the Day Creek Neighborhood and adjoining Day Creek Wash area.

The UPPER ETIWANDA neighborhood is intended to be a transitional zone between alluvial fan scrub and the Foothill environment.

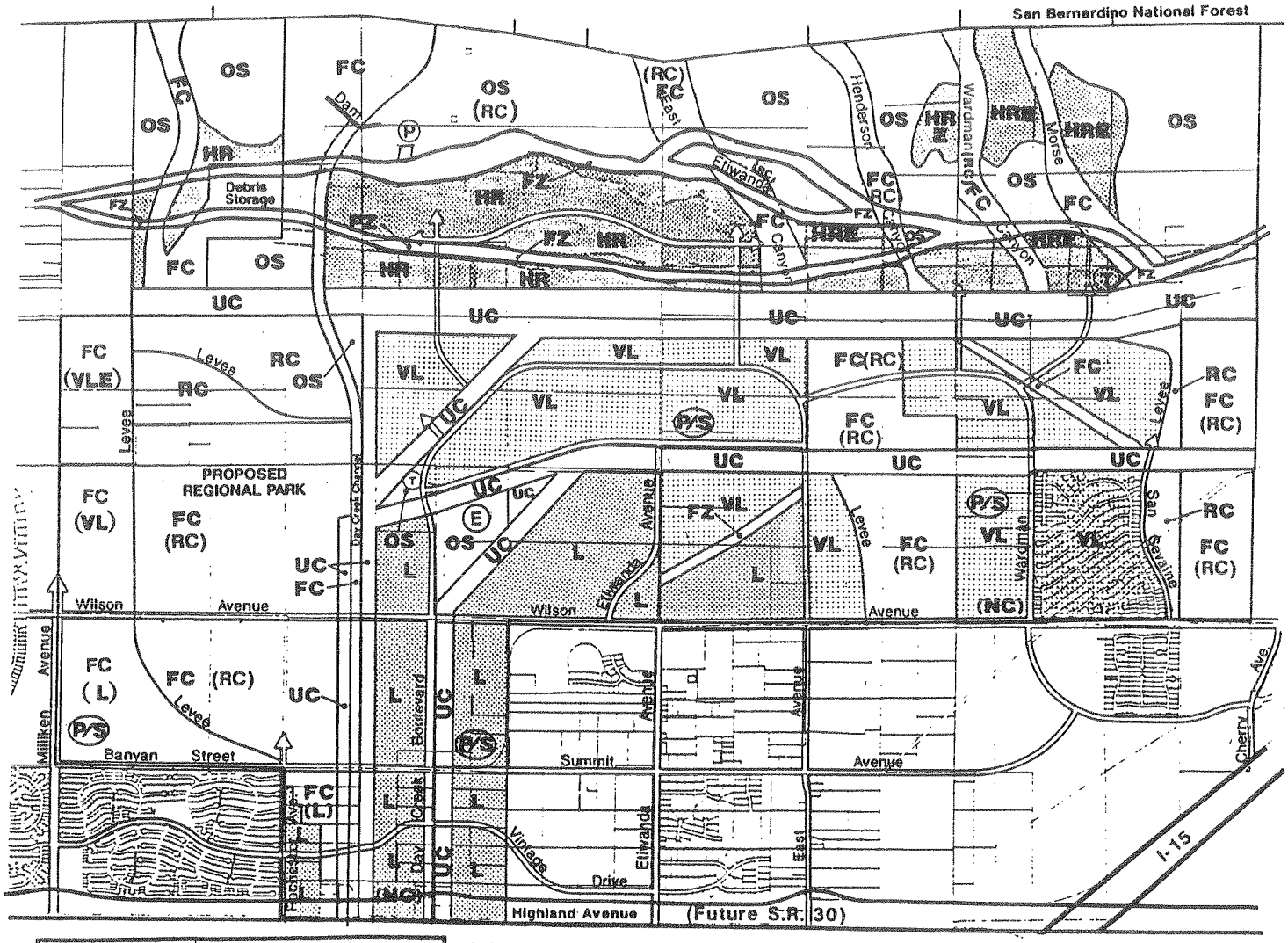
The OAKS neighborhood is intended to reflect the transition to the mountains to the north and the character of the upper Day Canyon area, with native oaks and accents of California Walnut.

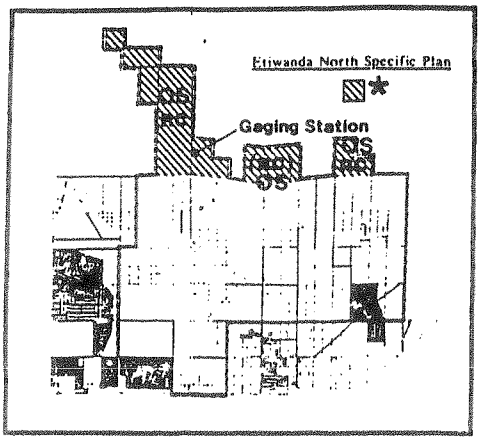
The ETIWANDA HIGHLANDS neighborhood reflects the wash environment of San Sevaine and Etiwanda Creek washes and draws upon elements found in the riparian environment of the foothills to the north.

The CHAFFEY neighborhood will be influenced by the historic open wash and alluvial fan scrub habitat areas to the west and east created by the Deer and Day Creek drainages. Characteristic plant materials include native Sycamores and Toyon shrubbery.

6.2 LAND USE CATEGORIES

The planning area has been designed as a composite, primarily of residential land uses and open space to retain the character of the area (See Exhibit 17, Land Use Plan, Section 10.2). Specifically, these land use categories consist of the following components, and are listed on Tables 1 and 2.





LEGEND

L	Low Density Residential (2-4 DU/AC)
VL	Very Low Density Residential (<2 DU/AC)
VLE	Very Low Residential Estate (1 DU/AC)
HR	Hillside Residential (<2 DU/Net Buildable Acre)
HRE	Hillside Residential Estate (<1 DU/Net Buildable Acre)
FC	Flood Control/Riparian
UC	Utility Corridor
OS	Open Space
IN	Institutional
FZ	Fault Zone
RC	Resource Conservation Area
(NC)	Neighborhood Commercial *
(L,VL,VLE,RC)	POTENTIAL FUTURE LAND USE DESIGNATION

(T) Proposed Trail Head *

(E) Proposed Equestrian Facility *

(S) Proposed School Site *

(P) Proposed Park Site *

P Existing Park Site

* NOTE:

The sites shown may not be currently owned nor is the location site specific. The depiction of a site is an indication of a projected future need that may be adjusted over time as the City and the School District develop.

* Proposed Sphere Area

LAND USE PLAN

0 1000' 2000' 4000'

EXHIBIT 10

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

TABLE 1 - ETIWANDA NORTH SPECIFIC PLAN
LAND USE STATISTICAL SUMMARY

LAND USE	ACREAGE	DWELLING UNITS	POPULATION ESTIMATE
Residential (net AC)	2,112	3,157	10,830
Major Roads*	80		
Commercial (two sites)	28		
Public Facilities	179		
School (3 elem/1 high)	(70)		
Park (5 sites)	(66)		
Equestrian (1 site)	(36)		
Institutional (1 site)	(7)		
Open Space	4,442		
Utility Corridor**	(741)		
Other Open Space	3,701		
TOTAL	**6,840**	**3,157**	**10,830**

These statistics represent City staff recommendations for land use designations in the ENSP area.

* City excludes Major Road AC from net Res AC
** Estimated AC: need refined map analysis

TABLE 2 - ETIWANDA NORTH SPECIFIC PLAN
LAND USE STATISTICAL SUMMARY BY NEIGHBORHOOD

NEIGHBORHOOD	LAND USE	ACREAGE	DWELLING UNITS	POPULATION ESTIMATE
Day Creek	Residential (net AC)	221	662	2,270
	Major Roads*	21		
	Commercial (1)	15		
	Public Facilities School (1 elem) Park (1) Institutional	21 (10) (11) (0)		
	Open Space Utility Corridor*** Other Open Space	110 (110) (0)		
	Subtotal	**388**	**662**	**2,270**
Upper Etiwanda	Residential (net AC)	657	1,208	4,143
	Major Roads*	26		
	Commercial	0		
	Public Facilities School (1 elem) Equestrian (1) Park (1) Institutional (1)	73 (10) (51) 20 (7)		
	Open Space Utility Corridor** Other Open Space	465 (232) (233)		
	Subtotal	**1,221**	**1,208**	**4,143**
The Oaks	Residential (net AC)	397	278	953
	Major Roads*	0		
	Commercial	0		
	Public Facilities School Park (1) Institutional	10 (0) (10) (0)		
	Open Space Utility Corridor** Other Open Space	603 (135) 468		
	Subtotal	**1,010**	**278**	**953**

* - City excludes Major Road AC from net Res AC
** - est. AC: need refined map analysis

TABLE 2 (CONTINUED)

NEIGHBORHOOD	LAND USE	ACREAGE	DWELLING UNITS	POPULATION ESTIMATE
Etiwanda Highlands	Residential (net AC)	801	923	3,165
	Major Roads*	11		
	Commercial (1)	13		
	Public Facilities School (1 elem) Park (1) Institutional	25 (10) (15) (0)		
	Open Space Utility Corridor** Other Open Space	1,001 189 (812)		
	Subtotal	**1,851**	**923**	**3,165**
Chaffey	Residential (net AC)	38	87	298
	Major Roads*	22		
	Commercial	0		
	Public Facilities School (1 high) Park (1) Institutional	50 (40) (10) (0)		
	Open Space Utility Corridor** Other Open Space	1,348 (76) 1,272		
	Subtotal	**1,458**	**87**	**298**
National Forest Land	Residential (net AC)	0		
	Major Roads*	0		
	Commercial	0		
	Public Facilities School (1 elem) Park (1) Institutional	0 (0) (0) (0)		
	Open Space Utility Corridor** Other Open Space	915 (0) (915)		
	Subtotal	**915**	**0**	**0**

(RC.T11)

* - City excludes Major Road AC from net Res AC
** - est. AC: need refined map analysis

6.2.1 Residential

6.2.1.1 Hillside Residential District (HR)

The Hillside Residential District permits single-family residential dwellings either on separate lots or clustered together in a buildable area along with accessory structures only. Most uses, other than residential dwellings, are deemed to be too intensive and not consistent with the General Plan. The only exception being on the upper alluvial slopes, where some conditional uses may be compatible. The maximum dwelling unit density may not exceed two units per net buildable acre (as defined by the City of Rancho Cucamonga Development Code (Development Code Section 17.18).

6.2.1.2 Hillside Residential Estate (HRE)

The Hillside Residential Estate district is intended to permit limited residential development in the more rugged hillside terrain in the northeasterly portion of the Specific Plan area. Uses other than residential dwellings are deemed too intensive within this area and not consistent with the General Plan. The maximum density shall not exceed one dwelling unit per net buildable acre (as defined by Development Code Section 17.18).

6.2.1.3 Very Low Residential District (VL)

This district is intended as an area for single family residential use with a minimum lot size of 20,000 square feet and a maximum residential density of up to two units per gross acre.

6.2.1.4 Very Low Residential Estate District (VLE)

This district is intended as an area for estate lots with a minimum lot size of one acre and a maximum density of up to one unit per gross acre.

6.2.1.5 Low Residential District (L)

This district is intended as an area for single family residential use, with a minimum lot size of 7,200 square feet and a maximum density of four units per gross acre.

In all residential categories, except HRE, additional uses may be compatible with the residential area. Such uses may include churches, day care center, park-and-ride facilities, golf course, tennis club, and other uses as outlined in Table 3, Section 10.2.

6.2.2 Commercial

6.2.2.1 Neighborhood Commercial (NC)

This district is intended to provide areas for immediate day-to-day convenience shopping and services for the residents of the immediate neighborhoods. Site development regulations and performance standards are intended to make such uses compatible to and harmonious with the character of surrounding residential or less intense land use areas. Both locations shown as (NC) on the Land Use Plan (see Exhibit 17) are provisional in nature. Proposed development within the NC district will be permitted only when substantiated by market studies. Appropriate lot consolidation will also be a key factor. The underlying residential district shall prevail until the Planning Commission determines, based on market analysis, that a NC project is desirable at one or both locations.

6.2.3 Open Space

6.2.3.1 Open Space District (OS)

The OS district is intended primarily to protect environmentally sensitive land and areas of extreme slope (over 30%). The use regulations, development standards and criteria are intended to provide low-intensity development (not to

exceed an average density of 1 dwelling unit per 40 acres) and encouragement of recreational activities and preservation of natural resources.

6.2.3.2 Flood Control - Open Space District (FC)

This district is intended to allow necessary flood control facilities including groundwater recharge basins, channels, levees, maintenance roads and bridges, diversion drains and similar facilities to protect the public health, safety and general welfare from hazards of flooding.

6.2.3.3 Utility Corridor - Open Space District (UC)

This district is intended to allow certain land uses within utility corridors which could be compatible to both the utility function which includes high voltage transmission lines, regional water transmission pipelines, and surrounding existing or proposed land uses.

6.2.3.4 Fault Zone - Open Space District (FZ)

The purpose of this district is to maintain as open space the areas where identified faults are located to protect the public from the dangers of ground rupture during a seismic event. The primary use of these areas will be trails and landscape corridors.

6.2.3.5 Resource Conservation - Open Space District (RC)

The purpose of the RC district is to preserve areas of significant native vegetation and habitat value. The habitat preservation and mitigation areas shall be preserved in an undeveloped natural state.

7.0 OPEN SPACE AND TRAILS CONCEPT

One of the primary goals in developing the Etiwanda North Specific Plan is the establishment of a comprehensive open space system (see Exhibit 10). The unique characteristics of the natural environment, including the narrow canyons and rocky peaks of the San Gabriel mountains, as well as the diverse biological and wildlife habitats found in the bog and the Etiwanda and San Sevaine Wash areas, are included in the Etiwanda North planning effort to ensure that these features become an integral part of the community.

This can be accomplished by defining appropriate uses for the various open space elements and providing visual and/or physical access to them from other portions of the development. Complete connection of the open space system, along with the provision of substantially more open space than is typical, is possible in Etiwanda North because of the unusually large amounts of acreage controlled by public and quasi-public agencies, pursuant to negotiation of joint-use agreements. In addition, open space to the north, west, and east is protected by existing National Forest and potential part and conservation lands.

The open space areas provide an abundant resource for community design, active and passive recreation, and wildlife habitat conservation. These natural areas, plus areas of landscaping and trail development as part of street rights-of-way, provide the major elements of the open space network. The open space network provides opportunities for pedestrian, equestrian, and bicycle transportation links throughout the Etiwanda North community. The open space plan components are described as developed parkland, natural or undeveloped open space, enhanced open space and trails.

7.1 DEVELOPED PARKLAND

Parks are a high community priority in the City of Rancho Cucamonga. A hierarchy of parks is included in the Etiwanda North Specific Plan. Park designations, as shown on the Land Use Plan, Exhibit 17, and the Open Space and Trails Plan, Exhibit 10, are not site-specific, and are shown to indicate the general location of parks within a neighborhood area. Improved park sites will be required as a condition of development. Park development shall be to the specifications of the City of Rancho Cucamonga Community Services and Community Development Department.

7.1.1 Regional Park

The purpose of the regional park is to provide unique recreational opportunities for the West Valley area of San Bernardino County.

An opportunity exists to establish a regional park in conjunction with the 200-acre wildlife habitat preservation and mitigation area within the Day Creek Spreading Grounds. Historically, a regional park has been identified in the vicinity of the Day Creek Spreading Grounds as Chaffey Regional Park.

The primary purpose of Chaffey Regional Park within the Plan area will be passive recreation compatible with the habitat preservation requirement for the area. Trails are a compatible use and shall be permitted. Active recreation is not permitted within a mitigation area. However, an area adjoining the habitat mitigation area could be established for compatible, but more intensive uses, including picnic facilities, day-use playing fields, equestrian trailer-in facilities, restrooms, and parking.

Development of a County Regional Park would require County sponsorship.

7.1.2 Equestrian Center

An opportunity for a minimum 25-acre equestrian center exists adjoining the Day Creek neighborhood on 55 acres of Southern California Edison surplus land. The site has excellent access to the community and regional trail system planned within the utility corridors. The same utility corridors also provide a boundary for the site on the north and south. Day Creek Boulevard provides the western boundary and Cucamonga County Water District's Royer-Nesbitt Water Treatment Plant provides a buffer to the east of the site.

The provision of a community equestrian center is in addition to the park requirements. The purpose of the equestrian center is to provide boarding facilities in-lieu of equestrian-size lots in order to be consistent with the policies and objectives of the Equestrian Overlay District of the General Plan. Since the equestrian center is mitigation in-lieu of equestrian lots within the Specific Plan, no park credit shall be awarded for the center.

An equestrian center shall include but not be limited to the following:

- a minimum 25-acre site
- boarding and day use facilities
- a buffer between equestrian use and residential development
- a buffer between equestrian use and other active sport uses
- access to community and regional trail facilities.

Contribution toward the acquisition and development of the equestrian center shall be a condition of development for all tracts which have a minimum lot size of less than 20,000 square feet which are within the General Plan Equestrian Overlay District. Maintenance shall be supported by use fees.

It is expected that the facility will be operated through a lease arrangement. Acquisition and development of the equestrian center shall be consistent with the Etiwanda North Specific Plan Infrastructure Phasing Plan (Appendix D).

7.1.3 Neighborhood Parks

The neighborhood park needs for the Specific Plan area are discussed in Section 9.9. However, potential neighborhood park facilities are

described in this section as they relate to the Open Space Plan.

A minimum of five neighborhood parks shall be provided within the Etiwanda North Specific Plan area. The purpose of a neighborhood park is to provide "walk to" recreation facilities serving a one-mile radius and shall be centrally located within each neighborhood.

At least one neighborhood park shall be located in each of the five Etiwanda North neighborhoods. Consistent with the City's General Plan goal, neighborhood parks shall equal 5 acres per thousand population:

Day Creek - minimum five acre unencumbered site, 11 acres total required.

Upper Etiwanda - minimum five acre unencumbered site, 20 acres total required.

The Oaks - minimum 9.4 acre knoll site.

Etiwanda Highlands - minimum five acre unencumbered site, 15 acres total required.

Chaffey - minimum 10 acre unencumbered site (includes 5 acres for the Caryn Planned Community park development).

Where feasible, a neighborhood park shall be located adjacent to a school site and joint use facilities shall be encouraged. However, each facility shall be of adequate size to be a stand-alone facility.

Neighborhood trails and paseos shall be located within adjoining developments to provide internal access to the park sites and Community trails. Also, internal paseos shall be encouraged to provide open space that is accessible to the public.

A neighborhood park includes such facilities as: restrooms; tot lot; picnic areas; baseball/softball, football and soccer fields; and basketball, volleyball, and tennis courts. Park design and the type and number of facilities shall be subject to the review of the Park and Recreation Commission. Lighted playing fields shall not be permitted above the double utility corridor nor adjoining any resource conservation area or wildlife corridor and shall be discouraged throughout the plan area.

7.2 UNDEVELOPED OPEN SPACE

Open space is the most prominent feature of the Etiwanda North area. Open space is expected to remain a prominent feature even after urban development occurs, because of the proximity of the San Bernardino National Forest which forms the northern boundary of the area, large areas of steep, unstable slopes in the hillside area, numerous riparian corridors, groundwater recharge spreading grounds, seismic easements, utility corridors, and wildlife habitat preservation areas.

In addition, undeveloped open space is necessary to preserve the watersheds of Day, Etiwanda and San Sevaine Creeks, and the riparian corridors of the Henderson, Wardman and Morse tributary creeks. The existing spreading grounds for the Day, Etiwanda and San Sevaine Creeks is an important source of water for Cucamonga County Water District (CCWD). The Day Creek Spreading Grounds may also be suitable for the development of a County Regional Park (see Section 7.1.1).

Upper Day Creek Canyon and Upper Etiwanda Canyon also supports significant riparian habitat. Access to these areas will be via a developed trail to the CCWD diversion structures, with informal access only above that point.

Also intended for preservation is the bog which features vegetation which is distinct from the surrounding area, and supports wildlife that would otherwise not survive on the adjacent slopes. The recharge area north of the bog must also be protected to ensure long-term preservation of this distinct feature. Access may be restricted as to

number and time of year. The area north of the southern boundary of the northern branch of the Cucamonga Fault is not recommended for development in order to protect the bog and adjoining stands of alluvial fan scrub habitat, as well as significant riparian woodlands.

7.2.1 Enhanced Open Space

The Enhanced Open Space concept shall be used in areas where a transition zone is necessary between developed and natural open space. This concept may also be utilized in areas where revegetation, slope stabilization or fuel modification for fire protection is required. The landscaping in these areas shall utilize native trees, shrubs and ground covers having fire retardant qualities for revegetation of disturbed natural areas as well as to develop transition zones between urban development and natural open space.

7.3 TRAILS

Trails provide links among all elements of the Etiwanda North open space system, as well as the residential areas and the community. The trails (see Exhibit 10) for hiking, bicycling, and equestrian uses connect the regional trail system to the community and local trails provided through each neighborhood. The regional trail system is designated by the City of Rancho Cucamonga General Plan and County Regional Master Plan. The community level trails provide access to various features of the community, including parks, schools and community centers.

Safety, ambiance, destinations, and recreation were considered in the trail system for Etiwanda North. Most of the trails have been established as loops of different lengths, allowing the user to return to the point of origin. Trails also connect major and minor community features and provide access beyond the immediate community area.

A hierarchy of trails has been established consistent with the City of Rancho Cucamonga trail plan and guidelines. The community trail is typically a dedicated right-of-way, 20 feet in width, maintained by the City. The local feeder

trails and local paseos provide circulation through individual subdivisions providing general access to the community trail. The local equestrian trails are typically dedicated easements that are maintained by the homeowner. The local paseos are dedications that are maintained by the City.

7.3.1 Regional Trails

Regional trails compatible with the County of San Bernardino regional trail system shall be dedicated as a condition of development. Regional trails are multi-purpose pedestrian, equestrian, and bicycle trails and may be located on utility service roads, including the Front Line Fire Road; utility corridors; and San Bernardino County Flood Control District service roads.

7.3.2 Community Trails

Community trails shall also be constructed and maintained as a condition of development. The community trail network shall provide links between local and regional trails, school parks, open space, commercial areas, and neighborhoods. Where feasible, Community trails shall be located adjacent to open space areas, as well as along special streets such as Wilson Avenue (24th Street).

7.3.3 Local Trails and Paseos

The local equestrian trails shall be constructed as a condition of development within the Very Low and Hillside Residential District planning areas where the minimum lot size is 20,000 square feet. The purpose of local trails is to provide safe equestrian access to the community and regional trails.

The local paseos shall be provided within all development where lots are less than 20,000 square feet in size. The paseos are intended to provide pedestrian access to the community and regional multi-use trail system.

7.3.4 Bicycle Trails

Three levels of bicycle trails are provided within Etiwanda North and are reflected on the Open Space and Trails Plan and the Typical Street Sections with the Circulation Plan (see Exhibit 12, Section 8.1). The Class I Bike Path is fully separated from automobiles either in the parkway or, in some instances, within utility or flood control corridors.

The Class II Bike Lane is striped on the roadway to provide a separate lane for bicycles. The Class II Bike Lane is appropriate on streets of moderate traffic flow and sufficient width to accommodate a 5-foot wide lane. A Class III Bike Route is only a signed bike trail, with no separation between bicycles and automobiles.

Most of the Class I Bike Paths follow major roadways, and will typically consist of special paved and landscaped bicycle trails set apart from the street, or through and along the edges of open space/park areas. Bike stands will be provided, convenient to public buildings, shopping areas and parks.

7.3.5 Walking/Hiking Trails

Walkers are the most flexible in their trail requirements -- almost any grade or any surface from finished concrete to cross-country is acceptable. For these reasons, walking/hiking can be combined successfully with equestrian use on unpaved, natural area trails and with bicycle use on off-street paved surfaces.

Walking trails are intended to provide an easily accessible natural trail for walkers and joggers, with the possibility of developing a par course on one. The community sidewalk system and shared use of some bicycle and equestrian trails will provide the necessary access throughout all neighborhoods to their local parks, schools, and services.

Shade from trees and large shrubs will be provided along major streets and wherever feasible in natural areas. Seating areas should be provided where appropriate.

7.3.6 **Trail Head**

At least one trail head with easy access to major roads and bicycle and equestrian trails should be provided. A second trail head is desirable.

The trail head should provide restroom facilities or have access to nearby public restrooms. In addition, it would be desirable to include hitching posts, water troughs, bicycle stands, benches, drinking fountains, and shade structures.

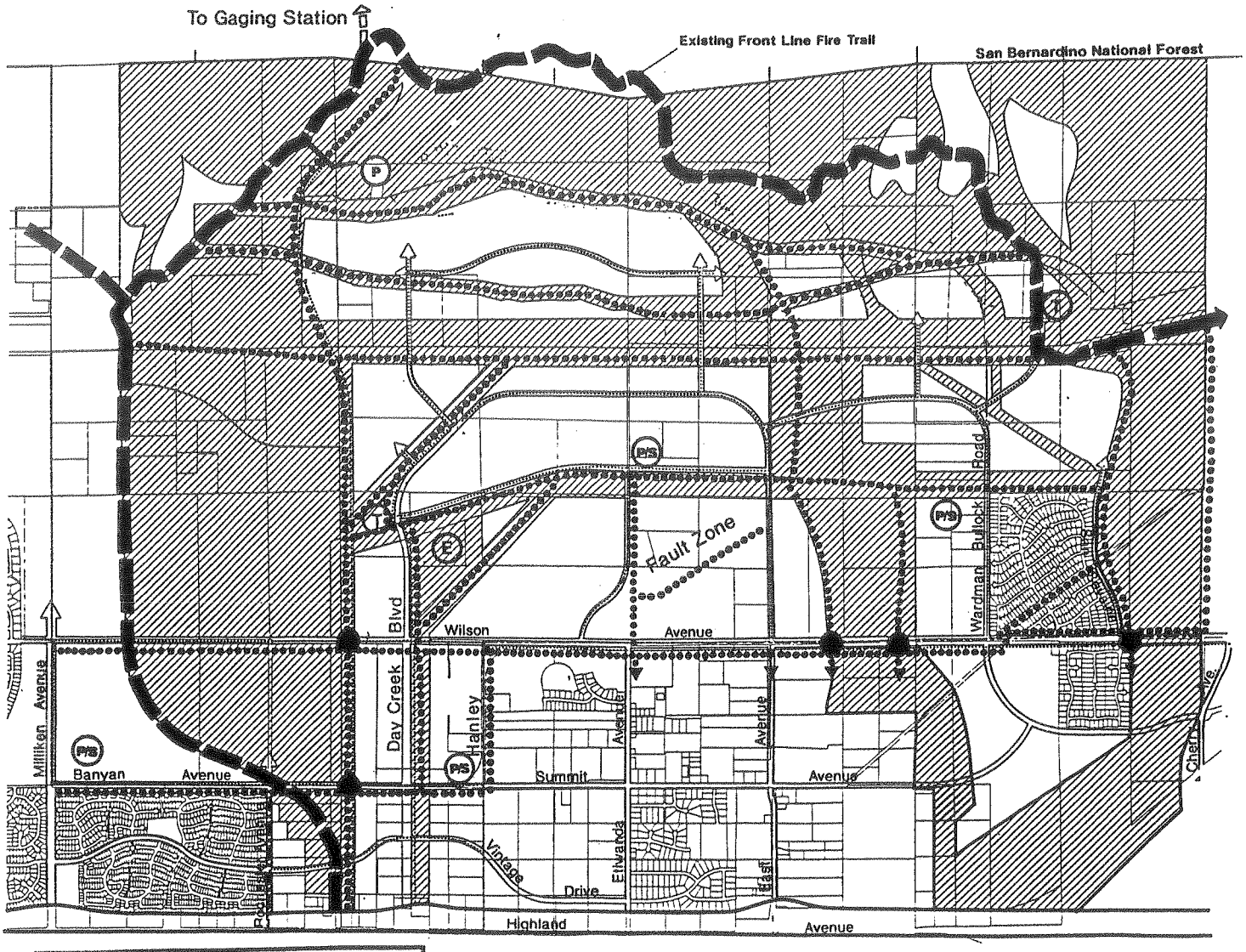
A site bounded by SCE utility corridors and adjacent to the Day Canyon Flood Control area provides a potential trail head location. A site north of the LADWP utility corridor and east of Wardman Bullock Road is also desirable. (See Open Space/Trail Plan, Exhibit 10).

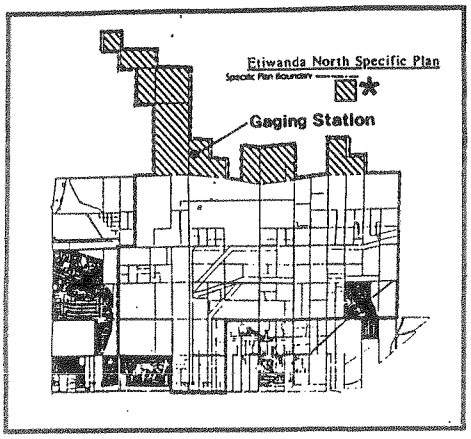
7.3.7 **Trail Development Requirements**

City of Rancho Cucamonga Trail Development Standards are incorporated into this Specific Plan by reference.

It should be noted that trail crossings shall be located at street intersections, with a preference for controlled intersection crossings.

Permission in writing shall be required as a condition of development for improvement and/or use of utility easements, Flood Control District roads and/or property for park and trail development. Special consideration shall be given for the development of trail crossings of Wilson Avenue at the San Sevaine and Etiwanda Creeks. Ramped access under the bridge along the Flood Control dike is desirable.





LEGEND

- Open Space
- Regional Trail
- Community Equestrian Trail
- Recommended Underpass
- Bicycle Lane (In Pavement - Class II)
- Bicycle Path (In Parkway - Class I)
- Trail Head (See NOTE below.)
- Park/School

NOTE: The sites shown may not be currently owned nor is the location site specific. The depiction of a site is an indication of a projected future need that may be adjusted over time as the City and the School District develop.

* Proposed Sphere Area

OPEN SPACE AND TRAILS PLAN

EXHIBIT 11

0 1000' 2000' 4000'

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

8.0 CIRCULATION CONCEPT

This section addresses vehicular access and circulation. The Circulation Plan, Exhibit 11, illustrates alignment of all major and secondary arterials and collector streets. Austin-Foust Associates has prepared a detailed traffic study for the Specific Plan and the surrounding area. A copy of the Traffic Study can be found in the Appendix of the EIR.

The primary conclusions from the Traffic Study relative to the Etiwanda North Specific Plan are as follows:

- Of major importance to the Specific Plan area is the planned construction of the SR-30 freeway, which will be located just north of Highland Avenue. The timing of the freeway is of significance to east-west traffic flow due to the limited existing capacity on Highland Avenue (two lanes). The construction of SR-30 through Rancho Cucamonga is assumed to be complete under buildout conditions of the Specific Plan (year 2010). The design of the freeway will include interchanges at either one-mile or two-mile intervals through the City. If one-mile spacing is utilized, interchanges within the Specific Plan area are anticipated at Milliken Avenue, Day Creek Boulevard, and East Avenue. If the two-mile spacing is utilized, the only area interchange will be provided at Day Creek Boulevard. The Traffic Study analyzes the most likely scenario at this writing: interchanges at Milliken Avenue and Day Creek Boulevard, with the East Avenue interchange deferred until after 2010.

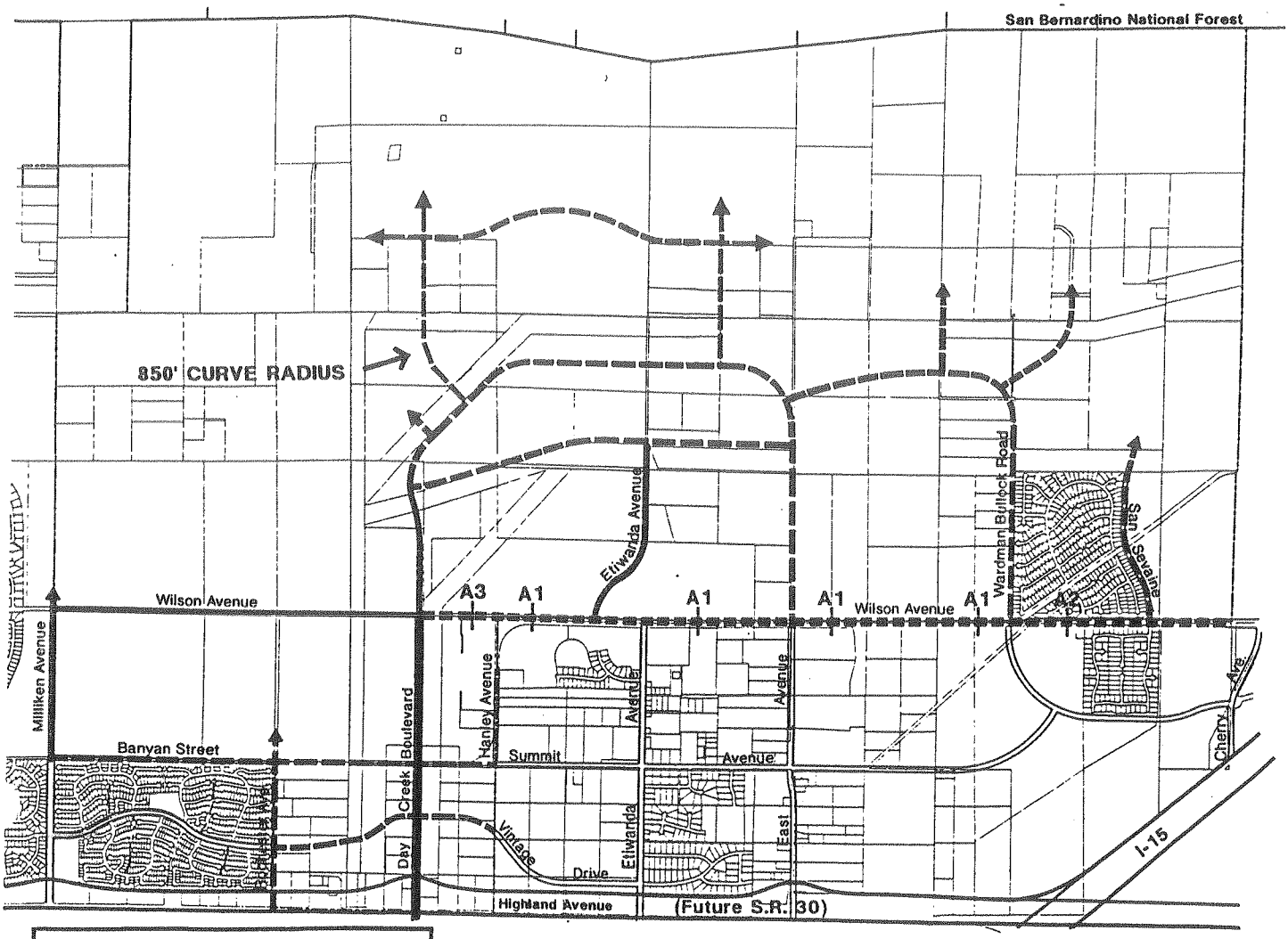
- Day Creek Boulevard will sustain the greatest traffic impact. Immediately north of SR-30, Day Creek Boulevard is projected to carry around 31,000 Average Daily Trips (ADT) at project buildout, compared to 13,000 under "no project" conditions. South of SR-30, the project is responsible for 9000 of the total trips in the year 2010.

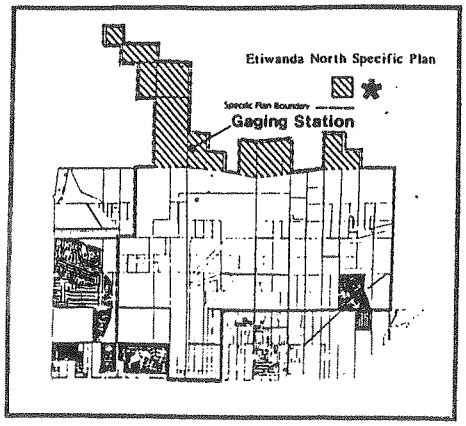
- Access to the existing Devore (I-15) Freeway is provided at the eastern boundary of the study area by Cherry Avenue now and potentially by Wilson Avenue in the future.

- The combined projection of 22,000 ADT on the new east-west facilities will require six lanes crossing Day Creek Channel. If for any reason only

one crossing is available at build-out, a four-lane facility or two two-lane) could handle the traffic, but Day Creek Boulevard would be further impacted by as much as 10,000 ADT.

- The primary on-site mitigation measures that must be constructed or funded by development within the Specific Plan area include the extension of Wilson Avenue (across the Day Creek Wash) and Milliken Avenue (northerly) to reduce volumes on Highland Avenue; the provision of at least one east-west facility in addition to, and two in advance of, Wilson Avenue (Banyan Avenue and Vintage Drive); and the completion of Wilson Avenue between Day Creek Boulevard and the east City limits. Additional off-site mitigation measures include the extension of Day Creek Boulevard to Base Line Road, East Avenue to Highland Avenue, and Cherry Avenue to I-15, as well as miscellaneous intersection improvements throughout the City.





LEGEND

Major Divided Arterial
- Day Creek Boulevard

Special Divided Secondary Arterial
- Wilson Avenue (east of Day Creek Blvd.)

Secondary Arterial
- Wilson Avenue
- Etiwanda Avenue
- Milliken Avenue
- Upper Day Creek Boulevard
- Cherry Avenue

Collector
- Banyan Street
- Rochester Avenue
- Vintage Drive
- Wardman Bullock Road
- Summit Avenue
- East Avenue
- San Sevaine
- Other Loop Streets

A1 Typical Section

*Proposed Sphere Area

CIRCULATION PLAN

0 1000' 2000' 4000'

EXHIBIT 12

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

8.1 CIRCULATION IMPROVEMENTS

Significant increases in vehicular traffic will occur with the development of the Etiwanda North area. To accommodate future traffic projections, the following specific improvements are recommended. The Circulation Plan is shown on Exhibit 11 and the typical sections illustrating each street-classification type are shown on Exhibits 12-A through F.

8.1.1 Wilson Avenue

(Day Creek Boulevard to east City limit) to be constructed as a Special Divided Secondary Arterial Street.

(Milliken Avenue to Day Creek Boulevard) to be constructed as a Secondary Arterial Street.

8.1.2 Day Creek Boulevard

(Wilson Avenue to SR-30) to be constructed as a Major Divided Arterial Street. Upper Day Creek Boulevard (Wilson Avenue to Lower Crest Collector) to be constructed as a Secondary Arterial Street.

8.1.3 Banyan Street

(Rochester to 4,000 feet east of Rochester) to be constructed as a Collector Street.

8.1.4 Vintage Drive

(Rochester to 4,000 feet east of Rochester) to be constructed as a Collector Street.

8.1.5 Milliken Avenue

(Wilson Avenue to Banyan Street) to be constructed as a Secondary Arterial Street.

8.1.6 Etiwanda Avenue

(North of Wilson Avenue) has already received tentative tract approvals as a Secondary Arterial Street, although downsizing may be feasible with further development if future traffic studies warrant.

8.1.7 East Avenue

(Wilson Avenue to Highland Avenue, off-site) to be constructed as a Secondary Arterial Street. East Avenue north of Wilson Avenue will be constructed as a Collector Street.

8.1.8 Other Collector Streets as Shown on Exhibit 11

Sufficient internal circulation shall be provided to permit two means of access to all portions of the developed area.

8.1.9 Off-Site and Regional Street Improvements

A number of off-site street improvements that are of key importance to the City circulation system will also be included as mitigation measures, as outlined in the Austin-Faust Traffic Study (Appendix Item No. 6). The off-site mitigation measures involve contribution to regional improvements such as SR-30 and portions of the City's backbone street system. An explanation of the City's backbone system, as well as a description of all off-site mitigation measures is included within the Traffic Study.

8.2 CIRCULATION AND ACCESS POLICIES

In order to ensure the effectiveness and capacity of the circulation plan, it is necessary to establish and enforce specific policies.

8.2.1 Policies Intended for the Protection of the Etiwanda Area

The policies which are consistent with the Etiwanda Specific Plan are as follows:

- 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.

- 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.

- Discourage through-traffic within residential areas.

8.2.2 Other Pertinent Access and Design Policies

- Driveway Policies have been established by the City's Engineering Division.

- Street Design Policy has been established by the City's Engineering Division.

- Median island breaks and left-turn access should be limited to approximately quarter-mile spacings on Major Divided Arterial Streets.

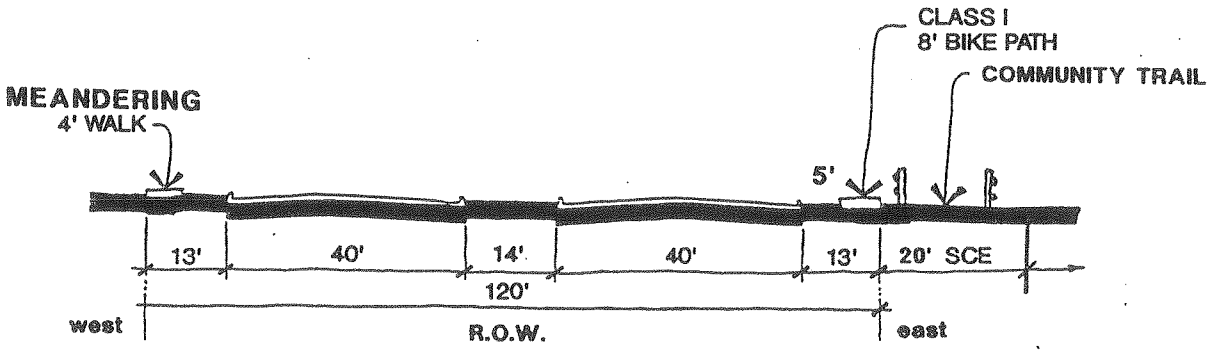
- For safety and efficiency, side friction along Major Arterial Streets should be minimized. Therefore, on-street parking should be prohibited, median obstructions should be minimized, and left-turn movements and access to driveways should be confined to designated locations.

- Intersection Line of Sight Design Policy has been established by the City's Engineering Division.

- Additional street design criteria may be required by the Rancho Cucamonga Fire Protection District (see Appendix E).

MAJOR DIVIDED ARTERIAL STREET

- DAY CREEK BLVD.



STREET SECTIONS

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

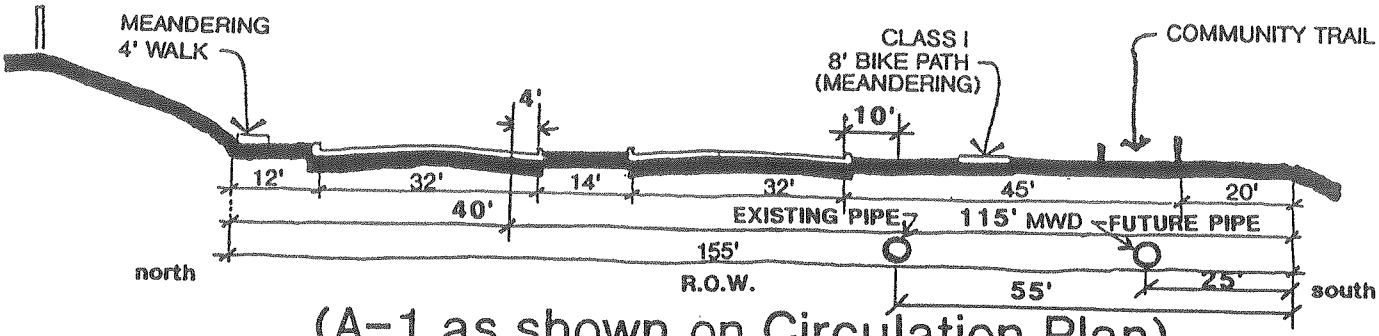
EXHIBIT 13(A)

Etiwanda North Specific Plan

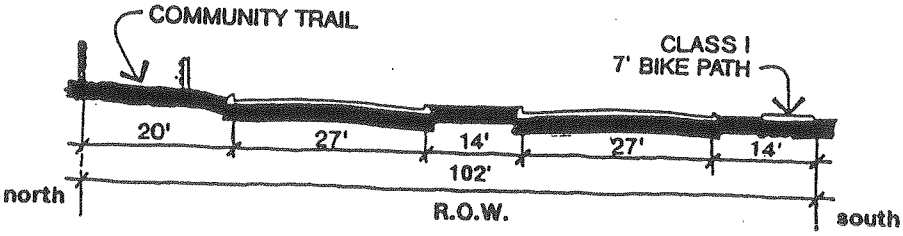
City of Rancho Cucamonga

SPECIAL DIVIDED SECONDARY ARTERIAL STREETS

- WILSON AVENUE (east of Day Creek Blvd.)



(A-1 as shown on Circulation Plan)



(A-2 as shown on Circulation Plan)

STREET SECTIONS

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

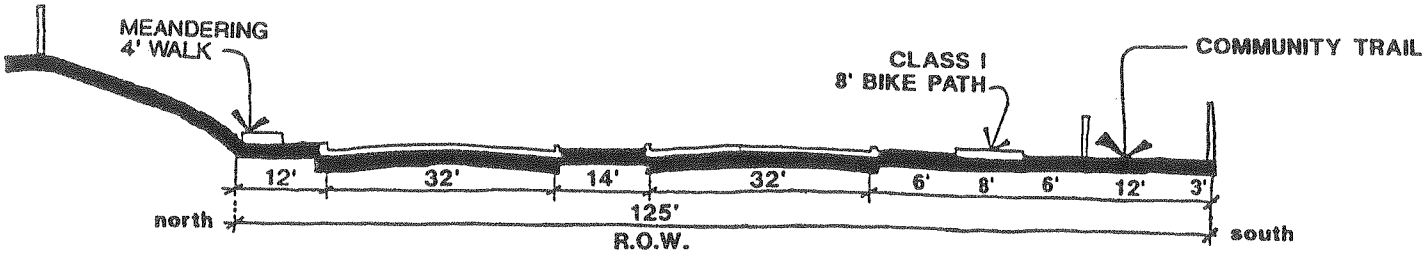
EXHIBIT 13(B)

Etiwanda North Specific Plan

City of Rancho Cucamonga

SPECIAL DIVIDED SECONDARY ARTERIAL STREET

- WILSON AVENUE (east of Day Creek Blvd.)



(A-3 as shown on Circulation Plan)

STREET SECTIONS

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

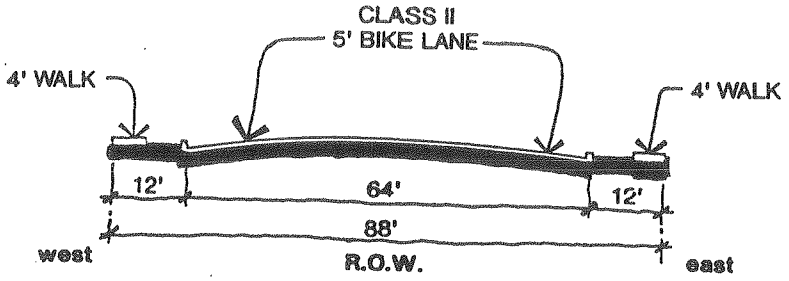
EXHIBIT 13(C)

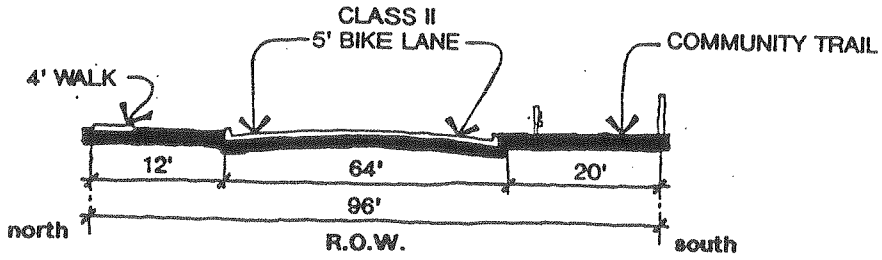
Etiwanda Nort.
Specific Plan

City of

SECONDARY ARTERIAL STREETS

- **WILSON AVENUE**
  (West of Day Creek Blvd.)
- **DAY CREEK**
  (North of Wilson Ave.)
- **MILLIKEN AVENUE**
  (Banyan St. to Wilson Ave.)
- **ETIWANDA AVENUE**
  (North of Wilson Ave.)





(with Community Trail)

STREET SECTIONS

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

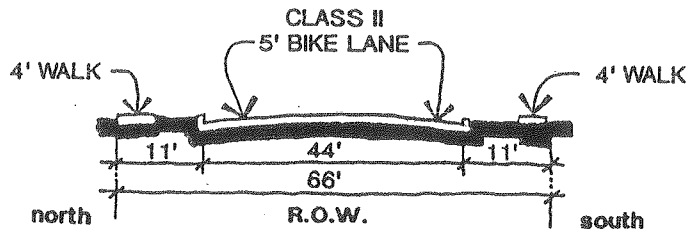
EXHIBIT 13(D)

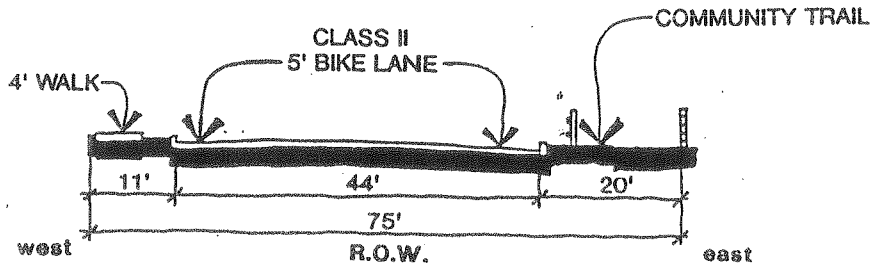
Etiwanda North Specific Plan

City of Rancho Cucamonga

COLLECTOR STREETS

- BANYAN STREET
- SAN SEVAINE DRIVE
- SUMMIT AVENUE
- ROCHESTER AVENUE
- EAST AVENUE
  (North of Wilson Ave.)
- VINTAGE DRIVE
- WARDMAN–BULLOCK ROAD
  (North of Wilson Avenue)
- OTHER COLLECTORS





(with Community Trail)

STREET SECTIONS

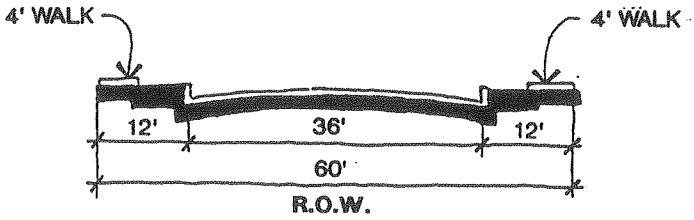
NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

EXHIBIT (E)

Etiwanda Nor
Specific Plan

City of

LOCAL STREETS



STREET SECTIONS

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

EXHIBIT 13 (F)

Etiwanda North Specific Plan

City of Rancho Cucamonga

9.0 INFRASTRUCTURE/PUBLIC SERVICES CONCEPT

An Infrastructure Phasing Plan shall be prepared to guide the orderly implementation of this plan. A discussion of the Phasing Plan, implementation philosophy, and implementation strategies can be found in Part V, Implementation.

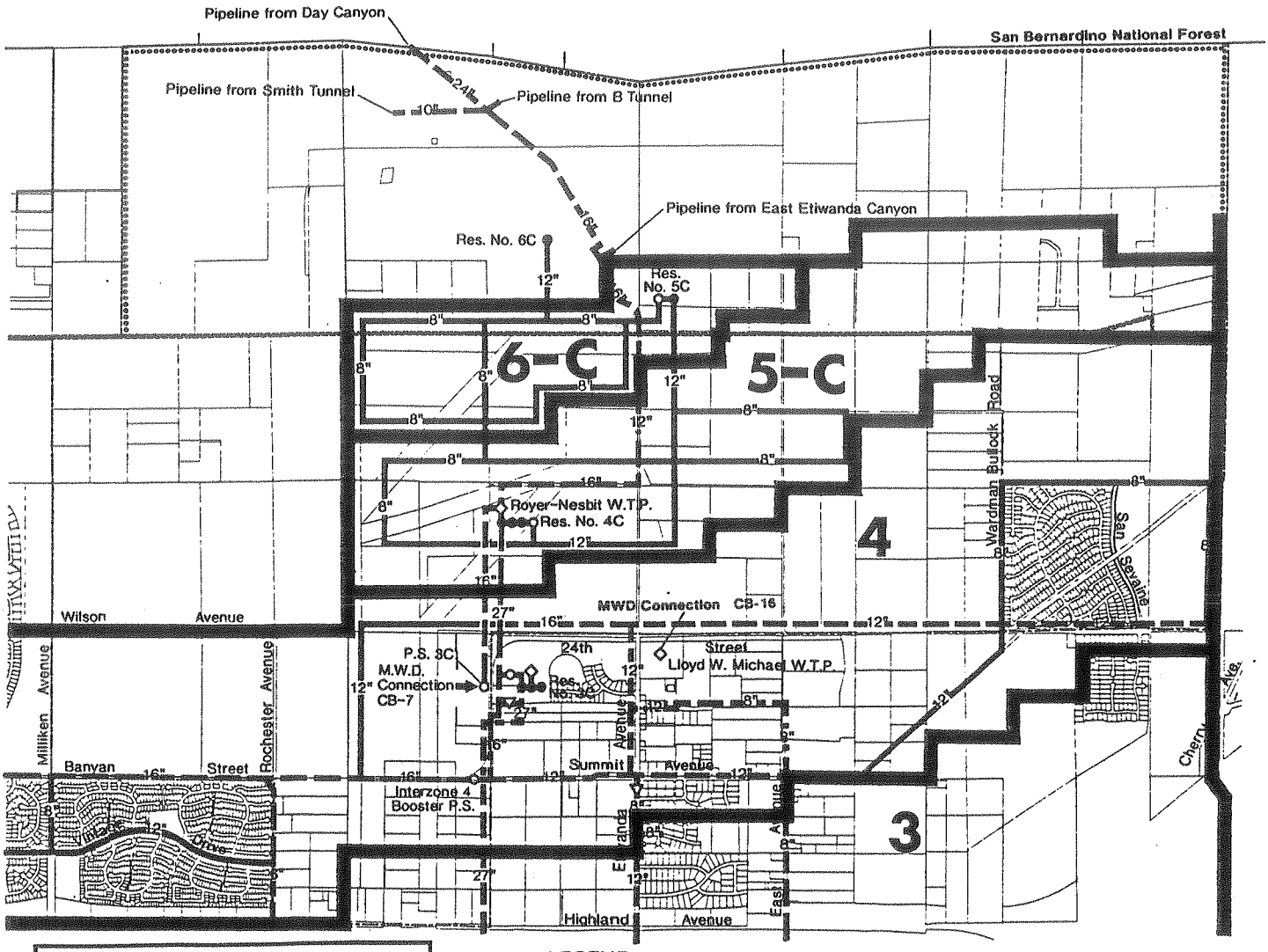
9.1 WATER

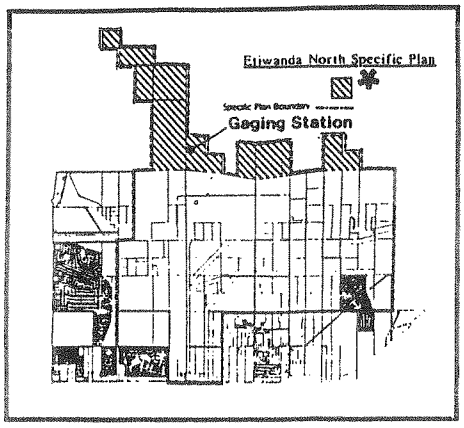
Water service for the Specific Plan area will be provided by the Cucamonga County Water District (CCWD). The District does not presently have existing facilities sufficient to service the area. The current District Master Plan, however, anticipates the type and size of facilities that will be required to accommodate development within the Specific Plan area.

The District presently receives water supplies from wells in East Etiwanda Canyon, Day Canyon, and from Chino Basin Municipal Water District (CBMWD) a member agency of the Metropolitan Water District (MWD). All canyon water collected is sent through the Royer-Nesbitt Water Treatment Plant before being distributed throughout the water system. The District recently constructed the Lloyd W. Michael Water Treatment Plant, which will also treat water obtained from the MWD's pipeline. These facilities are shown on Exhibit 13, Water Master Plan. This Exhibit is based upon the CCWD Master plan prepared in June of 1987.

Properties north of the Los Angeles Department of Water and Power (LADWP) corridor will require annexation to the district along with the formation of additional pressure zones. The Master Plan does not address facilities required to serve properties north of the LADWP corridor. Annexation to the CCWD District and creation of a master plan shall occur as a condition of development.

The area above the upper power lines is also outside the CBMWD service boundary. Prior to development the area must be annexed to CBMWD and the MWD under regulation of MWD.





LEGEND

- Proposed CCWD Boundary
- Existing CCWD Boundary
- 12" Pipeline and Diameter
- Reservoir
- Metropolitan Water District (M.W.D.) Connection
- Booster Pump Station
- Water Treatment Plant (W.T.P.)
- Pressure Regulator Station
- Pressure Zone Boundary
- 4 Pressure Zone Number
- Existing Pipeline

Source: Cucamonga County Water District (CCWD) Master Plan June 1987

* Proposed Sphere Area

WATER MASTER PLAN

0 1000' 2000' 4000'

EXHIBIT 14

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

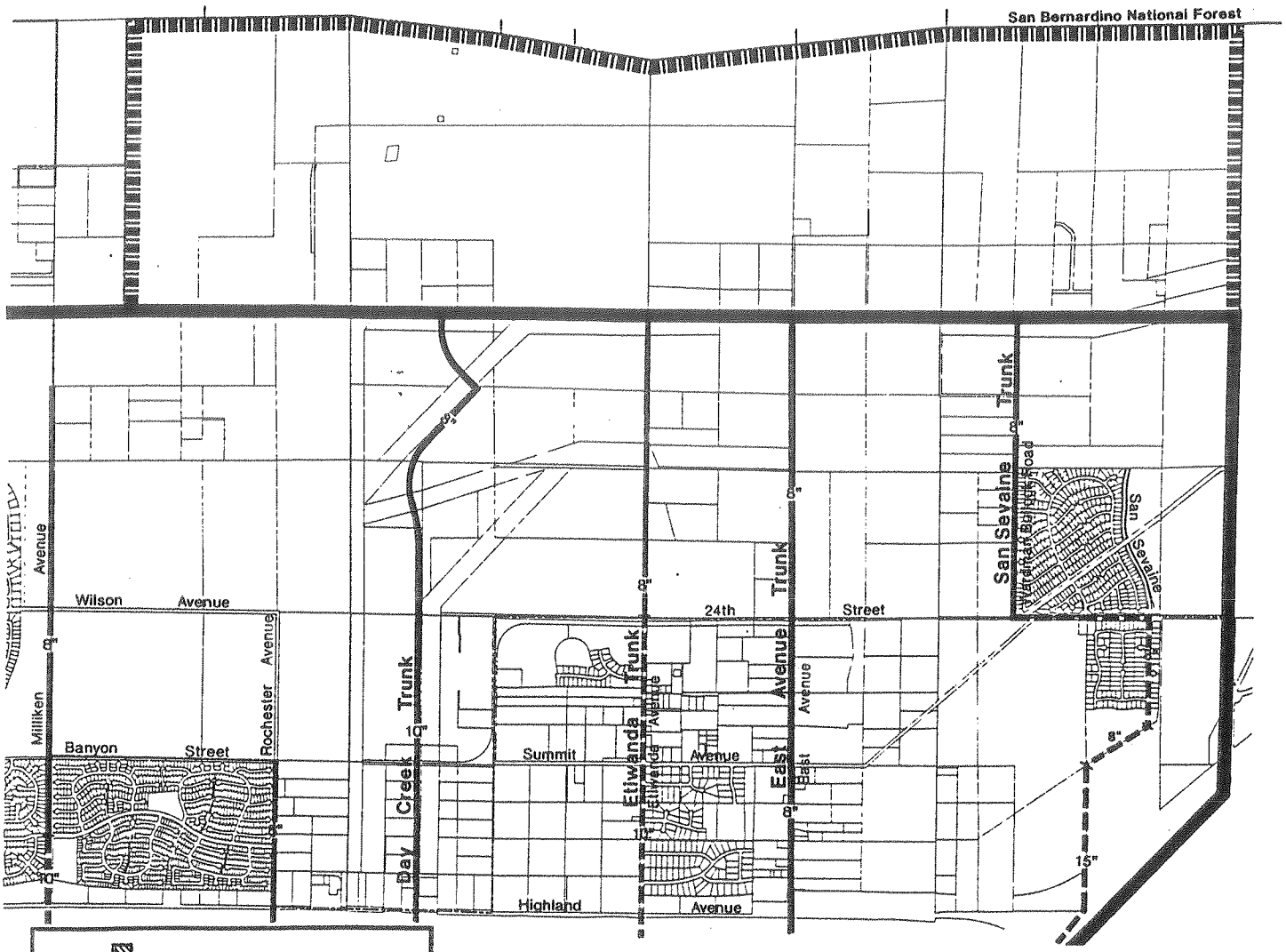
9.2 SEWER

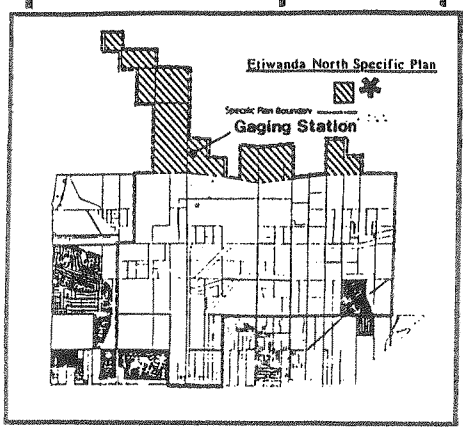
Sewer service for the Etiwanda North Specific Plan area will also be provided by the CCWD. The District does not have existing facilities which are adequate to serve the area. The District has developed a Master Plan, however, which indicates the type and size of facilities that will be needed in order to support development in the area.

At present, District trunk lines extend to Wilson Avenue along Etiwanda Avenue and in the vicinity of Wardman-Bullock Road. A wastewater treatment plant is currently under design by the CBMWD. This facility will be constructed approximately five (5) miles south of the project area and will serve as the primary treatment plant for the area. The new treatment plant will have approximately 28 million gallons per day treatment capacity. This will provide adequate capacity for the development anticipated by the Specific Plan.

This facility is scheduled for completion in 1994, with full capacity planned for the year 2007. The CCWD Master Plan shows four major-trunk sewers occurring within the Specific Plan area. These run generally in a north-south direction and range between 8 to 12 inches in size. These are identified as the Day Creek, Etiwanda, East Avenue and San Sevaine Trunks on the Sewer Master Plan, as shown in Exhibit 14.

The area north of the upper power lines is outside the CCWD service boundary and must be annexed to the District and master planned prior to development, or applicants for development shall apply for extra-territorial service through CCWD and CBMWD.





LEGEND

- Present CCWD Boundary
- 10" Pipeline and Diameter
- 10" Existing Pipeline
- Proposed District Annexation Area

Source: Cucamonga County Water District (CCWD) Master Plan June 1987

✱ Proposed Sphere Area

SEWER MASTER PLAN

0 1000' 2000' 4000'

EXHIBIT 15

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

9.3 SOLID WASTE

Collection and disposal of solid waste is provided by privately owned companies. Solid waste is transported to a disposal site on Milliken Avenue near Mission Boulevard in the City of Ontario. This landfill is a Class III facility owned and operated by San Bernardino County Solid Waste Management District.

Of the 196 acres at this site, 110 acres are currently in use for landfill purposes. If the entire site is fully utilized, the estimated life expectancy of the facility is to the year 2005.

The City is preparing a solid waste management program, including a waste minimization component, through such mechanisms as mandatory refuse pickup and curbside recycling.

9.4 HAZARDOUS WASTE

The City, in conjunction with the County Department of Health Services participates in a hazardous waste management and minimization program. A household hazardous waste collection service is operated in the City by the Rancho Cucamonga Fire Protection District at the fire station located at 12158 Base Line Road. Unused household cleaning fluids, motor oil, pesticides, paint, thinner, and similar products are accepted on Saturdays from 10:00 a.m. to 2:00 p.m.

9.5 FIRE PROTECTION

Fire protection in and around the Etiwanda North planning area is a key component to providing community safety. The Fire Protection Study prepared for the Etiwanda North Specific Plan, dated January 1990, is in Appendix E. The study describes the appropriate steps to protect the structures in the project from a wildland fire, and to protect the surrounding wildlands from fires starting within the project.

A Community Facilities District (CFD) has been set up with the Rancho Cucamonga Fire Protection District (RCFPD) to provide additional facilities and services for the plan area. Included in the provisions of the CFD is a fire station to be located in the vicinity of Wilson and East Avenues.

A significant wildland fire threat exists in and adjacent to those planning areas above the double utility corridor. This area is designated "high fire hazard" by the City of Rancho Cucamonga General Plan and the RCFPD. Special fire safety mitigation techniques are recommended for various vegetation areas and structures within or exposed to this area. Project level fire management plans shall be required as a condition of development.

A summary of the policies necessary to provide fire protection to the "high fire hazard" area includes:

- The San Sevaine, Bullock and Grapevine Canyons were most recently effected by the 1988 Texas Canyon Fire. This area will be considered a "low intensity fire risk" until the year 2000. Development within the Etiwanda Highlands neighborhood should strive to maintain a young age class fuel bed (chaparral under 20 years).

- Maintaining a fuel management plan on the east-west transmission corridor is key to limiting the impact of a wildland fire in the southern portion of the project.

- The Day and Deer Canyon areas currently have a high-fire risk factor due to existing vegetation and the rugged terrain. This area will be of major concern from both fire safety and the fire-flood cycle dangers.

- A full service helipad (minimum 50-foot diameter), complete with a low-profile hydrant and pad lighting, would be beneficial in holding a wildland fire to its initial size. The helipad should be located on or near the Day Canyon Forest Service Station site. The helipad must be approved by the Forest Service, RCFPD, the State and Federal Departments of Transportation and the Federal Aviation Administration.

- Response time for the first arriving fire engine should be kept to under eight minutes in an attempt to keep wildland fires from expanding beyond their initial size.

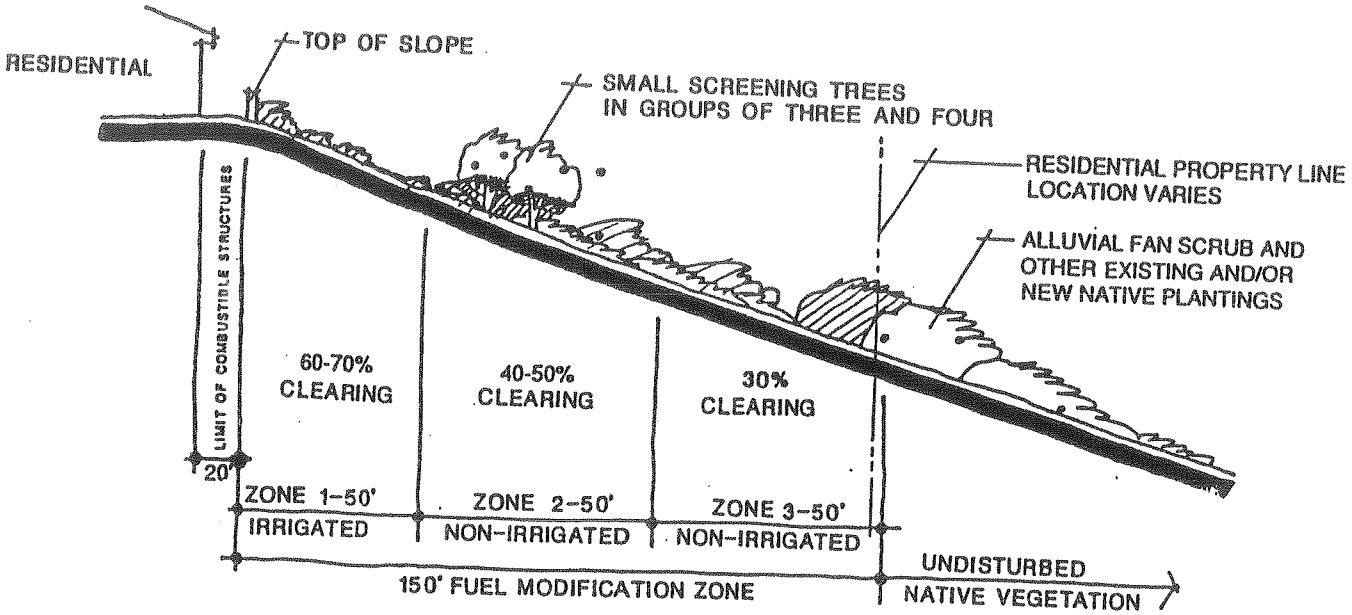
Included within the Fire Protection Study for the Etiwanda North Specific Plan is a recommended Fire Protection Plan. This is intended to be a concept level plan. A detailed fire implementation plan will be required at the time each master plan undergoes development/design review. In addition, all projects within the "High Fire Hazard" area shall be required to submit a Fuel Modification Plan as the basis for landscape design of the project. The basic fuel modification concept (see Exhibit 15) includes a landscape concept for each of the following zones:

Zone 1 — Following a minimum 20-foot setback from the edge of the graded building site, the immediate 50 feet of native vegetation surrounding all combustible structures shall be selectively thinned to a minimum of 60-70% of highland flammable vegetation, deadwood and leaf litter to mineral soil level. This area shall be revegetated with fire resistant and erosion control planting (see Resource Management Plan, Appendix C, Fuel Modification Plant Palette), and shall utilize species suitable to permanent irrigation.

Zone 2 — Within the second 50 feet a minimum 40-50% of highly flammable vegetation shall be selectively thinned. The area shall be revegetated with fire resistant and erosion control planting, of plant species compatible with the native vegetation and which do not require permanent irrigation (see Resource Management Plan, Appendix C, Fuel Modification Plant Palette).

Zone 3 — The third 50-foot width zone (120 to 170 feet surrounding each combustible structure) shall require a minimum of 30% removal of flammable vegetation and may otherwise remain relatively undisturbed for purposes of fuel modification requirements.

Covenants, Conditions and Restrictions (CC&R's) shall be utilized to regulate fuel modification policies to be implemented by private property owners. Enforcement shall be provided by the RCFPD through inspections. Conflicts between CC&R's and local ordinance or code requirements shall be interpreted at the discretion of the Fire Chief with the more stringent requirements prevailing.



NOTE: REFER TO APPENDIX C, FIRE PROTECTION STUDY, JANUARY 1990.

FUEL MODIFICATION CONCEPT

EXHIBIT 16

Etiwanda North Specific Plan

City of Rancho Cucamonga

9.6 FLOOD CONTROL/DRAINAGE

The flood control and drainage improvements noted in this document incorporate the Etiwanda/San Sevaine Drainage Policy approved by the Rancho Cucamonga City Council under Resolution No. 89-359. The Drainage Policy is based upon the Engineering Division's Master Plan of Drainage report prepared by BSI Consultants in August of 1989. The Drainage Policy sets forth guidelines and requirements for development of properties located within the Etiwanda North Specific Plan.

9.6.1 Existing Drainage Conditions

The Etiwanda North Specific Plan is broken into three (3) distinct drainage areas. These areas are described as the Day Creek, Etiwanda Creek and San Sevaine Creek drainage areas. The master planned drainage facilities which have been identified are designed to provide comprehensive coverage to each of these drainage areas.

Exhibit 3, Section 2.2, Existing Conditions and Uses, identifies key existing drainage features of the area. These are described according to their respective drainage area.

9.6.1.1 Existing Day Creek Drainage Area - The Day Creek flood control facility consists of a newly constructed debris dam and a concrete lined channel as well as an east-west diversion levee to divert hillside flows between Deer Creek and Day Creek. Storm flow spreading facilities have also been constructed in Day Creek Wash. The Day Creek area is identified on the Federal Emergency Management Agency (FEMA) map as subject to flooding. An application to have the current designation removed has been made by the San Bernardino County Flood Control District (SBCFCD).

9.6.1.2 Existing Etiwanda Creek Drainage Area - Etiwanda Creek is an earth channel and levy system that runs in a southeasterly direction from the canyon mouth to an existing concrete-lined channel approximately 1,000 feet north of Highland Avenue. Etiwanda Creek passes under Highland Avenue and the Devore Freeway (I-15) in a concrete-lined channel. It has been determined that this channel will be inadequate to handle fully-developed flows in the North Etiwanda area. The existing Etiwanda Channel is subject to flooding as identified by FEMA.

The Etiwanda Spreading Grounds are located adjacent to and westerly of Etiwanda Creek, both north and south of Wilson Avenue. The Spreading Grounds consist of a series of small basins and meandering ditches with connecting culverts that convey flows through the Spreading Grounds southerly. The Spreading Grounds north of Wilson Avenue serve as a water conservation facility for turnout of flows from the channel during small storms. The Spreading Grounds south of Wilson Avenue serve as the outlet for flows from Wilson Avenue storm drain (a graded ditch taking flows north of Wilson Avenue easterly to the Etiwanda Channel).

9.6.1.3 Existing San Sevaine Drainage Area - Drainage flows within the San Sevaine drainage area are currently controlled by Henderson Channel and by levees bounding San Sevaine Wash. Flows enter the area from Henderson Canyon, which is

located adjacent to and east of Etiwanda Creek. This canyon comprises a mountainous tributary drainage area of approximately 0.7 square miles as determined at the canyon mouth. After exiting the canyon, drainage runs in a southeasterly direction to the San Sevaine Creek Spreading Grounds.

Henderson Channel was constructed by the SBCFCD and consists of an earthen channel and levy which intercepts the mountain flow and conducts it to the San Sevaine Creek Spreading Grounds. The existing channel is not constructed to sustain major flood flows. Flows from the Henderson Channel have broken out in the past and overflown the area southeasterly of the channel.

The San Sevaine Wash exists as an unimproved natural Wash from the canyon mouth to Wilson Avenue. Additional flows from Wardman and Morse Canyons are tributary to San Sevaine Creek. This Wash area, bounded on the east and west by levees, is subject to flooding as identified by FEMA.

The San Sevaine Creek Spreading Grounds accept flows from both the Henderson Channel and the San Sevaine Wash. The spreading basins are located north of the intersection of I-15 and Highland Avenue and consist of a series of five basins. The basins were constructed for storm water management and are used for debris and storm water runoff detention.

9.6.2 Planned Drainage Facilities

The Storm Drain Master Plan, Exhibit 16, describes Regional Mainline Flood Control Facilities, Secondary Regional Facilities, and Master Plan Facilities proposed for the Etiwanda North Specific Plan.

Regional Mainline Facilities are to be owned and maintained by the SBCFCD. These facilities serve major regional drainage areas and consist primarily of the following improvements:

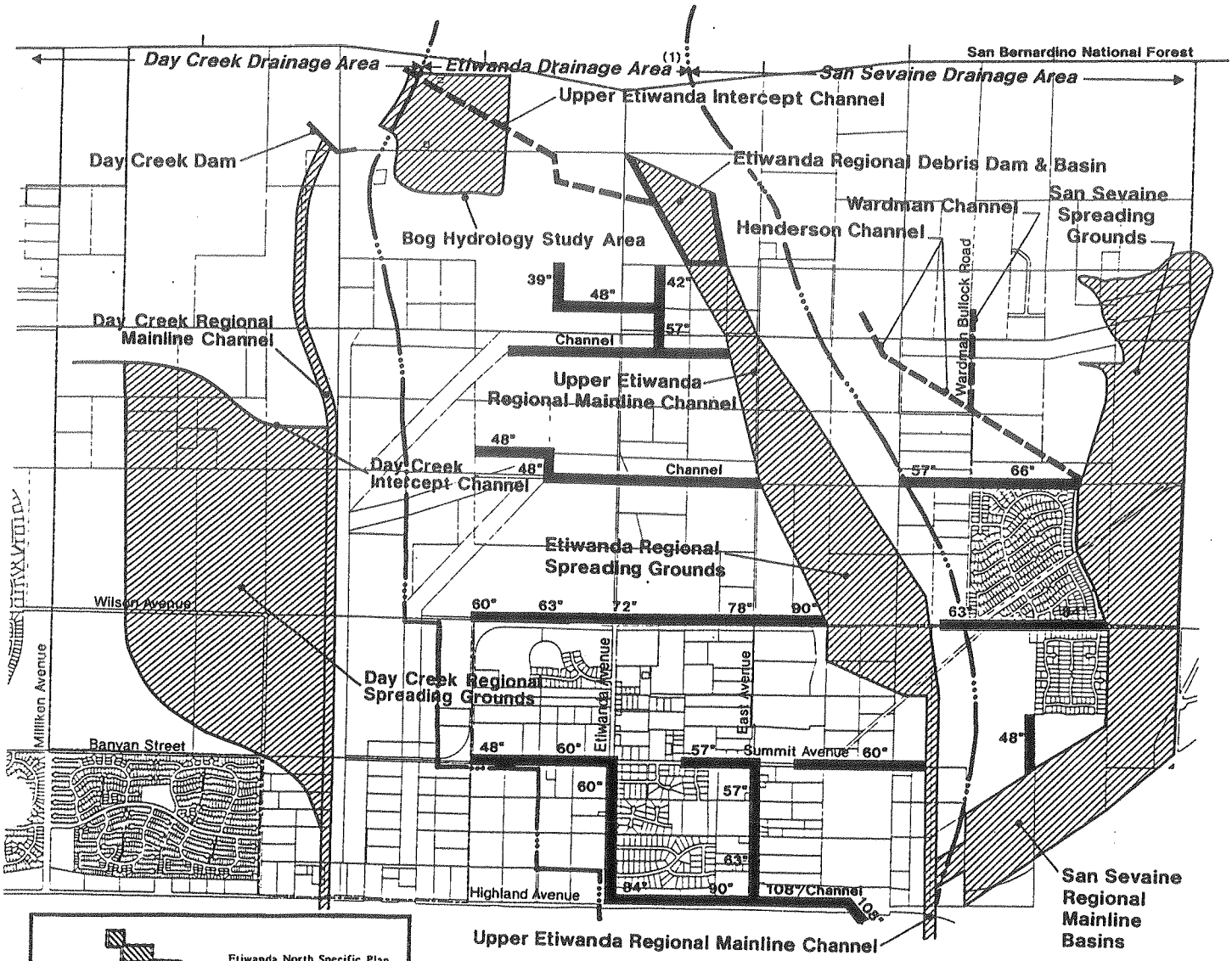
- Open channels where the flow is in excess of 3,000 cfs;
- Debris basins or dams at the upstream end of Regional Mainline Facilities; or
- Spreading Grounds, percolation basins, and flood peak attenuation facilities on or adjacent to Regional Mainline Channels.

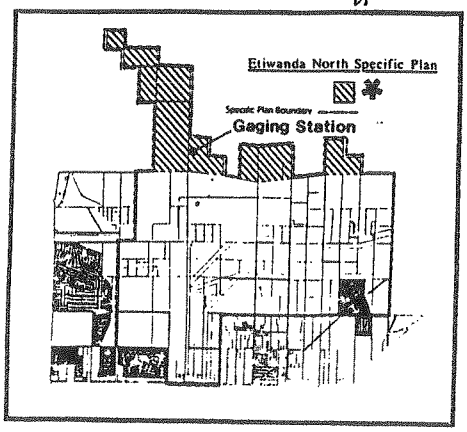
Secondary Regional Facilities will be owned and maintained by SBCFCD, but serve smaller areas than the Regional Mainline Facilities. These facilities consist of the following:

- Open channels were the minimum unbulked flow is 750 cfs;
- Flood peak attenuation facilities adjacent to a Regional Mainline Facility; or

- Interceptor Channels collecting debris-laden mountain runoff.

Master Plan Facilities will be funded by those properties which benefit from the facility. Funding will be obtained primarily through developer drainage fees, and in some instances, through assessment district procedures.





LEGEND

- Regional Mainline Drainage Facilities
- Master Plan Storm Drain
- Drainage Area Limits
- Secondary Regional Facility

FOOTNOTES

(1) Drainage /area boundaries subject to SBCFCD approval.

(2) All pipe sizes are approximate; actual sizes to be determined by a final hydrology/hydraulic study.

* Proposed Sphere Area

STORM DRAIN MASTER PLAN

0 1000' 2000' 4000'

EXHIBIT 17

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

9.7 UTILITIES

The Specific Plan area will be served by the following utility companies:

Gas:	Southern California Gas Company P.O. Box 3003 Redlands, CA 92373-0306 Contact: Planning Department
Electricity:	Southern California Edison Company 1351 E. Francis Street P.O. Box 513 Ontario, CA 91761 Contact: Consumer Service Planner
Telephone:	General Telephone 585 North Mountain Avenue Upland, CA 91786 Contact: Planning
Cable TV:	DCA Cable 9155 Archibald, Suite H Rancho Cucamonga, CA 91730 Contact: Marketing Manager

9.8 SCHOOLS

Public educational facilities are provided by the Etiwanda School District and Chaffey High School District. The school districts utilize standard student generation factors to determine the basic educational needs for the Specific Plan area. According to the Etiwanda School District, the 1990 student generation rate for elementary schools is 0.42 students per residence; for middle schools it is 0.21 students per residence. The site requirement for an elementary school is 10 acres and for a middle school, 20 acres.

According to Chaffey high School District, the 1990 student generation rate for high schools is 0.15 students per residence. The site requirement for a high school is 40 acres.

Development of the Etiwanda North area would generate the following needs:

Elementary Schools: Three schools needed within the Specific Plan area.

Junior High School: Needs will be met by a proposed Junior High School site located on Summit Avenue, easterly of East Avenue.

High School: One High School site should be located within the Specific Plan area.

A Mello-Roos Community Facilities District will be implemented (see Section 14.2) to provide financing for school facilities.

9.9 LAW ENFORCEMENT

Law enforcement is provided by the Rancho Cucamonga Sheriff's Station located at the Civic Center complex at 10500 Civic Center Drive. The law enforcement needs of the Etiwanda North area will be fulfilled from this facility.

9.10 PARKS

Developed parkland shall be provided in the Specific Plan area at a rate of 5 acres per 1,000 persons consistent with the City's General Plan goal of 5 acres of parkland for every 1,000 persons.

9.10.1 Park Development Standards

Five acres of park per one thousand population is the City's goal for neighborhood parks. (The City uses the U.S. Census Data estimate of occupancy for the multiplier for the purpose of calculating population. The single-family residence occupancy rate shall be used in the Etiwanda North area, and is currently 3.43 persons per household).

Within the Specific Plan area three acres per thousand of developed, unencumbered park shall be contributed by the developer as a condition of development. Pursuant to joint-use agreements with Utility or Flood Control entities, an additional two acres per thousand population of developed, encumbered park shall be counted toward the five acres per thousand goal. Improved trails may also count toward the five acre park

requirement per the formula used by the Community Services Department.

A neighborhood park shall consist of a minimum of five acres and all acreage shall be based on net yield for usable park open space. The minimum requirement shall be for net acres of non-restricted, developable, unencumbered land. This includes, but is not limited to:

- Clear title
- No easements
- No seismic faults
- No grades greater than 10%
- Free from flood hazard

A minimum five-acre (net) neighborhood park may be located adjacent to open space easements, thereby increasing the park acreage. However, the five-acre (net) area must be unencumbered as described above. Where feasible, additional park facilities may be provided within such open space easements.

Joint use by schools and parks is encouraged. However, the park must maintain the minimum five-acre size, and the adjoining school shall be sized so that it can stand alone if necessary and not rely on the park to provide play area.

Developed parks shall be provided consistent with the Infrastructure Phasing Plan for the Specific Plan (Appendix D).

Park maintenance shall be provided through the City's method of financing park maintenance in place at the time of park development.

PART III

DEVELOPMENT STANDARDS AND GUIDELINES

10.0 DEVELOPMENT REGULATIONS

10.1 GENERAL PROVISIONS

The following general Development Standards and Guidelines address the architectural, landscape architectural and site development requirements that will create a quality environment of Etiwanda North.

The desired community character of the Etiwanda North area is an overall rural atmosphere with vistas of the mountains and large expanses of open space. The City of Rancho Cucamonga values its historic background related to the Etiwanda area. The neighborhoods within Etiwanda North will incorporate master planning and grading concepts sensitive to the natural environment, with architectural styles based upon local historic examples. Landscape themes will reflect both specific historical features and the character of the National Forest. It is the intent of the City of Rancho Cucamonga to utilize the various historic elements, combined with quality workmanship, to ensure commercial and aesthetic success.

All new development in the Specific Plan area must comply with the overall guidelines contained herein, and the Subarea Design Standards (Part IV) to receive Planning Commission approval. The overall guidelines are used by the City as a basis for review of all projects. Proposals that do not address these guidelines will not receive City approval.

10.1.1 Consistency with the General Plan

The Etiwanda North Specific Plan is intended to be consistent with all the elements of the Rancho Cucamonga General Plan. The Specific Plan includes policies, guidelines, standards, regulations, and implementing actions

The north Etiwanda area has a unique setting, and the policies and regulations future of this area only, within the context of the City's General Plan.

Nothing in this Specific Plan should be construed to be in conflict with or modify the General Plan. Actions under the jurisdiction of this Specific Plan and City General Plan must be consistent with both documents.

10.1.2 Relationship to Other Regulations

The Specific Plan will contain most of the information needed to guide the development of a particular parcel within the study area. However, areas not specifically covered by this Plan 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.

10.1.3 Conflict with Other Regulations

Whenever the provisions of this Plan impose more restrictive regulations or otherwise establish more restrictive regulations than are imposed or required by any other City Ordinance, Code or Regulation, the provisions of this Plan shall govern.

10.1.4 Relationship to the Rancho Cucamonga Development Code

This Specific Plan augments the development regulations and standards of the Rancho Cucamonga Development Code (Development Code). When an issue, condition, or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Development Code that are most applicable to the issue, condition, or situation shall apply.

In the event that the provisions of the Specific Plan are in conflict with the Development Code, the provisions of the Specific Plan shall prevail.

10.1.5 **Enforcement**

The City Planner, City Engineer and City Building Official shall enforce the provisions of this Specific Plan and all applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited to: building, mechanical and electrical codes; codes pertaining to drainage; waste water, public utilities, subdivisions and grading. The Fire Chief of the Rancho Cucamonga Fire Protection District (RCFPD) shall enforce all applicable fire codes.

10.1.6 **Definitions**

Words, phrases and terms not specifically defined herein shall have the same definition as provided in the Development Code (Section 17.02.140).

10.1.7 **Severability**

If any regulation, condition, program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions.

10.1.8 **Interpretation**

The City Planner or their designee, shall have the responsibility to interpret the provisions of the Specific Plan. In addition, the Fire Chief of the RCFPD shall be responsible for the interpretation of all fire code provisions of the Specific Plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such an

interpretation may request that such interpretation be reviewed by the Planning Commission.

10.1.9 **Ambiguities**

Unless otherwise provided, any ambiguity concerning the content or application of the Etiwanda North Specific Plan shall be interpreted by the City Planner

10.1.10 **Agreements**

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

10.1.11 **Public Hearing and Notification**

All public hearing and notification requirements of the Development Code Section 17.02.110 shall apply to the development within the Specific Plan area.

10.2 LAND USE REGULATIONS

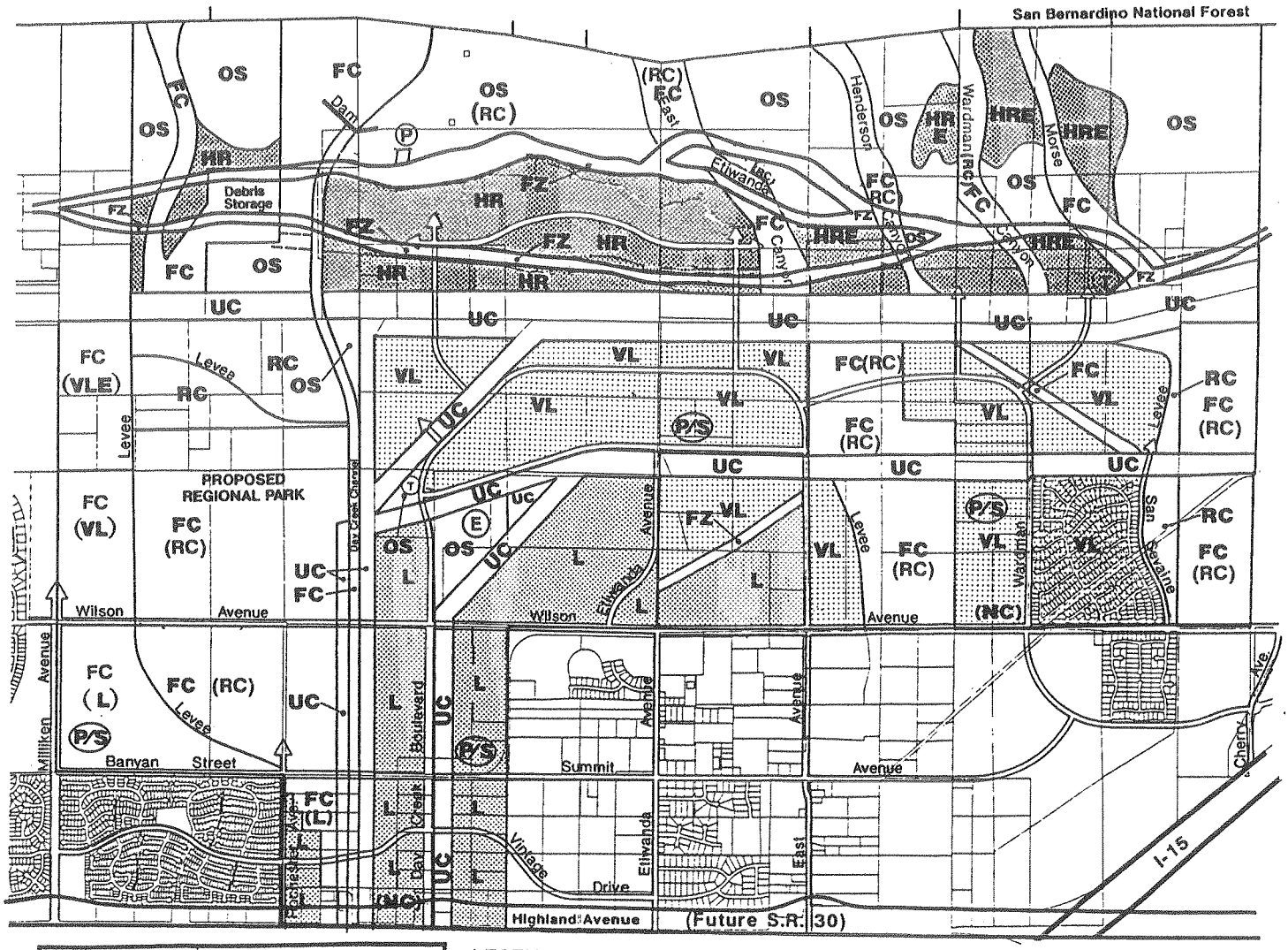
This section contains the development regulations for all new development within the Etiwanda North Specific Plan area. The provisions contained within this section are intended to implement the City of Rancho Cucamonga's General Plan and are tailored to promote the goals and objectives as specified in Section 4.0; and support the Land Use, Circulation, Community Facilities and Community Design concept plans. The intent is to establish a distinctive, well-designed, high-quality residential master-planned community that reflects the City of Rancho Cucamonga desire for excellence.

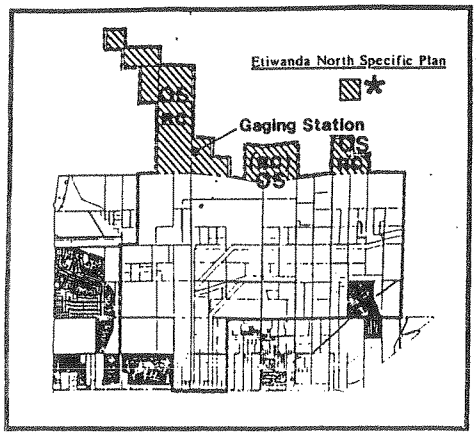
10.2.1 **Land Use Categories**

There are three major land use categories within the Specific Plan (Residential, Commercial, and Open Space) which are listed below with their respective sub-categories. Refer to the Specific Plan Land Use Map, Exhibit 17, to determine the boundaries of each sub-category. No development shall occur north of the

National Forest boundary line as indicated on the Land Use Plan.

LAND USE CATEGORIES	DESIGNATION
Residential	
Hillside Residential (<2 du/net buildable acre)	HR
Hillside Residential Estate (<1 du/net buildable acre)	HRE
Very Low Density Residential (<2 du/gross acre)	VL
Very Low Residential Estate (1 du/gross acre)	VLE
Low Density Residential (2-4 du/gross acre)	L
Commercial	
Neighborhood Commercial Provisional only. (see Section 6.2.2.1)	NC
Open Space	
Open Space District	OS
Flood Control - Open Space District	FC
Utility Corridor - Open Space District	UC
Fault Zone - Open Space District	FZ
Resource Conservation - Open Space District	RC





LEGEND

L	Low Density Residential (2-4 DU/AC)
VL	Very Low Density Residential (<2 DU/AC)
VLE	Very Low Residential Estate (1 DU/AC)
HR	Hillside Residential (<2 DU/Net Buildable Acre)
HRE	Hillside Residential Estate (<1 DU/Net Buildable Acre)
FC	Flood Control/Riparian
UC	Utility Corridor
OS	Open Space
IN	Institutional
FZ	Fault Zone
RC	Resource Conservation Area
(NC)	Neighborhood Commercial *
(L,VL,VLE,RC)	POTENTIAL FUTURE LAND USE DESIGNATION

(T) Proposed Trail Head *

(E) Proposed Equestrian Facility *

(S) Proposed School Site *

(P) Proposed Park Site *

P Existing Park Site

* NOTE:

The sites shown may not be currently owned nor is the location site specific. The depiction of a site is an indication of a projected future need that may be adjusted over time as the City and the School District develop.

* Proposed Sphere Area

LAND USE PLAN

0 1000' 2000' 4000'

EXHIBIT 18

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

10.2.2 Non-Conforming Uses and Structure

All Development Code (Section 17.02.130) provisions for non-conforming uses and structures shall apply to development within the Etiwanda North Specific Plan.

10.2.3 Use Regulations

Uses listed in the following tables are allowed as noted in the columns beneath each district hearing: Table 3, Residential Uses; Table 4, Commercial Uses; and Table 5, Open Space Uses. Where indicated by the letter "P", the use shall be permitted. Where indicated by the letter "C", the use is subject to a Conditional Use Permit.

This section shall not be construed to supersede more restrictive use regulations contained in the Covenants, Conditions and Restrictions of any property. However, in no case shall uses be permitted beyond those allowed by this section. In the event there is difficulty in categorizing a given use in any District, the procedure outlined in the Development Code Section 17.02.040 shall be followed.

TABLE 3 - USE REGULATIONS FOR RESIDENTIAL DISTRICTS

USE	HRE	VLE	HR	VL	L
A. Residential Uses					
1. Single Family Detached	P	P	P	P	P
B. Other Uses					
1. Church	-	C	-	C	C
2. Club, Lodge, Fraternity and Sorority	-	-	-	-	C
3. College or University	-	C	-	C	C
4. Public Facility	-	C	C	C	C
5. Day Care Facility					
Accessory - 6 or less	P	P	P	P	P
Non-Accessory - 7 or more	-	C	-	C	C
6. Fire and Police Station	-	C	C	C	C
7. Golf Course, Tennis Club, Country Club (private)	C	C	C	C	C
8. Public Park and Playground	-	P	P	P	P
9. Residential Care Facility					
Accessory - 6 or less	P	P	P	P	P
Non-Accessory - 7 or more	-	-	-	-	-
10. Schools, Private and Parochial	-	C	-	C	C
11. Stable, Commercial	-	C	-	C	-
12. Stable, Private (min. 20,000 SF lot size)	P	P	P	P	-
13. Utility or Service Facility	C	C	C	C	C
C. Accessory Uses					
1. Accessory Structure	P	P	P	P	P
2. Antenna	P	P	P	P	P
3. Caretaker's Residence	C	C	C	C	C
4. Guest House	P	P	P	P	P

TABLE 3 - (CONTINUED) USE REGULATIONS FOR RESIDENTIAL DISTRICTS

USE	HRE	VLE	HR	VL	L
5. Home Occupation	P	P	P	P	P
6. Lodging Unit	-	P	-	P	P
7. Other Accessory Uses	P	P	P	P	P
8. Private Garage	P	P	P	P	P
9. Private Swimming Pool	P	P	P	P	P
10. Second Dwelling Unit (including elder cottage)	C	C	C	C	C
11. Recreational Vehicle Storage Yard	-	-	-	-	C
12. Feed and Tack Store (if accessory to commercial stable)	-	C	-	C	-
13. Dormitory (if accessory to college or school)	-	C	-	C	C
D. Temporary Uses					
1. Temporary Uses as prescribed in Development Code Section 17.04.070 and subject to those provisions.	P	P	P	P	P
1. Temporary trailers for use in conjunction with religious and agricultural uses for a specified interim period.	-	C	-	C	C

NOTE: For definitions see Development Code, Section 17.02.140

TABLE 4 - USE REGULATIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS

Office and commercial uses listed below are permitted only within a shopping center. All shopping centers are subject to a Conditional Use Permit and Development Code Section 17.10.050-F.5. The appropriate market studies and lot consolidation, as determined by the City Planner, are required in accordance with Section 6.2.2.1.

	USE	NC
A.	Offices and Related Uses	
1.	Administrative and executive offices.	P
2.	Artist and photographic studios, not including the sale of equipment or supplies.	P
3.	Clerical and professional offices.	P
4.	Financial services and institutions, including drive-thru banks	P
5.	Medical, dental, and related health services (non-animal related) including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted.	C
6.	Prescription pharmacies, (also when located within a building containing the offices of 5 or more medical practitioners).	P
7.	Public buildings (city and county buildings, special districts, and post office).	P
8.	Public utility service offices.	P
9.	Public safety facility (police, fire, ambulance, and paramedics).	C
10.	Related commercial uses (blueprinting, stationery, quick copy, etc.) when incidental to an office building or complex.	P
B.	General Commercial Uses	
1.	Antique shops	P
2.	Adult business	-
3.	Animal Care Facility (animal hospital, veterinarian, commercial kennel, grooming).	
	(a) Excluding exterior kennel, pens, or runs.	P
	(b) Including exterior kennel, pens, or runs.	-
4.	Apparel stores.	P
5.	Art, music and photographic studios and supply stores.	P
6.	Appliance stores and repair.	P
7.	Arcades (see special requirements per Development Code Section 17.10.030-F).	C
8.	Athletic and Health Clubs, gyms and weight reducing clinics.	P

TABLE 4 - USE REGULATIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS (CONTINUED)

USE	NC
9. Automotive sales and services (including motorcycles, boats, trailer and camper)	
(a) Sales	-
(b) Rentals	-
(c) Repairs (major engine work, muffler shops, painting, body work, and upholstery.	-
(d) Automatic Washing	-
(e) Service or gasoline dispensing stations (including minor repair such as tune-ups, brakes, batteries, tires, mufflers)	C
(f) Parts and supplies	C
10. Bakeries (retail only).	P
11. Barber and beauty shops.	P
12. Bicycle shops.	P
13. Blueprint and photocopy services.	P
14. Book, gift, and stationery stores (other than adult related material).	P
15. Candy stores and confectioneries.	P
16. Catering establishments.	P
17. Cleaning and pressing establishments.	P
18. Carpenter shop or cabinet shop.	-
19. Cocktail lounge (bar, lounge, tavern) including related entertainment.	
(a) Operated independent of a restaurant.	-
(b) Accessory to a restaurant.	C
20. Commercial recreational facilities.	
(a) Indoor uses such as bowling, theaters, billiards.	C
(b) Golf, tennis, outdoor uses such as basketball, baseball, trampolines, etc.	C
21. Dairy product stores.	P
22. Delicatessens	P

TABLE 4 - USE REGULATIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS (CONTINUED)

USE	NC
23. Department stores - junior.	-
24. Drive-in businesses, excluding theaters (other than fast food restaurants).	C
25. Drug stores and pharmacies.	P
26. Electronic goods (i.e. TV's, stereos, radios, VCR's) sales and service	P
27. Fast-food restaurants.	C
28. Feed/Tack stores.	P
29. Florist shops.	P
30. Food stores and supermarkets.	P
31. Furniture stores.	P
32. General retail stores.	P
33. Hardware stores.	P
34. Home improvement centers	
(a) Material stored and sold within enclosed buildings.	P
(b) Outdoor storage of materials such as lumber and building materials.	-
35. Ice Machines (outdoor).	P
36. Janitorial services and supplies.	P
37. Jewelry stores.	P
38. Laundry - self-service.	P
39. Liquor stores.	C
40. Kiosks for key shops, film drops, etc. in parking lots.	P
41. Locksmith shop.	P
42. Music, dance, and martial arts studio	P
43. Newspaper and magazine stores.	P
44. Nurseries and garden supply stores; provided all equipment, supplies, and material are kept within an enclosed area.	P
45. Office and business machine stores.	P
46. Optician and optometrical shops.	P

TABLE 4 - USE REGULATIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS (CONTINUED)

USE	NC
47. Political or philanthropic headquarters.	P
48. Pet shop.	P
49. Photocopy	P
50. Restaurants (other than fast food).	
(a) With entertainment and/or cocktail lounge/bar.	C
(b) Incidental serving of beer and wine but without a cocktail lounge, bar, entertainment, or dancing.	P
51. Shoe stores, sales and repair.	P
52. Sporting goods stores.	P
53. Stamp and coin shops.	P
54. Swimming pool supplies.	P
55. Tailor.	P
56. Toy stores.	P
57. Travel agencies.	P
58. Transportation facilities (train and bus, taxi depots).	C
59. Variety stores.	P
C. Public and semi-public uses	
1. Day Care Facilities	C
2. Private and public clubs and lodges, including YMCA, YWCA, and similar youth group uses.	C
3. Educational institutions, parochial, private (including colleges and universities).	C
4. Libraries and museums, public or private.	P
5. Parks and recreation facilities, public or private.	C
6. Public utility installations.	C
7. Vocational or business trade schools.	C
8. Churches, convents, monasteries, and other religious institutions.	C
D. Accessory Uses	
1. Accessory structures and uses customarily incidental to a permitted use and contained on the same site.	P
2. Accessory structures and uses customarily incidental to a conditional use and contained on the same site.	C

TABLE 4 - USE REGULATIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS (CONTINUED)

USE	NC
3. Caretakers residence	P
4. Amusement Devices, per Development Code Section 17.10.030-F.	P
E. Temporary Uses	
1. Temporary uses as prescribed in Development Code Section 17.04.070 and subject to those provisions.	P
2. Temporary office modules, subject to provisions in Development Code Section 17.10.030-F.4.	C

NOTE: For definitions see Development Code, Section 17.02.140.

TABLE 5 - USE REGULATIONS FOR OPEN SPACE DISTRICTS

USE	DISTRICT				
	OS	FC	UC	FZ	RC
1. Single Family dwellings (not to exceed an average density of 1 unit per 40 acres)	P	-	-	-	-
2. Caretaker quarters					
a. permanent (not to exceed an average density of 1 unit per 40 acres)	P	-	-	-	-
b. temporary	C	-	C	-	-
3. Home Occupations	P	-	-	-	P
4. Accessory structures such as detached garages, carports, cabanas, guest house, barns, storage sheds, corrals.					
a. Related to on-site single family dwelling	P	-	-	-	-
b. Not related to on-site dwelling	P	-	-	-	-
5. Agricultural Uses					
a. Row crops, truck gardens	P	P	P	P	-
b. Plant storage or propagation	P	P	P	P	-
c. Orchards, vineyards, Christmas and other tree farms	P	P	P	P	-
d. Community gardens	P	P	P	P	-
e. Greenhouses	P	P	P	-	-
f. Livestock grazing, breeding (no feed lots)	P	P	P	P	-
g. Hydroponic culture	P	P	P	-	-
h. On-site sales of products grown on site	P	P	P	C	-
7. Habitat Preserve and Mitigation Areas	P	P	P	P	P
8. Forest Maintenance Facilities/Ranger Station	P	-	P	-	-

TABLE 5 (CONTINUED) **USE REGULATIONS FOR OPEN SPACE DISTRICTS**

USE	DISTRICT				
	OS	FC	UC	FZ	RC
9. Recreational Uses					
a. Parks, picnic areas, playgrounds	C	C	C	C	C
b. Hiking, bicycling, equestrian trails	P	P	P	P	C
c. Greenways	P	P	P	P	-
d. Golf courses	C	C	C	C	-
e. Riding schools (equestrian)	C	C	C	C	-
f. Commercial stables	C	C	C	-	-
g. Country club and related uses	C	C	C	C	-
10. Preservation and use of Historic Landmarks and related uses such as nature interpretive center and food services to accommodate on-site uses.	C	C	C	-	C
11. Flood control structures and facilities	P	P	P	-	-
12. Utility substations (related equipment and structures)	C	C	C	-	-

NOTE: For definitions see Development Code, Section 17.02.140

10.2.4 Master Planning

The intent of a master plan is to provide for integrated development at the earliest possible time in the review process. Through a master plan, there is an opportunity to coordinate the efforts of single or multiple property owners and discourage piecemeal development.

The following criteria are intended to apply to each neighborhood as shown on Exhibit 34, located in Section 13.0, and should not be constrained to parcel lines or site boundaries, except where off-site parcel configurations should be respected.

- Prior to approval of the first phase of development within each neighborhood, a conceptual master plan shall be required of the entire neighborhood infrastructure, including but not limited to, collector streets, access to the circulation system for all parcels which are planned for development, school, park site, and required drainage improvements to prevent piecemeal development or development in a manner not consistent with the intent of the Specific Plan.

- The conceptual master plan shall be submitted for Planning Commission approval, together with any development proposals and shall address all other parcels as they relate to the master plan.

- The conceptual master plan shall contain, as a minimum, the requirements as set forth in Development Code Section 17.20.030.

- Any project proposal inconsistent with any previous master plan shall be submitted in conjunction with a request to amend the approved specific plan.

- Master plan review shall include a review of the conditions imposed by the mitigation monitoring plan including infrastructure phasing, a project specific fire defense study, any market study, resource management plan requirements, and open space requirements.

10.3 SPECIAL REGULATIONS

The following are special requirements:

10.3.1 Lighting

In order to protect wildlife habitat, street lighting adjacent to open space buffer zones and/or open space areas, shall be of reduced intensity and shielded in such a way that illumination is directed to the street and away from open space areas.

Lighting for public or private sports shall be prohibited north of the LADWP utility corridor. South of the LADWP utility corridor, public and private sports lighting shall be discouraged, but may be considered on a case-by-case bases. Such lighting shall not be permitted adjacent to a wildlife preserve or wildlife corridor.

Exterior residential lighting shall be restricted through development standards of the Specific Plan or Conditions, Covenants, and Restrictions as follows:

- Sodium Vapor or Mercury Vapor "barn lighting" shall be prohibited.

- The purpose of residential exterior lighting shall be functional. Functional lighting, including security lighting, shall be shielded and focused so that illumination does not extend beyond property boundary. Decorative lighting shall be discouraged.

10.3.2 **Wildlife Protection**

Protect wildlife by adding and enforcing as Conditions, Covenants, and Restrictions for residential development:

- Hiking and equestrian use shall be limited to developed trails within the Resource Conservation areas, because the areas are dedicated to a wildlife habitat preservation.

- Household pets, including cats and dogs, shall be prohibited from use of Resource Conservation areas, because the areas are dedicated to wildlife habitat preservation.

- Off Road Vehicles shall be prohibited from all trails and open space areas within the Specific Plan.

- Discharge of Firearms shall be prohibited from all trails and within all open space areas within the Specific Plan.

10.3.3 **Solid Waste Management**

Promote solid waste management and minimization by adding and enforcing the following measures as Conditions, Covenants, and Restrictions on property as a condition of residential and commercial development:

- Mandatory refuse pick-up and curbside recycling.

- Participation in any City initiated solid waste minimization program.

10.3.4 **Hazardous Waste**

Promote hazardous waste management and minimization by adding and enforcing the following measures as Conditions, Covenants, and Restrictions on property as a condition of residential and commercial development:

- Participation in any City initiated hazardous waste disposal program.

- Participation in any City initiated hazardous waste minimization program.

10.3.5 Energy

Promote the reduction of energy usage by adding the following measures as Conditions, Covenants, and Restrictions on property as a condition of development:

- Energy efficient heating/cooling systems and appliances shall be used in residential units and buildings.

- Mechanical systems or equipment shall be controlled with time clocks or computer systems, where feasible.

- Whenever possible, glazed windows, wall insulation and efficient ventilation methods shall be used.

10.3.6 Air Quality

Promote improved air quality by adding the following measures as Conditions, Covenants, and Restrictions on property as a condition of development. To reduce emissions from architectural coatings and asphalt application, the following measures are recommended:

- Low-coating systems shall be used wherever feasible.

- Nonreactive solvents shall be substituted for reactive solvents whenever possible.

- Solvent based paints should be used with maximum transfer efficiency to minimize solvent emissions.

11.0 DESIGN GUIDELINES

11.1 SITE PLANNING

Project design shall be guided by site-specific factors such as views, mature vegetation, topography, and surrounding development. Natural features should be used to an advantage as design elements, including landform, drainage courses, rock outcroppings and views to minimize alteration to the existing landform. Conversely, undesirable site features can be minimized through proper site planning and building orientation.

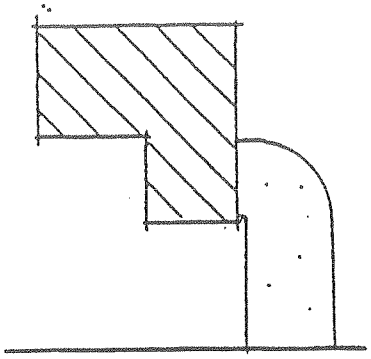
It should be noted that access shall comply with City access regulations and shall not conflict with other planned or existing access points. Two points of access shall be provided for all residential developments. Cul-de-sacs and temporary (partial) streets shall not be permitted to exceed 600' in length.

The following characteristics should be considered in the design of individual projects:

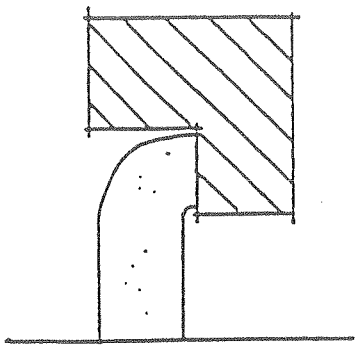
- Curvilinear streets are encouraged whenever possible.
- Driveways should not exceed 16' in width through public parkway frontages.
- Property lines and setbacks should be staggered as much as possible to create variety.
- At least 50% of dwellings should not be plotted parallel to the street frontage.
- Driveway widths for two or three car garages shall not exceed 16'00" at curb. For every foot of building setback greater than 25', a one-foot reduction in width of curb cut will be permitted to occur to a minimum of 12'0" with a two-car garage and 16'0" with a three-car garage. 12'0" widths at streets are permitted on circular drives.
- At least 30% of all houses within any phase/tract will be required to have side-on, and/or recessed or detached garages as shown below.

GARAGE VARIATIONS:

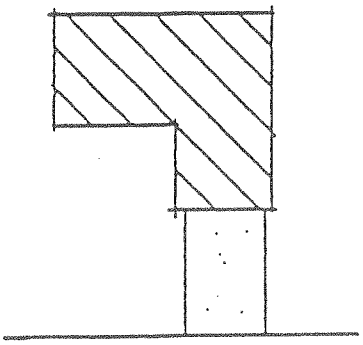
SIDE-ON



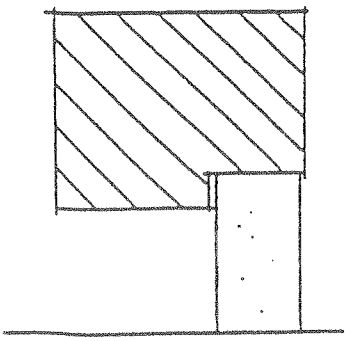
SIDE-ON



FRONT-ON



RECESSED



- Commercial architectural themes shall reflect the architectural style of surrounding neighborhood and shall be reviewed on a case-by-case basis.

- In the HR, HRE, VL, and VLE districts, front yard setbacks along the public streets should be staggered by up to 10 feet.

- Developments may be phased, provided that each phase is integrated into a master plan which ensures completeness of functional and visual elements, and provides sufficient access and drainage protection.

- Whenever possible, based on overall parcel configuration and orientation, homes should be designed to front onto east/west streets, or should be plotted to follow the natural contours rather than fronting onto north/south streets.

- A continuous greenbelt is designed to link community and regional trails and open space to the neighborhood trail system. At least one paseo/greenbelt connection shall be provided across each site, and should:

  (a) Have minimum average width of 20 feet, but at no point be less than 10 feet wide.

  (b) Have adequate provisions for pedestrian circulation.

  (c) Provide for local equestrian trails in the HR and VL districts.

  (d) Provide connections to any existing or planned greenbelts located on adjacent parcels.

  (e) Be dedicated as an easement.

- Further, paseos within tract layouts should be encouraged, especially to preserve natural landform, blue line streams, and seismic easements.

- Transitions between residential development and open space shall be given sensitive consideration. Potential design conflicts

should be identified early in the design process. Varying building heights and setbacks are encouraged along open space and greenbelt edges to emphasize the open space quality.

- The Etiwanda North area provides major view potential for development as well as an area providing a major viewshed from the valley areas to the mountains. Protection of the major scenic corridors through Day, Etiwanda, and San Sevaine Creeks should be protected through appropriate site planning and building design in these areas.

- The network of undevelopable open space which currently characterizes the planning area is a valuable resource which should be incorporated into the community's identity.

- Encourage project designs that provide visual links with the surrounding environment by incorporating creeks and areas adjacent to channels with the open space of projects, and by landscaping to reflect the natural riparian character of the canyons.

- Utilize drainage courses as natural boundaries between neighborhoods.

- Link the open space character of the community into development areas through the use of interior paseos, and through provision for paseo linkages from local streets and cul-de-sacs to adjoining open space areas.

- Use public rights-of-way and adjoining landscape easements to carry the open space character of the community through developed areas, and also to provide a visual buffer where major roads provide the boundary between development and open space.

11.2 GRADING

The grading of any site shall conform to the standards contained in Development Code Chapter 17.24. In order to complement the overall character of the existing landform within any project area the following guidelines shall be considered:

- A natural slope of 5% or less may be graded with conventional fully-padded lots.

- Grading within 5-7.9% natural slope is permitted, but existing landform must retain their natural character. Padded building sites are permitted in combination with techniques such as contour grading, combined slopes, limited cut-and-fill, split-level architectural prototypes, and padded area for structures only, to reduce the overall grading.

- Grading within 8-14.9% natural slope requires special hillside architectural and design techniques that minimize grading.

- In both the 5-7.9% and 8-14.9% slope ranges, the Planning Commission may consider padded lots adjacent to such special features as a golf course, extensive open space, or significant greenbelts or paseos, when such grading creates a better relationship between the special feature and the adjacent lots.

- Grading within the 15-29.9% range is limited to no more than the less visually prominent slopes, and then only where it can be shown that safety, environmental and aesthetic impacts can be minimized. Use of larger lots, variable setbacks, and variable structural techniques are required. The impact of roadways is also to be minimized by natural contours or using grade separations.

- Development is prohibited when the natural slope is 30% or greater.

The specific guidelines and standards for development in Hillside areas shall comply with Sections 17.24.060 and 17.24.070 of the Development Code (see Table 6). All graded areas shall be protected from wind and water erosion through acceptable slope stabilization methods such as watering, planting, or netting.

TABLE 6 - SLOPE/DEVELOPMENT GUIDELINES

Slope Zone	Percent Natural Slope	Guidelines
1	Less than 10%	This is not a hillside condition. Grading* with conventional fully padded lots and terracing are acceptable.
2	10% - 19.9%	Development with grading may occur in this zone, but existing landforms must retain their natural character. Padded building sites are permitted on these slopes, but split level architectural prototypes with stacking and clustering are expected.
3	20% - 29.9%	Special hillside architectural and design techniques are required within zone 3. Architectural prototypes are expected to conform to the natural landform. Mass grading is to be discouraged.
4	30% - 39.9%	Development should not normally be approved within this zone, except for less visually prominent slopes, and then only in areas where it can be clearly demonstrated that safety, environmental and aesthetic impacts will be minimized. Only limited grading** is expected.
5	Greater than 40%	This is an excessive slope and development should be prohibited for public safety purposes and because of the difficulty of providing services.

* Movement for redistribution of earth over large areas. However, disruption of the landform, drainage patterns, and on-site surface terrain and vegetation should be avoided.

** The movement of earth for small projects such as individual building foundations, driveways, local roads, utility excavation, etc.

11.3 ARCHITECTURE

Architecture is a dominant visual element within the built environment, and plays an important role in establishing the neighborhood identity of a given community. For this reason, architectural style has been identified as one of the community-wide design elements proposed for the community of Etiwanda North. Basic architectural elements include color, texture, rhythm, shape, massing, and composition. Traditional combinations of these elements result in established architectural styles.

Several historic styles of California architecture best reinforces the community-wide design guidelines and complements the existing Etiwanda Specific Plan.

Seven of these architectural styles have been established for the community of Etiwanda North and include:

Victorian
Country
Bungalow
Ranch
Monterey
San Juan
Santa Barbara Revival

It is intended that the use of these architectural guidelines will encourage a sense of neighborhood identity. The use of these guidelines is not meant to produce uniformity, but rather diversity within the stated parameters, as well as to recall the architectural and cultural heritage of the Etiwanda area.

Recommendations for the use of each architectural style is included, and are based on an assessment of those styles which will best complement the five neighborhood themes described in "The Community Design Concept" and the Neighborhood Plan, Exhibit 9, which are both located in Section 5.0. The use of these criteria will create five distinct and complimentary neighborhood identities.

Consistent with the City's design guidelines concepts, design of all four facades shall be required (360 degree architectural treatment). In keeping with the high fire hazard conditions which

exist north of the LADWP utility corridor, wood architectural elements shall be discouraged north of the aforementioned corridor. However, some exterior wood detail shall be allowed when in conformance with the Etiwanda North Fire Protection Study guidelines. Finally, elements such as porches and balconies are intended to be functional. Verandas, extended porches, and most balconies, should be wide enough to accommodate porch furniture.

These guidelines have been prepared, not as an exhaustive presentation of the architectural styles that are acceptable for the community of Etiwanda North, but as a guide for further individual research. The builder and architect are encouraged to visit areas where they can view the different styles first-hand. The traditional appearance of these styles is encouraged rather than a contemporary interpretation. It is understood that economics may necessitate some interpretation of these styles. This interpretation, however, should follow traditional forms, scale and details. The plan goal is that with these guidelines and the individual research done by builders and architects, Etiwanda North will become a special place within the Southern California area.

Neighborhood	Architectural Style	
	Primary	Secondary
Day Creek	Victorian Country Bungalow Ranch	Monterey San Juan Santa Barbara Revival
Upper Etiwanda	Bungalow Ranch Monterey San Juan	Country Victorian Santa Barbara Revival
The Oaks	Bungalow Santa Barbara Revival Monterey San Juan	Ranch Country
Etiwanda Highlands	Ranch Monterey San Juan Santa Barbara Revival	Victorian Country Bungalow
Chaffey	Ranch Monterey San Juan Santa Barbara Revival	Victorian Country Bungalow

The primary elements of each architectural style are illustrated by the following exhibits (see Exhibit 18, A through N). Each illustration is accompanied by a written summary of the elements of that architecture style. Any combination of primary styles may be incorporated in a respective neighborhood development or subarea. However, it is intended that each of the five neighborhoods will be developed with more than one primary style. A maximum of 1/3 of the secondary group styles may be selected.

TABLE 7 - ARCHITECTURAL GUIDELINES

	VICTORIAN	COUNTRY
ROOF PITCH	6:12 and steeper	6:12
ROOF MATERIAL AND COLOR	Flat concrete tile. All colors permitted.	Flat concrete tile. Light brown to black.
ROOF FORMS	Gables throughout.	75% parallel gables with 25% opposing gables.
OVERHANGS	12" rakes, 12" eaves	12" rakes, 24" eaves
EXTERIOR FINISH	Typically, narrow lap siding, all four sides. Accent areas of horizontal or vertical siding and/or shingles.	Smooth stucco with brick or stone accents.
STUCCO FINISH AND COLOR	None seen since siding is on all four sides.	Smooth or sand finish in light colors, white, pale yellow, lt. beige & pale gray.
CHIMNEYS	Brick venner or stucco with brick cap or wood siding with wood cap.	Brick or stone, brick or stone veneer, or stucco with brick or stone cap.
PORCHES/BALCONIES	Extensive use of covered, front porch with decorative porch roof supports & intricate railing. Porches used in rear, less detail, often screened. Balconies also used.	Extensive use of front porches, sometimes with stone, brick or wood posts. Porches can also be used in rear. Balconies seldom used.
WINDOW TREATMENTS	Bay windows, accent shutters, fan windows with smooth wood surrounds. Windows may be wood or anodized aluminum.	Shutters, potshelves, simple wood surrounds, muntins & mullions. Windows may be wood or anodized aluminum.
DOORS	Entry doors may have glass insets. Doors have wood trim surrounds. Sidelights often used.	Simple entry doors with wood surrounds & side lights.
ENTRY	Entry usually covered by porch with railing. Porch is sometimes raised.	Normally, entry covered by front porch, open beams or trellis above & raised one or two steps.
COLOR PALETTE	Siding in pastel colors, white trim. Accents colors found on doors/shutters.	Light colored stucco with white wood trim, fascias, & doors, some accent color.
MASSING	Overall massing should accent the vertical	Horizontal massing is typical in both one and two story styles.
GARAGE	Typically detached.	Front or side attached or detached.

TABLE 7 - ARCHITECTURAL GUIDELINES

	BUNGALOW	RANCH
ROOF PITCH	3:12 to 4:12	4:12 breaking to 3:12 at front porch
ROOF MATERIAL AND COLOR	Flat concrete tile. Colors range from light to dark brown.	Concrete flat or "S" tile. Terracota to Tobacco
ROOF FORMS	75% parallel gables with 25% opposing gables.	90% parallel gables with 10% opposing gables
OVERHANGS	24" rakes, 36" eaves	18" - 24" rakes 24" - 36" eaves
EXTERIOR FINISH	Horizontal siding and/or shingles, all sides, sometimes stone base.	Smooth stucco. May use wood siding, brick or stone accents with stucco. Sometimes wood siding all four sides.
STUCCO FINISH AND COLOR	When seen, stucco is a light sand finish and matches siding color.	Smooth or sand finish in white and light earthtone colors.
CHIMNEYS	Wood siding, brick or stone veneer.	Simple chimneys with accent brick or stone chimney caps.
PORCHES BALCONIES	Typically steps leading to covered entry porch. Occasionally porch extends across front. Porches sometimes used in rear. No balconies.	Front and rear porches may be used. Typically single story design, balconies rare.
WINDOW TREATMENTS	Wood trim surrounds, simple windows. Windows may be wood or anodized aluminum.	Shutters, potshelves, resawn wood trim surrounds. Windows may be wood or anodized aluminum.
DOORS	Simple doors with wood trim surrounds.	Simple entry doors with wood surrounds. Shutters occasionally used on the sides of the entry door.
ENTRY	Covered entrys, balconies not commonly used.	Normally covered by front porch with trellis above.
COLOR PALETTE	Light earthtone colors with contrasting colors on trim.	Wood trim, fascias, rafters, doors in earth-tone colors. Siding same color as stucco.
MASSING	Massing is low and simple with wide projecting roof. Two stories are occasionally used.	Very strong, low, horizontal massing should be emphasized.
GARAGE	Usually detached. May be entered by a porte cochere.	Front or side attached or detached.

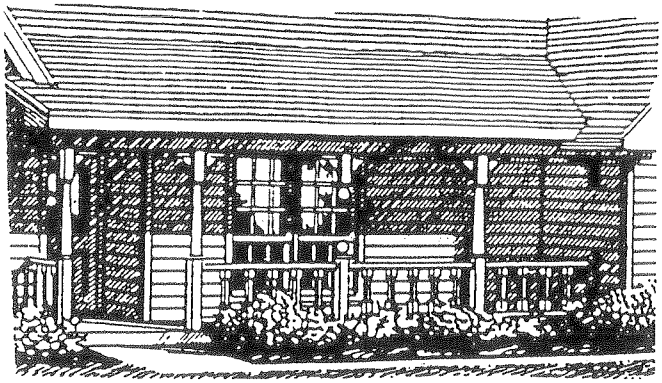
TABLE 7 - ARCHITECTURAL GUIDELINES

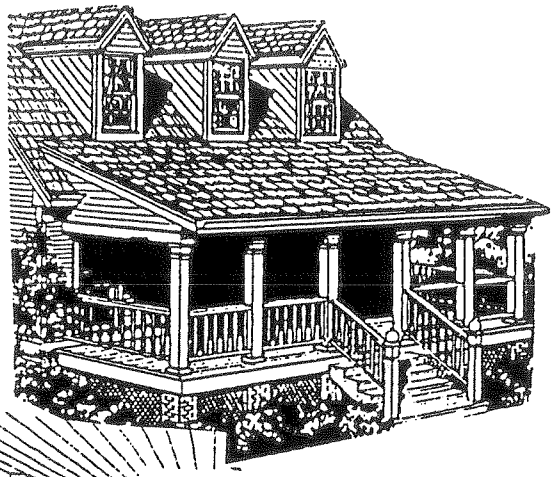
	MONTEREY	SAN JUAN
ROOF PITCH	4:12 breaking to 3:12 at front porch	4:12 breaking to 3:12 at front porch
ROOF MATERIAL AND COLOR	Concrete flat or "S" tile. Mission red to tobacco.	Concrete or clay "S" tile. Brick red to tobacco.
ROOF FORMS	95% parallel gables with 5% opposing gables; form is typically one long hip roof with one opposing gable.	Gables. Shed roofs.
OVERHANGS	Varies from tight to 30"	12" at rakes and eaves
EXTERIOR FINISH	May be stucco or stucco with siding: siding used as an accent to differentiate between the first & second floor or used as a wainscot around the base of the house.	Stucco, no siding.
STUCCO FINISH AND COLOR	Smooth or sand finish. Color ranges from white to beige.	Smooth or sand finish. Color ranges from white to pale brown.
CHIMNEYS	Stucco chimney with wood or stucco cap detail.	Stucco chimney with stucco detail at cap.
PORCHES BALCONIES	One story structures typically have large, open veranda front & rear with no steps. Two-story structures typically designed with large veranda below with balconies above on front and rear.	Front and rear porches occasionally used. No balconies.
WINDOW TREATMENTS	Shutters, recessed windows, simple wood trim surrounds potshelves. Windows may be wood or anodized aluminum.	Shutters typical on primary windows front & rear. Simple wood trim surrounds on all windows, all four sides. Windows may be recessed. Potshelves may be used. Windows may be wood or anodized aluminum.
DOORS	Simple doors with wood trim surrounds.	Simple entry doors with wood trim surrounds.
ENTRY	Recessed and covered entry.	Entry courtyards common. Entry sometimes covered. Use of entry courtyards walls is encouraged.
COLOR PALETTE	Earthtone colors with bright accent colors; typically aqua, partine, blue, ocher, or red.	Wood trim, fascias, rafters are either painted or stained, earthtone colors. Garage doors, entry doors & shutters are finished w/lighter or darker contrasting color.
MASSING	Often two stories, always emphasizing overall horizontal design.	Overall massing is horizontal, but suitable for two stories.
GARAGE	Typically front attached.	Typically front attached, but side attached or detached also used.

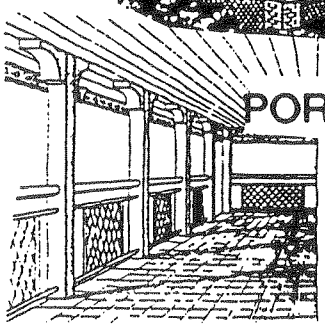
TABLE 7 - ARCHITECTURAL GUIDELINES

	SANTA BARBARA REVIVAL
ROOF PITCH	4:12 TO 5:12
ROOF MATERIAL AND COLOR	Concrete or clay "S" tile. Reddish-orange to terracotta.
ROOF FORMS	Hips and gables used equally.
OVERHANGS	Tight stucco rakes/eaves. Exposed rafter tails 12-24"
EXTERIOR FINISH	Stucco with wood trim, fascias and shutters.
STUCCO FINISH AND COLOR	Smooth or sand finish in white to beige.
CHIMNEYS	Stucco chimneys with detailed chimney caps.
PORCHES BALCONIES	No first floor porches. Small exterior balconies project out front and rear. Front balconies often used over garage to break-up front exterior.
WINDOW TREATMENTS	Shutters, recessed windows, simple wood trim surrounds, potshelves. Windows may be wood or anodized aluminum.
DOORS	Entry doors typically recessed. Some entry doors have wood trim surrounds. Arched windows sometimes found over the entry door.
ENTRY	Entry normally covered and often designed in a courtyard fashion with a front wrought iron gate. Use of courtyard walls is encouraged.
COLOR PALETTE	Wood trim, fascias and shutters done in a variety of colors; white, brown, "Santa Barbara Blue", beige, etc. Shutters often painted a slightly contrasting or accent color. Accent colors frequently brilliant shades of blue, aqua, ocher, and red.
MASSING	Primarily a two story style.
GARAGE	Usually front attached, but detached also used.

DOORS & ENTRY







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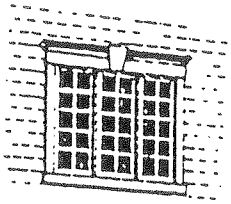

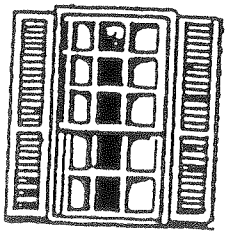

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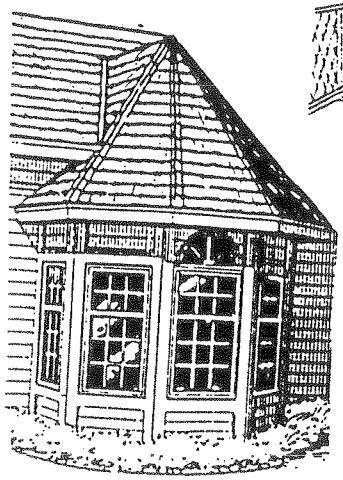
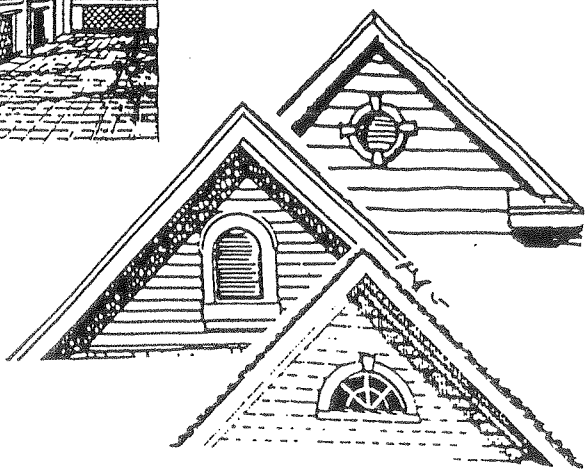




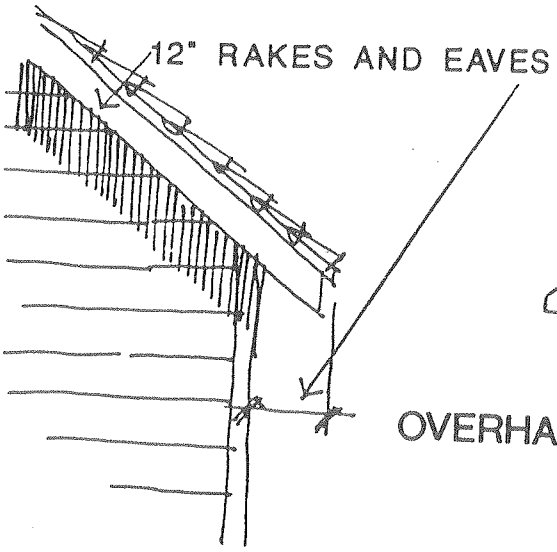
UNIQUE DETAILS

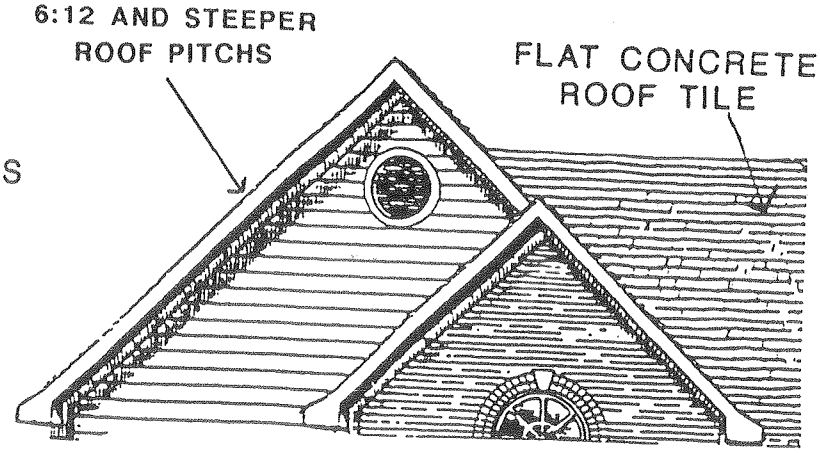
ARCHITECTURAL THEME: VICTORIAN

EXHIBIT (A)

Etiwanda North Specific Plan

City of





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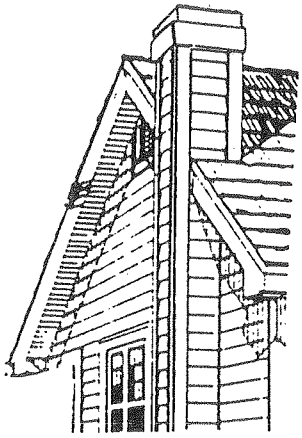

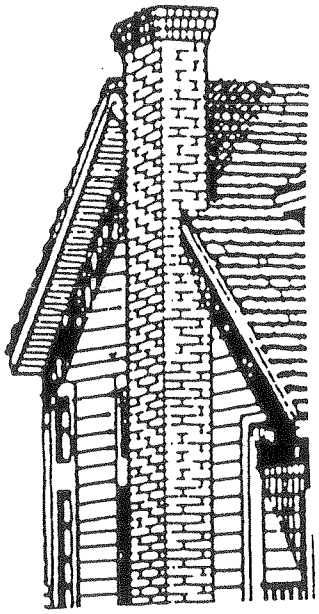

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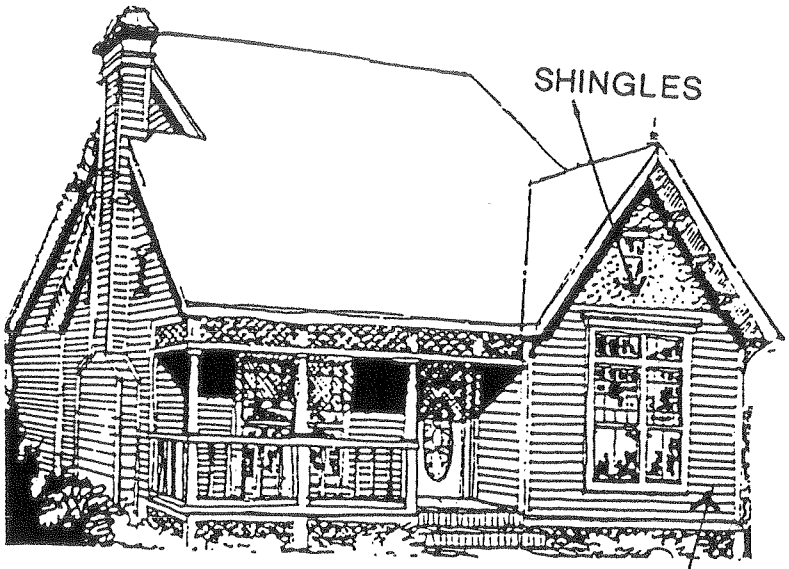


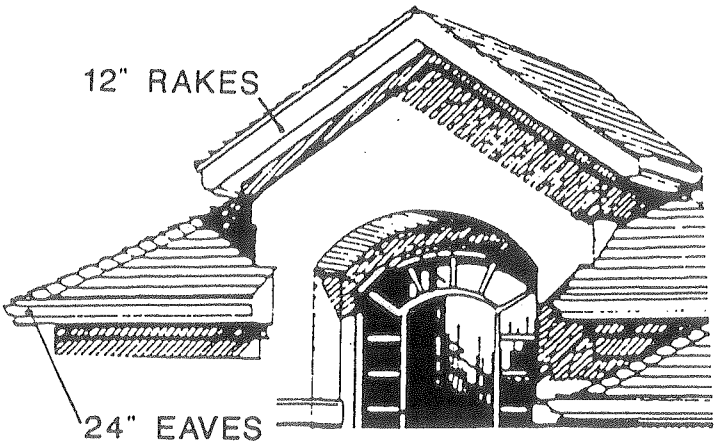
EXTERIOR FINISH

ARCHITECTURAL THEME: VICTORIAN

EXHIBIT 19 (B)

Etiwanda North Specific Plan

City of Rancho Cucamonga



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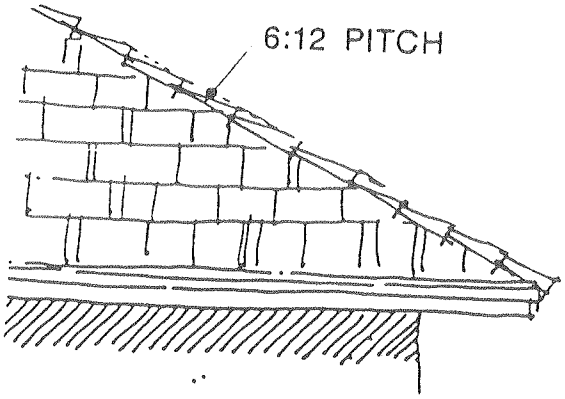
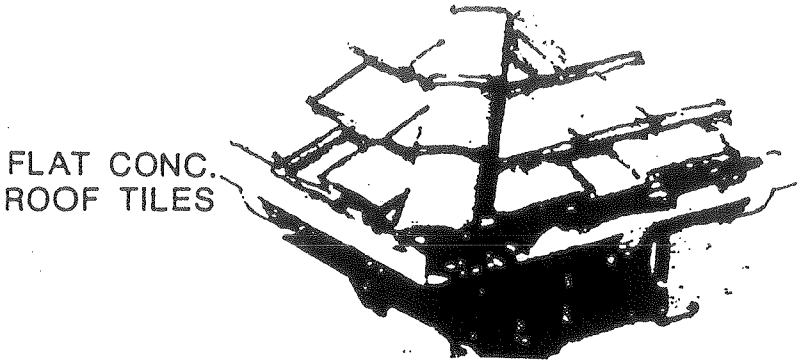
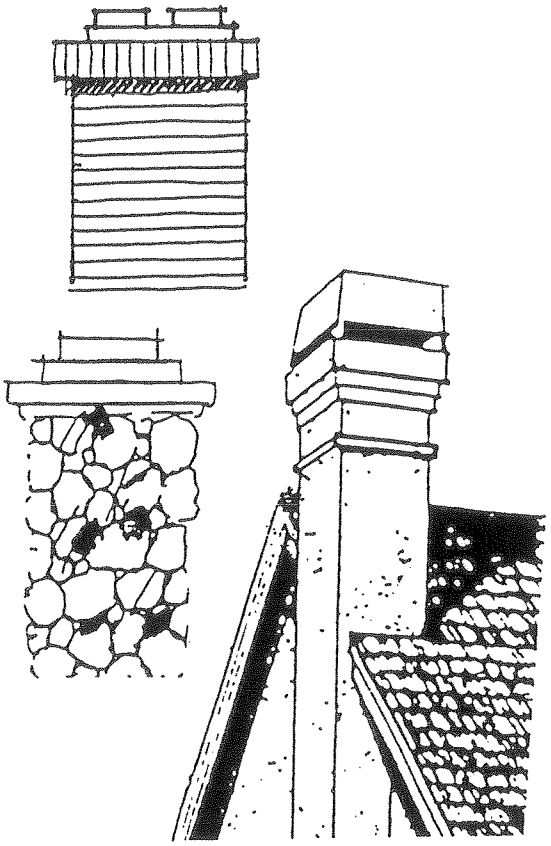


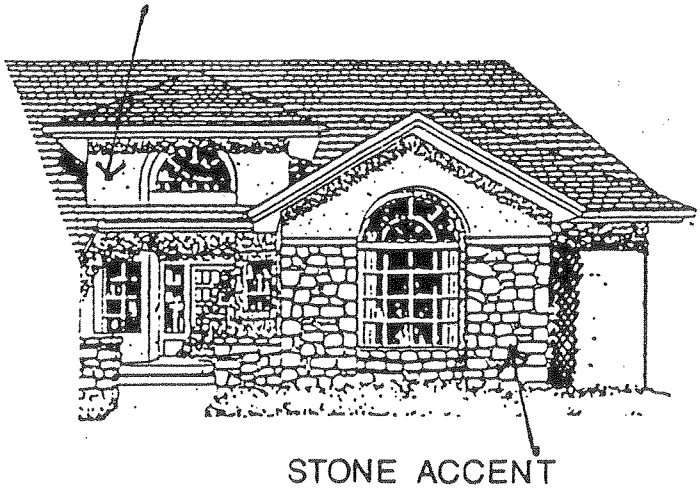


ROOF PITCH & MATERIAL



CHIMNEYS

SMOOTH STUCCO



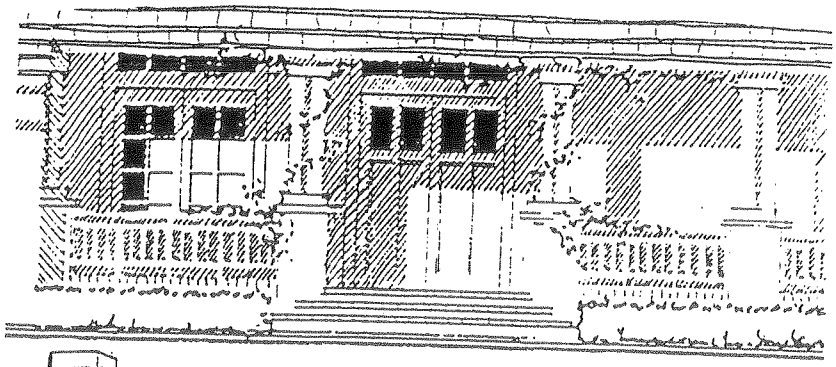
EXTERIOR FINISH

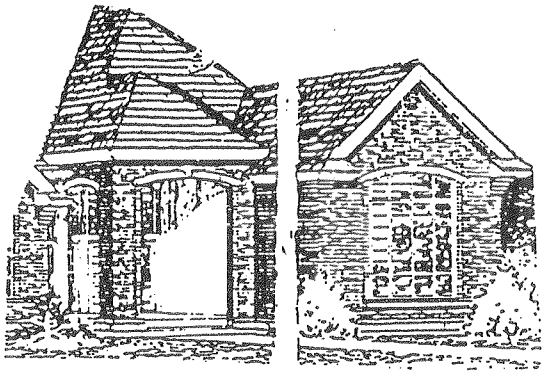
ARCHITECTURAL THEME:COUNTRY

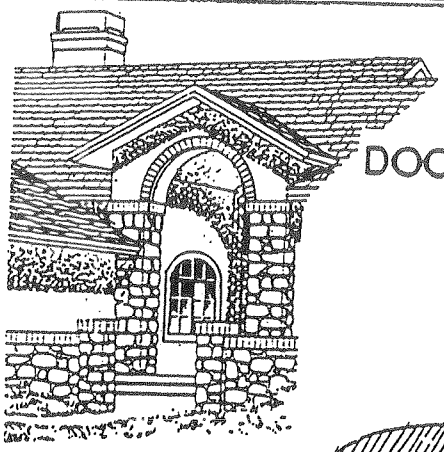
EXHIBIT 18(C)

Etiwanda North Specific Plan

City of







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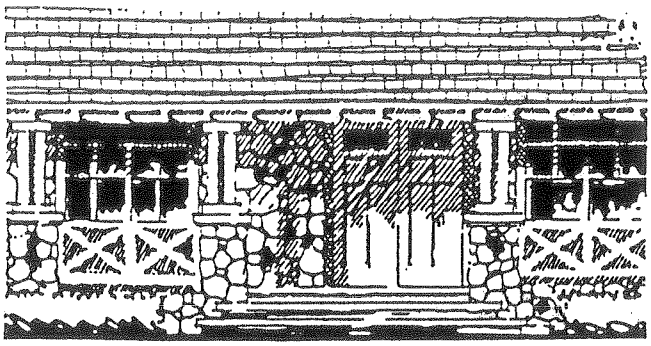
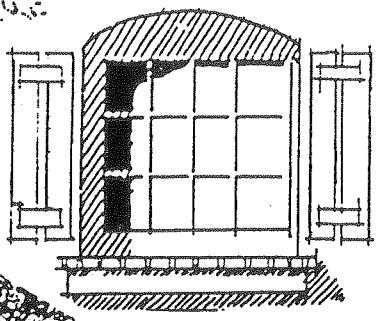
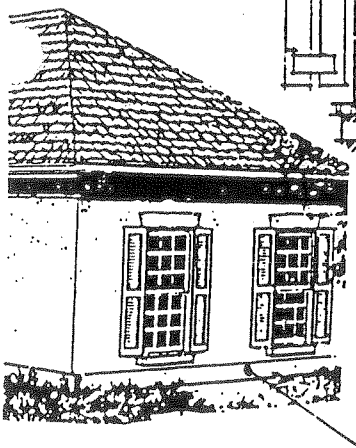


PORCHES & BALCONIES





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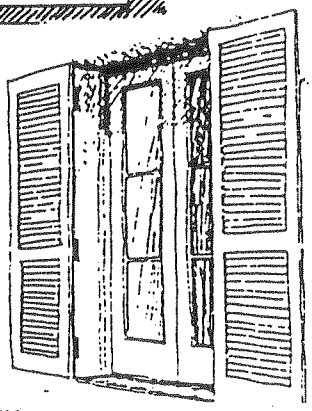

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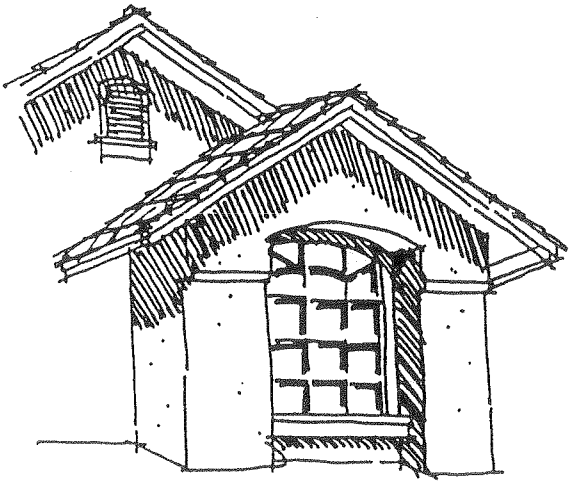


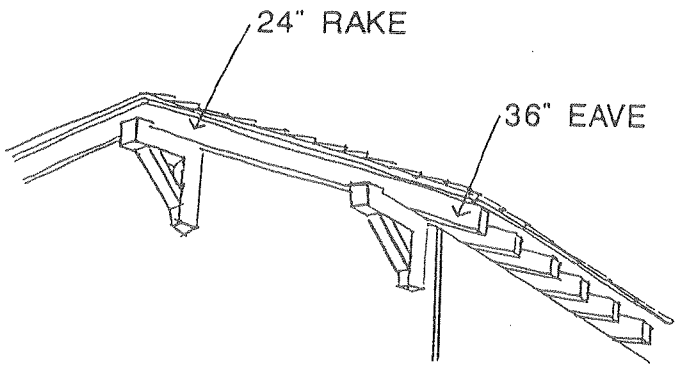
UNIQUE DETAILS

ARCHITECTURAL THEME:COUNTRY

EXHIBIT 19 (D)

Etiwanda North Specific Plan

City of Rancho Cucamonga



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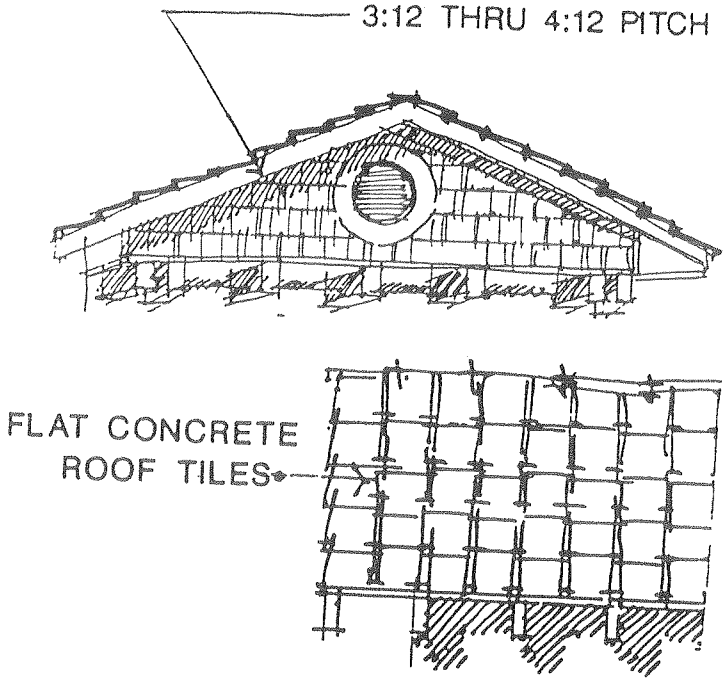
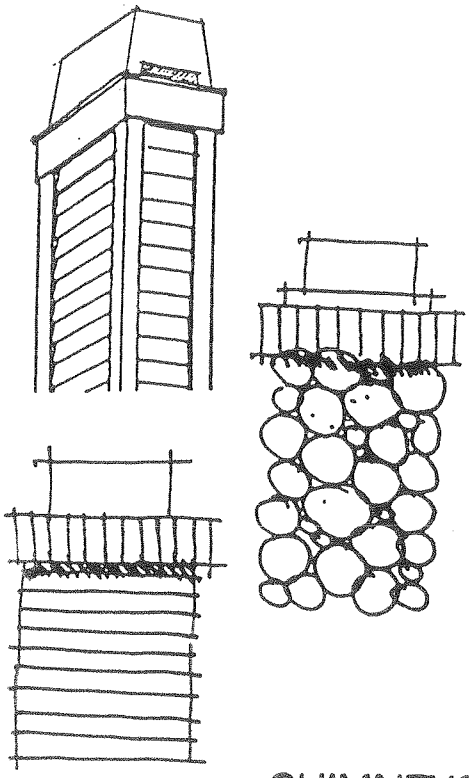


ROOF PITCH & MATERIAL



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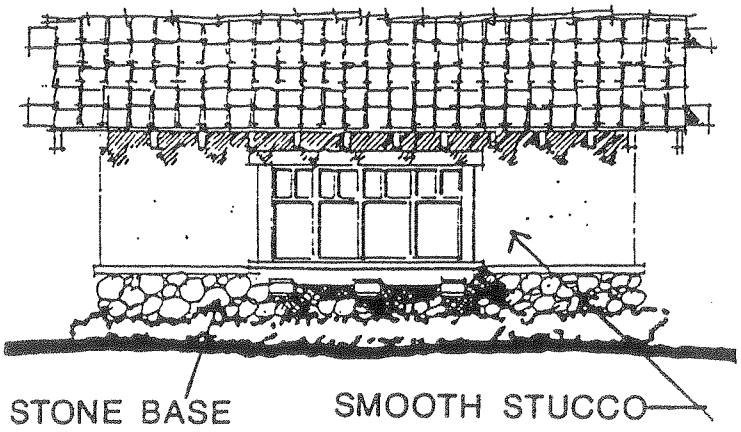


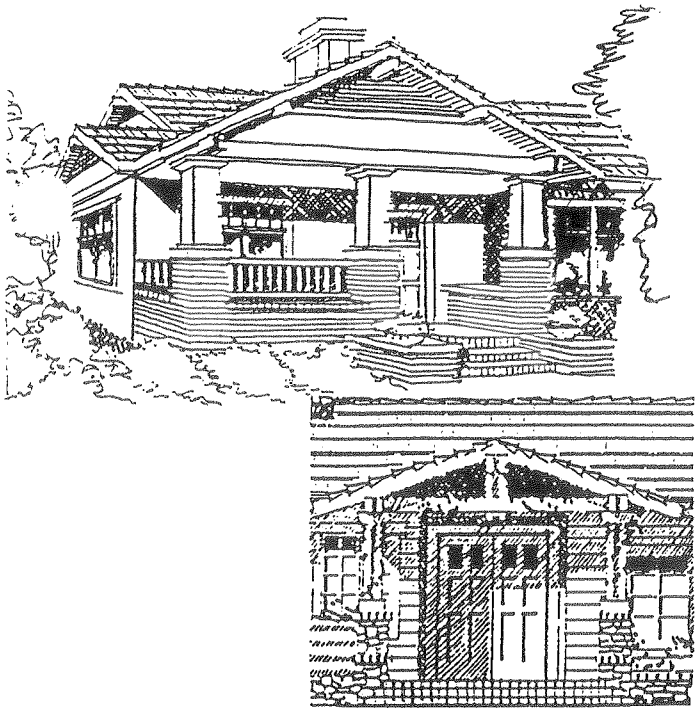
EXTERIOR FINISH

ARCHITECTURAL THEME:BUNGALOW

EXHIBIT 19(E)

Etiwanda Nort
Specific Plan

City of
Rancho Cucamonga



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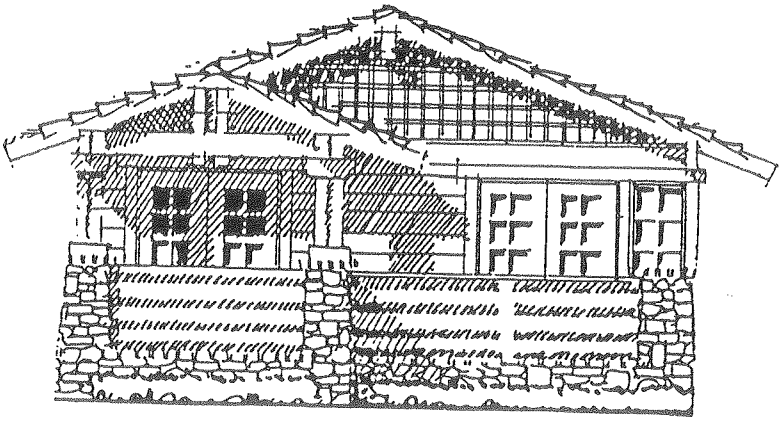
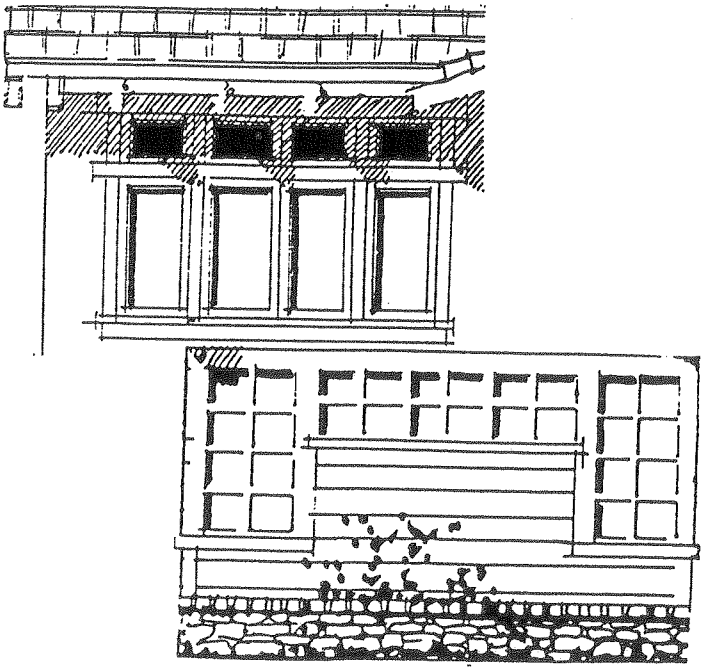
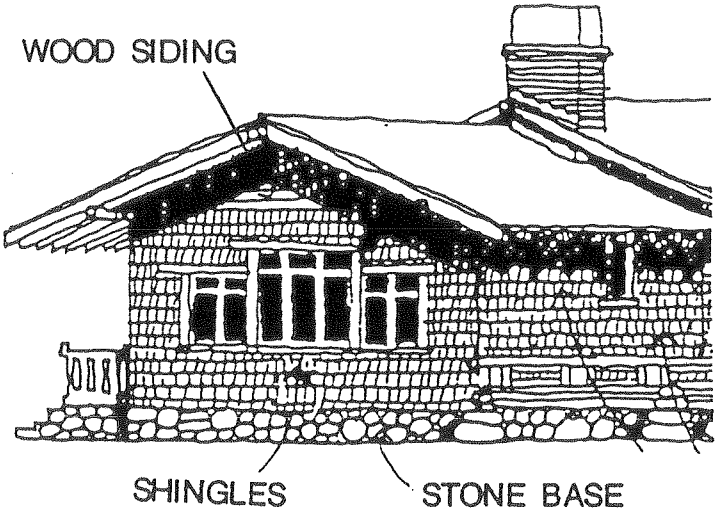


PORCHES & BALCONIES



WINDOW TREATMENT



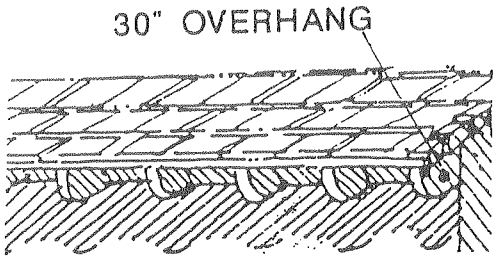
UNIQUE DETAILS

ARCHITECTURAL THEME:BUNGALOW

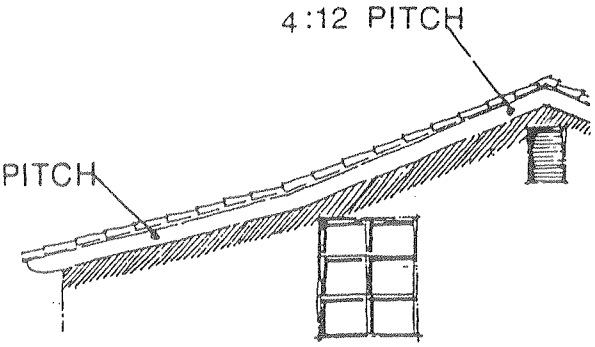
EXHIBIT 19 (F)

Etiwanda North Specific Plan

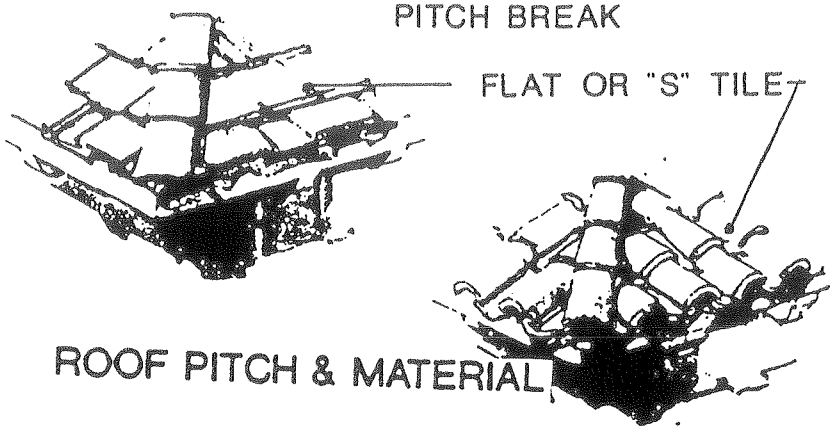
City of Rancho Cucamonga



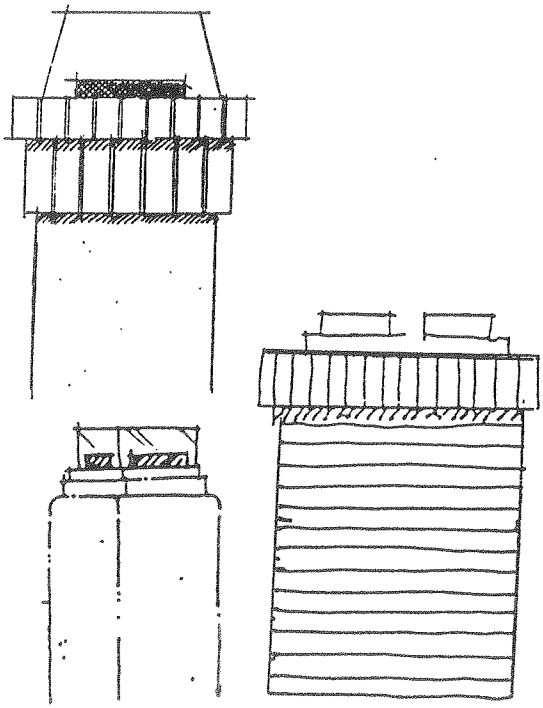
OVERHANGS



PITCH BREAK



ROOF PITCH & MATERIAL



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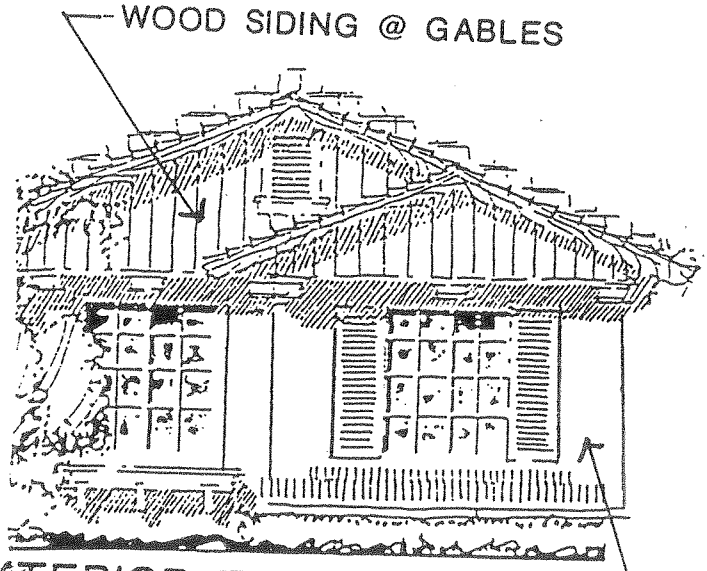


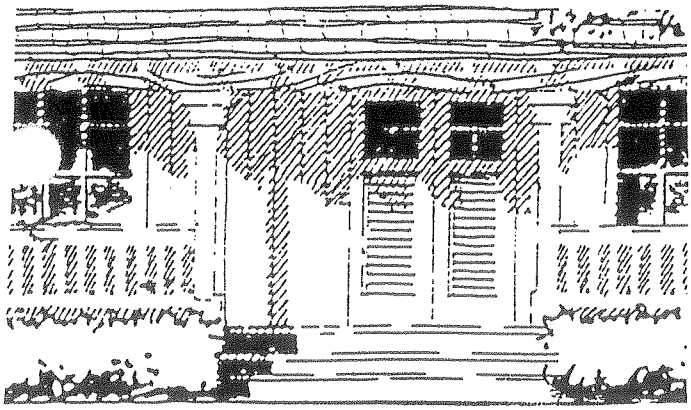
EXTERIOR FINISH

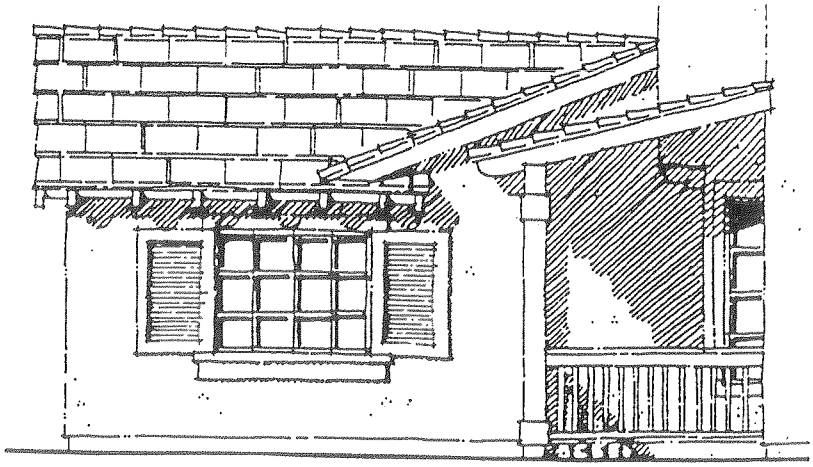
ARCHITECTURAL THEME:RANCH

EXHIBIT 19(G)

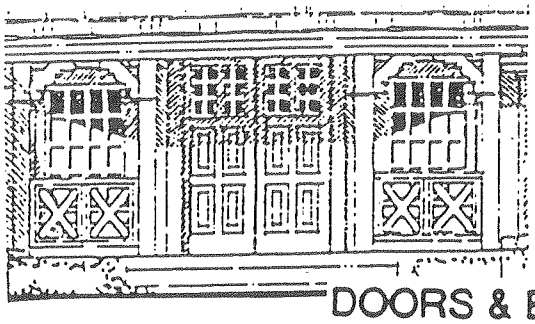
Etiwanda North Specific Plan

City of Rancho Cucamonga

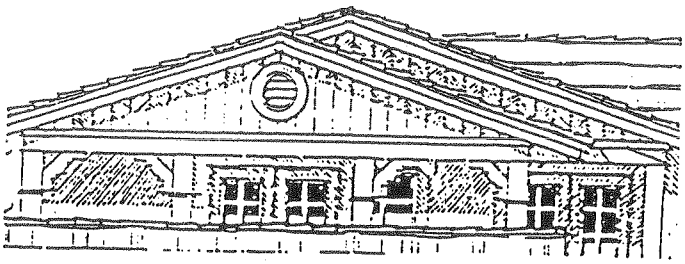


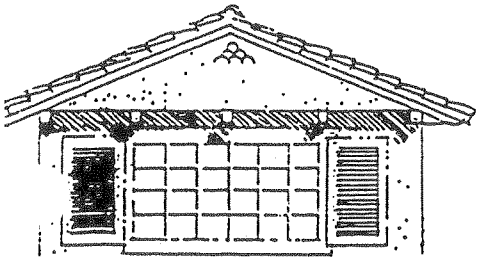


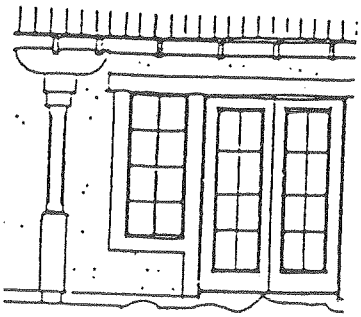
PORCHES & BALCONIES

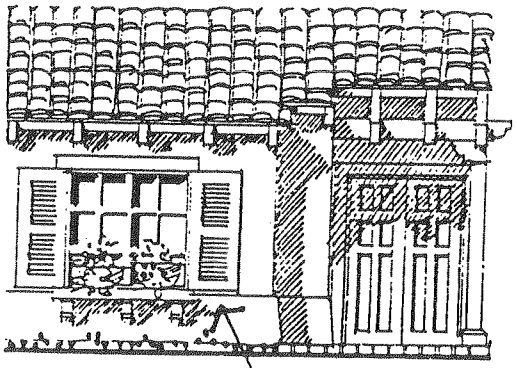


DOORS & ENTRY



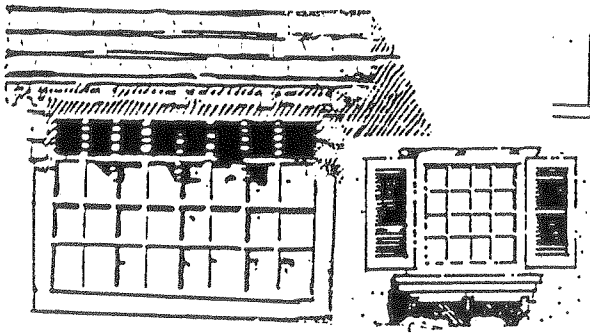






STUCCO SKIRT

UNIQUE DETAILS



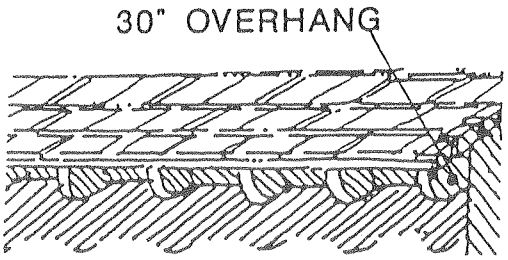
WINDOW TREATMENT

ARCHITECTURAL THEME:RANCH

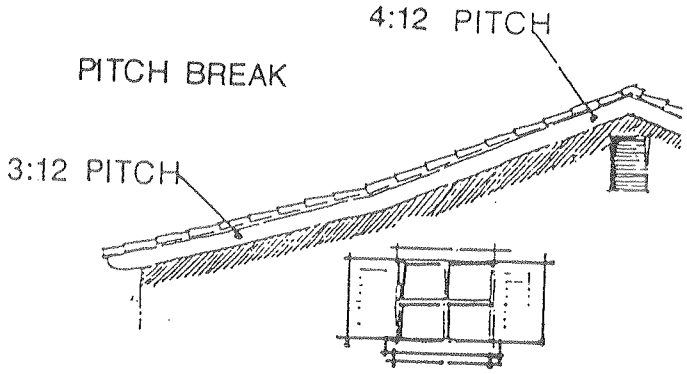
EXHIBIT 19 (H)

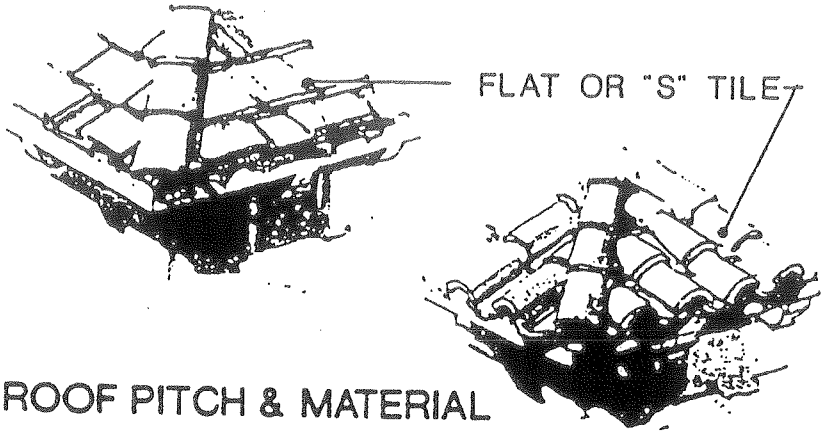
Etiwanda North Specific Plan

City of Rancho Cucamonga

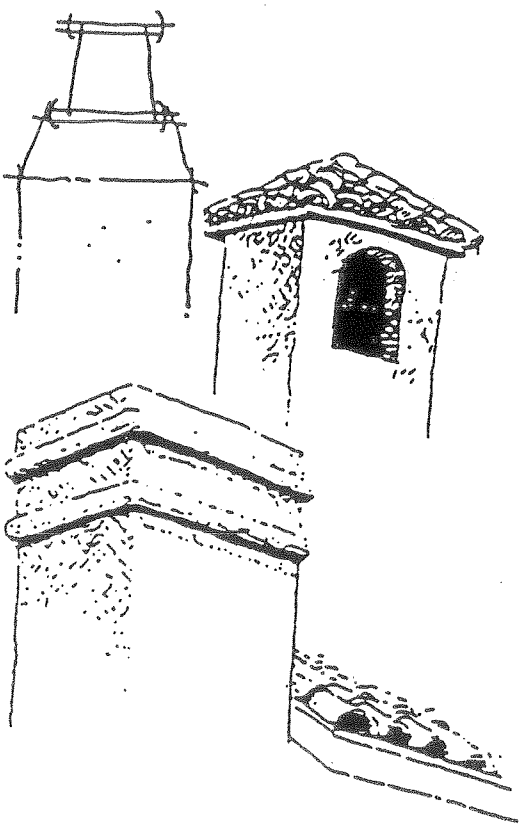


OVERHANGS





ROOF PITCH & MATERIAL



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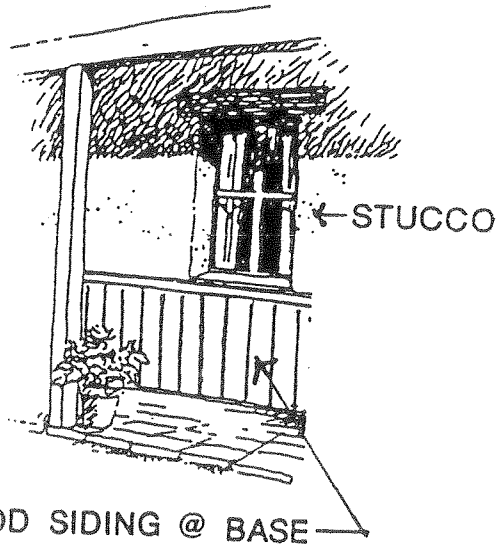


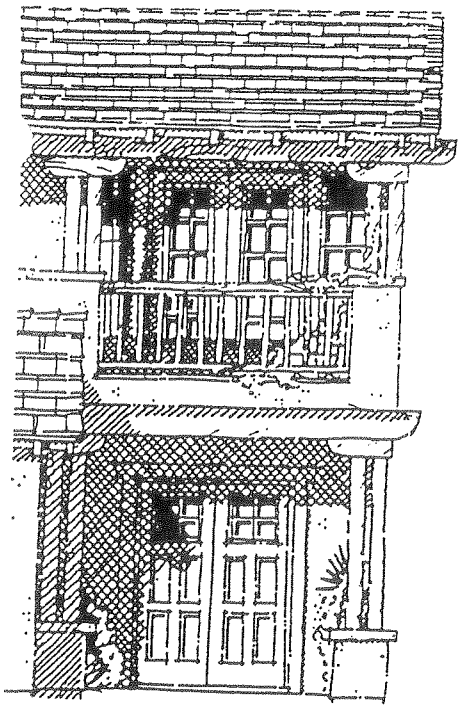
EXTERIOR FINISH

ARCHITECTURAL THEME:MONTEREY

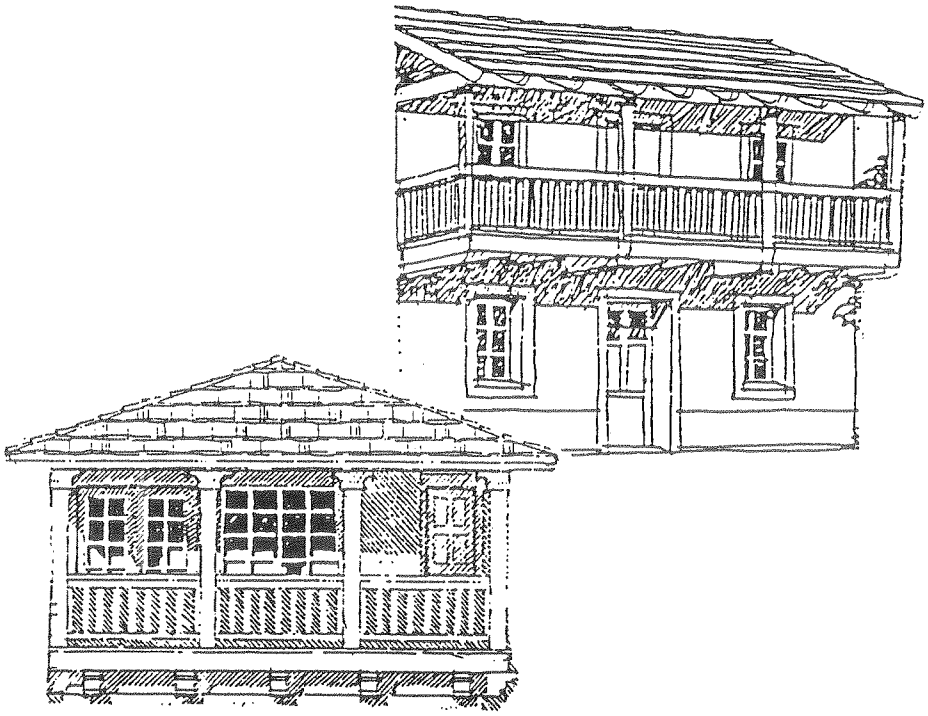
EXHIBIT 19 (I)

Etiwanda North Specific Plan

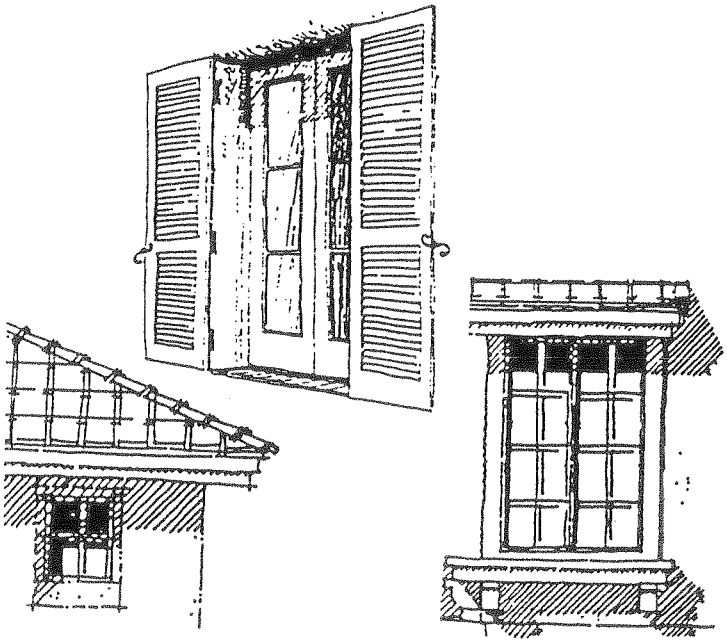
City of



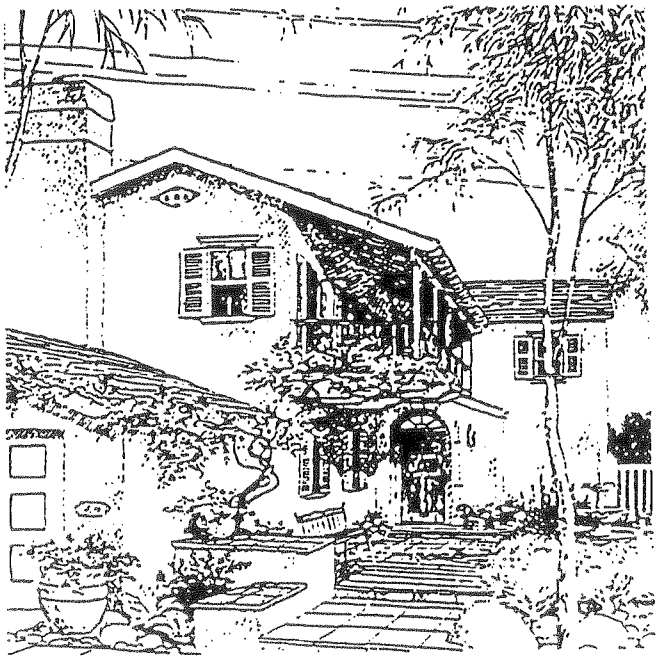
DOORS & ENTRY



PORCHES & BALCONIES



WINDOW TREATMENT



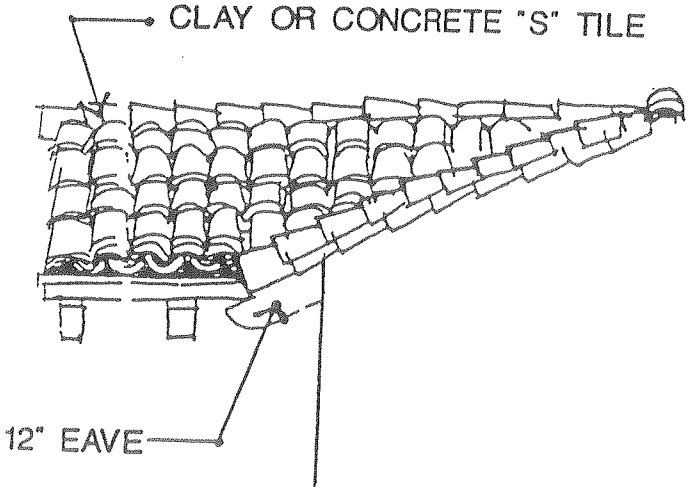
UNIQUE DETAILS

ARCHITECTURAL THEME:MONTEREY

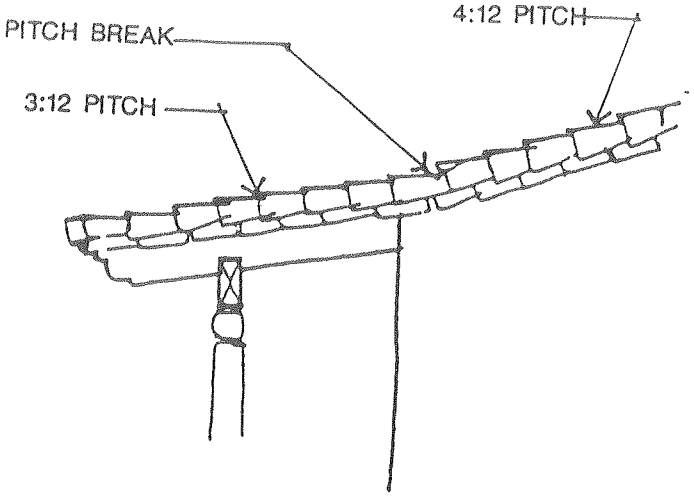
EXHIBIT 19 (J)

Etiwanda North Specific Plan

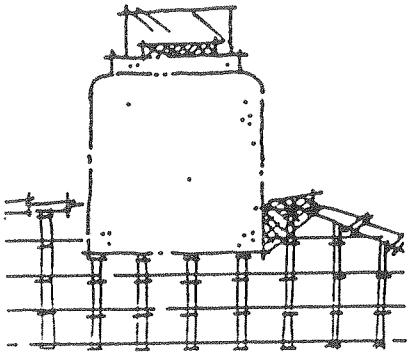
City of Rancho Cucamonga

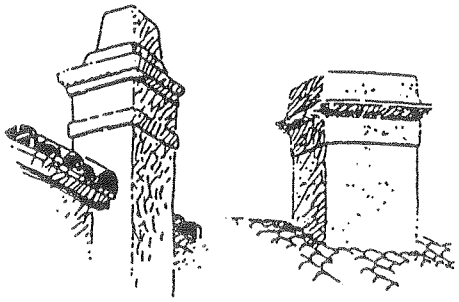


OVERHANGS

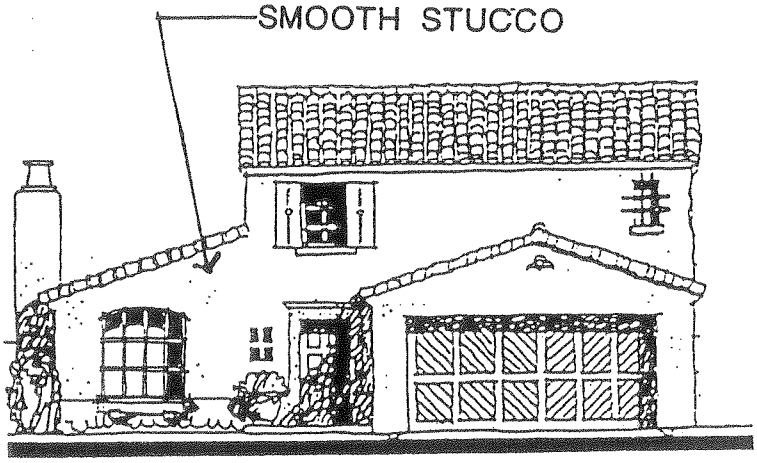


ROOF PITCH & MATERIAL





CHIMNEYS



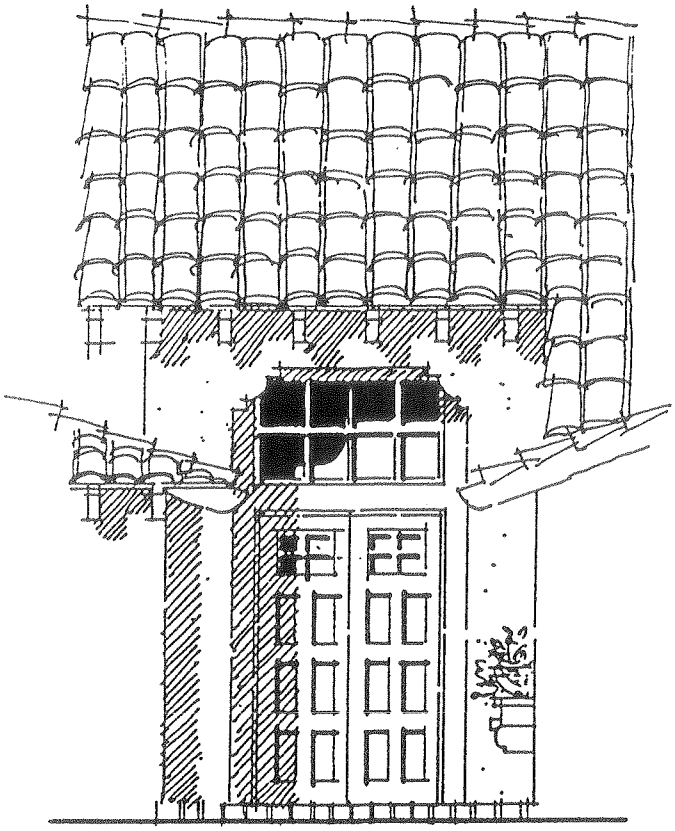
EXTERIOR FINISH

ARCHITECTURAL THEME:SAN JUAN

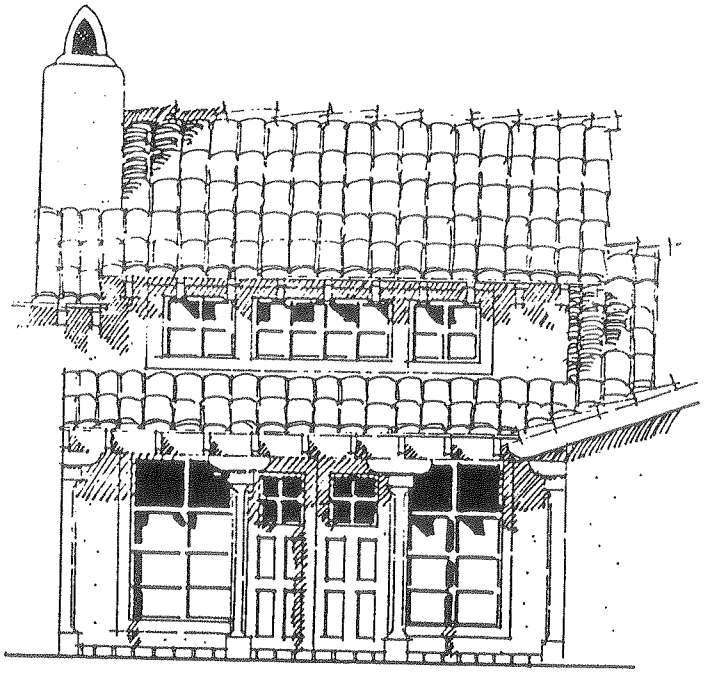
EXHIBIT 19 (K)

Etiwanda Nor
Specific Plan

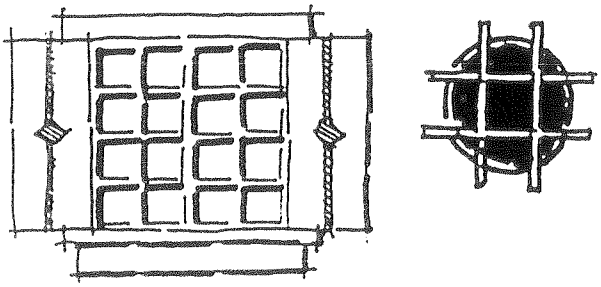
City of



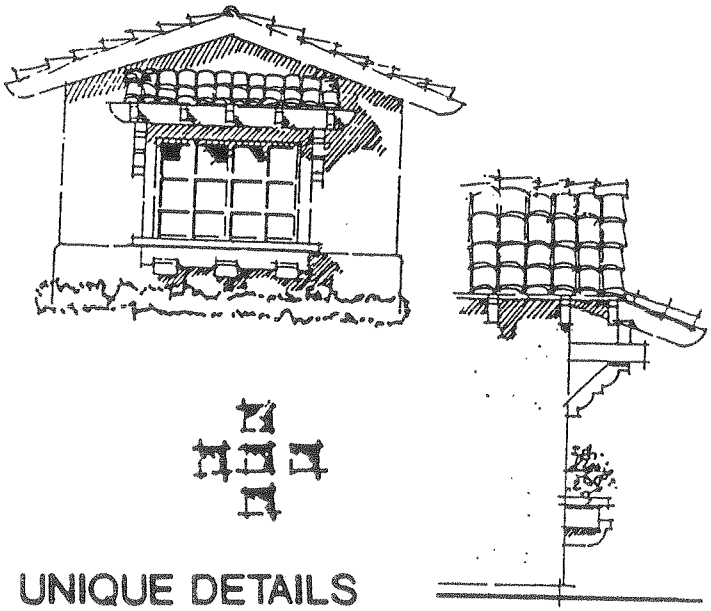
DOORS & ENTRY



PORCHES & BALCONIES



WINDOW TREATMENT



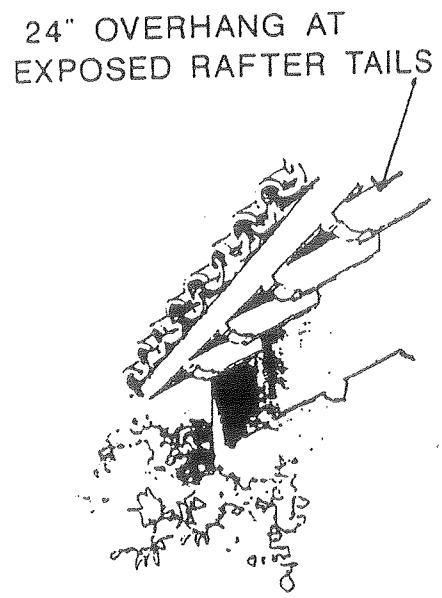
UNIQUE DETAILS

ARCHITECTURAL THEME:SAN JUAN

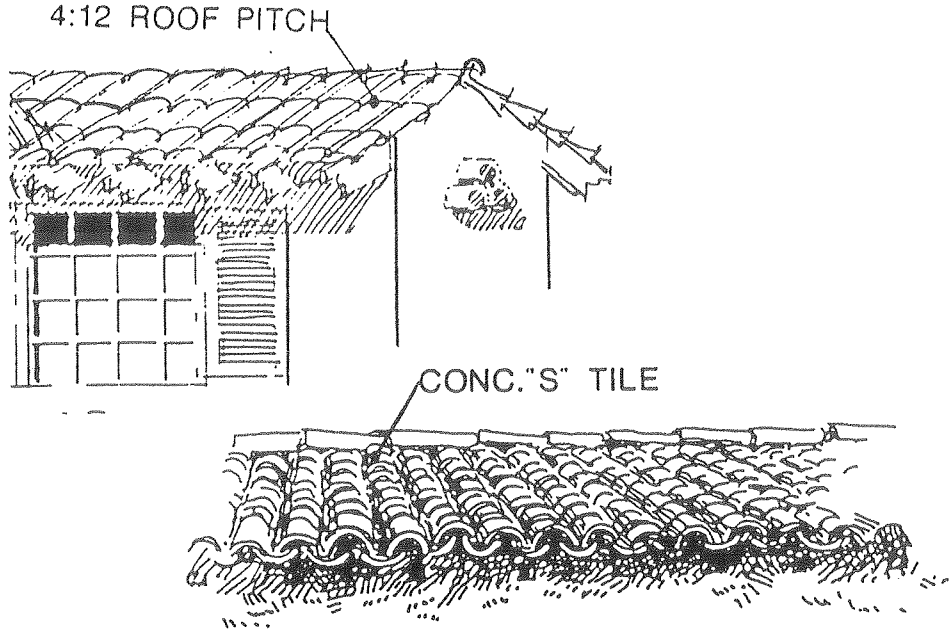
EXHIBIT 19 (L)

Etiwanda North Specific Plan

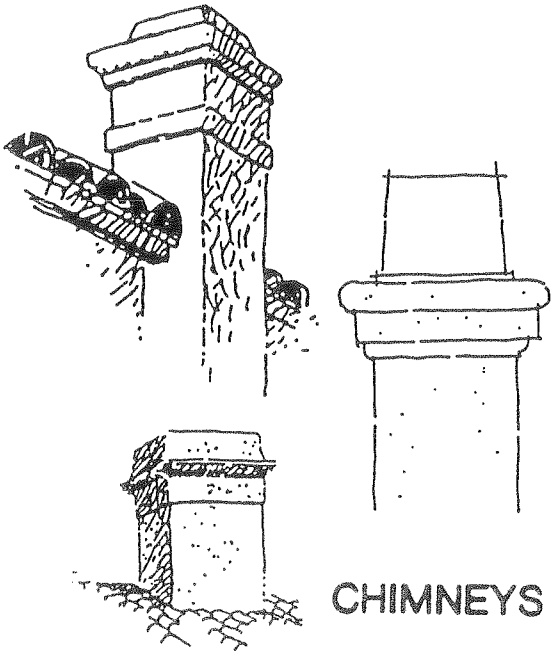
City of Rancho Cucamonga



OVERHANGS



ROOF PITCH & MATERIAL



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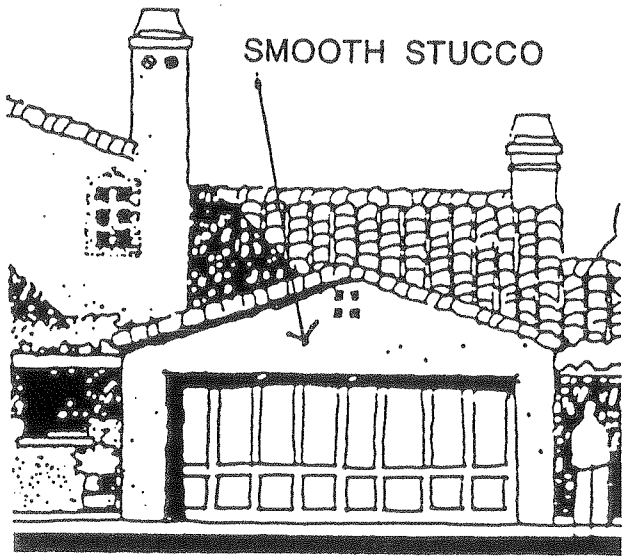


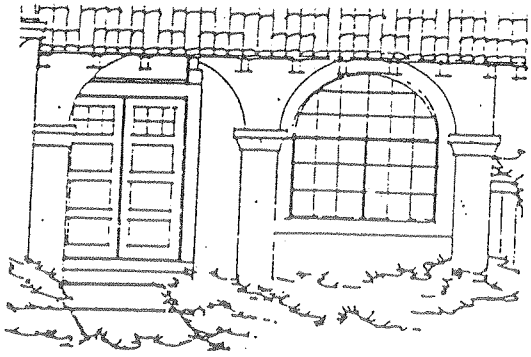
EXTERIOR FINISH

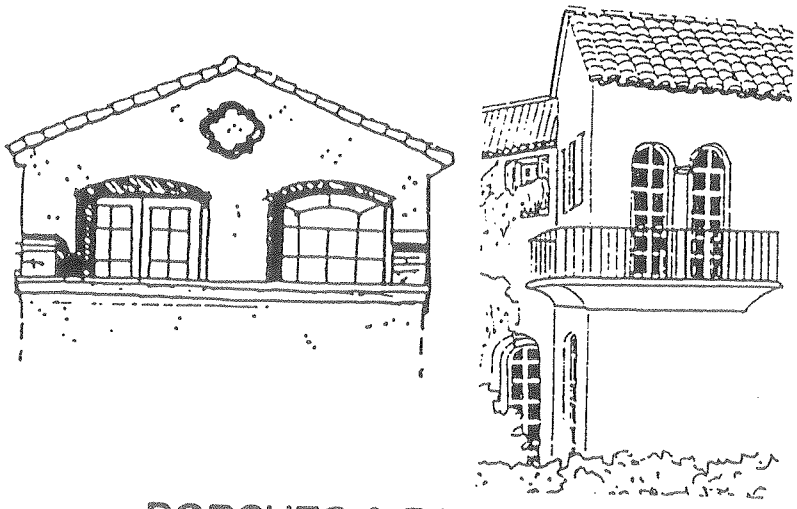
ARCHITECTURAL THEME: SANTA BARBARA REVIVAL

EXHIBIT 19(M)

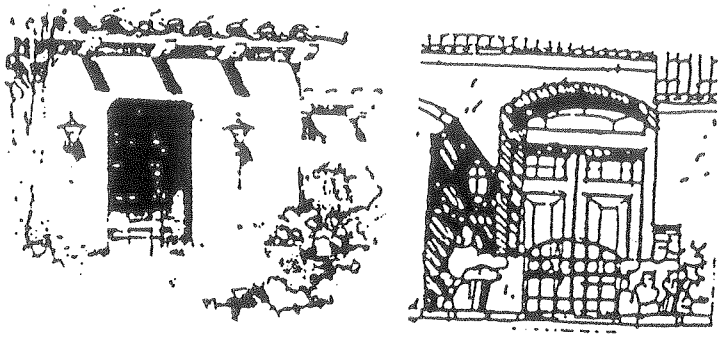
Etiwanda North Specific Plan

City of Rancho Cucamonga

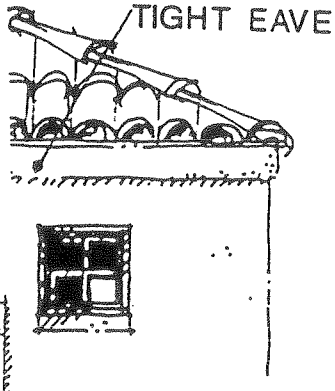


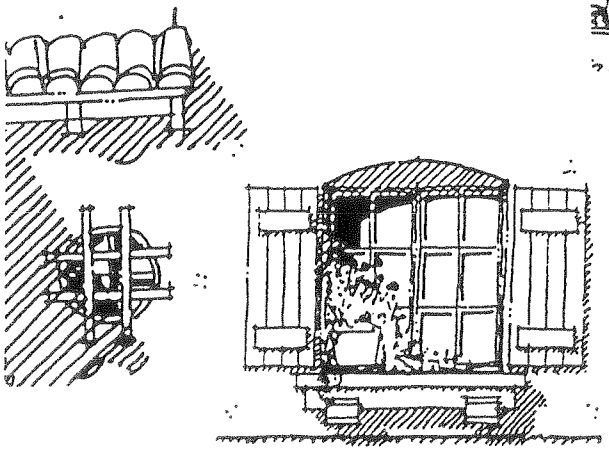


PORCHES & BALCONIES

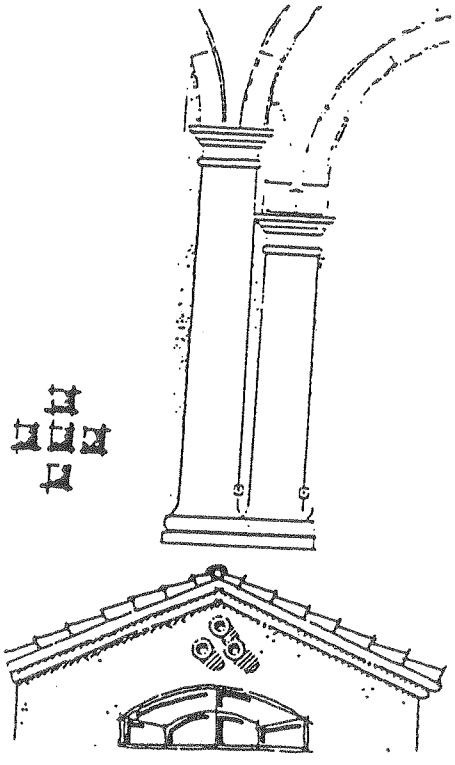


DOORS & ENTRY





WINDOW TREATMENT



UNIQUE DETAILS

ARCHITECTURAL THEME: SANTA BARBARA REVIVAL

EXHIBIT 19(N)

Etiwanda North Specific Plan

City of Rancho Cucamonga

TABLE 8

REQUIRED BUILDING FOOTPRINTS/ELEVATIONS

Number of Single Family Dwellings	Minimum Number of Foot Prints	Minimum Number of Elevations/Foot Prints
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	4

Note:

The following shall count as additional footprints.

1. Reverse footprints
2. Alternate garage orientation*

The following shall count as additional elevations:

1. Plans with 5'-0" to 6'-0" courtyard walls
2. Plans with porches, verandas in front of house
3. Each plan with an alternate garage orientation (i.e., if a bungalow style elevation has both a front-on garage and side-on garage floor plan, this shall count as an additional elevation

*An alternate garage orientation will count as an additional footprint. If this plan is reversed, it shall also count as an additional footprint.

11.4 LANDSCAPE ARCHITECTURE

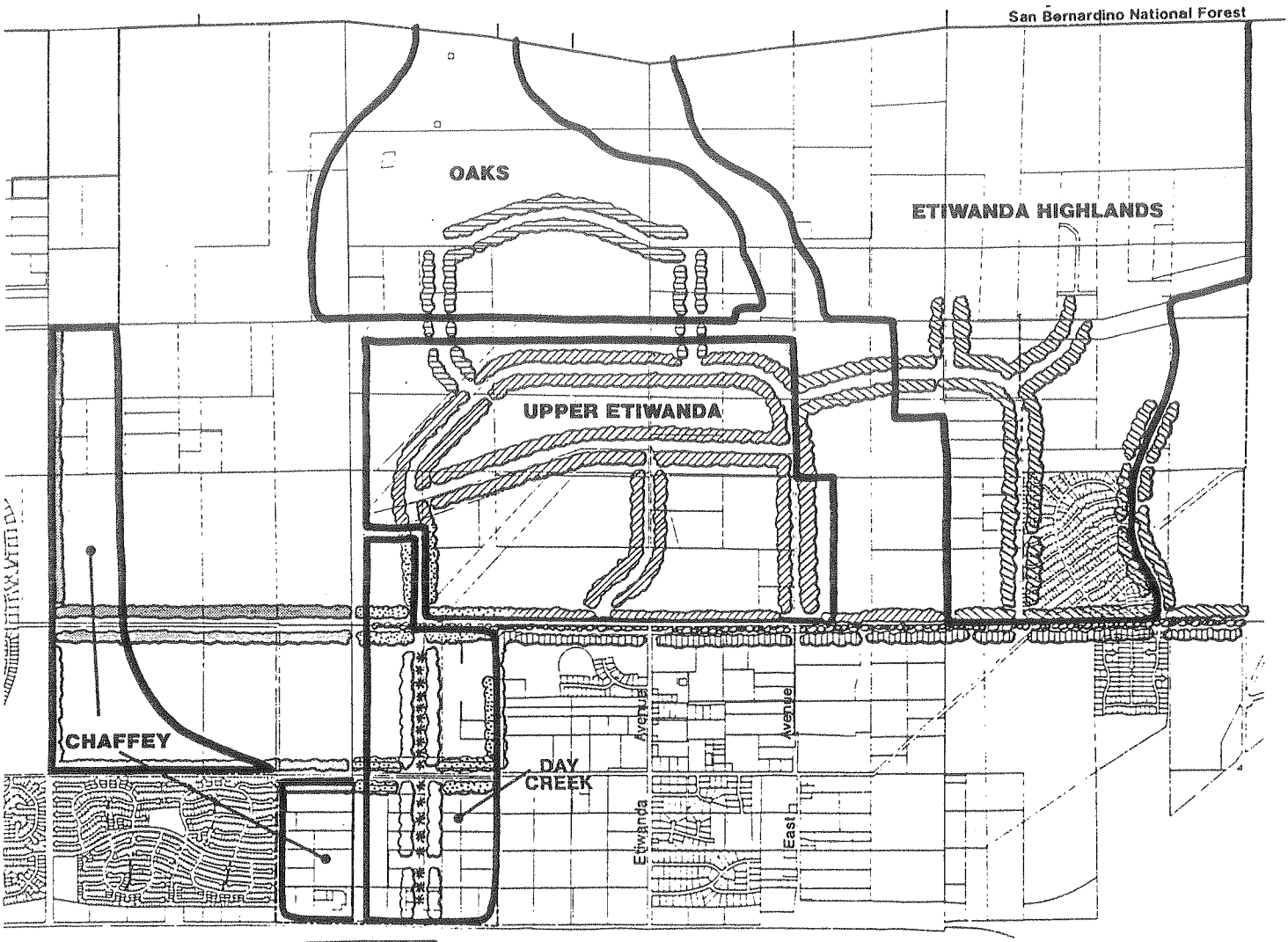
11.4.1 Introduction

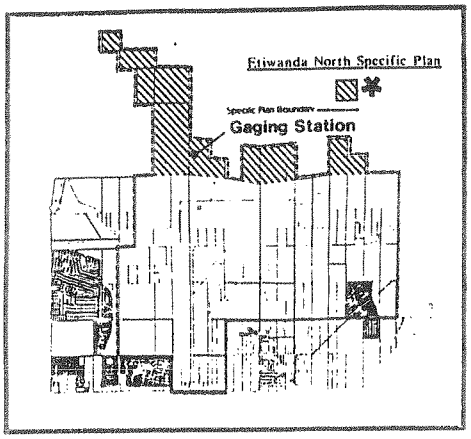
The use of landscape techniques and vegetation types will play a significant role in establishing the character of the Etiwanda North Specific Plan area. Landscape design is intended to expand upon and enhance the vast Flood Control District and utility company holdings that shape the area as well as to complement the area through the use of California native plant species. Refer to Exhibit 19, Landscape Theme Plan.

Ground plane plantings are selected to portray rural appearance, with emphasis on native and drought-tolerant plantings. These include low-growing ground covers, combined with medium and large shrub masses. Flowering vines will be located along perimeter theme walls and entry areas to soften the appearance of fabricated materials and to strengthen the visual unity between the built and natural environment. Southern California Edison (SCE), Metropolitan Water District (MWD) and other utility corridors shall be planted with native, drought-tolerant plant materials which will promote low maintenance and supplement the natural environment.

The use of turf shall be kept to a minimum in City-maintained areas. Turf is best used to focus on a landscape entry statement, or when a place to sit, play or picnic is desirable. Turf shall be limited to 15% in parkway areas.

The Landscape Street Sections (Exhibits 21-A through L) are referenced on the Landscape Theme Plan Section Key Map (Exhibit 20).





LEGEND

- Camphor
- Eucalyptus Windrow
- Canary Island Pine/Redbud
- California Sycamore/Australian Willow
- Canyon Live Oak/California Black Oak
- California Sycamore/Canyon Live Oak
- Redbud/African Sumac
- Red Bud/Bradford Pear/Crape Myrtle
- California Palm

The **OAKS** Neighborhood will be characterized by native field stone entries and pilasters, with Canyon Live Oaks and California Black Oaks and accents of California Walnut.

The **ETIWANDA HIGHLANDS** Neighborhood will be characterized by fired brick entries and pilasters, with California Sycamores and Australian Willows and accents of Knobcone Pine and Crape Myrtle.

The **DAY CREEK** Neighborhood will be characterized by native field stone entries and pilasters, with Western Redbud and African Sumac and accents of California Sycamores; Day Creek Boulevard will feature rows of Camphor trees and California Palm median trees.

The **UPPER ETIWANDA** Neighborhood will be characterized by Ashlar cut stone entries and pilasters, with Western Redbud and Canary Island Pine and accents of Bradford Pear and Japanese Pagoda trees.

The **CHAFFEY** Neighborhood will be characterized by native field stone entries and pilasters, with native California Sycamores and Canyon Live Oak and accents of Western Redbud.
NOTE: SBCFCD Property, Future Development Potential

* Proposed Sphere Area

LANDSCAPE THEME PLAN

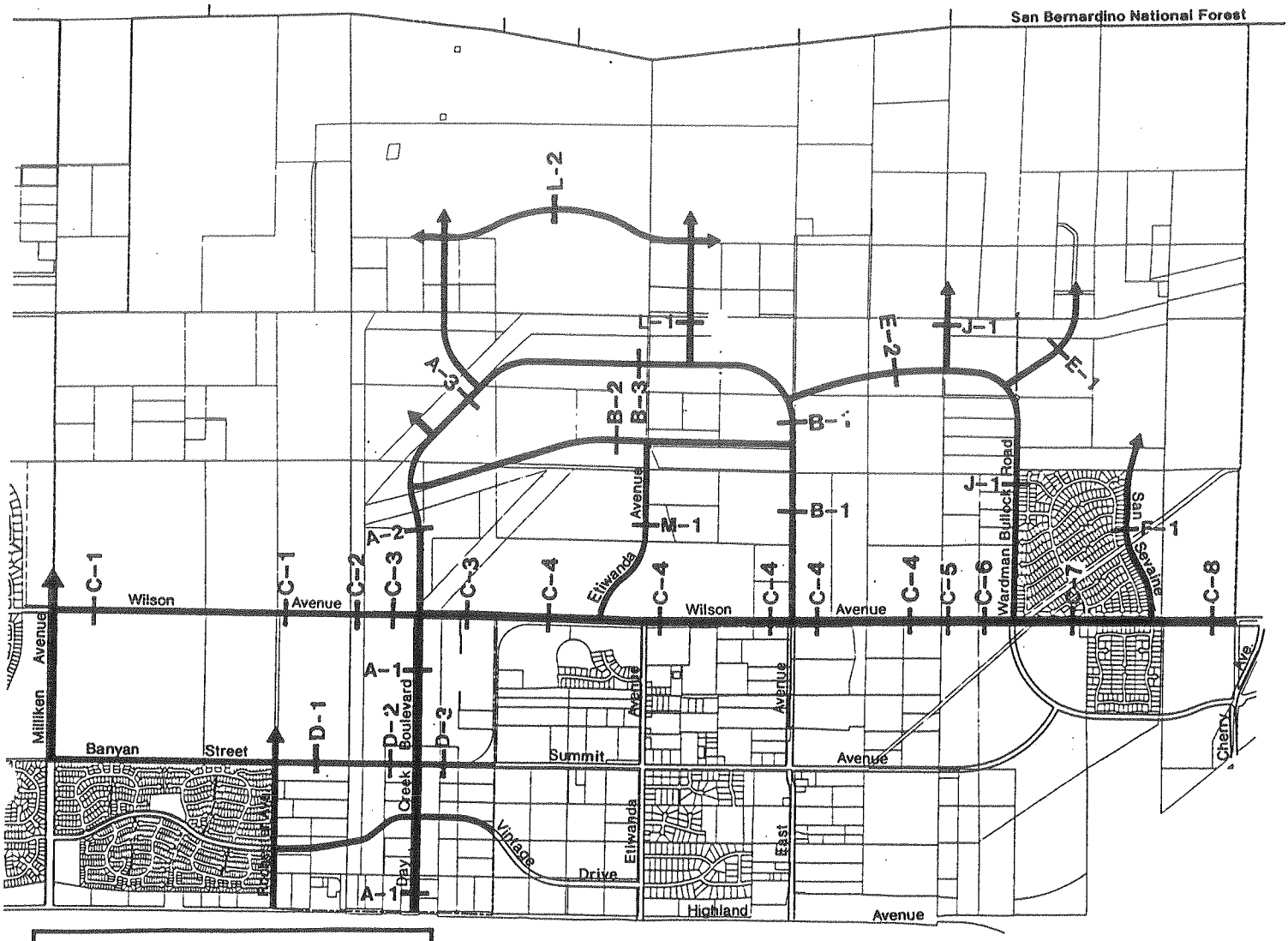
0 1000' 2000' 4000'

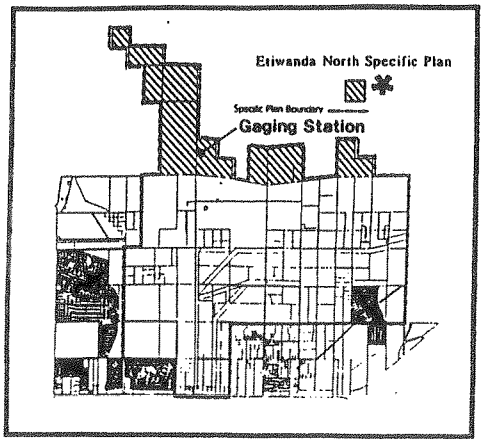
EXHIBIT 20

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92





LEGEND

A-1 Landscape Street Section Key

* Proposed Sphere Area

LANDSCAPE THEME SECTION KEY MAP

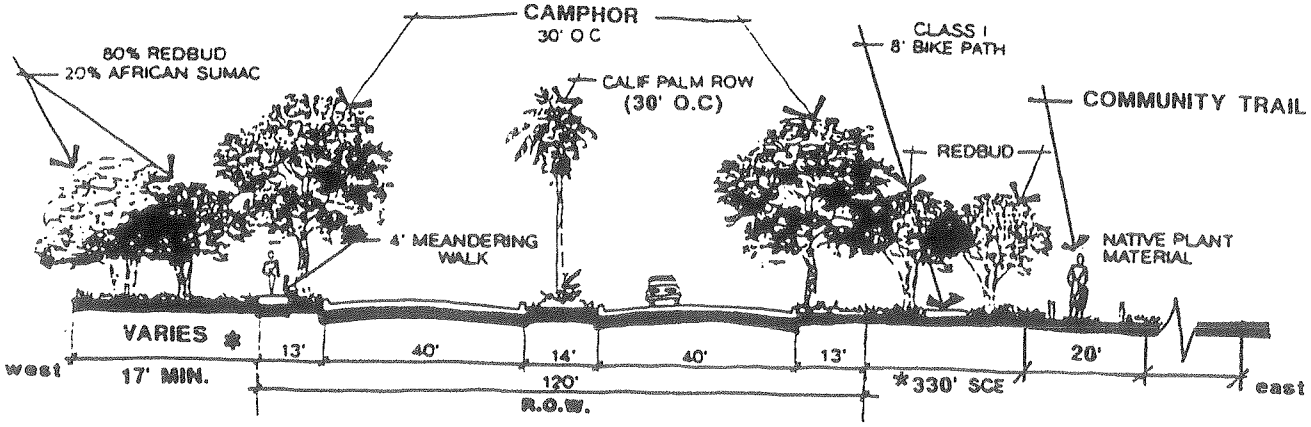
EXHIBIT 21

0 1000' 2000' 4000'

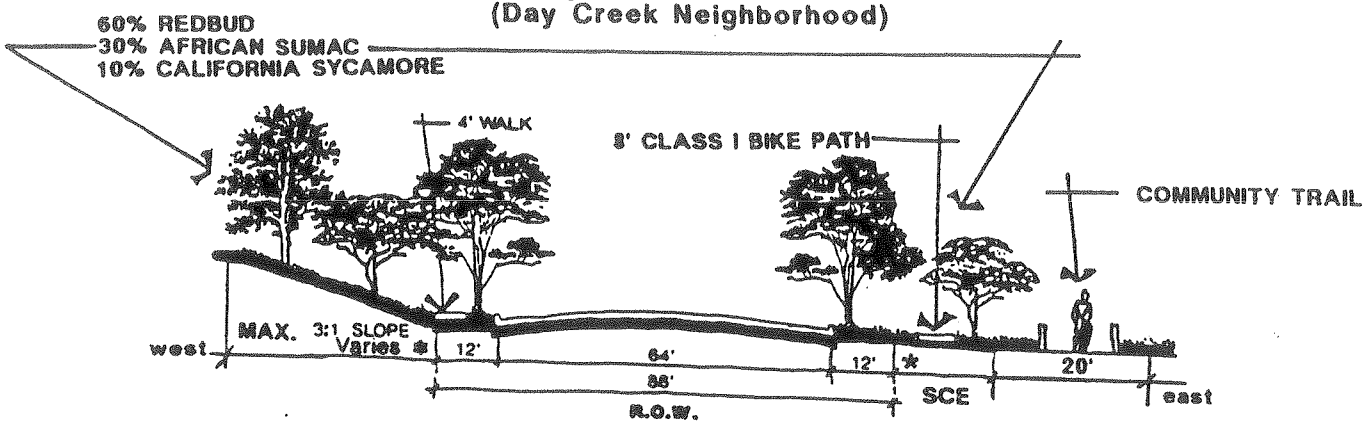
Etiwanda North Specific Plan

City of Rancho Cucamonga

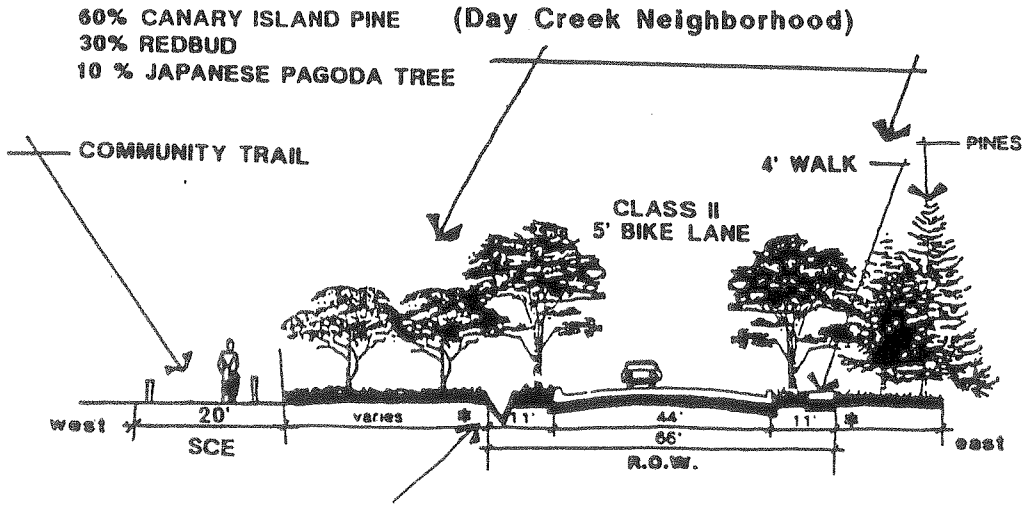
ADOPTED 4/1/92



A-1 Day Creek Boulevard
(Day Creek Neighborhood)



A-2
(Day Creek Neighborhood)



A-3
(Upper Etiwanda Neighborhood)

LANDSCAPE STREET SECTIONS

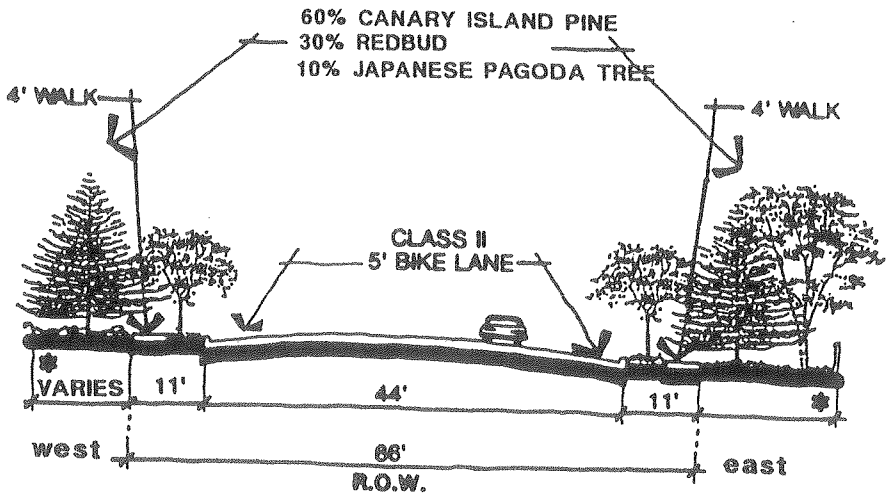
* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

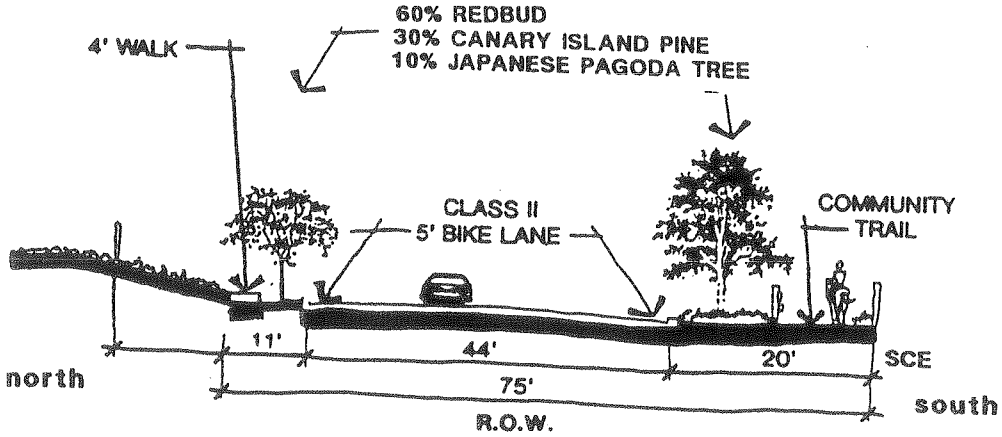
EXHIBIT 22(A)

Etiwanda North Specific Plan

City of Rancho Cucamonga



B-1 East Avenue
(Upper Etiwanda Neighborhood)



B-2
(Upper Etiwanda Neighborhood)

LANDSCAPE STREET SECTIONS

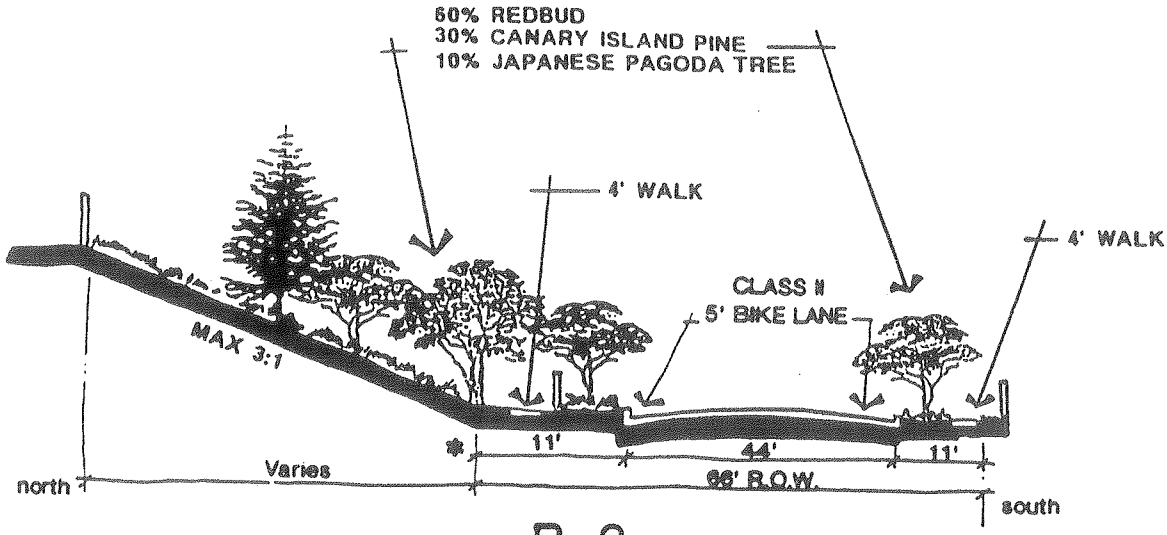
* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

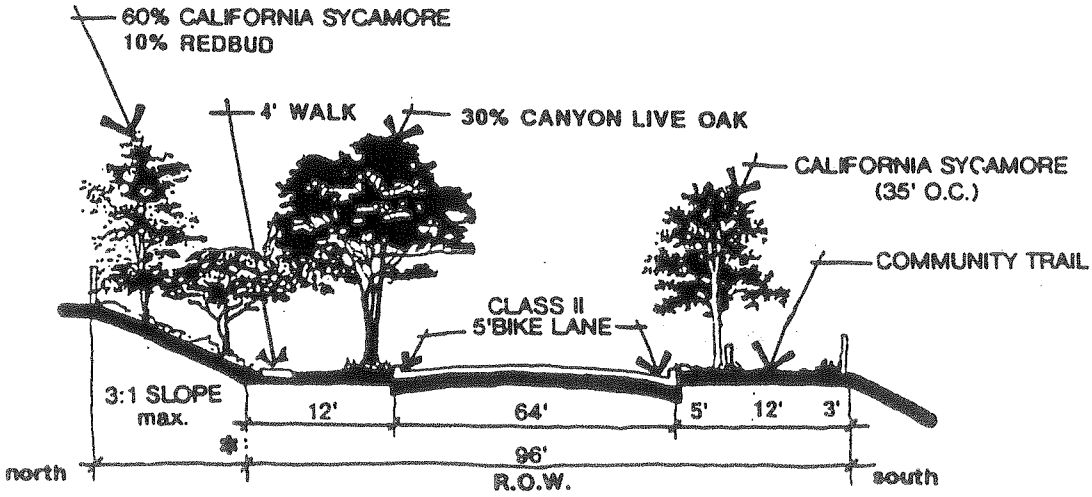
EXHIBIT 22 (B)

Etiwanda North Specific Plan

City of Rancho Cucamonga



B-3
(Upper Etiwanda Neighborhood)



C-1 Wilson Avenue
(Chaffey Neighborhood)

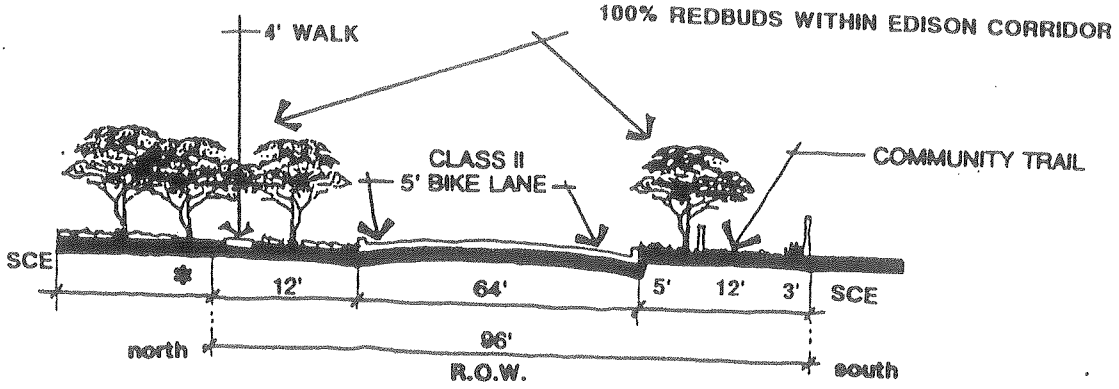
LANDSCAPE STREET SECTIONS

* LANDSCAPE EASEMENT WHERE APPLICABLE
NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

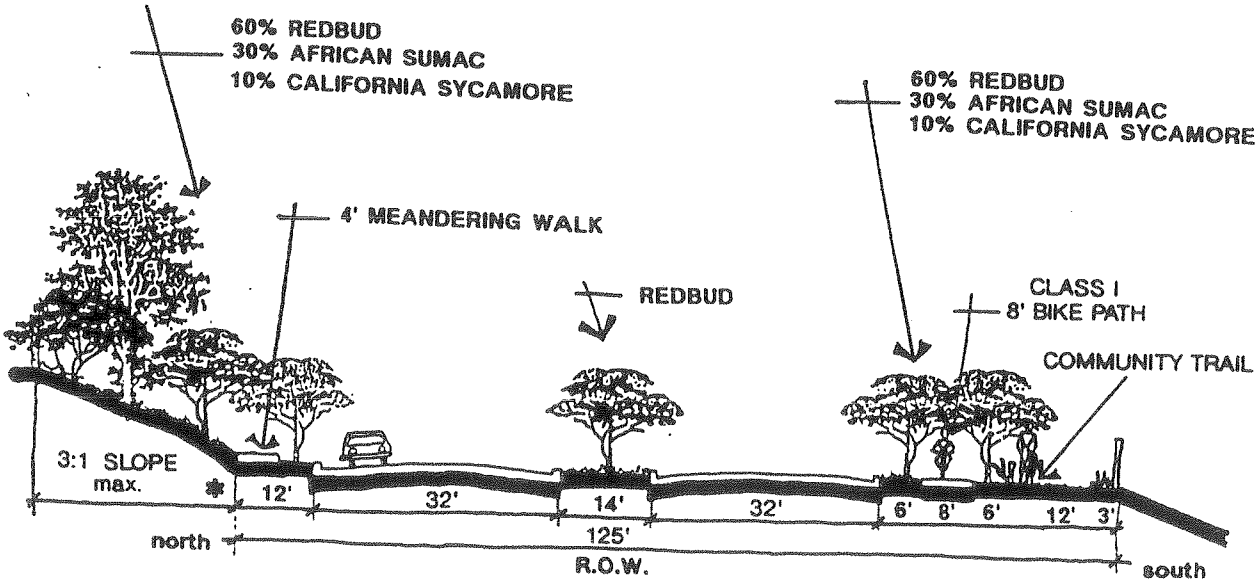
EXHIBIT 22(C)

Etiwanda Nort
Specific Plan

City of



C-2
(Day Creek Neighborhood)



C-3
(Day Creek Neighborhood)

LANDSCAPE STREET SECTIONS

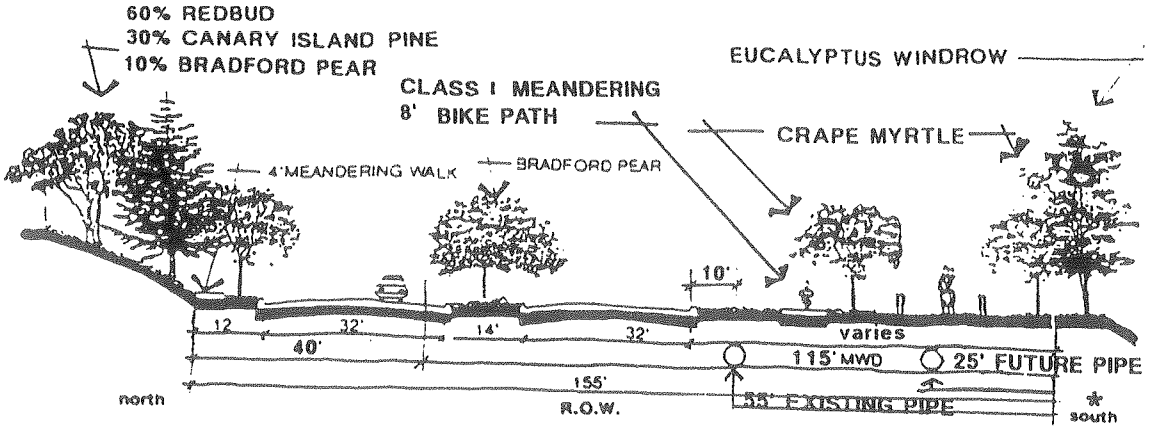
* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

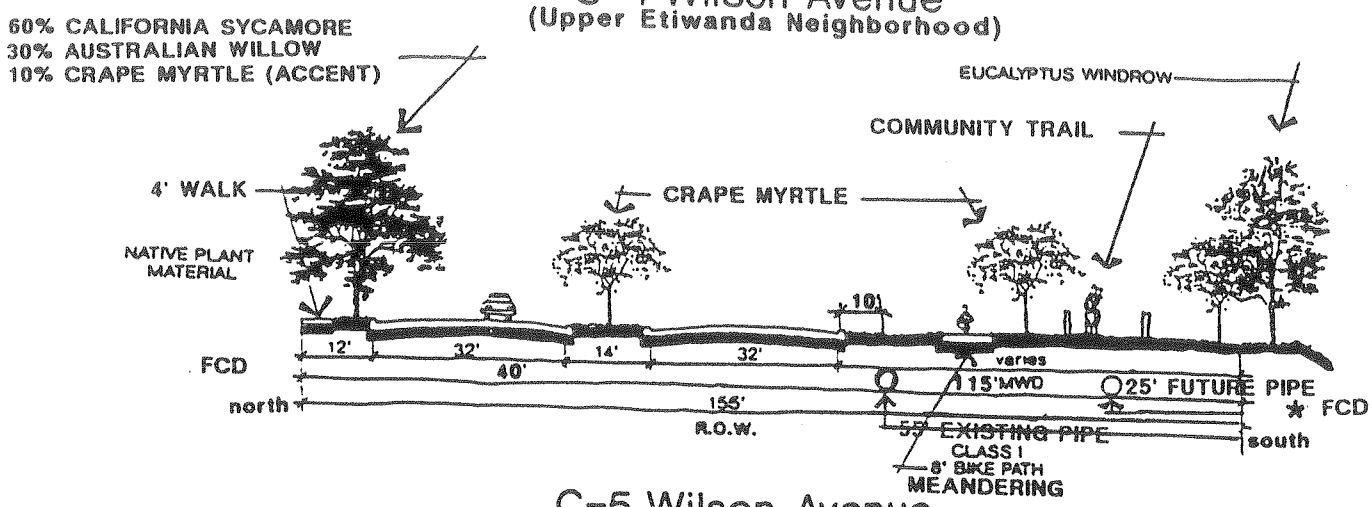
EXHIBIT 22 (D)

Etiwanda North Specific Plan

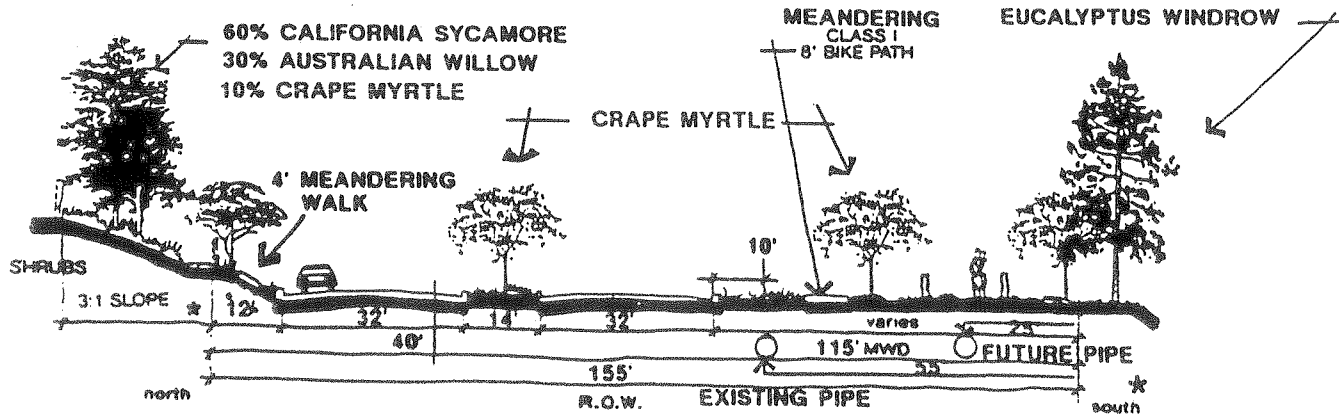
City of Rancho Cucamonga



C-4 Wilson Avenue
(Upper Etiwanda Neighborhood)



C-5 Wilson Avenue
(Etiwanda Wash)



NO TREES ALLOWED
WITHIN 15' OF MWD
PIPE CENTER LINE

C-6 Wilson Avenue
(Etiwanda Highlands Neighborhood)

LANDSCAPE STREET SECTIONS

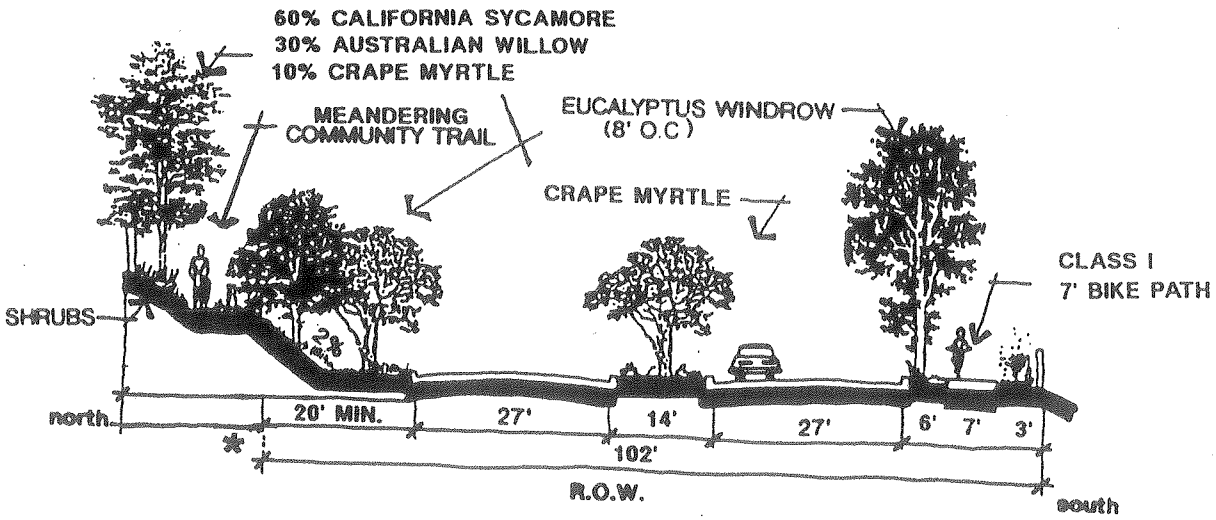
★ LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK
OR TRAIL TO BE 6' MINIMUM, TYPICAL

EXHIBIT 22 (E)

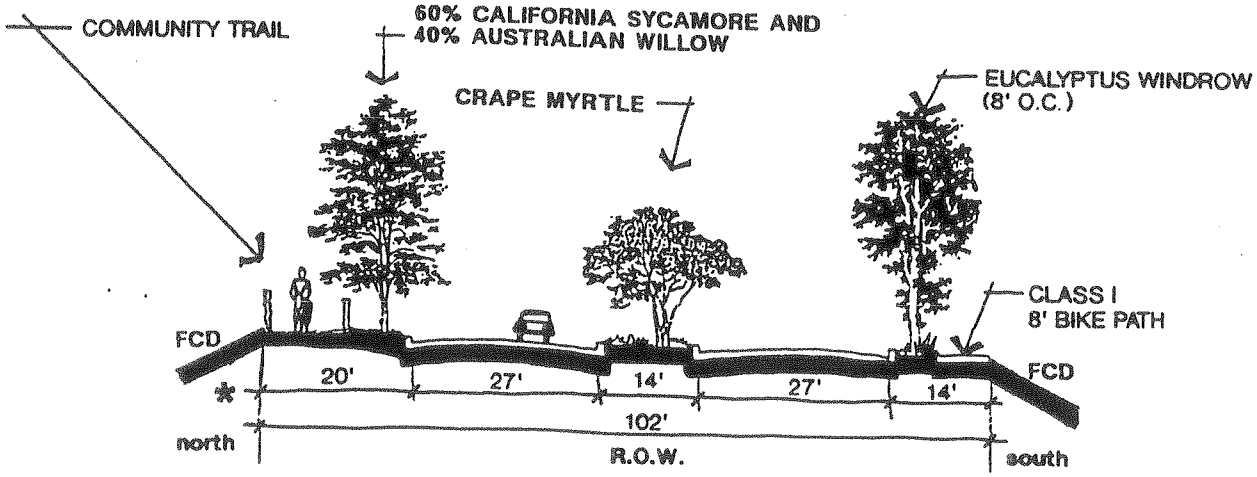
Etiwanda North
Specific Plan

City of
Rancho Cucamonga



C-7

(Etiwanda Highlands Neighborhood)



C-8

(San Sevaine Wash)

LANDSCAPE STREET SECTIONS

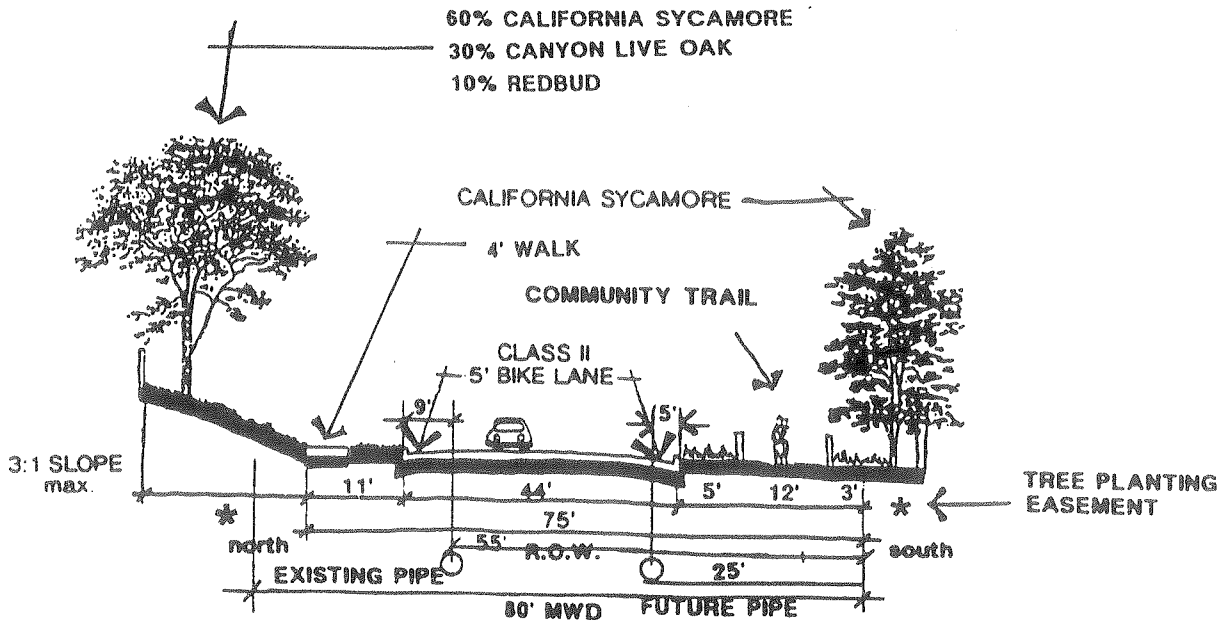
EXHIBIT 22 (F)

* LANDSCAPE EASEMENT WHERE APPLICABLE

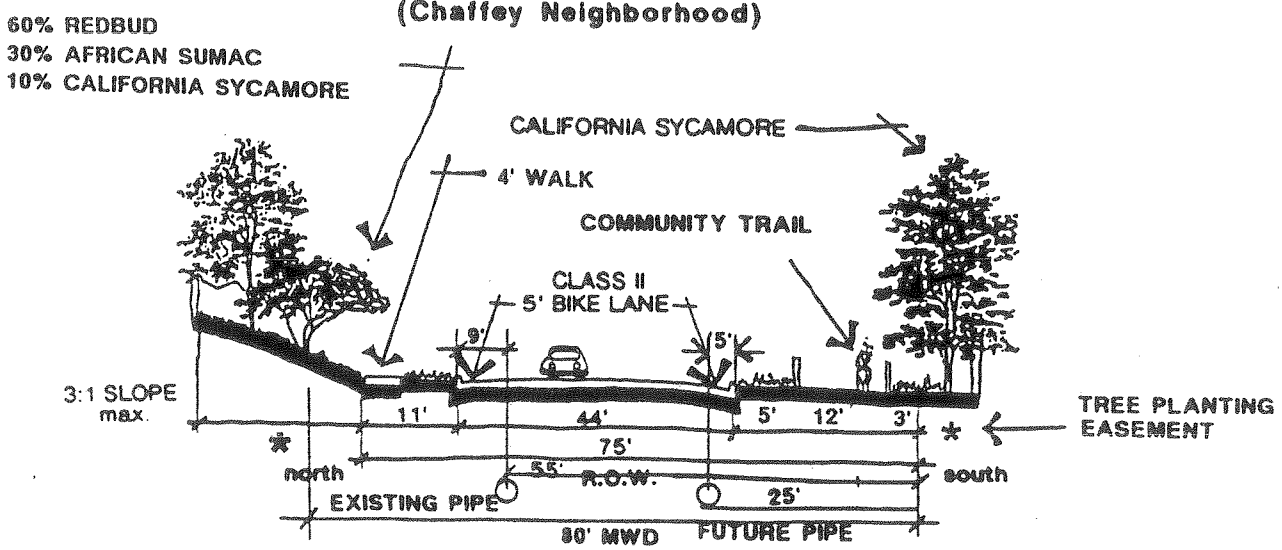
NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

Etiwanda North Specific Plan

City of Rancho Cucamonga



D-1 Banyan Avenue
(Chaffey Neighborhood)



D-2 Summit Avenue
(Day Creek Neighborhood)

NO TREES ALLOWED
WITHIN 15' OF MWD
PIPE CENTER LINE.

LANDSCAPE STREET SECTIONS

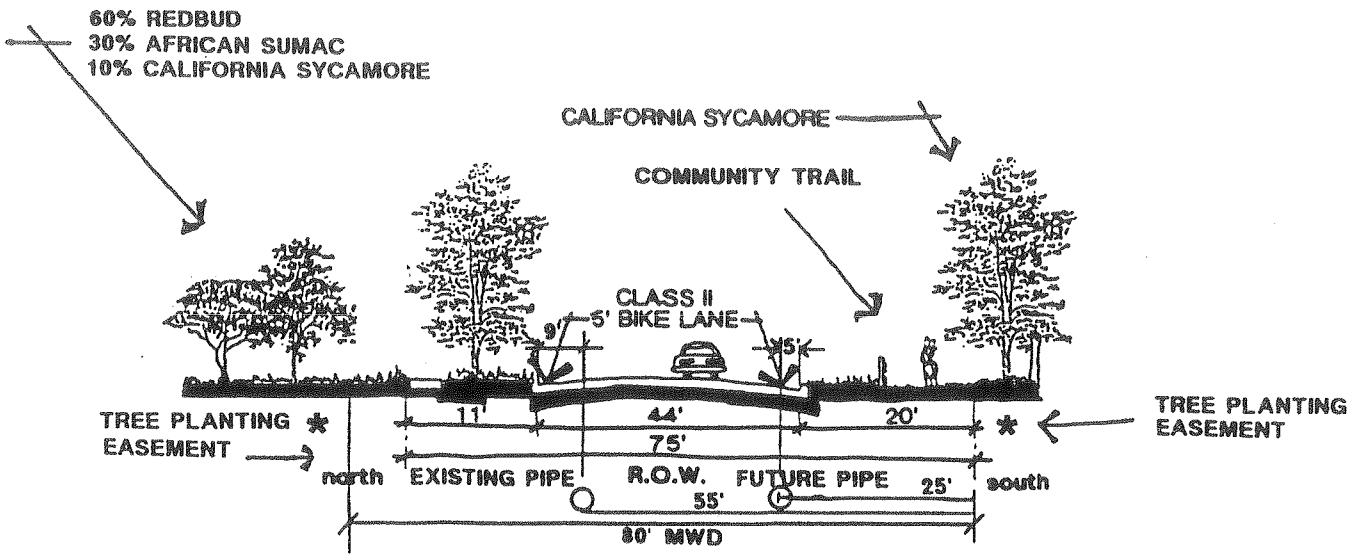
EXHIBIT 22 (G)

* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK
TO BE 6' MINIMUM, TYPICAL

Etiwanda Nort
Specific Plan

City of
Rancho Cucamonga



D-3 Summit Avenue
(Day Creek Neighborhood)

NO TREES ALLOWED
WITHIN 15' OF MWD
PIPE CENTER LINE.

LANDSCAPE STREET SECTIONS

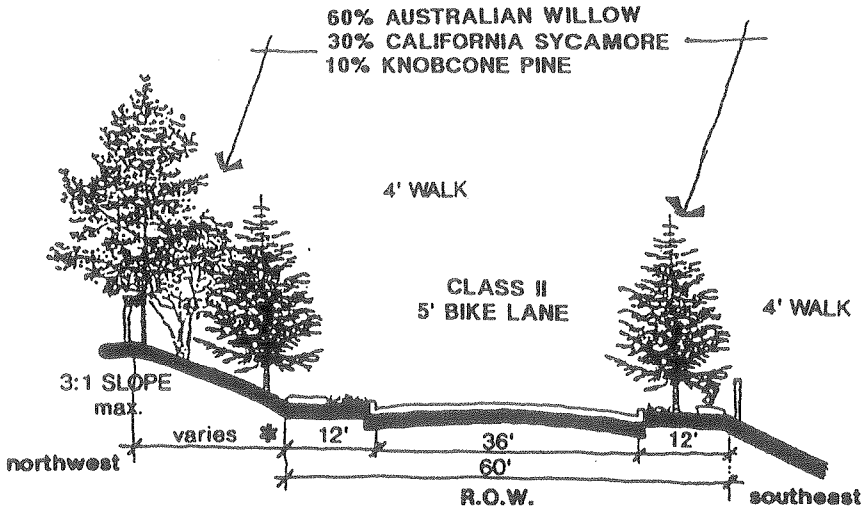
EXHIBIT 22 (H)

* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK
TO BE 6' MINIMUM, TYPICAL

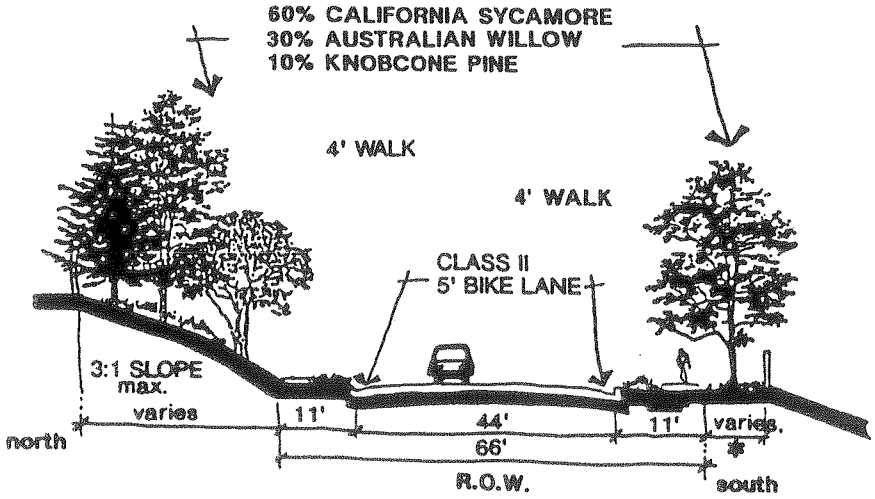
Etiwanda North
Specific Plan

City of
Rancho Cucamonga



E-1

(Etiwanda Highlands Neighborhood)



E-2

(Etiwanda Highlands Neighborhood)

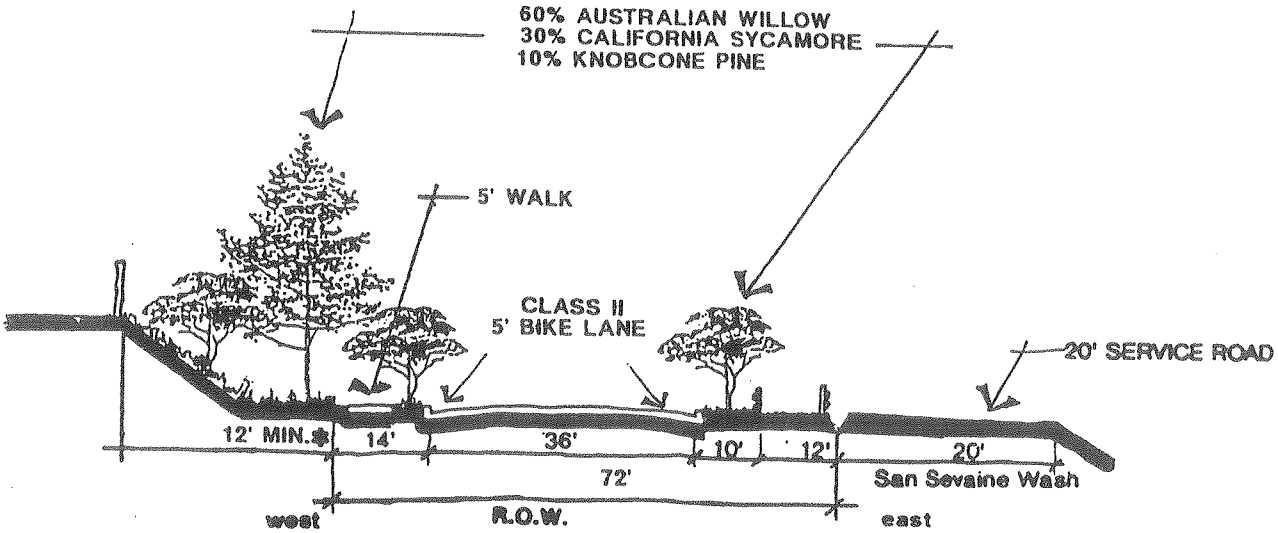
LANDSCAPE STREET SECTIONS

EXHIBIT 22 (I)

* LANDSCAPE EASEMENT WHERE APPLICABLE
NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

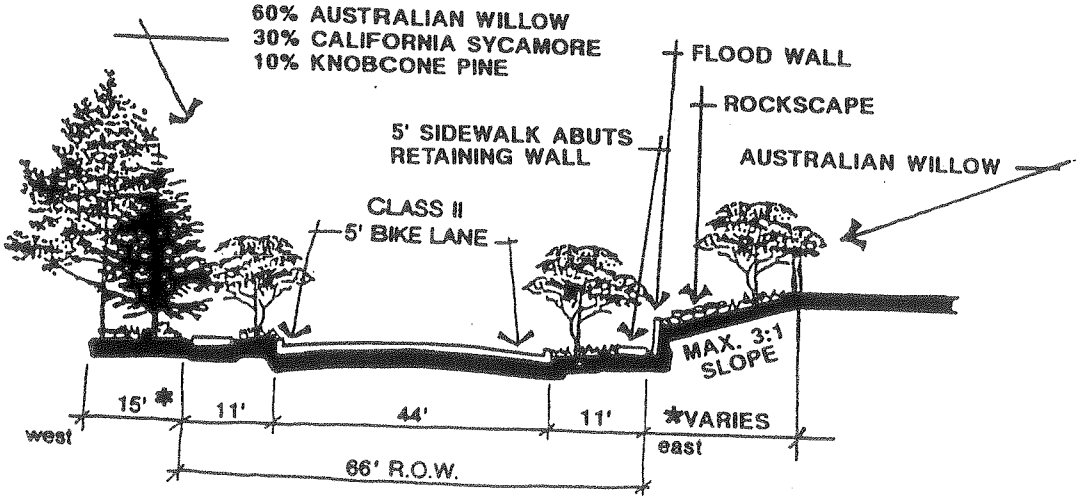
Etiwanda North Specific Plan

City of



F-1 San Sevaine Road

(Etiwanda Highlands Neighborhood)



J-1 Wardman-Bullock Road

(Etiwanda Highlands Neighborhood)

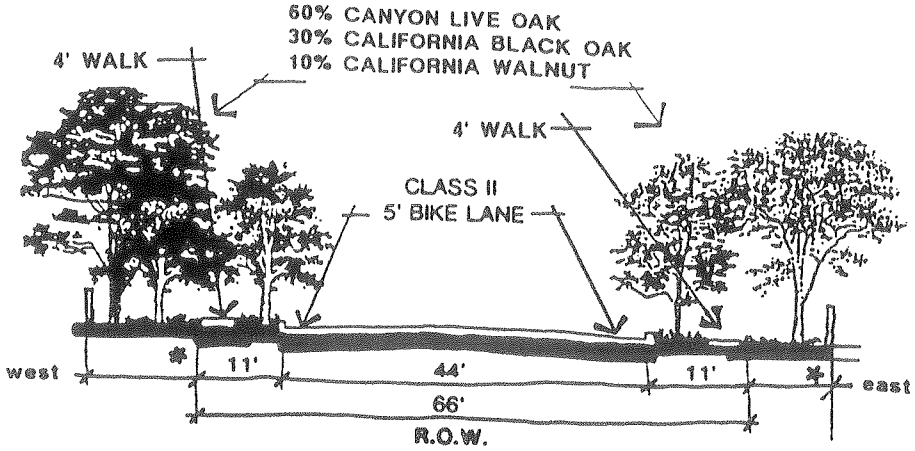
LANDSCAPE STREET SECTIONS

* LANDSCAPE EASEMENT WHERE APPLICABLE
NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

EXHIBIT 22(J)

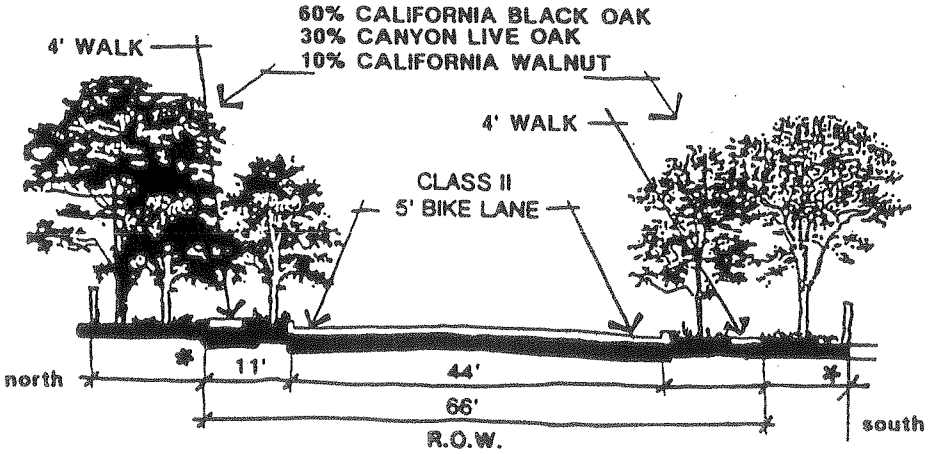
Etiwanda North Specific Plan

City of Rancho Cucamonga



L-1

(Oaks Neighborhood)



L-2

(Oaks Neighborhood)

LANDSCAPE STREET SECTIONS

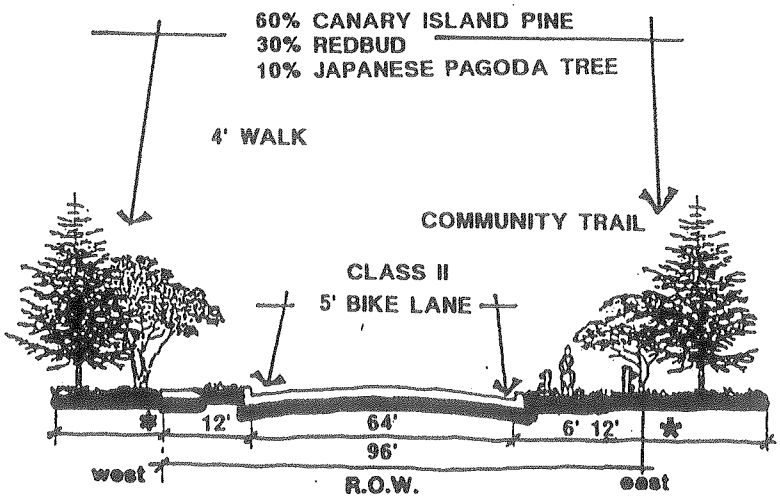
* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

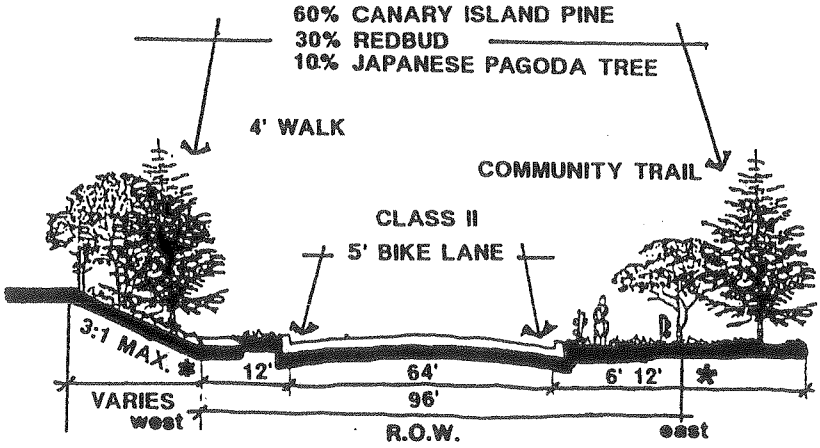
EXHIBIT 22 (K)

Etiwanda North Specific Plan

City of



M-1 Etiwanda Avenue



M-2 Etiwanda Avenue
(West Side Slope Alternative)

LANDSCAPE STREET SECTIONS

* LANDSCAPE EASEMENT WHERE APPLICABLE

NOTE: PLANTING AREA BETWEEN CURB AND SIDEWALK TO BE 6' MINIMUM, TYPICAL

EXHIBIT (L)

Etiwanda North Specific Plan

City of Rancho Cucamonga

TABLE 9 - PLANT MATERIALS PALETTE

TREES - EVERGREEN	
BOTANICAL NAME	COMMON NAME
Arbutus menziesii	Madrone
Arbutus unedo	Strawberry Tree
Brachychiton populneus	Bottle Tree
Calocedrus decurrens	Incense Cedar
Ceratonia siliqua	Carob
Eucalyptus camaldulensis	Red Gum
Eucalyptus citriodora	Lemon Scented Gum
Eucalyptus nicholii	Willow-Leafed Peppermint
Eucalyptus polyanthemos	Silver Dollar Gum
Eucalyptus rudis	Desert Gum
Eucalyptus viminalis	Manna White Gum
Geijera parvifolia	Australian Willow
Magnolia grandliflora	Southern Magnolia
Melaleuca leucadendra	Cajeput Tree
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Pinus halepensis	Allepo Pine
Pinus pinea	Stone Pine
Pinus thunbergiana	Japanese Black Pine
Quercus agrifolia	California Live Oak
Quercus ilex	Holly Oak
Rhus lancea	African Sumac

Note: Not all plants listed herein are appropriate for use in publicly maintained landscapes. Please verify with the City of Rancho Cucamonga Engineering Division approved plant list.

TABLE 9 (CONTINUED)

TREES - DECIDUOUS	
BOTANICAL NAME	COMMON NAME
Albizia julibrissin	Mimosa Tree
Bauhinia variegata	Purple Orchid Tree
Chorisia speciosa	Silk Floss Tree
Cercis occidentalis	Redbud
Ginkgo Biloba	Maidenhair Tree
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria panniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Tree
Platanus racemosa	California Sycamore
Pyrus galleryana "Bradford"	Bradford Pear
Salix babylonica	Weeping Willow
Tipuana tipu	Tipu Tree

PALMS	
BOTANICAL NAME	COMMON NAME
Phoenix canarienesis	Canary Island Date Palm
Phoenix dactylifera	Date Plum
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

Note: Not all plants listed herein are appropriate for use in publicly maintained landscapes. Please verify with the City of Rancho Cucamonga Engineering Division approved plant list.

TABLE 9 (CONTINUED)

SHRUBS	
BOTANICAL NAME	COMMON NAME
Abelia "Edward Goucher"	Edward Goucher Abelia
Acacia ongerup	No Common Name
Acacia redolens	No Common Name
Arctostaphylos species	Manzanita
Callistemon species	Bottlebush
Ceanothus species	California Lilac
Cistus species	Rockrose
Cocculus laurifolius	Snailseed
Ilex species	Holly
Heteromeles Arbutifolia	Toyon
Mahonia aquifolium "Compacta"	Oregon Grape
Nandina domestica "Compacta"	Heavenly Bamboo
Osmanthus fragrans	Sweet Olive
Phormium tenax	Flax
Pittosporum tobira "Wheelers Dwarf"	Dwarf Mock Orange
Pittosporum tobira "Variegata"	Variegated Mock Orange
Plumbago capensis	Cape Plumbago
Prunus caroliniana	Carolina Laurel Cherry
Raphiolepis indica	Pink India Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguineum	Pink Winter Currant
Ribes speciosum	Fuchsia - Flowering Gooseberry
Xylosma congestum	Xylosma

Note: Not all plants listed herein are appropriate for use in publicly maintained landscapes. Please verify with the City of Rancho Cucamonga Engineering Division approved plant list.

TABLE 9 (CONTINUED)

SUB SHRUBS	
BOTANICAL NAME	**COMMON NAME**
Agapanthus africanus	Lily of the Nile
Arctostaphylos species	Manzanita
Ceanothus species	California Lilac
Hemerocallis species	Day Lily
Lonicera japonica "Halliana"	Hall's Honey suckle
Moraea bicolor	Fortnight Lily
VINES	
BOTANICAL NAME	**COMMON NAME**
Macfadyena unguis - cati	Cat's Claw Vine
Ficus pumila	Creeping Fig
Jasminum polyanthum	No Common Name
Loniceraa japonica	Japanese Honeysuckle
Wisteria floribunda	Wisteria
GROUND COVER	
BOTANICAL NAME	**COMMON NAME**
Arctostaphylos edmundsii	Little Sur Manzanita
Baccharis pilularis "Twin Peaks"	Coyote Brush
Eschscholzia-California	California Poppy
Gazania splendens "Mitsuwa Yellow"	Clumping Gazania
Hypericum calycinum	Aaron's Beard
Nandina domestica "Harbour Dwarf"	Dwarf Heavenly Bamboo
Trachelospermum jasminoides	Star Jasmine
Rosmarinum officinalis	Rosemary

Note: Not all plants listed herein are appropriate for use in publicly maintained landscapes. Please verify with the City of Rancho Cucamonga Engineering Division approved plant list.

TABLE 9 (CONTINUED)

TURF	
BOTANICAL NAME	COMMON NAME
	Preferred Mix: 90% tall Fuscue (50% Rebel II/50% Apache) 10% Kentucky Blue (A-34)
NOTE: Interior streets, front yards and slopes shall conform to this plant list or to the City of Rancho Cucamonga approved plant list.	

Note: Not all plants listed herein are appropriate for use in publicly maintained landscapes. Please verify with the City of Rancho Cucamonga Engineering Division approved plant list.

11.4.2 Landscape Design and Plant Materials

The plant palette (Table 9) reflects the use of plant species suitable to this region and compatible with the community theme. Selections were made with respect to growth factors such as climate, drought tolerance, soil conditions and maintenance concerns. Plant materials with fire-resistant qualities will be used in areas adjoining the foothill region. Wherever possible, street trees should be evergreen on north/south streets to frame views, and deciduous on east/west streets to maximize solar potential and minimize danger from Santa Ana Wind conditions.

All public common landscaped areas shall be installed with some combination of trees, shrubs, ground cover and vines, decomposed granite material or native fieldstone as illustrated in the Landscape Street Sections. All streetside landscaping on private lot areas shall be based on the Landscape Street Sections and selected from the plant palette contained as part of these guidelines (Table 9). Gradual transitions from private lot areas to adjoining landscape areas are encouraged. The use of decomposed granite, native field stone and drought tolerant native plant materials shall be utilized wherever possible as a means of water conservation, particularly in large landscaped areas and utility and flood control corridors. Landscaping within publicly maintained areas (Landscape Maintenance District) shall be approved by the City Engineer in accordance with Engineering Division approved plant list, and planted according to the minimum spacings required. The use of native and drought-tolerant trees, shrubs and ground covers shall be encouraged in public rights-of-way and landscaped easement areas.

11.4.3 SCE, MWD, Flood Control

The landscape concepts proposed within SCE, MWD, Flood Control and other rights-of-way shall be conceptually approved by the appropriate entity.

Most utility corridors will remain undisturbed and retain native vegetation. Where landscaping is proposed for MWD and SCE easements, special landscape treatment is required. The following guidelines shall be followed:

- A use/encroachment license or letter authorization must be obtained from the utility.
- Landscape plans must be approved by the utility.
- Shrubs and ground cover shall be emphasized.
- Small accent trees having, at maturity, not more than 15 feet diameter canopy and 15 feet diameter root system may be used, provided that no tree is planted closer than 15 feet from centerline of any MWD pipeline.

11.4.4 Open Space Buffer Zones

To provide a transition between maintained landscape areas and natural open space, a buffer zone shall be established consistent with the Resource Management Plan and the Fire Protection Study. For areas intended for resource conservation, off-trail use shall be discouraged where feasible by the use of strategically placed native bramble vegetation.

11.4.5 Xeriscape Standards

All landscape plans will be required to comply with the Xeriscape standards of Ordinance No. 411 of the City of Rancho Cucamonga's Municipal Code (Chapter 19.16).

The xeriscape concept combines creative landscaping and efficient irrigation to conserve water usage. The main principles to consider in creating a xeriscape are water conserving plants, reduction in lawn area, grouping plants according to watering needs and an irrigation system designed to meet plant needs.

11.4.6 Horticultural Soils Test Requirements

Horticultural soils tests are important for proper landscape design. Such reports are required for the public landscape areas and shall be obtained prior to landscape installation from a qualified agricultural laboratory. The test summaries should include analysis of soil fertility and agricultural suitability, and provide recommendations for pre-plant amendments, backfill mix and post-plant maintenance fertilization, and be reviewed and approved by the City Engineer prior to any planting.

11.4.7 Irrigation Standards

Automatic irrigation will be a required element of landscape development within public parkways and other common areas. Irrigation systems shall be designed with overlapping head to head coverage including compensation for summer wind patterns. Moisture sensors, low gallonage irrigation systems and other irrigation features shall be utilized in accordance with the City Xeriscape Ordinance and public works landscape requirements. "Pop-up" irrigation sprinkler heads shall be used. Additional equipment such as controllers and backflow preventors should be located to minimize their visual impact on the streetscape. Drip irrigation shall be used in the medians and other areas as determined by the City Engineer.

11.4.8 Landscape Maintenance Standards

The Lighting and Landscape Maintenance District will be responsible for the

maintenance of parkways, neighborhood entry monuments, neighborhood signage, theme walls, and median islands along Major and Secondary Arterial Streets and parkway areas along Collector Streets where single-family residences are in a "rear-facing" condition. Community trail landscaping and other areas may be included when determined necessary by the City Engineer during the development/design review process. Publicly-owned street trees planted within front and side yard areas of private lots shall be the responsibility of the homeowner. Utility corridors and flood control district properties shall be maintained by the controlling entity.

11.5 COMMUNITY DESIGN FEATURES

The Community Design Features include elements that enhance the overall character of the community. These include items such as neighborhood entry and theme walls, trail fencing, signage and atmosphere lighting.

The following exhibits illustrate the proposed design treatments for neighborhood entries and theme walls as shown on Exhibit 22.

Neighborhood	Exhibit No.
Day Creek	23
Upper Etiwanda	24
The Oaks	25
Etiwanda Highlands	26
Chaffey	27

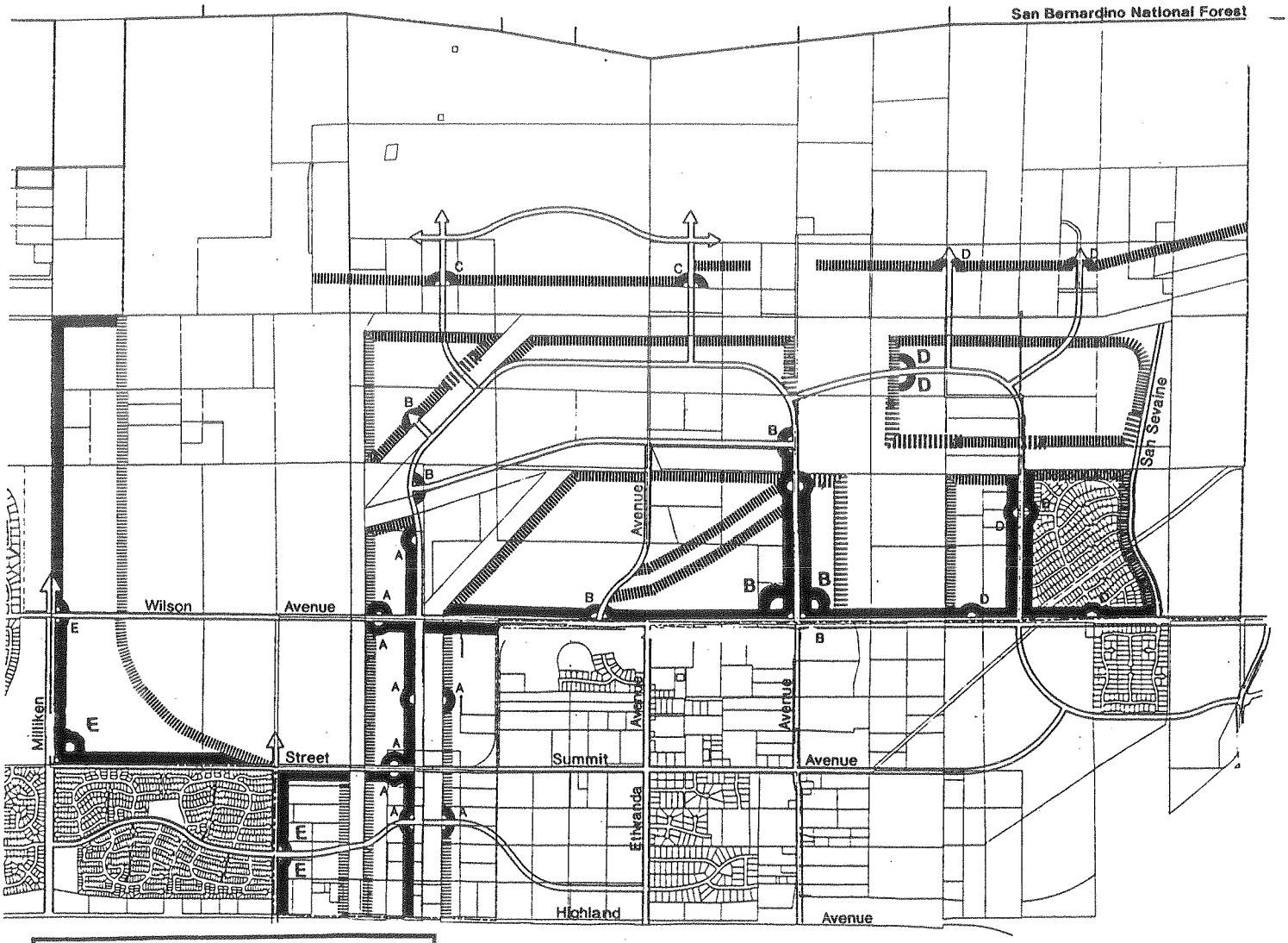
The use of distinctive materials and entry details reinforce the neighborhood identity and community character. These and other accent landscaping shall be provided in accordance with the neighborhood design concept. The neighborhood entries are identified on Exhibit 22 as follows: A. Day Creek; B. Upper Etiwanda; C. The Oaks; D. Etiwanda Highlands; and E. Chaffey.

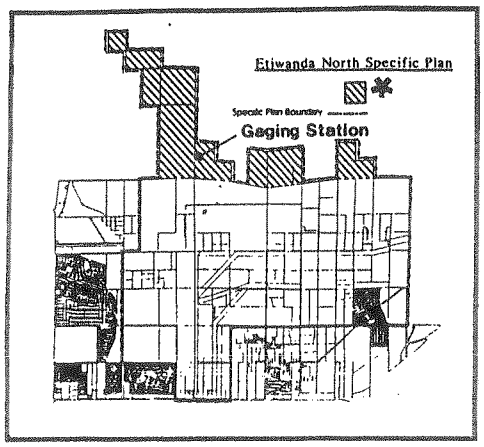
The community-wide design features include the following exhibits:

Equestrian Trails/Fencing	28
Equestrian Trails, Typical Section	29
Atmosphere Lighting/Entry Sign Letters	30

The proposed design treatments for landscaping and other site amenities within each neighborhood include the following exhibits:

Mailbox Treatments	31
Typical Streetside Landscaping /Driveway Treatments	32
Internal Private Lot Slope Treatment	33





LEGEND

- Theme Wall
- View Fence
- Neighborhood Entry (letter indicates theme type)
  - A Day Creek
  - B Upper Etiwanda
  - C Oaks
  - D Etiwanda Highlands
  - E Chaffey

✱ Proposed Sphere Area

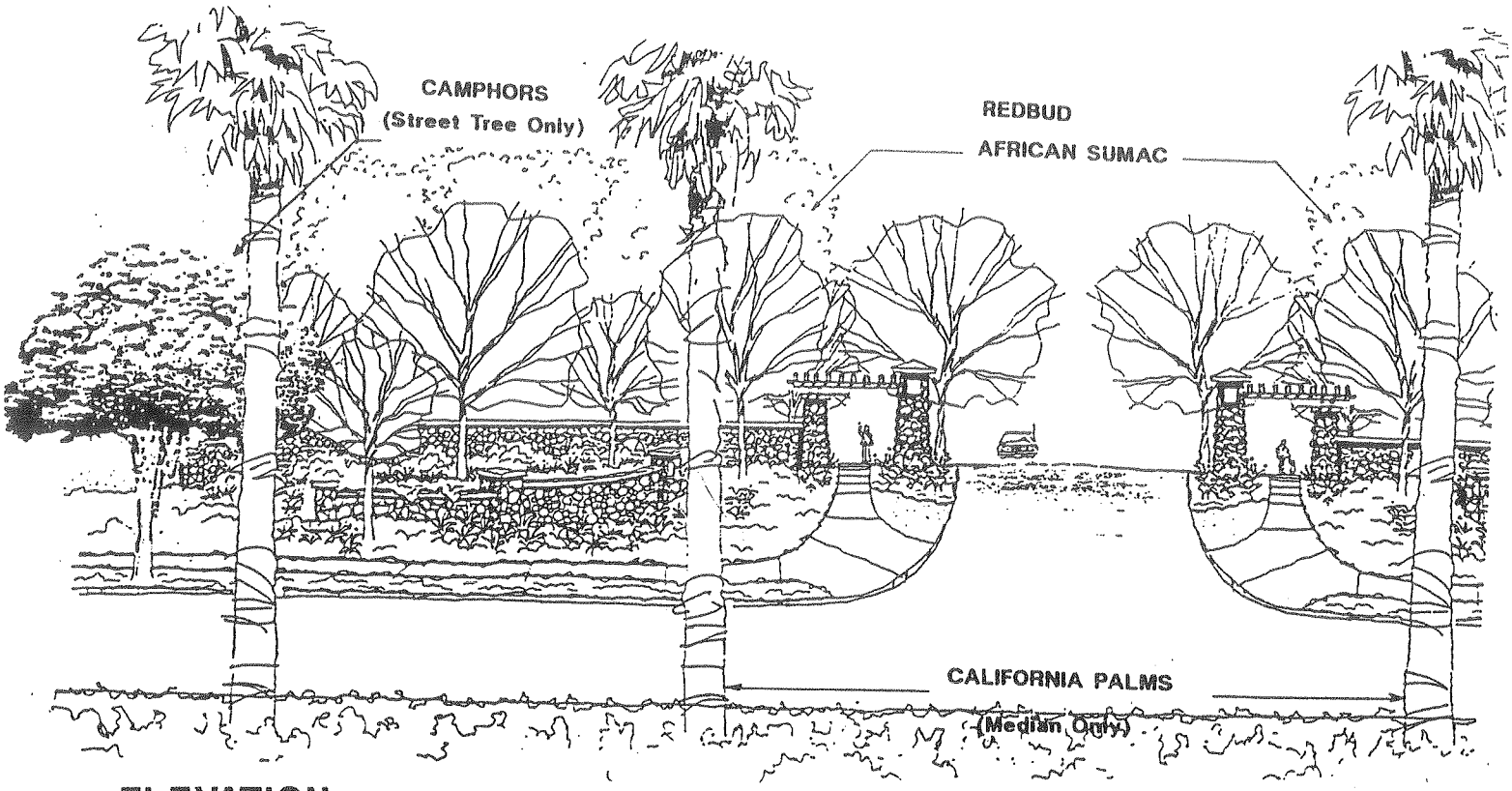
COMMUNITY THEME WALL/ ENTRY MONUMENT PLAN

EXHIBIT 23

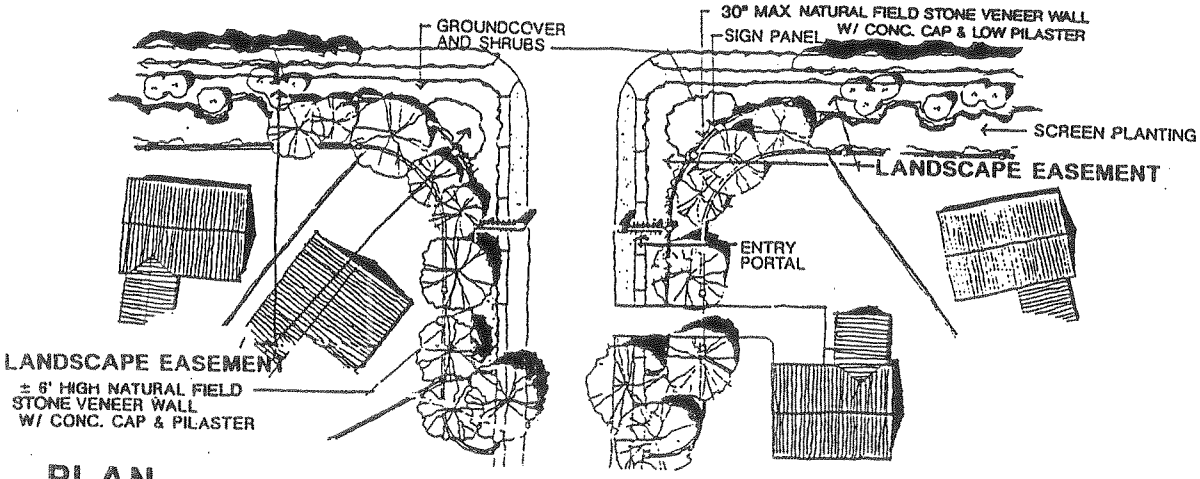
0 1000' 2000' 4000'

Etiwanda North Specific Plan

City of Rancho Cucamonga



ELEVATION



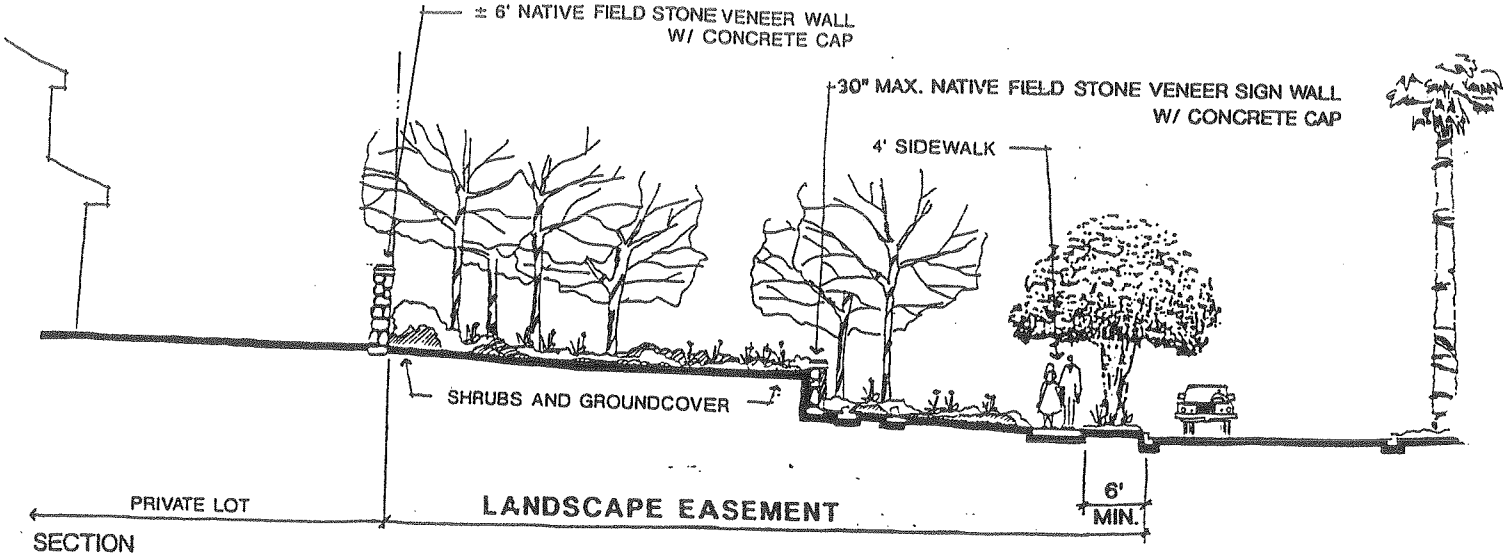
PLAN

DAY CREEK NEIGHBORHOOD ENTRY

EXHIBIT 24.(A)

Etiwanda North Specific Plan

City of Rancho Cucamonga

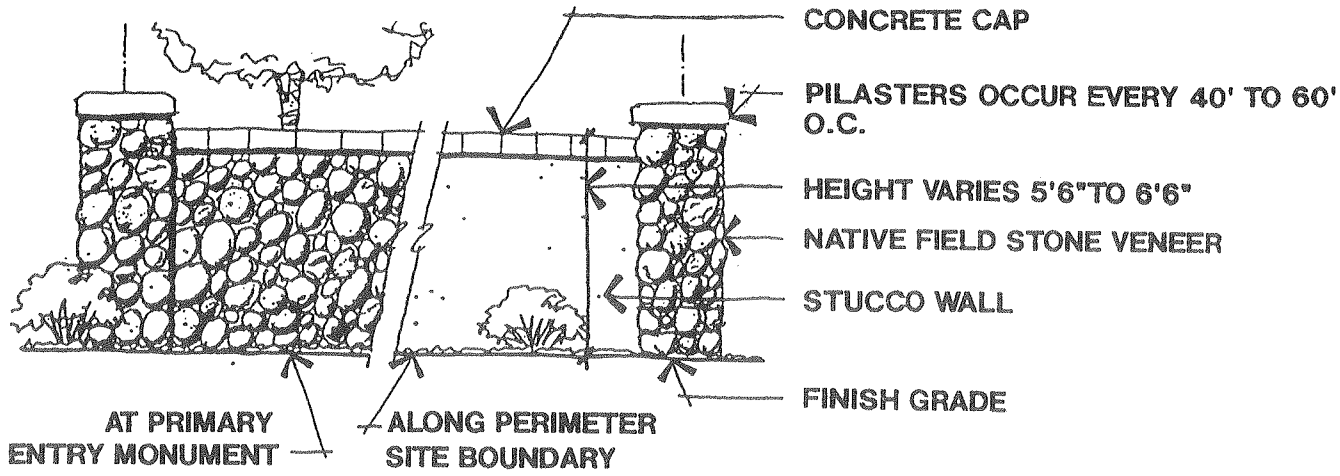


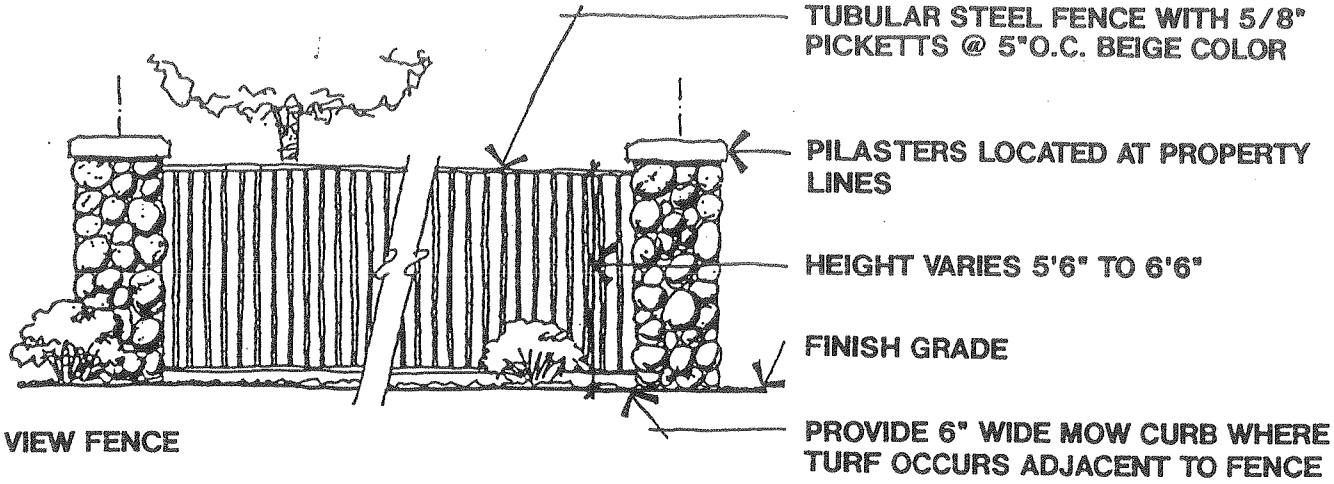
DAY CREEK NEIGHBORHOOD ENTRY SECTION

EXHIBIT 24(B)

Etiwanda North Specific Plan

City of





VIEW FENCE

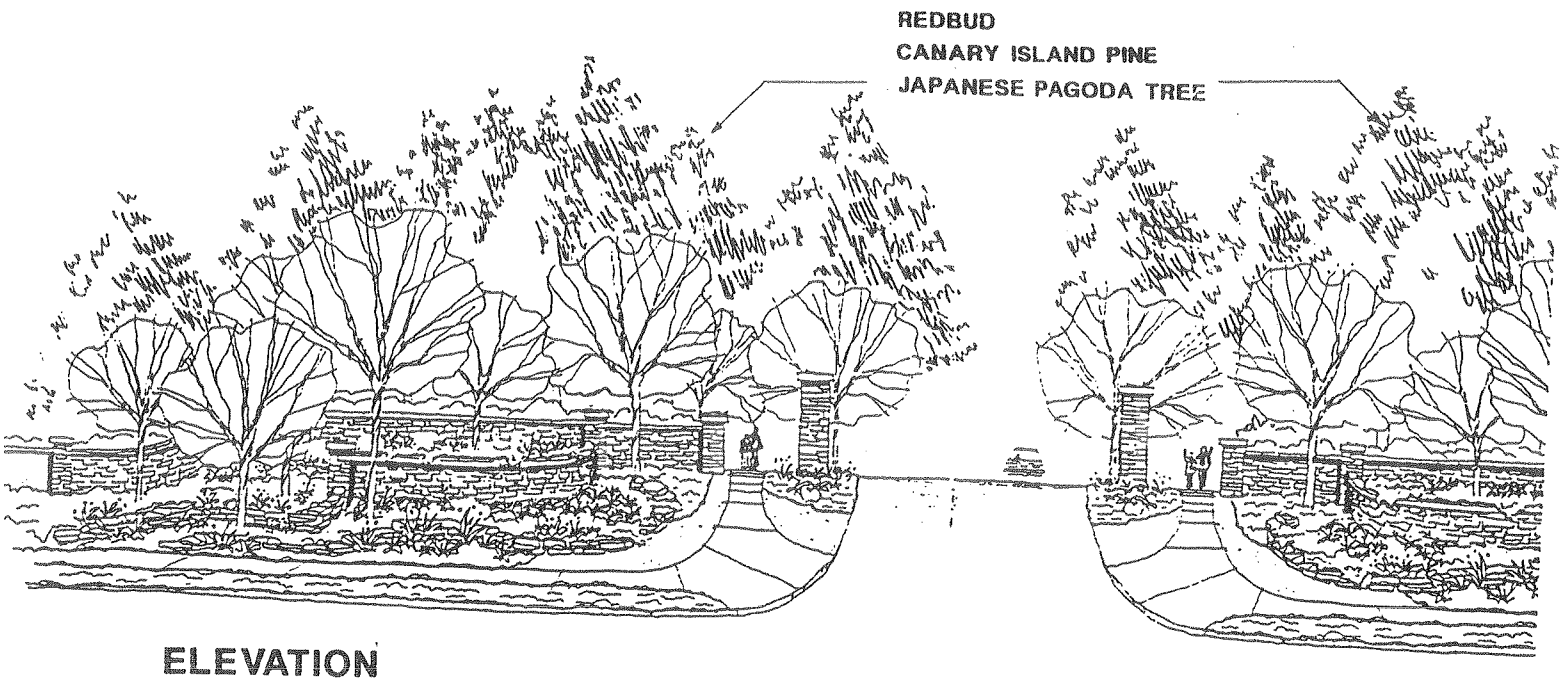
THEME WALLS/VIEW FENCES/INTERIOR PRIVATE LOT FENCES · DAY CREEK

EXHIBIT 24(C)

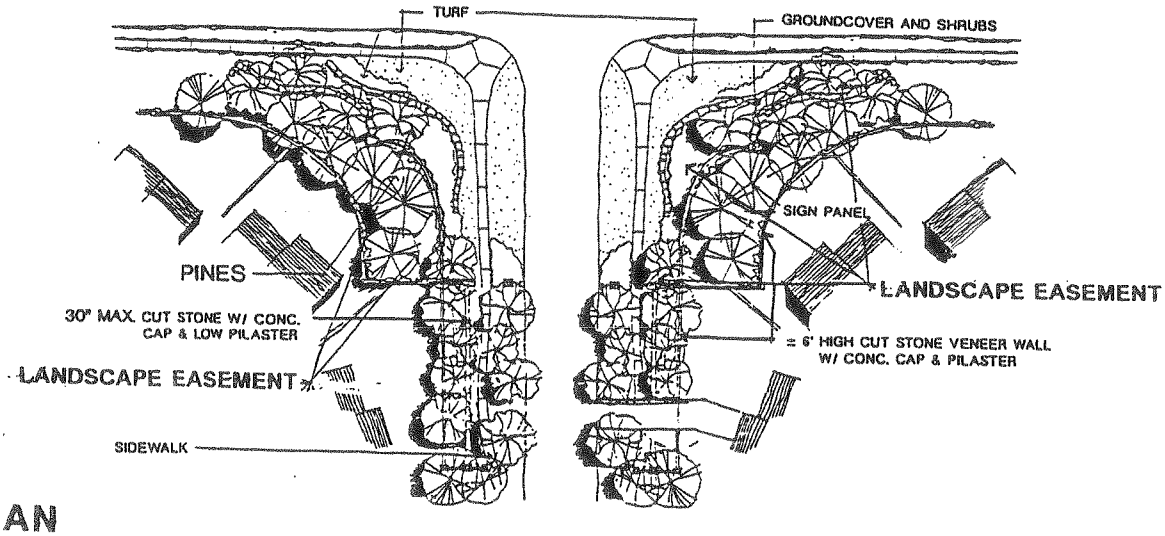
NOTE: REFER TO COMMUNITY THEME WALL/ENTRY MONUMENT PLAN FOR LOCATIONS OF EACH.

Etiwanda North Specific Plan

City of Rancho Cucamonga



ELEVATION



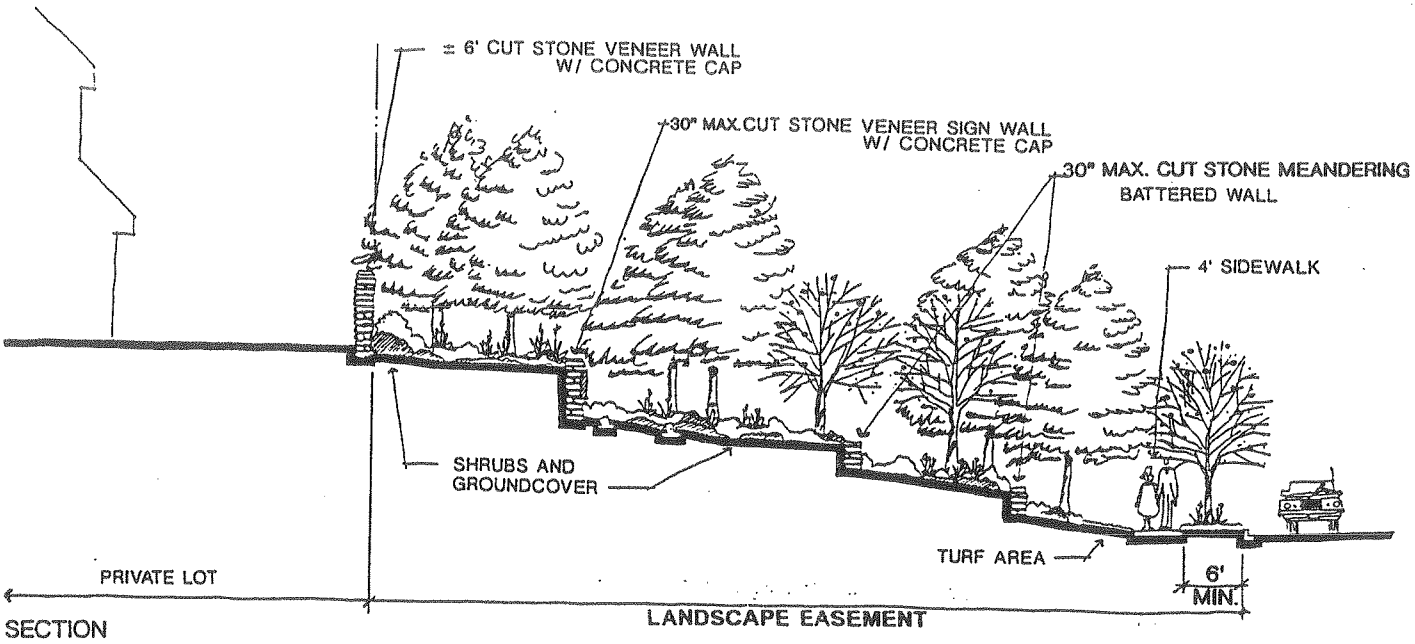
PLAN

UPPER ETIWANDA NEIGHBORHOOD ENTRY

EXHIBIT 25(A)

Etiwanda North Specific Plan

City of

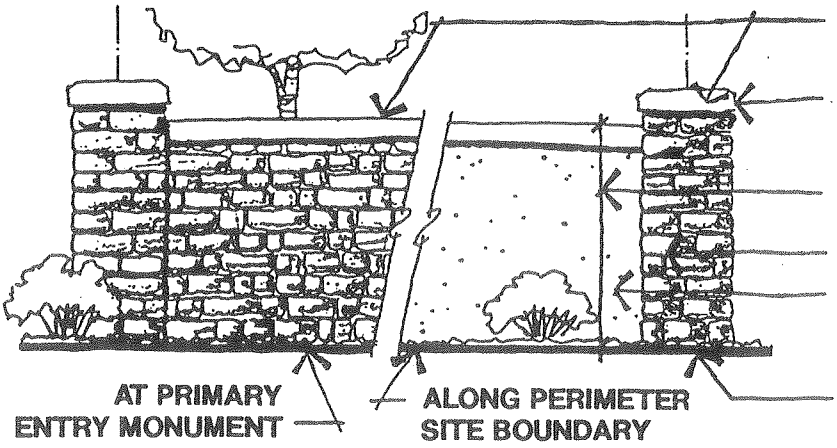


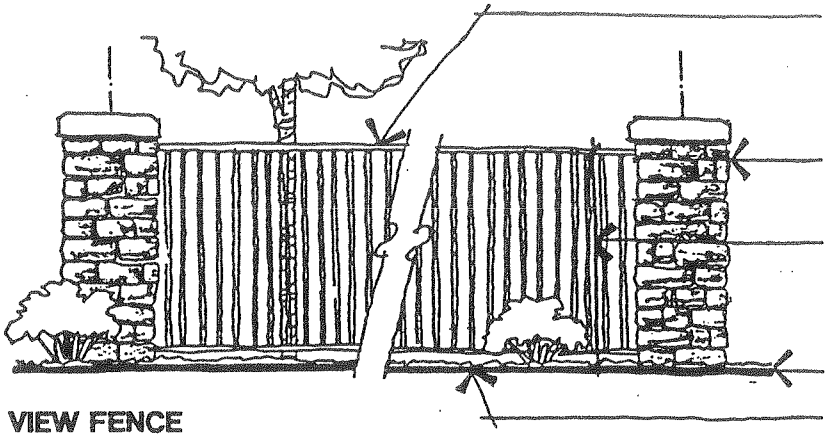
UPPER ETIWANDA NEIGHBORHOOD ENTRY SECTION

EXHIBIT 25(B)

Etiwanda North Specific Plan

City of Rancho Cucamonga





VIEW FENCE

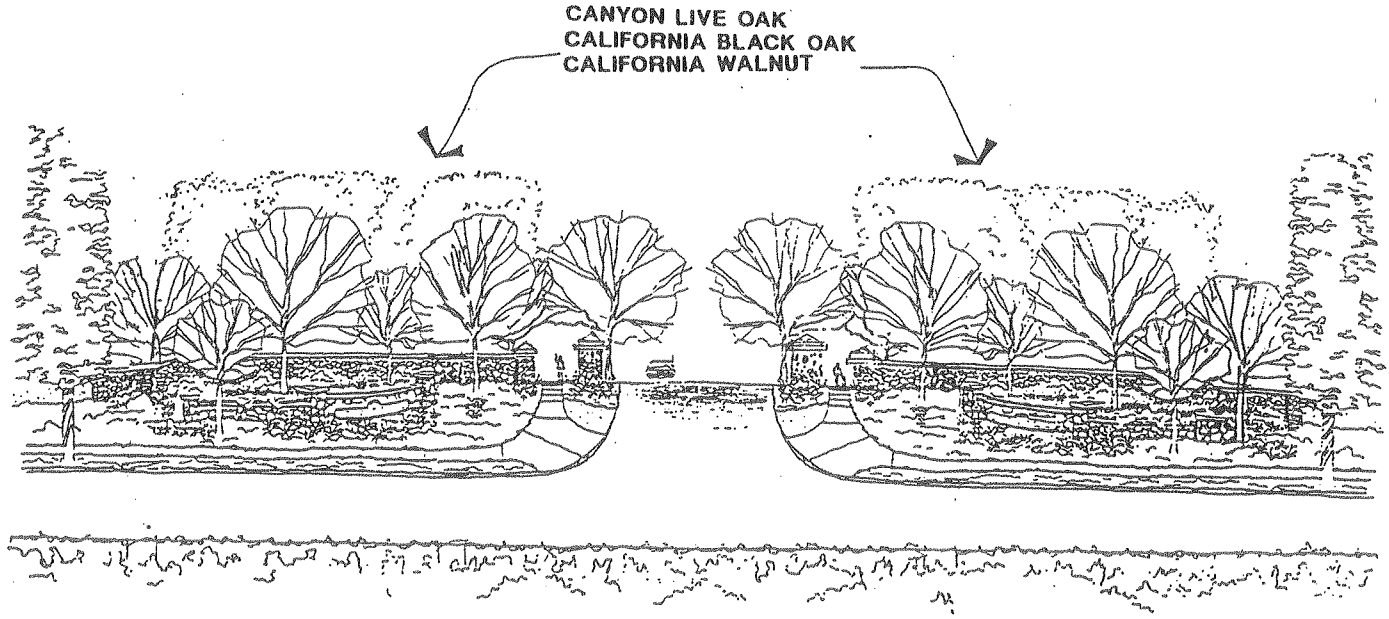
THEME WALLS/VIEW FENCES/INTERIOR PRIVATE LOT FENCES · UPPER ETIWANDA

EXHIBIT 25(C)

NOTE: REFER TO COMMUNITY THEME WALL/ENTRY MONUMENT PLAN FOR LOCATIONS OF EACH.

Etiwanda North Specific Plan

City of



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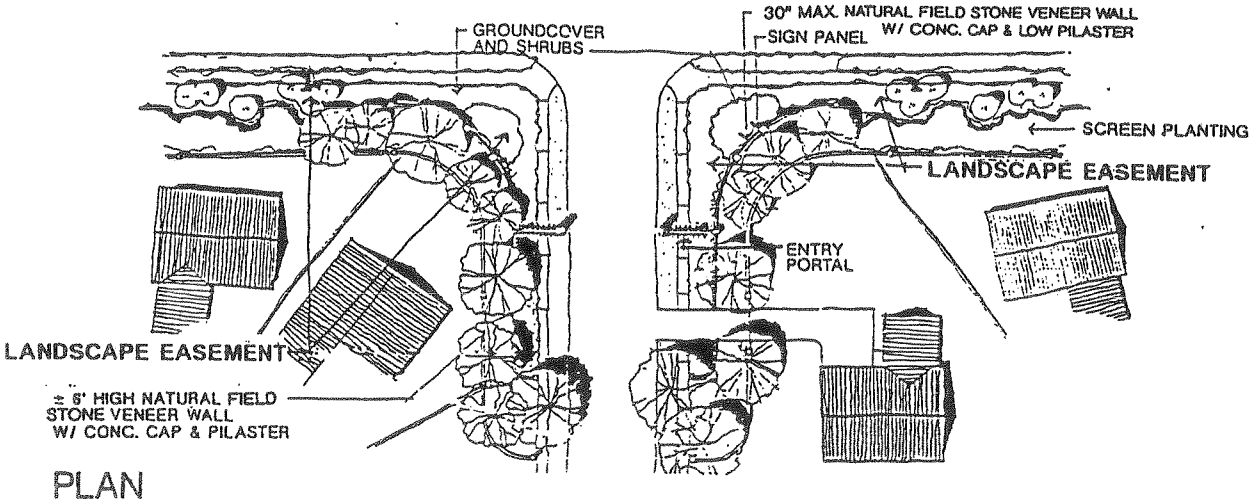


PLAN

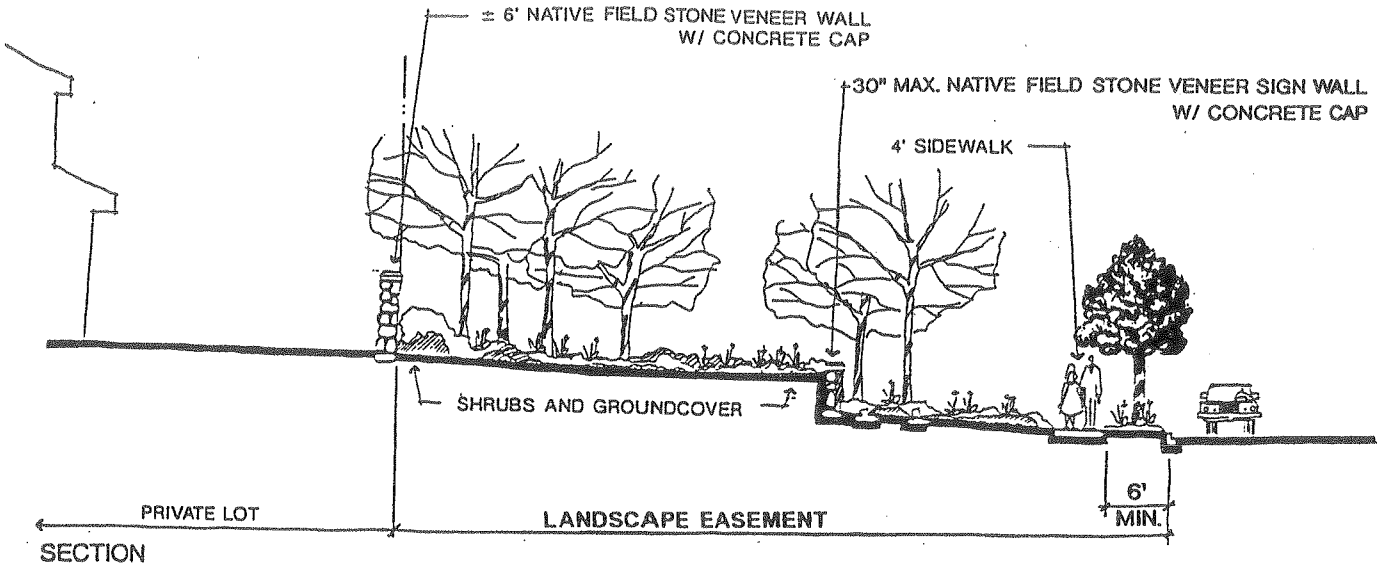
OAKS NEIGHBORHOOD ENTRY

NOTE :CONCEPTUAL DESIGN ONLY, SEE TEXT

EXHIBIT 26(A)

Etiwanda North Specific Plan

City of Rancho Cucamonga

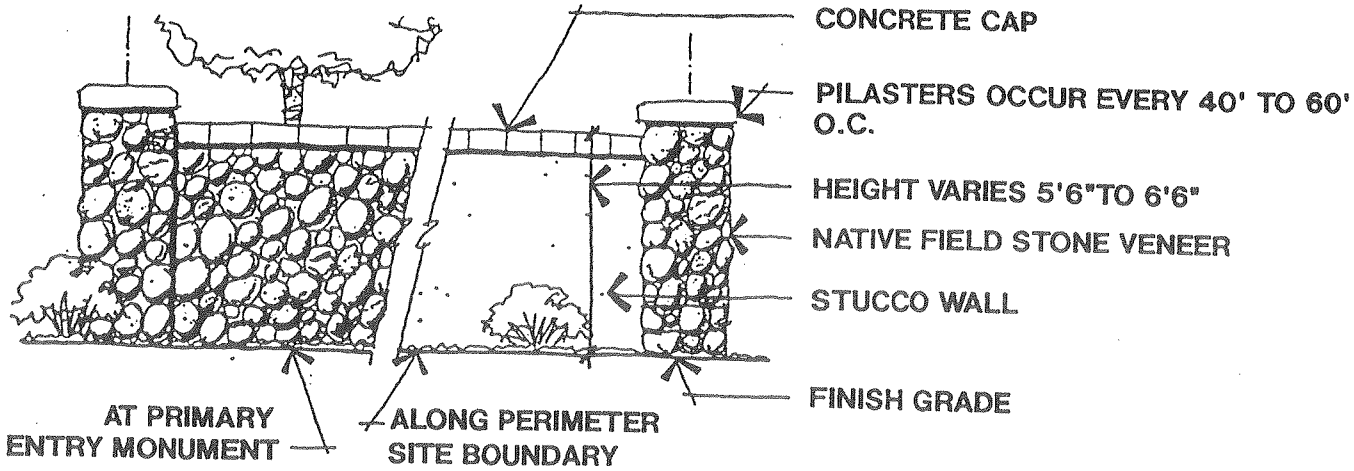


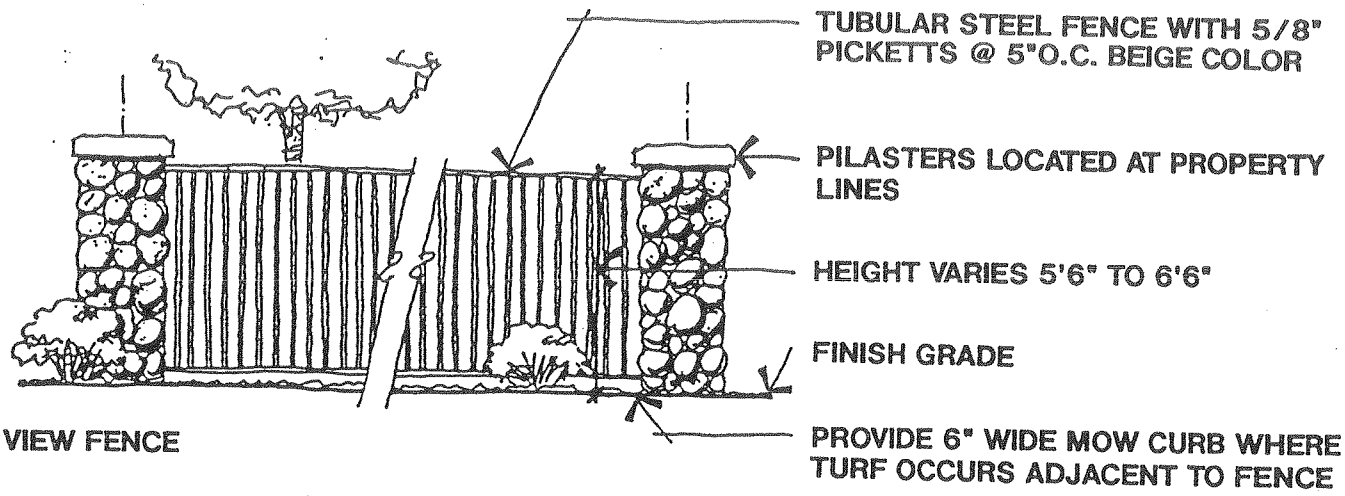
OAKS NEIGHBORHOOD ENTRY SECTION

EXHIBIT 26 (B)

Etiwanda North
Specific Plan

City of





VIEW FENCE

THEME WALLS/VIEW FENCES/INTERIOR PRIVATE LOT FENCES • OAKS

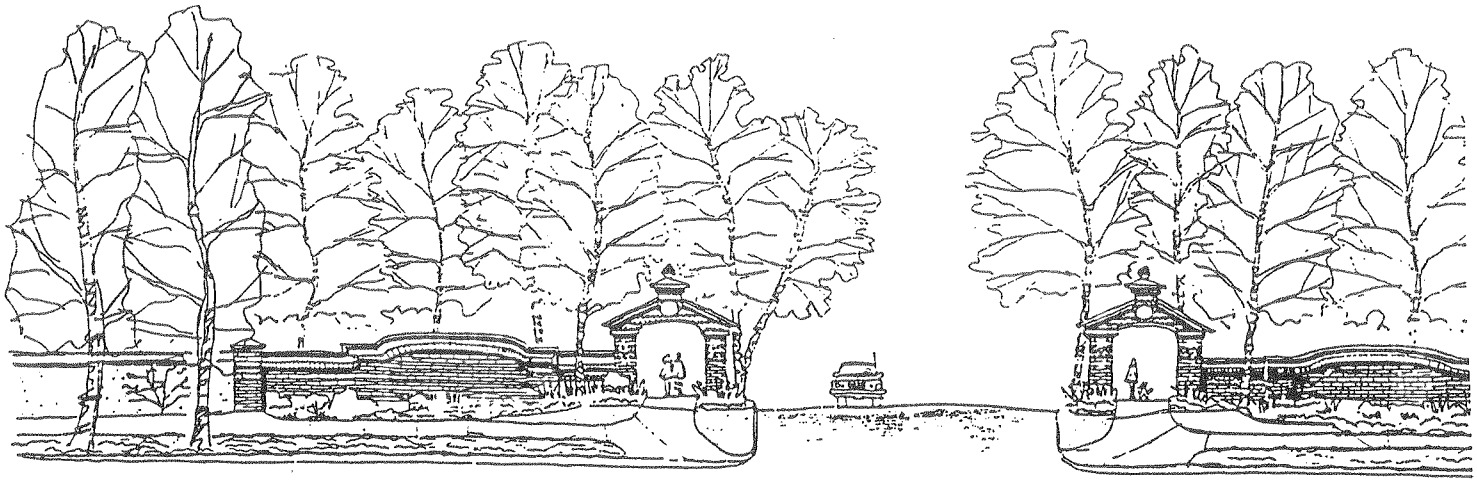
NOTE:REFER TO COMMUNITY THEME WALL/ENTRY MONUMENT PLAN FOR LOCATIONS OF EACH

EXHIBIT 26(C)

Etiwanda North Specific Plan

City of Rancho Cucamonga

CALIFORNIA SYCAMORE
AUSTRALIAN WILLOW



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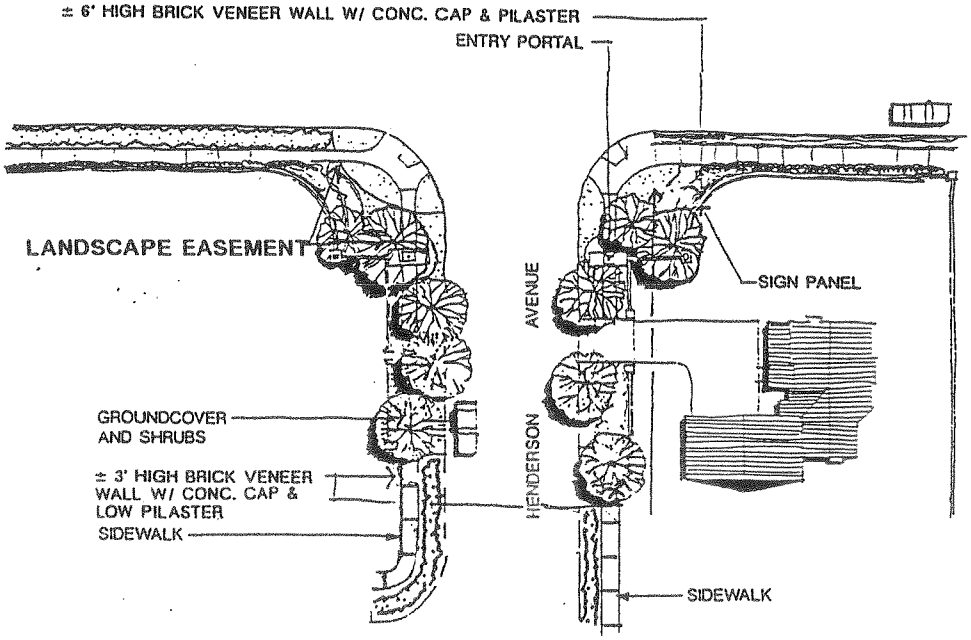


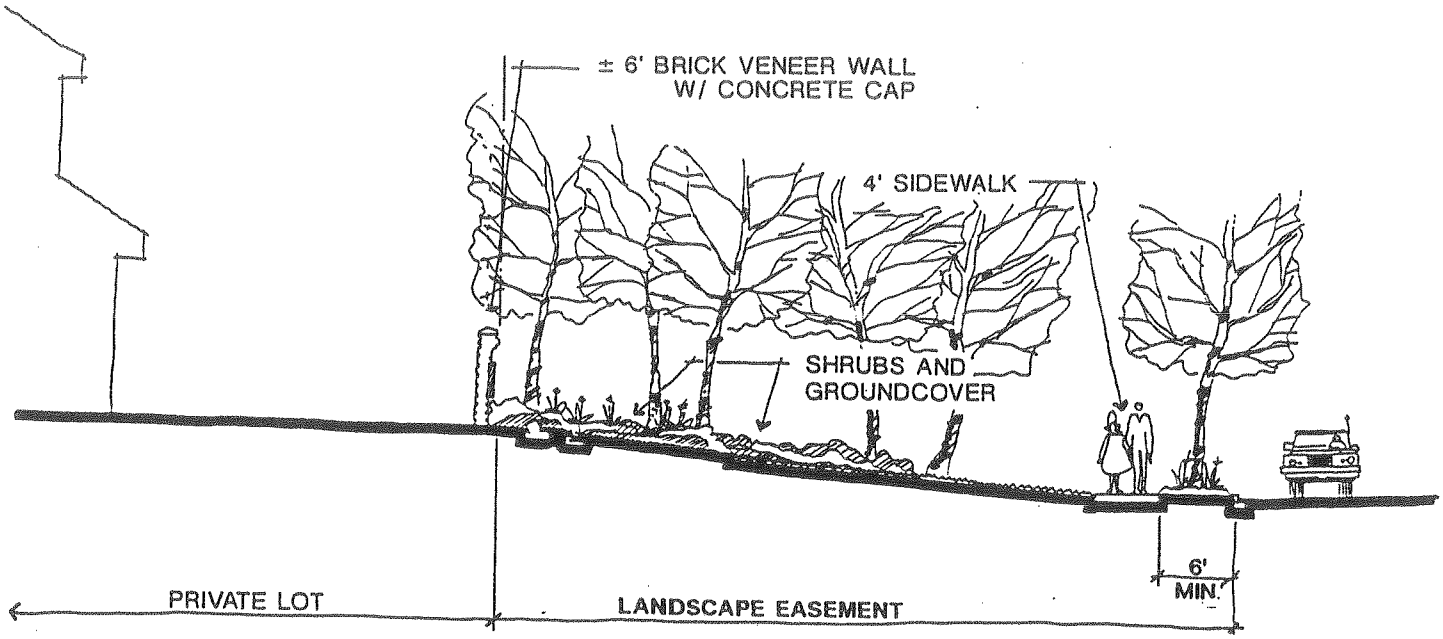
PLAN

ETIWANDA HIGHLANDS NEIGHBORHOOD ENTRY

EXHIBIT 27(A)

Etiwanda North Specific Plan

City of



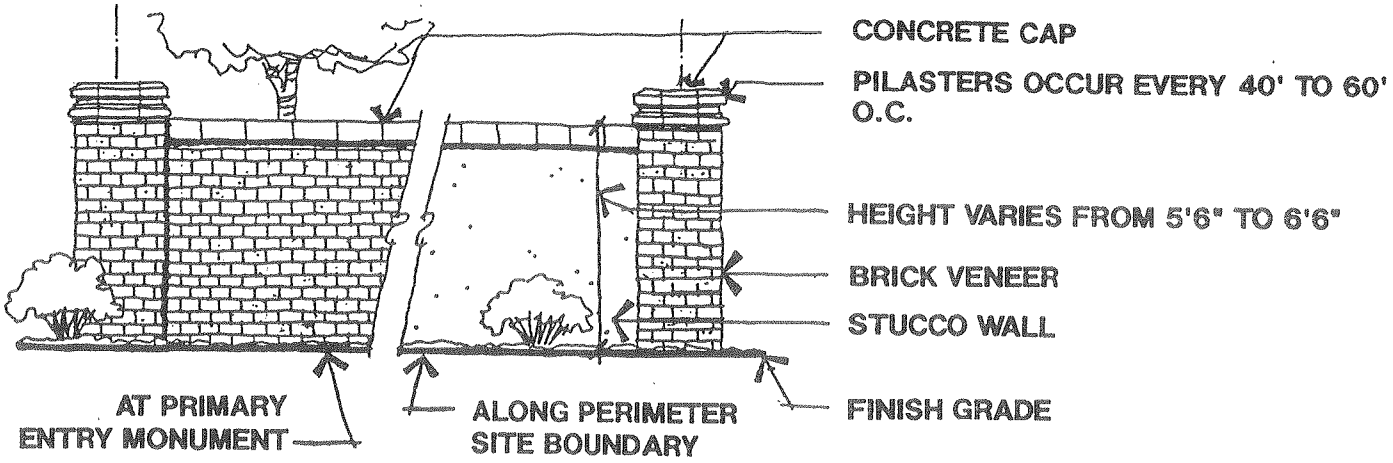
SECTION

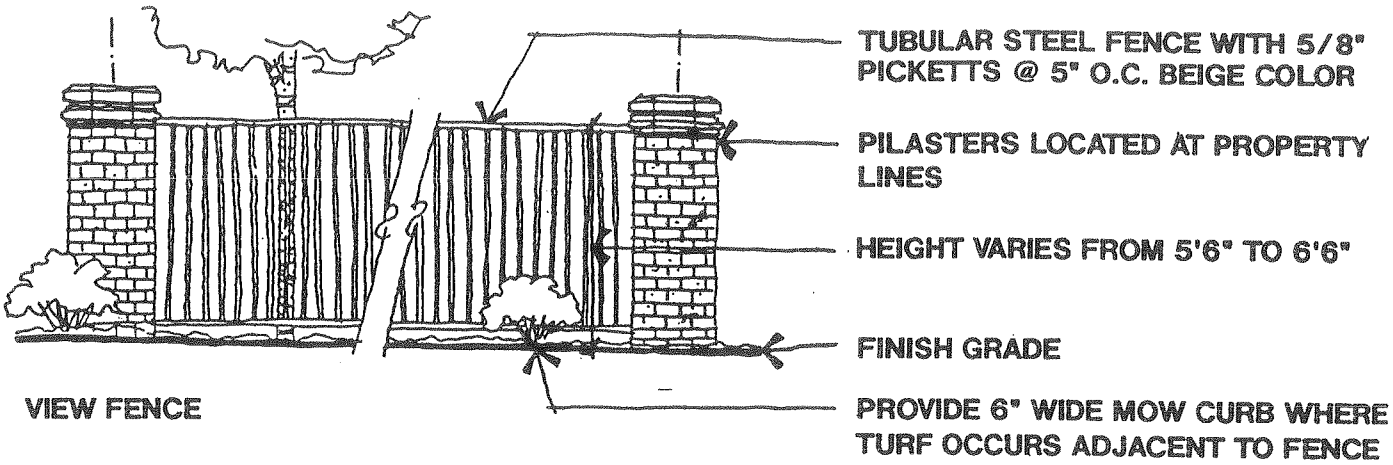
ETIWANDA HIGHLANDS NEIGHBORHOOD ENTRY SECTION

EXHIBIT 27(B)

Etiwanda North Specific Plan

City of Rancho Cucamonga





VIEW FENCE

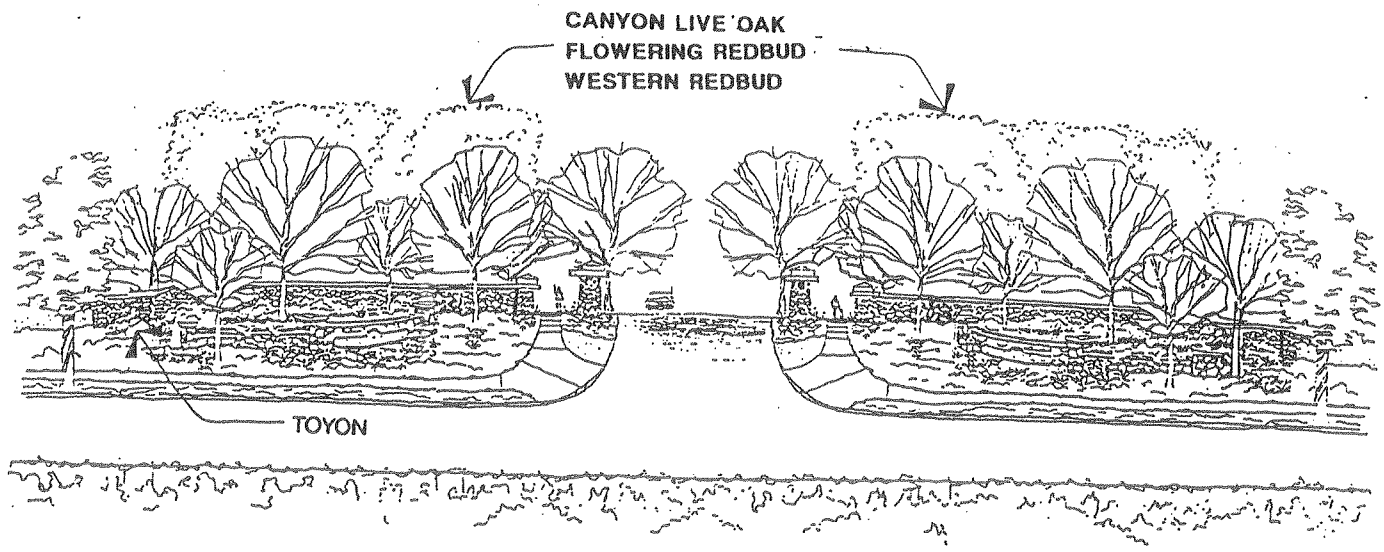
THEME WALLS/VIEW FENCES/INTERIOR PRIVATE LOT FENCES • ETIWANDA HIGHLANDS

EXHIBIT 27(C)

NOTE: REFER TO COMMUNITY THEME WALL/ENTRY MONUMENT PLAN FOR LOCATIONS OF EACH.

Etiwanda North Specific Plan

City of



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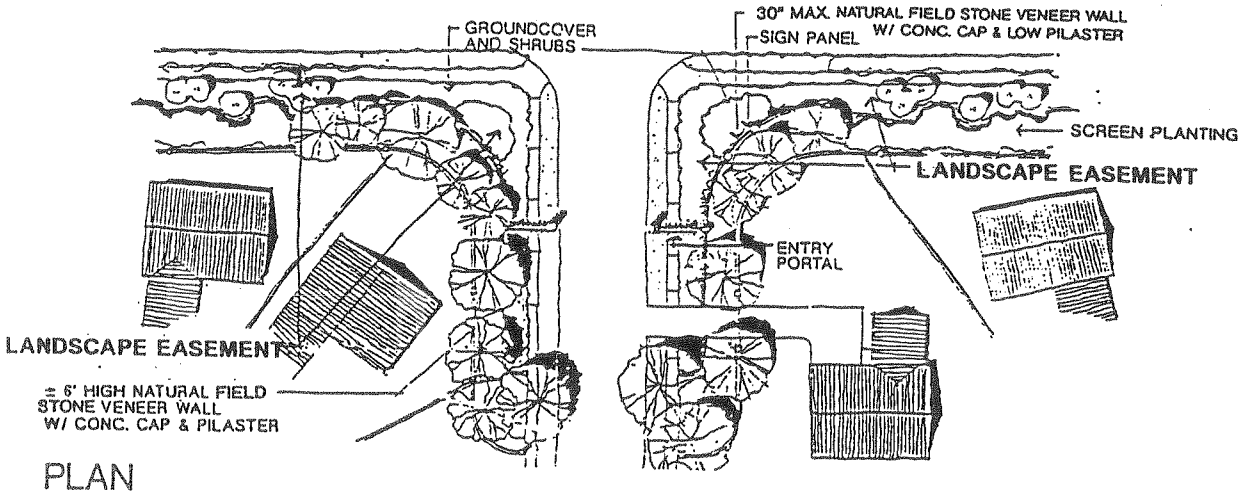


PLAN

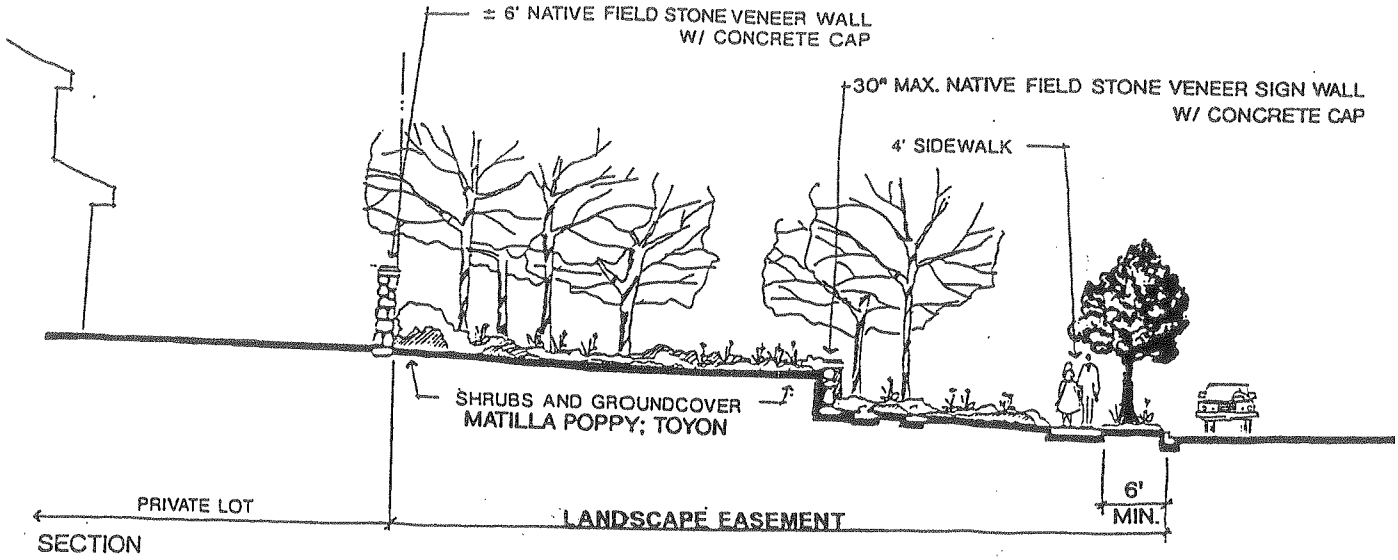
CHAFFEY NEIGHBORHOOD ENTRY

NOTE: CONCEPTUAL DESIGN ONLY

EXHIBIT 28(A)

Etiwanda North Specific Plan

City of Rancho Cucamonga

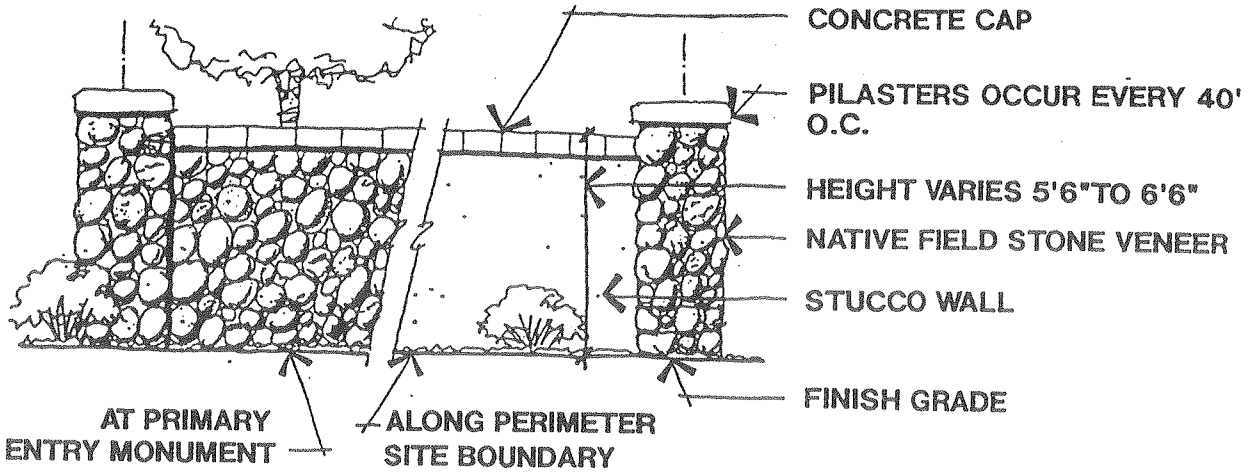


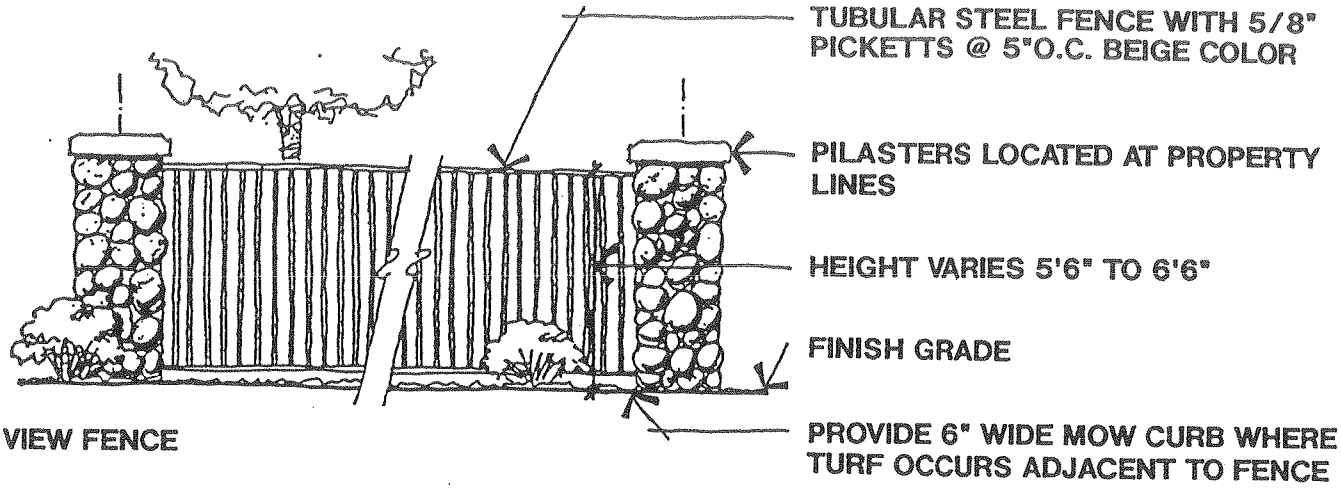
CHAFFEY NEIGHBORHOOD ENTRY SECTION

EXHIBIT 28(B)

Etiwanda Nort.
Specific Plan

City of
Rancho Cucamonga





VIEW FENCE

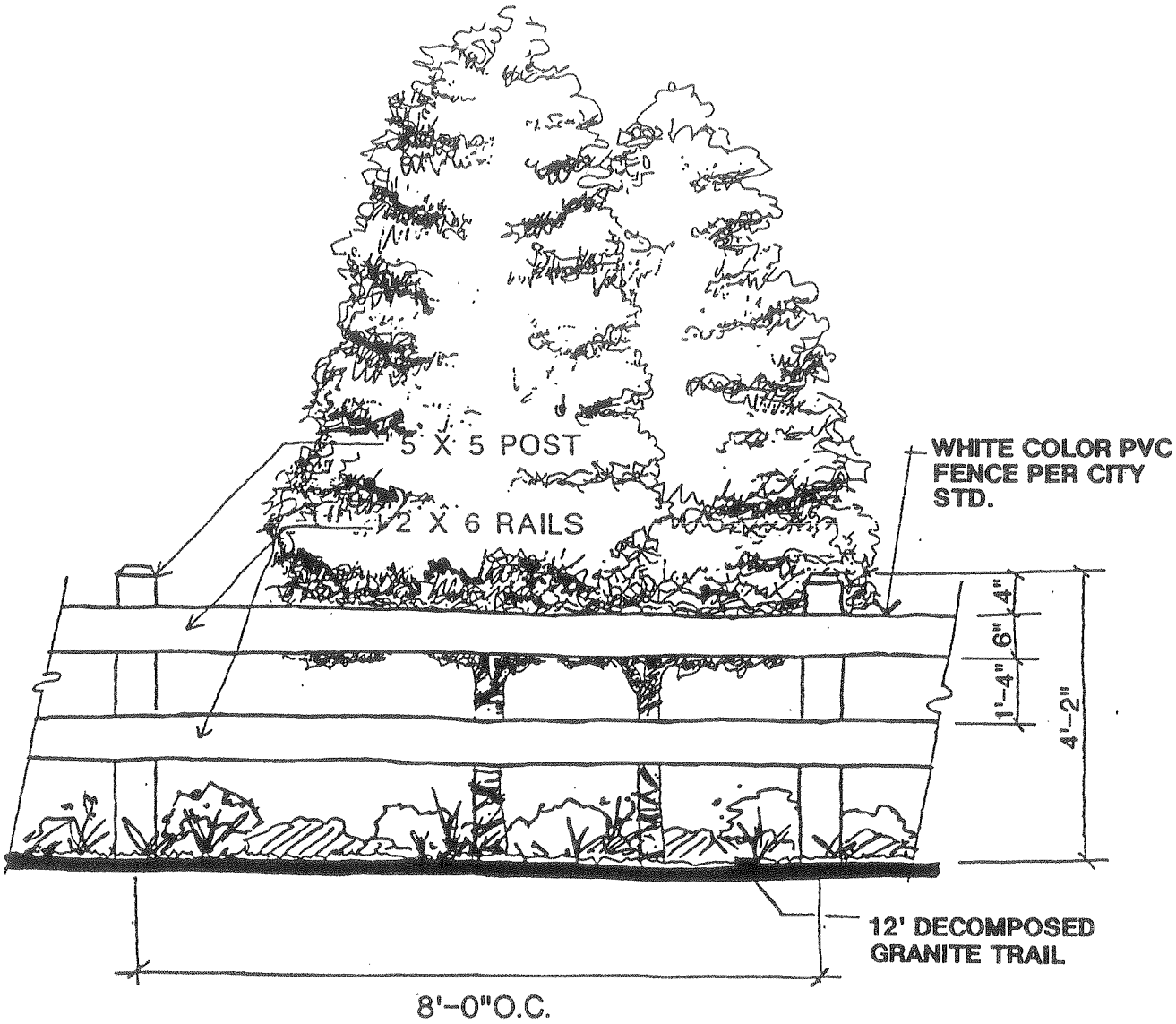
THEME WALLS/VIEW FENCES/INTERIOR PRIVATE LOT FENCES • CHAFFEY

NOTE:REFER TO COMMUNITY WALL/ENTRY MONUMENT PLAN FOR LOCATIONS OF EACH

EXHIBIT 28 (C)

Etiwanda North Specific Plan

City of Rancho Cucamonga



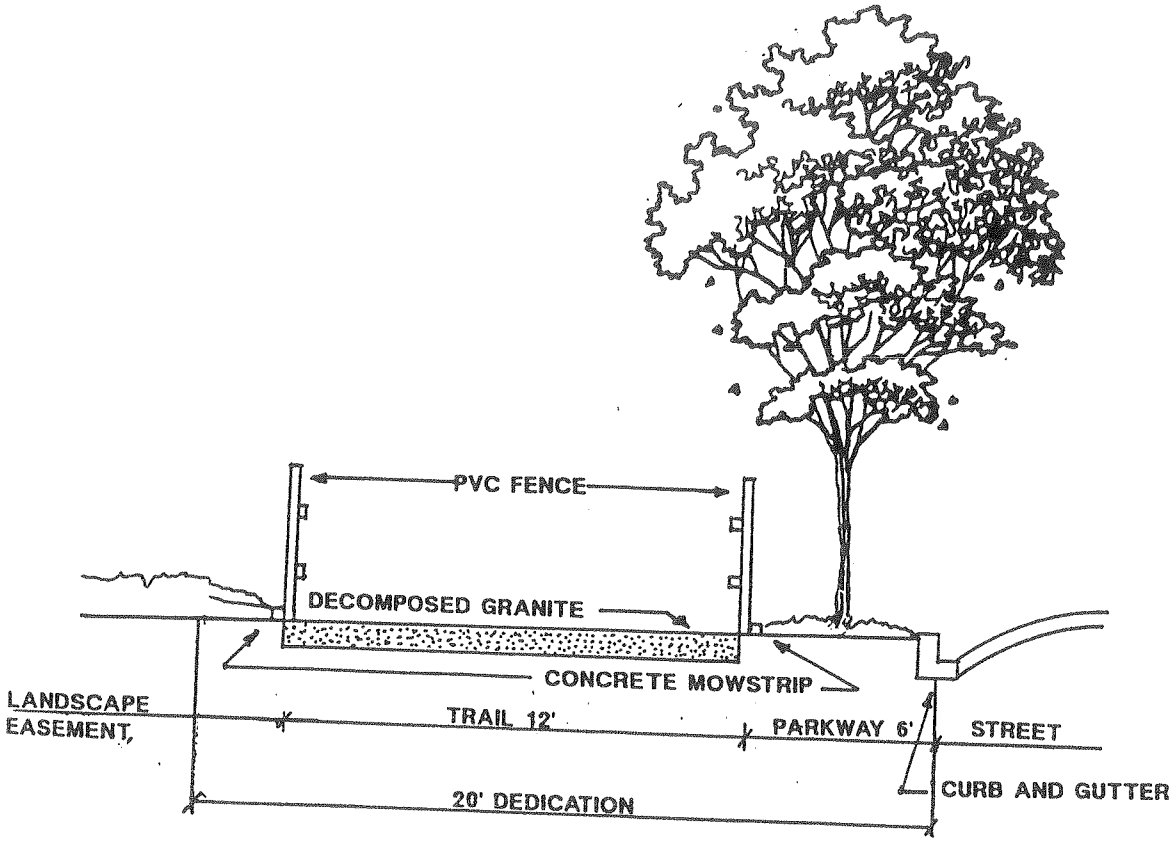
EQUESTRIAN TRAILS/FENCING

NOTE: REFER TO CITY STANDARDS SECTION 1000 FOR CONSTRUCTION AND DESIGN DETAILS OF FENCE AND TRAIL.

EXHIBIT 29

Etiwanda North Specific Plan

City of



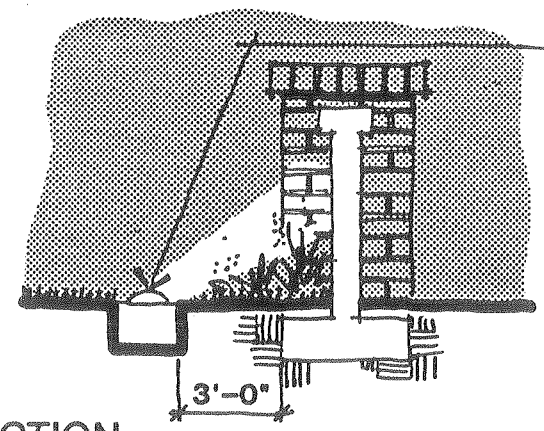
EQUESTRIAN TRAIL TYPICAL SECTION

NOTE:REFER TO CITY STANDARDS FOR CONSTRUCTION AND DESIGN DETAIL OF FENCE AND TRAIL

EXHIBIT 30

Etiwanda North Specific Plan

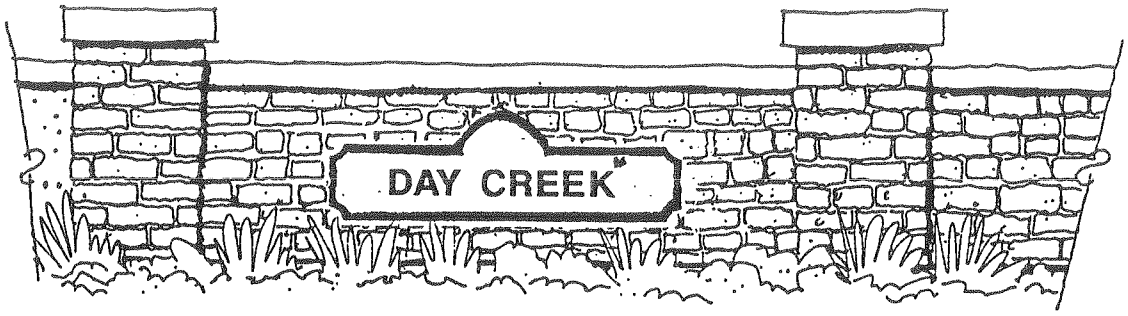
City of Rancho Cucamonga

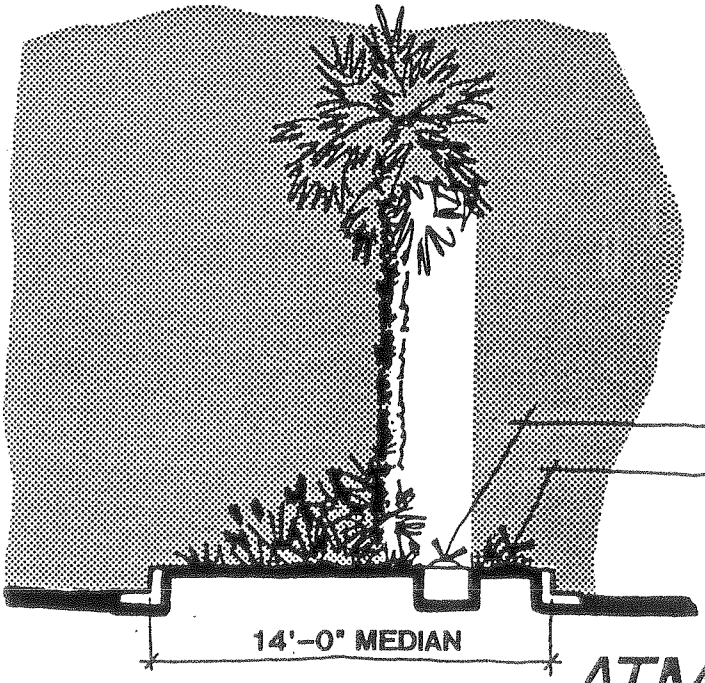


RECESSED FIXTURE WITH ANGLED LIGHT SIGN WALL WHERE APPROVED BY CITY ENGINEER.

SECTION

PRECAST CONCRETE SIGN AND LETTERS





UPLIGHT PALM ROWS ON DAY CREEK BOULEVARD; ALSO UPLIGHT SPECIMIN TREES AT NEIGHBORHOOD ENTRIES, WHERE APPROVED BY CITY ENGINEER.

RECESSED FIXTURE

SHRUBS OR TURF MAY OCCUR

ELEVATION

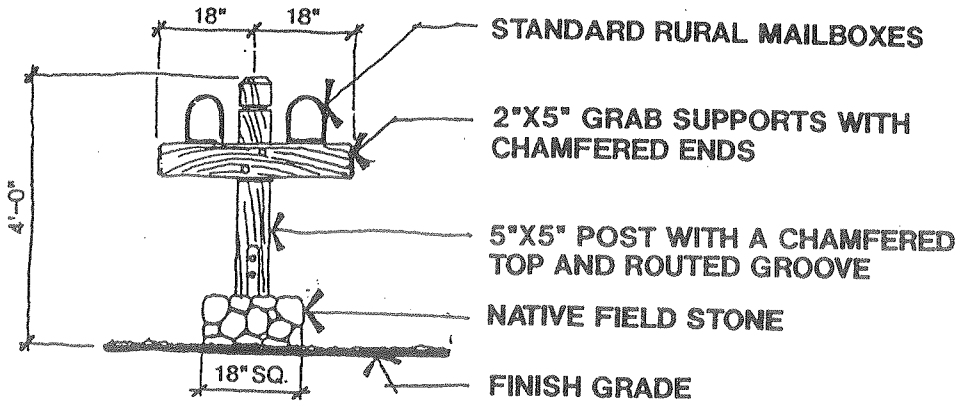
ATMOSPHERE LIGHTING/ ENTRY SIGN LETTERS

*NOTE:NEIGHBORHOOD IDENTIFICATION SIGN

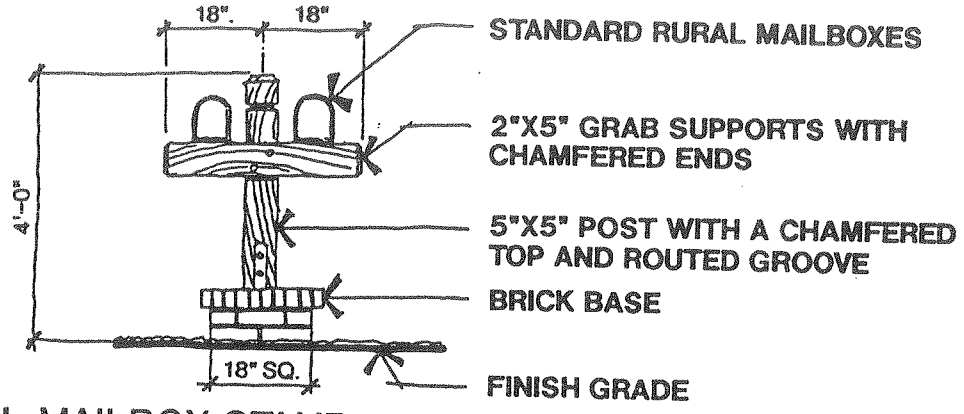
EXHIBIT 31

Etiwanda North Specific Plan

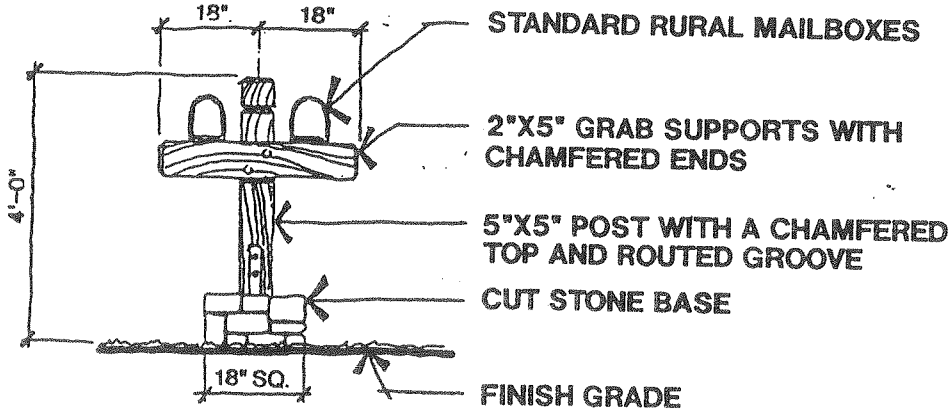
City of



TYPICAL MAILBOX STAND · DAY CREEK / OAKS / CHAFFEY



TYPICAL MAILBOX STAND · ETIWANDA HIGHLANDS



TYPICAL MAILBOX STAND · UPPER ETIWANDA

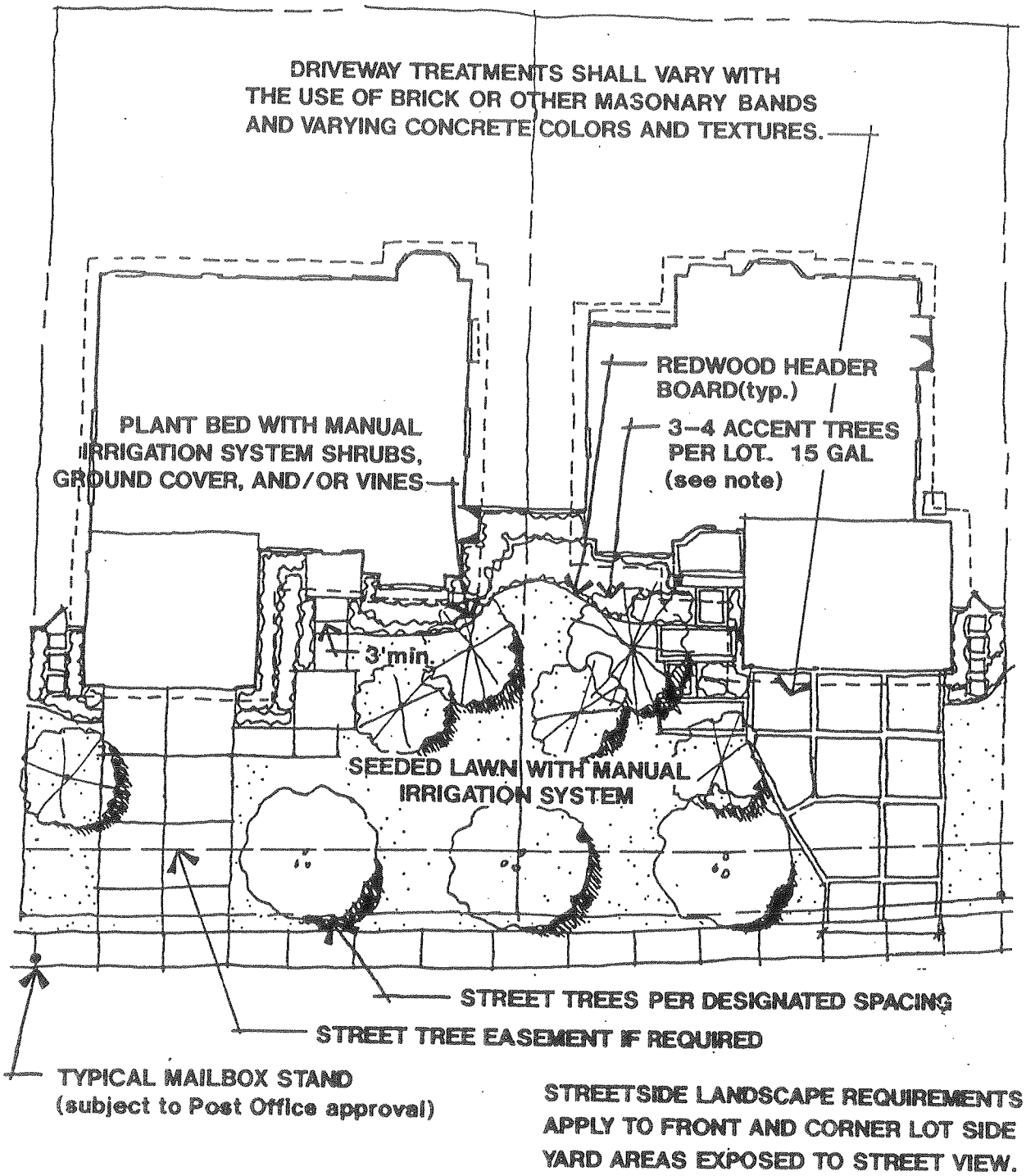
MAILBOX TREATMENTS

EXHIBIT 32

NOTE: EACH ALTERNATIVE IS SUBJECT TO ACCEPTANCE BY U.S. POSTAL SERVICE.

Etiwanda North Specific Plan

City of Rancho Cucamonga



STREETSIDE LANDSCAPE REQUIREMENTS APPLY TO FRONT AND CORNER LOT SIDE YARD AREAS EXPOSED TO STREET VIEW.

TYPICAL STREETSIDE LANDSCAPING/DRIVEWAY TREATMENTS

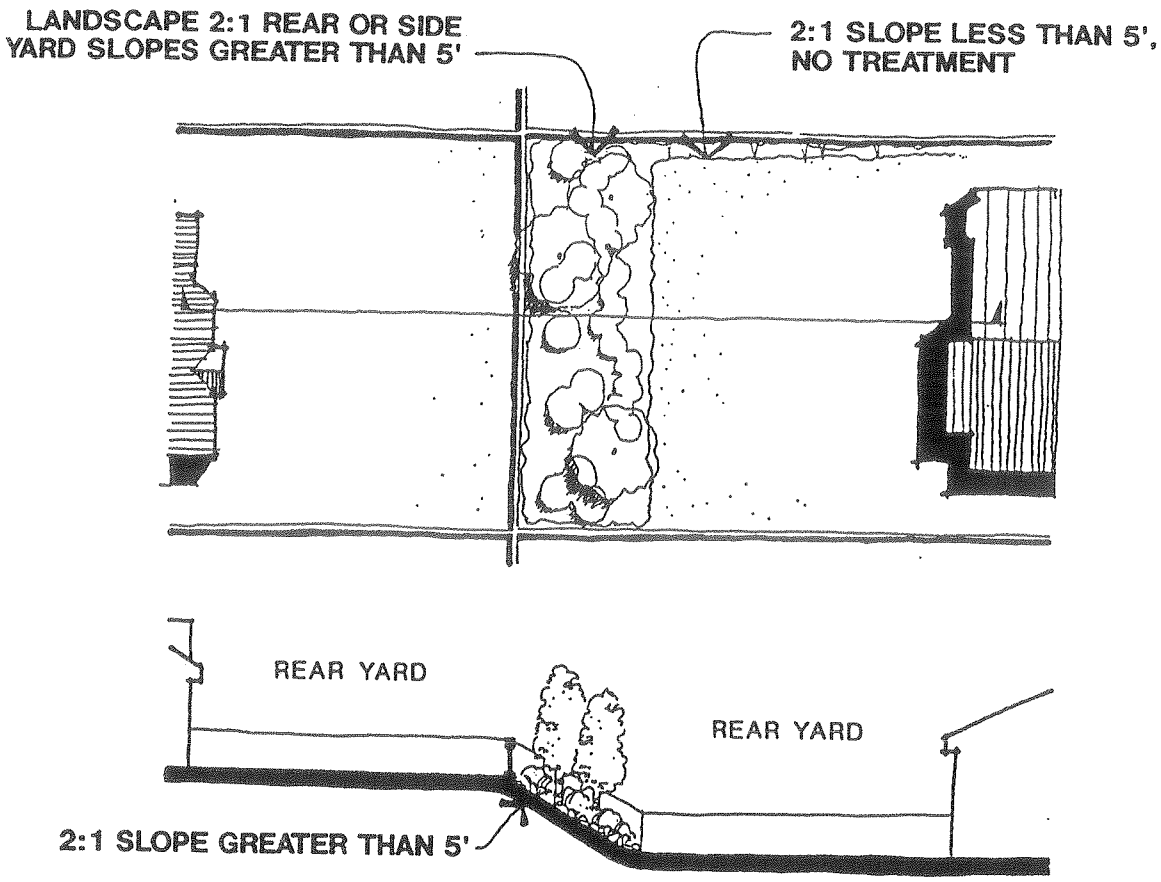
NOTE: ABOVE IMPROVEMENTS TO BE INSTALLED ON-SITE BY BUILDER PRIOR TO OCCUPANCY, MINIMUM;

UP TO 65' WIDE LOT, 3 TREES PER LOT
UP TO 80' WIDE LOT, 3 TREES PER LOT
OVER 80' WIDE LOT, 4 TREES PER LOT

EXHIBIT 33

Etiwanda Norf Specific Plan

City of Rancho Cucamonga



SLOPE PLANTING TABLE

VERTICAL HEIGHT /SLOPE	SLOPE TREATMENT
5 to 8 feet with >5:1 and <2:1 slope	Irrigated Ground Cover for Erosion Control
5 feet or greater with 2:1 slope or greater	Irrigated Ground Cover 1 gal. Shrub per 100 sf Slope Area 15 gal. Tree per 150 sf. Slope Area (5 gal. Max. for all Euc. Species)
8 feet or greater with 2:1 slope or greater	Irrigated Ground Cover 1 gal. Shrub per 100 sf Slope Area 5 gal. Tree per 250 sf Slope Area 15 gal. Tree per 150 sf Slope Area

INTERNAL PRIVATE LOT SLOPE TREATMENTS

NOTE: TREES AND SHRUBS SHALL BE PLANTED IN STAGGERED CLUSTERS TO SOFTEN AND VARY SLOPE PLANE. SLOPE PLANTING REQUIRED BY THIS SECTION SHALL INCLUDE A PERMANENT IRRIGATION SYSTEM TO BE INSTALLED BY THE DEVELOPER PRIOR TO OCCUPANCY. MAINTENANCE BY A HOMEOWNERS ASSOCIATION MAY BE REQUIRED BY THE PLANNING COMMISSION ON A CASE-BY-CASE BASIS.

EXHIBIT 34

Etiwanda North Specific Plan

City of Rancho Cucamonga

12.0 DEVELOPMENT STANDARDS

12.1 GENERAL PROVISIONS

The site development standards are intended to provide minimum standards for development. These standards should be used in conjunction with the Design Guidelines in Section 11.0. This section shall not be construed to supersede more restrictive site development standards contained in Covenants, Conditions and Restrictions of any property. However, in no case shall private deed restrictions permit a lesser standard than the minimum standards of this section or permit a greater standard in the case of a maximum standard of this section.

12.2 SITE DEVELOPMENT STANDARDS

12.2.1 Residential Districts

The development standards for residential development are arranged into two categories: (1) Basic Development Standards, and (2) Optional Development Standards. These standards are used in conjunction with the Absolute Policies and Design Guidelines during the residential land development/design review process as discussed in the Development Code, Chapter 17.06. Each residential development must conform to either the Basic Development Standards or the Optional Development Standards.

- Basic Development Standards (Table 10): These standards are intended to provide basic standards which will ensure good quality and compatible projects. These standards, as well as the density limitation, are intended to create a development which will be compatible with, and provide for proper transitions from more sensitive or less intense residential development.

- Optional Development Standards (Table 11): These standards are

intended to provide high standards for the development of projects of superior quality and compatibility within any Residential District, except the Estate Residential districts (HRE and VLE).

However, the standards and development expectations have been increased above and beyond the basic standards in order to ensure proper transitions and buffers from lower intense residential uses. Development in much of the Hillside Residential areas should provide for clustered development options in order to allow the preservation of open space areas. All projects developed under Optional Standards must provide a minimum of one greenway or paseo connection across the site, providing access to community and regional trails.

12.2.2 **Density**

The ultimate density allowed in any residential district shall be determined through the residential land development/design review process and public hearings as described in the Development Code, Chapter 17.06. The Planning Commission shall have the authority to reasonably condition any residential development to ensure proper transition and compatibility to adjacent residential developments; existing or proposed.

12.2.3 **Equestrian Lots**

The entire Etiwanda North Specific Plan is within the City Equestrian Overlay Zone as established in the General Plan. However, a 20,000 square-foot lot is required for the keeping of horses, and some subareas of the Specific Plan will permit lots as small as 7,200 square feet. Equestrian homesites are encouraged in subareas adjacent to open space areas with convenient access to the

Community and Regional Trail system (see Part IV, Subarea Design Standards).

Any project which proposes lots of less than 20,000 square feet shall be conditioned to contribute to an equestrian boarding facility to be located within the Specific Plan area.

TABLE 10 - BASIC DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS (K)

(N/R = NOT REQUIRED)	HRE (F)	VLE	HR (F)	VL	L
LOT AREA:					
MINIMUM NET AVERAGE (SQUARE FEET)	N/R (I)	40,000	N/R (I)	25,000	10,000
MINIMUM NET (SQUARE FEET)	N/R (I)	30,000	N/R (I)	20,000	7,200
NUMBER OF DWELLING UNITS (A) (PERMITTED PER ACRE)	UP TO 1 (F)	1/40,000 2 MAX/LOT	UP TO 2 (F)	UP TO 2	UP TO 4
MINIMUM DWELLING UNIT SIZE:	1,000 SQ. FT. (H) REGARDLESS OF DISTRICT				
LOT DIMENSIONS:					
MINIMUM WIDTH (@ REQUIRED FRONT SETBACK)	N/R (I)	120' (F)	N/R (I)	90 AVG. VARY ± 10	65 AVG. VARY ± 5
MINIMUM CORNER LOT WIDTH	N/R (I)	140' (F)	N/R (I)	100	70'
MINIMUM DEPTH	N/R (I)	135' (F)	N/R (I)	150'	100'
MINIMUM FRONTAGE (@ FRONT PROPERTY LINE)	N/R (I)	60' (F)	N/R (I)	50'	40'
MINIMUM FLAG LOT FRONTAGE (@ FRONT PROPERTY LINE)	N/R (I)	30' (F)	N/R (I)	30'	20'
SETBACKS: (B)					
FRONT YARD (C,D)	N/R (I)	40' (F)	N/R (I) VARY ± 5'	42 AVG. VARY ± 5	37 AVG. VARY ± 5
CORNER SIDE YARD	N/R (I)	25' (F)	N/R (I)	27'	27'
INTERIOR SIDE YARD	N/R (I)	20' (F)	N/R (I)	10/20	5/10
REAR YARD	N/R (I)	40' (F)	N/R (I)	30	20
AT INTERIOR SITE BOUNDARY (DWELLING UNIT/ ACCESSORY BUILDING)	N/R (I)	40'/5' (F)	N/R (I)	30/5	20/5
HEIGHT LIMITATIONS (G)	(G)	(G)	(G)	35	35
LOT COVERAGE (MAXIMUM %)	N/R	20% (F)	N/R	25%	40%
STREETSIDE LANDSCAPING (PRIOR TO OCCUPANCY)	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
OPEN SPACE REQUIRED					
PRIVATE OPEN SPACE	(F)	(F)	(F)	2,000	1,000
USABLE OPEN SPACE (A) (PRIVATE AND COMMON)	(F) (J)	(F) (J)	(F) (J)	65%	60%

NOTE: For definitions see Development Code, Section 17.02.140

NOTES:

A Excluding land necessary for secondary streets and arterials and in hillside areas shall be dependent on the slope/capacity factor contained in Development Code Section 17.24.080 B.

B As measured from the ultimate curb face on public or private streets.

C Variable front yards allowed pursuant to Development Code Section 17.08.040 H.

D Less than eighteen (18) feet from back of sidewalk requires automatic garage door openers.

TABLE 10 - BASIC DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS (CONTINUED)

E Perimeter landscaping and interior street trees.

F Environmental studies and investigations such as, but not limited to, geological, hydrological, seismic, slope and soil conditions, access/circulation, and biota research, shall be conducted for any development in this district. Based on this information, and the EIR for this specific plan, the actual number of dwelling units shall be determined. To determine the buildable area, a site must meet the criteria as outlined in the Rancho Cucamonga Development Code Chapters 17.18 and 17.24.

G In hillside areas, heights shall be limited to thirty (30) feet as specified in Development Code Section 17.24.070.D.1.

H A single-family detached dwelling less than one thousand (1,000) square feet may be authorized when a development exhibits innovative qualities in tract. Plot and architectural design through the approval of a Conditional Use Permit.

I Hillside Residential development shall conform to Development Code Chapter 17.18:

Minimum Parcel Size: No absolute minimum parcel widths and depths are required. Buildable area is considered to be a contiguous area of the lot which is less than thirty (30) percent in natural slope or the area determined through the environmental studies and investigation as buildable and is subject to slope/capacity factor calculations contained in Development Code Section 17.24.080.

Setbacks: Front, side and rear setbacks shall be determined based upon the precise development plan and environmental studies.

J All development and resultant activity shall be prohibited within 100 feet of the high water mark of any stream bed with an additional 50-foot transitional zone. Where stream bed is located within a steeply banked V-cut canyon, development shall not be permitted within the banks to the first bench with an additional 50-foot transitional zone.

K Parcels governed by a development shall be governed by California Government Code, Section 65866:

Unless otherwise provided by the development agreement, rules, regulations, and official policies governing permitted uses of the land, governing density, and governing design, improvement and construction standards and specifications, applicable to development of the property subject to a development agreement, shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement shall not prevent a city, county, or city and county, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor shall a development agreement prevent a city, county, or cit and county from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, and policies.

TABLE 11 - OPTIONAL DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS
(Optional Development Standards are not applicable to HRE and VLE designations.)

(N/R = NOT REQUIRED)	HR	VL	L
MINIMUM SITE AREA (GROSS)	NR	5 AC	5 AC
LOT AREA (MINIMUM NET AVERAGE)	VARIATION REQUIRED(H)	VARIATION REQUIRED(H)	VARIATION REQUIRED
NUMBER OF DWELLING UNITS (A) (PERMITTED PER ACRE)	UP TO 2 (B)	UP TO 2	UP TO 4
MINIMUM DWELLING UNIT SIZE:	1,000 SQ. FT. (C) REGARDLESS OF DISTRICT		
LOT DIMENSIONS:			
MINIMUM WIDTH (@ REQUIRED FRONT SETBACK)	VARIATION REQUIRED (H)	VARIATION REQUIRED (H)	VARIATION REQUIRED
MINIMUM DEPTH	VARIATION REQURIED (H)	VARIATION REQUIRED (H)	VARIATION REQUIRED
SETBACKS: (D)			
LOCAL STREET	52' AVG VARY ± 10' (H)	42' AVG VARY ±10(H)	42' AVG. VARY ± 5
PRIVATE STREET OR DRIVEWAY	25'(H)	25'(H)	32'
CORNER SIDE YARD	25'(H)	25'(H)	17' (F)
INTERIOR SIDE YARD	10'/20'(H)	10'/20'(H)	5'/10' (G)
INTERIOR SITE BOUNDARY (DWELLING UNIT/ACCESSORY BUILDING)	40/10 (H)	30/5	20/5
RESIDENTIAL BUILDING SEPARATIONS:			
FRONT TO FRONT	40'	30'	25'
OTHER	40'	30'	10'
HEIGHT LIMITATIONS (E)	35'	35'	35'
OPEN SPACE REQUIRED:			
PRIVATE OPEN SPACE	5,000	2,000	1,000
COMMON OPEN SPACE (A) (MINIMUM %)	20%	25%	30%
USABLE OPEN SPACE (A) (PRIVATE AND COMMON)	80%	65%	60%
STREETSIDE LANDSCAPING	REQUIRED	REQUIRED	REQUIRED

TABLE 21 (CONTINUED) OPTIONAL DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS

NOTES:

A Excluding land necessary for secondary streets and arterials and in hillside ares shall be dependent on the slope/capacity factor contained in Development Code Section 17.24.080B.

B Environmental studies and investigations such as, but not limited to, geological, hydrological, seismic, slope, and soil conditions, access/circulation, and biota research, shall be conducted for any development in this district. Based on this information, and the EIR for this specific plan, the actual number of dwelling units shall be determined. To determine the buildable area of, a site must meet the criteria as outlined in the Rancho Cucamonga Development Code Chapters 17.18 and 17.24.

C A single-family detached dwelling less than nine hundred (900) square feet will require the approval of a Conditional Use Permit per Development Code Section 17.08.030.

D As measured from the ultimate curb face on public and private streets. Refer to Table 17.24.08.040-D of the Development Code for additional setback information.

E In hillside areas, heights shall be limited to thirty (30) feet as specified in Development Code Section 17.24.070.D.1.

F Less than 18' from back of sidewalk requires automatic garage door openers.

G Zero lot dwellings permitted per Development Code Section 17.08.040-O.

H Hillside Residential development shall conform to Development Code Chapter 17.18: Minimum Parcel Size: No absolute minimum parcel widths and depths are required. Buildable area is considered to be a contiguous area of the lot which is less than thirty (30) percent in natural slope or the area determined through the environment studies and investigation as buildable and is subject to slope/capacity factor calculations contained in Development Code Section 17.24.080. Setbacks: Front, side, and rear setbacks shall be determined based upon the precise development plan and environmental studies.

NOTE: For definitions see Development Code, Section 17.02.140

12.2.4 Commercial Districts

The regulations as shown in Tables 12 and 13 shall apply to the neighborhood commercial districts. The neighborhood commercial district is provisional only, based upon Market Studies, appropriate lot consolidation and other criteria as described in Section 6.2.2.1.

TABLE 12 - SITE DIMENSIONS AND HEIGHT LIMITATIONS - COMMERCIAL DISTRICTS

FEATURE	STANDARD
1. Minimum site/lot area (A)	10 acres for neighborhood center.
2. Minimum lot width (A)	300 feet
3. Minimum lot depth (A)	300 feet
4. Height limitations	
a. Within 100 feet of a residential district	25 feet
b. Other locations	40 feet

NOTE: For definitions see Development Code, Section 17.02.140

Notes:

A Parcels created within shopping centers are exempt from these standards, as long as a conceptual development plan for the entire center has been developed and appropriate easements for reciprocal access, parking and maintenance is provided.

TABLE 13 - SETBACKS - COMMERICAL DISTRICTS

YARD	STANDARD		
	BUILDING	PARKING	LANDSCAPING
1. Street yard setback (measured from face of the ultimate curb location):			
a. Major/Special Boulevard	45 feet	30 feet	45 foot average, not less than 30'
b. Secondary Collector streets/Local streets	35 feet	25 feet	35 foot average, not less than 25'
2. Rear property line setback:			
a. Adjacent to existing or planned residential development	~~0~~ 20	10 feet	10 feet
b. Adjacent to other existing or planned commercial development	0	0	0
3. Interior side property line setback:			
a. Adjacent to existing or planned residential development	~~0~~ 20	10 feet	10 feet
b. Adjacent to existing or planned commercial development	5 feet	5 feet	5 feet

NOTES:

- On existing lots of record, parcels less than 175 feet in depth, need not provide a setback or landscaping greater than 20% of the depth of the property (excluding right-of-way area).
- Parking and loading - off-street parking and loading facilities shall be provided for each use as prescribed in the development code.
- Signs - no sign, outdoor advertising structure, or display of any type shall be permitted except as prescribed in the city sign ordinance.
- Service areas, refuse collection areas and trash enclosures - all service areas, refuse collection areas and trash enclosures 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 enclosures shall conform to City standards.

12.2.5 Open Space Districts

12.2.5.1 Site Dimensions, Height Limitations and Setbacks

Development standards such as site dimensions, height limitations and setbacks shall be determined on a site-by-site basis. Consideration shall be given to surrounding properties and developments in order to blend and remain consistent with the area. other factors for determination of standards shall be topography, water/drainage, circulation, use of site, and any other environmental factors related to the site.

12.2.5.2 Development Criteria

The following development criteria is for the physical development of land within each one of the open space districts.

The City shall continue to pursue joint use agreements with the various utility and flood control entities in the Etiwanda North planning area. Compatible uses such as landscaping, parks and trails will be encouraged in these areas.

The City Planner may, through the development/design review process, require additional improvements to a development in any one of the open space districts, if it is needed for the protection of the public health, safety, or general welfare.

What follows is a discussion of each of the open space districts and their respective development criteria.

Open Space District (OS)

Development within the OS district shall adhere to the following criteria:

- Minimize alteration to the natural landform.
- Protect areas capable of replenishing groundwater supplies.
- Protect the natural drainage of the area.
- Protect waterways from indiscriminate erosion and pollution.
- Protect lands having biological significance, especially riparian (water-related) areas and their associated woodland vegetation.
- Protect areas with significant native vegetation and habitat value.
- Protect natural areas for ecological, educational, and other scientific study purposes.

Flood Control-Open Space District (FC)

All development and flood control facilities shall comply with the following development criteria.

- Natural features such as trees, groves, and substantial physical features are to be preserved, wherever feasible. Natural vegetation will be retained to anchor soil in place and prevent erosion and sedimentation.

- When removal of vegetation is necessary, and grading is to be undertaken, it shall be done in a manner which will minimize soil erosion. Seeding and mulching, or other stabilization measures, are to be used to protect the disturbed land following construction.

- No topsoil may be removed from the site except for that area to be covered by improvements. The topsoil from such areas is to be, if practical, redistributed on the site to provide a suitable base for seeding and planting.

- Any fill proposed to be deposited in the floodway must be protected against erosion by rip rap, vegetation, or bulkheading. No fill may be permitted which, acting alone or in combination with existing or future uses, affects the capacity of the floodway or unduly increases flood heights.

- Any structures or land outside the FC District which could be subject to flood inundation, as depicted on the Federal Insurance Flood Rate Maps or otherwise by the City Engineer, shall comply with flood protection measures as outlined in Title 19 of the Rancho Cucamonga Municipal Code.

- All structures shall be elevated to the level of the base flood.

- No structure shall constitute a debris-catching obstacle.

<u>Utility Corridor-Open Space District (UC)</u>

All development within utility corridors shall comply with the following criteria:

- Buildings shall not be designed nor used for human habitation.

- All buildings shall be designed for compatibility with surrounding development relative to materials, height, size, scale, and setbacks.

- Any development shall include provisions for landscaping, wind or water erosion control, and screening, if necessary.

Fault Zone - Open Space District (FZ)

Development within the fault zones shall comply with the following criteria:

- Any proposed structures shall be in accordance with a geotechnical investigation which identifies fault location and appropriate setback and mitigation criteria.

- No habitable or critical structures (as defined by the General Plan) shall be located within an identified fault zone.

Resource Conservation - Open Space District (RC)

No development, except limited public access trails sensitive to the conservation goal of this use, shall be permitted, and shall comply with the following development criteria:

- There will be no alteration to the natural landform.

- Conserve areas with significant native vegetation and habitat value.

- Protect areas capable of replenishing groundwater supplies.

- Protect the natural drainage of the area.

- Protect waterways from indiscriminate erosion and pollution.

- Protect lands having biological significance, especially riparian (water-related) areas and their associated woodland vegetation.

- Protect areas with significant native vegetation and habitat value.

- Protect natural areas for ecological, educational, and other scientific study purposes.

PART IV

SUBAREA DESIGN STANDARDS

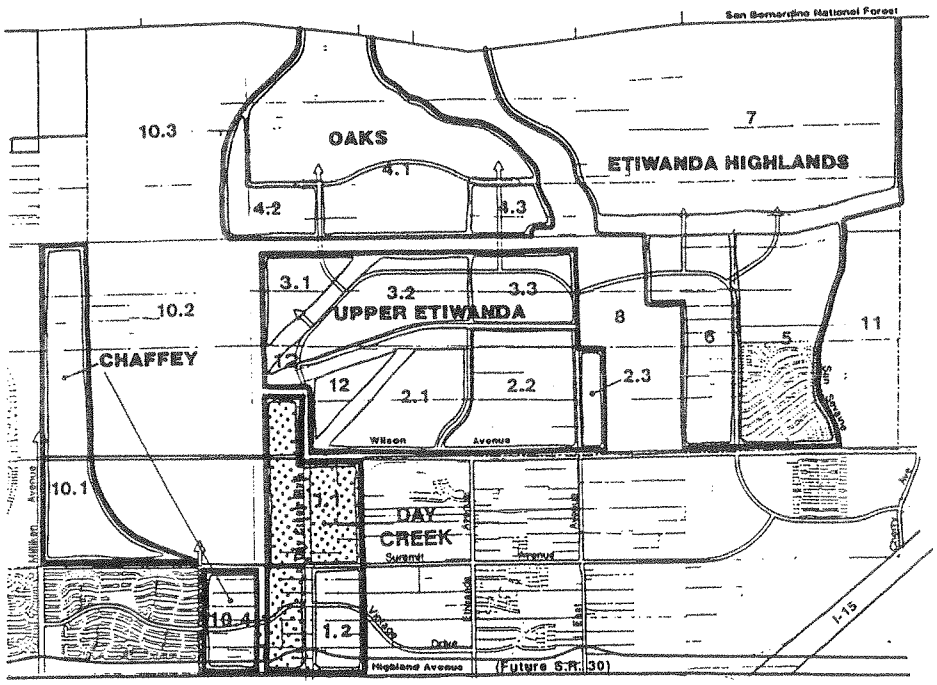
13.0 SUBAREA DESCRIPTIONS

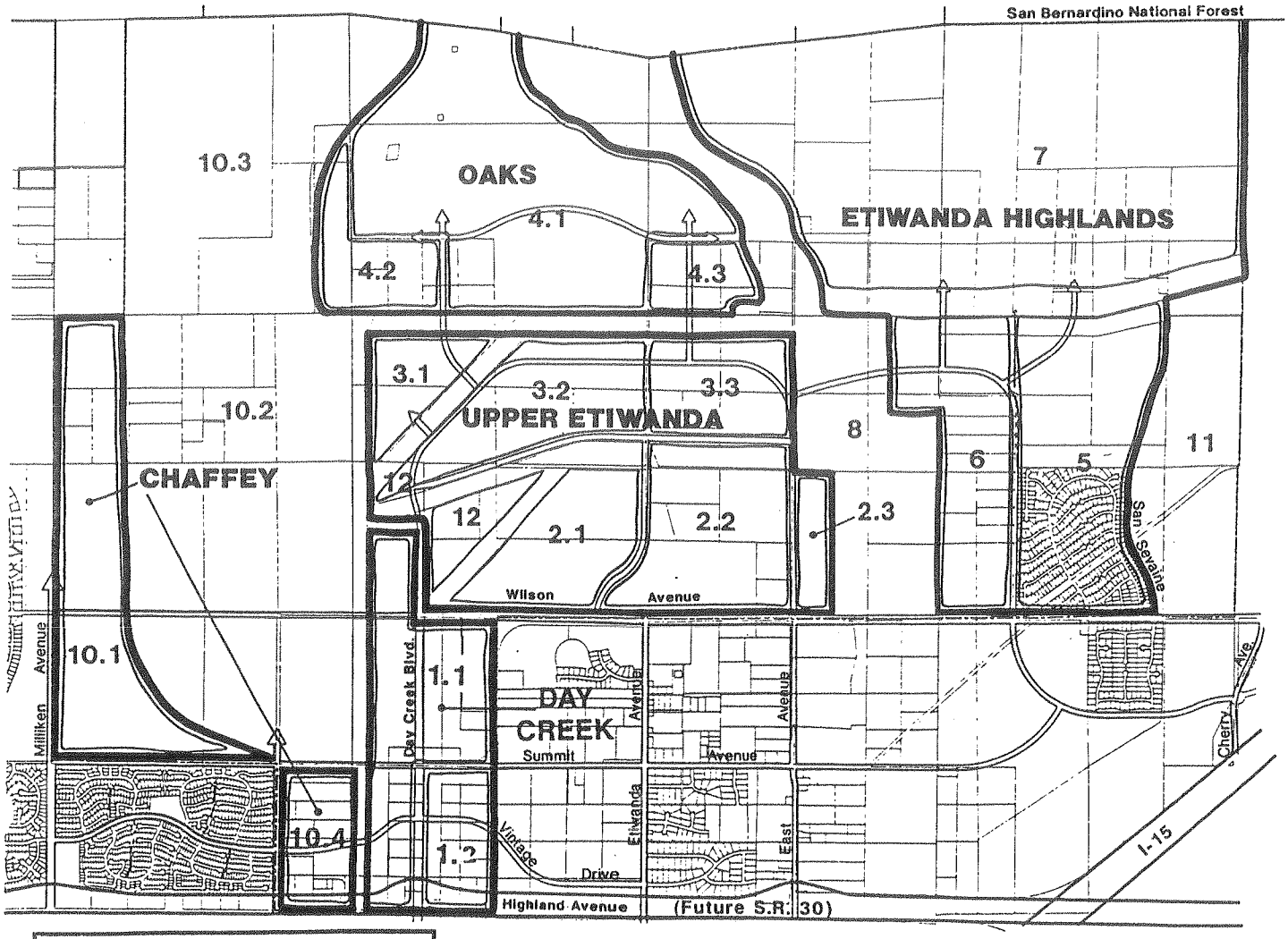
The intent of each subarea is to define logical areas to be master planned (see Section 10.2.4) prior to the approval of any tract or project within that subarea. The master plan shall be developed to ensure conformity with the design guidelines in this plan. It shall provide appropriate access, circulation, paseo-feeder trail design, and other issues which are not constrained by established parcel lines. The master plan shall also be coordinated with the Infrastructure Phasing Plan. All subareas are identified on the Subarea Key Map, Exhibit 34.

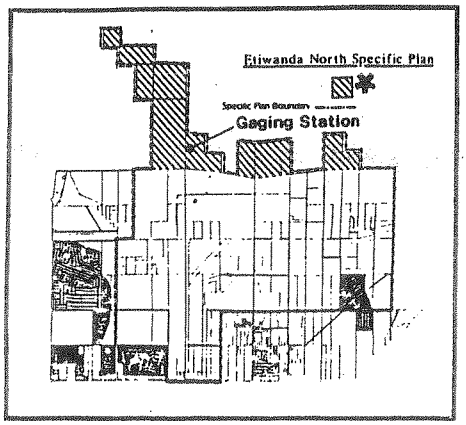
13.1 DAY CREEK NEIGHBORHOOD

The Day Creek Neighborhood concept exemplifies an "Old California" street scene reminiscent of the early history of the area. The neighborhood theme will be influenced by the existing Etiwanda area development and the Day Creek Wash area.

13.1.1 Subarea 1.1







LEGEND

1.0 Subarea Reference

✱ Proposed Sphere Area

PLANNING AREA KEY MAP

0 1000' 2000' 4000'

EXHIBIT 35

Etiwanda North Specific Plan

City of Rancho Cucamonga

ADOPTED 4/1/92

Location - Located along the west and east side of Day Creek Boulevard, north of the Route 30 freeway corridor and Highland Avenue, with a portion north of Wilson Avenue and south of the Southern California Edison (SCE) utility corridor.

Land Use - Low-Density Residential, School, Park, and Neighborhood Commercial as needed, per Section 6.2.2.1.

Community Design Features - Day Creek Boulevard is the major entry to the Specific Plan area from Highland Avenue. Median island breaks will occur at Highland Avenue, Vintage Drive, Summit (Banyan) Avenue and Wilson Avenue (24th Street).

Day Creek Boulevard is a primary scenic corridor with majestic mountain views to the north and with an expansive view of the valley to the south. Landscaping in the Day Creek median islands and adjacent utility corridor shall enhance the view potential of the corridor.

SCE corridors provide significant open space and view opportunities in the subarea. View fencing shall be featured along the edge of residential development and the SCE corridors. Paseo access from residential development to the Community trails located along the SCE corridors shall be provided.

Landscaping and paseo opportunities shall be developed along the Metropolitan Water District (MWD) easement.

Interior paseos shall be incorporated into residential tract development.

An Etiwanda North gateway shall be placed at Highland Avenue. A neighborhood gateway shall be placed at Vintage Drive.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

A 10-acre school site shall be provided in this subarea. A minimum 5-acre unencumbered, 11-acre total, developed park shall also be provided in this subarea. It is expected that the park and school sites will be adjoining and located in the vicinity of Summit and Bluegrass Avenues.

Small parcel ownerships within this subarea shall be master planned with the whole subarea.

Unique Design Opportunities - A significant edge on the west side of the subarea is formed by two SCE corridors and the Day Creek Channel. A double set of power transmission lines run along the two SCE corridors which flank the channel. One corridor turns northeast approximately one-quarter of a mile above Wilson Avenue and forms the northern edge of the subarea.

Day Creek Boulevard divides the subarea and provides spectacular view opportunities to the north and the south. The view access is increased by the SCE reserve corridor which parallels the eastern side of Day Creek Boulevard, and turns northeasterly at Wilson Avenue (24th Street). Immediately north of the corridor is a 55-acre open space area (Subarea 12) which is bounded by utility corridors and therefore has potential for intensive recreational use.

Day Creek Channel is concrete-lined with a paved access road along the east side, and an unpaved access road along the west side. Three bridge crossings have been provided for the utility easements, one at Summit Avenue and one one-quarter of a mile north of Wilson Avenue (24th Street). The third crossing is to the north of the subarea at the upper power line easement.

A MWD transmission line easement traverses the eastern edge of the subarea turning south from Wilson Avenue (24th Street) at the extension of Hanley

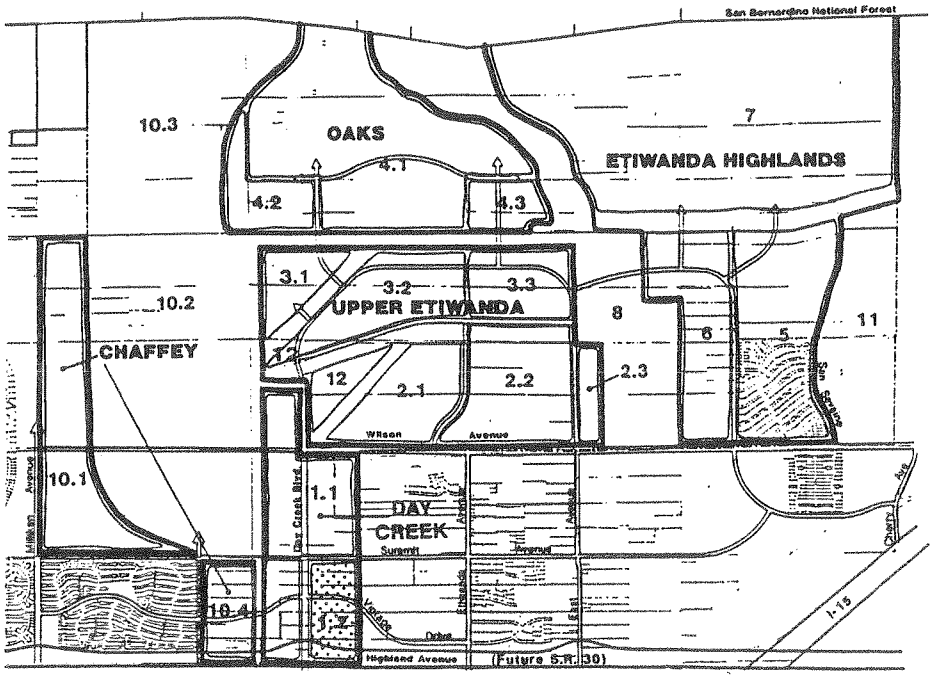
Avenue, and then turning west from Hanley Avenue at Summit Avenue. Landscaping opportunities exist at the north and south radius turns.

A paseo should connect Wilson Avenue (24th Street) to the northern limit of Hanley Avenue.

The City's Red Hill Fault Study Zone traverses the subarea on a northeasterly diagonal.

One single-family residence is located within the alignment of Day Creek Boulevard in the vicinity of Highland Avenue.

13.1.2 Subarea 1.2



Location - North of the Route 30 freeway corridor and Highland Avenue, south of Summit Avenue, east of Day Creek Boulevard.

Land Use - Low Density Residential.

Community Design Features - Interior paseos shall be provided in internal tract design.

Paseos and/or local trails shall connect development with the Community trail system along the utility corridor.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

Unique Design Opportunities - Future development must take into consideration three existing residences along Bluegrass Avenue.

A north-south utility corridor provides the western edge of this subarea.

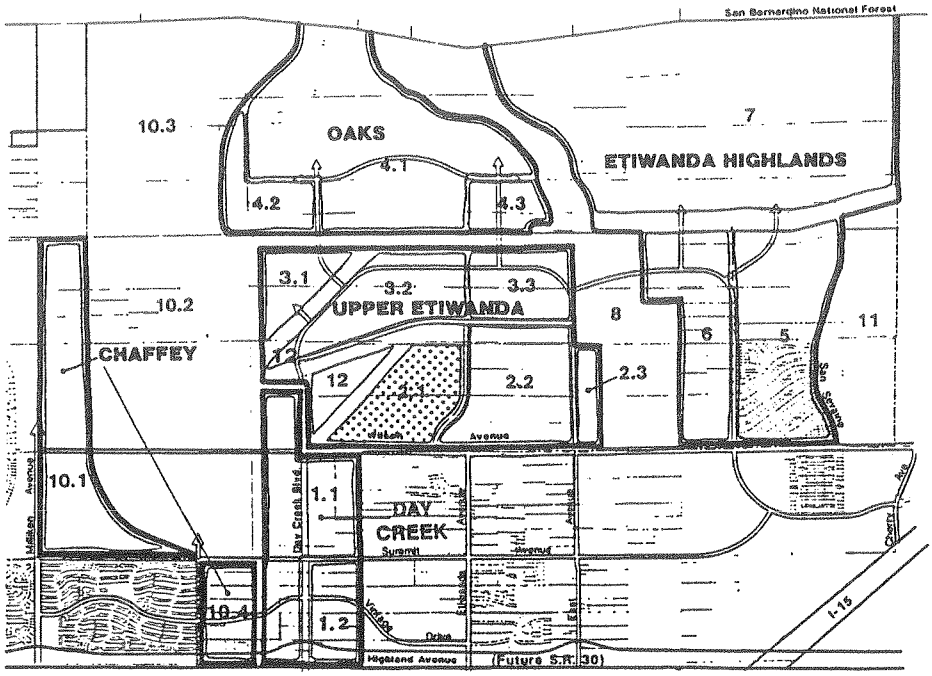
The Etiwanda Specific Plan governs the area to the east of this subarea with very low residential use and equestrian lot development.

Portions of this subarea have been annexed into the City and tract approvals are pending; one tract has been recorded.

13.2 UPPER ETIWANDA NEIGHBORHOOD SUBAREAS

The Upper Etiwanda Neighborhood is transitional between the historic Etiwanda agricultural area and the steeper, undeveloped, alluvial fan area to the north. The neighborhood will be characterized by the use of cut stone elements reminiscent of older, established neighborhoods. Pines and flowering trees will reflect elements of the native Southern Douglas Fir groves and Ceanothus and Manzanita masses found in the hills to the north.

13.2.1 Subarea 2.1



Location - North of Wilson Avenue (24th Street), south and east of an SCE utility corridor, west of Etiwanda Avenue.

Land Use - Low Density Residential.

Community Design Features - Interior paseos shall be provided within the tract design. Paseos shall connect residential development to Community trails.

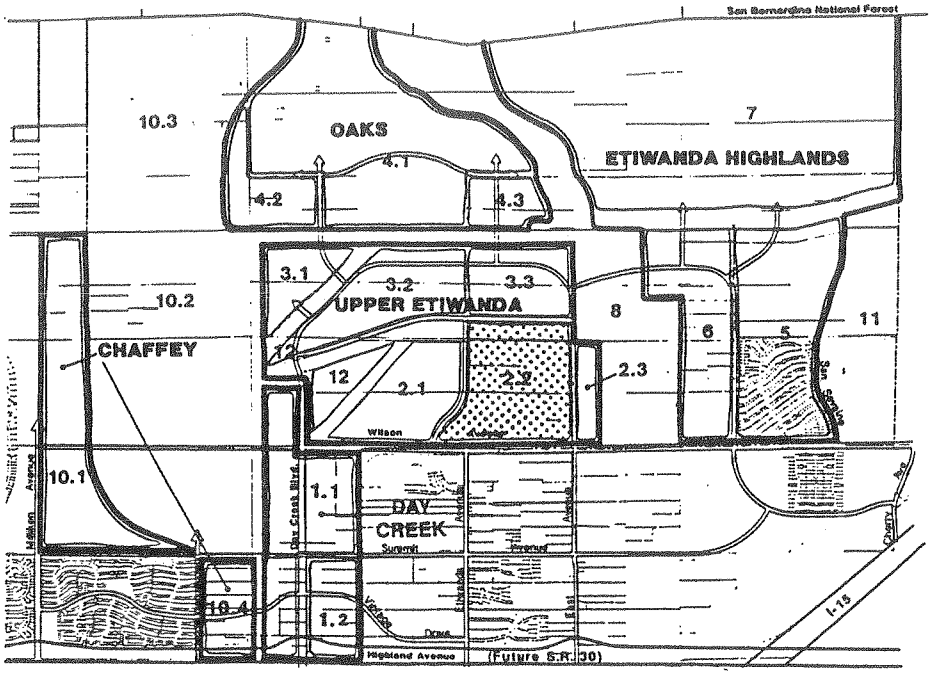
The neighborhood theme wall shall be featured along the north side of Wilson Avenue (24th Street).

View fencing shall be featured along the utility corridors.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

Unique Design Opportunities - This subarea has been previously annexed into the City, with recorded Development Agreements pertinent to any future development.

13.2.2 Subarea 2.2



Location - Located north of Wilson Avenue (24th Street), south of the SCE utility corridor, west of East Avenue, and east of Etiwanda Avenue.

Land Use - Low and Very Low Density Residential.

Community Design Features - View fencing shall be featured along the edge of residential development and the SCE corridors. Paseo access from residential development to the Community trails located along the SCE corridors shall be provided.

View fencing shall be featured along the edge of residential development and Etiwanda Creek Wash. Paseo access shall be provided linking residential development to the Community trails located along Etiwanda Creek Wash.

The neighborhood theme wall shall be featured along the north side of Wilson Avenue (24th Street).

East Avenue provides a view corridor which shall be enhanced by landscaping.

The fault zone corridor shall be retained as an open space feature. View fencing shall be used along the edge of residential development and the corridor. Paseo access shall be provided linking residential development to Community trails located along the corridor.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

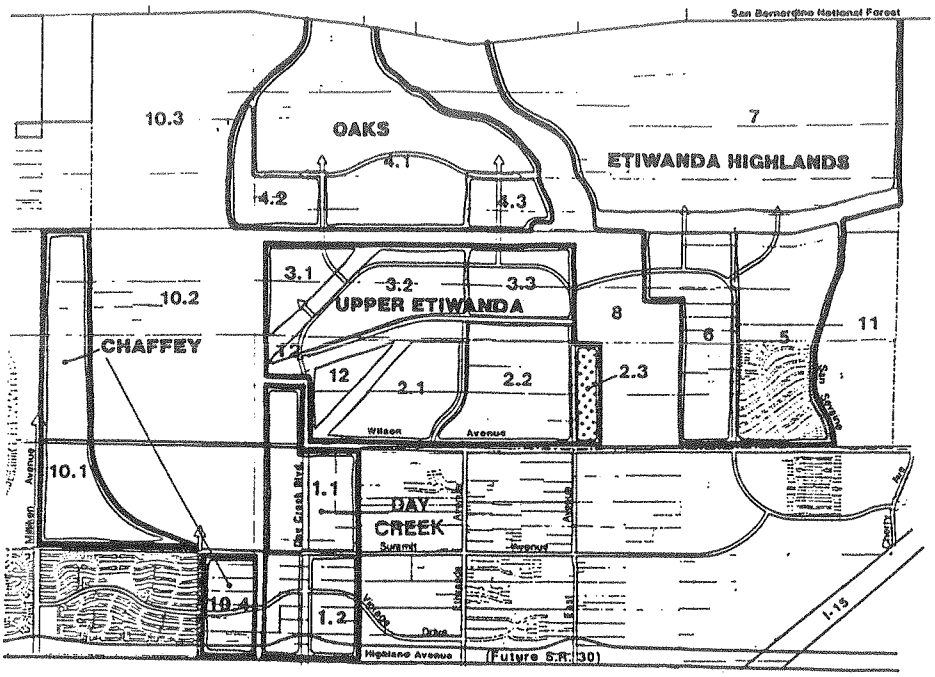
<u>Unique Design Opportunities</u> - Much of Subarea 2 is bounded by utility corridors, as in Subarea 1. A SCE corridor provides the north edge of the subarea.

The MWD easement runs along the south side of Wilson Avenue (24th Street) providing an opportunity for special boulevard treatment for trails and landscaping (see also Etiwanda Specific Plan).

An offset extension of Etiwanda Avenue connects Wilson Avenue (24th Street) with an east-west collector road where it ends at a T-intersection. The purpose of the configuration of Etiwanda Avenue north of Wilson Avenue (24th Street) is to divert traffic to Day Creek Boulevard and East Avenue in order to provide protection for the historic portion of Etiwanda Avenue south of Wilson Avenue (24th Street). (East Avenue forms the eastern leg of the Upper Etiwanda Loop Road and Day Creek Boulevard forms the western leg.)

The Red Hill Fault Study Zone bisects the subarea between Etiwanda Avenue and East Avenue. The Red Hill Fault is identified in this area and will provide an open space corridor.

13.2.3 <u>Subarea 2.3</u>



<u>Location</u> - North of Wilson Avenue (24th Street), south of an SCE utility corridor, east of East Avenue and west of Etiwanda Creek Spreading Grounds.

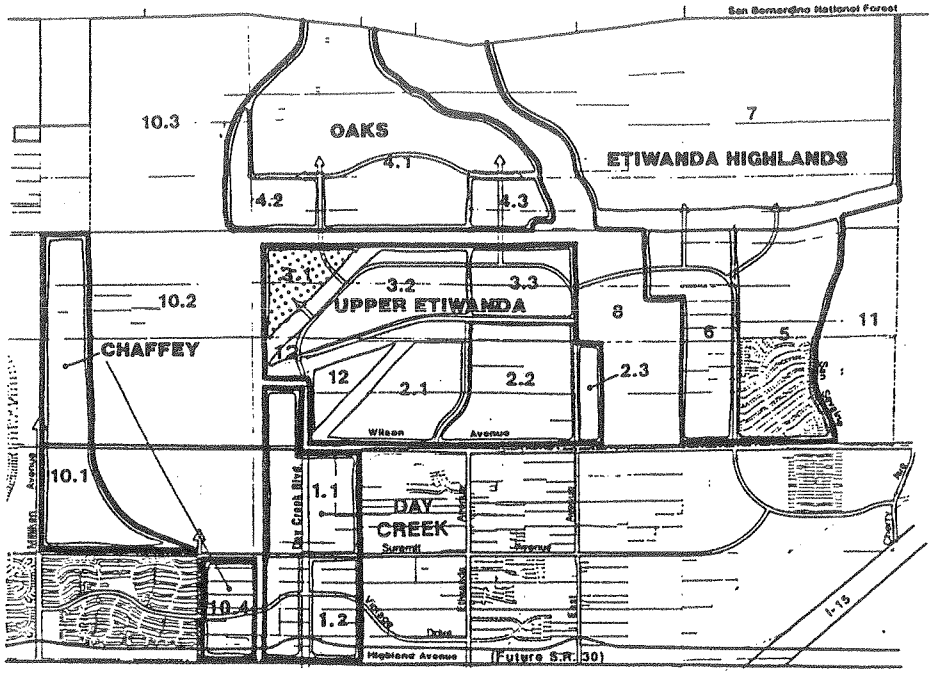
<u>Land Use</u> - Very Low Density Residential.

<u>Community Design Features</u> - This location adjacent to the Spreading Grounds is well-suited to development of equestrian lots which should be encouraged, with local trails providing links to the Community trail system.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

Unique Design Opportunities - Etiwanda Creek Spreading Grounds provide the eastern edge of the neighborhood and a unique open space opportunity.

13.2.4 Subarea 3.1



Location - A triangular area bounded on three sides by utility easements, east of Day Creek Channel and south of the Los Angeles Department of Water and Power (LADWP) corridor.

Land Use - Very Low Density Residential.

Community Design Features - View fencing shall be featured along the edge of residential development and the utility corridors. Paseo access from residential development to the Community trails located along the corridors shall also be provided.

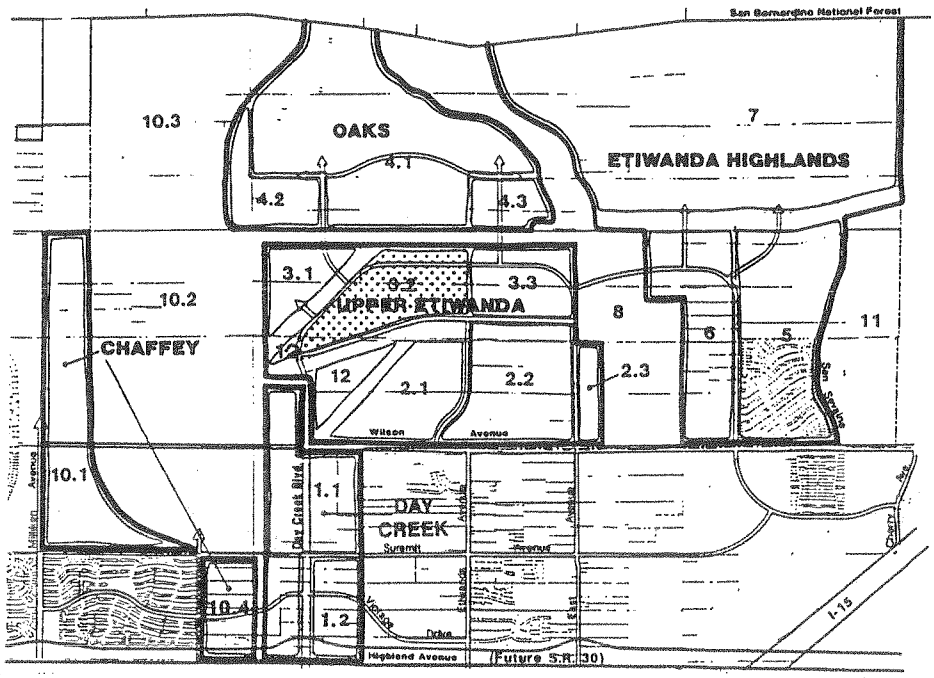
This subarea adjoining the Day Creek Spreading Grounds is well-suited to development of equestrian lots, therefore

equestrian lot development is encouraged, with local trails providing links to Community trails.

Neighborhood entry features shall be provided at the Upper and Lower Loop Road intersections with upper Day Creek Boulevard.

Unique Design Opportunities - This subarea is bounded on all sides by utility corridors. The Day Creek Spreading Ground (Chaffey Regional Park) adjoins the area to the west with access across utility road bridges at both the upper and lower utility corridor crossings. Equestrian lot development should occur in this unique location.

13.2.5 Subarea 3.2



Location - North of the lower SCE utility corridor, south of the double LADWP and SCE easements, west of the extension of Etiwanda Avenue and east of an additional SCE utility corridor.

Land Use - Very Low Density Residential.

Community Design Features - View fencing shall be featured along the edge of residential development and the SCE corridors. Paseo access shall be provided from residential development to the Community trails located along the SCE corridors.

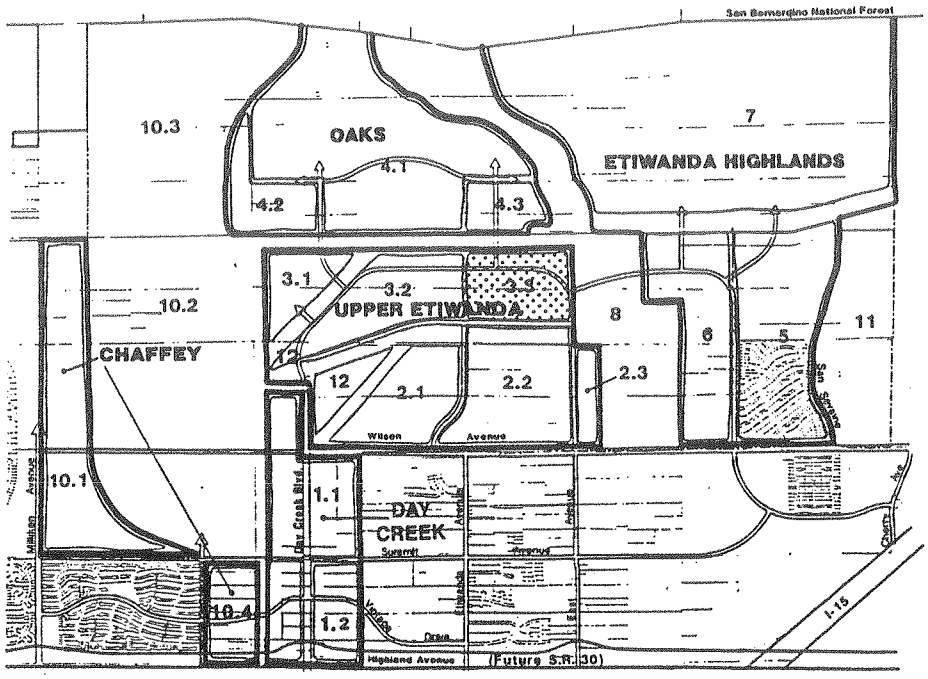
Development of landscaped internal paseos is encouraged. An opportunity exists for an east-west paseo between East Avenue and Day Creek Boulevard.

The location of a portion of the subarea is north of the Upper Etiwanda Loop Road and south of the double utility corridor. This location is well-suited to development of equestrian lots. Developers are encouraged to provide equestrian lots with local trails providing links to community trails.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

Unique Design Opportunities - SCE corridors from the north, south, and west boundaries of this subarea, providing opportunities for open space and Community trails.

13.2.6 Subarea 3.3



Location - North of the lower SCE utility corridor, south of the double LADWP and SCE utility corridor easements, east of the extension of Etiwanda Avenue and west of Etiwanda Creek.

Land Use - Very Low Density Residential.

Community Design Features - This subarea shares similar design features with Subarea 3.2.

View fencing shall be featured along the edge of residential development and Etiwanda Creek Wash. Paseo access from residential development to the Community trails located along the Wash shall be provided.

A 10-acre school site shall be provided in this subarea. An adjoining minimum 5-acre unencumbered, 20-acre total, developed park shall also be provided in

this subarea. It is expected that this school and park will be located in the area north of the lower utility corridor.

Small parcel ownerships within this subarea shall be master planned with the whole subarea.

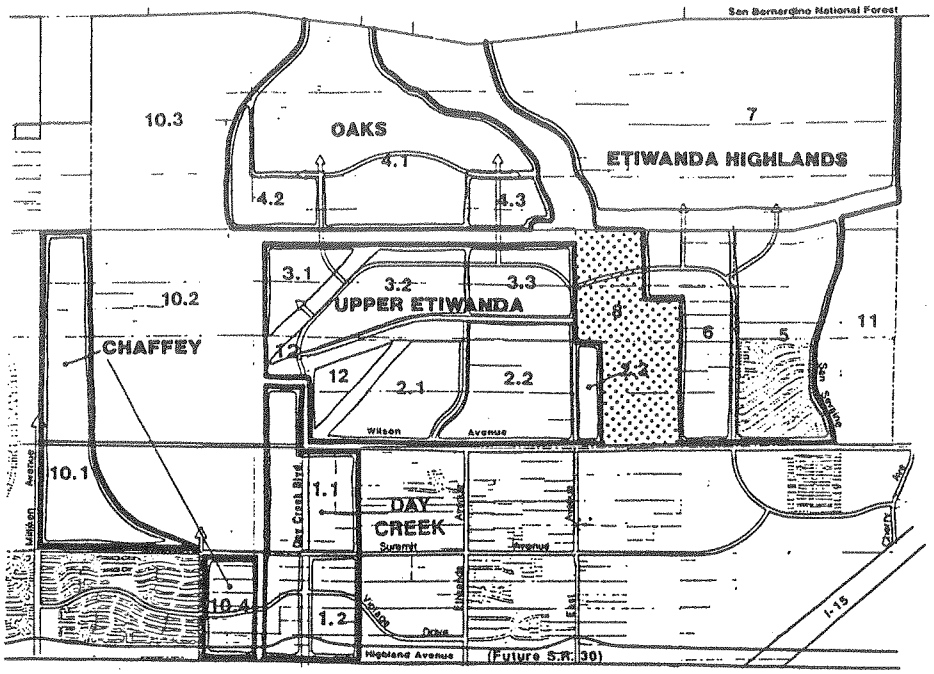
Neighborhood entry features shall be provided at the Upper and Lower Loop Road intersections with East Avenue.

Unique Design Opportunities - Etiwanda Creek forms the eastern edge of the subarea and provides views to the mountains and foothills, as well as opportunities for open space and Community trails.

Until flood control facilities are provided, the eastern portion of this subarea is subject to flooding by Etiwanda Creek.

13.3 ETIWANDA CREEK WASH SUBAREA

13.3.1 Subarea 8



Location - The Etiwanda Creek wash. Etiwanda Creek drains the mountains to the north, emerging in Subarea 4, and spreads in numerous channels across the alluvial fan in a southeasterly direction throughout Subarea 8. This subarea serves as a natural boundary between Etiwanda Highland neighborhood and the upper Etiwanda neighborhood.

Land Use - Flood Control.

Community Design Features - Etiwanda Creek provides a significant open space area for the community.

The east and west edges of the Etiwanda Creek Wash shall be enhanced by installation of a Community trail. The trail and its buffer zone shall be enhanced by landscaping which will serve to soften the edge between the built and

the natural environment. The buffer zone will also function as a fire protection element.

Unique Design Opportunities - The Etiwanda Creek Wash Spreading Grounds must be defined and preserved.

The Wash contains significant alluvial fan scrub habitat and may serve as a habitat mitigation bank area.

The Wash also contains significant riparian habitat which must be preserved.

The Wash presents a flooding hazard.

Flood protection facilities, including a debris dam and concrete channel, or levee alternative, are planned for the Wash. Once the planned flood control facilities, or alternatives, are in place, portions of the subarea may be available for residential development.

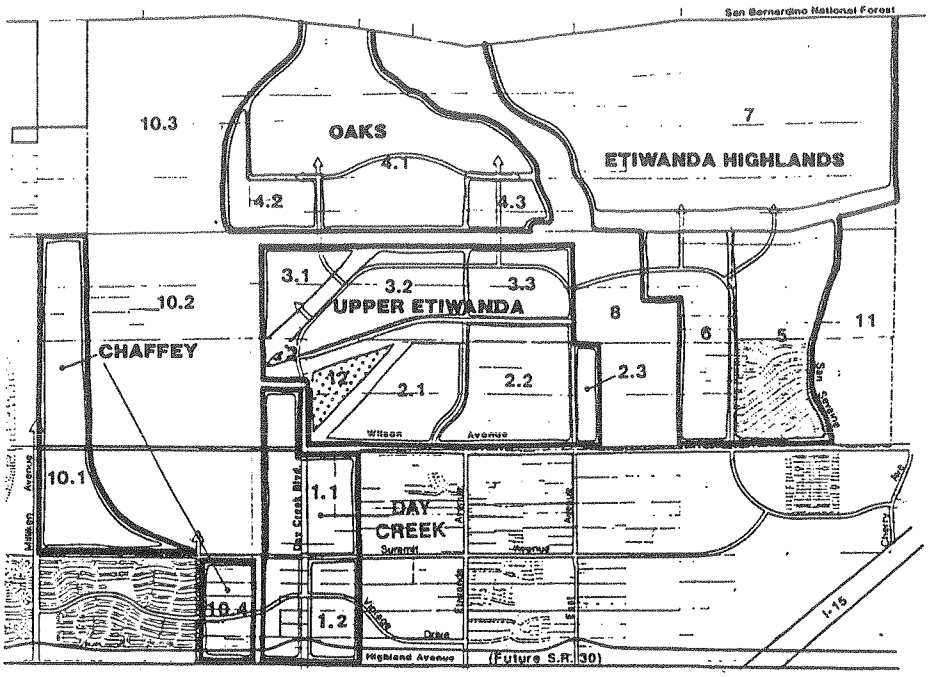
Use of a portion of the subarea for residential development must be weighed against conflicting uses for groundwater recharge/Spreading Grounds, wildlife corridors, alluvial fan scrub habitat, mitigation banking, riparian habitat preservation, passive recreation and aesthetic use.

The Wash presents a wildfire hazard. Transitional landscaping along the edges of the Wash will reduce the hazard.

The Red Hill Fault Study Zone traverses a portion of the subarea.

13.4 SCE SURPLUS PROPERTY SUBAREA

13.4.1 Subarea 12



Location - This is an irregularly shaped area formed by utility corridors generally located east of Day Creek Wash and southeast of the "lower" utility corridor.

Land Use - Open Space.

Community Design Features - This site is fully buffered by utility corridors to the north and south, the Cucamonga County Water District Royer-Nesbit Water Treatment Plan on the east, and Day Creek Boulevard and additional open space leading to Day Creek Wash on the west.

Approximately 55 acres are available to the east of Day Creek Boulevard which could be used for intensive recreation purposes and should be investigated as the site for a public equestrian boarding, training, and show facility.

The open space area to the west of Day Creek Boulevard may be appropriate for use as an equestrian trail head, with access to Day Creek Wash available across the utility easement bridge.

Unique Design Opportunities - This site is SCE "surplus land." The parcels have irregular shapes formed by three utility corridors which angle through them to provide a transition from a north-south alignment to an east-west alignment.

The parcels will also be bisected by Day Creek Boulevard.

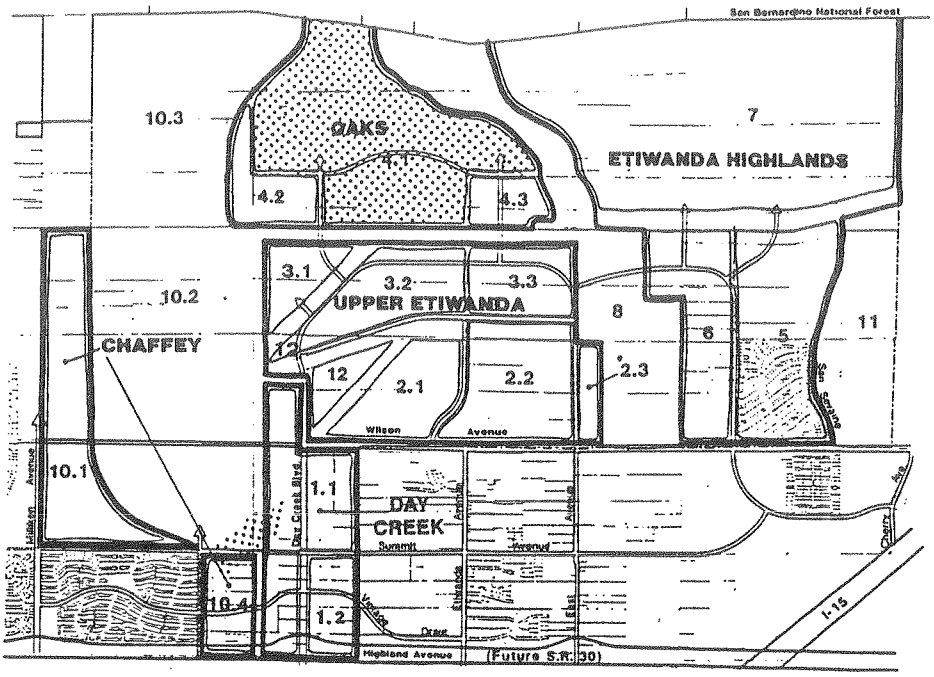
Cucamonga County Water District's Royer-Nesbit Water Treatment Plan is situated at the eastern apex of two of the utility corridors and provides additional buffering for the site.

A portion of the SCE surplus property extends north of the middle corridor, and is naturally aligned with Subarea 3. The east-west collector road should be aligned to facilitate the use of this parcel within Subarea 3.

13.5 THE OAKS NEIGHBORHOOD SUBAREAS

The Oaks neighborhood is nestled at the mouth of Day Creek Canyon, at the top of a magnificent alluvial fan. The Oaks neighborhood concept features the use of native fieldstone. Native Oaks, including Canyon Live Oak and California Black Oak, shall be incorporated into the landscape design of the area, along with California Walnut.

13.5.1 Subarea 4.1



Location - North of the double utility corridor, south of the apex of Day Creek as it emerges from the canyon at the top of the alluvial fan, east of Etiwanda Creek Canyon flowing from steeply sloping hills, and west of Day Creek as it flows along the edge of steeply sloping hills to the Day Creek debris dam and concrete channel.

Land Use - Hillside Residential; Open Space.

Community Design Features - Because of moderate to steep slopes, this subarea is subject to the Hillside Development Ordinance, Development Code Section 17.24.

Fifty-foot structural setbacks are required from identified faults. To ensure the integrity of the fault zone, the setbacks shall be set aside within minimum 100-foot wide fault zone corridors which will become an open space

element in the subarea. View fencing shall be featured along the edge of residential development and the fault corridors.

The area north of the southern boundary of the northern branch of the Cucamonga Fault shall be designated open space, for health and safety reasons, as well as for wildlife habitat purposes. Further, a conservation easement shall be sought in order to secure protection for the bog, for its hydrological source, for alluvial fan scrub habitat, and to facilitate wildlife use of the area.

View fencing shall be used along the perimeter of the bog and its 200-foot buffer of alluvial fan scrub habitat to ensure preservation of this unique feature.

The fault knoll shall be set aside as a public park contiguous with the bog. Park uses shall include passive recreation, rest rooms, and trail head parking for hikers and bicyclists.

The alignment of the Front Line Fire Trail right-of-way shall be located prior to development approvals and constructed prior to issuance of building permits.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

Small parcel ownerships in Subareas 4.2 and 4.3 adjoin 4.1 and shall be coordinated for master planning.

<u>Unique Design Opportunities</u> - This entire subarea is currently under one ownership, which could facilitate master planning objectives.

The Alquist-Priolo Special Study Zone for the Cucamonga Fault traverses the bottom third of the site. The fault is well-identified and splits into two main east-west corridors with further fracturing in

the vicinity of Etiwanda Creek. Grading of fault scarps should be avoided.

A prominent knoll has been formed by the fault and is the site of a former Forest Service fire station. Historically, the site has been used by the public as an overlook of the valley with views on a clear day to San Gorgonio and San Jacinto to the east, Saddleback Mountain to the south, and the ocean to the west. The knoll shall be retained for public use.

A unique bog the last of an estimated 1000 such bogs in the San Gabriel-San Bernardino Basin at the turn of the century is located to the east of the knoll and shall be preserved. According to previous studies, the bog was formed by tilted fault blocks which capture underground and surface runoff water in a shallow depression. The bog must be fully-identified and protected. If development is proposed adjoining or above the bog, an independent hydrological study shall be required to determine not only the source of water which maintains the bog, but mechanisms which would be required to protect the bog from urban runoff water contaminated by oil, gasoline, pesticides, herbicides, and exotic plant materials and seeds.

Day Creek traverses the western portion of the area entering the alluvial fan from a steep V-canyon. A historic water-gaging station is located within the canyon and is accessible via an abandoned water company service road. Cucamonga County Water District (CCWD) maintains facilities within the canyon and maintains a road to their facilities. The water supply in Day Creek Canyon shall be protected.

The Day Creek Debris Dam is located adjacent to the knoll area. A flood control easement is located along Day Creek north and south of the dam, extending approximately one and a quarter miles north of the dam.

Etiwanda Creek traverses the eastern portion of the area from north to south, entering the alluvial fan from a steep V-canyon. The CCWD maintains facilities within the canyon and maintains a service road to the upper limit of their facilities. The water supply in Etiwanda Canyon should continue to be protected.

The San Bernardino County Flood Control District (SBCFCD) proposes to build a debris dam at the mouth of Etiwanda Creek and a concrete-lined box channel, or levee alternative, from the dam southward. Turnouts are planned to divert water to the Etiwanda Creek Spreading Grounds located adjacent to Subareas 2, 3, and 6. A flood control easement extends over portions of the Etiwanda Creek floodway.

Existing flood control easements to the north and to the south should be connected within the subarea.

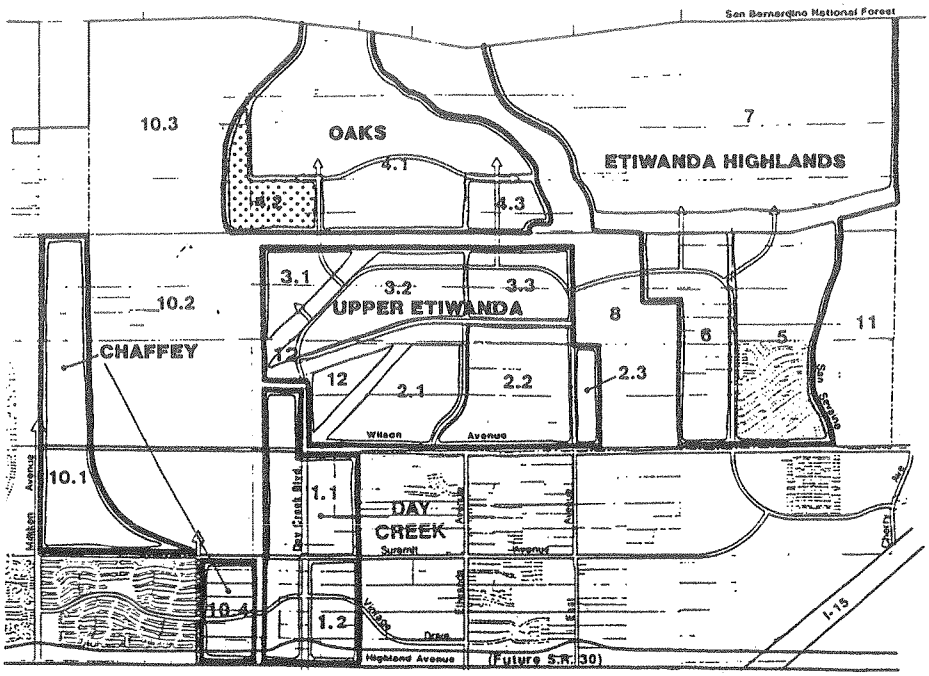
The existing springs which are located within this subarea should be located and protected. The National Forest Boundary is located along the northern edge of the area and provides the logical limit of development.

Steep, hilly slopes define the northern edge of the subarea.

Wildfire spread from the National Forest is a hazard for the area.

The Front Line Fire Trail traverses the area from east to west meandering in and out of the foothill slopes. The fire road will provide fire protection for the perimeter of development. The Front Line Fire Trail is planned as an unpaved, all-weather fire access road which doubles as the main east-west regional trail along the base of the San Gabriel Mountains (see Exhibit 10, Open Space and Trails Plan).

13.5.2 Subarea 4.2



Location - North of the double utility corridor, south and west of Subarea 4.1, and east of Day Creek Channel.

Land Use - Hillside Residential.

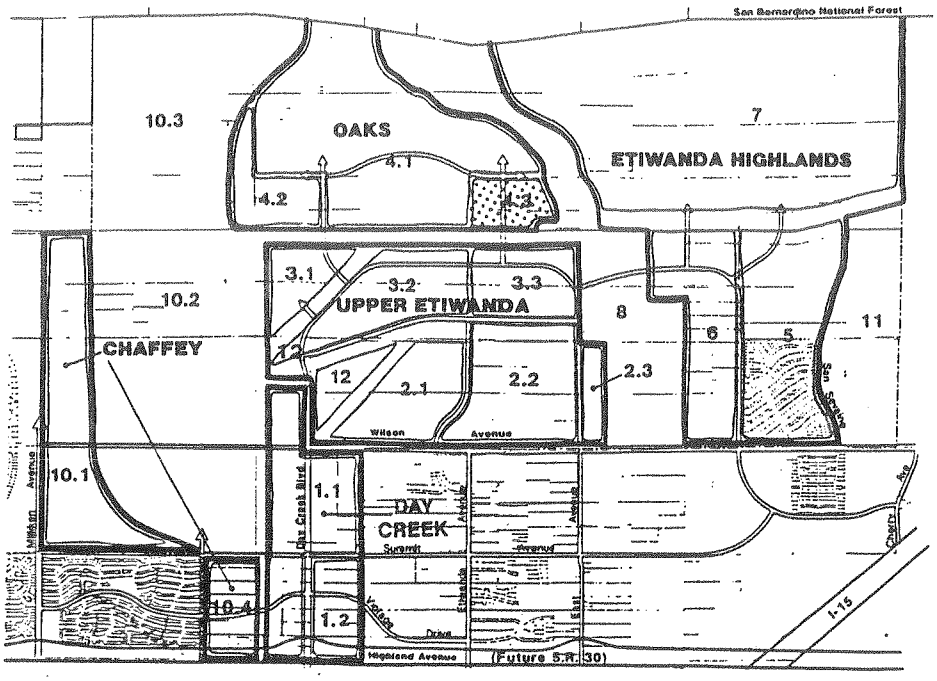
Community Design Features - This area should be master planned in conjunction with Subarea 4.1.

Unique Design Opportunity - An Alquist-Priolo Special Study Zone covers this subarea. A portion of the Cucamonga Fault has been identified in Subarea 4.1 and can be inferred to traverse these parcels from east to west. Seismic studies must be completed prior to development approvals for this subarea.

The double utility corridor bounds the property to the south.

Day Creek Channel bounds the subarea to the west.

13.5.3 Subarea 4.3



Location - North of the double utility corridor, south and east of Subarea 4.1, and west of Etiwanda Creek.

Land Use - Hillside Residential.

Community Design Features - This area should be master planned in conjunction with Subarea 4.1.

Unique Design Opportunity - An Alquist-Priolo Special Study Zone covers this subarea. A portion of the Cucamonga Fault has been identified in Subarea 4.1 and can be inferred to traverse these parcels from east to west. Seismic studies must be completed prior to development approvals for this subarea.

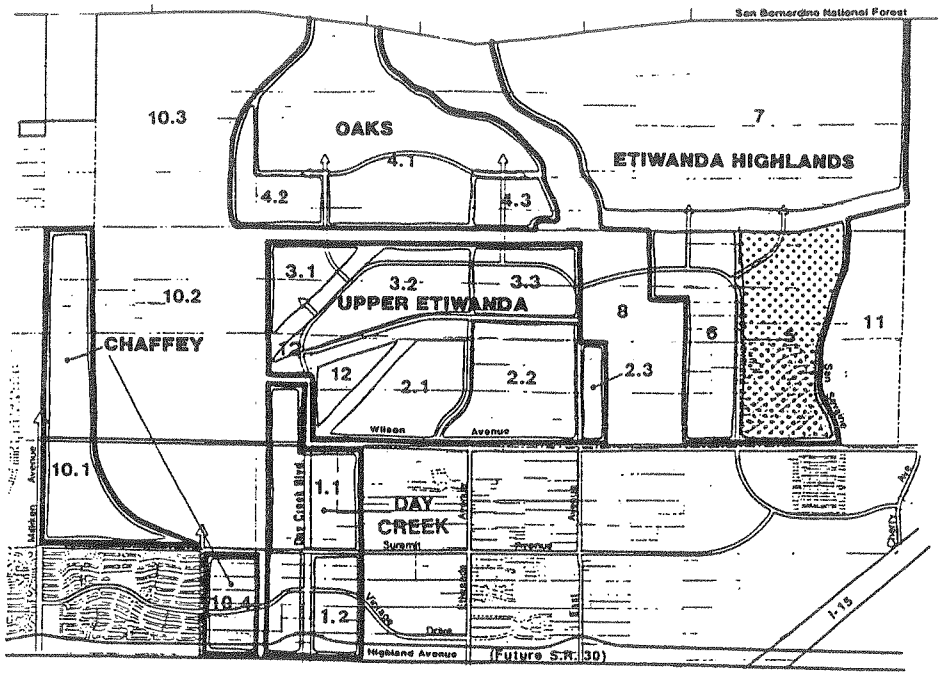
The double utility corridor bounds the property to the south.

Etiwanda Creek Channel bounds the subarea to the east.

13.6 ETIWANDA HIGHLANDS NEIGHBORHOOD SUBAREAS

The Etiwanda Highlands neighborhood theme will extend the character of the riparian environment found in the foothills and be distinguished primarily by native Sycamore trees. Pines and flowering trees and shrubs will be used as an accent. Fired brick masonry elements will be used to create an inviting, yet impressive atmosphere.

13.6.1 Subarea 5



Location - North of Wilson Avenue (24th Street), south of the double utility corridor, east of Wardman-Bullock Road, and west of the San Sevaine Wash.

Land Use - Very Low Density Residential (Note: Density will be clustered to provide the open space preserve mentioned below).

Community Design Features - San Sevaine Wash provides a major open space element along the eastern edge of this subarea. A 37-acre wildlife habitat area shall be

enhanced and preserved along the western edge of the San Sevaine Wash.

View fencing shall be featured for residential development along San Sevaine Drive to take advantage of the view of the Wash and foothills.

Paseos should provide pedestrian access to the San Sevaine Wash. Also, paseos should provide access to Community trails along the San Sevaine Wash.

View fencing shall be featured along the edge of residential development and the utility corridor.

Flood control channel service roads should be utilized as part of the community trail system.

Community trail, pedestrian amenities, and landscaping shall be incorporated within the boundaries of the MWD easement.

The neighborhood theme wall shall be featured along Wardman-Bullock Road, with neighborhood entries at the southerly portion of the subarea.

<u>Unique Design Opportunities</u> - This subarea has been annexed into the City and is controlled by an approved San Bernardino County Final Plan of Development for Tract 13564 and 13565. A development agreement with the City of Rancho Cucamonga further conditions the use of this subarea.

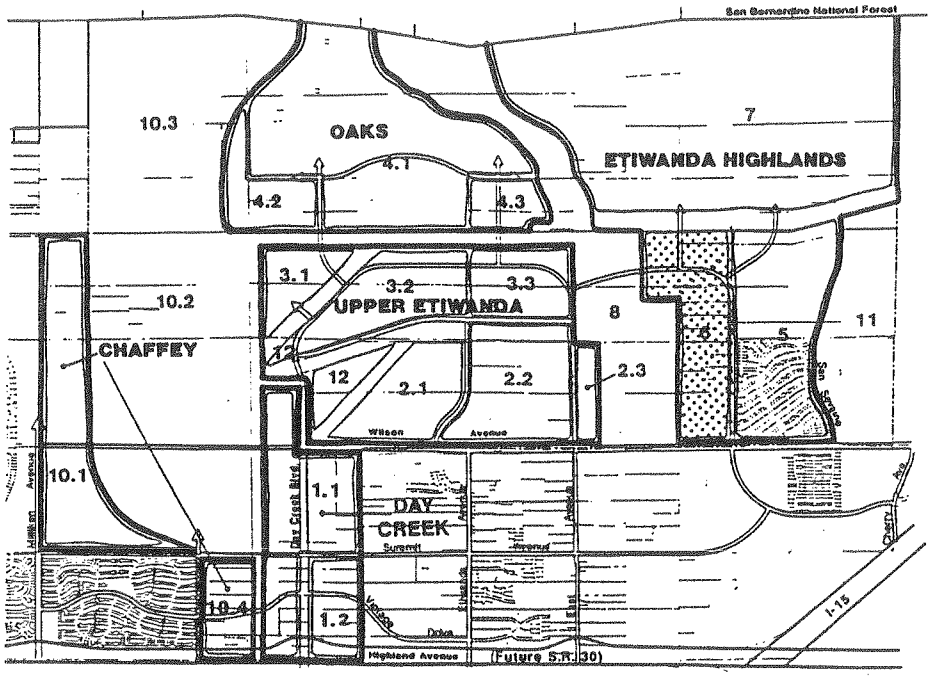
San Sevaine Drive and the adjoining levee and wash provide the edge of project development. Thirty-seven acres of wash have been set aside as permanent open space as part of the alluvial fan scrub habitat of the wash.

A SCE utility corridor bisects the subarea.

Along the northern edge of the utility corridor a concrete box channel drains Henderson and Wardman creeks through the subarea to the wash. The Wardman box channel provides an additional barrier in the northwest corner of the subarea. The SBCFCD maintains service roads on either side of the box channel.

A MWD easement bisects the southern portion of the subarea.

13.6.2 <u>Subarea 6</u>



<u>Location</u> - North of Wilson Avenue (24th Street), south of the double utility corridor, west of Wardman-Bullock Road, and east of the Etiwanda Creek Wash.

<u>Land Use</u> - Very Low Density Residential, School, Park and Neighborhood Commercial as needed per Section 6.2.2.1.

<u>Community Design Features</u> - Equestrian lots shall be encouraged in this subarea.

Paseos and/or local trails shall provide access to the Community trail system along Etiwanda Creek Wash and the upper and lower utility corridors.

View fencing shall be featured for residential development along Etiwanda Creek Wash to take advantage of the view of the Wash and foothills.

View fencing shall be featured for residential development adjacent to the utility corridors.

Where present, the Red Hill Fault corridor shall be enhanced by Community trail, pedestrian amenities, and access to surrounding residences.

The neighborhood theme wall shall be featured along the residential portion of Wilson Avenue (24th Street) and along Wardman-Bullock Road.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

<u>Unique Design Opportunities</u> - Etiwanda Creek Wash provides a major open space element along the western edge of this subarea.

Until flood control facilities are constructed, this subarea is subject to periodic flooding from Etiwanda Creek.

The double utility corridor provides the northern edge of the subarea. The lower utility corridor bisects the subarea.

The MWD transmission line easement traverses the subarea from east to west on the north side of Wilson Avenue (24th Street).

An inferred portion of the Red Hill Fault traverses the upper portion of the subarea. Studies shall be completed to identify the fault.

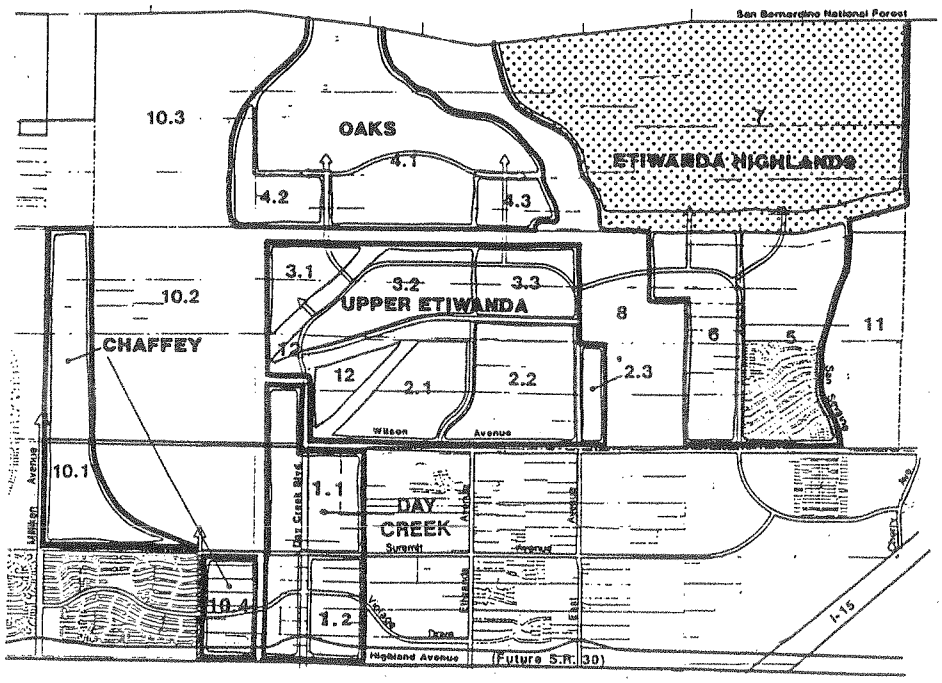
Henderson Channel also traverses the upper portion of the subarea. An east-west collector street traverses the upper portion of the subarea and must bridge the Etiwanda Wash.

A 10-acre school site shall be provided in this subarea. An adjoining minimum 5-acre unencumbered, 15-acre total, developed park shall also be provided in this subarea. It is expected that the school and park will be located in the area south of the lower utility corridor.

A minimum 13-acre neighborhood commercial site may be located at the southwest corner of Wardman-Bullock Road and Wilson Avenue (24th Street).

The location of this subarea adjoining Etiwanda Creek Spreading Grounds is suitable for equestrian lots.

13.6.3 **Subarea 7**



Location - North of the double utility corridor, primarily south of the National Forest Boundary, east of the San Sevaine Wash and/or the Fontana City Limits, and west of the Etiwanda Creek Wash.

Land Use - Hillside Residential Estate; Open Space.

Community Design Features - The subarea is primarily foothill area and subject to the Hillside Development regulations, Development Code Section 17.24.

Natural streams shall be protected to the top ridge of their V-canyons, plus an additional 25-foot view-buffer zone along the ridge top. At a minimum, there shall be a 50-foot natural open space buffer from the stream bed to the edge of the development.

The alignment of the Front Line Fire Trail right-of-way shall be located prior to development approvals and constructed prior to issuance of building permits.

Neighborhood entry features shall be located at the primary access points of the subarea.

Unique Design Opportunities - This subarea is primarily characterized by moderate to steeply sloping foothills.

Three all-year streams (Henderson Creek, Wardman Creek, and Morse Creek) flow through V-canyons which traverse the subarea from north to south. These canyons are subject to flooding. They also provide significant riparian habitat and must be protected.

Several springs are located in this subarea which should be identified and protected.

The bottom third of the area is traversed from east to west by the Alquist-Priolo Special Study Zone for the Cucamonga Fault. Based on the identified faults in Subarea 4, four branches of the Cucamonga

Fault can be inferred running east to west through the subarea. Studies must be made prior to development to locate the actual faults.

The area is subject to wildfire hazard to the north from the National Forest.

The Front Line Fire Trail traverses the subarea east to west through the moderately-sloping hilly terrain which characterizes the area (see Exhibit 10, Open Space and Trails Plan).

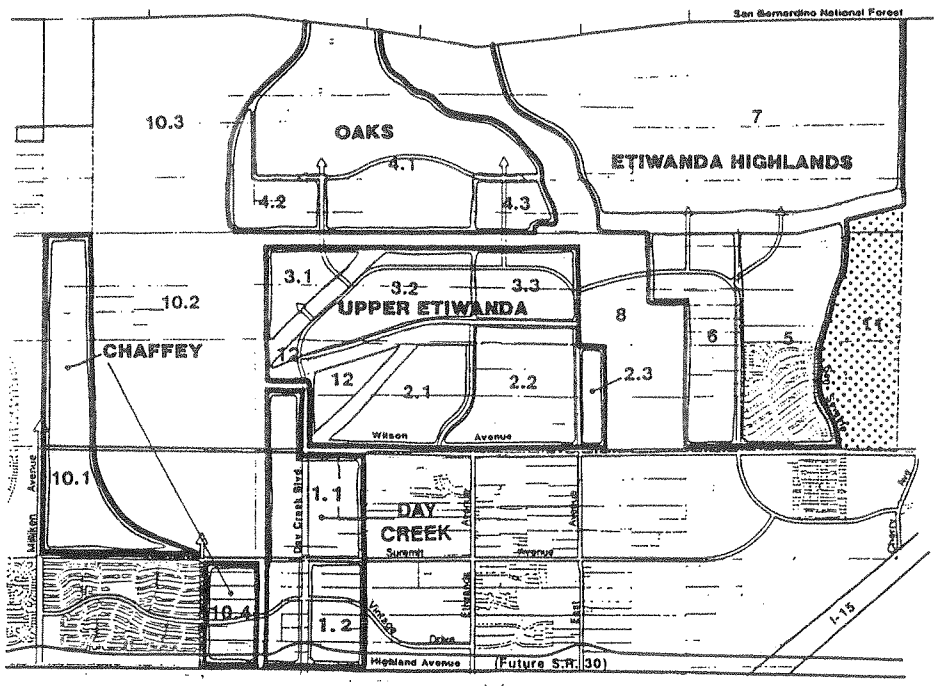
The subarea contains four existing residences and accessory structures. Access for these residences and other needs must be considered in any development proposals.

Notwithstanding multiple ownerships in this subarea, the entire subarea should be developed under one master plan for circulation, fire protection, and resource management. Access must be indicated for all developable parcels.

13.7 SAN SEVAINE WASH SUBAREA

This subarea serves as a natural boundary between the City of Fontana and the Etiwanda Highlands neighborhood.

13.7.1 Subarea 11



Location - North of Wilson Avenue (24th Street), south of the double utility corridor, east of Etiwanda Highlands and west of the City of Fontana boundary.

Land Use - Flood Control.

Community Design Features - The San Sevaine Wash provides a natural buffer between the City of Fontana and the City of Rancho Cucamonga.

Community trails will be located along the east and west sides of the Wash. the eastern trail will be constructed as part of the Hunter's Ridge project in the City of Fontana. The western trail will be constructed as part of the Etiwanda Highlands project adjoining to the west.

Unique Design Opportunities - San Sevaine Creek Channel is a natural wash contained by levees along its east and west banks. This entire subarea between the east and west levees is subject to flooding.

The area serves as a natural spreading ground for ground-water supply.

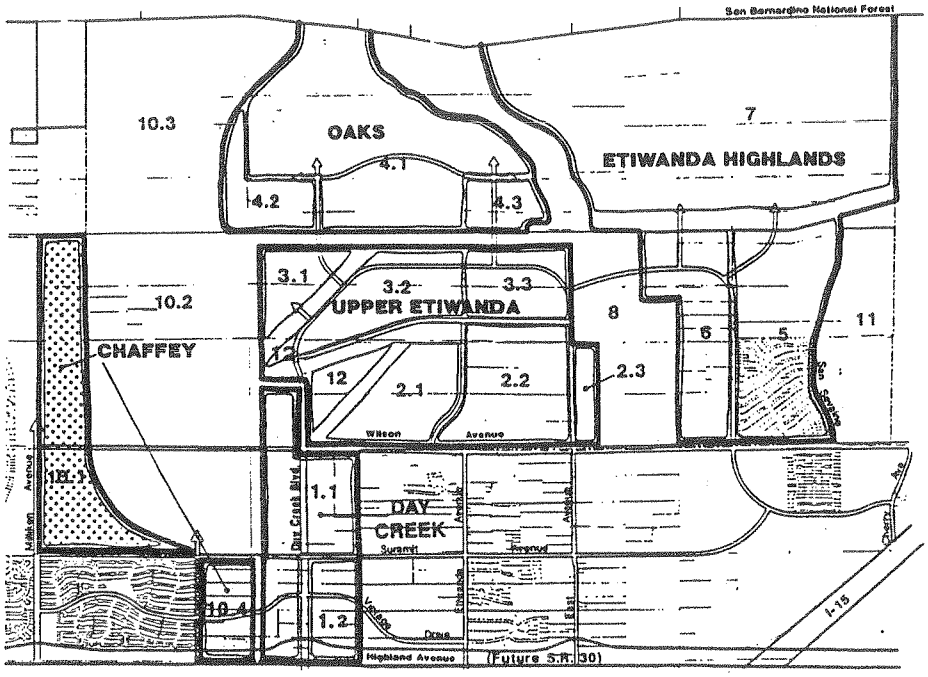
The subarea contains sensitive alluvial fan scrub habitat. Therefore, the subarea is a prime candidate to serve as an alluvial fan scrub mitigation bank for development in the Etiwanda North area. Approximately 37 acres of the Etiwanda Highlands project has already been incorporated into the floodway and set aside as a permanent open space for the purpose of preservation of alluvial fan scrub habitat.

The SBCFCD plans to construct a debris basin at the mouth of San Sevaine Creek, which may be in conflict with the alluvial fan scrub mitigation bank potential. The reason there is a potential conflict is because alluvial fan scrub habitat depends on intermittent scouring by debris-laden flood flows.

13.8 CHAFFEY NEIGHBORHOOD SUBAREAS

The Chaffey neighborhood theme will extend the character of the alluvial environment found in Chaffey Regional Park and the Day Creek Spreading Grounds and be distinguished primarily by native Sycamore trees and Canyon Live Oak with native flowering accent trees and shrubs including Western Red Bud, Toyon and Matilija Poppy. Native stone elements will be used to create a warm atmosphere connected with the alluvial character of the area.

13.8.1 Subarea 10.1



Location - North of Banyan Street, south of the LADWP utility corridor, west of the existing Day Creek Wash levee, and east of the extension of Milliken Avenue.

Land Use - Flood Control (potential for Low and Very Low Density Residential, and Very Low Estate Residential use) therefore, design criteria is discussed below:

Community Design Features - Internal paseos should be incorporated into the design of the low-density residential area.

Paseos and Community trails shall connect residential development with the high school site and neighborhood park.

Equestrian lots shall be encouraged north of Wilson Avenue (24th Street) with local trails connecting to Community and regional trail systems.

The Day Creek Regional Trail shall be sited and constructed as a condition of any development in the Chaffey neighborhood. This trail may be relocated if aggregate mining is activated within Day Creek Spreading Grounds.

View fencing shall be provided where residential lots adjoin permanent open space areas.

An Etiwanda North gateway shall be installed on Wilson Avenue (24th Street) and on Banyan Avenue at their intersections with Milliken Avenue.

Neighborhood entry features shall be utilized at the primary access points of the subarea.

The southern portion of the subarea shall contain a 40-acre high school site and a minimum 10-acre (net) neighborhood park.

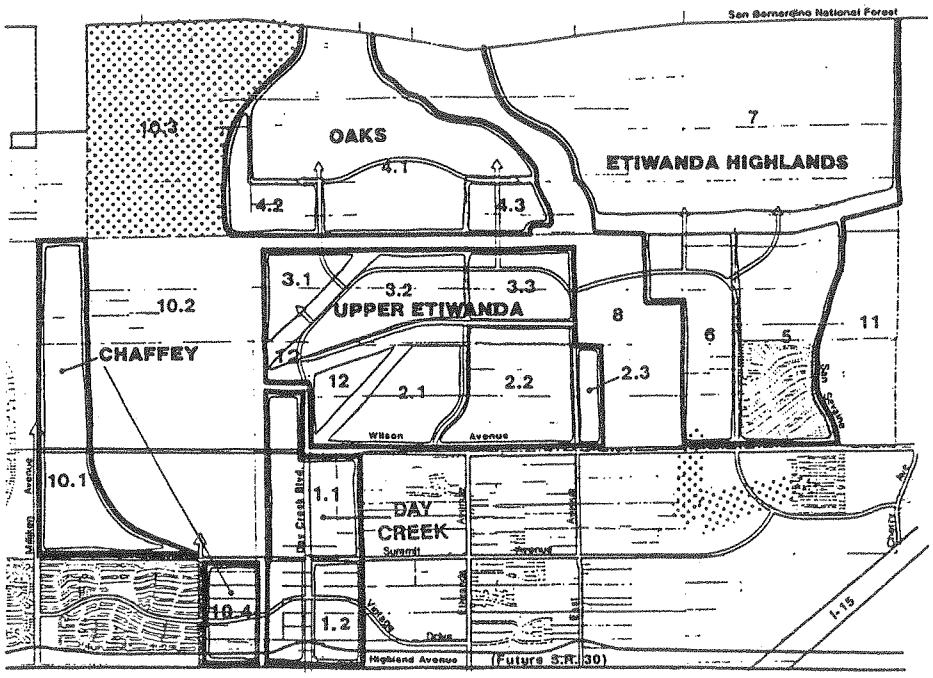
Unique Design Opportunities - This subarea is located west of the eastern Day Creek Spreading Grounds levee.

A regional trail is planned for the top of the eastern Day Creek Levee. The regional trail shall be located and developed as a condition of development of any portion of the Chaffey Neighborhood.

An aggregate mining lease has been recorded for the Day Creek Spreading Grounds, but has been challenged by lawsuits. Aggregate mining could have negative impacts on residential development in this subarea.

The northern portions of the subarea will adjoin a Resource Conservation Area, spreading grounds, and the future Chaffey Regional Park.

13.8.2 Subarea 10.3



Location - North of the LADWP corridor, south of the National Forest boundary, east of the west boundary of the Specific Plan and west of the Day Creek Channel and Day Creek Canyon.

Land Use - Hillside Residential; Flood Control; Open Space.

Community Design Features - Residential development of this subarea should be master planned with development to the west in upper Alta Loma. Because of moderate to steep slopes, this subarea is subject to the Hillside Development Ordinance, Development Code Section 17.24.

Unique Design Opportunities - The Day Creek debris dam is located in this subarea with the concrete channel for Day Creek, providing the eastern boundary of the subarea.

A flood control easement exists over approximately one-third of the subarea in the vicinity of Day Creek and includes the SBCFCD debris storage area.

The southeast portion of the subarea is identified as an enclave of the San Bernardino National Forest.

This subarea is primarily characterized by moderate-to-steeply sloping foothills.

One unnamed stream flows through a V-canyon which traverses the subarea from north to south in the vicinity of the western boundary of the subarea. This canyon is subject to flooding. It also provides significant riparian habitat and must be protected.

The existing springs in this subarea should be located and protected.

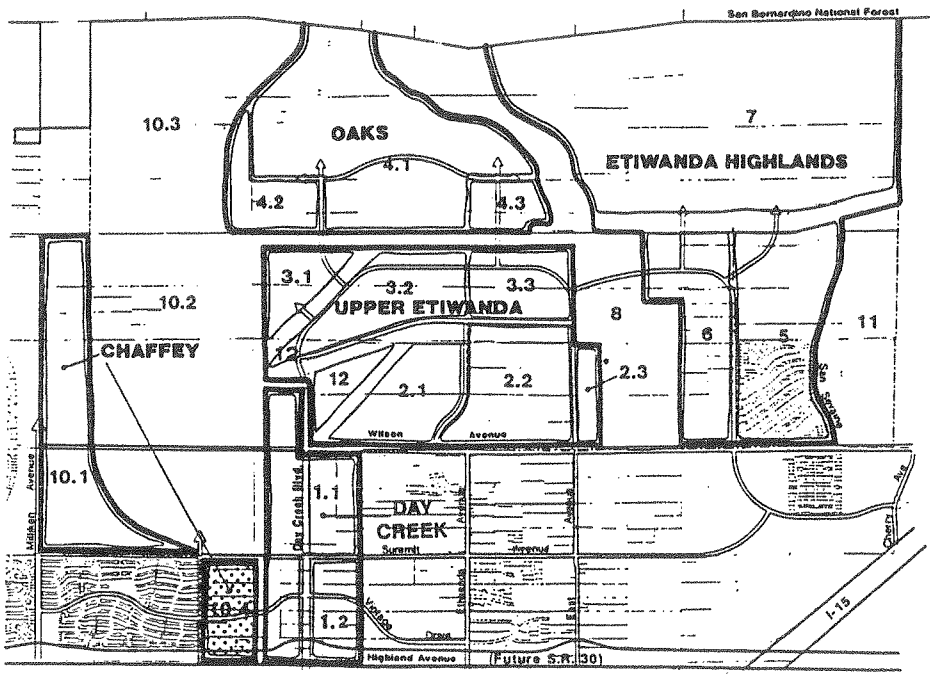
The bottom third of the area is traversed from east to west by the Alquist-Priolo Special Study Zone for the Cucamonga Fault. Based on the identified faults in Subarea 4, two branches of the Cucamonga Fault can be inferred running east to west through the subarea. Prior to development, studies must be made to locate the actual faults.

The area is subject to wildfire hazard to the north form the National Forest.

The Front Line Fire Trail traverses the subarea east to west along the toe of the sloping hilly terrain which characterizes the area. The alignment of the Front Line Fire Trail must be established prior to development approvals and constructed prior to issuance of building permits.

The portion of this subarea suitable for residential development is adjacent to the western boundary of the Specific Plan area and virtually isolated.

13.8.3 <u>Subarea 10.4</u>



<u>Location</u> - North of Route 30 freeway corridor and Highland Avenue, south of Banyan Street, east of Rochester Avenue (Orange Street), and west of Day Creek Channel.

<u>Land Use</u> - Low Density Residential.

Community Design Features - The Day Creek neighborhood theme wall should be provided along the east side of Rochester Avenue and the south side of Banyan Street.

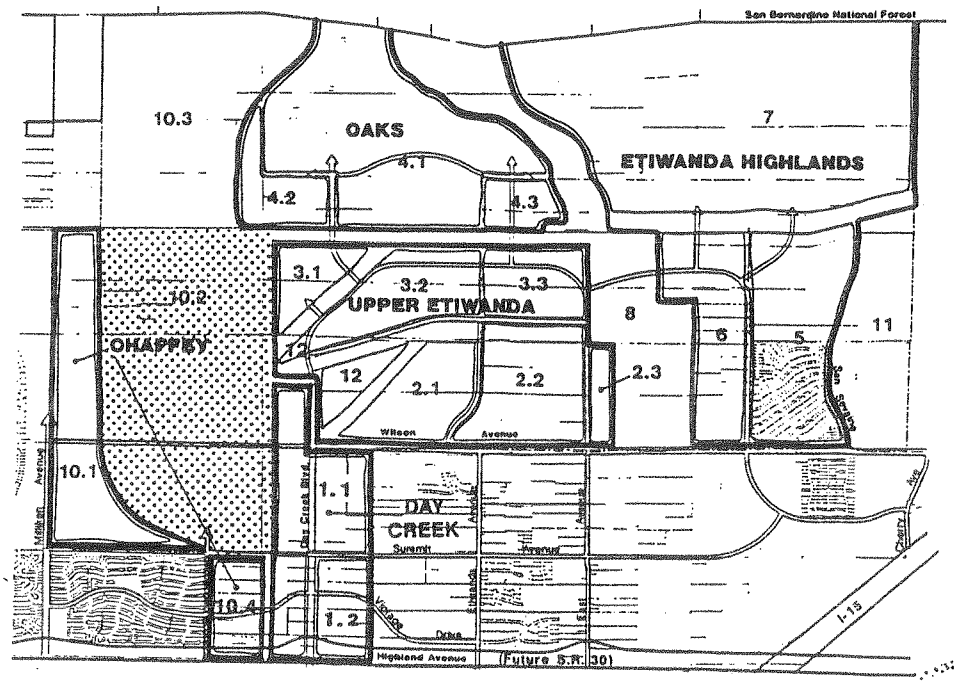
View fencing shall be provided along the edge between residential development and the channel to promote views through the open space corridor.

A neighborhood entry should be provided at Vintage Drive and Rochester Avenue.

13.9 DAY CREEK WASH SUBAREA

This subarea serves as a natural boundary between the Day Creek neighborhood and the Chaffey neighborhood.

13.9.1 Subarea 10.2



Location - North of Banyan Street, south of the LADWP utility corridor, west of the Day Creek channel, and east of the western levee for the Day Creek Spreading Grounds.

Land Use - Flood Control; Resource Conservation.

Community Design Features - A regional trail is planned for the top of the eastern Day Creek Levee. The regional trail shall be located and developed as a condition of development of any portion of the Chaffey neighborhood.

Unique Design Opportunities - An aggregate mining lease has been recorded for the Day Creek Spreading Grounds, but has been challenged by lawsuits. If the mining lease is removed, portions of this area may be suitable for other uses including Chaffey Regional Park.

Potential uses include ground-water Spreading Grounds and wildlife habitat. In conflict with these uses would be Very Low Density Residential development.

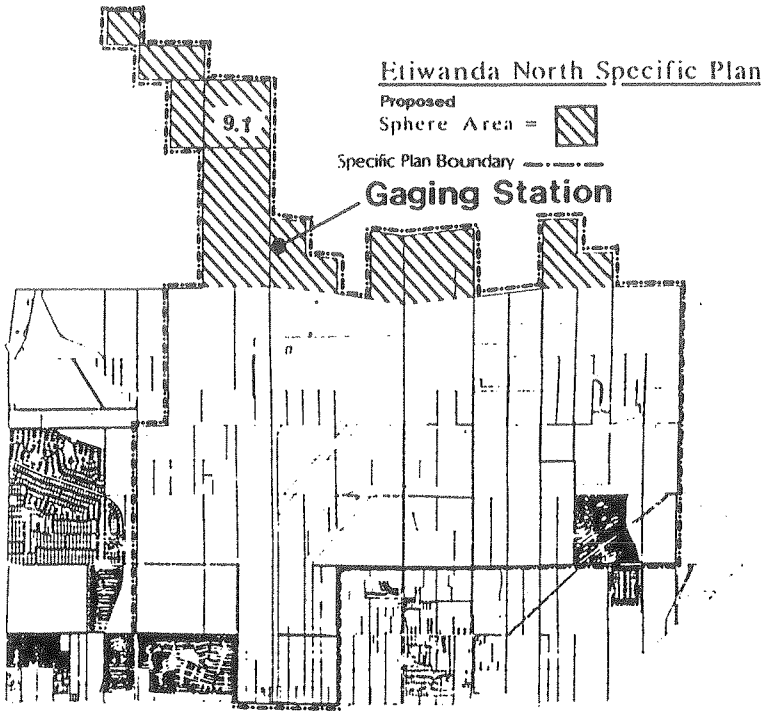
The northern 200 acres of the subarea has been set aside as a wildlife habitat mitigation area for alluvial fan scrub habitat. This area is dedicated as permanent open space. A portion of the 200 acres has been developed as a flood diversion dike and spreading basin facility. Compatible uses for the wildlife habitat mitigation area are limited to trail development.

Chaffey Regional Park is planned for development as a compatible use for a portion of the Day Creek Spreading Grounds area of the upper Alta Loma area to the west.

13.10 NATIONAL FOREST SUBAREAS

The extension of the San Bernardino National Forest boundary shall be considered as the northern limit of residential development. Acquisition of privately-owned parcels above the boundary by the National Forest shall be encouraged.

13.10.1 Subarea 9.1



Location - North of the National Forest boundary in the vicinity of Day Creek Canyon.

Land Use - Resource Conservation.

Community Design Features - Acquisition by the Forest Service is encouraged.

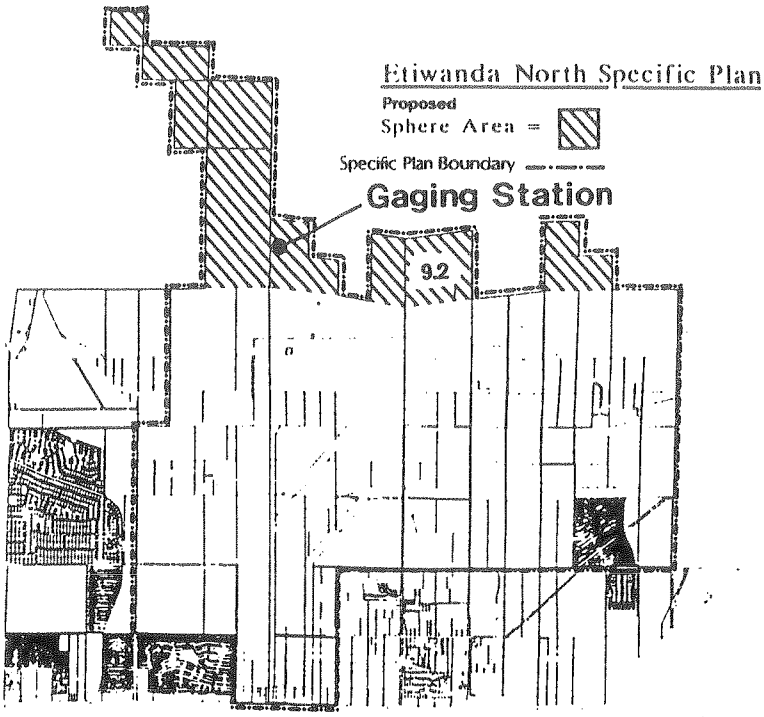
Unique Design Opportunities - This subarea is a privately-owned enclave within the San Bernardino National Forest.

A Flood Control easement in the vicinity of Day Creek extends approximately one mile north from the southern boundary of this parcel.

Sensitive riparian habitat is located within Day Creek Canyon.

Fire hazard is very high in this subarea.

13.10.2 Subarea 9.2



Location - North of the National Forest boundary in the vicinity of Etiwanda Creek Canyon.

Land Use - Resource Conservation.

Community Design Features - Acquisition by the Forest Service is encouraged.

Unique Design Opportunities - This subarea is a privately-owned enclave within the San Bernardino National Forest.

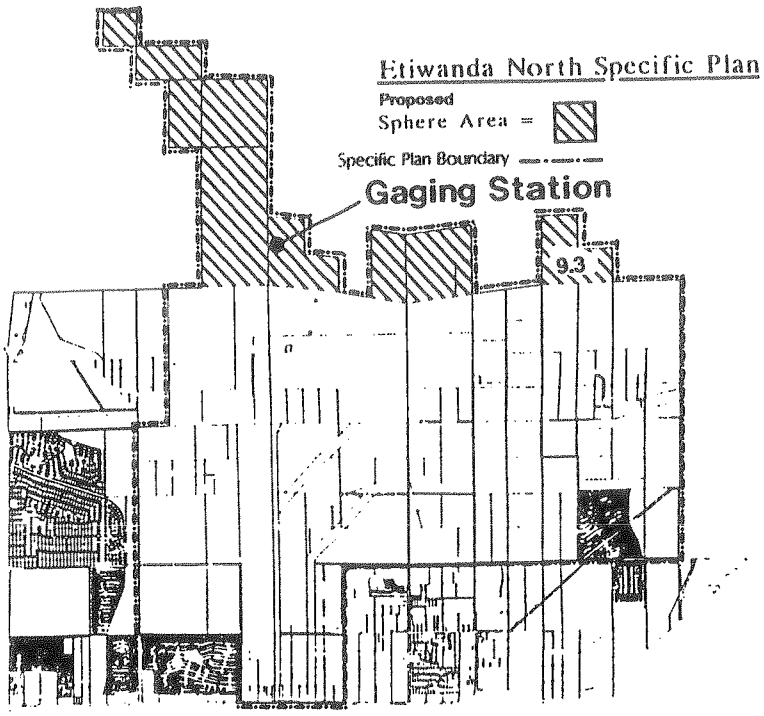
A Flood Control easement in the vicinity of Etiwanda Creek extends over the western one-third of this parcel.

A CCWD water supply easement is located within Etiwanda Canyon.

Sensitive riparian habitat is located within the Etiwanda Creek Canyon.

Fire hazard is very high in this subarea.

13.10.2 Subarea 9.3



Location - North of the National Forest boundary, east of Wardman Canyon, and west of Morse Canyon.

Land Use - Resource Conservation.

Community Design Features - Acquisition by the Forest Service is encouraged.

Unique Design Opportunities - This subarea is a privately-owned enclave within the San Bernardino National Forest.

Sensitive riparian habitat is located in Wardman and Morse Canyons.

One of the Cucamonga Fault fractures is inferred to extend in a northeasterly direction toward this area.

Fire hazard is very high in this subarea.

PART V

IMPLEMENTATION

14.0 IMPLEMENTATION STRATEGIES

Attainment of the Specific Plan objectives will require the coordinated use of the development review procedures and the implementation of Specific Plan objectives through sources of financing. Material in this section discusses the regulatory procedures which are necessary for development within the Etiwanda North area. The regulatory procedures rely heavily on the existing City Code provisions.

GENERAL

It is not the intent of the Etiwanda North Specific Plan to accelerate or encourage development in the plan area, 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 opportunities and constraints of the area as a whole.

For that reason, the Etiwanda North 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 the plan area. 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.

An Etiwanda North Specific Plan Infrastructure Phasing Plan shall be prepared to provide infrastructure implementation guidelines, and shall be completed no later than approval of any application for development within the plan area subsequent to the adoption of the Specific Plan, and shall be incorporated as Appendix D of this Specific Plan.

The Infrastructure Phasing Plan may be completed in two parts. The Plan shall address infrastructure on a neighborhood and sub-area basis. When completed, the plan shall be incorporated into the appendix of the Specific Plan and attached to the circulation copy of the Plan.

Part I of the Infrastructure Phasing Plan shall be prepared by applicants for development and/or the City, and shall consist of the timing and sequence of infrastructure phasing, including but not limited to, roads, parks, schools, drainage, water, and sewer facilities. Part II shall be provided by applicants for development and shall consist of cost estimates and financing mechanisms.

Infrastructure costs are also associated with police and fire services and shall be addressed by applicants for development as indicated in Sections 9.4 and 9.8 of this element.

Wildlife habitat preservation, including but not limited to, preparation of a Resource Management Plan, as well as a plan for acquisition of Conservation Easements shall be addressed by applicants for development and/or the City, and shall be completed no later than approval of any application of development within the plan area subsequent to the adoption of the Specific Plan.

However, it should be noted that because of the pressure for development within the Specific Plan area, the City has cooperated with authorization of several funding mechanisms for the area, including:

* Rancho Cucamonga Fire Protection District, Community Facilities District 88-1, approved for the purpose of building, staffing, and maintaining fire stations in the vicinity of Wilson and East Avenues.

* Community Facilities District 88-2, approved for the purpose of providing infrastructure and public services in the area, including but not limited to, drainage facilities and police services.

* Landscape Assessment District, approved for the purpose of maintaining landscape in the public right-of-way, specified landscape easements, and future neighborhood parks.

* Lighting District, approved for the purpose of maintaining street lights in the area.

* Etiwanda School District Community Facilities District, approved for the purpose of property acquisition and school construction in the area.

* Chaffey Unified High School District Community Facilities District, pending, proposed for the purpose of property acquisition and school construction in the area.

Highlighted in this section is a discussion of various sources of financing implementation. This discussion is intended to provide

a broad overview. The City may wish to consider the various sources in more detail in the future.

14.1 REGULATORY PROCEDURES

All regulatory procedures (Conditional Use Permits, Variances, Development Review, Non-Conforming Uses, Appeals, Land Use District (Zone) Changes, and Amendments to the Specific Plan Boundaries) of the Etiwanda North Specific Plan shall be contained in the latest adopted edition of the City's Development Code.

14.2 DEVELOPMENT PROPOSALS

Further, it should be noted that processing and review of development proposals in Etiwanda North 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.

14.3 SOURCES OF FINANCING

If the Etiwanda North area is to be developed in an orderly manner and in a way which ensures proper utilization of the land, means must be found to finance area-serving facilities, such as new roads, grade-separated crossing of roads and railroads, storm drain facilities, and schools. These are all needed to serve future development and, in most cases, are prerequisite for such development. Summarized below are possible methods of financing such improvements. Bond acts allow for prepayment of the bond amounts at any specified time, however, benefit assessments must be paid annually and do not allow for prepayment procedures.

14.2.1 Reimbursement District

Under Articles 5 and 6 of the California Subdivision Map Act (as amended in January 1990), fees can be collected to cover the costs of public improvements including roads, bridges, drainage, and sanitary sewer facilities. Under these provisions, the City could enter into an agreement with the developer to reimburse that portion of improvements and the actual cost of such improvements that extend beyond a project's boundaries. The City would then administer a

reimbursement agreement between developers and/or property owners, or establish and maintain a local benefit district to levy and collect charges or costs from other benefitted properties. It is possible, under this approach, to provide the improvements as needed and defer reimbursement of charges or costs by other benefitted properties until such property is developed.

14.2.2 Improvement Act of 1911

The Improvement Act of 1911 (Division 7 of the Streets and Highways Code, beginning with Section 5000), authorizes local agencies to impose assessments on benefitted property to finance the construction of various public improvements (Part 3, Chapter 1, beginning with Section 5100), the acquisition of real property rights, sewer and drainage facilities, and certain pre-existing assessments (Section 5023.1), and the maintenance of sidewalks (Sections 5600 through 5630). The Act also authorizes public agencies to issue bonds under the provisions contained therein (Part 5, beginning with Section 6400).

14.2.3 Municipal Improvement Act of 1913

The Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, beginning with Section 10000) authorizes local agencies to impose assessments on benefitted property to finance the construction of various public improvements (Section 10100 and 10100.5), the acquisition of real property rights and various works and improvements (Sections 10101 and 10102), and the maintenance and repair of improvements constructed pursuant to this Act (Section 10100.8). The Act authorizes public agencies to issue bonds under the provisions of either the Improvement Act of 1911 or the Improvement Bond Act of 1915.

14.2.4 Improvement Bond Act of 1915

The Improvement Bond Act of 1915 (Division 10 of the Streets and Highways Code, beginning with Section 8500) contains provisions for the issuance of bonds to represent, and be secured

by, assessments imposed under the Improvement Act of 1911, the Municipal Improvement Act of 1913, or other assessment proceedings which authorize the sale of bonds.

14.2.5 Benefit Assessment Act of 1982

The Benefit Assessment Act of 1982 (beginning with Section 54703 of the Government Code) authorizes local agencies to impose assessments on benefitted property to finance the operation and maintenance of drainage, flood control, and street lighting services, and the installation and improvement of drainage and flood control facilities. The Act provides for the creation of a district which can be divided into zones. Zones can be exempted from the district or assessed differently depending on the type of service to be provided within each zone. In the case of an assessment for flood control services, the Act provides that the benefit may be determined on the basis of the proportionate storm water runoff from each parcel.

The proposed assessment must be submitted to the eligible voters within the area of benefit, and be approved by a majority of those voting. Thereafter, the legislative body may annually determine the cost of the service which is financed by the assessment and determine and impose the assessment.

14.2.6 Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act of 1982 (beginning with Section 53311 of the Government Code) provides developers with an alternative to making dedications and paying in-lieu fees as the method of satisfying requirements to provide certain public capital facilities and services. While not a true special assessment, the "special tax" upon land offered by this Act provides a financing tool that is treated in part like an assessment.

A community facilities district may be established to provide certain police, criminal justice, fire, ambulance, and paramedic facilities and services, recreation programs, and the operation and maintenance of

parks and parkways and of storm drainage systems. It may also provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property which the agency establishing the district may own, with an estimated useful life of five years or longer which is necessary to meet increased demands placed upon local agencies as a result of development or rehabilitation occurring within the district, such as parks, schools, libraries, telephone, gas and electric utilities, and other governmental facilities (Sections 53313 and 53313.5).

Proceedings for the establishment of a district may be instituted by the legislative body, a petition signed by ten percent of the registered voters within the proposed district, or a petition signed by the owners of ten percent of the land area within the proposed district (Sections 53318 and 53319).

The Act requires a noticed hearing and that the resolution of intention to establish a district specify the rate and method of apportionment of the annual special tax in sufficient detail to allow each landowner or resident within the proposed district to estimate the annual amount of such special tax (Section 53321). A tax imposed pursuant to this Act is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit. However, the tax may be based on benefit or other reasonable basis determined by the legislative body (Section 53325.3).

If 50 percent or more of the registered voters, or six voters whichever is more, residing within the proposed district, file written protests, the formation of the district shall be abandoned (Section 53324). If there is not a majority protest and the legislative body determines to proceed, it must submit the levy of special taxes to the eligible voters in the district (if 12 or more registered voters reside within the district). A vote of two-thirds or more of the land area of the district, is required to approve the district. In the case of recreation services and the operation and maintenance of parks and

parkways, a minimum of 100 voters must vote in favor in order to approve.

If the proposition fails to receive a two-thirds vote, no further action on the district can be taken for one year (Sections 53326 through 53329).

Any changes to an existing district require the above procedure to be repeated. If the district wishes to sell bonds, that matter must also go through a similar hearing and election procedure; however, the two hearings and two elections may be consolidated into one (Articles 3 and 5).

14.2.7 Landscaping and Lighting Act of 1972

The Landscaping and Lighting Act of 1972 (Division 15, Part 2 of the Streets and Highways Code, beginning with Section 22500) authorizes local agencies to impose assessments on benefitted property to finance the construction of various landscaping, lighting, park, recreational, and appurtenant improvements, and the maintenance and servicing of any of the foregoing (Section 22525). The Act provides for the creation of a district which can be divided into zones. Zones can be exempted from the district or assessed differently depending upon the type of service to be provided within each zone (Section 22574).

A report must be prepared and a public hearing held for each fiscal year for which assessments are to be levied. The report must include plans and specifications, an estimate of costs, a diagram of the district, and an assessment of the costs (Sections 22565 through 22574).

A copy of the Resolution of Intention must be published and mailed to each property owner a minimum of 10 days before the public hearing pertaining to formation of the district (Section 22553). Notice for subsequent-year hearings can be given by publishing (Section 22626).

The proceedings must be abandoned if a majority protest, by parcel area, is filed at the first-year public hearing, unless the protests are overruled by no less than a four-fifths vote of the legislative body (Section 22593). In subsequent years, an annual hearing must be held concerning the engineer's report as to the state and future of the improvements. However, the above provisions regarding abandonment and overruling do not apply to subsequent years.

The cost of park or recreational improvements can be raised by an assessment levied and collected in installments over a period not to exceed 30 years, and the cost of all other allowable improvements can be spread over a period not to exceed five years (Section 22660). The issuance of 1915 Act bonds is authorized to finance park or recreational improvements (Section 22662.5).

There is no set term for the life of the district, and it exists until the legislative body acts to dissolve it (Section 22610).

14.2.8 Map Act Areas of Benefit

The Subdivision Map Act (Sections 66483 through 66484.5 of the Government Code) contains provisions for establishing areas of benefit for the purpose of funding the construction of drainage facilities, sewer facilities, major thoroughfares, groundwater recharge facilities, and bridges. "Bridges" include structures spanning waterways, railways, freeways and canyons. The Act permits local ordinances to require payment of a fee as a condition of map approval or, for bridge and thoroughfare improvements only, as a condition of issuing a building permit for any parcel located within the area to be benefitted by the project for which the fee is being paid.

14.2.9 Geologic Hazard Abatement Districts

The Public Resources Code (beginning with Section 26500) provides for the formation of a district to make and maintain improvements to prevent, mitigate, or control land or earth movements, including earthquakes, landslides,

land subsidence or soil erosion. Geologic Hazard Abatement Districts may pay the cost of improvements through use of the 1911 Act, the 1913 Act, or the 1915 Act. Maintenance costs may be paid via special assessments on benefitted property.

Proceedings for the formation of a district may be initiated by either a petition signed by owners of 10 percent of the property to be included, or by resolution of the legislative body of the local agency. If the owners of more than 50 percent of the assessed valuation of the proposed district file written objections to its formation, the district must be abandoned.

14.2.10 Street Lighting Act of 1919

The Street Lighting Act of 1919 (Division 14, Part 1 of the Streets and Highways Code), beginning with Section 18000) authorizes municipal corporations to assess benefitted property for the cost of maintaining and furnishing energy to street lighting systems (Section 18030).

A first-year report must be prepared which includes plans and specifications, an estimate of costs, a diagram of the district, and a proposed assessment of the costs for each parcel (Sections 18040 through 18042).

The resolution of intention must state the period of time for the improvement of the street lighting system. The district dissolves at the expiration of this term (Section 18062). Although no requirement for mailed notices is stated, it is recommended that a copy of the resolution of intention be mailed to each property owner a minimum of 10 days before the public hearing.

If there is a majority protest, by parcel area, by the owners within any zone, the legislative body must strike such zone from the proceedings, unless the protests are overruled by no less than a four-fifths vote of the legislative body (Section 18076).

For each subsequent year a report must be filed which includes an estimate of costs, a diagram of the district, and an assessment of the costs to each parcel (Section 18091).

14.2.11 Street Lighting Act of 1931

The Street Lighting Act of 1931 (Division 14, Part 2 of the Streets and Highways Code, beginning with Section 18300) authorizes municipal corporations to assess benefitted property for the cost of maintaining and furnishing energy to street lighting systems (Section 18320).

A first-year report must be prepared which includes plans and specifications, an estimate of the costs, a diagram of the district, and a proposed assessment of the costs to each parcel (Sections 18340 and 18341).

The resolution of intention must state the period of time for the improvement of the street lighting system, which must not exceed five years. The district dissolves at the expiration of this term (Section 18321). Although no requirement for mailed notices is stated, it is recommended that a coy of the resolution of intention be mailed to each property owner a minimum of 10 days before the public hearing.

If there is a majority protest, by parcel area, by owners within any zone, the legislative body must strike such zone from the proceedings, unless the protests are overruled by no less than a four-fifths vote of the legislative body (Section 18364).

14.2.12 Drainage and Sewer Facilities

Sections 66410 thorough 66499.30 of the Government Code and the Subdivision Map Act of Government Code Section 66483 through 66484.5 authorized payment of fees to defray the costs of building drainage facilities for the removal of surface and stormwaters from local and neighborhood drainage areas.

To enact fees, an ordinance requiring payment of fees must be in effect for a period of at least 30 days prior to the filing of a

tentative map (or parcel map if no tentative map is required). The ordinance refers to a drainage or sanitary sewer area which contains an estimate of the total costs of constructing the local drainage or sanitary sewer facilities required in the plan. The governing body is the legislative body that has adopted the drainage or sanitary sewer plan.

The cost to be imposed, whether actual or estimated, is based upon the findings of the legislative body. Subdivision and development of property within the planned drainage or local sanitary sewer area will require construction of the facilities described in the plan.

14.2.13 Bridges and Major Thoroughfares

Section 66484 of the Government Code authorizes design, acquisition or rights-of-way, administration of construction contracts and actual construction. Local ordinance must refer to the circulation element of the General Plan and to the provisions of such element which identify those major thoroughfares whose primary purpose is to carry through-traffic and to provide a network connecting to the state highway system. If one-half of the owners within the area of benefit protest the improvements, then proceedings are abandoned. The local ordinances may require the payment of a fee as a condition of approval of a final map or as a condition of issuing a building permit. An ordinance adopted pursuant to this section may provide for the acceptance of consideration in lieu of payment fees. The agency imposing fees may incur an interest-bearing indebtedness for the construction of bridge facilities or major thoroughfares.

14.2.14 Streets and Highways

Sections 22585 through 22594 of the Streets and Highways Code allows the legislative body to construct or install improvements and to provide for the maintenance or servicing of those improvements. The assessment district is initialed by legislative resolution.

Proceedings for the assessment may be abandoned if there is a majority protest representing property owners owning more than 50 percent of the area of assessable lands within the proposed district. A four-fifths vote of all legislative body members can overrule the protest.

14.2.15 Other Improvements

Special Municipal Tax Districts are authorized under Sections 6000 through 60160 of the Government Code. The district created can maintain and operate any public improvement or utility of local necessity or convenience, furnish or perform any special local service including music, recreation, or advertising. The governing body may appoint officers and employees for the district as it deems necessary. Officers and employees serve at the pleasure of the legislative body and are not subject to civil service provisions. Formulation is initiated by a petition of residents living within the proposed district. Ten percent of the registered voters within the proposed district must sign the petition. The legislative body adopts a resolution of intention and, if no objections are sustained, submits questions of formation of district and levy of tax to residents of the district. A majority vote in favor of the district allows the legislative body to declare the district formed and levy the special tax. The district has the authority to levy taxes upon taxable property not to exceed $1 per year on each $100 of assessed valuation.