

ORDINANCE NO. 879

AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT CODE AMENDMENT DRC2015-00610, A SUPPLEMENTAL UPDATE TO THE DEVELOPMENT CODE TO MODIFY RESIDENTIAL LANDSCAPING STANDARDS AND CORRECT PRIOR ERRORS AND OMISSIONS; AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

1. On July 22, 2015, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing with respect to the above referenced Development Code Amendment and, following the conclusion thereof, adopted its Resolution No. 15-55, recommending that the City Council of the City of Rancho Cucamonga adopt said amendment.

2. On September 2, 2015, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the amendment.

3. All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. Ordinance.

The City Council of the City of Rancho Cucamonga does ordain as follows:

SECTION 1: This City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

SECTION 2: Based upon substantial evidence presented to the City Council during the above-referenced public hearing on September 2, 2015, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. The City desires to adopt a supplemental update to the Development Code in order to (i) revise regulations for residential landscaping and (ii) correct technical errors and

b. The City has prepared a set of amendments (the "Amendments"), which is included as Attachment 1.

SECTION 3: The City has prepared an Addendum (the "Addendum") to the City of Rancho Cucamonga General Plan Environmental Impact Report (SCH#2000061027) (the "Final EIR"), attached hereto as Attachment 2 to this Ordinance, which confirms that the environmental impacts stemming from the Development Code Update were adequately addressed in the Final EIR, and that a subsequent EIR or negative declaration is not required for the Development Code Update. The City Council finds that the Addendum complies with the California Environmental Quality Act (CEQA), its implementing regulations at 14 California Code of Regulations § 15000 et seq., and the City's local CEQA guidelines (collectively "CEQA").

SECTION 4: The City Council hereby adopts the Amendments to the Development Code attached to this Ordinance and incorporated herein by reference as Attachment 1.

SECTION 5: The Council hereby directs the City Clerk to make all necessary, non-substantive conforming revisions to the Municipal Code necessary to codify this Ordinance, including, but not limited to, clerical corrections to section numbers, table and figure references, and cross references.

SECTION 6: If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Rancho Cucamonga hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or words thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or words might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

SECTION 7: The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary of this Ordinance to be published within 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 16th day of September 2015.

AYES: Alexander, Kennedy, Spagnolo, Williams

NOES: None

ABSENT: Michael

ABSTAINED: None



L. Dennis Michael, Mayor

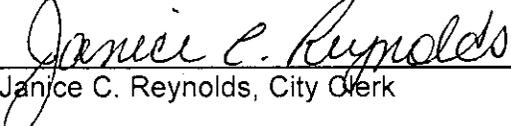
ATTEST:



Janice C. Reynolds, City Clerk

I, **JANICE C. REYNOLDS, 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 2nd day of September 2015, and was passed at a Regular Meeting of the City Council of the City of Rancho Cucamonga held on the 16th day of September 2015.

Executed this 17th day of September 2015, at Rancho Cucamonga, California.



Janice C. Reynolds, City Clerk

2. The proposed use will be consistent with the purposes of the applicable zoning district.
 3. The proposed use will be consistent with the General Plan, any applicable Specific Plan, and the Development Code.
- E. **Determinations.** Determinations shall be made in writing and shall contain the facts that support the determination. The Department shall maintain all such determinations on record for review by the general public upon request. The notice of decision shall be provided, in writing, to the applicant and interested parties. The notice shall include:
1. A brief statement explaining the criteria and standards considered relevant to the decision.
 2. A statement of the standards and facts relied upon in rendering the decision.
 3. An explanation of appeal rights and appeal deadlines.

Section 17.16.100 Site Development Review

- A. **Purpose.** The purpose of Site Development Review is to provide for the administrative review of projects which, because of their limited size and scope, have minor aesthetic, land use, or traffic implications and do not create any significant impact on public utilities or services and to ensure that such limited projects comply with all applicable City standards and ordinances, and are not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the immediate vicinity.
- B. **Applicability.** All applications for Site Development Review are required for residential, commercial, industrial, and institutional projects, which may or may not involve the issuance of a Building Permit for construction or reconstruction of a structure, which meets the following criteria:
1. Residential Projects. The following residential projects require Site Development Review:
 - i. Modification to approved architectural designs and building configurations for multifamily development, which do not create greater bulk, scale, or change in the line of sight.
 - ii. Residential additions equal to or greater than fifty percent (50%) of the existing square footage.
 - iii. Architectural changes which change the basic form and theme;
 - iv. Exterior material or color changes which conflict with the original form and theme and which are not consistent and compatible with the original materials and colors;
 - v. New construction, expansion, reconfiguration or significant reconstruction of driveways.

- vi. Installation of a satellite dish or antenna greater than twenty (20) square feet in surface area.
2. Commercial, Industrial, and Institutional Projects. The following commercial, industrial, and institutional projects require Site Development Review:
- i. Changes to gross floor area of existing buildings or approved design plans which do not result in more than a 10 percent change;
 - ii. New construction, expansion, reconfiguration or significant reconstruction of parking lots or driveways
 - iii. Modification to approved architectural designs and building configurations, which do not create greater bulk, scale, or change in the line of sight
 - iv. Modifications to approved plans, which do not change the general location and layout of the site.
 - v. The establishment and/or construction of an outdoor storage area on the same site as, and in conjunction with, an existing business that is less than ten percent (10%) the gross floor area of the primary use.
 - vi. The construction and/or placement of silos, antennas not regulated by Chapter 17 106, water tanks, roof- or ground-mounted equipment visible from public view or similar structures and equipment.
 - vii. Grading alterations to approved plans that do not change the basic concept, increase slopes or building elevations or change the course of drainage.
 - viii. Modification to existing landscaping or landscape plans in excess of ~~five thousand (5,000)~~ two thousand five hundred (2,500) square feet.
 - ix. Architectural changes which do not change the basic form and theme.
 - x. Exterior material or color changes which do not conflict with the original form and theme and which are consistent and compatible with the original materials and colors
 - xi. Modifications to existing site features (e.g., trellis, pergola, water features)
 - xii. Minor modifications to exterior elevations (e.g., awnings, new/relocating doors and windows)
- C. **Review Process.** An application for a Site Development Review shall be filed with the Planning Department in a manner prescribed by the Planning Director with the required fee as established by City Council resolution.

2. The Master Plan may include a procedure for review of proposed development, such as:
 - i. Performance and development standard requirements related to setbacks, lot area, intensity of development on each lot, parking requirements, landscaping, and signs.
 - ii. Design standards and guidelines as appropriate for the specific site and development.
 - iii. Open space plan including protection measures for significant natural features, parks, and other site amenities.
 - iv. A site specific wildfire protection plan.
 - v. Types of projects that require review.
 - vi. Documents required from developers.
 - vii. Regulations relating to nonconforming lots, uses, structures, and signs.
 - viii. Time phasing and sequence of development projects.

D **Findings.** A Master Plan shall not be adopted unless the following findings are made:

1. The proposed Master Plan is consistent with the goals, policies, and objectives of the General Plan.
2. The proposed Master Plan meets the requirements set forth in this Title.

Section 17.22.030 Specific Plan and Planned Community

- A. **Purpose.** The purpose of a Specific Plan is to provide a vehicle for implementing the City's General Plan on an area-specific basis. The Specific Plan serves as a regulatory document, consistent with the General Plan. In the event there is an inconsistency or conflict between an adopted Specific Plan and comparable provisions of this Title, the Specific Plan shall prevail. This Section describes the process for adopting and amending Specific Plans and approving subsequent development under a Specific Plan.

The City has also created a Planned Community process for the planning of large areas of the City. The process and requirements for Planned Communities is the same as for Specific Plans. The establishment of Specific Plans is generally preferred to the establishment of Planned Communities.

- B. **Requirements.** All Specific Plans and Planned Communities shall meet the following requirements:

1. Minimum Size.

- i. A Specific Plan District shall include a minimum area of three hundred (300) contiguous acres, under single ownership or otherwise subject to unified planning, construction, and development by a person, corporation, or other entity; property owned by public utilities, local districts or local governments will not be counted toward the three hundred (300) acre minimum, but may be used as a connector of single ownership.
 - ii. A Planned Community shall include a minimum area of two hundred twenty (220) contiguous acres, under single ownership or otherwise subject to unified planning, construction, and development by a person, corporation, or other entity; property owned by public utilities, local districts or local governments will not be counted toward the two hundred twenty (220) acre minimum, but may be used as a connector of single ownership.
2. Site Development Regulations and Performance Standards
- i. The Specific Plan District/Planned Community and all uses therein shall be designed and developed in a manner compatible with and complementary to existing and potential development in the general vicinity of the district. Site planning on the perimeter shall provide for the mutual protection of the district and surrounding property from potential adverse influences.
 - ii. There shall be no minimum area, width, or depth requirement for individual lots except as established by a development plan, a Conditional Use Permit, or Development Review.
 - iii. There shall be no minimum yard requirement for individual lots except as established by a development plan, a Conditional Use Permit, or Development Review.
 - iv. There shall be no minimum usable open space requirement for individual lots except as established by a development plan, a Conditional Use Permit, or Development Review.
 - v. There shall be no maximum height or coverage requirement for individual lots except as established by a development plan, Specific Plan, Community Plan, Conditional Use Permit, or Development Review.
 - vi. The maximum number of dwelling units within a Specific Plan District/Planned Community shall not exceed the number of units indicated by the General Plan for property within the district designated for residential use by the General Plan, provided that the distribution of units within the district and the maximum or minimum residential density on any individual site or within designated portions of the district shall be governed by the development plan, Conditional Use Permit, or Development Review approval pursuant to the development plan.

- vii. All public streets within or abutting the development shall be dedicated and improved to City specifications for that particular classification of street. Private streets within the development shall be permanently reserved and maintained for their intended purpose by means acceptable to and enforceable by the City. Consideration of other forms of access, such as pedestrian ways, court, plazas, driveways, horse trails, bike trails, or open parking lots offered for dedication, may be made at the time of the development plan and text consideration as a means of meeting requirements for open space or park dedication requirements.
 - viii. All development within a Specific Plan District/Planned Community shall relate harmoniously to the topography of the site; shall make suitable provision for the preservation of water courses, drainage areas, wooded areas, rough terrain, and similar natural features; and shall otherwise be so designed, inasmuch as possible, to use and retain natural features and amenities to the best advantage to the extent that public health, safety, or welfare is not compromised.
 - ix. Mechanical and electrical equipment, including air conditioners, antennas, pumps, heating or cooling or ventilating equipment, exterior lighting, or similar equipment, shall be located and operated in a manner so as not to unreasonably disturb the peace, quiet, and comfort of neighboring residents. Excluding roof-mounted solar collector panels and decorative exterior lighting, all such equipment and devices shall be screened from view from any abutting street and shall not be located in a front yard.
 - x. All areas for storage of maintenance equipment and all service areas including refuse storage and collection facilities shall be enclosed by a fence, wall, or landscape screen.
 - xi. All uses within a Specific Plan District/Planned Community shall provide off street parking and loading facilities pursuant to Chapter 17.64 (Parking and Loading Standards).
 - xii. There shall be a proposed means for assuring continuing existence, maintenance, and operation of the various common elements and facilities.
 - xiii. Additional site development regulations and performance standards applicable to individual uses or to designated portions of a Specific Plan District/Planned Community may be established by the development plan, Conditional Use Permit, location and development plan, or Development Review approval pursuant to the development plan.
3. Development Plan. The development plan to be submitted with an application for a Specific Plan District/Planned Community shall include the following:

- i. A boundary survey map of the property and a calculation of the gross land area within the proposed district. A tentative subdivision map may be substituted if the applicant proposes to subdivide the property.
- ii. A topographic map and general grading concept plan with specific sections for sensitive areas, as determined by the ~~Grading Committee~~ Planning Director, for the property and adjacent land within one hundred feet (100') of the property, shown at contour intervals not to exceed two feet (2') for natural slopes over one percent (1%) or less. For natural slopes over two percent (2%), the contour interval shall not exceed five feet (5')
- iii. Maps and supporting tabulations showing the current General Plan land use designation, the current district classification, and the current land use within the proposed district and on adjacent sites within three hundred feet (300'). The location of structures and other significant improvements shall be shown.
- iv. A land use plan identifying areas within the proposed district and uses to be developed therein, supported by proposed or projected acreage, population, housing units, employment, and such related planning and development data as the Planning Director may require.
- v. A development plan indicating the general phasing or anticipated schedule indicating the total phasing of the Specific Plan District/Planned Community and areas to be developed in phases and the anticipated time schedule for beginning of construction and for completion of each phase of development including a pro rata share of amenities, parks, and open space. This is a generalized schedule and may be adjusted according to market constraints as the community develops.
- vi. A circulation plan showing existing and proposed public and private streets, pedestrian ways, trails, and related transportation access or circulation features required to serve the proposed development. The circulation plan shall be supported by schematic designs of principal traffic and circulation improvements and such traffic engineering data as required by the Planning Director to demonstrate that existing and proposed facilities, both within and outside the zone, shall be adequate to serve land uses proposed by the development plan.
- vii. A preliminary report and overall plan describing anticipated requirements and proposed means of providing utility facilities and public services, including but not limited to, storm drainage, sewage disposal, water supply, wildfire protection, parks and recreation, and school facilities.
- viii. An accompanying development plan text setting forth the basic land use regulations, site development regulations, and performance standards designed to govern each use area identified by the land use plan. The text need not incorporate the same level of detail as found in

TABLE 17.30.030-1 ALLOWED LAND USES AND PERMIT REQUIREMENTS BY
BASE ZONING DISTRICT

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	M/Hi	HI	OS	HR	FC	UC
Residential Uses																						
Adult Day Care Home	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Caretaker Housing	C	C	C	C	C	C	C	P	P	P	N	N	N	N	C	C	C	C	P	C	P	P
Dwelling Multi-Family	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Second Unit ⁽¹⁾	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, Single-Family	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, Two-Family	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	C	N	N	N	N	N	N
Family Day Care Home, Large ⁽¹¹⁾	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Family Day Care Home, Small	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Guest House	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Group Residential	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	N	N	N	N	C	N	N
Home Occupation ⁽²⁾	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Live-Work Facility	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Home ⁽³⁾	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Mobile Home Park ⁽³⁾	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Facility	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Home	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Single-Room Occupancy Facility	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Agriculture and Animal-Related Uses																						
Agricultural Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P
Animal Keeping, Domestic Pets ⁽⁴⁾	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Animal Keeping, Exotic Animals ⁽⁴⁾	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	MI/HI	HI	OS	HR	FC	UC
Veterinary Facility	C	N	N	N	N	N	C	N	P	P	C	C	C	N	N	P	P	P	N	N	N	N
Automobile and Vehicle Uses																						
Auto Vehicle Dismantling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	N	C	N	C	N	N	P	N	C	C	N	N	N	N	N	N
Auto and Vehicle Sales, Autobroker	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	N	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N	N	N	N	N
Auto and Vehicle Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	N	C	C	C	C	N	C	N	N	N	N	N	N	N	N	N
Recreational Vehicle Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Service Stations	N	N	N	N	N	N	C	C	C	P	C	N	C	C	C	C	N	N	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	P	P	P	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	N	C	C	P	N	N	C	N	P	P	N	N	N	N	N	N
Industrial, Manufacturing, and Processing Uses																						
Fuel Storage and Distribution	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Manufacturing Custom	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Manufacturing, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Manufacturing Heavy-Minimum Impact	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Manufacturing, Medium ⁽⁹⁾	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Microbrewery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N	N	P	N	N	N	N	P	P	N	N	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	P	P	P	N	N	N	N

- D. **Regional Centers and Automobile Centers.** The maximum number of signs permitted, maximum area, and maximum height of signs for regional shopping and automobile centers shall be determined as part of the uniform sign program.
- E. **Movie Theatres.** Movie theatres are permitted a maximum of three hundred (300) square feet of building attached signage. One sign is permitted per street frontage. Movie theatres are also permitted monument signage consistent with the standards in Table 17.74.080-1 (Signage Standards for Permanent On-Site Signs).
- F. **Service Stations.** Signs for service stations shall be consistent with the standards provided in Table 17.74.080-2 (Signage Standards for Permanent On-Site Signs for Service Stations).

TABLE 17.74.080-2 SIGNAGE STANDARDS FOR PERMANENT ON-SITE SIGNS FOR SERVICE STATIONS

Sign Type ⁽¹⁾	Development Standards		
	Maximum Number Permitted	Maximum Area ⁽²⁾	Maximum Height
Monument	1 sign per street frontage, max 2	Max 4 signs total between all types 2 sf · 1 lf max 50 sf	36 sf · 1
Wall Sign, Primary Establishment	1 sign per street frontage, max 2		8 ft
Wall Sign Canopy	1 sign per street frontage		Roofline
Wall Sign, Sub-Establishment	1 sign per sub-establishment, max 2	12 sf	Roofline or 20 ft, whichever is less

Table Notes

(1) Only one sign is permitted

(2) Includes pricing information as required by Business and Professions Code §13530 et seq

Section 17.74.090 Allowed Temporary On-Site Sign Standards

This Section describes standards for temporary on-site signs. All temporary signs require a temporary sign permit prior to their establishment. Temporary signs may include, but are not limited to, commercial signs for grand openings or for special product, sale, or event advertising. All temporary signs must comply with the standards listed in Table 17.74.090-1 (Allowed Temporary On-Site Sign Standards) and are subject to the following:

- A. **Time Duration.**
 - 1. Generally, Display periods for temporary on-site signs shall be limited to a maximum of ~~nine (9)~~ ninety (90) days per calendar year, either consecutive or

intermittent. Longer time periods may be permitted with issuance of a Conditional Use Permit.

- 2. Subdivision Signs.
 - a. All signs for subdivisions shall be removed within ten (10) days after all lots in the subdivision are sold.
 - b. The subdivider shall provide the City with surety for the sign to ensure compliance with these standards. Surety shall be in the form of a cash deposit as established by resolution of the City Council.

B. **Illumination.** Temporary signs shall not be illuminated.

C. **Message.** Temporary signs displaying a commercial message shall be limited to on-site signage only. Off-site signage displaying a commercial message shall not be permitted.

TABLE 17.74.090-1 ALLOWED TEMPORARY ON-SITE SIGN STANDARDS

Sign Type	Development Standards			
	Maximum Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW ⁽¹⁾
On-Site Subdivision Signs				
General Signs	1 sign per street frontage of the boundary of the project	32 sf per side, max 2 sides (64 sf total)	15 ft	5 ft
Flags	6 flags	15 sf per flag	15 ft	5 ft
All Other Uses ⁽²⁾				
Wall	1 sign per establishment	50 sf ⁽³⁾	Roofline	5 ft
Ground Sign			8 ft	5 ft
Flags	1 flag	30 sf per flag	15 ft	5 ft

Table Notes

- (1) Must be located outside of the clear visibility triangle
- (2) Choice of one sign type at a time
- (3) Temporary signs for special events in conjunction with an approved Temporary Use Permit are limited to a maximum of 25 square feet and require property owner approval

Section 17.74.100 Allowed Off-Site Signage

A. **General Prohibition.** Generally, all new off-site commercial signage is prohibited within the city. Existing off-site commercial signs (e.g., billboards) are considered nonconforming signs as regulated by Section 17.74.130 (Nonconforming Signs and Abandoned Signs). However, consistent with state law, the City does permit off-site subdivision directional signs as provided in this Section.

Standards for height, off-street parking, setbacks, and other structure and property development standard that apply to the category of use or the zoning district of the subject parcel shall apply to all temporary activities.

Section 17.104.040 Standards for Specific Temporary Uses

The following standards shall apply to the specific temporary uses described below.

A. Temporary Office Modules.

1. A master plan for development of permanent buildings shall be submitted in conjunction with such request.
2. The design of the office modules shall have a look of permanence, as much as practicable. This shall include such actions as screening temporary foundations, screening utility equipment, and using overhangs, walkways, and stepped roofs to mitigate the temporary appearance.
3. The approval of temporary office modules shall require necessary street improvements, grading, drainage facilities, and landscaping.

B. Parking Lot and Sidewalk Sales. Parking lot and sidewalk sales may be permitted on private property in the commercial/retail areas of the city, including retail/wholesale businesses located in industrial areas, in connection with current on-site businesses, subject to the approval of a Temporary Use Permit as provided in Section 17.16.070 (Temporary Use Permits) and the following criteria:

1. Each sale is limited to a minimum of three (3) consecutive days, with a maximum of nineteen (19) days per calendar year, unless authorized by a Conditional Use Permit.
2. No sale for any single business or any other businesses located on the same lot or parcel, or within a shopping center, shall be permitted within thirty (30) days of another sale
3. The applicant for such sale must obtain the written authorization of the property owner.
4. The activity shall not present a hazard to pedestrians or encroach on a required building exit or emergency vehicle/fire access lanes.
5. Safe vehicle ingress and egress shall be provided at all times.
6. Adequate parking shall be provided and maintained during the course of the activity for both the business of the applicant and all other businesses on the same lot or parcel or within the same shopping center.

C. Mobile Hot Food Truck Events. Mobile hot food truck events may be permitted on private property in the commercial/retail areas of the city, including retail/wholesale businesses located in industrial areas, subject to the approval of a Temporary Use

Chapter 17.56 Landscaping Standards

Sections:

Section 17.56.010	Purpose	17.56-1
Section 17.56.020	Applicability	17.56-1
Section 17.56.030	Landscape and Irrigation Plans	17.56-1
Section 17.56.040	Landscape Plan Review Process	17.56-2
Section 17.56.050	General Landscape Development Standards	17.56-2
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Section 17.56.010 Purpose

The purpose of this Chapter is to establish minimum landscape requirements to enhance the appearance of developments, reduce heat and glare, control soil erosion, conserve water, ensure ongoing maintenance of landscape areas, reduce wildfire hazards, and ensure that landscape installations do not create hazards for motorists or pedestrians.

Section 17.56.020 Applicability

The requirements contained in this Chapter apply to all new and existing development and shall be in addition to any other development standards and regulations contained elsewhere within the Development Code (e.g., Water Efficient Landscaping).

Section 17.56.030 Landscape and Irrigation Plans

When this Chapter is applicable to new projects or existing development, as identified in Section 17.56.020 (Applicability), preliminary and final landscape plans shall be submitted in accordance with the requirements of this Chapter and review of such plans shall be conducted as part of the Design Review process.

- A. **Preliminary Landscape and Irrigation Plan.** A preliminary landscape plan and irrigation plan shall be submitted to the designated approving authority. This plan must show a water budget that includes the estimate water use (in gallons), the irrigated area (in square feet), precipitation rate, and flow rate in gallons per minute as well as conceptual locations for trees, shrubs, ground cover, etc., and a corresponding list of planting material by species, quantity, and size.
- B. **Final Landscape and Irrigation Plan.** After a preliminary landscape and irrigation plan has been approved by the designated approving authority, a final landscape and irrigation plan shall be submitted to the Planning Director in conjunction with site improvement plans. The final landscape planting and irrigation plans shall be prepared by a registered licensed landscape architect and shall be in substantial compliance with the preliminary landscape and irrigation plan approved by the designated approving authority. Final plans shall show the exact location of and irrigation for trees, shrubs, and ground cover. The final landscape plan shall include, at a minimum, plant name, plant quantity, plant size, location of impervious surfaces, utilities and lighting, irrigation system, and plans for tree retention and removal where applicable. The final

landscape plan should also include a water budget that includes the estimate water use (in gallons), the irrigated area (in square feet), precipitation rate, and flow rate in gallons per minute.

Section 17.56.040 Landscape Plan Review Process

- A. **Landscaping Plans Subject to Review.** When the requirements of this Chapter are applicable as established in Section 17.56.020 (Applicability), the following landscape plan review process shall be conducted in conjunction with design review for the proposed action, pursuant to the requirements of Section 17.16.140 (Design Review).
1. **Approving Authority.** The designated approving authority shall be the same as the designated approving authority of the entitlement for new projects or existing development as identified in Section 17.56.020 (Applicability). For projects in the wildland-urban interface fire area, the Fire Chief is an additional approving authority.
 2. **Approval of Preliminary and Final Plans.** The designated approving authority shall review and approve the preliminary landscape and irrigation plan. Upon approval of the preliminary landscape and irrigation plan, a final landscape and irrigation plan shall be submitted to the approving authority prior to issuance of Building Permits for new projects or applicable expansions to existing development as established in Section 17.56.020 (Applicability).
 3. **Approval Required.** The landscaping shall not be installed until the applicant receives approval of the final landscape and irrigation plan by the approving authority and any applicable permits have been issued.
 4. **Changes to Final Plans.** Changes to the approved final landscape and irrigation plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for approval before installation.

Section 17.56.050 General Landscape Development Standards

- A. **General Location for Landscape Improvements.** Landscaping shall be provided in the following locations for all types of development as listed below, unless the designated approving authority determines that the required landscape is not necessary to fulfill the purposes of this Chapter. Nothing in this Chapter is intended to discourage landscape areas outside and beyond the minimum requirements listed herein.
1. **Setbacks.** All setback areas required by this Code shall be landscaped in compliance with this Chapter except where a required setback is occupied by a sidewalk or driveway, or is enclosed and screened from abutting public rights-of-way.
 2. **Undeveloped Areas.** All areas of a project site not intended for a specific use or purpose in conjunction with a current application, including pad sites being held for future development, shall be landscaped in compliance with this Chapter.

3. **Parking Areas.** Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement consistent with the requirements of this Chapter.
- B. **Plant Type.** Landscape planting shall emphasize drought-tolerant and native species (especially along natural, open space areas), shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site. In the wildland-urban interface fire area, planting shall emphasize wildfire hazard reduction.
1. **Planting Layout and Plant Diversity.** Plant selection shall vary in type and planting pattern. Informal planting patterns are preferred over uniform and entirely symmetrical planting patterns. Use of deciduous flowering trees and shrubs and colorful plantings is encouraged in conjunction with evergreen species. Groupings of shrubs shall contain multiple plant types, interspersed with varying heights and blooming seasons for year-round interest.
 2. **Street and Parking Lot Trees.** Street and parking lot trees shall be selected from the City's adopted master list of street trees and parking lot trees. A minimum of thirty percent (30%) of the street trees and parking lot trees, respectively, shall be an evergreen species.
 3. Trees planted within ten feet (10') of a street, sidewalk, paved trail, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.
 4. In the wildland-urban interface fire area, plant types shall not include those identified as fire prone or those types that are specifically prohibited by the Fire District.
- C. **Planting Size, Spacing, and Planter Widths.** In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, plant spacing, and minimum planter widths (inside measurements) are as follows:
1. **Trees.** The minimum planting size for trees shall be fifteen (15) gallon, with twenty-five percent (25%) of all trees on a project site planted at a minimum twenty-four inch (24") box size. For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths for trees shall be between five feet (5') and ten feet (10'), consistent with the City's adopted master list of street trees and parking lot trees.
 2. **Shrubs.** Shrub planting shall be a minimum five (5) gallon size, with a fifteen (15) gallon minimum size required where an immediate landscape screen is conditioned by the designated approving authority (e.g., screening of headlights from drive-through aisles). The minimum planter width for shrubs is four feet (4').

3. Ground Cover. Plants used for mass planting may be grown in flats of up to sixty-four (64) plants or in individual one (1) gallon containers. Rooted cuttings from flats shall be planted no farther apart than twelve inches (12") on center, and containerized woody, shrub ground cover plantings shall be planted no farther apart than three feet (3') on center in order to achieve full coverage within one year. Minimum planter width for ground cover is two feet (2'), with the exception of sod, which requires a minimum planter width of six feet (6').
- D. **Synthetic Turf.** Synthetic turf may be used as a substitute for natural turf for the purposes of water conservation. The following standards shall apply to the use and maintenance of synthetic turf.
1. Synthetic turf shall consist of lifelike individual blades of grass that emulate real grass in look and color and have a minimum pile height of 1-1/2 inches.
 2. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.
 3. Synthetic turf shall be installed and maintained to effectively simulate the appearance of a well maintained lawn.
 4. The use of indoor or outdoor plastic or nylon carpeting as a replacement for synthetic turf or natural turf shall be prohibited.
 5. Synthetic turf shall be installed in combination with natural plant materials (e.g. trees, shrubs and groundcover) to enhance the overall landscaping design.
- E. **Water Efficiency.** If applicable, projects are required to comply with provisions within Chapter 17.82 (Water Efficient Landscaping) of this Article.

Section 17.56.060 Special Landscape Requirements

In addition to the general requirements of Section 17.56.050 (General Landscape Development Standards), the requirements listed below apply to the special types of landscaping. However, in the wildland-urban interface fire area, the Fire District requirements preclude the application of these special types of landscaping.

- A. **Residential Landscape.** See Section 17.56.070 (Additional Requirements for Residential Areas).
- B. **Project Entry Landscaping.** Entries to multi-tenant projects (both residential and nonresidential) shall be designed as a special statement reflective of the character and scale of the project to establish identity for tenants, visitors, and patrons. Flowering access plantings and specimen trees shall be used to reinforce the entry statement.
- C. **Trees Adjacent to Building Walls.** With the exception of single-family housing developments, trees shall be planted in areas of public view adjacent to structures at a rate of one tree per thirty (30) linear feet of building dimensions, particularly to interrupt expansive horizontal and vertical surfaces. Tree clusters may be used to satisfy specific design objectives.

- D. **Screening of Drive-Through Aisles.** To screen vehicles and associated headlights in a drive-through lane from view of abutting street rights-of-way, a minimum five foot (5') wide planter shall include a minimum three foot (3') tall (maximum four foot (4') tall) landscape barrier planted with trees and other landscaping consistent with those in the parking area. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. Plantings shall also be designed to discourage potential safety issues (e.g., persons lying in wait).
- E. **Screening of Outdoor Equipment.** Screening is required according to Chapter 17.48 (Fences, Walls, and Screening).
- F. **Wireless Communication Facilities.** Where feasible, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping may be planted around the tower and related equipment to buffer abutting residential zoning districts or uses and to buffer public trails. Specifically, landscaping around the perimeter of the facility (leased area) shall include dense tree and shrub plantings with the necessary irrigation. Trees shall be fast-growing evergreen species, with a minimum size of twenty-four inch (24") box. Shrubs shall be a minimum fifteen (15) gallon size covering a minimum planter area depth of five feet (5') around the facility. Trees and shrubs shall be planted no farther apart on center than the mature diameter of the proposed species.
- G. **On-Site Pedestrian Pathways.** Pedestrian pathway landscaping shall include shade trees placed so as to cover sixty percent (60%) of the total pathway area with tree canopies within fifteen (15) years of securing building permit.
- H. **Creeks.** To the extent that landscaping or planting is required or provided along creeks, such landscaping shall be native plants.
- I. **Public Spaces.** Pedestrian space landscaping shall include a combination of shade trees and pedestrian shading devices (e.g., canopies, awnings, and umbrellas) placed so as to cover sixty percent (60%) of the total space with a shade canopy within fifteen (15) years of securing the building permit.
- J. **Signs.** Landscaping shall be provided at the base of the supporting structure of freestanding signs equal to twice the area of one face of the sign. For example, fifty (50) square feet of sign area requires one hundred (100) square feet of landscaped area.
- K. **Buffering Between Uses.** A landscape buffer shall be provided between residential and nonresidential uses and between single-family uses and multi-family uses containing three (3) or more units. Buffer areas shall include a minimum ten-foot (10') wide planter strip with shrubs and both deciduous and evergreen trees planted a maximum of thirty feet (30') on center.
- L. **Interior Property Boundaries.** When a landscaped area is provided, trees shall be planted at a rate of one tree per thirty (30) linear feet of interior property line within a planter area that is a minimum of six feet (6') wide. Tree clusters may be used to satisfy specific design objectives.

- M. **Sound Walls/Masonry Walls.** Where setback and open space areas are screened from public view by walls or similar approved structures, landscaping shall be provided such that fifty percent (50%) of the wall shall be covered by landscape material within five (5) years.
- N. **Parking Lot Landscape.** Parking lot landscape includes perimeter planters, abutting parking lots and drive aisles, tree planting for parking lot shade, and a combination of continuous planting strips, planting fingers, and parking islands throughout the parking lot. Parking lot landscape requirements applicable to parking lots commercial, industrial, mixed-use, and multi-family parking lots with five (5) or more spaces are listed below:
1. **Number of Trees Required.** Trees shall be required at a rate of one (1) tree for every three (3) parking stalls. At maturity, trees should reach a minimum height and spread of forty feet (40') so as to form a shade canopy over parking stalls. Smaller ornamental trees may not be used to satisfy this requirement. The minimum width for planters containing a parking lot tree is six feet (6'). Tree selections shall be approved by the Planning Director.
 2. A minimum of ten percent (10%) of the total off-street parking area shall be landscaped with trees, shrubs, and appropriate ground cover. The parking area shall be computed by adding the areas used for access drive aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation.
 3. Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet (5') wide (inside dimension) where the facility adjoins a side or rear property line. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site or parking facility.
 4. **Screening** All surface parking areas shall be screened from streets and adjoining properties, and the open space areas between the property line and public street right-of-way shall be landscaped with a combination of trees, shrubs, and ground cover. Screening between residential and nonresidential uses shall not be less than five feet (5') in height. Parking lot landscaping shall be located so that pedestrians are not required to cross unpaved areas to reach building entrances from parked cars (see Figure 17.56.060-1 [Parking Lot Landscaping]).
 5. **Existing Trees.** Existing mature trees on the site in good health shall be preserved whenever possible.
 6. **Planter Design.** All parking lot planters shall be designed to meet the following minimum requirements (see Figure 17.56.060-2 [Parking Lot Planter Design]):
 - a. Planters shall be separated from maneuvering and parking areas by a six inch (6"), raised concrete curb or equivalent.

- b. Tree planting wells located at the front of parking stalls shall contain a minimum of twenty-five (25) square feet and the smallest outside dimension shall not be less than five feet (5').
- c. Landscape planters along the sides of parking stalls shall contain a minimum of ninety (90) square feet and the smallest outside dimension shall not be less than six feet (6').

FIGURE 17.56.060-1 PARKING LOT LANDSCAPING

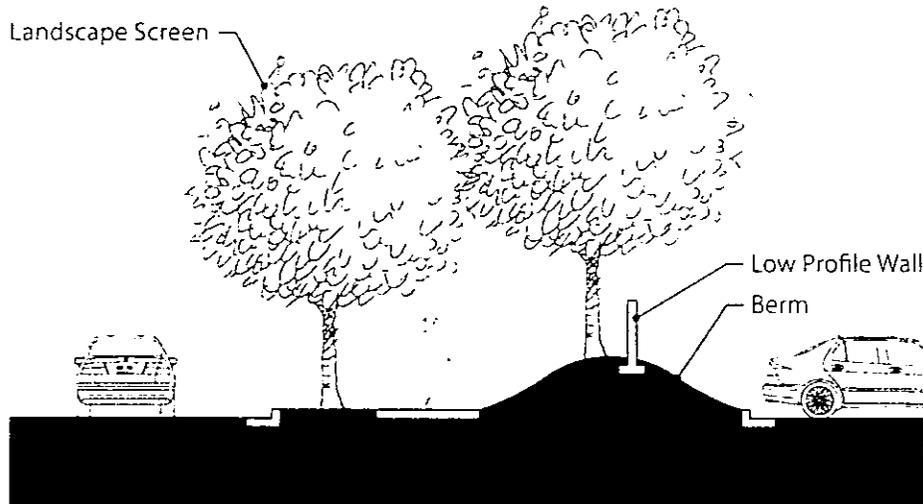
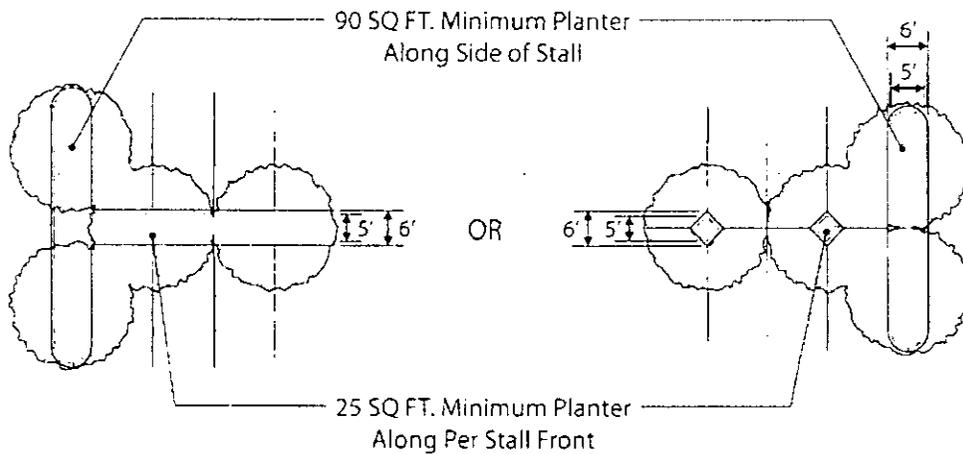


FIGURE 17.56.060-2 PARKING LOT PLANTER DESIGN

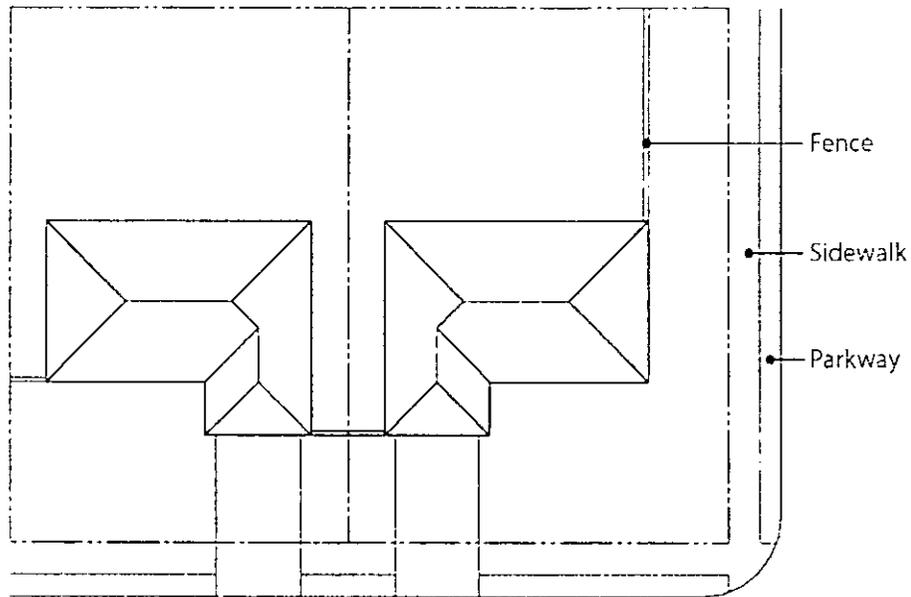


Section 17.56.070 Residential Landscape Development Standards

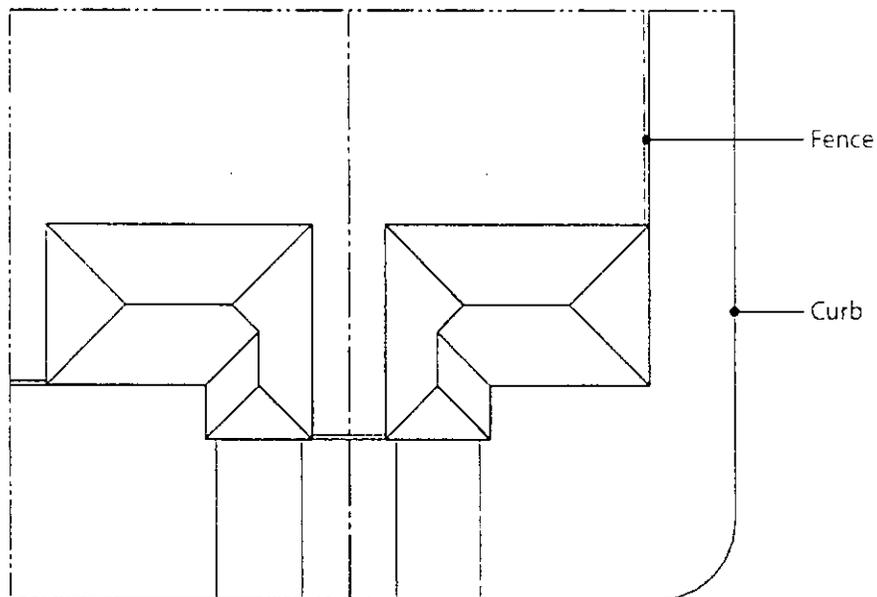
- A. **Front Yard Defined.** For the purposes of this Section, "front yard" shall mean the area extending across the full width of the lot between the back of sidewalk and the building or structure on said lot. For corner lots, the area extending the full depth of the lot between the back of sidewalk and any perimeter fence, wall or structure, and visible from the right-of-way shall also be included. Lots without parkway and sidewalk improvements shall be measured from the back of curb (See Figure 17.56.070-1 [Front Yard Landscaping Area]).

FIGURE 17.56.060-1 FRONT YARD LANDSCAPING AREA

Front Yard Area Along Streets with Sidewalks and Parkway



Front Yard Area Along Streets without Sidewalks and Parkway



- B. **Front Yard Landscaping Ratio.** Table 17.56.070-1 (Front Yard Landscaping Requirements) sets forth the standards for landscaping on residential single family lots.

TABLE 17.56.070-1 FRONT YARD LANDSCAPING RATIO

Feature/District	VL	L	LM	M
Hardscape (Max)	50%	50%	50%	50%
Landscape (Min)	25%	25%	25%	25%
Decorative Hardscape (Max)	25%	25%	25%	25%

C. Front Yard Landscaping. Front yard landscaping requirements applicable to single family residential lots are listed below:

1. Turf areas should be minimized to active play areas where feasible. The use of warm season turf, when desired is preferred.
2. Fountains shall be counted as landscape for the purposes of calculating the front yard landscaping ratio and must use a recirculating water system.
3. Synthetic turf shall be counted as landscape for the purposes of calculating the front yard landscaping ratio and shall comply with the requirements of Section 17.56.050 (General Landscape Development Standards).
4. Landscape minimum shall be calculated based on the size of the plants at maturity. Landscapes should be designed with appropriate plant spacing based on the mature size of the plant.
5. Decorative hardscape. On smaller lots, decorative hardscape can, but is not required to be limited to one material. To provide visual interest on larger lots decorative hardscape shall use more than one uniform size, color or type of material. Decorative hardscape materials can vary in either size, variety or color or material. Table 17.56.070-2 sets forth the standards for landscaping on residential single family lots, based on overall lot size.

TABLE 17.56.070-2 DECORATIVE HARDSCAPE

Lot Size	Types Required
Less than 5,000 Sq. Ft.	No variation required
5,001 – 10,000 Sq. Ft.	Minimum of 2
10,001 Sq. Ft. or more	Minimum of 3

6. Decorative hardscape shall not be fixed firm in place with concrete or other materials that prevent water percolation or create excess runoff.

- D. **Trees Required.** Table 17.56.070-3 (Trees Required in Residential Zones) sets forth minimum standards for the number and size of trees, both on- and off-site, for new development.

TABLE 17.56.070-3 TREES REQUIRED IN RESIDENTIAL ZONES

Feature/District	LM	M	MH	H
Number of trees/gross acre	40	45	50	50
Percentage of 48-inch box or larger trees	0	0	5%	10%
Percentage of 36-inch box trees	0	10%	5%	10%
Percentage of 24-inch box trees	10%	10%	20%	10%
Percentage of 15-gallon trees	90%	80%	70%	70%

- E. New windrow plantings of *Eucalyptus maculata* (spotted gums) or equivalent may be required to perpetuate a windbreak system at a ratio of fifty (50) linear feet per acre. The location of required windrow plantings shall be generally guided by the established 330-foot x 660-foot grid pattern. Required windrows may follow any portion of this grid, provided the total length of windrows meets or exceeds the minimum length. The use of the 330-foot x 660-foot planting grid is not meant to discourage development of curvilinear local streets. The size, spacing, staking, and irrigation of these trees shall be in accordance with the tree replacement policies set forth in Section 17.56.080 (Removal and Replacement of Required Landscaping) except within the Urban Wildlife interface area (no eucalyptus allowed).
- F. **New Development.** All new development shall comply with the approved final landscape plans and shall be completely installed prior to occupancy.

Section 17.56.080 Removal and Replacement of Required Landscaping

- A. **Replacement Sizes.** All plant material removed from a project in which the Planning Department has approved the landscape plan shall be replaced with the following replacement sizes: shrubs – five (5) gallon size; ground cover – flats. Size of replacement trees shall be determined by the Planning Director based on the conditions of the property. Trees removed or severely and improperly trimmed shall be replaced with an appropriately sized tree as determined by the Planning Director.
- B. **Tree Removal Requirements.** Requirements for tree removal shall be pursuant to Chapter 17.80 (Tree Preservation).

Section 17.56.090 Parkway Landscaping

- A. **Responsibility.** Pursuant to the requirements of this chapter, the owner of private property adjoining the area between the curb and the sidewalk known as the parkway shall be responsible to plant, install and maintain landscaping in the parkway for the entire frontage of the property in accordance with this section.

- B. **Maintenance.** The property owner is responsible for providing sufficient moisture to the parkway to maintain any landscaping and trees in a healthy condition.
- C. **Landscaping Materials.** The following landscape or decorative hardscape materials are allowed with developed parkways:
1. Low growing planting, excluding cactus, roses and any other plants that contain sharp, pointed or thorn type plant structures. Low water use plants are required for new development.
 2. Turf and turf alternatives (i.e groundcovers and grasses). Low water use turf and turf alternatives are required for new development.
 3. Wood mulches, bark or chips installed in accordance with City Standards.
 4. Synthetic turf, provided it is installed outside of the tree root protection zone, in accordance with City Standards
- D. **Prohibited Landscaping Materials.** The following materials are prohibited within developed parkways.
1. Concrete, cobble, pavers, gravel, stones or rocks.
 2. Bare dirt, for dust control purposes.
 3. Anything impermeable, permanent or firm fixed in place.

adjacent properties. The lighting design employed should be of a low-level type of system (e.g., Malibu-style lighting). A detailed lighting plan shall be submitted for the review and approval of the Planning Director prior to the commencement of activities or display of model homes.

7. The approval of this permit shall be for a one (1) year period, at which time the model home/sales office use shall be terminated and the structure(s) restored back to its (their) original condition. Time extensions may be granted by the Planning Commission up to a maximum of one (1) year, or until ninety percent (90%) of the development is sold, whichever is less. Requests for time extensions must be received by the Planning Department at least thirty (30) days prior to the date of expiration. Any requests for extension of this Conditional Use Permit beyond the two (2) years would require the application of a new Conditional Use Permit. Irrespective of the above, any model home sales office in existence as a combination of as first an on-site use, than as an off-site use, shall be in existence an aggregate total time not to exceed three (3) years.
 8. All model home lots shall be fully landscaped including, but not limited to, a permanent, underground irrigation system, specimen size trees, and the use of shrubbery, ground cover, and lawn in combination to produce a pleasing and aesthetic environment compatible with the surrounding established neighborhood.
 9. The individual elements of the model homes sales office (e.g., lighting, signing, fencing, hours of operation) should be designed in a collective, coordinated manner to ensure a safe, secure, and aesthetic environment, sensitive to and compatible with the surrounding development.
 10. The maximum time period for an off-site model home sales office is two (2) years.
- K. **Recreational Vehicles or Mobile Homes on Active Construction Sites.** These are permitted as a temporary living quarters for security personnel or temporary residence of the subject property owner, subject to the following restrictions:
1. The Planning Director may approve a temporary living quarter for the duration of the construction project or for a specified period, but in no event for more than two (2) years. If exceptional circumstances exist, a one (1) year extension may be granted, provided that the building permit for the first permanent dwelling or structure on the same site has also been extended.
 2. Installation of a temporary living quarter may occur only after a valid building permit has been issued.
 3. Temporary living quarters permitted pursuant to this Section shall not exceed a maximum gross square footage of six hundred fifty (650) square feet in size (tongue not included).

4. The temporary trailer coach installation must meet all requirements and regulations of the Riverside-San Bernardino County Department of Environmental Health Services and the City Building and Safety Department.
5. Any permit issued pursuant to this Section in conjunction with a construction project shall become invalid upon cancellation or completion of the Building Permit for which this use has been approved, or the expiration of the time for which the approval has been granted. At that time, trailers shall be removed from the site.

ADDENDUM

This Addendum to the *City of Rancho Cucamonga General Plan Environmental Impact Report* (SCH#2000061027) (the "EIR") has been prepared in connection with the City's supplemental amendment to the Development Code (the "Project"). The Addendum confirms that the environmental impacts stemming from the Project were adequately addressed in the EIR and that a subsequent EIR or Negative Declaration is not required for the Project.

Proposed Supplemental Development Code Amendments

The Project consists of supplemental amendments to the City's recently adopted comprehensive Development Code, which was in turn adopted to implement the policies of the recently completed 2010 General Plan Update. Since adoption of the Development Code Update in July 2012, City staff has identified several errors and omissions in the Development Code that were unintended. Staff has identified residential landscaping requirements where the text requires further clarification to prevent conflict with Executive Order B-29-15 from Governor Brown requiring a 25% reduction in urban water consumption. The purpose of the Project is to correct these errors and omissions and clarify text where necessary. It is therefore considered to be largely procedural in nature. The Project will not affect the current methods of conducting environmental review for new development applications. Table A-1 summarizes the changes proposed in the project and the reason for including into the Development Code.

Table A-1: Summary of Proposed Changes to the Development Code

Article	Chapter	Topic	Change Proposed	Reason
II	17.16	Site Development Review	Revise the threshold for review of commercial, industrial or institutional landscape projects from 5,000 sq. ft. to 2,500 sq. ft.	Consistency with State regulations.
II	17.22	Specific Plan	Revise responsibility for grading plan submittal requirements from Grading Committee to Planning Director.	Grading Committee no longer exists. This allows for the Planning Director to determine that the applicant has submitted an appropriate grading plan.
III	17.30	Fuel Storage and Distribution	Prohibit use in Hillside Residential (HR) district.	Unintentionally omitted from the old code.

Article	Chapter	Topic	Change Proposed	Reason
IV	17.58	Residential Landscaping	Revise and clarify residential landscaping standards.	Consistency with State regulations and Governor's executive order B-29-15 to reduce urban water consumption by 25%
IV	17.74	Temporary Signs	Revise time limit for display of temporary signs from 9 to 90 days.	Technical error.
V	17.104	Temporary Uses	Revise the regulatory authority from Riverside County environmental health to San Bernardino County environmental health.	Technical error.

The 2010 General Plan Update and Environmental Impact Report

On May 19, 2010, the City Council adopted the 2010 General Plan Update and certified the EIR. The updated plan serves as the foundation for many of the City's regulatory documents, including the Development Code, specific plans, community plans, master plans, and design guidelines. With the 2010 General Plan Update, the City's focus shifted to infill development (development of remaining vacant properties within developed business districts and residential neighborhoods).

The EIR evaluated potential for the 2010 General Plan Update to result in environmental impacts, as summarized in the following table:

No Mitigation	Mitigation Measures	Significant and Unavoidable
Agricultural Resources	Cultural Resources	Aesthetics
Biological Resources	Hazards and Hazardous	Agricultural Resources
Geology and Soils	Materials	Air Quality
Population, Housing and	Hydrology and Water Quality	Climate Change
Employment	Land Use and Planning	Mineral Resources
Public Services	Noise	
Parks and Recreation		
Transportation and Traffic		
Utilities and Service Systems		

The City made findings regarding the environmental impacts of adopting the General Plan as well as overriding considerations for significant and unavoidable impacts, both individually and cumulatively, for the following issues: Aesthetics, Agricultural Resources, Air Quality, Climate Change, and Mineral Resources.

The findings made by the City necessary to certify the EIR and adopt the General Plan also included a mitigation monitoring and reporting program. For impacts to Land Use and Planning, the City determined that changes or alterations have been incorporated into the General Plan that avoid or substantially lessen the significant environmental effects identified in the EIR resulting in a less than significant impact. More specifically the City's findings stated there would be no conflict between the General Plan and the Development Code because updates to the Development Code, as well as adherence to standard conditions related to consistency of future development with the proposed 2010 General Plan Update and the City's Development Code, will reduce the potential impacts related to plan consistency to a less than significant level.

CEQA Review Requirements

The California Environmental Quality Act ("CEQA") generally requires agencies to analyze the possible environmental impacts of a project prior to approval. Depending on the nature and extent of the potential impacts, the agency may be required to adopt a Negative Declaration or Environmental Impact Report (EIR).

Under Section 15162 of the CEQA Guidelines, when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the none of these conditions calling for the preparation of a subsequent EIR or Negative Declaration are met, but minor technical changes or additions are necessary to a previously adopted environmental document are needed, Section 16164 of the CEQA Guidelines allow the lead agency to prepare an addendum to the prior environmental document.

A brief explanation of the decision not to prepare a subsequent EIR pursuant should be included in the addendum, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration, and must be considered by the decision-making body prior to making a decision on the project.

Analysis

This addendum to the EIR has been prepared for the Project because none of the conditions specified in Section 15162 of the CEQA Guidelines requiring the preparation of a subsequent EIR or Negative Declaration are met.

First, the Project does not propose substantial changes in the City's development regulations that were not analyzed in the EIR or that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Project simply implements the goals and policies adopted in the City's General Plan and analyzed in the General Plan EIR. The General Plan specifically mentions revising and updating the Development Code, as shown in the following table.

<i>The Development Code shall be updated to reflect the density and intensity ranges (especially along Foothill Boulevard) as specified in the General Plan including updating the development standards to be consistent with the General Plan provisions. (Table LU-2 of Chapter 2)</i>	<i>LU-2.1, LU-2.2, LU-3.3, LU-3.8, LU-4.2, LU-4.3, LU-4.5, LU-5.1, LU-9.5, ED-2.1, ED-2.4 ED-4.4</i>
<i>The Development Code shall be updated to develop guidelines or standards that will guide infill development and make it compatible with the surrounding neighborhood communities.</i>	<i>LU-2.4, LU-9.1, LU-9.2, LU-9.4, ED-1.4, ED-4.1</i>

The proposed project does not change either the policies or the figures shown in both the EIR and the General Plan. The project does not change any densities, intensities, land uses, or designations beyond those analyzed in the EIR. As a result, there is no change in the project and no new significant environmental effects, or increase in the severity of previously identified significant effects is anticipated as a result of the proposed project.

Second, there have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The EIR, which addressed the impacts of adopting the City's General Plan and revisions to the Development Code, was adopted on May 10, 2010. The existing conditions reported in the EIR are very similar to those currently in existence. Since adoption of the General Plan in 2010, the City has not processed any amendments to the plan. As a result, there are no substantial changes to the environment which would require a modification of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Third, there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows (a) the Project will have any significant effects not discussed in the EIR; (b) the significant effects examined in the EIR will be substantially more severe than previously shown; (c) mitigation measures or alternatives previously found to be infeasible would now be feasible and would substantially reduce one or more significant effects of the project; or (d) considerably different mitigation measures or alternatives than those analyzed in the EIR would substantially reduce one or more significant effects on the environment are now available.

As the Project is consistent with the General Plan there are no new effects that were not discussed in the EIR. Similarly, the Project will not result in changes to the impacts identified in the EIR that could be considered substantially more severe. The Project does not alter any of the review processes in place for new projects, nor does it exempt new uses in the zoning ordinance from review. The Project addresses areas of responsibility for development review and affirms the appropriate body to make recommendations clarifies appeal procedures and establishes project review timelines. None of these changes will result in physical changes to the environment inconsistent with the General Plan as analyzed in the EIR. No additional mitigation measures are necessary.

Summary

In summary, the General Plan EIR sufficiently analyzed the potential impacts associated with the proposed Development Code Update. The City has a thorough development review process that is fully documented in the General Plan EIR, and that will remain in place following the proposed project.