

STAFF REPORT



PLANNING DEPARTMENT

DATE: May 11, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Mike Smith, Senior Planner
Tom Grahn, Associate Planner
Dominick Perez, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSEMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 – CITY OF RANCHO CUCAMONGA – A proposed General Plan Amendment to 1) to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; 2) to revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct numbering of Table LU-9; 3) revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City; 4) revise Figures LU-2 and LU-3 of the General Plan that identify the (existing and added) locations of the parcels that are designated for Mixed Use development; 5) revise text associated with these tables and figures; and 6) to correct any typographical errors and omissions within the existing text associated with these tables and figures; APNs: 0207-211-05, 0207-211-42 through -46, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20 and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action.

RECOMMENDATION: Staff recommends the Planning Commission make the following recommendations to the City Council:

1. Adopt the Negative Declaration for General Plan Amendment DRC2015-00887; and
2. Approve General Plan Amendment DRC2015-00887

PROJECT REVIEW BACKGROUND: The proposed General Plan Amendment was originally scheduled for Planning Commission public hearings to be held on February 24, 2016 and April 27, 2016. On both dates, the application was continued by the Planning Commission to allow Staff to conduct additional research and analysis, and to further develop the Staff Report and the related exhibits (Exhibits J and K). Following the completion of these steps, the proposal was scheduled for a Planning Commission public hearing to be held on May 11, 2016.

ANALYSIS

A. **POLICY AND REGULATORY BACKGROUND:** On May 19, 2010, the City Council, with the recommendation of the Planning Commission, adopted the City's 2010 General Plan. As part of

this update of the General Plan, the land use designations for several parcels were changed to Mixed Use. The parcels that were designated Mixed Use at that time are generally grouped in "Mixed Use Areas" (hereafter referred to as "MU Areas") at various locations in the City as shown in Figures LU-2 and -3 of the General Plan (Exhibits A and B). There are a total of thirteen (13) MU Areas. The majority of these MU Areas are generally located along Foothill Boulevard, which is considered to be a "core commercial spine" and near intersections of that street with major north-south streets such as Archibald Avenue, Haven Avenue, and Milliken Avenue. In addition to being a major east-west corridor where a significant amount of commercial uses are concentrated, Foothill Boulevard is a transit corridor for Omnitrans Bus Route #66. The MU Areas vary in physical area with the largest being Victoria Gardens (MU Area #1 on Figure LU-3) and the smallest being Historic Alta Loma (MU Area #13). The extent of development within these MU Areas also vary. For example, MU Area #3 is almost entirely undeveloped/vacant while MU Area #13 is fully developed/improved.

In January 2015, the City Council accepted several goals for the City during an assessment of the City's objectives. Two of these goals, are relevant to mixed use development. Specifically, the objective of Goal A24 is "to address 1) mixed use, high density, transit oriented development (TOD), and 2) underperforming or underutilized areas." The objective of Goal A25 is "review the City's zoning districts and evaluate/investigate creating overlay districts or specific plan areas that will create villages or development districts in order to revitalize underperforming or underutilized areas and create synergy amongst the varying land uses."

On August 12, 2015, the Planning Commission recommended approval of Development Code Amendment DRC2015-00421 amending Title 17 (Development Code) of the Rancho Cucamonga Municipal Code to provide development standards for the Mixed Use Development District. These amendments were reviewed on October 21, 2015 by the City Council who subsequently adopted Ordinance No. 881. The development standards will apply to Mixed Use development and include, but are not limited to, density, floor area ratio (FAR), building height, parking, community and private open space, landscaping, and setback requirements. These standards previously did not exist.

The City Council, Planning Commission, and Staff have participated in studies and field activities with the intent of acquiring a better understanding of mixed use development which, in turn, would assist in establishing the framework and foundation for mixed use development in the City. For example:

1. On June 19, 2013, the results of the Foothill Boulevard Bus Rapid Transit Study were presented to the City Council. This study, in partnership with the Southern California Association of Governments (SCAG), evaluated where transit-oriented development (TOD) was viable and whether Bus Rapid Transit (BRT) could be supported along Foothill Boulevard. It also included an analysis of the City's General Plan and Development Code to incorporate policies and housing opportunities to support future BRT opportunities consistent with regional transit plans and TOD principals.
2. On October 30, 2013, Planning Department Staff conducted a "Design Tour" with the City Council and the Planning Commission. The purpose of the tour was to show how mixed use, high density development and single use, low density development were compatible and could function harmoniously. The tour included a visit to three (3) cities – Santa Clarita, Pasadena, and Monrovia – where several projects, of different densities that consisted of a

mix of land use types, were well-integrated within the existing built environment that surrounded them.

- In February 2015, the City adopted its Economic Development Strategic Plan (EDSP). The EDSP serves as a guide for the City's economic development goals over the next 3 to 5 years. One of the goals identified was the creation of an environment that would be attractive to a workforce and customer base demographic that was born generally between 1980 and 2000. To accomplish this, the City would need to facilitate pedestrian-oriented development, and encourage the use of non-automotive transit (trains, buses, and bicycles), within an environment where there are a variety of land uses in relatively close proximity to each other, i.e. mixed use development, compared to conventional, suburban development. This type of development would be consistent with the City's goal to encourage a healthy and sustainable lifestyle for residents and visitors as envisioned in the Healthy RC initiative. As an added benefit, it could contribute to the revitalization of underperforming retail centers.

B. GENERAL PLAN AMENDMENT: The proposed revisions that will result from this amendment are as follows:

- Change the land use designations of thirty (30) parcels, with a combined area of about 67 acres within the City from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use. The subject parcels will be grouped into seven (7) MU Areas as described in the following table (and numbered to follow the "list" of the thirteen (13) existing MU Areas, i.e. Mixed Use Areas #14 – 20) (Exhibit C). Their locations relative to existing MU Areas are shown in Exhibits D and E while their specific locations are shown in Exhibit F.

MU Area	General Location	Number, and Combined Area, of Parcels		Existing Designation(s)		Notes and/or Existing Status
				General Plan ¹	Zoning ²	
14	SWC Foothill and Vineyard	6	9.82 acres	GC	CC	Commercial center and two vacant parcels
15	SEC Foothill and Haven	3	13.22 acres	IP	IP	"Barton Plaza"
16	SEC Etiwanda and Candlewood	5	6.06 acres	O	OP	"Bartholow House", vacant parcel, post office, and SFRs
17	NWC Foothill and Etiwanda	6	6.83 acres	GC	CC	Small store and vacant parcels
18	NEC Foothill and Etiwanda	3	6.14 acres	GC	CC	100% vacant
19	SEC Foothill and Etiwanda	2	5.14 acres	GC	CC	100% vacant
20	NWC Foothill and East	5	19.71 acres	GC and FC/UC	CC and OS	SCE and CWWD infrastructure - otherwise vacant
Total Number/Area of Parcels		30	66.92 acres			
1: FC/UC = Flood Control/Utility Corridor; GC = General Commercial; O = Office						
2: CC = Community Commercial; IP = Industrial Park; OP = Office Professional; OS = Open Space						

The existing and proposed land use designations are described in the General Plan, Chapter 2: "Managing Land Use, Community Design, and Historic Resources" (highlighted text on pages LU-14, -15, and -17 of Exhibit G). Similar to the majority of the existing MU Areas, most of the subject parcels are generally located along Foothill Boulevard near the intersections of that street with a) East Avenue, b) Etiwanda Avenue, c) Haven Avenue, and

d) Vineyard Avenue. An additional set of parcels are located near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street.

The subject parcels were selected as most of them are located along Foothill Boulevard; are near a bus transit corridor and provide the best potential for transit-oriented development (TOD); and/or are in close proximity to existing MU Areas. Also, the majority of the owners of the subject parcels have approached the City with proposals for development and have expressed interest in mixed use development.

Staff notes to the Commission that one of the parcels, APN: 1100-191-04, located within (proposed) Mixed Use Area #20, is partially designated as Flood Control/Utility Corridor in the General Plan. This part of the parcel (about 7.5 acres) is within a Southern California Edison (SCE) utility corridor and cannot be developed. Therefore, that part of the parcel will remain designated as Flood Control/Utility Corridor. The zoning designations of the subject parcels will remain unchanged and will require a Zoning Map Amendment to Mixed Use (MU) District in order to develop under the Mixed Use Development Standards.

2. Revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct the numbering of Table LU-9 (Exhibit G). These tables are proposed to be deleted as they do not provide enough flexibility for the City to determine the appropriate uses and range of development within the applicable MU Areas. Tables LU-2 and -9 will remain unchanged as they apply to MU Areas within, and are regulated by, separate Specific Plans;
 3. Revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City to account for the added MU Areas. These tables, and tables LU-18 through LU-24, will also be renumbered to reflect the deletion of Tables LU-3 through LU-8, and LU-10 through LU-14 (Exhibit G);
 4. Revise Figures LU-2 and LU-3 of the General Plan to account for the added locations of the parcels that are designated for Mixed Use development (Exhibits D and E);
 5. Revise text associated with the above-noted tables and figures (Exhibit G); and
 6. Correct any typographical errors and omissions within the existing text associated with the above-noted tables and figures.
- C. FUTURE ZONING MAP AMENDMENT(S): Amendments to the Zoning Map are not proposed at this time. The zoning designations of the parcels subject to this General Plan Amendment will remain unchanged. When a proposal for development within each new MU Area is submitted, the applicant will be required to submit an application for a Zoning Map Amendment for consistency with the General Plan. This will ensure that the various details of a proposed project are thoroughly analyzed including compatibility of the project with improvements and/or uses on other properties in the vicinity, and that all project-related impacts that will be analyzed under the California Environmental Quality Act (CEQA). All projects will be required to comply with the standards, including parking, for mixed use development that were adopted in late 2015 by the City Council. All Zoning Map Amendments will require the review and approval of the Planning Commission and the City Council.

- D. NEXT STEPS: Consistent with the goals and policies described in the General Plan Staff will explore other opportunity areas for mixed use development. Other locations along Foothill Boulevard will be reviewed to further advance the City's goal of maximizing the potential for multi-modal opportunities. In addition, Staff will analyze other areas that have potential for mixed use development. These include areas of the City such as the historic Alta Loma neighborhood located at Base Line Road and Amethyst Avenue. There is currently a mix of existing residential and commercial uses in relatively close proximity to each other and, therefore already function similar to a mixed use development. The context of various areas within the City are different due to, for example, historical development patterns and/or presence of structures of historic, or potentially historic significance. This results in unique characteristics that adds aesthetic and cultural value to the City. Staff will explore "village" development concepts including specific design/technical standards and land use regulations that will be unique to, and will preserve, the identity of each of these areas.

ENVIRONMENTAL ASSESSMENT: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that there would be no substantial evidence that the project would have a significant effect on the environment as this amendment affects the City as a whole, does not apply to a specific project site, and project-specific environmental analysis will be conducted by the City at the time applications for development of each subject parcel (or parcels if grouped together) are submitted for review as required by the California Environmental Quality Act (CEQA). Based on that determination, a draft Negative Declaration was prepared. The State Clearinghouse number for the draft Negative Declaration is SCH#2016011059.

Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Negative Declaration. The comment period began on January 25, 2016 and concluded on February 23, 2016. Staff received a letter dated February 11, 2016 from the City of Upland indicating that they had "no comments at this time" (Exhibit H). On February 23, 2016, Staff received a comment letter from the City of Fontana (Exhibit I) which cited inadequacies in the description of the General Plan Amendment and the analysis of the environmental impacts of the project. The City of Fontana requested that the Initial Study be revised accordingly and be re-circulated for review.

Staff subsequently revised the description of the project in the Initial Study. Staff concluded that the project is the adoption of an amendment to the General Plan and does not involve a site-specific project, and the adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except for APN: 1100-191-04, as discussed in the analysis above, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts were considered in the Environmental Impact Report for the General Plan adopted in 2010. Additionally, under the Mixed Use land use designation, uses that would be allowed in future development projects would be comparable to the uses that are currently allowed within the existing land use designations.

When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit

environmental studies that analyzes the impact(s) (if any) to, for example, air quality, biological resources, cultural resources, noise levels, and transportation/traffic caused by the site-specific project. On a case-by-case review of each project, the appropriate environmental document will be prepared to address project-specific impacts. Based on the findings contained in the revised Initial Study, City staff determined that there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a revised draft Negative Declaration was prepared. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Negative Declaration.

PUBLIC NOTICE AND CORRESPONDENCE: Pursuant to Government Code Section 65090, this item was advertised in the Inland Valley Daily Bulletin newspaper a minimum of 30 days in advance of the public hearings that were to be held on February 24, 2016 and April 27, 2016. On both dates, the application was continued by the Planning Commission to allow Staff to conduct addition research and further develop the Staff Report and the related exhibits. Staff subsequently scheduled the application for a Planning Commission public hearing to be held on May 11, 2016 and advertised it in the same newspaper in advance of the public hearing. For the May 11, 2016 public hearing, individual notices were mailed to the owners of the properties subject to this General Plan Amendment as an additional step in the public notification process. No correspondence has been received in response to the notices.

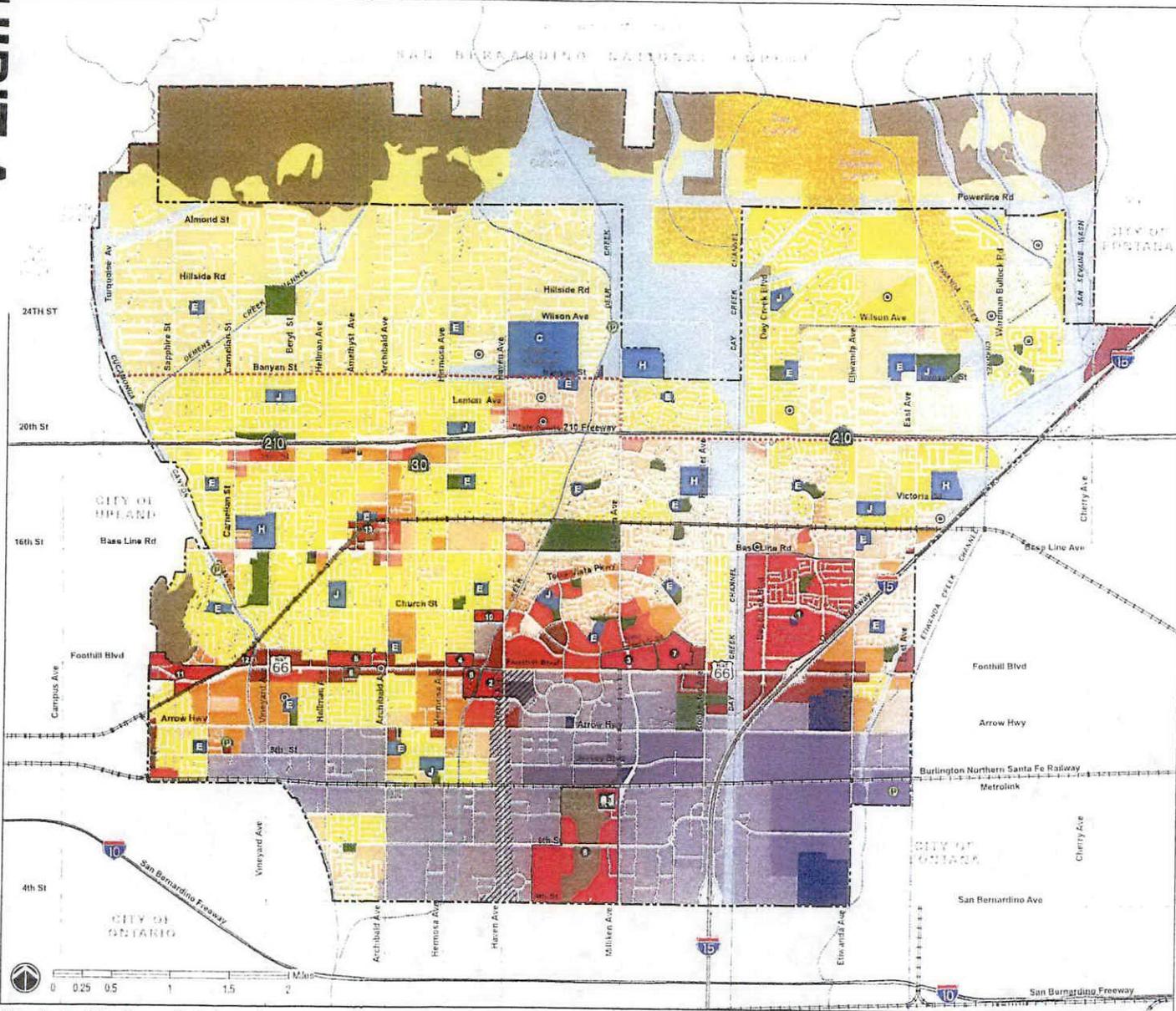
Respectfully submitted,



Candyce Burnett
Planning Director

CB:MS/TG/DP/lis

- Exhibit A – General Plan (Figure LU-2 – Land Use Plan)
- Exhibit B – General Plan (Figure LU-3 – Mixed Use Areas)
- Exhibit C – General Location of the Proposed Mixed Use Areas
- Exhibit D – Figure LU-2 (with Proposed Mixed Use Areas)
- Exhibit E – Figure LU-3 (with Proposed Mixed Use Areas)
- Exhibit F – Specific Locations of the Proposed Mixed Use Areas
- Exhibit G – General Plan, Chapter 2 (with proposed revisions)
- Exhibit H – Correspondence from Upland (in response to the draft Negative Declaration)
- Exhibit I – Correspondence from Fontana (in response to the draft Negative Declaration)
- Exhibit J – Planning Commission Staff Report (Continuance, February 24, 2016)
- Exhibit K – Planning Commission Staff Report (Continuance, April 27, 2016)
- Exhibit L – Initial Study Part 2
- Draft Resolution of Approval with Attachments





RANCHO CUCAMONGA

Land Use Designations

Residential

- Very Low (0.1 - 2.0 du/ac)
- Low (2.0 - 4.0 du/ac)
- Low Medium (4.0 - 8.0 du/ac)
- Medium (8.0 - 14.0 du/ac)
- Medium High (14.0 - 24.0 du/ac)
- High (24.0 - 30.0 du/ac)

Commercial

- Office (0.40 - 1.0 FAR)
- Neighborhood Commercial (0.25 - 0.35 FAR)
- Community Commercial (0.25 - 0.35 FAR)
- General Commercial (0.25 - 0.35 FAR)

Mixed Use

- Mixed Use (0.25 - 1.0 FAR)

Industrial

- Industrial Park (0.40 - 0.60 FAR)
- General Industrial (0.25 - 0.60 FAR)
- Heavy Industrial (0.40 - 0.50 FAR)

Open Space

- Hillside Residential (0.1 - 2.0 du/ac)
- Conservation
- Open Space (0 - 0.1 du/ac)
- Flood Control Utility Corridor

Public Facility

- Civic/Regional (0.40 - 1.0 FAR)
- Schools (0.10 - 0.20 FAR)
- Parks

Mixed Use Areas

1. Victoria Gardens
2. Town Center
3. Terra Vista
4. Foothill Blvd (Hermosa Ave & Center Ave)
5. Foothill Blvd (Archibald Ave & Hellman Ave)
6. Foothill Blvd (Hermosa Ave and Hampshire St)
7. Foothill Blvd & Mayten Ave
8. Industrial Area Specific Plan (Sub-Area 16)
9. Foothill Blvd & Deer Creek Channel
10. Haven Ave & Church St Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Blvd-Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)

Overlays

- Haven Avenue Office
- Equestrian/Rural Area
- Master Plan

Schools and Parks

- Elementary School
- Junior High School
- High School
- College
- Proposed Park (1)

Base Layers

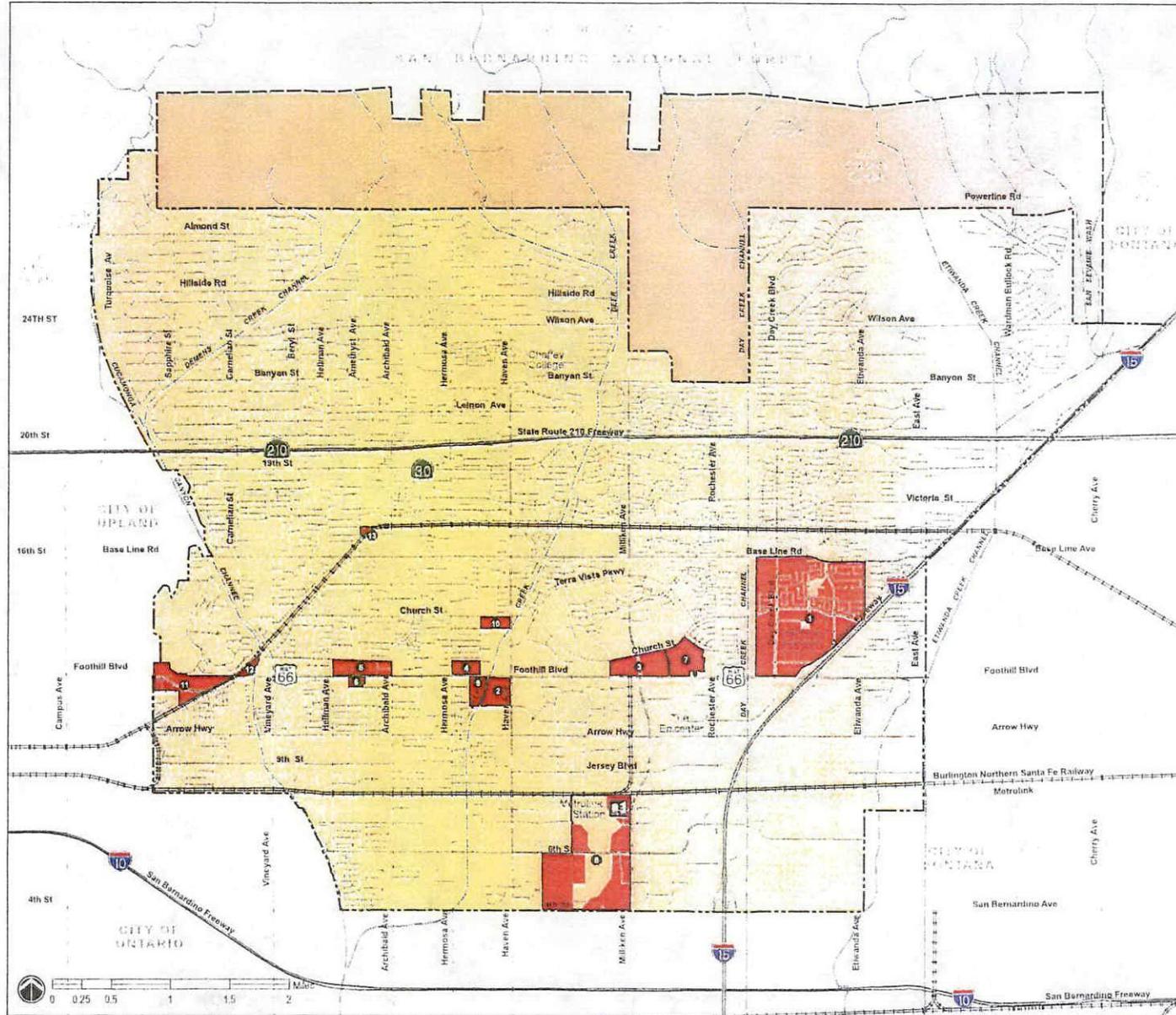
- City Boundary
- Sphere of Influence
- Waterways
- Freeway
- Roads
- Railroads

Note: (1) Location of proposed parks are not fixed, and may be adjusted to accommodate future planning needs.

Source: Rancho Cucamonga and San Bernardino County Assessor, 2009.

Managing Land Use, Community Design, and Historic Resources
RANCHO CUCAMONGA GENERAL PLAN

Figure LU-2:
Land Use Plan



- Mixed Use Areas**
1. Victoria Gardens
 2. Town Center (Foothill Blvd & Haven Ave)
 3. Terra Vista
 4. Foothill Blvd (Hermosa Ave & Center Ave)
 5. Foothill Blvd (Archibald Ave & Hollman Ave)
 6. Foothill Blvd (Hollins Ave and Hampshire St)
 7. Foothill Blvd & Mayton Ave
 8. Industrial Area Specific Plan (Sub-Area 18)
 9. Foothill Blvd & Deer Creek Channel
 10. Haven Ave & Church St Site
 11. Western Gateway (Bear Gulch Area)
 12. Foothill Blvd-Cucamonga Channel Site
 13. Historic Alta Loma (Amethyst Site)

- Base Layers**
- City Boundary
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 - == Freeway
 - Roads
 - Railroads

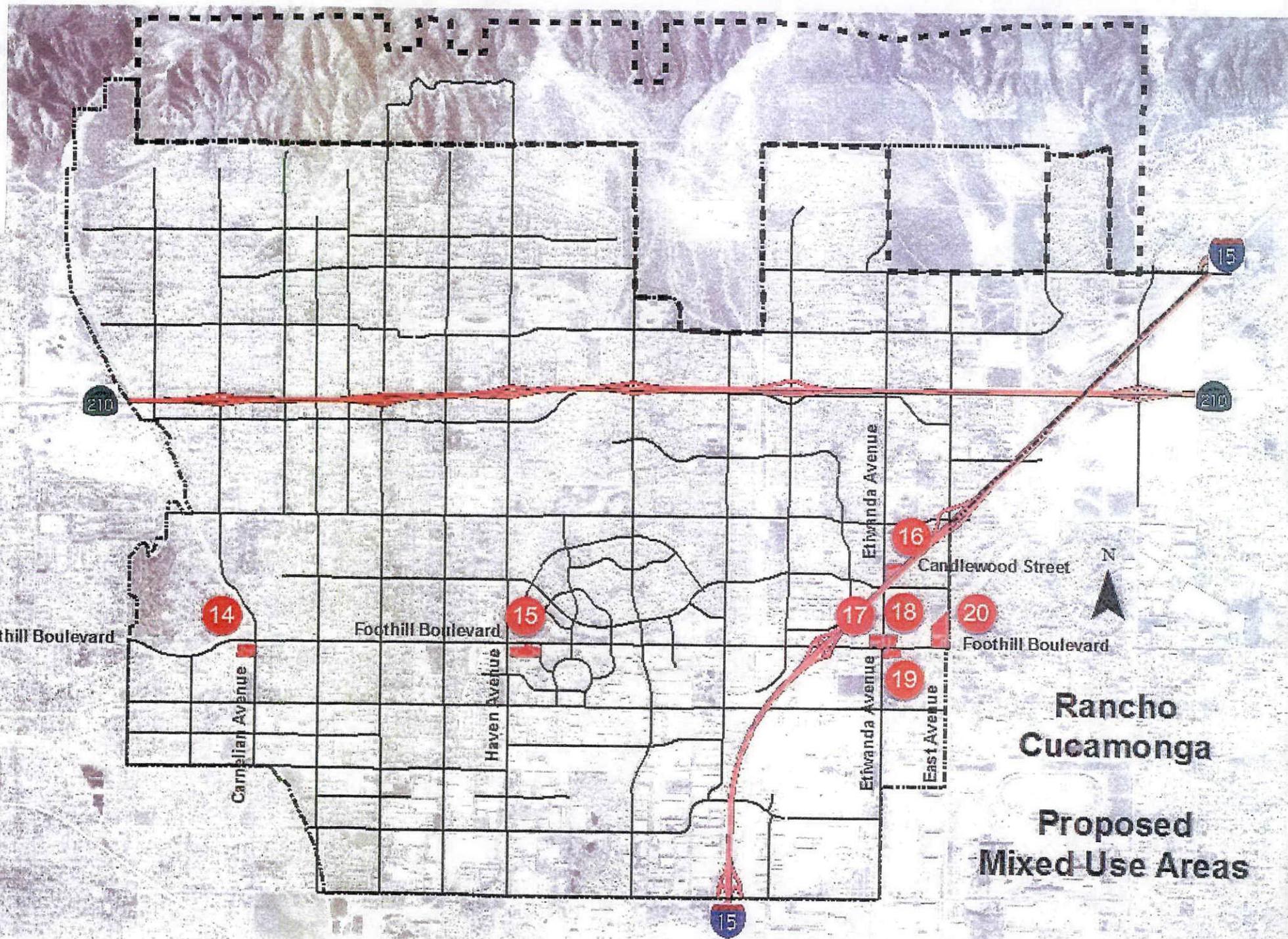
Source: Rancho Cucamonga 2001 and San Bernardino County Assessor, 2009

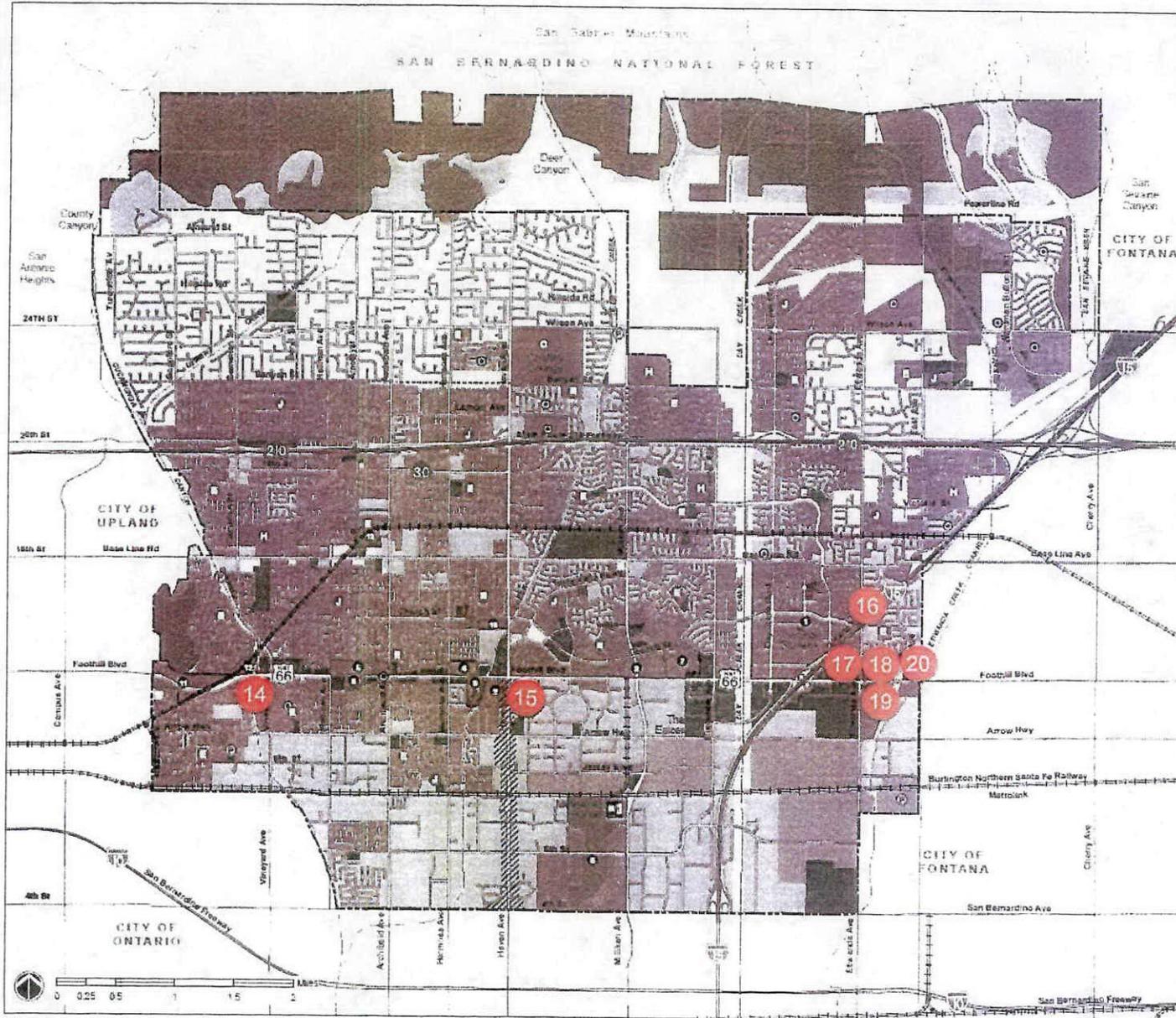


Figure LU-3:
Mixed Use Areas

General Plan Amendment DRC2015-00887

Item D - 9





Land Use Designations

Residential

- Very Low (0.1 - 2.0 du/ac)
- Low (2.0 - 4.0 du/ac)
- Low Medium (4.0 - 8.0 du/ac)
- Medium (8.0 - 14.0 du/ac)
- Medium High (14.0 - 24.0 du/ac)
- High (24.0 - 30.0 du/ac)

Commercial

- Office (0.40 - 1.0 FAR)
- Neighborhood Commercial (0.25 - 0.35 FAR)
- Community Commercial (0.25 - 0.35 FAR)
- General Commercial (0.25 - 0.35 FAR)

Mixed Use

- Mixed Use (0.25 - 1.0 FAR)

Industrial

- Industrial Park (0.40 - 0.60 FAR)
- General Industrial (0.50 - 0.80 FAR)
- Heavy Industrial (0.40 - 0.50 FAR)

Open Space

- Hillside Residential (0.1 - 2.0 du/ac)
- Conservation
- Open Space (0 - 0.1 du/ac)
- Flood Control/Utility Corridor

Public Facility

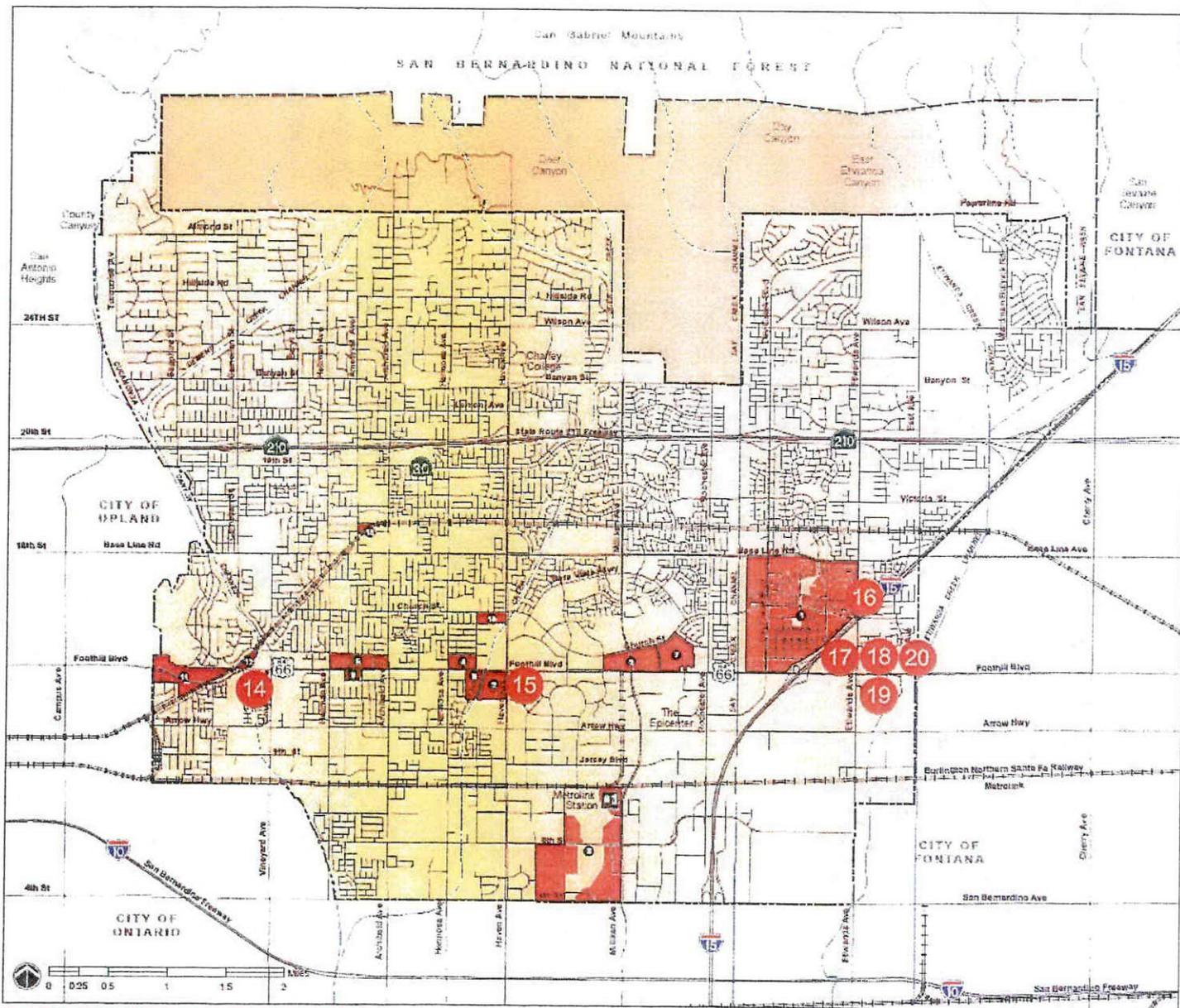
- Civic/Regional (0.40 - 1.0 FAR)
- Schools (0.10 - 0.20 FAR)
- Parks

□ Mixed Use Areas



- 14 SWC Foothill and Vineyard
- 15 SEC Foothill and Haven
- 16 SEC Etiwanda and Candlewood
- 17 NWC Foothill and Etiwanda
- 18 NEC Foothill and Etiwanda
- 19 SEC Foothill and Etiwanda
- 20 NWC Foothill and East

Figure LU-2:
Land Use Plan



- Mixed Use Areas**
1. Victoria Gardens
 2. Town Center (Foothill Blvd & Haven Ave)
 3. Terra Vista
 4. Foothill Blvd (Hermosa Ave & Center Ave)
 5. Foothill Blvd (Archibald Ave & Holman Ave)
 6. Foothill Blvd (Helms Ave and Hampshire St)
 7. Foothill Blvd & Mayten Ave
 8. Industrial Area Specific Plan (Sub-Area 18)
 9. Foothill Blvd & Deer Creek Channel
 10. Haven Ave & Church St Site
 11. Western Gateway (Bear Gulch Area)
 12. Foothill Blvd-Cucamonga Channel Site
 13. Historic Alta Loma (Amethyst Site)



- Base Layers**
- City Boundary
 - Sphere of Influence
 - Waterways
 - Freeway
 - Roads
 - ==== Railroads

Source: Rancho Cucamonga, 2001 and San Bernardino County Assessor, 2005

- 14 SWC Foothill and Vineyard
- 15 SEC Foothill and Haven
- 16 SEC Etiwanda and Candlewood
- 17 NWC Foothill and Etiwanda
- 18 NEC Foothill and Etiwanda
- 19 SEC Foothill and Etiwanda
- 20 NWC Foothill and East

Figure LU-3:
Mixed Use Areas

Proposed Mixed Use Area #14

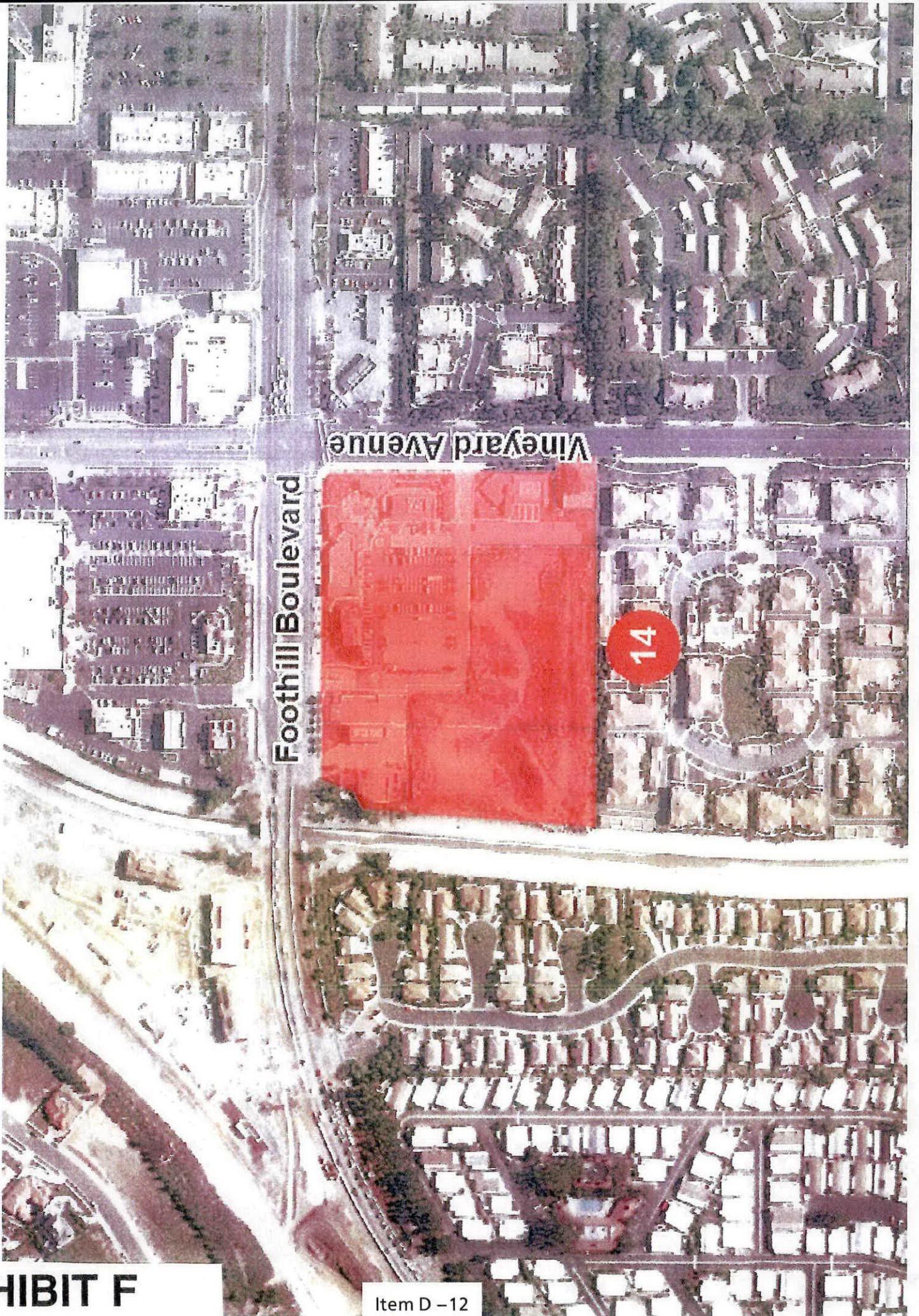


EXHIBIT F

Proposed Mixed Use Area #15



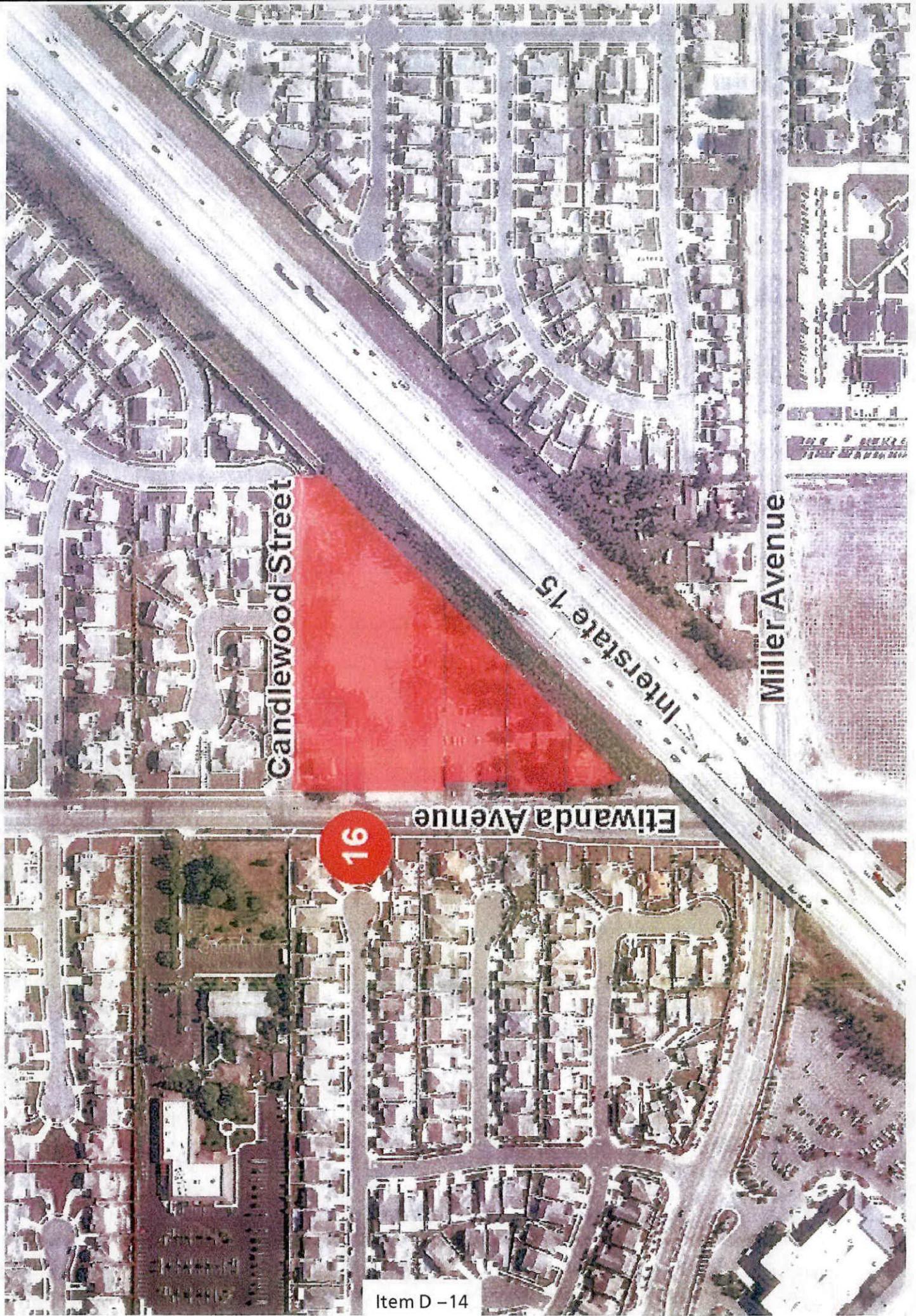
Aspen Avenue

Foothill Boulevard

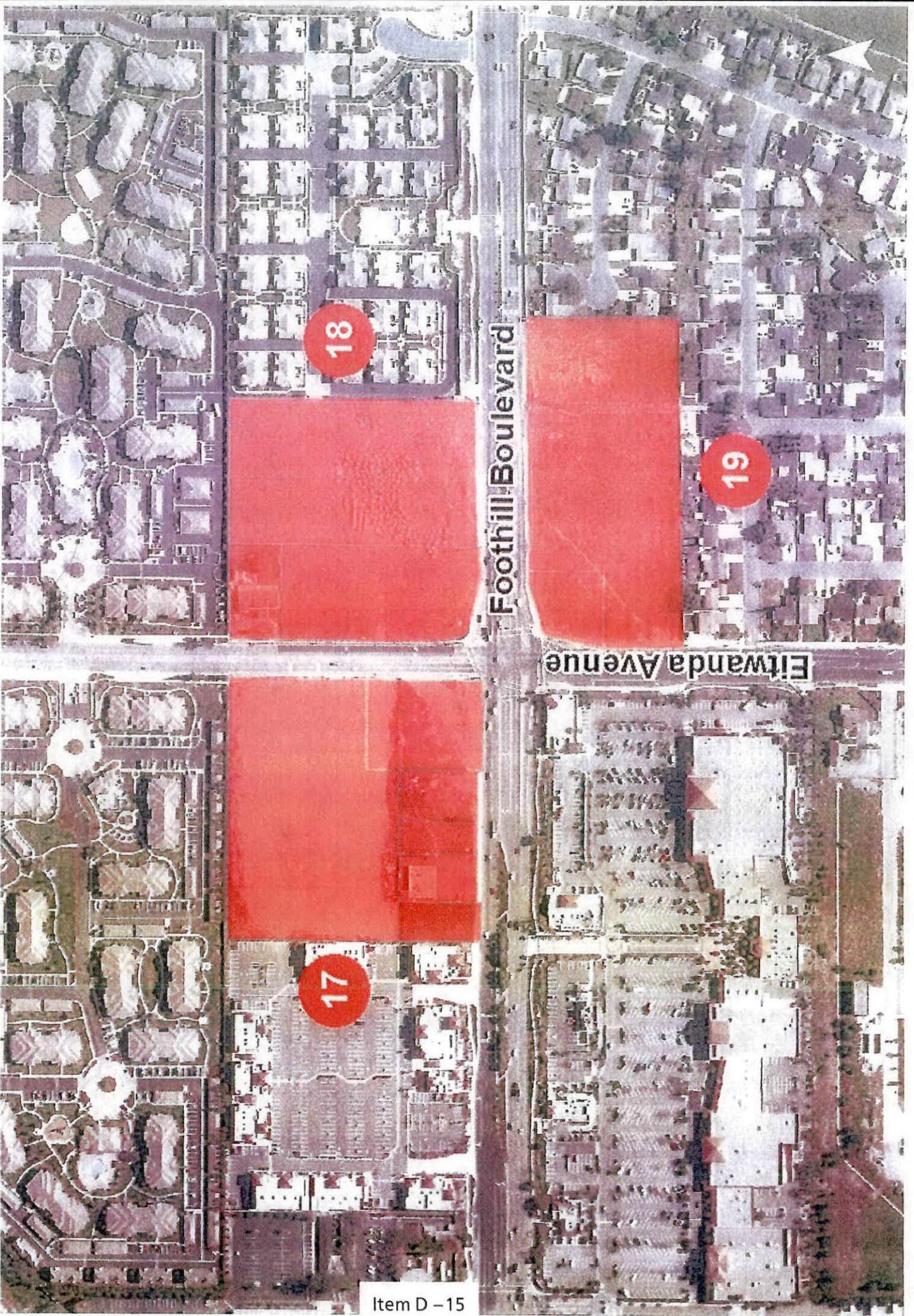
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Haven Avenue

Proposed Mixed Use Area #16



Proposed Mixed Use Areas #17, 18, and 19



18

19

17

Foothill Boulevard

Eitwanda Avenue

Proposed Mixed Use Area #20



Land Use

In Rancho Cucamonga, vacant land has become a scarce resource. Land use decisions must be carefully crafted to protect established residential neighborhoods and plan for appropriate infill development while connecting land uses and transportation modes. These key objectives provide the framework for the City's land use strategies.

Land use is a term that describes different types of activities that occur in a particular area. For example, some areas in Rancho Cucamonga contain homes while other areas contain stores, warehouses, parks, or schools. In some places, like Victoria Gardens, a mixture of uses creates an active and vital commercial and cultural center. This Land Use section describes the general location, type, and intensity of development throughout Rancho Cucamonga.

The maps, graphics, and text in this section also define the distribution, intensity, and preferred form of land uses within residential neighborhoods, along key corridors, and on specific sites. The Land Use Policy Map (Figure LU-1) presents a pictorial representation of land use policy. Cumulatively, these policies will shape future development to maintain and enhance all areas of Rancho Cucamonga.

Planning Context

The pattern of development within Rancho Cucamonga is characterized by essentially a north/south split roughly along Foothill Boulevard. The northern two-thirds of the City are predominately residential, while the southern third is largely industrial. Commercial centers are primarily clustered along Foothill Boulevard, Base Line Road, and several other major roadways. The northern edge of the Sphere of Influence is dominated by open space and hillside terrain. Table LU-1 identifies the land use distribution for the City and Sphere of Influence by general categories as of 2009.

Table LU-1: Land Use Distribution - 2009

[[text in red to be revised]]

Land Use	City Acres	Sphere of Influence Acres	Total Acres	Percent of Total
Residential	10,310	125	10,435	39.3%
Commercial	660	--	660	2.5%
Mixed Use	702	--	702	2.6%
Industrial	3,203	--	3,203	12.1%
Public Facilities	1,656	1,448	3,104	11.7%
Schools	536	--	536	2.0%
Parks	347	--	347	1.3%
Open Space and Conservation	707	1,186	1,893	7.1%
Vacant	2,503	3,168	5,671	21.4%
Total	20,624	5,927	26,551	100.0%

Source: Rancho Cucamonga GIS data, 2009.

Office (Probable FAR of 0.40 and Maximum FAR of 1.0)

The Office designation concentrates office-oriented business activities near centers of commercial activity and avoids the building of individual, isolated office buildings. Office developments may include low-rise, multi-tenant garden-type arrangements, particularly along the I-15 corridor, Haven Avenue Office Overlay district, and within Mixed Use designated areas. Business activities permitted within this category include corporate headquarters, administrative and professional offices, finance, legal, insurance, real estate services, banks, and business support services. Supportive convenience retail and service commercial uses such as restaurants may also be allowed to serve the needs of employees and visitors.

Neighborhood Commercial (Probable FAR of 0.25 and Maximum FAR of 0.35)

The Neighborhood Commercial designation provides for small-scale shopping centers (5 to 15 acres in size) located near or within residential neighborhoods and offering convenient retail goods and services for residents. Examples of permitted uses include small-scale restaurants, grocery and convenience stores, service businesses that generate limited traffic, and boutique retail sales. Neighborhood

Commercial centers should be compatible in design and scale with adjacent residential areas. Convenient paths for pedestrian and bicycle access into and around the center should also be provided.



Neighborhood Commercial

General Commercial (Probable FAR of 0.25 and Maximum FAR of 0.35)

The General Commercial designation applies to properties along major activity corridors. This designation provides for a wide range of community-oriented and regional-oriented commercial businesses, including businesses that cater to tourists traveling on Historic Route 66 (Foothill Boulevard). Rather than perpetuate the linear "strip" configuration along arterial highways and parking-lot-dominated commercial centers that represent development approaches of the past, the General Commercial designation emphasizes cluster approaches and buildings pulled close to the roadway, with reciprocal access provided between commercial developments.



Community Commercial

Community Commercial (Probable FAR of 0.25 and Maximum FAR of 0.35)

The Community Commercial designation allows for a development of larger retail, entertainment, and commercial service business centers, generally as part of a cohesive and coordinated shopping destination of retail and service-oriented businesses that serve the entire community. Community areas typically include larger retail uses, theaters, restaurants, professional and medical offices, and community facilities. Community Commercial centers encompass sites from 10 to 50 acres in size, with buildings or collections of buildings containing 100,000 square feet or more of floor area. Design of Community Commercial centers includes well-designed pedestrian connectivity between uses and parking areas.

Mixed Use Designation

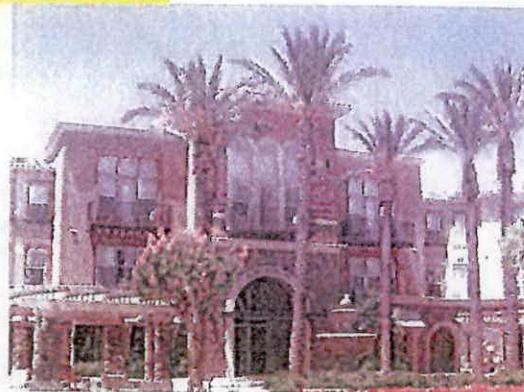
The Mixed Use designation recognizes that portions of Rancho Cucamonga are evolving into more urban places, and that the community desires the creation of new, more sustainable development forms. Mixed Use development approaches offer opportunities for people to live close to work or near transit stops, to walk to neighborhood stores and parks, to enjoy indoor and outdoor entertainment close to home, and to experience exciting pedestrian districts.

Mixed Use (Probable FAR of 0.40 and Maximum FAR of 1.0)

The Mixed Use designation offers opportunities for more intensely developed districts that combine complementary commercial, office, residential, and community uses in areas with easy access to transit. Mixed Use development may occur in two ways: 1) as a combination of uses within a single building (for example, retail on the first floor and residential or office on the upper floors); or 2) as a combination of uses on multiple parcels within a specified district of the City. In either case, the intent is to achieve a complete integration of the uses and their support functions into a livable development that fosters a strong sense of place.

The desired outcome of the Mixed Use designation is to create special urban places within the general suburban pattern of single-purpose uses. Victoria Gardens and the Town Center at Haven Avenue and Foothill Boulevard are exemplary developments that incorporate highly successful Mixed Use concepts.

Community expectations of Mixed Use developments involve excellence in site planning, design, public safety, and use configurations based on the following criteria:

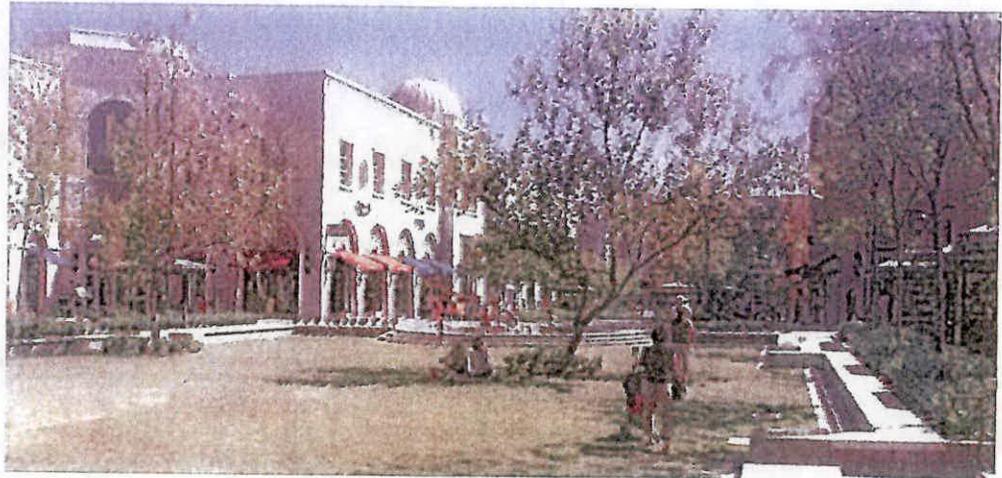


Mixed Use

- Development projects will be interconnected rather than being rigidly separated.
- New commercial and Mixed Use development will emphasize pedestrian orientation in site and building design and promote a walkable environment with active street frontages, well-scaled buildings, and usable public spaces such as small plazas, courtyards, and sidewalk cafes that are highly accessible and convenient to residents and visitors.
- Parking lots and enclosed parking facilities will generally be located to the rear of buildings or at other locations where they are not visible from major streets.
- Safe and convenient pedestrian movement will be provided into and within the site.
- The mix of uses will promote walkability by offering goods and services that appeal to and meet the needs of adjacent and nearby residents.
- Development forms will consist of generally higher intensities of use than in surrounding areas.
- Projects will express a common design theme that may be carried out by architectural styles, landscaping and lighting treatment, street improvements and street furniture, and other means of unifying the development. This does not preclude an eclectic mix of architectural styles, but development will be tied together in physical form by some means.

- Development approaches will involve a variety of scales and spaces to provide interest and diversity.
- An integrated circulation system of arterial access, internal circulation, parking facilities, pedestrian pathways, bicycle routes, transit stops (where applicable), and related signage will be provided. Movement among uses within a district will be possible without forcing patrons to use adjacent arterial highways.
- Crime Prevention Through Environmental Design (CPTED) principles will be integrated into development approaches to provide both the reality and perception of public safety.
- Adequate emergency vehicle access will be provided to address public safety needs.
- All development will provide a unique and engaging experience for residents and visitors to the City, similar to those often found in older, walkable towns and cities.

Victoria Gardens integrates a retail shopping experience with public spaces, including courtyards, squares, open greens, playgrounds, and plazas.



Each application of the Mixed Use designation on the Land Use Plan has a specific intent, and the designation includes guidance tailored to the individual area. Flexibility is provided in the ranges to permit **allowed, and combinations of uses are permitted** at a variety of intensities. **Each of the Mixed Use areas discussed below include a description of the area and the uses that are allowed.** Tables LU-2 through and Table LU-443 identify the **more specific standards for the Victoria Gardens/Victoria Arbors and Industrial Area Specific Plan (Subarea 18) Mixed Use areas.** Unless otherwise specified, the most intensive combination is the most desirable.

The successful application of Mixed Use provisions inherently favors large area master planning allowing for greater development flexibility. Such master planning generally requires consolidated ownership or partnership agreements within the Planning Area. Mixed Use planning over fragmented ownership patterns and smaller project area size is problematic. Consolidation for development of Mixed Use projects is strongly encouraged. Alternatively, development proposals that contain fragmented ownership patterns within a Mixed Use area should be required to master plan adjoining areas outside of the proponent's site. The Mixed Use areas include (numbers correspond with Figure LU-3):

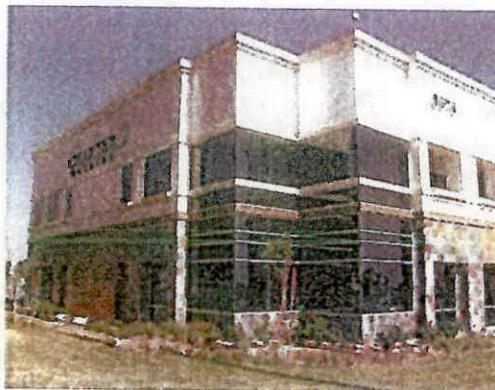
1. Victoria Gardens/Victoria Arbors
2. Town Center (Foothill Boulevard and Haven Avenue)
3. Terra Vista
4. Foothill Boulevard between Hermosa Avenue and Center Avenue
5. Foothill Boulevard between Archibald Avenue and Hellman Avenue
6. Foothill Boulevard at Helms Avenue and Hampshire Street
7. Foothill Boulevard and Mayten Avenue
8. Industrial Area Specific Plan (Sub-Area 18)
9. Foothill Boulevard and Deer Creek Channel
10. Haven Avenue and Church Street Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Boulevard and Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)
14. Southwest corner of Foothill Boulevard and Vineyard Avenue
15. Southeast corner of Foothill Boulevard and Haven Avenue
16. Southeast corner of Etiwanda Avenue and Candlewood Street
17. Northwest corner of Foothill Boulevard and Etiwanda Avenue
18. Northeast corner of Foothill Boulevard and Etiwanda Avenue
19. Southeast corner of Foothill Boulevard and Etiwanda Avenue
20. Northwest corner of Foothill Boulevard and East Avenue

Industrial Designations

Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three Industrial designations are established that continue to provide many industrial development opportunities.

Industrial Park (Probable FAR of 0.40 and Maximum FAR of 0.60)

The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and general and medical office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4th Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.



Industrial Park

General Industrial (Probable FAR of 0.50 and Maximum FAR of 0.60)

The General Industrial designation permits a wide range of industrial activities that include manufacturing, assembling, fabrication, wholesale supply, heavy commercial,

Managing Land Use, Community Design, and Historic Resources

RANCHO CUCAMONGA GENERAL PLAN

LU-17

parkland owned by the City. Parklands include traditional neighborhood-level and community-level parks, as well as multi-purpose recreation-oriented lands such as the Epicenter and Central Park. Planned park sites are identified generally in areas where future residential development will occur. The location of future parks will be further defined by detailed neighborhood site planning and the City's desire to locate new parks adjacent to and integrated with school sites. The City also controls 130 acres of undeveloped parkland not including undeveloped trail acreage.

Land Use Overlays

To add additional flexibility for land development while maintaining other community goals and priorities, the City has created overlay zones for very specific areas. These include the Haven Avenue Office District, the Equestrian/Rural Area, and the Master Plan Overlay. The benefit of overlay zones is the ability to customize development agreements to achieve higher standards and appropriate densities that support the overall goals of the district. In addition to these, the Development Code also includes a Senior Housing Overlay District and the Hillside Overlay District.

Haven Avenue Office Overlay

The Haven Avenue Office Overlay District provides an area for intensive, high-quality office development at this highly visible community gateway. A progressive, sophisticated, and urban style of development is required for the area, which is envisioned as the City's premier office corridor. Haven Avenue has a unique combination of access to I-10 and LA/Ontario International Airport, making it an ideal location for high-end office development.

Equestrian/Rural Overlay

The Equestrian/Rural Overlay District allows for the keeping of horses and other farm animals, subject to regulations specified in the Development Code. All new developments within this overlay zone are required to provide community and local trails for equestrian use in accordance with the Hiking and Riding Trails Plan (see Chapter 5, Community Services). Properties designated as Very Low Residential are also subject to the Equestrian/Rural Overlay regulations.

Master Plan Overlay

The Master Plan Overlay District provides a tool to look beyond the limits of a particular property to solve area- or district-wide circulation, drainage, and neighborhood compatibility issues. The Master Plan Overlay creates an opportunity for the City to address the special or unique needs or characteristics of certain areas so designated by the General Plan, to ensure a harmonious relationship between existing and proposed uses, and to coordinate and promote the community improvement efforts of both private and public resources. The requirement for implementation of a project using the Master Plan Overlay is to prepare a conceptual master plan as a precursor to entitlement approval. Figure LU-2 identifies the locations of the Master Plan Overlays.

Planning Direction for Mixed Use Areas

Mixed Use designations assume a significant role in this General Plan. The majority of these designations are arrayed along Foothill Boulevard near major street intersections. Their location is of critical importance because Foothill Boulevard is one of the City's core commercial corridors. Additional mixed use areas are located along bus routes (and bus stops), near the Rancho Cucamonga Metrolink Station, and historic downtown Alta Loma. These locations are important as they are areas of more intense commercial activity, interest, or opportunities.

Each Mixed Use designation applies different development parameters, including the use mix, to each individual area as described in the following sections. The land use percentages shown in each of the tables are to be used as guidelines only; the application of site planning principles and performance criteria is central to achieving high-quality development.

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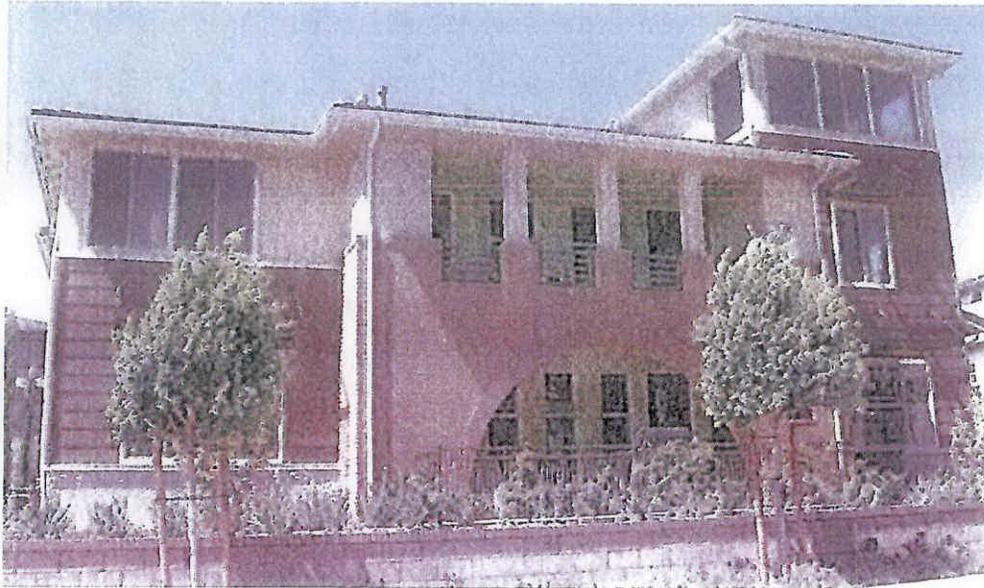


Table LU-2: Victoria Gardens/Victoria Arbors Land Use Mix

Land Use	Percent Range	Acreage Range Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial – retail, service commercial, office, tourist commercial	20% - 41%	99-209 acres	222 acres
Public/Quasi Public – performing arts center, trails, landscape/hardscape, public spaces	5% - 12%	26-61 acres	40 acres
Residential	15%-30%	77-153 acres @ 14 du/acre ² 788 to 1,852 du	98 acres @ 14 du/acre ² 1,082 du
Residential/Mixed Use Main Street Area	0% - 4%	3-21 acres 14-100 du/acre 290 du	3 acres @ 100 du/acre 290 du
Residential Low Medium	6%	32 acres 4-8 du/acre 128 to 256 du	32 acres @ 8 du/acre 208 du ³
Total Residential ¹	21%-36%	112-206 acres 1,206 to 2,398 du	133 acres 1,580 du
Rights-of-way – collector/local roads	20%-25%	102-128 acres	115 acres
Totals	100%	510 acres	510 acres

Notes:

1. The acreage in this category also includes land for local park and school purposes.
2. Indicates target density, not a range. Actual density may increase up to 20 du/ac as long as the total of 1,082 dwelling units is not exceeded.
3. Indicates target dwelling units based on historic City experience where development occurs midway between 50-75% of the range.

Figure LU-3: Mixed Use Areas

Mixed Use: Town Center (Foothill Boulevard and Haven Avenue)

The Town Center Mixed Use Area (#2 on Figure LU-3) functions as a vibrant community activity center at the southwestern corner of the Haven Avenue and Foothill Boulevard intersection. The other three corners are comprised of a mix of public service, commercial, office, and historic uses. The intent of the Mixed Use designation at this location is to:

- Complete and strengthen the town center complex with complementary, community-oriented uses.
- Introduce a distinct, intensified, Mixed Use development project that maximizes the potential of this key site and relates to surrounding uses in the node.
- Reinforce the Haven Avenue office corridor and anchor it at the north end.
- Contribute to a unique architectural presence by providing a design contrast to the City Hall/County Courthouse facilities, Town Center commercial complex, and the historic Virginia Dare winery building.

The primary, but not exclusive uses ~~is~~ ~~are~~ shown in Table LU-3 **Multi-family Residential and Commercial Office**, within the Town Center node at Foothill Boulevard and Haven Avenue. Office uses, when completed, will be located along Haven Avenue and will provide convenient pedestrian access to nearby commercial and civic uses. Commercial uses include specialty restaurants, cafes, small retail stores, and other service commercial uses catering to the large employee population along Haven Avenue and the nearby industrial area. The design and façade treatment of commercial uses complement and provide visual interest. Common outdoor spaces provide comfort and shelter within an attractive landscaped/hardscaped setting, and connect to the Foothill Boulevard and Haven Avenue intersection.

Public/Quasi Public uses complement the City Hall and the County Courthouse facilities. Government offices, community meeting facilities, and a public plaza or sculpture garden represent some of the possibilities. Public spaces provide connections, both physically and visually, to other uses within the Town Center node. This area offers a special opportunity to reflect a strong visual recognition of the vineyard historical heritage in this central portion of the City; this topic is also discussed in the Community Design section of this Chapter.



Town Center at Foothill Boulevard and Haven Avenue.

Residential uses are an integral part of the development, oriented to the Town Center node. The location is well suited for workers seeking condominiums and higher-end apartments close to jobs and community services. Pedestrian connections between residential and non-residential uses are lined with open space paseos and well-lighted paths.

Table LU-3 specifies the uses and the range of development for each land use category. The commercial and residential components have been completed.

Table LU-3: Mixed Use: Town Center (Foothill Boulevard and Haven Avenue)

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial—retail, service commercial, support office, tourist-commercial	10%-15%	3-5 acres	5 acres
Office—professional	30%-50%	40-15 acres	15 acres
Public/Quasi-Public—community theater, institutional	0%-10%	0-3 acres	1 acre
Residential	25%-35%	8-10 acres@ 14 du/acre ¹ 112 to 140 du	9 acres @ 14 du/acre ¹ 126 du
Rights-of-way—collector/local roads	5%	1 acre	1 acre
Totals	100%	31 acres	31 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 140 dwelling units is not exceeded.

Mixed Use: Terra Vista

The Terra Vista Mixed Use Area (#3 on Figure LU-3) is located along the north side of Foothill Boulevard and is bisected by Milliken Avenue. This area is part of the Terra Vista Community Plan, approved in 1981, and one of the key remaining areas left to be developed within the Terra Vista Community. The intent is to:

- Establish a large office complex with an emphasis on medical corporate offices and financial services.
- Complement the concentration of health care and medical facilities in the area.
- Incorporate a high-density residential component near commercial and public services.

Table LU-4 specifies the uses and range of development allowed.

Table LU-4: Mixed Use: Terra Vista			
Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Office—professional, medical corporate offices	85%-87%	45-47 acres	47 acres
Residential	12%-15%	6.5-8.1 acres 6.5 @ 24-30 du/acre or 8.1 @ 14-24 du/ac 113-195	6.5 acres @ 30 du/acre ¹ 195 du
Totals	100%	53.5 acres	53.5 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 195 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard between Hermosa Avenue and Center Avenue

This site is located on the north side of Foothill Boulevard, between Hermosa Avenue and Center Avenue (#4 on Figure LU-3). A Master Plan was approved and implemented for the site, which includes a 10.5-acre, 166-unit workforce multi-unit housing project an existing restaurant at the northwest corner of Foothill Boulevard and Center Avenue, and commercial, office, and restaurant land use at the northeast corner of Hermosa Avenue and Foothill Boulevard. Table LU-5 specifies the uses and range of development allowed. **The properties at the northeast corner of Foothill Boulevard and Hermosa Avenue are underutilized and provide an excellent opportunity for redevelopment. The intent of the mixed use designation is to introduce a combination of uses that balances the site's proximity to commercial and residential development.**

Table LU-5: Mixed Use: Foothill Boulevard between Hermosa Avenue and Center Avenue

Land Use	Percent Range	Acreage Range	Estimated "Most Case" Acres/Dwelling Units (du)
Residential Medium/ Residential Medium-High (Up to 20 dwelling units per acre) ¹	0%-62%	0-10.5 acres	10.5 acres @ 20 du/acre 210 du
Commercial— Retail and restaurant	0%-100%	0-17 acres	17 acres

Note:

1. This Mixed Use site may consist of a mix of Medium to Medium-High Residential uses, which may include multi-unit housing of up to 20 dwelling units per acre developed subject to the applicable density range requirements.

Residential
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Mixed Use: Foothill Boulevard between Archibald Avenue and Hellman Avenue

This area (# 5 on Figure LU-3) is comprised of a stretch of small properties along the north side of Foothill Boulevard that are candidates for revitalization. Since Foothill Boulevard is also Historic Route 66, it has seen much change over the years. Many of the shopping centers reflect a different style and set of standards than more contemporary developments. Therefore, their vitality has been limited and, over the course of time, will diminish.

Revitalization can occur either on an individual parcel basis or more comprehensively through land assembly. A large portion of this area has already been developed for residential use (Main Street at Route 66). The remaining corners at Hellman and Archibald Avenues have not been redeveloped. This Mixed Use designation will facilitate the re-use of challenging parcel sizes and dimensions through flexibility in site planning and use configuration. The intent is to achieve:

- A revitalized "mini-district" that has unique appeal to residents and visitors
- An intimate, walkable character with an interesting mix of businesses integrated with residential
- A distinct appearance and ambiance that sets the area apart from other portions of Foothill Boulevard

- A small but distinct complex of multi-unit housing that gives the neighborhood a permanent residential anchor



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Retail uses may be combined with office uses to achieve multi-story buildings. The clustering of buildings is desirable, along with shared parking facilities. The overall design should provide a pedestrian ambiance that is distinct from the surrounding auto-oriented commercial development.

Residential development is an integral part of this Mixed Use area. A range of housing types is envisioned, including condominiums, apartments, and lofts. The inclusion of home enterprise (live/work) uses may involve more activity than typical home occupations but will still present a fundamentally residential character. The creative integration of residential development will add variety and ongoing activity along this segment of Foothill Boulevard.

In an effort to encourage the assembly of parcels, particularly at the intersection of Foothill Boulevard and Archibald Avenue, a higher density (30 du/ac) will be allowed only if lot consolidation can yield a minimum lot size of 75,000 square feet. A Master Plan Overlay will be required for the remaining developable sites. Table LU-6 specifies the uses and the range of development for each classification.

Table LU 6: Mixed Use: Western Foothill Corridor between Archibald Avenue and Hellman Avenue

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated “Most Case” Acres/Dwelling Units (du)
Commercial	30%-33%	11.3-12.5 acres	12.5 acres
Residential Medium	30%-30%	11.3 acres @ 15 du/acre ¹ 170 du	11.3 acres @ 15 du/acre ¹ 170 du
Residential High ¹	37%-40%	13.7-15 acres @ 30 du/acre ¹ 329 to 450 du	13.7 acres @ 30 du/acre ² 411 du
Totals	100%	37.5 acres	37.5 acres

Notes:

1. The Residential High (30 du/ac) designation is only allowed when properties are

Table LU-6: Mixed Use: Western Foothill Corridor between Archibald Avenue and Hellman Avenue

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
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consolidated to create a minimum project lot size of 75,000 square feet.

2. Indicates target density, not a range. Actual density may increase up to 30 du/ac, as long as the total of 450 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard at Helms Avenue and Hampshire Street

This site is located on Foothill Boulevard between Helms Avenue, Hampshire Street, and Malachite Avenue (#6 on Figure LU-3). The long-established commercial shopping center presents an opportunity to revitalize this site with neighborhood commercial-serving uses and residential development. The self-storage facility located at Helms Avenue and Hampshire Street will buffer the low-density residential development to the south. Table LU-7 specifies the uses and range of development allowed.

Table LU-7: Mixed Use: Foothill Boulevard at Helms Avenue and Hampshire Street

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	60%-70%	3.8-4.4 acres	4.4 acres
Residential	30%-40%	1.9-2.5 acres @ 30 du/acre ¹ 45 to 76 du	1.9 acres @ 30 du/acre ¹ 57 du
Totals	100%	6.3 acres	6.3 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 76 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard and Mayten Avenue

This site is located on Foothill Boulevard and Mayten Avenue (#7 on Figure LU-3). The relatively large vacant site should provide a combination of restaurants, entertainment, retail, hospitality, office, and residential opportunities within an urban village setting. Commercial uses should be located along Foothill Boulevard, with retail buildings fronting the boulevard to create a more pedestrian-friendly street frontage. Large-scale retail business and "big box" buildings are allowed so long as they accommodate automobile, pedestrian, and a variety of transit modes of transportation. Smaller retail and restaurant buildings are encouraged to be grouped continuously along the street, while individual building pads separated by large parking areas are discouraged. Table LU-8 specifies the uses and range of development allowed.

A pedestrian-friendly, gridded street network is recommended for the interior to connect the commercial and residential areas, while surface parking areas are encouraged to be located behind buildings. Pedestrian connections to Foothill Boulevard and transit stops will also be important.

Table LU-8: Mixed Use: Foothill Boulevard and Mayten Avenue

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	40%-60%	19.1-28.7 acres	28.7 acres
Office—professional	6%-10%	2.9-4.8 acres	4.8 acres
Public/Quasi-Public—parks/public plazas	4%	1.9 acres	1.9 acres
Residential	26%-50%	12.4-23.9 acres @ 24-30 du/acre ¹ 298 to 717 du	12.4 acres @ 30 du/acre ¹ 372 du
Totals	100%	47.8 acres	47.8 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 717 dwelling units is not exceeded.

The residential component will provide connections in the form of small interior streets and pedestrian paseos to the commercial and office components of the development. Residential development should also include an active street front instead of blank walls along Mayten Avenue and Malaga Drive, and interior streets to connect the various parts of the development. Isolated and gated residential development that is walled off from adjoining uses would be prohibited.

Nearly two acres of public space in the form of public plazas and fountains will provide people with gathering areas in the commercial component of the development. Additional recreational amenities are also encouraged for the residential component of the development.

Mixed Use: Industrial Area Specific Plan (Sub-Area 18)

This area is bounded on the south by 4th Street, on the east by Milliken Avenue, on the north by the railroad, and on the west by Utica Street (#8 on Figure LU-3). The development is entirely built out. It surrounds an 18-hole golf course and includes the Metrolink Station off Milliken Avenue. The Industrial Area Specific Plan (Empire Lakes) Mixed Use area reflects the mixed land use approved under the Rancho Cucamonga IASP Sub-Area 18 Specific Plan. The intent of the Mixed Use designation is to:

- Promote planning flexibility to achieve more creative and imaginative employment-generating designs
- Integrate a wider range of retail commercial, service commercial, recreation, and office uses within this industrial area of the City
- Allow for the sensitive inclusion of high-density residential development that offers high-quality multi-unit condominiums and apartments for employees desiring housing close to work and transit

Table LU-93 specifies the uses and range of development allowed.

Table LU-9 : Mixed Use: Industrial Area Specific Plan/Subarea 18

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Units	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial – retail, service commercial, tourist commercial, office (commercial and professional)	15%-25%	34-57 acres	40 acres
Office – professional, medical corporate offices	40%-60%	90-136 acres	110.5 acres
Public/Quasi-Public/Recreation	7.5%	16.5 ac	16.5 acres
Residential	11%-22%	25-50 acres @ 27.75 du/acre ¹ 694 to 1,388 du	50 acres @ 27.75 du/acre ¹ 1,388 du
ROW – Metrolink Parking	4.5%	10.3 ac	10.3 acres
Totals	100%	227 acres	227 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 27.75 du/ac as long as the total of 1,388 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard and Deer Creek Channel

This site, located at Foothill Boulevard along Deer Creek Channel (#9 on Figure LU-3), provides an excellent opportunity to integrate commercial and residential uses into a cohesive development. Commercial development will be sited along the Foothill Boulevard frontage, while residential development will be located toward the southern area of the property. Development should provide pedestrian access between uses and direct pedestrian connections to Foothill Boulevard and transit stops. High-density development should step down to detached residential development along the western boundary providing a transition to the adjacent low-density residential development. Public street connections to Hampshire Street and Devon Street in the adjacent residential neighborhood will be discouraged, except for emergency vehicles.

Table LU-10 specifies the uses and range of development allowed.

Table LU-10: Mixed Use: Foothill Boulevard and Deer Creek Channel

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	25%-30%	4.4-5.3 acres	5.3 acres
Residential	70%-75%	12.4-13.3 acres @ 10-14 du/acre ¹ 124 to 186 du	12.4 acres @ 14 du/acre ¹ 174 du
Totals	100%	17.7 acres	17.7 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 186 dwelling units is not exceeded.

Mixed Use: Haven Avenue and Church Street

This 14.77-acre site, located on the south side of Church Street between Center Avenue and Haven Avenues, was once the location of a San Bernardino County Flood Control District retention basin (#10 on Figure LU-3). Deemed surplus due to drainage improvements within the City of Rancho Cucamonga, it became available for private development. The site was recently developed, in part, with a multi-unit condominium complex located within the interior of the site and single-family residences lined along Center Avenue. The mixed use designation allows for future intensification, a broader mix of land uses, or redevelopment. Table LU-11 specifies the uses and range of development allowed.

~~Table LU-11: Mixed Use: Haven Avenue and Church Street Site~~

Land Use	Percent Range	Acreage Range
Office—professional	0%-100%	0-10.95 acres
Residential Medium (8-14 dwelling units per acre) ¹	0%-100%	0-3.36 acres

Note:

1. This Mixed Use site may be considered with a base zoning of Residential Medium (8-14 dwelling units per acre).

Mixed Use: Western Gateway (Bear Gulch Area)

This area (#11 on Figure LU-3) serves as the entrance to the City from the west, and is part of an important historical heritage that has not been able to compete successfully in the market place. The intent is to achieve:

- A dynamic entrance to Rancho Cucamonga that reflects and sustains the historic character represented by a few existing structures in the area
- A "target district" that attracts specialty businesses and is attractive to both local residents and visitors to the community
- A significant example of the Historic Route 66 theme to exemplify the important role of the Rancho Cucamonga area during that historic era
- A sustainable economic vitality

The primary, but not exclusive, proposed uses are retail and service commercial serving the Red Hill and Bear Gulch neighborhoods, as well as selective markets on a more regional scale. This area has served as a "dinnerhouse" district, which is a desirable continued role as exemplified by the Sycamore Inn and the Magic Lamp Restaurants. However, there is not enough vitality in the area to sustain that specialty. By allowing a mix of commercial, tourist commercial, office, and residential development with somewhat greater intensities than currently prevail, the possibility exists to generate investment interest in this area. Tourist-serving commercial uses are an important component of this concept, but it must be recognized that the location limits access to as large a market as could be achieved at a freeway location. Office development is proposed as a means of achieving some level of daytime and early evening population in the area. Residential development should be multi-unit condominium and apartment types to energize the district during day and evening business hours.

Policies and implementation actions encourage the assembly of parcels within this area. Incentive programs that include opportunity for intensity/density bonuses or the offering of City assistance in the preparation of master plans for all or some portion of the Mixed Use area will be further defined when a project is received. Table LU-12 specifies the uses and the range of development for each land use category. The use categories are broad to allow for a high degree of flexibility and responsiveness to the market.

**Table LU-12: Mixed Use: Western Foothill Gateway
Bear Gulch Area)**

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial—retail, service-commercial, tourist commercial, office (commercial and professional)	50%-70%	27.5-38.5 acres	38.5 acres
Residential	30%-50%	16.5-27.5 acres @ 14 du/acre ¹ 231 to 385 du	16.5 acres @ 14 du/acre ¹ 231 du
Totals	100%	55.0 acres	55.0 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 385 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard-Cucamonga Channel Site

This 7.24-acre site, located at the southern base of "Red Hill," is strategically near the northwest corner of Historic Route 66 Foothill Boulevard and Vineyard Avenue (#12 on Figure LU-3). This site, already developed, partially anchors the west end of Foothill Boulevard with multi-unit residential development. Although the original intent was to develop the site with a mix of office and residential, the site is entirely developed with residential uses; however, the mixed use designation allows for future intensification, a broader mix of land uses, or redevelopment. Like other newly designated Mixed Use areas, this site presents an opportunity to expand commercial office activity while providing an opportunity for new multi-unit residential development in the City. Table LU-13 specifies the uses and range of development that are allowed.

**Table LU-13: Mixed Use: Foothill Boulevard—Cucamonga
Channel Site**

Land Use Mix	Percent Range	Acreage Range
Residential-Medium (8-14 Dwelling Units Per Acre) ¹	0%—100%	0-7.24 acres
Office	0%—100%	0-7.24 acres

Note:

1. This Mixed Use site may be considered with a base zoning of Residential Medium-High

Table LU-13: Mixed Use: Foothill Boulevard Cucamonga Channel Site

Land Use Mix	Percent Range	Acreage Range
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(14-24 dwelling units per acre) if developed in conjunction with a Senior Housing Overlay District (SHOD).

Mixed Use: Historic Alta Loma (Amethyst Site)

This is a relatively small, but significant, site within the historic Alta Loma commercial area (#13 on Figure LU-3) that was once the location of a large citrus packing house. The site is strategically located on the east side of Amethyst Street, between the neighborhood elementary school and original downtown for the Alta Loma community. This site, already developed, brings new activity into the historic town center with multi-unit residential development. Table LU-14 specifies the uses and range of development allowed.



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Table LU-14: Mixed Use: Alta Loma (Amethyst Site)

Land Use Mix	Percent Range	Acreage Range
Residential Medium-High (14-24 dwelling units per acre)	0%–100%	0-3.24 acres
Office—Professional	0%–100%	0-3.24 acres

Mixed Use: Foothill Boulevard and Vineyard Avenue

This site of approximately 10 acres is located near the southwest corner of Foothill Boulevard and Vineyard Avenue, is partially developed and includes existing commercial retail uses along the street frontages (#14 on Figure LU-3). The intent of the mixed use designation is to incorporate a mix of uses that will complement and integrate the existing adjacent commercial development, and provide a buffer for the existing residential development to the south.

Mixed Use: Southeast corner of Foothill Boulevard and Haven Avenue

This site of approximately 13 acres is bounded on the north by Foothill Boulevard, on the east by Aspen Street, on the west by Haven Avenue, and on the south by City Hall and the County courthouse (#15 on Figure LU-3). The site is partially developed with multi-tenant office buildings. The intent of the mixed use designation is to introduce a combination of uses that balances the site's proximity to existing office uses with future commercial and residential development.

Mixed Use: Southeast corner of Etiwanda Avenue and Candlewood Street

This site of approximately 6 acres is comprised of 5 parcels and contains a combination of residential and commercial land uses (#16 on Figure LU-3), located at the southeast corner of Etiwanda Avenue and Candlewood Street, south and east of existing single-family residential neighborhoods. This site, which was semi-developed prior to the City's incorporation, contains the Cour House, a local historic landmark, a US Post Office, and a combination of non-conforming residential and commercial structures. The intent of this site is to achieve a mix of multi-family residential and commercial land uses.

Mixed Use: Northwest corner of Etiwanda Avenue and Foothill Boulevard

This site of approximately 7 acres is comprised of 6 parcels and is located at the northwest corner of Etiwanda Avenue and Foothill Boulevard (#17 on Figure LU-3). The site is predominately vacant, but contains an existing non-conforming commercial structure. The intent of the mixed use designation is to allow for the flexibility of land uses such as high density residential, live/work units, and commercial components. Commercial development should be oriented towards Foothill Boulevard with multi-family units located near the site's interior. The high density residential and live/work units will buffer the multi-family residential development existing north of the site from future commercial uses.

Mixed Use: Northeast corner of Etiwanda Avenue and Foothill Boulevard

This site of approximately 6 acres is comprised of 3 parcels and is located at the northeast corner of Etiwanda Avenue and Foothill Boulevard (#18 on Figure LU-3). This site is currently vacant, and existing multi-family developments are located to the north and east. The intent of the mixed use designation is to allow for the flexibility of land uses such as high density residential, live/work units, and commercial components. Commercial development should be oriented towards Foothill Boulevard with multi-family units located near the site's interior. The high density residential and live/work units will buffer the multi-family residential development existing north and east of the site from future commercial uses.

Mixed Use: Southeast corner of Etiwanda Avenue and Foothill Boulevard

This site of approximately 5 acres is comprised of 2 parcels and is located at the southeast corner of Etiwanda Avenue and Foothill Boulevard (#19 on Figure LU-3). Existing single-family residential uses are located east and south of the site. The intent of the mixed use designation is to allow for the flexibility of land uses such as high density residential, live/work units, and commercial components. Commercial development should be oriented towards Foothill Boulevard with multi-family units located near the site's interior. The high density residential and live/work units will buffer the single-family residential development existing south and east of the site from future commercial uses.

Mixed Use: Northwest corner of East Avenue and Foothill Boulevard

This site of approximately 20 acres is comprised of 5 parcels and is located at the northwest corner of East Avenue and Foothill Boulevard (#20 on Figure LU-3). The site is currently vacant, is bounded by an existing utility corridor to the west and north, and contains a one-half acre Cucamonga Valley Water District facility. The intent is to develop this mixed use area by incorporating high density residential with

live/work units in the southern portion and moderate density residential development and live/work units in the northern portion.

Implications of Land Use Policy

Over time, the distribution of uses within the community will change as vacant properties develop and application of land use policy will facilitate evolution toward the mix of uses the City envisions. Table LU-154 summarizes the level of development expected through the 2030 planning horizon year. The anticipated change from year 2009 baseline conditions are shown as well.

As planned infrastructure improvements, long-term public facility and service needs, and resource use set forth in the other General Plan Chapters have been based on these growth projections, the City will continue to track development to monitor projected versus actual conditions, and to adjust policies and implementation programs accordingly.

Tables LU-165 through LU-187 summarizes the build-out capacity in detail for each land use designation.

Table LU-154: Build-Out Summary

	Baseline: 2009 ¹			General Plan Build Out: 2030			Change (total only)	Percent Change
	City	SOI ²	Total	City	SOI ²	Total		
Dwelling Units	55,608	91	55,699	62,196	1,057	63,253	7,554	13.6%
Population	179,200	300	179,500	200,400	3,400	203,800	24,300	13.5%
Non-Residential Square Feet	80,030,000	0	80,030,000	99,797,000	0	99,797,000	19,767,000	24.7%
Employment	77,350	0	77,350	103,040	0	103,040	25,690	33.2%

Notes:

1. 2009 Baseline data is based on Existing Land Use Geographical Information Systems land use data.
2. SOI: Rancho Cucamonga Sphere of Influence.

Table LU-465: Land Use Plan Summary-Residential Designations

[[highlighted to be revised]]

Land Use Designations	Density Factor ¹	City Area			Sphere of Influence			Totals		
		Acres	Dwelling Units ²	Target Dwelling Units ³	Acres	Dwelling Units ²	Target Dwelling Units ³	Total Acreage	Total Dwelling Units	Total Target Dwelling Units
Residential Designations										
Hillside (0.1-2.0 du/ac)	1.29	133	13 to 268	151	695	70-1,400	831	828	83-1,668	982
Very Low (0.10-2.0 du/ac)	1.29	4,007	401 to 8,029	7,394	-	-	-	4,007	401-8,029	7,394
Low (2.0-4.0 du/ac)	3.25	4,371	9,194 to 18,080	18,050	-	-	-	4,371	9,194-18,080	18,050
Low Medium (4.0-8.0 du/ac)	6.50	1,852	7,739 to 15,100	13,320	-	-	-	1,852	7,739-15,100	13,320
Medium (8.0-14.0 du/ac)	11.75	790	6,270 to 10,837	9,283	-	-	-	790	6,270-10,837	9,283
Medium High (14.0-24.0 du/ac)	20.25	367	5,237 to 8,915	7,432	-	-	-	367	5,237-8,915	7,432
High (24.0-30.0 du/ac)	27.75	44	1,376 to 1,713	1,221	-	-	-	44	1,376-1,713	1,221
Mixed Use ⁴	Varies	276	3,701 to 6,511	5,345	-	-	-	276	3,701-6,511	5,345
Open Space (0.0-0.1 du/ac)	0.10	483	0 to 48	- ⁵	2,496	0-250	226	2,979	0-298	226
RESIDENTIAL SUBTOTAL		12,323	33,931 to 69,501	62,196	3,191	70-1,650	1,057	15,514	34,001-71,151	63,253

Notes:

1. The Density Factor is based upon actual development that has occurred in the City and represents a level midway between 50% and 75% of the range. It is used to calculate the target number of dwelling units. This factor is only applied to vacant developable lands. A different Density Factor was applied to existing development to obtain an accurate baseline number.
2. The range of dwelling units is derived by multiplying the lower and upper threshold of density/intensity range by the number of acres, and rounded to the nearest whole number. This range represents the theoretical potential. Some development will produce densities at or near the top of the range; however, most will not.
3. Target dwelling units is the probable level of development based on historical development patterns, except for Mixed Use Residential, which is based primarily on a target density.
4. Mixed Use allows both residential and non-residential uses.
5. Open Space is generally a non-residential category that permits a very limited number of residential units on privately owned properties. Within the City, Open Space applies to the golf courses and the Pacific Electric Trail. In the northwest quadrant of the City, a few properties are designated Open Space and could yield residential units. However, any such development would be limited to a density of 0.1 units per acre (or one unit per parcel on lots less than 10 acres in size) and would be subject to the slope, drainage, flood zones, and fault zone analysis at a minimum under the Hillside Overlay Ordinance, further limiting any residential

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Table LU-465: Land Use Plan Summary-Residential Designations

[[highlighted to be revised]]

Land Use Designations	Density Factor ¹	City Area			Sphere of Influence			Totals		
		Acres	Dwelling Units ²	Target Dwelling Units ³	Acres	Dwelling Units ²	Target Dwelling Units ³	Total Acreage	Total Dwelling Units	Total Target Dwelling Units

development potential.

Table LU-476: Land Use Plan Summary-Non-Residential Designations

Land Use Designations	Acres		Square Feet (in thousands) ³ (City Only)	Probable Square Feet (in thousands) (City Only)	Employment ³ (City Only)	Total Acres
	City	SOI				
Non-Residential²						
Office (0.40-1.0 FAR)	86	-	1,497 to 3,746	1,497	3,180	86
Neighborhood Commercial (0.25-0.35 FAR)	164	-	1,785 to 2,500	1,785	3,030	164
Community Commercial (0.25-0.35 FAR)	119	-	1,292 to 1,810	1,292	1,970	119
General Commercial (0.25-0.35 FAR)	470	-	6,555 to 7,165	6,555	10,020	470
Subtotal	839	-	11,129 to 15,221	11,129	18,200	839
Mixed Use (0.25-1.0 FAR) ⁴	626	-	6,498 to 25,996	11,973	20,270	626
Subtotal	626	-	6,498 to 25,996	11,973	20,270	626
Industrial Park (0.40-0.60 FAR)	559	-	9,739 to 14,610	9,739	6,610	559
- Haven Overlay (0.40-1.0 FAR)	215	-	3,745 to 9,365	3,745	7,950	215
General Industrial (0.50-0.60 FAR)	1,974	-	42,993 to 51,592	42,993	29,220	1,974
Heavy Industrial (0.40-0.50 FAR)	891	-	15,523 to 19,405	15,523	15,820	891
Subtotal	3,639	-	72,000 to 94,972	72,000	59,600	3,639
Open Space (0.0-0.10 du/ac)	483	2,496	-	-	-	2,979
Conservation	353	983	-	-	-	1,336
Flood Control/Utility Corridor	1,711	1,753	-	-	-	3,464
Subtotal	2,547	5,232	-	-	-	7,779
Civic/Regional (0.40-1.0 FAR)	130	-	2,265 to 5,662	2,265	1,050	130

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Schools (0.10-0.20 FAR)	558	-	2,430 to 4,861	2,430	3,920	558
Parks	445	-	-	-	-	445
Subtotal	1,133	-	4,695 to 10,523	4,695	4,970	1,133
NON-RESIDENTIAL SUBTOTAL	8,784	5,233	34,323 to 149,713	34,787	103,040	14,016

Notes:

1. The range of square footage is derived by multiplying the probable lower and upper threshold of intensity range by the number of acres, and rounded to the nearest hundred.
2. Non-residential FAR Range: lower number is the probable FAR on average, but in some cases it may be lower. Higher number is the maximum FAR allowed for any specific project.
3. Employment is calculated by using the Probable Square Feet and employment factors for each non-residential land use designations.
4. Mixed Use allows both residential and non-residential use.

Table LU-487: Build Out Summary by Land Use

[[text in red to be revised]]

Land Use Designations	Acres ¹			Percent of Total	Target Dwelling Units			Probable Non-Residential (City Only)	
	City	SOI	Total		City	SOI	Total	Square Feet (in thousands)	Employment
Hillside Residential (0.1-2.0 du/ac)	133	695	828	3.1%	151	831	982	-	-
Very Low Residential (0.1-2.0 du/ac)	4,007	-	4,007	15.1%	7,394	-	7,394	-	-
Low Residential (2.0-4.0 du/ac)	4,371	-	4,371	16.5%	18,050	-	18,050	-	-
Low Medium Residential (4.0-8.0 du/ac)	1,852	-	1,852	7.0%	13,320	-	13,320	-	-
Medium Residential (8.0-14.0 du/ac)	790	-	790	3.0%	9,283	-	9,283	-	-
Medium High Residential (14.0-24.0 du/ac)	367	-	367	1.4%	7,432	-	7,432	-	-
High Residential (24.0-30.0 du/ac)	44	-	44	0.2%	1,221	-	1,221	-	-
Mixed Use ²	902	-	902	3.4%	5,345	-	5,345	11,973	20,270
Office (0.40-1.0 FAR)	86	-	86	0.3%	-	-	-	1,497	3,180
Neighborhood Commercial (0.25-0.35 FAR)	164	-	164	0.6%	-	-	-	1,785	3,030
Community Commercial (0.25-0.35 FAR)	119	-	119	0.4%	-	-	-	1,292	1,970
General Commercial (0.25-0.35 FAR)	470	-	470	1.8%	-	-	-	6,555	10,020
Industrial Park (0.40-0.60 FAR)	559	-	559	2.1%	-	-	-	9,739	6,610
- Haven Ave Office Overlay (0.40-1.0 FAR)	215	-	215	0.8%	-	-	-	3,745	7,950
General Industrial (0.50-0.60 FAR)	1,974	-	1,974	7.4%	-	-	-	42,993	29,220
Heavy Industrial (0.40-0.50 FAR)	891	-	891	3.4%	-	-	-	15,523	15,820
Open Space (0.0-0.1 du/ac)	483	2,496	2,979	11.2%	-	226	226	-	-
Conservation	353	983	1,336	5.0%	-	-	-	-	-
Flood Control/Utility Corridor	1,711	1,753	3,464	13.0%	-	-	-	-	-
Civic/Regional (0.40-1.0 FAR)	130	-	130	0.5%	-	-	-	2,265	1,050
Schools (0.10-0.20 FAR)	558	-	558	2.1%	-	-	-	2,430	3,920
Parks	445	-	445	1.7%	-	-	-	-	-
GRAND TOTAL	20,624	5,027	25,651	100.0%	62,196	1,057	63,253	99,797	123,140

Notes:

1. Acres include existing development and undeveloped vacant properties.
2. Mixed Use allows both residential and non-residential uses.

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tremendous opportunity for Rancho Cucamonga to maintain its leadership in the environmental arena.

The vision for this focus area includes:

- Concentrating heavy industrial uses
- Supporting infrastructure improvements to attract industrial, manufacturing, and green technology uses
- Preventing encroachment of conflicting uses that would diminish the utility of the area for heavy industry

Hillsides

The Hillside Focus Area is in unincorporated San Bernardino County, adjacent to Rancho Cucamonga's northern border; it lies within the City's Sphere of Influence. Most of the area consists of undeveloped hillsides, although large-lot residential subdivisions have been established in the areas designated Hillside Residential (0.1 to 2.0 du/ac) and Open Space (0.0 to 0.10 du/ac). The area also has significant land set aside for resource conservation in Day and East Etiwanda Canyons, where no development is allowed.

Hillside development in Rancho Cucamonga is regulated by the Hillside Development Ordinance, which applies to all projects on land with natural slopes of eight percent grade or greater, with some exceptions, as indicated in the Ordinance. The Hillside Overlay District, as depicted on the Development District Map in the Development Code, defines the boundaries. The Hillside Overlay District also applies to areas outside of this focus area.

The Ordinance includes a comprehensive set of guidelines and standards that seek to allow for reasonable development of hillside areas while minimizing the adverse effects of grading, protecting environmentally sensitive areas, and providing for public health and safety. The Ordinance contains basic design guidelines and minimum development standards. The intent is to encourage innovative and alternative development solutions, as well as to establish minimum acceptable criteria. Clustering of units is encouraged where feasible, and positioning the units to "fit" the land and minimize grading is required.

The most significant provisions of the Ordinance involve the use of:

- Slope development standards, which require development integration with the slope and increasingly restrictive grading and structural design as the slope increases
- A slope density formula, which limits the maximum possible density allowed based upon the slope gradient
- Building envelopes, which limit the maximum allowable building height to 30 feet, as measured from the finished grade

Table LU-498: Slope Development Guidelines establishes the design, grading, and development criteria associated with various slope conditions. These guidelines are further defined in the Hillside Development Ordinance.

Table LU-49: Slope Development Guidelines

Percent Natural Slope	Guidelines
5 or less	This is not a hillside condition. Grading with conventional, fully padded lots and terracing is acceptable.
5 to 7.9	Development with grading is permitted in this zone, but existing landforms must retain their natural character. Padded building sites are permitted, however, techniques such as contour grading, combined slopes, limited cut and fill, and split level architecture, or padding for the structures only, may be required to reduce grading. When in conjunction with the techniques described above, and for a project within a master plan which includes special design features such as a golf course, extensive open space, or significant use of green belts or paseos, the Planning Commission may consider the use of mass grading techniques adjacent to these special design features as partial compliance with this standard.
8 to 14.9	This is a hillside condition. Special hillside architectural and design techniques that minimize grading are required in this zone. Architectural prototypes are expected to conform to the natural landform by using techniques such as split level foundations of greater than 18 inches, stem walls, stacking and clustering. In conjunction with the alternative techniques described above, and for a project within a master plan which includes special design features such as a golf course, extensive open space or significant use of green belts or paseos, the Planning Commission may consider padded building sites adjacent to those special features when it is found that said grading creates a better relationship between that special design feature and the adjacent lots.
15 to 29.9	Development within this zone 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 building structural techniques such as stepped, or pole foundations are expected. Structures shall blend with the natural environment through their shape, materials, and colors. Impact of traffic and roadways is to be minimized by following natural contours, or using grade separations.
30 and over	This is an excessive slope condition and development is prohibited.

The vision for the Hillside Focus Area includes:

- Limit development to densities that do not exceed the capacity of the City to provide public services and adequate public safety or the capacity of the land; in particular, the City's ability to protect any new development from wildland and fires is a significant concern
- Protect visually prominent natural landforms and other sensitive land resources
- Protect natural resources and sensitive habitat
- Provide opportunities to experience natural habitats through education programs for students and trail extensions
- Maintain a natural "visual frame" for the northern edge of the City

Table LU-209: General Plan Land Use Designations and Development District Consistency Matrix

Land Use	Development Districts
Residential	
Very Low	VL - Very Low
Low	L - Low
Low Medium	LM - Low Medium ¹
Medium	M - Medium ¹
Medium High	MH - Medium High
High	H - High
Commercial	
Office	OP - Office and Professional
Neighborhood Commercial	NC - Neighborhood Commercial
Community Commercial	GC - General Commercial
Commercial Recreation	
Mixed Use	
Mixed Use	SP - Specific Plan Districts PC - Planned Community Districts
Industrial	
Industrial Park	IP - Industrial Park
General Industrial	GI - General Industrial
Heavy Industrial	HI/MI - Heavy Industrial/Minimum Impact HI/RS - Heavy Industrial/Rail-Served
Open Space	
Hillside Residential	HR - Hillside Residential District
Conservation	OS - Open Space
Open Space	
Flood Control/Utility Corridor	FC - Flood Control UC - Utility Corridor
Public Facility	
Civic/Regional	All Zoning Districts
Schools	All Zoning Districts
Parks	All Zoning Districts

Note:

1. Development Code allows multi-unit residential in LM (Low Medium) under optional standards, and single-unit detached residential in M (Medium) under optional standards.

Adopted Specific Plans

The Specific Plans and Planned Communities identified in Table LU-2410 and Figure LU-5 have been approved by the City. In 1999, the Development Code was amended to incorporate the Industrial Area Specific Plan and Foothill Boulevard Specific Plan. These Specific Plans are no longer stand-alone documents. A summary of each is provided below.

Table LU-24 10: Adopted Specific Plans and Planned Communities

Name	Acreage	Date Adopted
Specific Plans		
Etiwanda North Specific Plan	6,850	1992
Etiwanda Specific Plan	3,000	1983
Foothill Boulevard Specific Plan	560	1987
Industrial Area Specific Plan	5,000	1981
Sub-Area 18 Specific Plan (Empire Lakes)	380	1994
Planned Communities		
Caryn Planned Community Development Plan	244	1986
Terra Vista Community Plan	1,321	1983
Victoria Community Plan	2,150	1981

Etiwanda North Specific Plan

The same development pressure that prompted the 1983 Etiwanda Specific Plan also necessitated the need for the Etiwanda North Specific Plan, adopted in 1992. The plan area is located just north of the Etiwanda Specific Plan. A portion of the Specific Plan area lies outside the City and outside the Sphere of Influence. Open space is the most prominent feature of the Etiwanda North area, which is comprised of a gently sloping alluvial fan and chaparral habitat situated on the lower slopes of the foothills. Drainage courses throughout the Etiwanda North area support a variety of tree species, including oak, sycamore, and walnut, among others. A unique feature of the area is a freshwater marsh, approximately 11 acres in size, located in the northwestern portion of the area. Open space is expected to remain a prominent feature even after development occurs. The Specific Plan builds upon the unique character and charm of the Etiwanda Specific Plan area by providing a land use pattern that extends the low-density character of Old Etiwanda into the Etiwanda North area.

Etiwanda Specific Plan

Etiwanda can be described as a rural community, characterized by large land parcels, eucalyptus tree rows, remnants of citrus groves and vineyards, stone curbs, and other elements that convey its unique and historic sense of place. The Specific Plan area is located within the northeast corner of the City and is roughly bounded by the I-15 to the southeast, the City's Sphere of Influence to the north, the Victoria Planned Community to the west and the City's industrial area to the south. The Specific Plan project area encompasses over 3,000 acres. The main purpose of the Specific Plan is to ensure the continued rural character of this portion of the City.

Foothill Boulevard Specific Plan

The Foothill Boulevard Specific Plan provides a balanced and unified pattern of development along Foothill Boulevard by taking advantage of opportunities in future community growth. The plan calls for a series of activity centers and gateways, linked through a unifying suburban parkway design.



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The roadways in Table LU-2211 are designated "Special Boulevards" and are to incorporate extensive landscape setback areas, and denote where landscape and hardscape design, trails, and setback standards will be master planned and implemented. All major arterials (divided and undivided) are identified as Special Boulevards, as well as several important secondary and collector segments. The landscape prominence of these roadways has been and will continue to be a focus in the design process for both the private and public sectors. These linkages are described in Table LU-2211 in terms of location, improvement classification, and applicable implementation mechanism.

Table LU-22 II; General Plan Special Boulevards

Street Name	Street Segment	Implementation
Haven Avenue	North City boundary to Pacific Electric Trail	Haven Avenue Beautification Master Plan
	Pacific Electric Trail to Foothill	Terra Vista Planned Community and Haven Avenue Beautification Master Plan
	Foothill to 4 th Street	Industrial Area Specific Plan and Haven Avenue Beautification Master Plan
Milliken Avenue	Hillside to 19 th Street	Caryn Planned Community
	19 th to Base Line Road	Victoria Planned Community and Milliken Avenue Beautification Master Plan
	Base Line Road to Foothill Boulevard	Terra Vista Planned Community and Milliken Avenue Beautification Master Plan
Day Creek Boulevard	Foothill Boulevard to 4 th Street	Industrial Area Specific Plan and Milliken Avenue Beautification Master Plan
	SR-210 Freeway to Foothill Boulevard	Day Creek Boulevard Scenic/Recreation Corridor Master Plan
Base Line Road	Haven Avenue to Rochester Avenue	Terra Vista Planned Community and Base Line Road Beautification Master Plan
	Rochester Avenue to Day Creek Boulevard	Day Creek Boulevard Scenic/Recreation Corridor Master Plan Community and Base Line Road Beautification Master Plan
	Day Creek Boulevard to Etiwanda Avenue	Victoria Planned Community
	Etiwanda Avenue to East Avenue	Etiwanda Specific Plan Community and Base Line Road Beautification Master Plan
Foothill Boulevard	West of Haven Avenue	Base Line Road Beautification Master Plan
	Grove Avenue to Eastern boundary of Subarea 3 of Foothill Specific Plan; and I-15 to East Avenue	Foothill Specific Plan
	Western boundary of Industrial Area Specific Plan to Day Creek Boulevard	Industrial Area Specific Plan
Arrow Highway	Day Creek Boulevard to I-15 Freeway	Victoria Specific Plan
	Grove Avenue to East Avenue	Industrial Area Specific Plan and adjacent development for segment between Archibald Avenue and Haven Avenue
Church Street	Haven Avenue to Day Creek Boulevard	
	Day Creek Boulevard to eastern boundary of Victoria Planned Community	Victoria Planned Community
6 th Street	West of Haven Avenue to Hellman Avenue	Industrial Area Specific Plan and 6 th Street Beautification Master Plan
4 th Street	West of Archibald Avenue to City boundary	4 th Street Beautification Master Plan
Archibald Avenue	Northern boundary of City to Arrow Highway	Archibald Avenue Beautification Master Plan

Table LU-22 | 1: General Plan Special Boulevards

Street Name	Street Segment	Implementation
	Arrow Highway to 4 th Street	Industrial Area Specific Plan and Archibald Avenue Beautification Master Plan
Rochester Avenue	Base Line Road to Foothill Boulevard	Terra Vista Planned Community
	Foothill Boulevard to southern City limits	Industrial Area Specific Plan
Miller Avenue	Eastern boundary of Victoria Planned Community to East Avenue	Etiwanda Specific Plan
Etiwanda Avenue	Wilson Avenue to Arrow Highway	Etiwanda and Foothill Specific Plans
East Avenue	Wilson Avenue to Foothill Boulevard	Etiwanda Specific Plan
Wilson Avenue	Haven Avenue to Milliken Avenue	Adjacent Development
Victoria Park Lane	Milliken Avenue to Base Line Road	Victoria Planned Community

Beautification Master Plans

During the late 1980s and into the early '90s, Rancho Cucamonga prepared Beautification Master Plans for many of the Special Boulevards. These plans sought to provide consistent direction to development and establish attractive design themes that would reinforce the City's high design standards.

In general, the Beautification Master Plans go beyond the typical parkway street tree concept and integrate street enhancement plans into a broader landscape fabric within the entire parkway setback area. Most of the concepts incorporate background or accent trees, rockscape, and even perimeter walls. Design objectives of the Beautification Master Plans are to:

- Provide identifiable themes along major streets
- Provide attractive, enduring, and maintainable streetscapes
- Complement other community improvements
- Protect the public's health, safety, and welfare

These plans are being successfully implemented throughout the City. Table LU-23¹² lists the Beautification Master Plans and the design focus of each concept.

Table LU-23 12: Beautification Master Plans

Beautification Street	Elements addressed by concept
Archibald Avenue	Parkway/background/accent trees, perimeter walls
Base Line Road, west of Haven Avenue	Parkway/background/accent trees
Base Line Road, east of Haven Avenue	Parkway/background trees, entire median
Day Creek Boulevard	Parkway/background/accent trees, entire median, perimeter walls, community art
Haven Avenue	Parkway/background trees, entire median
Milliken Avenue	Parkway/background trees, entire median
4 th Street	Parkway/background/accent trees, shrubs and hardscape
6 th Street	Parkway trees, entire median
19 th Street	Parkway/accent trees, perimeter walls

Historic/Special Design Streets

Certain roadway sections are worthy of special treatment due to their historic character: Etiwanda Avenue, Hillside Road, Hellman Avenue, and Foothill Boulevard. Provisions for maintaining and/or replacing the trees should be developed to address fire and public safety issues as they occur.

- **Etiwanda Avenue.** Etiwanda Avenue, from Wilson Avenue to Foothill Boulevard, was established in 1883 as the main north/south spine through the Etiwanda Colony Lands. The street retains the original rock curbs, eucalyptus tree windrows, and rural character associated with low-density development. Future roadway designs have been adopted as part of the Etiwanda Specific Plan. The basic design intent is to maintain the current street widths, rock curbs, and existing street trees where possible, and enhance the rural character with additional informal plantings, trails, and extensive setbacks. As future development is proposed, the City needs to carefully define those areas where change to the historic streetscape is required because of traffic demand and public safety. Implementation strategies to discourage the use of Etiwanda Avenue for through traffic should be developed and considered in all future projects along this route.
- **Hillside Road.** The segment of Hillside Road between Alta Loma Channel and Hermosa Avenue has been designated for special historic significance, and plans have been developed consistent with its historic character.
- **Hellman Avenue.** The segment of Hellman Avenue between Base Line Road and 19th Street has been designated for special historic significance and should be studied to establish street requirements consistent with its historic character.
- **Foothill Boulevard/Historic Route 66.** Foothill Boulevard is a unique historic route for the City of Rancho Cucamonga, Southern California, and the western United States. Officially, the numerical designation 66 was assigned to the Chicago-to-Los Angeles route in the summer of 1926. From the outset, public road planners intended Route 66 to connect the main streets of rural and urban communities along its course for the most practical of reasons: most small towns had no prior access to a major national

thoroughfare. Route 66 runs east to west through Rancho Cucamonga and contains historic resources potentially significant for their association with Route 66.

Foothill Boulevard/Historic Route 66 Visual Improvement Plan

Supplemental to the Special Boulevards designation, the Foothill Boulevard/Historic Route 66 Visual Improvement Plan (adopted January 2002) guides the design concepts for the streetscapes, entry areas, and rights-of-way of Foothill Boulevard/Historic Route 66 through the entirety of its run through Rancho Cucamonga. The plan acknowledges the importance of Foothill Boulevard/Historic Route 66 to America's culture and heritage, and works to enhance and reflect the unique historic elements of Historic Route 66 and Rancho Cucamonga.

The plan draws upon positive improvements to Foothill Boulevard/Historic Route 66 and develops a set of unique and unifying historic themes that will be implemented along the Boulevard. The plan provides specific design concepts for the western and eastern gateways into the City, and for eight centers along the Foothill Boulevard corridor. The plan also provides concepts for the Suburban Parkway Enhancement Areas at various locations, a unifying palette of streetscape furniture, unique Route 66 icons, artwork, and various other visual enhancement concepts that can be utilized in future developments and improvements along the Boulevard.

Utility Infrastructure Enhancements

Improving the visual streetscape in Rancho Cucamonga can be accomplished by placing overhead utilities underground. Undergrounding utility lines helps maintain views of the San Bernardino Mountains and avoids visual clutter. Many newer districts and residential neighborhoods have had most utility lines installed underground during their initial development. However, many older neighborhoods still have overhead utility lines. Placing overhead utilities underground remains an important aspect of enhancing the aesthetic quality in neighborhoods and major street corridors.

A major impediment to undergrounding utility lines is cost. Rancho Cucamonga will consider undergrounding utilities along commercial corridors where it can enhance the streetscape and improve the overall image of the street. Residential neighborhoods interested in removing overhead utilities must work with the City and possibly set up an assessment district or other financing system to help pay for the costs of such improvement.

Entry Monuments

Entry monuments provide the first impression of Rancho Cucamonga as visitors enter the City. Special attention has been given to the development and design of these gateways. A plan for entry monuments was developed, and a number of intersections have entry monuments installed. The number and location of entry monuments are shown in Figure LU-7: Entry Monument Locations. The letters identifying each gateway correspond to a description of the gateway, provided in Table LU-2413: Entry Monuments Design Elements. Each site will have to be designed to complement the surrounding streetscape and architecture, while following the design.



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Table LU-24: Entry Monuments Design Elements

A	This existing gateway has elements of Mission Revival form, with cobblestone walls. Its elements may be included in future gateway locations where a more historic or traditional look is desired.
B	The eastern half of this gateway was completed first and the western side was designed to match it.
C	This existing gateway is constructed of cobblestone, concrete, and granite tiles with applied brass letters. Both sides of the street are completed.
D	This gateway is completed and will act as an example for future smaller entry monumentation.
E	This gateway should be designed to generally follow existing gateway D, on the northwest corner of the intersection, with placement and landscaping to complement the adjacent design elements.
F	This gateway should be similar to existing gateway D. The design should complement the adjacent landscaping in its placement and landscaping.
G	This gateway is located on Historic Route 66, and should be designed to follow the more historic style of gateway A. The design should also incorporate text and graphics identifying Historic Route 66. This gateway should match gateway Q.
H	This gateway should be on the north side of the street. The design should complement the adjacent landscaping in its placement and landscaping.
I	This gateway should be designed to generally follow gateway D, on the northeast corner of the intersection, with placement and landscaping to complement the adjacent design elements. If the area for the gateway placement is limited, a design similar to existing gateway P should be utilized.
J	The conceptual design for this gateway is complete.
K,L,M,N	These gateways will identify the City from the SR-210 off ramps. Ideally the gateways would be at the intersection of the major street and each off ramp, as shown in the illustration in Figure LU-6. The gateways should be similar to existing gateway D, with placement and landscaping to match adjacent design elements.
O	This gateway should be designed to generally follow gateway D, on the south side of the street, with placement and landscaping to complement the adjacent design elements. If the area for the gateway placement is limited, a design similar to existing gateway P should be utilized.
P	This gateway is a small existing cobblestone and concrete gateway.
Q	This gateway is located on the Historic Route 66, and should be designed to follow the more historic style of gateway A. The design should also incorporate text and graphics identifying Historic Route 66. This gateway should match gateway G.
R	This gateway should be on the south side of Arrow Highway, and similar in forms and materials to existing gateway D. The design should complement the adjacent landscaping in its placement and planting.
S	This gateway should be designed to generally follow gateway D, on the northeast corner of the intersection, with placement and landscaping to complement the adjacent design elements. If the area for the gateway placement is limited, a design similar to existing gateway P should be utilized.
T	This gateway should be on both sides of Vineyard Avenue, and similar in forms and materials to existing gateway A. The design should complement the adjacent landscaping in its placement and planting.

Note: Descriptions are keyed to locations shown on Figure LU-6, Entry Monument Locations.



Parking lot bioswales



Native and drought-tolerant landscaping

Enhancing Streetscapes or Entryways

Landscaping can help integrate the diverse elements of Rancho Cucamonga's built form. Strategic placements of mature tree specimens, color accents, and distinctive plant and tree forms enhance streetscape views and project entryways. Even when the buildings along a street seem to bear no relationship to one another, a bold landscaped edge or median can unify the streetscape and create a memorable image. Landscaping along streets can define a particular project or edge of a neighborhood, screen undesirable views, or tie into the existing landscape of the surrounding area.

Implement irrigation meet t AB 18: guidel and c regarc and la techni

Water Efficiency Principles

Water imported from distant sources is costly and in diminishing supply. As the Cucamonga Valley Water District (CVWD) focuses on obtaining more water from local groundwater sources, water conservation in Rancho Cucamonga becomes a higher priority. Rancho Cucamonga's attractive landscaped environment must be balanced with the ever-present need to conserve water. The City Council has adopted a Water Efficiency Ordinance that requires reduced consumption of water in landscapes through the following principles:

- **Planning and Design.** Appropriate planning and design of landscaping can lead to more sustainable landscaping over the long run. It can conserve water, create beautiful and visual scenery, and create a more sustainable landscape that is good for the environment.
- **Drought-Tolerant Plant Materials.** Using plants that can survive periods of time with little or no water assists in the efforts to conserve water. Lawns can be removed or reduced in size and replaced with drought-tolerant plants, which can save a significant amount of water over the year, particularly during the dry and hot summer months. Artificial turf has come a long way in design and durability, and should also be considered as an alternative.
- **Efficient Irrigation Systems.** Irrigation systems can be designed to water different groupings of plant types based on water needs. Drip irrigation can be used where plants need little water. Smart irrigation systems, which employ weather sensors, can efficiently irrigate plants based on weather conditions. Systems can automatically shut off irrigation when it rains.
- **Use of Mulch.** Using mulch can insulate soils and retain moisture, which helps conserve water. Mulch also suppresses weeds, minimizing landscape maintenance and labor.

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DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
Telephone (909) 931-4130
Facsimile (909) 931-4321

February 11, 2016

City of Rancho Cucamonga
Planning Department
ATTN: Mike Smith, Senior Planner
10500 Civic Center Drive
Rancho Cucamonga, CA 92730

Subject: Comments on Notice of Intent to adopt a Negative Declaration for General Plan Amendment DRC2015-00887 to change the land use designations of multiple parcels at various locations within the City to Mixed Use. The project location includes various sites city wide.

Dear Mr. Smith:

The City of Upland Planning Division has reviewed the above referenced project and has the following comments/recommendations:

- The City of Upland has reviewed the Initial Study for this project and has no comments at this time.

If you should have any questions, please contact Jerry Guarracino, AICP at (909) 931-4327 or jguarracino@ci.upland.ca.us.

Sincerely,

Jeff Zwack
Development Services Director



CITY OF FONTANA
CALIFORNIA

February 23, 2016

CITY OF RANCHO CUCAMONGA

City of Rancho Cucamonga
Michael Smith, Senior Planner
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

FEB 23 2016

RECEIVED - PLANNING

Re: Comments on Initial Study and Draft Negative Declaration for General Plan Amendment DRC2015-00887

Dear Mr. Smith:

The City of Fontana is in receipt of the City of Rancho Cucamonga's Initial Study and draft Negative Declaration¹ (IS/ND) for General Plan Amendment DRC2015-00887 (Project). We appreciate the opportunity to provide you with the following comments on the IS/ND.

The IS/ND Lacks An Adequate Description of the Project

Under the California Environmental Quality Act (CEQA) an initial study must contain a brief description of the proposed project, including its location. (State CEQA Guidelines §15063(d); *City of Redlands v. County of San Bernardino* (2002) 96 Cal.App.4th 398, 405-406.) Similarly, under State CEQA Guideline section 15071 a proposed negative declaration must include a brief description of the project, as well as the project's location, "preferably shown on a map." "An accurate and complete project description is necessary for an intelligent evaluation of the potential environmental impacts of the agency's action." (*City of Redlands*, at 406 [citations omitted].) "Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal . . . and weigh other alternatives in the balance." (*Id.*)

¹ Please note: the Notice of Intent to Adopt A Negative Declaration refers to the IS/ND as a "Mitigated Negative Declaration," but the attached Initial Study does not proposed any mitigation.

Here, contrary to CEQA's requirements, the Initial Study describes the Project only as "an amendment to change the land use designation of multiple parcels at various locations within the City from their existing designations (which varies but includes, for example, General Commercial and Office Professional) to Mixed Use, . . ." The IS/ND does not identify the General Plan land use designations proposed for change to Mixed Use – it only gives two *examples*. Further, there is no map of the Project's locations, the only details provided as to *where* the parcels proposed for re-designation are located is the following, extremely general, narrative:

The subject parcels are generally located along Foothill Boulevard (near major street intersections with other streets such as East Avenue, Etiwanda Avenue, and Hermosa Avenue); in the vicinity of the intersection of Base Line Road and Amethyst Avenue; and at the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street.

By failing to accurately describe the Project, Rancho Cucamonga has failed to comply with CEQA's policy and requirements.

The IS/ND Fails To Provide Sufficient Analysis of the Potential Effects of the Project

Even though the IS/ND does not provide a complete list of the land use designations proposed for amendment to a designation of Mixed Use (or their precise location), an examination of the two examples provided – a change from General Commercial to Mixed Use and a change from Office Professional to Mixed Use – confirms that the IS/ND "does not provide evidence to show how [the amendments] would have little or no effect on the environment." (*City of Redlands*, at 408.)

Rancho Cucamonga's 2010 General Plan defines "General Commercial" General Commercial as having a "probable" floor area ratio (FAR) of 0.25 and a "maximum" FAR of 0.35. (2010 General Plan, LU-14.) The General Commercial designation "provides for a wide range of community-oriented and regional-oriented commercial businesses." (Id.) The Office designation has a "probable" FAR of 0.40 and a "maximum" FAR of 1.0. The Office designation permits "corporate headquarters, administrative and professional offices, finance, legal, insurance, real estate services, banks, and business support services." (Id.) In contrast, the General Plan defines Mixed Use as having a "probable" FAR of 0.40 and "maximum" FAR of 1.0. The "Mixed Use designation offers opportunities for more intensely developed districts that combine complementary commercial, office, residential, and community uses . . ." (Id. at LU-15.) Given this, each, as yet unidentified, General Commercial parcel proposed for re-designation to Mixed Use will now permit significantly denser development – from an FAR of between 0.25 to .35 to a FAR of between 0.40 to 1.0. General Commercial parcels would also be re-designated to allow office and residential uses. Similarly, each, as yet unidentified, Office parcel would be re-designated to allow for commercial and office uses.

In the Initial Study, although Rancho Cucamonga checked the "no impact" option as to all environmental categories, it failed to cite any evidence in support of these findings. Instead, under each category, Rancho Cucamonga provided the following evaluation (with slight variations):

The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. When an applicable for a project is submitted for review by the City, the impact (if any) to the implementation of any [impact] caused by the project will be evaluated and, if necessary, the applicable mitigation measures will be implemented. Therefore, the proposed amendment will not have an impact. (See e.g. Initial Study, page 6, Air Quality.)

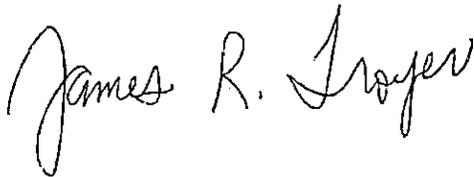
This response impermissibly seeks to evade environmental review by failing to address the consequences of the proposed revisions to the General Plan. Indeed, looking at only two examples of the proposed amendments, it is evident that new types of development, and in some cases, denser development, would be permitted, development whose impacts to air quality, traffic, noise and other environmental categories are not considered in the IS/ND. And yet the IS/ND concludes, without evidence, and simply because no approvals for site-specific development have not been sought, that allowing residential uses where previously only office or commercial development was permitted – or allowing commercial uses where previously only office development was permitted would have *no* impact on the environment. But, as the Court of Appeal concluded in *City of Redlands v. County of San Bernardino*, such avoidance is not permitted under CEQA.

Not only does CEQA apply to revisions or amendments to an agency' general plan, but CEQA reaches beyond the mere changes in the language in the agency's policy to the ultimate consequences of such changes to the physical environment. A general plan embodies an agency' fundamental policy decisions to guide virtually all future growth and development. 'Even if a general plan amendment is treated merely as a first phase with later developments having separate approvals and environmental assessments, it is apparent that an evaluation of a first phase-general plan amendment must necessarily include a consideration of the larger project, i.e., the future development permitted by the amendment. Only then can the ultimate effect of the amendment upon the physical environment be addressed.' (*City of Redlands*, 409 [emphasis added].)

CEQA requires a lead agency to evaluate the environmental effects of a project at the earliest possible stage in the planning process. Here, by failing to accurately describe the Project's proposed actions and by deferring full environmental assessment of the consequences of such action, Rancho Cucamonga has failed to comply with CEQA's policy and requirements.

Given the above, the City of Fontana respectfully requests that Rancho Cucamonga withdraw the IS/ND and prepared a new environmental review document for the Project in order to 1) fully identify the location and type of proposed amendments to the General Plan; 2) to determine whether those amendments may have a significant impact on the environment based on a consideration of all reasonably foreseeable consequences of the amendments and 3) to propose all feasible mitigation necessary to address any significant impacts.

Respectfully,

A handwritten signature in cursive script that reads "James R. Troyer". The signature is written in black ink and is positioned above the printed name and title.

James R. Troyer
Director of Community Development

c: Sarah Owsowitz
Zai AbuBakar
Rina Leung

STAFF REPORT



PLANNING DEPARTMENT

DATE: February 24, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Mike Smith, Senior Planner
Tom Grahn, Associate Planner
Dominick Perez, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 - CITY OF RANCHO CUCAMONGA: An amendment to change the land use designations of multiple parcels at various locations within the City from their existing designations (which varies but includes, for example, General Commercial and Office Professional) to Mixed Use, and to correct, as necessary, existing tables and text in the General Plan that specify the uses and range of development required on various parcels in the City that are currently designated for Mixed Use development. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action.

RECOMMENDATION: Staff recommends this item be continued to the March 9, 2016 meeting date to allow time for additional specific research and development of the staff report and the related exhibits.

Respectfully submitted,

Candyce Burnett
Planning Director

CB:MS/TG/DP/lis

STAFF REPORT



PLANNING DEPARTMENT

DATE: April 27, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Mike Smith, Senior Planner
Tom Grahn, Associate Planner
Dominick Perez, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 - CITY OF RANCHO CUCAMONGA: An amendment to change the land use designations of multiple parcels at various locations within the City from their existing designations (which varies but includes, for example, General Commercial and Office Professional) to Mixed Use, and to correct, as necessary, existing tables and text in the General Plan that specify the uses and range of development required on various parcels in the City that are currently designated for Mixed Use development. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action.

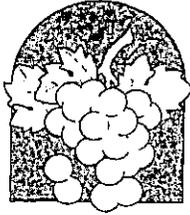
RECOMMENDATION: Staff recommends this item be continued to the May 11, 2016 meeting date to allow time for additional specific research and development of the staff report and the related exhibits.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Candyce Burnett", is written over the typed name.

Candyce Burnett
Planning Director

CB:MS/TG/DP/lis



City of Rancho Cucamonga **NEGATIVE DECLARATION**

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project File No.: General Plan Amendment DRC2015-00887

Public Review Period Closes: June 8, 2016

Project Name: **Project Applicant:** City of Rancho Cucamonga

Project Location (also see attached map): Generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street.

Project Description: A proposed General Plan Amendment to 1) to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; 2) to revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct the numbering of Table LU-9; 3) revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City; 4) revise Figures LU-2 and LU-3 of the General Plan that identify the (existing and added) locations of the parcels that are designated for Mixed Use development; 5) revise text associated with these tables and figures; and 6) to correct any typographical errors and omissions within the existing text associated with these tables and figures; APNs: 0207-211-05, 0207-211-42 through -46, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20 and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07.

FINDING

This is to advise that the City of Rancho Cucamonga, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following finding:

The Initial Study indicates that there is no substantial evidence that the project may have a significant effect on the environment.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. The factual and analytical basis for this finding is included in the attached Initial Study. The project file and all related documents are available for review at the City of Rancho Cucamonga Planning Department at 10500 Civic Center Drive (909) 477-2750 or Fax (909) 477-2847.

NOTICE

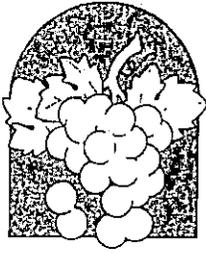
The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination

Adopted By

EXHIBIT L

Item D -64



City of Rancho Cucamonga

ENVIRONMENTAL CHECKLIST FORM

INITIAL STUDY PART II

BACKGROUND

1. **Project File:** General Plan Amendment DRC2015-00887
2. **Related Files:** n/a
3. **Description of Project:** A proposed General Plan Amendment to 1) to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; 2) to revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct the numbering of Table LU-9; 3) revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City; 4) revise Figures LU-2 and LU-3 of the General Plan that identify the (existing and added) locations of the parcels that are designated for Mixed Use development; 5) revise text associated with these tables and figures; and 6) to correct any typographical errors and omissions within the existing text associated with these tables and figures; APNs: 0207-211-05, 0207-211-42 through -46, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20 and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07.

The parcels in the City that are currently designated as Mixed Use are generally grouped in "Mixed Use Areas" (hereafter referred to as "MU Areas"). There are thirteen (13) MU Areas. These parcels are identified as Mixed Use Areas #1 – 13, and are located as shown in Figure LU-3 of the General Plan (Exhibit A). There are 30 parcels with a combined area of about 67 acres that are subject to the proposed Amendment. They are grouped into seven (7) new MU Areas. These are identified as Mixed Use Areas #14 – 20, and are located as shown in the attached map (Exhibit B). The number, combined area, and existing land use designations are shown in the table below. The existing and proposed land use designations are described in the General Plan, Chapter 2: (Exhibit C) Managing Land Use, Community Design, and Historic Resources, pages LU-14 (Commercial), -15 (Mixed Use), and -17 (Industrial Park). Note that one of the parcels, APN: 1100-191-04, located within (proposed) Mixed Use Area #20 is partially designated as Flood Control/Utility Corridor. This part of the parcel (about 7.5 acres) is within a Southern California Edison (SCE) utility corridor and cannot be developed. Therefore, that part of the parcel will remain designated as Flood Control/Utility Corridor. The zoning designations of the subject parcels will remain unchanged. Amendments to the zoning designations of the parcels will be required at the time an application for project- and site-specific development of the parcels is submitted for review.

MU Area	General Location	Number, and Combined Area, of Parcels		Existing Designation(s)		Notes and/or Existing Status
				General Plan ¹	Zoning ²	
14	SWC Foothill and Vineyard	6	9.82 acres	GC	CC	Commercial center and two vacant parcels
15	SEC Foothill and Haven	3	13.22 acres	IP	IP	"Barton Plaza"
16	SEC Etiwanda and Candlewood	5	6.06 acres	O	OP	"Bartholow House", vacant parcel, post office, and SFRs
17	NWC Foothill and Etiwanda	6	6.83 acres	GC	CC	Small store and vacant parcels
18	NEC Foothill and Etiwanda	3	6.14 acres	GC	CC	100% vacant

19	SEC Foothill and Etiwanda	2	5.14 acres	GC	CC	100% vacant
20	NWC Foothill and East	5	19.71 acres	GC and FC/UC	CC and OS	SCE and CVWD infrastructure - otherwise vacant
Total Number/Area of Parcels:		30	66.92 acres			
1: FC/UC = Flood Control/Utility Corridor; GC = General Commercial; O = Office 2: CC = Community Commercial; IP = Industrial Park; OP = Office Professional; OS = Open Space						

4. Project Sponsor's Name and Address:

City of Rancho Cucamonga
 10500 Civic Center Drive
 Rancho Cucamonga, CA 91730

5. General Plan Designation:

- Flood Control/Utility Corridor;
- General Commercial;
- Industrial Park; and
- Office

6. Zoning:

- Community Commercial (CC) District;
- Industrial Park (IP) District;
- Office/Professional (OP) District, Etiwanda Specific Plan; and
- Open Space (OS) District

7. Surrounding Land Uses and Setting:

Regional Description

The City of Rancho Cucamonga is located in San Bernardino County. The City encompasses a total planning area of about 50 square miles of which 38 square miles constitute the incorporated area while the remaining 12 square miles are within the Sphere of Influence (SOI). Located 37 miles east of downtown Los Angeles, direct freeway access to the City is via the Foothill Freeway (SR-210) and Ontario Freeway (I-15). The City is bound on the east by unincorporated areas of the San Bernardino County and the City of Fontana, on the west by the City of Upland, and on the south by the City of Ontario. To the north of the City are additional unincorporated areas of San Bernardino County – these unincorporated areas are within the City's Sphere of Influence (SOI). Beyond the City's SOI is the San Bernardino National Forest within the San Gabriel Mountains.

The predominant development pattern of the City is characterized by residential development within the northern two-thirds of the City with the southern one-third of the City dominated by industrial development - Foothill Boulevard and Arrow Route serve as the approximate "dividing line" between these two general areas of activity. Commercial activity within the City is located along east-west streets such as 19th Street, Base Line Road, and Foothill Boulevard with large nodes of commercial activity at the intersections of these streets with major north-south streets such as Vineyard Avenue, Archibald Avenue, Haven Avenue, Milliken Avenue, and Day Creek Boulevard. The north edge of the SOI is dominated primarily by open spaces of various types – a transition from the San Bernardino National Forest to the San Gabriel Mountains that frame this part of the West Valley area of San Bernardino County.

Several parcels are affected by the changes in the land use designations proposed with this General Plan Amendment. The subject parcels are generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street. The parcels

that are currently designated Mixed Use are not contiguous, i.e. are located in different areas of the City, but are generally located along Foothill Boulevard.

8. **Lead Agency Name and Address:**
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
9. **Contact Person and Phone Number:**
Mike Smith
Senior Planner
(909) 477-2750 x4317
10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** None

GLOSSARY – The following abbreviations are used in this report:

CALEEMOD – California Emissions Estimator Model
CVWD – Cucamonga Valley Water District
EIR – Environmental Impact Report
FEIR – Final Environmental Impact Report
FPEIR - Final Program Environmental Impact Report
NPDES – National Pollutant Discharge Elimination System
NOx – Nitrogen Oxides
ROG – Reactive Organic Gases
PM₁₀ – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District
SWPPP – Storm Water Pollution Prevention Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

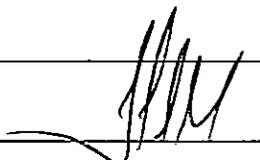
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than-Significant-Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology & Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Waste Materials	<input type="checkbox"/> Hydrology & Water Quality
<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities & Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

- (x) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- () I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- () I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- () I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- () I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: MIKE SMITH  Date: 5/4/16

Reviewed By: MIKE SMITH  Date: 5/4/16

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	()	()	()	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	()	()	()	(✓)
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	()	()	()	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where none (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to aesthetic resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. If there are impacts to a scenic vista that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) There are no State Scenic Highways within the City of Rancho Cucamonga. Therefore, the proposed amendment to the General Plan will not have an impact.

- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where none (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to aesthetic resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. If there are impacts to the existing visual character or quality of the site and its surroundings that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to aesthetic resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a photometric study that analyzes the impact(s) (if any) of light and glare caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

2. AGRICULTURAL RESOURCES. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	()	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)
c) Conflict with existing zoning for, or cause re-zoning of, forest land (as defined in Public Resources Code section 12220 (g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?	()	()	()	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	()	()	()	(✓)
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan. There are approximately 209 acres of Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of Rancho Cucamonga according to the General Plan and the California Department of Conservation Farmland Map 2010. Concentrations of Important Farmland are sparsely located in the southern and eastern parts of the City that is characterized by existing and planned development. Farmland in the southern portion of the City is characterized by industrial, residential, and commercial land uses and Farmland in the eastern portion of the City is within the Etiwanda area and planned for development. Further, a large number of the designated farmland parcels are small, ranging from 3 acres to 30 acres, and their economic viability is doubtful; therefore,

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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they are not intended to be retained as farmland in the General Plan Land Use Plan. The General Plan FPEIR identified the conversion of farmlands to urban uses as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council. Therefore, the proposed amendment will not have an impact.

- b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City. Therefore, the proposed amendment will not have an impact.
- c) There are no lands within the City of Rancho Cucamonga that is zoned as forest land or timberland. Therefore no impacts would occur related to the conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, the proposed amendment will not have an impact.
- d) There are no lands within the City of Rancho Cucamonga that qualify as forest land or timberland. Therefore no impacts would occur related of the loss or conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, the proposed amendment will not have an impact.
- e) Refer to 2a and 2c above.

3. AIR QUALITY. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	()	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	()	()	()	(✓)
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors?)	()	()	()	(✓)
d) Expose sensitive receptors to substantial pollutant concentrations?	()	()	()	(✓)
e) Create objectionable odors affecting a substantial number of people?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to air quality were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit an air quality study that analyzes the impact(s) (if any) to the implementation of any applicable air quality plan caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to air quality were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit an air quality study that analyzes the impact(s) (if any) to air quality standard and/or contribution to an existing/project air quality violation by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to air quality were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit an air quality study that analyzes the increase (if any) of any criteria pollutant caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to air quality were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit an air quality study that analyzes the impact (if any) to sensitive receptors caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to air quality were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit an air quality study that analyzes the increase (if any) of objectionable odors caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	()	()	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	()	()	()	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	()	(✓)
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to biological resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a biological study (and, if necessary, focused studies) that analyzes the impact(s) (if any) to species identified as a candidate, sensitive, or special status species caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to biological resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a biological study (and, if necessary, focused studies) that analyzes the impact(s) (if any) to riparian habitat or other sensitive natural community caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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permitted. As development was expected to occur on those parcels, the overall impacts to biological resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a biological study that analyzes the impact(s) (if any) to federally protected wetlands caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to biological resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a biological study that analyzes the impact(s) (if any) to the movement of any native resident, migratory fish, and/or wildlife species, or with established native resident and/or migratory wildlife corridors, caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to biological resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit studies for biological resources such as trees that analyzes the impact(s) (if any) to those resources caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- f) Neither the City nor the SOI are within an adopted HCP, NCCP, or other approved State Habitat Conservation Plan area. Therefore, the proposed amendment will not have an impact.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	()	()	()	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	()	()	(✓)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	()	()	()	(✓)
d) Disturb any human remains, including those interred outside of formal cemeteries?	()	()	()	(✓)
e) Directly or indirectly affect a Native American tribal cultural resource?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to cultural resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit studies for cultural resources that analyzes the impact(s) (if any) to historical, archaeological, and/or paleontological resources caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) Refer to 5a above.
- c) Refer to 5a above.
- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to cultural resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit studies for cultural resources that analyzes the impact(s) (if any) to human remains caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. On October 15, 2015, a request for Tribal Consultation, as required per Senate Bill SB18, was sent to three (3) Native American tribes – Gabrieleno/Tongva Nation; Gabrieleno Band of Mission Indians – Kizh Nation; and Gabrieleno/Tongva San Gabriel Band of Mission Indians. On October 27, 2015, a request for Tribal Consultation as required per Assembly Bill AB52 was sent to two (2) Native American tribes – San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians. On October 29, 2015, a representative for the San Manuel Band of Mission Indians contacted the City for consultation in response to the SB18 and AB52 notifications. A series of correspondence via email commenced. In these emails, it was explained that the *proposed General Plan Amendment does not apply to a specific project site but to multiple parcels at various locations within the City. The City [was] currently not reviewing any site-specific applications for development on any of these parcels.*

Furthermore, the various land use designations for the overall City were reviewed in the EIR for the 2010 General Plan. All of the subject parcels are currently designated for development. Some of the subject parcels currently have designations that allow only commercial and office uses while on other parcels only residential uses are allowed. The intent of the changes to the designations is to allow a combination of commercial/office and residential uses. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are designated as, for example, open space.

The proposed changes to the land use designations will result in a type of development on these parcels that is different from what was originally allowed under the previous designations. However, it is not expected that the activities associated with the development of these parcels, such as grading or construction, will be substantially different.

Project-specific environmental analysis will be conducted by the City at the time applications for development of each subject parcel (or parcels if grouped together) are submitted for review. Applicants will be required to submit various environmental studies, including cultural studies, if necessary. For each development application, the City will mail AB52 notices to interested Tribal governments to ensure the opportunity for consultation.

The City has standard mitigation measures that apply to all projects (that have potentially significant impacts to cultural resources) in order to minimize impacts to cultural resources. Also, if requested by a Tribal government, the City will incorporate an additional mitigation measure, or standard condition of approval for a project, that requires the project proponent to contact the applicable Tribal government to coordinate the on-site monitoring of construction sites during grading.

The consultation concluded on January 20, 2016 after no additional correspondence was received from the representative for the San Manuel Band of Mission Indians.

When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit studies for cultural resources that analyzes the impact(s) (if any) to Native American tribal cultural resources caused by the site-specific project. If there are impacts

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

<p>6. GEOLOGY AND SOILS. <i>Would the project:</i></p> <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	()	()	()	(✓)
<p>ii) Strong seismic ground shaking?</p>	()	()	()	(✓)
<p>iii) Seismic-related ground failure, including liquefaction?</p>	()	()	()	(✓)
<p>iv) Landslides?</p>	()	()	()	(✓)
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	()	()	()	(✓)
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	()	()	()	(✓)
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	()	()	()	(✓)
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to soils and geology were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impact(s) (if any) of the exposure of people and/or structures to earthquakes, seismic ground shaking, liquefaction, and/or landslides caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required,

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to soils and geology were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impact(s) (if any) to soil and the loss of topsoil caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to soils and geology were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impact(s) (if any) due to, or caused by, unstable geologic units or soil, and of expansive soil and the risks to life or property, will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- d) Refer to 6c above.

- f) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to soils and geology were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The use of septic tanks, or alternative wastewater disposal systems where sewers are not available, by the site-specific project will be evaluated. If there are impacts that must be mitigated, then

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applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

7. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	()	()	()	(✓)
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to air quality were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit studies for air quality study that analyzes the generation (if any) greenhouse gas emissions and the conflicts (if any) to applicable greenhouse house gas reduction plans, policies, or regulations caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) Refer to 7a above.

8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	()	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	()	()	()	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(✓)
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to hazards and waste materials were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The transport, use, or disposal of hazardous materials, and reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) Refer to 8a above.
- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts

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relating to hazards and waste materials were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The potential for hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to hazards and waste materials were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project site is on a list of hazardous materials sites that would require mitigation measures to be implemented. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to hazards and waste materials were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project site is within 2 miles of a public airport or public use airport. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- f) There are no private airstrips within the City. The nearest private airstrip, Cable Airport, is located approximately 2.5 miles to the west of the City's westerly limits. Therefore, the proposed amendment will not have an impact.
- g) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development

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could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to hazards and waste materials were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project impairs implementation of or physically interferes with an adopted emergency response plan or emergency evacuation plan. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- h) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts relating to hazards and waste materials were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project exposes people or structures to a significant risk of loss, injury or death involving wildland fires. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	()	()	()	(✓)
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	()	()	()	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	()	()	()	(✓)
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	()	()	()	(✓)
f)	Otherwise substantially degrade water quality?	()	()	()	(✓)
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	()	()	()	(✓)
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	()	()	()	(✓)
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	()	()	()	(✓)
j)	Inundation by seiche, tsunami, or mudflow?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to hydrology and water quality resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a water quality management plan that addresses the impacts (if any) to water quality standards or waste discharge requirements caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to hydrology and water quality resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impacts (if any) to groundwater supplies or groundwater recharging caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be

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prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to hydrology and water quality resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impacts (if any) to drainage that would affect erosion, siltation, or flooding on/off-site caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- d) Refer to 9c above.
- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to hydrology and water quality resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impacts (if any) to existing or planned stormwater drainage systems caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- f) Refer to 9a above.
- g) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to hydrology and water quality resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by

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the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the site-specific project is within a 100-year flood hazard area and/or would impede or redirect flood flows. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- h) Refer to 9g above.
- i) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to hydrology and water quality resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the site-specific project would expose people or structures to loss, injury or death involving flooding, seiche, and/or tsunami. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- j) Refer to 9i above.

10. LAND USE AND PLANNING. <i>Would the project:</i>				
a) Physically divide an established community?	()	()	()	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	()	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to land use and planning were considered in the EIR for the General Plan adopted in

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2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The compatibility of the site-specific project with neighboring, established development will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to land use and planning were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The compliance of the site-specific project with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, and any applicable habitat conservation plan or natural community conservation plan will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- c) Refer to 10b above.

11. MINERAL RESOURCES. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	()	()	()	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to mineral resources were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impacts (if any) to mineral resources caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) Refer to 11a above.

12. NOISE. <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	()	(✓)
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	()	()	()	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to noise levels were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a noise study that analyzes the impacts (if any) due to exposure of persons to, or generation of, noise levels in excess of standards established in the General Plan caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to noise levels were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a noise study that analyzes the impacts (if any) due to the exposure of people to ground borne vibration and/or noise caused by the site-specific project during construction and/or operations. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to noise levels were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a noise study that analyzes the impacts (if any) due to an increase in ambient noise caused by the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- d) Refer to 12c above
- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to noise levels were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project site is within 2 miles of a public airport or public use airport. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- f) The nearest private airstrip, Cable Airport, is located approximately 2.5 miles to the west of the City's westerly limits. Therefore, the proposed amendment will not have an impact.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	()	()	()	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to population and housing were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project induces population growth in the area. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to population and housing were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project displaces housing and/or people. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- c) Refer to 13b above.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?	()	()	()	(✓)
b) Police protection?	()	()	()	(✓)
c) Schools?	()	()	()	(✓)
d) Parks?	()	()	()	(✓)
e) Other public facilities?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to population and housing were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impacts (if any) to fire and police protection, schools, parks, and other public facilities caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) Refer to 14a above.
- c) Refer to 14a above.
- d) Refer to 14a above.
- e) Refer to 14a above.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION. <i>Would the project:</i> a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	()	()	()	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to recreation were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The increase in the use of existing neighborhood/regional parks or other recreational facilities, or requirement for the construction or expansion of recreational facilities, caused by the site-specific project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) Refer to 15a above.

16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i> a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	()	()	()	(✓)
b) Conflict with an applicable congestion management program, including, but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	()	()	()	(✓)
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
e)	Result in inadequate emergency access?	()	()	()	(✓)
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to transportation and traffic were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit a traffic study that analyzes the compliance of the site-specific project with any applicable plan, ordinance, policy, and congestion management program or standards relating to traffic. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.
- b) Refer to 16a above.
- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to transportation and traffic were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. However, as the City is located north of the Ontario Airport and is offset north of the flight path, there will be no change air traffic patterns. Therefore, the proposed amendment will not have an impact.
- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to transportation and traffic were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the project will be subject to the City's technical standards for streets and intersection and reviewed to ensure that they do not increase hazards. Therefore, the proposed amendment will not have an impact.

- e) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to transportation and traffic were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the project will be required to provide access for all emergency vehicles during construction and upon completion of the project in order to ensure adequate emergency access. Therefore, the proposed amendment will not have an impact. No impacts are anticipated.
- f) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to transportation and traffic were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the project will be required to include, or conditioned to provide, features supporting transportation and vehicle trip reduction (e.g., bus bays, bicycle racks, carpool parking, etc.). Therefore, the proposed amendment will not have an impact.

17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	()	()	()	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	()	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	()	()	()	(✓)
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	()	(✓)
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	()	()	()	(✓)
g)	Comply with Federal, State, and local statutes and regulations related to solid waste?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to utility and service systems were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined at that time if the project exceeds wastewater treatment requirements. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to utility and service systems were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined if the site-specific project requires the construction of new water, wastewater treatment, stormwater facilities or expansion of existing facilities. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- c) Refer to 17b above.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to utility and service systems were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined if there are sufficient water supplies and wastewater treatment capacity available to service the site-specific project. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- e) Refer to 17d above.

- f) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to utility and service systems were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. It will be determined if there is sufficient landfill capacity and if the site-specific project complies with Federal, State, and local statutes and regulations related to solid waste. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- g) Refer to 17f above.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	()	()	()	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	()	()	()	(✓)
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	()	()	()	(✓)

Comments:

- a) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except as noted in the project description above for APN: 1100-191-04, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts to utility and service systems were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The impacts (if any) to biological resources caused by the project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

- b) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. If the proposed project were approved, then the applicants for each site-specific project that results from the amendment would be required to develop their respective sites in accordance with the City of Rancho Cucamonga General Plan. The 2010 General Plan was adopted along with the certification of a Program FEIR, Findings of Fact, and a Statement of Overriding Considerations for significant adverse environmental effects of build-out in the City and Sphere-of-Influence. The City made findings that adoption of the General Plan would result in significant adverse effects to Aesthetics, Agriculture and Forest Resources, Air Quality, Climate Change and Mineral Resources. Mitigation measures were adopted for each of these resources; however, they would not reduce impacts to less-than-significant levels. As such, the City adopted a Statement of Overriding

Considerations balancing the benefits of development under the General Plan Update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). These benefits include less overall traffic volumes by developing mixed-use projects that will be pedestrian friendly and conservation of valuable natural open space. With these findings and the Statement of Overriding Considerations, no further discussion or evaluation of cumulative impacts is required.

- c) The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. The impacts (if any) to air quality, biological resources, cultural resources, water quality, etc. caused by the project will be evaluated. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review. Therefore, the proposed amendment will not have an impact.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier PEIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Rancho Cucamonga, Planning Division offices, 10500 Civic Center Drive:

- (T) General Plan FPEIR
(SCH#2000061027, Certified May 19, 2010)
- (T) General Plan FEIR
(SCH#2000061027, Certified October 17, 2001)
- (T) Master Environmental Assessment for the 1989 General Plan Update
(SCH #88020115, certified January 4, 1989)

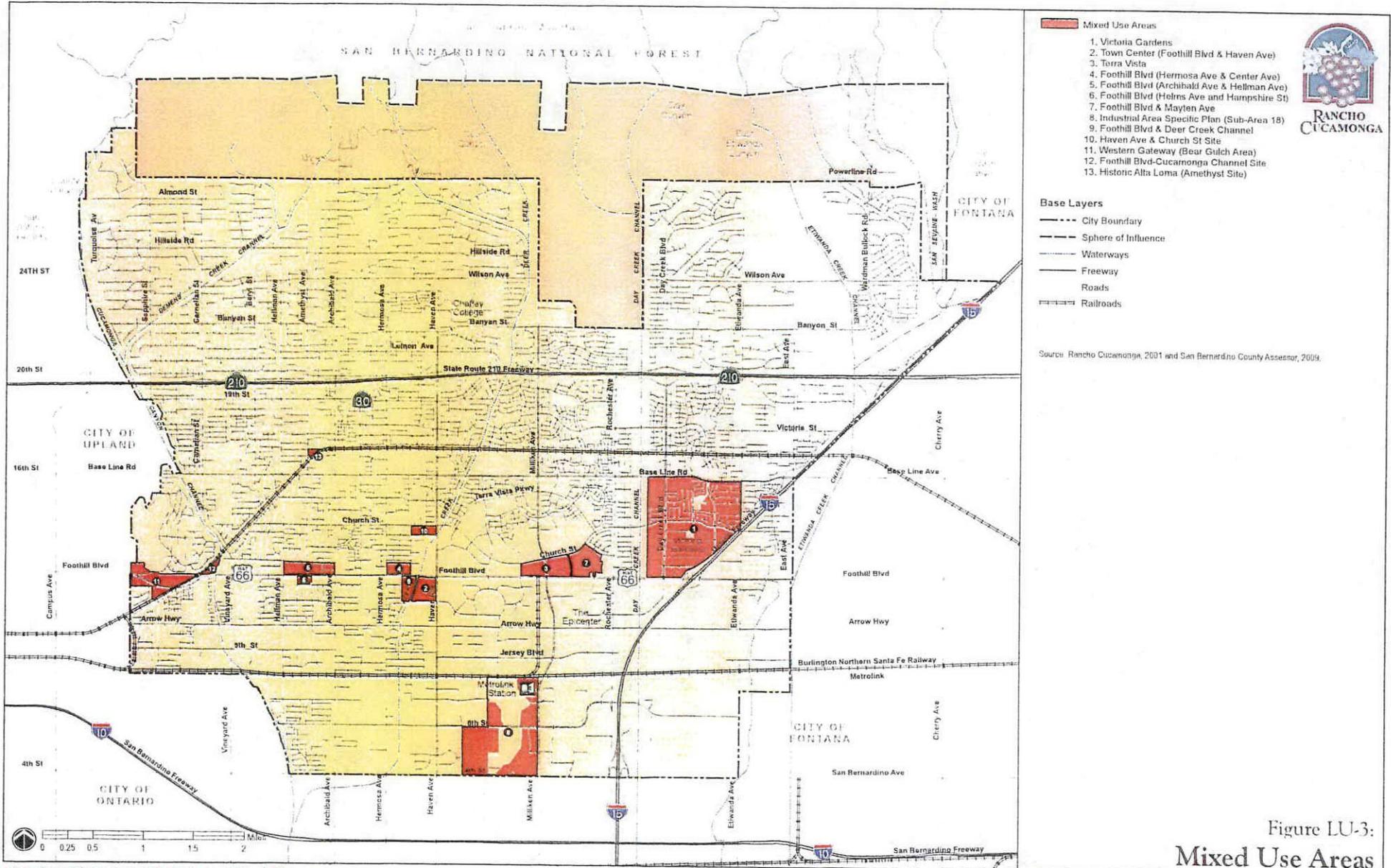
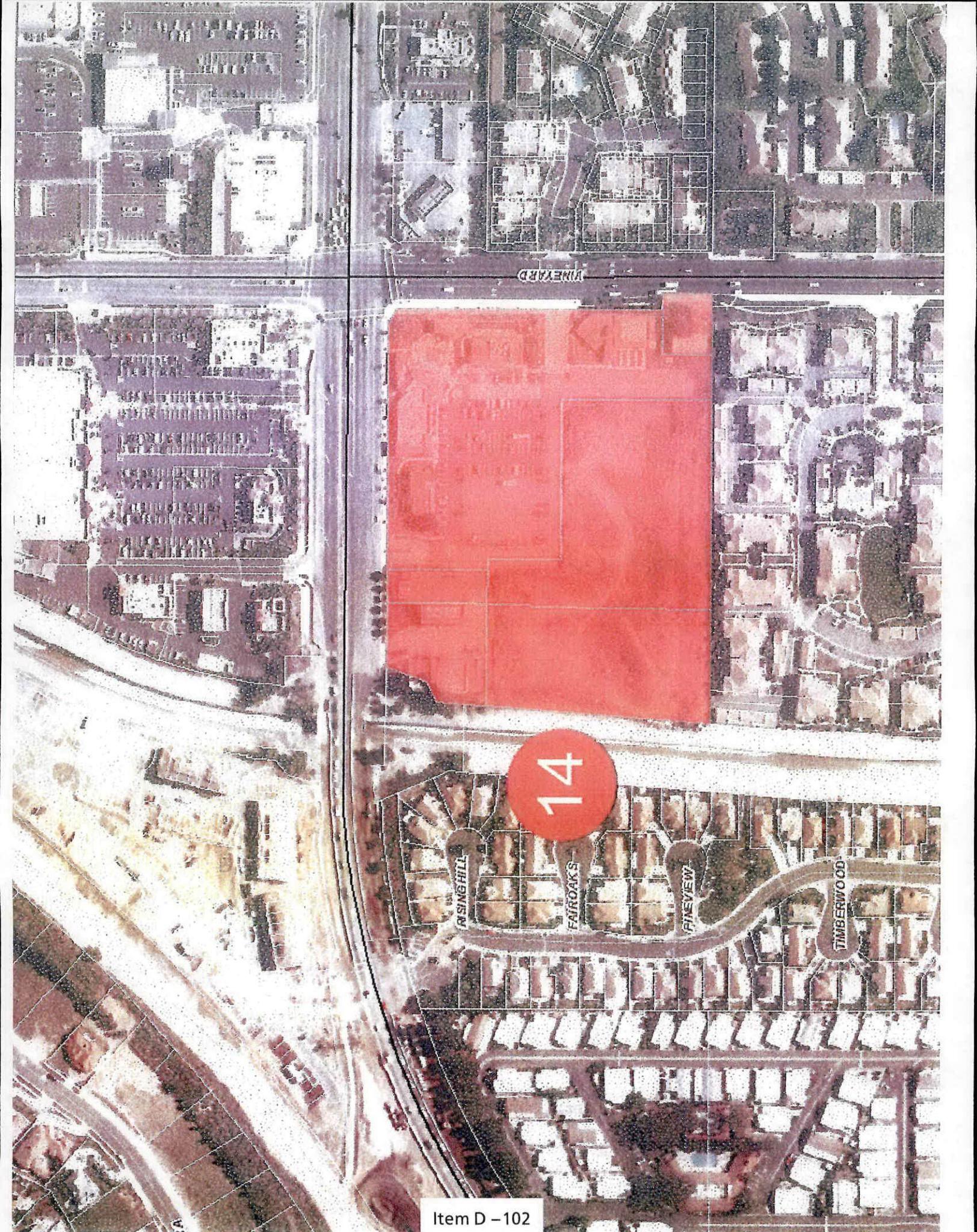


Figure LU-3:
Mixed Use Areas





VINEYARD

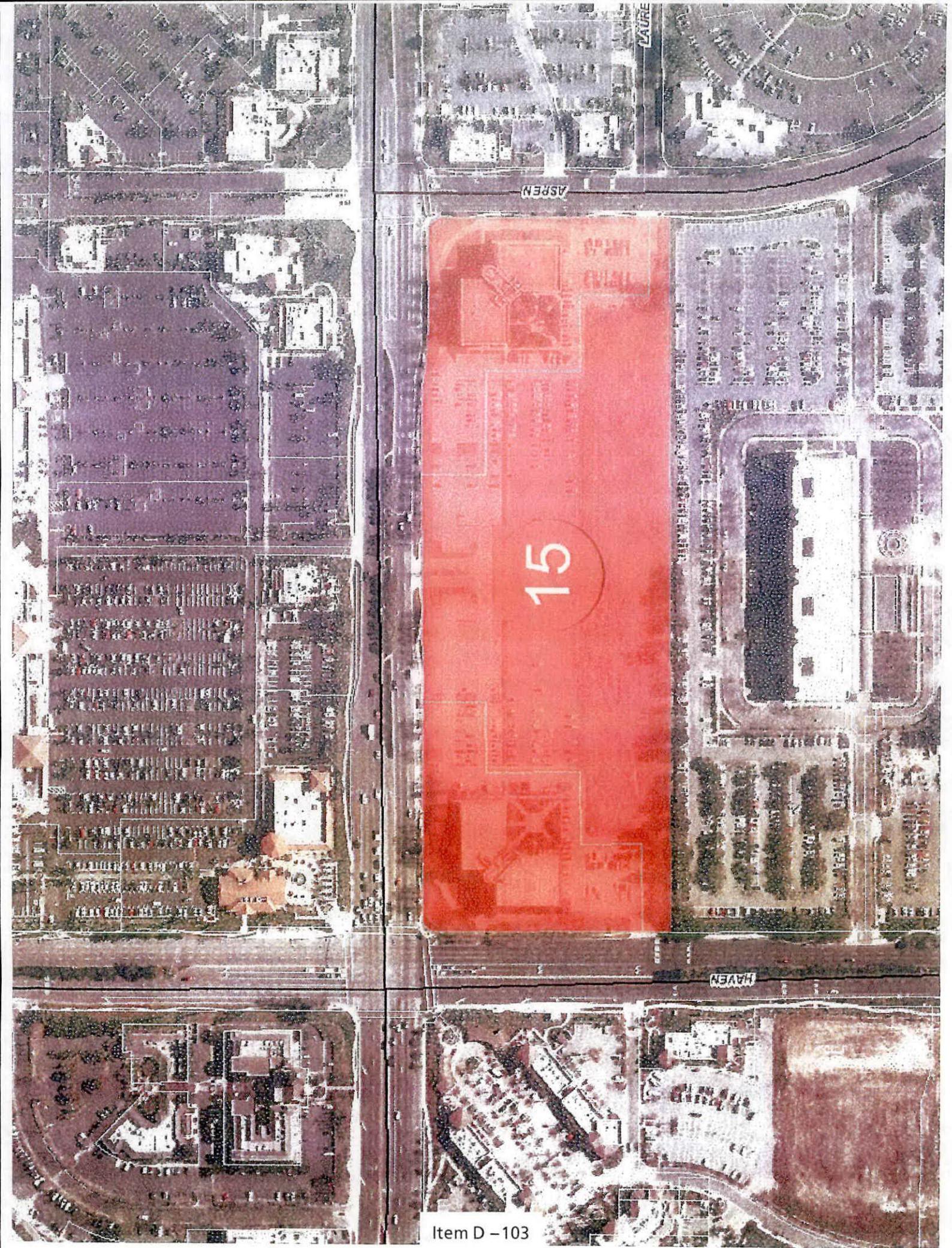
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R SINGHILL

FAIROAKS

PINEVIEW

TIMBERWOOD



CRESTFIELD

BARTHOLOW

BUNGALOW

EVERMAY

EXBURY

CRAWFORD

CANDLEWOOD

16

G MOUNTAIN

ETIWANDA

SILVER ROSE

IRON HORSE

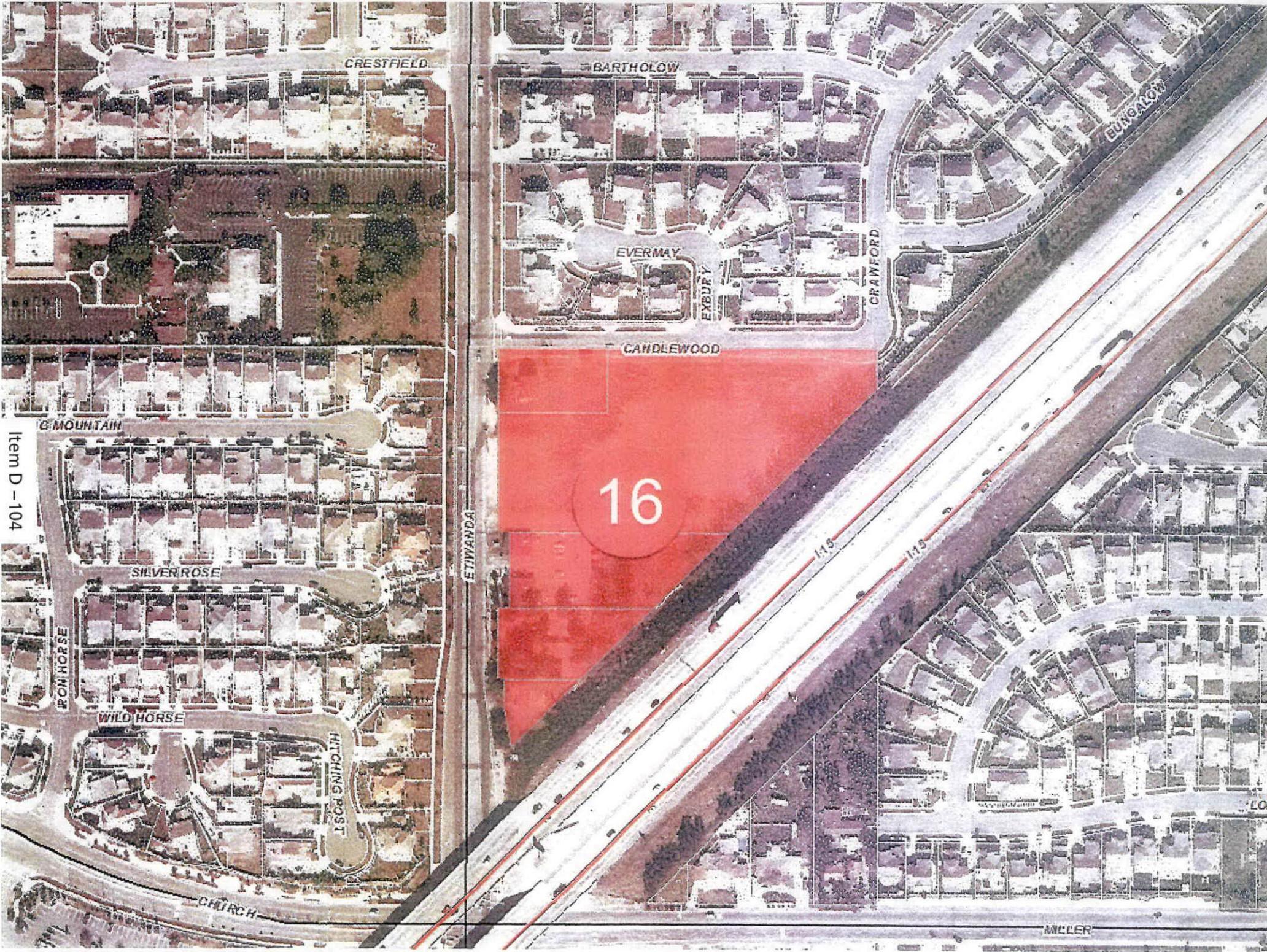
WILD HORSE

HITCHING POST

CHURCH

MILLER

Item D - 104





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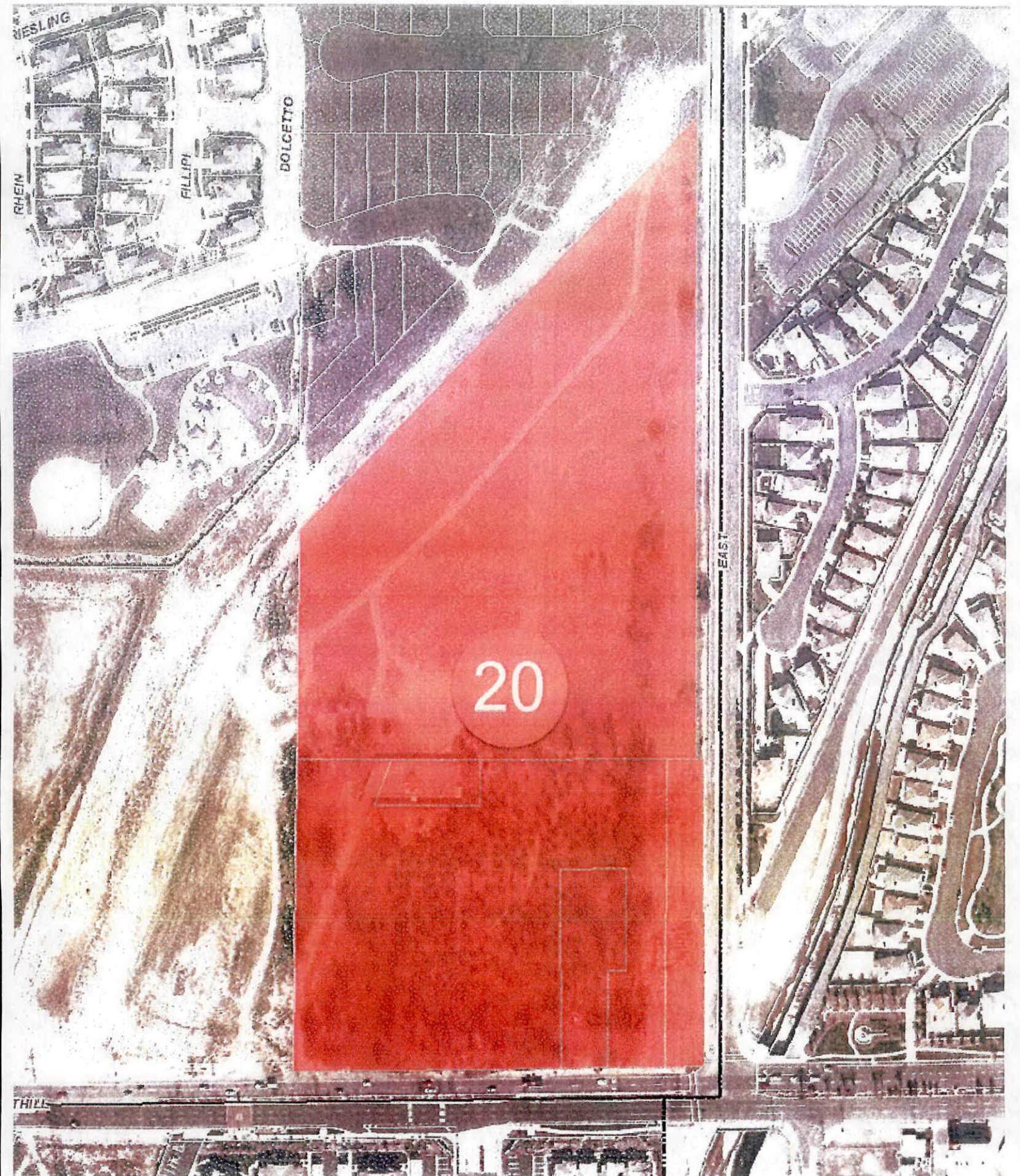
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ETIWANDA

FOOTHILL

VINE

CHESTNUT



Office (Probable FAR of 0.40 and Maximum FAR of 1.0)

The Office designation concentrates office-oriented business activities near centers of commercial activity and avoids the building of individual, isolated office buildings. Office developments may include low-rise, multi-tenant garden-type arrangements, particularly along the I-15 corridor, Haven Avenue Office Overlay district, and within Mixed Use designated areas. Business activities permitted within this category include corporate headquarters, administrative and professional offices, finance, legal, insurance, real estate services, banks, and business support services. Supportive convenience retail and service commercial uses such as restaurants may also be allowed to serve the needs of employees and visitors.

Neighborhood Commercial (Probable FAR of 0.25 and Maximum FAR of 0.35)

The Neighborhood Commercial designation provides for small-scale shopping centers (5 to 15 acres in size) located near or within residential neighborhoods and offering convenient retail goods and services for residents. Examples of permitted uses include small-scale restaurants, grocery and convenience stores, service businesses that generate limited traffic, and boutique retail sales. Neighborhood

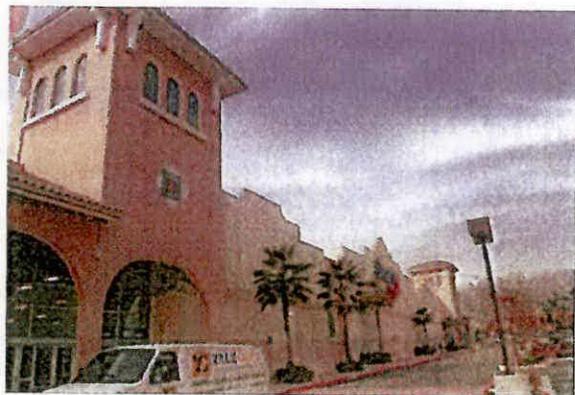


Neighborhood Commercial

Commercial centers should be compatible in design and scale with adjacent residential areas. Convenient paths for pedestrian and bicycle access into and around the center should also be provided.

General Commercial (Probable FAR of 0.25 and Maximum FAR of 0.35)

The General Commercial designation applies to properties along major activity corridors. This designation provides for a wide range of community-oriented and regional-oriented commercial businesses, including businesses that cater to tourists traveling on Historic Route 66 (Foothill Boulevard). Rather than perpetuate the linear "strip" configuration along arterial highways and parking-lot-dominated commercial centers that represent development approaches of the past, the General Commercial designation emphasizes cluster approaches and buildings pulled close to the roadway, with reciprocal access provided between commercial developments.



Community Commercial

Community Commercial (Probable FAR of 0.25 and Maximum FAR of 0.35)

The Community Commercial designation allows for a development of larger retail, entertainment, and commercial service business centers, generally as part of a cohesive and coordinated shopping destination of retail and service-oriented businesses that serve the entire community. Community areas typically include larger retail uses, theaters, restaurants, professional and medical offices, and community facilities. Community Commercial

centers encompass sites from 10 to 50 acres in size, with buildings or collections of buildings containing 100,000 square feet or more of floor area. Design of Community Commercial centers includes well-designed pedestrian connectivity between uses and parking areas.

Mixed Use Designation

The Mixed Use designation recognizes that portions of Rancho Cucamonga are evolving into more urban places, and that the community desires the creation of new, more sustainable development forms. Mixed Use development approaches offer opportunities for people to live close to work or near transit stops, to walk to neighborhood stores and parks, to enjoy indoor and outdoor entertainment close to home, and to experience exciting pedestrian districts.

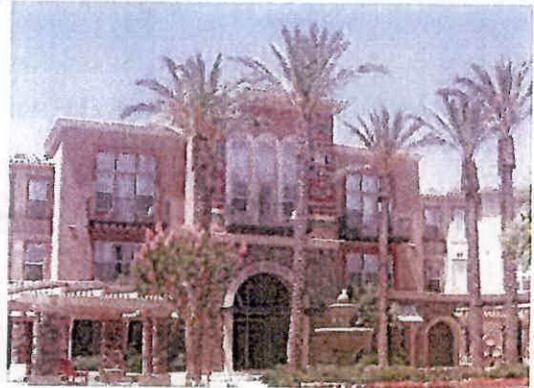
Mixed Use (Probable FAR of 0.40 and Maximum FAR of 1.0)

The Mixed Use designation offers opportunities for more intensely developed districts that combine complementary commercial, office, residential, and community uses in areas with easy access to transit. Mixed Use development may occur in two ways: 1) as a combination of uses within a single building (for example, retail on the first floor and residential or office on the upper floors); or 2) as a combination of uses on multiple parcels within a specified district of the City. In either case, the intent is to achieve a complete integration of the uses and their support functions into a livable development that fosters a strong sense of place.

The desired outcome of the Mixed Use designation is to create special urban places within the general suburban pattern of single-purpose uses. Victoria Gardens and the Town Center at Haven Avenue and Foothill Boulevard are exemplary developments that incorporate highly successful Mixed Use concepts.

Community expectations of Mixed Use developments involve excellence in site planning, design, public safety, and use configurations based on the following criteria:

- Development projects will be interconnected rather than being rigidly separated.
- New commercial and Mixed Use development will emphasize pedestrian orientation in site and building design and promote a walkable environment with active street frontages, well-scaled buildings, and usable public spaces such as small plazas, courtyards, and sidewalk cafes that are highly accessible and convenient to residents and visitors.
- Parking lots and enclosed parking facilities will generally be located to the rear of buildings or at other locations where they are not visible from major streets.
- Safe and convenient pedestrian movement will be provided into and within the site.
- The mix of uses will promote walkability by offering goods and services that appeal to and meet the needs of adjacent and nearby residents.
- Development forms will consist of generally higher intensities of use than in surrounding areas.
- Projects will express a common design theme that may be carried out by architectural styles, landscaping and lighting treatment, street improvements and street furniture, and other means of unifying the development. This does not preclude an eclectic mix of architectural styles, but development will be tied together in physical form by some means.



Mixed Use

1. Victoria Gardens/Victoria Arbors
2. Town Center (Foothill Boulevard and Haven Avenue)
3. Terra Vista
4. Foothill Boulevard between Hermosa Avenue and Center Avenue
5. Foothill Boulevard between Archibald Avenue and Hellman Avenue
6. Foothill Boulevard at Helms Avenue and Hampshire Street
7. Foothill Boulevard and Mayten Avenue
8. Industrial Area Specific Plan (Sub-Area 18)
9. Foothill Boulevard and Deer Creek Channel
10. Haven Avenue and Church Street Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Boulevard and Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)

Industrial Designations

Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three Industrial designations are established that continue to provide many industrial development opportunities.

Industrial Park (Probable FAR of 0.40 and Maximum FAR of 0.60)

The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and general and medical office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4th Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.



Industrial Park

General Industrial (Probable FAR of 0.50 and Maximum FAR of 0.60)

The General Industrial designation permits a wide range of industrial activities that include manufacturing, assembling, fabrication, wholesale supply, heavy commercial, green technology, and office uses. Where adjacent to residential uses, properties designated General Industrial should be designed for office uses, or site planning should incorporate buffering techniques to minimize noise and traffic impacts associated with the industrial activity.

Heavy Industrial (Probable FAR of 0.40 and Maximum FAR of 0.50)

The Heavy Industrial designation permits heavy manufacturing, compounding, processing or fabrication, warehousing, storage, freight handling, and truck services and terminals, as well as supportive service commercial uses. Heavy Industrial areas

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: GENERAL PLAN AMENDMENT DRC2015-00887

Lead Agency: City of Rancho Cucamonga Contact Person: Mike Smith, Senior Planner
Street Address: 10500 Civic Center Drive Phone: 909-477-2750 x4317
City: Rancho Cucamonga Zip: 91730 County: San Bernardino

Project Location:

County: San Bernardino City/Nearest Community: Rancho Cucamonga
Cross Streets: Several including multiple intersections with Foothill Blvd Zip Code: 91730 Total Acres: n/a
Assessor's Parcel No. Multiple Section: Twp. Range: Base:
Within 2 Miles: State Hwy #: SR-210; I-15 Waterways: various
Airports: Ontario Int' Airport Railways: BNSF/Metrolink Schools: various

Document Type:

CEQA: [] NOP [] Supplement/Subsequent EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons (Prior SCH No.) [] EA [] Final Document
[x] Neg Dec [] Other [] Draft EIS [] Other
[] Draft EIR [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type Watts
[] Waste Treatment: Type
[] Hazardous Waste: Type
[] Other:

Funding (approx.): Federal \$ n/a State \$ n/a Total \$ n/a

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Agricultural Land [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Air Quality [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Archeological/Historical [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife
[] Coastal Zone [] Noise [] Solid Waste [] Growth Inducing
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Landuse
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Cumulative Effects
[] Fiscal [] Recreation/Parks [] Vegetation [] Other

Present Land Use/Zoning/General Plan Designation:

Varies - the project is an amendment to the General Plan. The development of a specific project site is not proposed.

Project Description:

A proposed General Plan Amendment to change the land use designations of multiple parcels within the City from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; to revise/delete tables and figures in the General Plan; revise text associated with these tables/figures; and to correct any typographical errors/omissions.

Reviewing Agencies Checklist

Form A, continued

KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
- ✓ = Suggested distribution

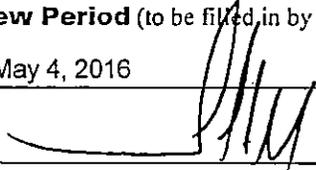
- ___ Resources Agency
- ___ Boating & Waterways
- ___ Coastal Commission
- ___ Coastal Conservancy
- ___ Colorado River Board
- ___ Conservation
- ___ Fish & Game
- ___ Forestry & Fire Protection
- ___ Office of Historic Preservation
- ___ Parks & Recreation
- ___ Reclamation Board
- ___ S.F. Bay Conservation & Development Commission
- ___ Water Resources (DWR)
- ___ Business, Transportation & Housing
- ___ Aeronautics
- ___ California Highway Patrol
- ___ CALTRANS District # _____
- ___ Department of Transportation Planning (headquarters)
- ___ Housing & Community Development
- ___ Food & Agriculture
- ___ Health & Welfare
- ___ Health Services _____
- ___ State & Consumer Services
- ___ General Services
- ___ OLA (Schools)

- ___ Environmental Protection Agency
- ___ Air Resources Board
- ___ California Waste Management Board
- ___ SWRCB: Clean Water Grants
- ___ SWRCB: Delta Unit
- ___ SWRCB: Water Quality
- ___ SWRCB: Water Rights
- ___ Regional WQCB # _____ (_____)
- ___ Youth & Adult Corrections
- ___ Corrections
- ___ Independent Commissions & Offices
- ___ Energy Commission
- ___ Native American Heritage Commission
- ___ Public Utilities Commission
- ___ Santa Monica Mountains Conservancy
- ___ State Lands Commission
- ___ Tahoe Regional Planning Agency
- ___ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date May 4, 2016

Ending Date June 8, 2016

Signature 

Date May 4, 2016

Lead Agency (Complete if applicable):

Consulting Firm: n/a
 Address: n/a
 City/State/Zip: n/a
 Contact: n/a
 Phone: () n/a

For SCH Use Only:

Date Received at SCH _____
 Date Review Starts _____
 Date to Agencies _____
 Date to SCH _____
 Clearance Date _____

Notes:

Applicant: City of Rancho Cucamonga

Address: 10500 Civic Center Drive
 City/State/Zip: Rancho Cucamonga, CA 91730
 Phone: (909) 477-2730 x4317 [Mike Smith]

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: General Plan Amendment DRC2015-00887

Lead Agency: City of Rancho Cucamonga

Contact Name: Mike Smith, Senior Planner

Email: michael.smith@cityofrc.us

Phone Number: (909) 477-2750 x4317

Project Location: Rancho Cucamonga, San Bernardino County

City

County

Project Description (Proposed actions, location, and/or consequences).

A proposed General Plan Amendment to 1) to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; 2) to revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct the numbering of Table LU-9; 3) revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City; 4) revise Figures LU-2 and LU-3 of the General Plan that identify the (existing and added) locations of the parcels that are designated for Mixed Use development; 5) revise text associated with these tables and figures; and 6) to correct any typographical errors and omissions within the existing text associated with these tables and figures; APNs: 0207-211-05, 0207-211-42 through -46, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20 and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project is the adoption of an amendment to the General Plan and does not involve a site-specific project. The adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. None of the subject parcels are currently designated as, for example, open space, where none (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts were considered in the EIR for the General Plan adopted in 2010. When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. If there are impacts that must be mitigated, then applicable mitigation measures will be required, and a mitigated negative declaration will be prepared and circulated for review.

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

n/a

Provide a list of the responsible or trustee agencies for the project.

See attached agency list.

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
		Clerk of the Board of Supervisors	County of San Bernardino	385 North Arrowhead, 2nd Floor		San Bernardino	CA	92415
			Cucamonga Valley Water District	10440 Ashford Street		Rancho Cucamonga	CA	91730-3057
EMAIL ONLY:	SANTAANA@WATERBOARD.SA.CA.GOV	Santa Ana Region	California Reg. Water Quality Control Board #8	3737 Main Street, Suite 500		Riverside	CA	92501
		Planning Supervisor	Southern California Gas Co.	1981 Lugonia Avenue (SC8031)		Redlands	CA	92374
		Local Government - CEQA Program Supervisor	South Coast Air Quality Management District	21865 East Copley Drive		Diamond Bar	CA	91765-4182
Ms. Jennifer	Shaw	Region Manager	Edison Local Public Affairs	7951 Redwood Avenue		Fontana	CA	92336
Ms. Karen	Cadavona		Southern California Edison Company Third Party Environmental Review	2244 Walnut Grove Ave, Quad 4C 472A		Rosemead	CA	91770
Mr. Jason	Pivovaroff		Inland Empire Utilities Agency	P.O. Box 9020		Chino Hills	CA	91709
Ms. Kim	Bray		Verizon	P.O. Box 725		Chino	CA	91708
		Development Review	Department of Transportation	464 W. Fourth Street; MS 722		San Bernardino	CA	92401-1400
Mr. Daniel	Kopulsky	Office Chief Department of Transportation	Forecasting/IGR-CEQA Review	464 West Fourth Street, 6th Floor; MS 722		San Bernardino	CA	92401-1400
Ms. Karin	Cleary-Rose		U.S. Fish & Wildlife Service	777 E. Tahquitz Canyon Way, Suite 208		Palm Springs	CA	92262

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FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Mr. Jeff	Brandt		California Department of Fish and Wildlife	3602 Inland Empire Boulevard, Suite C-220		Ontario	CA	91764
Chief Mike	Costello		Rancho Cucamonga Fire Protection	10500 Civic Center Drive		Rancho Cucamonga	CA	91730
Captain Danielle	Boldt	San Bernardino County Sheriff	Rancho Cucamonga Substation	10510 Civic Center Drive		Rancho Cucamonga	CA	91730
Mr. Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40 th Floor		Los Angeles	CA	90071-3101
		Director of Business Services	Chaffey Joint Union High School District	211 West 5th Street		Ontario	CA	91761
Mr. Shawn	Judson	Superintendent	Etiwanda School District	6061 East Avenue		Etiwanda	CA	91739
		Superintendent	Cucamonga School District	8776 Archibald Avenue		Rancho Cucamonga	CA	91730
		Superintendent	Alta Loma School District	9390 Base Line Road,		Rancho Cucamonga	CA	91701
		Superintendent	Central School District	10601 Church Street, Suite 112		Rancho Cucamonga	CA	91730
Dr. Henry D.	Shannon, Ph. D.	Superintendent, President	Chaffey Community College District	5885 Haven Avenue		Rancho Cucamonga	CA	91737
			Burrtec	9890 Cherry Avenue		Fontana	CA	92335
			Charter	10768 Foothill Boulevard, #170		Rancho Cucamonga	CA	91730
			State Clearinghouse	PO Box 3044		Sacramento	CA	95812-3044
			Native American Heritage Commission	915 Capitol Mall, Room 288		Sacramento	CA	95814

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FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
			Caltrans - Planning	P.O. Box 942874		Sacramento	CA	94274-0001
			California Integrated Waste Management Board	1001 I Street P.O. Box 4025		Sacramento	CA	95812-4025
Ms. Tonya	Pace	Development Services	City of Upland	460 North Euclid Avenue		Upland	CA	91786
James	Troyer	Director of Community Development	City of Fontana	8353 Sierra Avenue		Fontana	CA	92335
Scott	Murphy	Planning Director	City of Ontario	303 East B Street		Ontario	CA	91764
Mr. Eric	Roth		Southern California Assoc. of Governments	818 West 7th Street, 12th Floor		Los Angeles	CA	90017
Mr. Steven	Smith	Director of Comprehensive Planning	San Bernardino Co. Associated Governments	1170 West 3rd Street, 2nd Floor		San Bernardino	CA	92410-1715
			Metrolink	One Gateway Plaza 12 th Fl.		Los Angeles	CA	90012

Item D - 116

RESOLUTION NO. 16-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT DRC2015-00887, A PROPOSED GENERAL PLAN AMENDMENT TO 1) TO CHANGE THE LAND USE DESIGNATIONS OF MULTIPLE PARCELS WITHIN THE CITY, GENERALLY LOCATED ALONG FOOTHILL BOULEVARD NEAR THE INTERSECTIONS OF EAST AVENUE, ETIWANDA AVENUE, HAVEN AVENUE, AND VINEYARD AVENUE, AND NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF ETIWANDA AVENUE AND CANDLEWOOD STREET, FROM THEIR EXISTING DESIGNATIONS OF GENERAL COMMERCIAL, INDUSTRIAL PARK, OR OFFICE (DEPENDING ON THE PARCEL) TO MIXED USE; 2) TO REVISE TABLES LU-1, DELETE TABLES LU-3 THROUGH LU-8, AND LU-10 THROUGH LU-14 OF THE GENERAL PLAN THAT DESCRIBE THE USES AND DEVELOPMENT RANGES PERMITTED WITHIN EACH AREA DESIGNATED FOR MIXED USE DEVELOPMENT AND TO CORRECT NUMBERING OF TABLE LU-9; 3) REVISE TABLES LU-15 THROUGH LU-18 THAT SUMMARIZE AND DESCRIBE THE BUILD-OUT CAPACITY FOR EACH LAND USE CLASSIFICATION THROUGHOUT THE CITY; 4) REVISE FIGURES LU-2 AND LU-3 OF THE GENERAL PLAN THAT IDENTIFY THE (EXISTING AND ADDED) LOCATIONS OF THE PARCELS THAT ARE DESIGNATED FOR MIXED USE DEVELOPMENT; 5) REVISE TEXT ASSOCIATED WITH THESE TABLES AND FIGURES; AND 6) TO CORRECT ANY TYPOGRAPHICAL ERRORS AND OMISSIONS WITHIN THE EXISTING TEXT ASSOCIATED WITH THESE TABLES AND FIGURES, AND MAKING FINDINGS IN SUPPORT THEREOF; APNS: 0207-211-05, 0207-211-42 THROUGH -46, 0208-353-01 THROUGH -03, 1100-031-06, -07; 1100-041-01 THROUGH -03, 1090-601-04, -06 THROUGH -08, 1090-601-20 AND -21, 1100-161-01 THROUGH -03, 0229-311-14 AND -15, 1100-191-04, AND 1100-201-03, -04, -06, AND -07.

A. Recitals.

1. The City of Rancho Cucamonga filed an application for the approval of General Plan Amendment DRC2015-00887 as described in the title of this Resolution. Hereinafter in this Resolution, the subject General Plan Amendment request is referred to as "the application."
2. On the 24th day of February 2016 the Planning Commission of the City of Rancho Cucamonga continued the item to April 27, 2016 to allow Staff to conduct additional research and analysis, and to further develop the Staff Report and the related exhibits.
3. On the 27th day of April 2016 the Planning Commission of the City of Rancho Cucamonga continued the item to May 11, 2016 to allow Staff to continue to conduct additional research and analysis, and to further develop the Staff Report and the related exhibits.
4. On the 11th day of May 2016 the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.
5. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on May 11, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to properties located within the City; and

b. The 2010 General Plan, adopted May 19, 2010, currently designates multiple parcels as Mixed Use. These parcels are generally grouped in thirteen (13) "Mixed Use Areas" at various locations in the City as shown in Figure LU-3 of the General Plan. The majority of these Mixed Use Areas are generally located along Foothill Boulevard and near intersections of streets with major, north-south streets such as Archibald Avenue, Haven Avenue, and Milliken Avenue; and

c. The subject parcels are generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, and are grouped into seven (7) proposed Mixed Use Areas; and

d. The proposed amendment to the General Plan will change the land use designations of thirty (30) parcels, with a combined area of about 67 acres, within the City from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use. The subject parcels will be grouped into seven (7) MU Areas and will be numbered to follow the "list" of the thirteen (13) existing MU Areas, i.e. Mixed Use Areas #14 – 20, in the General Plan, Figures LU-2 (Land Use Plan) and LU-3 (Mixed Use Areas). The parcels subject to the amendment are as shown in Exhibit C, D, and E of the Staff Report and in Attachments A and B of this Resolution; and

e. The proposed amendment to the General Plan will revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct numbering of Table LU-9 (as shown in Exhibit G of the Staff Report and Attachment C of this Resolution). These tables are proposed to be deleted as they do not provide enough flexibility for the City to determine the appropriate uses and range of development within the applicable MU Areas. Tables LU-2 and -9 will remain unchanged as they apply to MU Areas within, and are regulated by, separate Specific Plans; and

f. The proposed amendment to the General Plan will revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City to account for the added MU Areas. These tables, and tables LU-19 through LU-24, will also be renumbered to reflect the deletion of Tables LU-3 through LU-8, and LU-10 through LU-14 (as shown in Exhibit G of the Staff Report and Attachment C of this Resolution); and

g. The proposed amendment to the General Plan will revise Figures LU-2 and LU-3 of the General Plan to identify the (existing and added) locations of the parcels that are designated for

Mixed Use development. The parcels subject to the amendment are as shown in Exhibit C and E of the Staff Report and in Attachments A and B of this Resolution; and

h. The proposed amendment to the General Plan will revise text associated with the above-noted tables and figures as shown in Exhibit G of the Staff Report and Attachment C of this Resolution; and

i. The proposed amendment to the General Plan will correct any typographical errors and omissions within the existing text associated with the above-noted tables and figures; and

j. Amendments to the Zoning Map are not proposed at this time. The zoning designations of the parcels subject to this General Plan Amendment will remain unchanged. When a proposal for development within each new MU Area is submitted, the applicant will be required to submit an application for a Zoning Map Amendment for consistency with the General Plan.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. That the subject properties are suitable for mixed use development as most of them are located along Foothill Boulevard; are near a bus transit corridor and provide the best potential for transit-oriented development (TOD); are in close proximity to existing MU Areas; and/or the owners of the subject parcels have approached the City with proposals for development and have expressed interest in mixed use development; and

b. That the proposed General Plan Amendment is internally consistent with the General Plan. The proposed amendment promotes the goals and policies of the Land Use Element of the General Plan as it will facilitate sustainable and attractive in-fill development that is accessible to pedestrians, bicycles, transit, and automobiles. Also, it will encourage the establishment of a pedestrian-friendly Foothill Boulevard corridor that will facilitate transit use and provide a range of commercial destinations; and

c. That the proposed General Plan Amendment would not have significant impacts on the environment. The proposed amendment affects the City as a whole and does not apply to a specific project site. Project-specific environmental analysis will be conducted by the City at the time applications for development are submitted for review. Future development of the subject parcels will be required to comply with the technical standards (building setbacks, building height, parking requirements, landscape coverage, etc.), design standards (architecture, site design, etc.), allowable land uses, and/or performance standards (noise, odors, hazardous materials, etc.) that apply to mixed use development.

4. Based upon the facts and information contained in the proposed Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and recommends the City Council adopt a Negative Declaration, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that there would be no substantial evidence that the project would have a significant effect on the environment as this amendment affects the City as a whole, does not apply to a specific project site, and project-specific

environmental analysis will be conducted by the City at the time applications for development of each subject parcel (or parcels if grouped together) are submitted for review as required by the California Environmental Quality Act (CEQA). Based on that determination, a draft Negative Declaration was prepared. The State Clearinghouse number for the draft Negative Declaration is SCH#2016011059.

Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Negative Declaration. The comment period began on January 25, 2016 and concluded on February 23, 2016. Staff received a letter dated February 11, 2016 from the City of Upland indicating that they had "no comments at this time." On February 23, 2016, Staff received a comment letter from the City of Fontana which cited inadequacies in the description of the General Plan Amendment and the analysis of the environmental impacts of the project. The City of Fontana requested that the Initial Study be revised accordingly and be re-circulated for review.

Staff subsequently revised the description of the project in the Initial Study. Staff concluded that the project is the adoption of an amendment to the General Plan and does not involve a site-specific project, and the adoption of the amendment does not preclude the review by the City of any project that results from this amendment. All parcels identified in the project description have land use designations that currently allow development. Except for APN: 1100-191-04, as discussed in the analysis above, none of the subject parcels are currently designated as, for example, open space, where no (or very limited) development could occur. The amendment only changes the type of development that would be permitted. As development was expected to occur on those parcels, the overall impacts were considered in the Environmental Impact Report for the General Plan adopted in 2010. Additionally, under the Mixed Use land use designation, uses that would be allowed in future development projects would be comparable to the uses that are currently allowed within the existing land use designations.

When an application for a site-specific project is submitted for review by the City, the City will conduct a project- and site-specific environmental assessment. The applicant will be required to submit environmental studies that analyze the impact(s) (if any) to, for example, air quality, biological resources, cultural resources, noise levels, and transportation/traffic caused by the site-specific project. On a case-by-case review of each project, the appropriate environmental document will be prepared to address project-specific impacts. Based on the findings contained in the revised Initial Study, City staff determined that there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a revised draft Negative Declaration was prepared. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Negative Declaration.

b. The Planning Commission has reviewed the Negative Declaration and all comments received regarding the Negative Declaration and, based on the whole record before it, finds: (i) that the Negative Declaration was prepared in compliance with CEQA; and (ii) that there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission hereby recommends the City Council adopt the Negative Declaration.

c. The custodian of records for the Initial Study, Negative Declaration, and all other materials which constitute the record of proceedings upon which the Planning Commission's recommendation is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone

(909) 477-2750.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3 and 4 above, the Planning Commission hereby recommends that the City Council adopt General Plan Amendment DRC2015-00887 as shown in Attachments A, B, and C incorporated herein.

6. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 11TH DAY OF MAY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST: _____
Candyce Burnett, Secretary

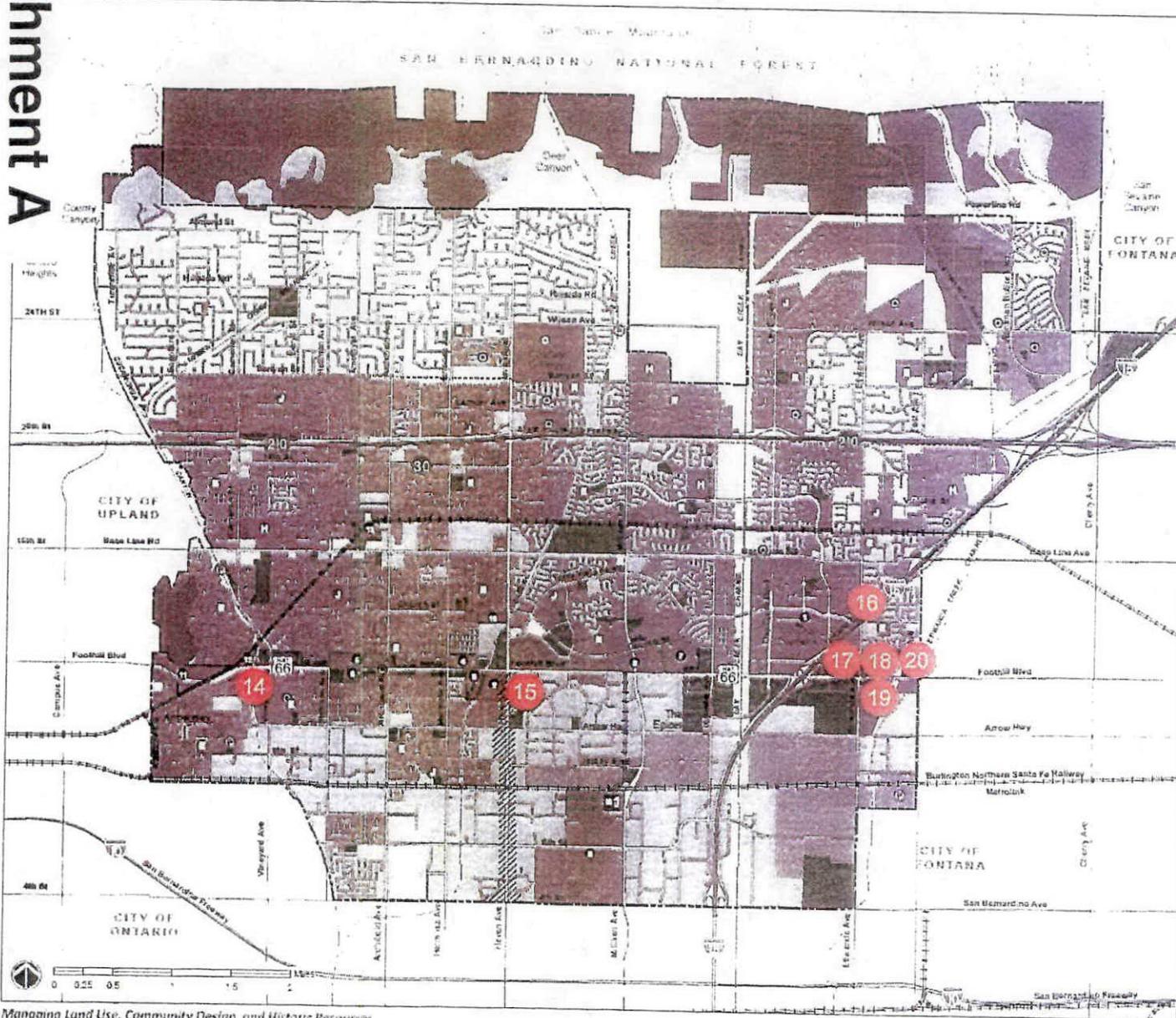
I, Candyce Burnett, Secretary of the Planning Commission for the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 11th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Land Use Designations

Residential

- Very Low (0.1 - 2.0 du/ac)
- Low (2.0 - 4.0 du/ac)
- Low-Medium (4.0 - 8.0 du/ac)
- Medium (8.0 - 14.0 du/ac)
- Medium-High (14.0 - 24.0 du/ac)
- High (24.0 - 30.0 du/ac)

Commercial

- Office (0.40 - 1.0 FAR)
- Neighborhood Commercial (0.25 - 0.35 FAR)
- Community Commercial (0.25 - 0.35 FAR)
- General Commercial (0.25 - 0.35 FAR)

Mixed Use

- Mixed Use (0.25 - 1.0 FAR)

Industrial

- Industrial Park (0.40 - 0.60 FAR)
- General Industrial (0.50 - 0.60 FAR)
- Heavy Industrial (0.40 - 0.50 FAR)

Open Space

- Hillside Residential (0.1 - 2.0 du/ac)
- Conservation
- Open Space (0 - 0.1 du/ac)
- Flood Control/Utility Corridor

Public Facility

- Civic/Regional (0.40 - 1.0 FAR)
- Schools (0.10 - 0.20 FAR)
- Parks

□ Mixed Use Areas

- 14 SWC Foothill and Vineyard
- 15 SEC Foothill and Haven
- 16 SEC Etiwanda and Candlewood
- 17 NWC Foothill and Etiwanda
- 18 NEC Foothill and Etiwanda
- 19 SEC Foothill and Etiwanda
- 20 NWC Foothill and East



Figure LU-2:
Land Use Plan

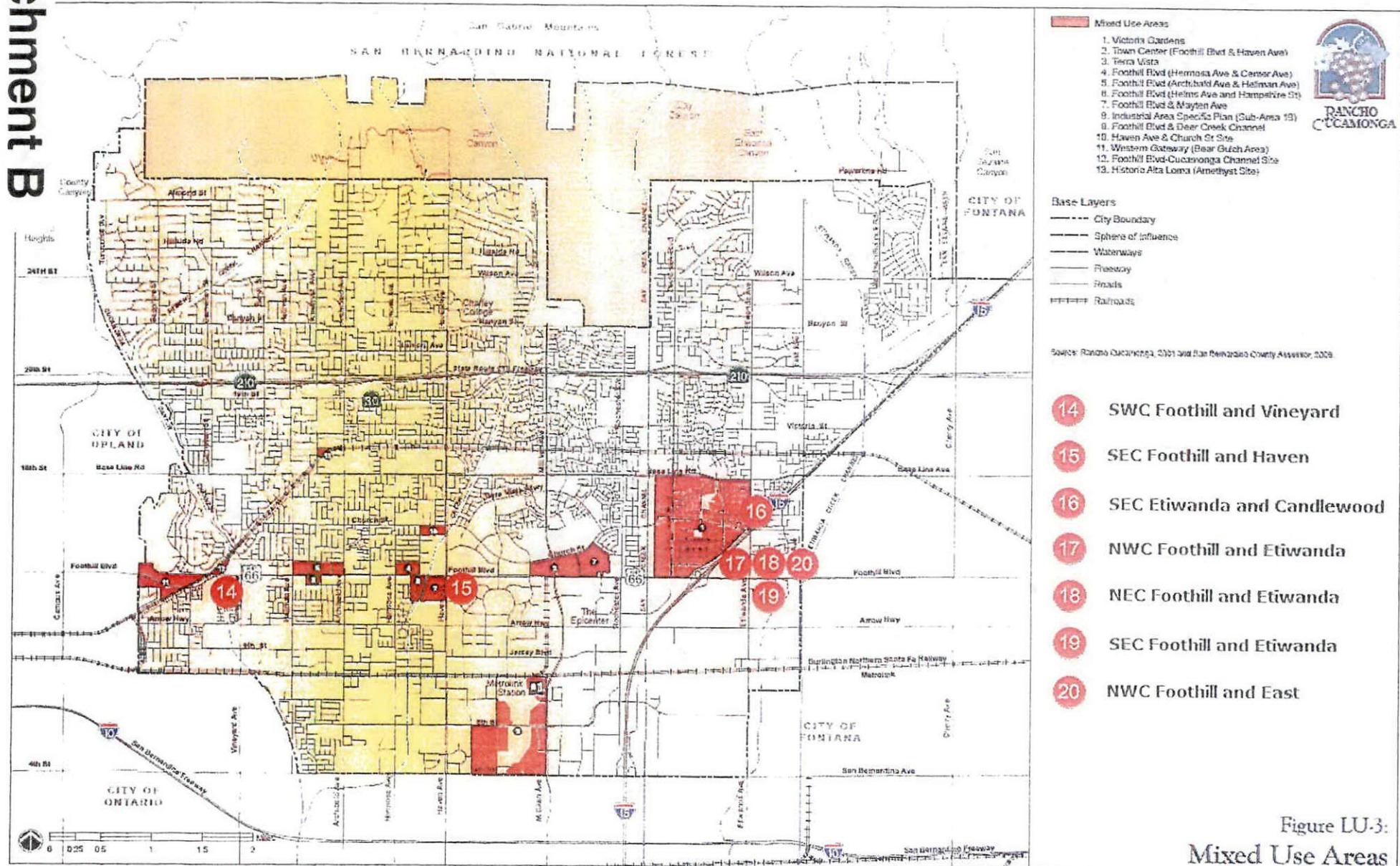


Figure LU-3:
Mixed Use Areas

Land Use

In Rancho Cucamonga, vacant land has become a scarce resource. Land use decisions must be carefully crafted to protect established residential neighborhoods and plan for appropriate infill development while connecting land uses and transportation modes. These key objectives provide the framework for the City's land use strategies.

Land use is a term that describes different types of activities that occur in a particular area. For example, some areas in Rancho Cucamonga contain homes while other areas contain stores, warehouses, parks, or schools. In some places, like Victoria Gardens, a mixture of uses creates an active and vital commercial and cultural center. This Land Use section describes the general location, type, and intensity of development throughout Rancho Cucamonga.

The maps, graphics, and text in this section also define the distribution, intensity, and preferred form of land uses within residential neighborhoods, along key corridors, and on specific sites. The Land Use Policy Map (Figure LU-1) presents a pictorial representation of land use policy. Cumulatively, these policies will shape future development to maintain and enhance all areas of Rancho Cucamonga.

Planning Context

The pattern of development within Rancho Cucamonga is characterized by essentially a north/south split roughly along Foothill Boulevard. The northern two-thirds of the City are predominately residential, while the southern third is largely industrial. Commercial centers are primarily clustered along Foothill Boulevard, Base Line Road, and several other major roadways. The northern edge of the Sphere of Influence is dominated by open space and hillside terrain. Table LU-1 identifies the land use distribution for the City and Sphere of Influence by general categories as of 2009.

Table LU-1: Land Use Distribution – 2009

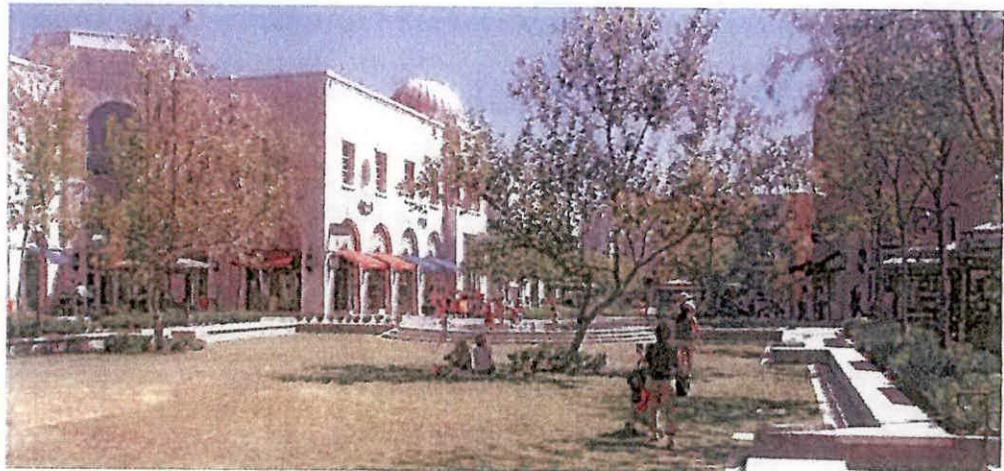
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Land Use	City Acres	Sphere of Influence Acres	Total Acres	Percent of Total
Residential	10,310	125	10,435	39.3%
Commercial	660	--	660	2.5%
Mixed Use	702	--	702	2.6%
Industrial	3,203	--	3,203	12.1%
Public Facilities	1,656	1,448	3,104	11.7%
Schools	536	--	536	2.0%
Parks	347	--	347	1.3%
Open Space and Conservation	707	1,186	1,893	7.1%
Vacant	2,503	3,168	5,671	21.4%
Total	20,624	5,927	26,551	100.0%

Source: Rancho Cucamonga GIS data, 2009.

- Development approaches will involve a variety of scales and spaces to provide interest and diversity.
- An integrated circulation system of arterial access, internal circulation, parking facilities, pedestrian pathways, bicycle routes, transit stops (where applicable), and related signage will be provided. Movement among uses within a district will be possible without forcing patrons to use adjacent arterial highways.
- Crime Prevention Through Environmental Design (CPTED) principles will be integrated into development approaches to provide both the reality and perception of public safety.
- Adequate emergency vehicle access will be provided to address public safety needs.
- All development will provide a unique and engaging experience for residents and visitors to the City, similar to those often found in older, walkable towns and cities.

Victoria Gardens integrates a retail shopping experience with public spaces, including courtyards, squares, open greens, playgrounds, and plazas.



Each application of the Mixed Use designation on the Land Use Plan has a specific intent, and the designation includes guidance tailored to the individual area. Flexibility is provided in the ranges to permit **allowed, and combinations of uses are permitted** at a variety of intensities. **Each of the Mixed Use areas discussed below include a description of the area and the uses that are allowed.** Tables LU-2 through and Table LU-443 identify the **more specific standards for the Victoria Gardens/Victoria Arbors and Industrial Area Specific Plan (Subarea 18) Mixed Use areas.** Unless otherwise specified, the most intensive combination is the most desirable.

The successful application of Mixed Use provisions inherently favors large area master planning allowing for greater development flexibility. Such master planning generally requires consolidated ownership or partnership agreements within the Planning Area. Mixed Use planning over fragmented ownership patterns and smaller project area size is problematic. Consolidation for development of Mixed Use projects is strongly encouraged. Alternatively, development proposals that contain fragmented ownership patterns within a Mixed Use area should be required to master plan adjoining areas outside of the proponent's site. The Mixed Use areas include (numbers correspond with Figure LU-3):

1. Victoria Gardens/Victoria Arbors
2. Town Center (Foothill Boulevard and Haven Avenue)
3. Terra Vista
4. Foothill Boulevard between Hermosa Avenue and Center Avenue
5. Foothill Boulevard between Archibald Avenue and Hellman Avenue
6. Foothill Boulevard at Helms Avenue and Hampshire Street
7. Foothill Boulevard and Mayten Avenue
8. Industrial Area Specific Plan (Sub-Area 18)
9. Foothill Boulevard and Deer Creek Channel
10. Haven Avenue and Church Street Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Boulevard and Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)
14. Southwest corner of Foothill Boulevard and Vineyard Avenue
15. Southeast corner of Foothill Boulevard and Haven Avenue
16. Southeast corner of Etiwanda Avenue and Candlewood Street
17. Northwest corner of Foothill Boulevard and Etiwanda Avenue
18. Northeast corner of Foothill Boulevard and Etiwanda Avenue
19. Southeast corner of Foothill Boulevard and Etiwanda Avenue
20. Northwest corner of Foothill Boulevard and East Avenue

Industrial Designations

Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three Industrial designations are established that continue to provide many industrial development opportunities.

Industrial Park (Probable FAR of 0.40 and Maximum FAR of 0.60)

The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and general and medical office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4th Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.



Industrial Park

General Industrial (Probable FAR of 0.50 and Maximum FAR of 0.60)

The General Industrial designation permits a wide range of industrial activities that include manufacturing, assembling, fabrication, wholesale supply, heavy commercial,

Managing Land Use, Community Design, and Historic Resources

parkland owned by the City. Parklands include traditional neighborhood-level and community-level parks, as well as multi-purpose recreation-oriented lands such as the Epicenter and Central Park. Planned park sites are identified generally in areas where future residential development will occur. The location of future parks will be further defined by detailed neighborhood site planning and the City's desire to locate new parks adjacent to and integrated with school sites. The City also controls 130 acres of undeveloped parkland not including undeveloped trail acreage.

Land Use Overlays

To add additional flexibility for land development while maintaining other community goals and priorities, the City has created overlay zones for very specific areas. These include the Haven Avenue Office District, the Equestrian/Rural Area, and the Master Plan Overlay. The benefit of overlay zones is the ability to customize development agreements to achieve higher standards and appropriate densities that support the overall goals of the district. In addition to these, the Development Code also includes a Senior Housing Overlay District and the Hillside Overlay District.

Haven Avenue Office Overlay

The Haven Avenue Office Overlay District provides an area for intensive, high-quality office development at this highly visible community gateway. A progressive, sophisticated, and urban style of development is required for the area, which is envisioned as the City's premier office corridor. Haven Avenue has a unique combination of access to I-10 and LA/Ontario International Airport, making it an ideal location for high-end office development.

Equestrian/Rural Overlay

The Equestrian/Rural Overlay District allows for the keeping of horses and other farm animals, subject to regulations specified in the Development Code. All new developments within this overlay zone are required to provide community and local trails for equestrian use in accordance with the Hiking and Riding Trails Plan (see Chapter 5, Community Services). Properties designated as Very Low Residential are also subject to the Equestrian/Rural Overlay regulations.

Master Plan Overlay

The Master Plan Overlay District provides a tool to look beyond the limits of a particular property to solve area- or district-wide circulation, drainage, and neighborhood compatibility issues. The Master Plan Overlay creates an opportunity for the City to address the special or unique needs or characteristics of certain areas so designated by the General Plan, to ensure a harmonious relationship between existing and proposed uses, and to coordinate and promote the community improvement efforts of both private and public resources. The requirement for implementation of a project using the Master Plan Overlay is to prepare a conceptual master plan as a precursor to entitlement approval. Figure LU-2 identifies the locations of the Master Plan Overlays.

Planning Direction for Mixed Use Areas

Mixed Use designations assume a significant role in this General Plan. The majority of these designations are arrayed along Foothill Boulevard near major street intersections. Their location is of critical importance because Foothill Boulevard is one of the City's core commercial corridors. Additional mixed use areas are located along bus routes (and bus stops), near the Rancho Cucamonga Metrolink Station, and historic downtown Alta Loma. These locations are important as they are areas of more intense commercial activity, interest, or opportunities.

Each Mixed Use designation applies different development parameters, including the use mix, to each individual area as described in the following sections. The land use percentages shown in each of the tables are to be used as guidelines only; the application of site planning principles and performance criteria is central to achieving high-quality development.

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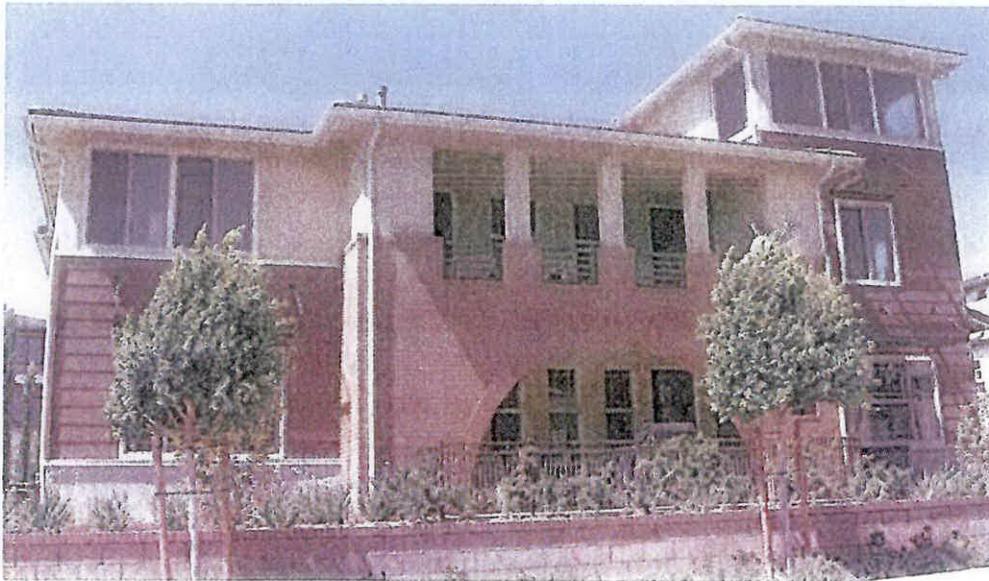


Table LU-2: Victoria Gardens/Victoria Arbors Land Use Mix

Land Use	Percent Range	Acreage Range Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial – retail, service commercial, office, tourist commercial	20% - 41%	99-209 acres	222 acres
Public/Quasi Public – performing arts center, trails, landscape/hardscape, public spaces	5% - 12%	26-61 acres	40 acres
Residential	15%-30%	77-153 acres @ 14 du/acre ² 788 to 1,852 du	98 acres @ 14 du/acre ² 1,082 du
Residential/Mixed Use Main Street Area	0% - 4%	3-21 acres 14-100 du/acre 290 du	3 acres @ 100 du/acre 290 du
Residential Low Medium	6%	32 acres 4-8 du/acre 128 to 256 du	32 acres @ 8 du/acre 208 du ³
Total Residential ¹	21%-36%	112-206 acres 1,206 to 2,398 du	133 acres 1,580 du
Rights-of-way – collector/local roads	20%-25%	102-128 acres	115 acres
Totals	100%	510 acres	510 acres

Notes:

1. The acreage in this category also includes land for local park and school purposes.
2. Indicates target density, not a range. Actual density may increase up to 20 du/ac as long as the total of 1,082 dwelling units is not exceeded.
3. Indicates target dwelling units based on historic City experience where development occurs midway between 50-75% of the range.

Figure LU-3: Mixed Use Areas



Mixed Use: Town Center (Foothill Boulevard and Haven Avenue)

The Town Center Mixed Use Area (#2 on Figure LU-3) functions as a vibrant community activity center at the southwestern corner of the Haven Avenue and Foothill Boulevard intersection. The other three corners are comprised of a mix of public service, commercial, office, and historic uses. The intent of the Mixed Use designation at this location is to:

- Complete and strengthen the town center complex with complementary, community-oriented uses.
- Introduce a distinct, intensified, Mixed Use development project that maximizes the potential of this key site and relates to surrounding uses in the node.
- Reinforce the Haven Avenue office corridor and anchor it at the north end.
- Contribute to a unique architectural presence by providing a design contrast to the City Hall/County Courthouse facilities, Town Center commercial complex, and the historic Virginia Dare winery building.

The primary, but not exclusive uses ~~is are~~ shown in Table LU-3 **Multi-family Residential and Commercial Office**, within the Town Center node at Foothill Boulevard and Haven Avenue. Office uses, when completed, will be located along Haven Avenue and will provide convenient pedestrian access to nearby commercial and civic uses. Commercial uses include specialty restaurants, cafes, small retail stores, and other service commercial uses catering to the large employee population along Haven Avenue and the nearby industrial area. The design and façade treatment of commercial uses complement and provide visual interest. Common outdoor spaces provide comfort and shelter within an attractive landscaped/hardscaped setting, and connect to the Foothill Boulevard and Haven Avenue intersection.

Public/Quasi Public uses complement the City Hall and the County Courthouse facilities. Government offices, community meeting facilities, and a public plaza or sculpture garden represent some of the possibilities. Public spaces provide connections, both physically and visually, to other uses within the Town Center node. This area offers a special opportunity to reflect a strong visual recognition of the vineyard historical heritage in this central portion of the City; this topic is also discussed in the Community Design section of this Chapter.

Town Center at Foothill Boulevard and Haven Avenue.



Residential uses are an integral part of the development, oriented to the Town Center node. The location is well suited for workers seeking condominiums and higher-end apartments close to jobs and community services. Pedestrian connections between residential and non-residential uses are lined with open space paseos and well-lighted paths.

Table LU-3 specifies the uses and the range of development for each land use category. The commercial and residential components have been completed.

Table LU-3: Mixed Use: Town Center (Foothill Boulevard and Haven Avenue)

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial—retail, service commercial, support office, tourist commercial	10%-15%	3-5 acres	5 acres
Office—professional	30%-50%	10-15 acres	15 acres
Public/Quasi Public—community theater, institutional	0%-10%	0-3 acres	1 acre
Residential	25%-35%	8-10 acres@ 14 du/acre ¹ 112 to 140 du	9 acres @ 14 du/acre ¹ 126 du
Rights-of-way—collector/local roads	5%	1 acre	1 acre
Totals	100%	31 acres	31 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 140 dwelling units is not exceeded.

Mixed Use: Terra Vista

The Terra Vista Mixed Use Area (#3 on Figure LU-3) is located along the north side of Foothill Boulevard and is bisected by Milliken Avenue. This area is part of the Terra Vista Community Plan, approved in 1981, and one of the key remaining areas left to be developed within the Terra Vista Community. The intent is to:

- Establish a large office complex with an emphasis on medical corporate offices and financial services.
- Complement the concentration of health care and medical facilities in the area.
- Incorporate a high-density residential component near commercial and public services.

Table LU-4 specifies the uses and range of development allowed.

Table LU-4: Mixed Use: Terra Vista			
Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Office—professional, medical corporate offices	85%-87%	45-47 acres	47 acres
Residential	12%-15%	6.5-8.1 acres 6.5 @ 24-30 du/acre or 8.1 @ 14-24 du/ac 413-195	6.5 acres @ 30 du/acre ¹ 195 du
Totals	100%	53.5 acres	53.5 acres

Note:

1. — Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 195 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard between Hermosa Avenue and Center Avenue

This site is located on the north side of Foothill Boulevard, between Hermosa Avenue and Center Avenue (#4 on Figure LU-3). A Master Plan was approved and implemented for the site, which includes a 10.5-acre, 166-unit workforce multi-unit housing project an existing restaurant at the northwest corner of Foothill Boulevard and Center Avenue, and commercial, office, and restaurant land use at the northeast corner of Hermosa Avenue and Foothill Boulevard. Table LU-5 specifies the uses and range of development allowed. **The properties at the northeast corner of Foothill Boulevard and Hermosa Avenue are underutilized and provide an excellent opportunity for redevelopment. The intent of the mixed use designation is to introduce a combination of uses that balances the site's proximity to commercial and residential development.**

Table LU-5: Mixed Use: Foothill Boulevard between Hermosa Avenue and Center Avenue

Land Use	Percent Range	Acreage Range	Estimated "Most Case" Acres/Dwelling Units (du)
Residential Medium/Residential Medium High (Up to 20 dwelling units per acre) ¹	0%-62%	0-10.5 acres	10.5 acres @ 20 du/acre 210 du
Commercial—Retail and restaurant	0%-100%	0-17 acres	17 acres

Note:

1. This Mixed Use site may consist of a mix of Medium to Medium High Residential uses, which may include multi unit housing of up to 20 dwelling units per acre developed subject to the applicable density range requirements.

Residential
Foothill
between
Center
Avenues.



Mixed Use: Foothill Boulevard between Archibald Avenue and Hellman Avenue

This area (# 5 on Figure LU-3) is comprised of a stretch of small properties along the north side of Foothill Boulevard that are candidates for revitalization. Since Foothill Boulevard is also Historic Route 66, it has seen much change over the years. Many of the shopping centers reflect a different style and set of standards than more contemporary developments. Therefore, their vitality has been limited and, over the course of time, will diminish.

Revitalization can occur either on an individual parcel basis or more comprehensively through land assembly. A large portion of this area has already been developed for residential use (Main Street at Route 66). The remaining corners at Hellman and Archibald Avenues have not been redeveloped. This Mixed Use designation will facilitate the re-use of challenging parcel sizes and dimensions through flexibility in site planning and use configuration. The intent is to achieve:

- A revitalized "mini-district" that has unique appeal to residents and visitors
- An intimate, walkable character with an interesting mix of businesses integrated with residential
- A distinct appearance and ambiance that sets the area apart from other portions of Foothill Boulevard

- A small but distinct complex of multi-unit housing that gives the neighborhood a permanent residential anchor



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Retail uses may be combined with office uses to achieve multi-story buildings. The clustering of buildings is desirable, along with shared parking facilities. The overall design should provide a pedestrian ambiance that is distinct from the surrounding auto-oriented commercial development.

Residential development is an integral part of this Mixed Use area. A range of housing types is envisioned, including condominiums, apartments, and lofts. The inclusion of home enterprise (live/work) uses may involve more activity than typical home occupations but will still present a fundamentally residential character. The creative integration of residential development will add variety and ongoing activity along this segment of Foothill Boulevard.

In an effort to encourage the assembly of parcels, particularly at the intersection of Foothill Boulevard and Archibald Avenue, a higher density (30 du/ac) will be allowed only if lot consolidation can yield a minimum lot size of 75,000 square feet. A Master Plan Overlay will be required for the remaining developable sites. Table LU-6 specifies the uses and the range of development for each classification.

Table LU-6: Mixed Use: Western Foothill Corridor between Archibald Avenue and Hellman Avenue

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated “Most Case” Acres/Dwelling Units (du)
Commercial	30%-33%	11.3-12.5 acres	12.5 acres
Residential Medium	30%-30%	11.3 acres @ 15 du/acre ¹ 170 du	11.3 acres @ 15 du/acre ¹ 170 du
Residential High ¹	37%-40%	13.7-15 acres @ 30 du/acre ¹ 329 to 450 du	13.7 acres @ 30 du/acre ² 411 du
Totals	100%	37.5 acres	37.5 acres

Notes:

1. The Residential High (30 du/ac) designation is only allowed when properties are

Table LU-6: Mixed Use: Western Foothill Corridor between Archibald Avenue and Hellman Avenue

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
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consolidated to create a minimum project lot size of 75,000 square feet.

2. Indicates target density, not a range. Actual density may increase up to 30 du/ac, as long as the total of 450 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard at Helms Avenue and Hampshire Street

This site is located on Foothill Boulevard between Helms Avenue, Hampshire Street, and Malachite Avenue (#6 on Figure LU-3). The long-established commercial shopping center presents an opportunity to revitalize this site with neighborhood commercial-serving uses and residential development. The self-storage facility located at Helms Avenue and Hampshire Street will buffer the low-density residential development to the south. Table LU-7 specifies the uses and range of development allowed.

Table LU-7: Mixed Use: Foothill Boulevard at Helms Avenue and Hampshire Street

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	60%-70%	3.8-4.4 acres	4.4 acres
Residential	30%-40%	1.0-2.5 acres @ 30 du/acre ¹ 45 to 76 du	1.0 acres @ 30 du/acre ¹ 57 du
Totals	100%	6.3 acres	6.3 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 76 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard and Mayten Avenue

This site is located on Foothill Boulevard and Mayten Avenue (#7 on Figure LU-3). The relatively large vacant site should provide a combination of restaurants, entertainment, retail, hospitality, office, and residential opportunities within an urban village setting. Commercial uses should be located along Foothill Boulevard, with retail buildings fronting the boulevard to create a more pedestrian-friendly street frontage. Large-scale retail business and "big box" buildings are allowed so long as they accommodate automobile, pedestrian, and a variety of transit modes of transportation. Smaller retail and restaurant buildings are encouraged to be grouped continuously along the street, while individual building pads separated by large parking areas are discouraged. Table LU-8 specifies the uses and range of development allowed.

A pedestrian-friendly, gridded street network is recommended for the interior to connect the commercial and residential areas, while surface parking areas are encouraged to be located behind buildings. Pedestrian connections to Foothill Boulevard and transit stops will also be important.

Table LU-8: Mixed Use: Foothill Boulevard and Mayten Avenue

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	40%-60%	19.1-28.7 acres	28.7 acres
Office—professional	6%-10%	2.9-4.8 acres	4.8 acres
Public/Quasi-Public—parks/public plazas	4%	4.9 acres	4.9 acres
Residential	26%-50%	12.4-23.9 acres @ 24-30 du/acre [†] 298 to 717 du	12.4 acres @ 30 du/acre [†] 372 du
Totals	100%	47.8 acres	47.8 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 717 dwelling units is not exceeded.

The residential component will provide connections in the form of small interior streets and pedestrian paseos to the commercial and office components of the development. Residential development should also include an active street front instead of blank walls along Mayten Avenue and Malaga Drive, and interior streets to connect the various parts of the development. Isolated and gated residential development that is walled off from adjoining uses would be prohibited.

Nearly two acres of public space in the form of public plazas and fountains will provide people with gathering areas in the commercial component of the development. Additional recreational amenities are also encouraged for the residential component of the development.

Mixed Use: Industrial Area Specific Plan (Sub-Area 18)

This area is bounded on the south by 4th Street, on the east by Milliken Avenue, on the north by the railroad, and on the west by Utica Street (#8 on Figure LU-3). The development is entirely built out. It surrounds an 18-hole golf course and includes the Metrolink Station off Milliken Avenue. The Industrial Area Specific Plan (Empire Lakes) Mixed Use area reflects the mixed land use approved under the Rancho Cucamonga IASP Sub-Area 18 Specific Plan. The intent of the Mixed Use designation is to:

- Promote planning flexibility to achieve more creative and imaginative employment-generating designs
- Integrate a wider range of retail commercial, service commercial, recreation, and office uses within this industrial area of the City
- Allow for the sensitive inclusion of high-density residential development that offers high-quality multi-unit condominiums and apartments for employees desiring housing close to work and transit

Table LU-93 specifies the uses and range of development allowed.

Table LU-9: Mixed Use: Industrial Area Specific Plan/Subarea 18

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Units	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial – retail, service commercial, tourist commercial, office (commercial and professional)	15%-25%	34-57 acres	40 acres
Office – professional, medical corporate offices	40%-60%	90-136 acres	110.5 acres
Public/Quasi-Public/Recreation	7.5%	16.5 ac	16.5 acres
Residential	11%-22%	25-50 acres @ 27.75 du/acre ¹ 694 to 1,388 du	50 acres @ 27.75 du/acre ¹ 1,388 du
ROW – Metrolink Parking	4.5%	10.3 ac	10.3 acres
Totals	100%	227 acres	227 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 27.75 du/ac as long as the total of 1,388 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard and Deer Creek Channel

This site, located at Foothill Boulevard along Deer Creek Channel (#9 on Figure LU-3), provides an excellent opportunity to integrate commercial and residential uses into a cohesive development. Commercial development will be sited along the Foothill Boulevard frontage, while residential development will be located toward the southern area of the property. Development should provide pedestrian access between uses and direct pedestrian connections to Foothill Boulevard and transit stops. High-density development should step down to detached residential development along the western boundary providing a transition to the adjacent low-density residential development. Public street connections to Hampshire Street and Devon Street in the adjacent residential neighborhood will be discouraged, except for emergency vehicles.

Table LU-10 specifies the uses and range of development allowed.

Table LU-10: Mixed Use: Foothill Boulevard and Deer Creek Channel

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	25%-30%	4.4-5.3 acres	5.3 acres
Residential	70%-75%	12.4-13.3 acres @ 10-14 du/acre ¹ 124 to 186 du	12.4 acres @ 14 du/acre ¹ 174 du
Totals	400%	17.7 acres	17.7 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 186 dwelling units is not exceeded.

Mixed Use: Haven Avenue and Church Street

This 14.77-acre site, located on the south side of Church Street between Center Avenue and Haven Avenues, was once the location of a San Bernardino County Flood Control District retention basin (#10 on Figure LU-3). Deemed surplus due to drainage improvements within the City of Rancho Cucamonga, it became available for private development. The site was recently developed, in part, with a multi-unit condominium complex located within the interior of the site and single-family residences lined along Center Avenue. The mixed use designation allows for future intensification, a broader mix of land uses, or redevelopment. Table LU-11 specifies the uses and range of development allowed.

Table LU-11: Mixed Use: Haven Avenue and Church Street Site

Land Use	Percent Range	Acreage Range
Office—professional	0%-100%	0-10.95 acres
Residential Medium (8-14 dwelling units per acre) ¹	0%-100%	0-3.36 acres

Note:

1. This Mixed Use site may be considered with a base zoning of Residential Medium (8-14 dwelling units per acre).

Mixed Use: Western Gateway (Bear Gulch Area)

This area (#11 on Figure LU-3) serves as the entrance to the City from the west, and is part of an important historical heritage that has not been able to compete successfully in the market place. The intent is to achieve:

- A dynamic entrance to Rancho Cucamonga that reflects and sustains the historic character represented by a few existing structures in the area
- A “target district” that attracts specialty businesses and is attractive to both local residents and visitors to the community
- A significant example of the Historic Route 66 theme to exemplify the important role of the Rancho Cucamonga area during that historic era
- A sustainable economic vitality

The primary, but not exclusive, proposed uses are retail and service commercial serving the Red Hill and Bear Gulch neighborhoods, as well as selective markets on a more regional scale. This area has served as a “dinnerhouse” district, which is a desirable continued role as exemplified by the Sycamore Inn and the Magic Lamp Restaurants. However, there is not enough vitality in the area to sustain that specialty. By allowing a mix of commercial, tourist commercial, office, and residential development with somewhat greater intensities than currently prevail, the possibility exists to generate investment interest in this area. Tourist-serving commercial uses are an important component of this concept, but it must be recognized that the location limits access to as large a market as could be achieved at a freeway location. Office development is proposed as a means of achieving some level of daytime and early evening population in the area. Residential development should be multi-unit condominium and apartment types to energize the district during day and evening business hours.

Policies and implementation actions encourage the assembly of parcels within this area. Incentive programs that include opportunity for intensity/density bonuses or the offering of City assistance in the preparation of master plans for all or some portion of the Mixed Use area will be further defined when a project is received. Table LU-12 specifies the uses and the range of development for each land use category. The use categories are broad to allow for a high degree of flexibility and responsiveness to the market.

**Table LU-12: Mixed Use: Western Foothill Gateway
Bear Gulch Area)**

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial – retail, service commercial, tourist commercial, office (commercial and professional)	50%-70%	27.5-38.5 acres	38.5 acres
Residential	30%-50%	16.5-27.5 acres @ 14 du/acre [†] 231 to 385 du	16.5 acres @ 14 du/acre [†] 231 du
Totals	100%	55.0 acres	55.0 acres

Note:

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 385 dwelling units is not exceeded.

Mixed Use: Foothill Boulevard-Cucamonga Channel Site

This 7.24-acre site, located at the southern base of "Red Hill," is strategically near the northwest corner of Historic Route 66 Foothill Boulevard and Vineyard Avenue (#12 on Figure LU-3). This site, already developed, partially anchors the west end of Foothill Boulevard with multi-unit residential development. Although the original intent was to develop the site with a mix of office and residential, the site is entirely developed with residential uses; however, the mixed use designation allows for future intensification, a broader mix of land uses, or redevelopment. Like other newly designated Mixed Use areas, this site presents an opportunity to expand commercial office activity while providing an opportunity for new multi-unit residential development in the City. Table LU-13 specifies the uses and range of development that are allowed.

**Table LU-13: Mixed Use: Foothill Boulevard – Cucamonga
Channel Site**

Land Use Mix	Percent Range	Acreage Range
Residential Medium (8-14 Dwelling Units Per Acre) ¹	0% – 100%	0-7.24 acres
Office	0% – 100%	0-7.24 acres

Note:

1. This Mixed Use site may be considered with a base zoning of Residential Medium High

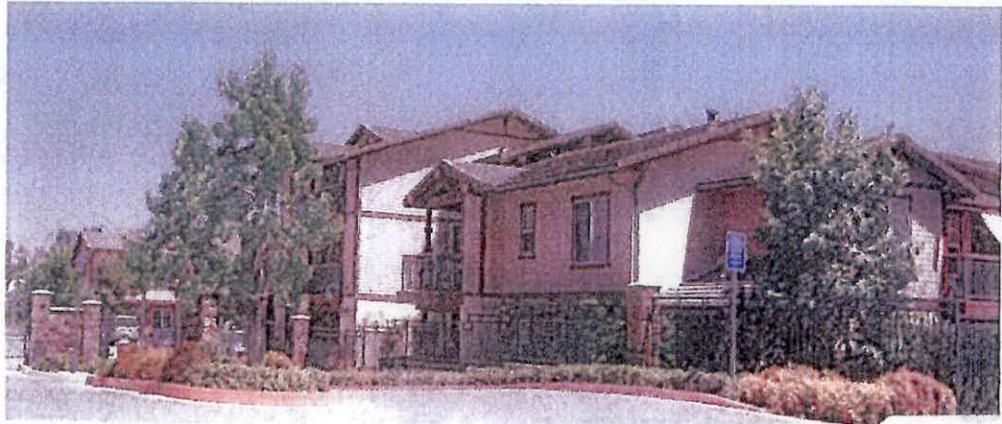
Table LU-13: Mixed Use: Foothill Boulevard—Cucamonga Channel Site

Land Use Mix	Percent Range	Acreage Range
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(14-24 dwelling units per acre) if developed in conjunction with a Senior Housing Overlay District (SHOD).

Mixed Use: Historic Alta Loma (Amethyst Site)

This is a relatively small, but significant, site within the historic Alta Loma commercial area (#13 on Figure LU-3) that was once the location of a large citrus packing house. The site is strategically located on the east side of Amethyst Street, between the neighborhood elementary school and original downtown for the Alta Loma community. This site, already developed, brings new activity into the historic town center with multi-unit residential development. Table LU-14 specifies the uses and range of development allowed.



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Table LU-14: Mixed Use: Alta Loma (Amethyst Site)

Land Use Mix	Percent Range	Acreage Range
Residential Medium High (14-24 dwelling units per acre)	0%–100%	0-3.24 acres
Office—Professional	0%–100%	0-3.24 acres

Mixed Use: Foothill Boulevard and Vineyard Avenue

This site of approximately 10 acres is located near the southwest corner of Foothill Boulevard and Vineyard Avenue, is partially developed and includes existing commercial retail uses along the street frontages (#14 on Figure LU-3). The intent of the mixed use designation is to incorporate a mix of uses that will complement and integrate the existing adjacent commercial development, and provide a buffer for the existing residential development to the south.

Mixed Use: Southeast corner of Foothill Boulevard and Haven Avenue

This site of approximately 13 acres is bounded on the north by Foothill Boulevard, on the east by Aspen Street, on the west by Haven Avenue, and on the south by City Hall and the County courthouse (#15 on Figure LU-3). The site is partially developed with multi-tenant office buildings. The intent of the mixed use designation is to introduce a combination of uses that balances the site's proximity to existing office uses with future commercial and residential development.

Mixed Use: Southeast corner of Etiwanda Avenue and Candlewood Street

This site of approximately 6 acres is comprised of 5 parcels and contains a combination of residential and commercial land uses (#16 on Figure LU-3), located at the southeast corner of Etiwanda Avenue and Candlewood Street, south and east of existing single-family residential neighborhoods. This site, which was semi-developed prior to the City's incorporation, contains the Cour House, a local historic landmark, a US Post Office, and a combination of non-conforming residential and commercial structures. The intent of this site is to achieve a mix of multi-family residential and commercial land uses.

Mixed Use: Northwest corner of Etiwanda Avenue and Foothill Boulevard

This site of approximately 7 acres is comprised of 6 parcels and is located at the northwest corner of Etiwanda Avenue and Foothill Boulevard (#17 on Figure LU-3). The site is predominately vacant, but contains an existing non-conforming commercial structure. The intent of the mixed use designation is to allow for the flexibility of land uses such as high density residential, live/work units, and commercial components. Commercial development should be oriented towards Foothill Boulevard with multi-family units located near the site's interior. The high density residential and live/work units will buffer the multi-family residential development existing north of the site from future commercial uses.

Mixed Use: Northeast corner of Etiwanda Avenue and Foothill Boulevard

This site of approximately 6 acres is comprised of 3 parcels and is located at the northeast corner of Etiwanda Avenue and Foothill Boulevard (#18 on Figure LU-3). This site is currently vacant, and existing multi-family developments are located to the north and east. The intent of the mixed use designation is to allow for the flexibility of land uses such as high density residential, live/work units, and commercial components. Commercial development should be oriented towards Foothill Boulevard with multi-family units located near the site's interior. The high density residential and live/work units will buffer the multi-family residential development existing north and east of the site from future commercial uses.

Mixed Use: Southeast corner of Etiwanda Avenue and Foothill Boulevard

This site of approximately 5 acres is comprised of 2 parcels and is located at the southeast corner of Etiwanda Avenue and Foothill Boulevard (#19 on Figure LU-3). Existing single-family residential uses are located east and south of the site. The intent of the mixed use designation is to allow for the flexibility of land uses such as high density residential, live/work units, and commercial components. Commercial development should be oriented towards Foothill Boulevard with multi-family units located near the site's interior. The high density residential and live/work units will buffer the single-family residential development existing south and east of the site from future commercial uses.

Mixed Use: Northwest corner of East Avenue and Foothill Boulevard

This site of approximately 20 acres is comprised of 5 parcels and is located at the northwest corner of East Avenue and Foothill Boulevard (#20 on Figure LU-3). The site is currently vacant, is bounded by an existing utility corridor to the west and north, and contains a one-half acre Cucamonga Valley Water District facility. The intent is to develop this mixed use area by incorporating high density residential with

live/work units in the southern portion and moderate density residential development and live/work units in the northern portion.

Implications of Land Use Policy

Over time, the distribution of uses within the community will change as vacant properties develop and application of land use policy will facilitate evolution toward the mix of uses the City envisions. Table LU-154 summarizes the level of development expected through the 2030 planning horizon year. The anticipated change from year 2009 baseline conditions are shown as well.

As planned infrastructure improvements, long-term public facility and service needs, and resource use set forth in the other General Plan Chapters have been based on these growth projections, the City will continue to track development to monitor projected versus actual conditions, and to adjust policies and implementation programs accordingly.

Tables LU-165 through LU-187 summarizes the build-out capacity in detail for each land use designation.

Table LU-154: Build-Out Summary

	Baseline: 2009 ¹			General Plan Build Out: 2030			Change (total only)	Percent Change
	City	SOI ²	Total	City	SOI ²	Total		
Dwelling Units	55,608	91	55,699	62,196	1,057	63,253	7,554	13.6%
Population	179,200	300	179,500	200,400	3,400	203,800	24,300	13.5%
Non-Residential Square Feet	80,030,000	0	80,030,000	99,797,000	0	99,797,000	19,767,000	24.7%
Employment	77,350	0	77,350	103,040	0	103,040	25,690	33.2%

Notes:

1. 2009 Baseline data is based on Existing Land Use Geographical Information Systems land use data.
2. SOI: Rancho Cucamonga Sphere of Influence.

Table LU-165: Land Use Plan Summary-Residential Designations

[[highlighted to be revised]]

Land Use Designations	Density Factor ¹	City Area			Sphere of Influence			Totals		
		Acres	Dwelling Units ²	Target Dwelling Units ³	Acres	Dwelling Units ²	Target Dwelling Units ³	Total Acreage	Total Dwelling Units	Total Target Dwelling Units
Residential Designations										
Hillside (0.1-2.0 du/ac)	1.29	133	13 to 268	151	695	70-1,400	831	828	83-1,668	982
Very Low (0.10-2.0 du/ac)	1.29	4,007	401 to 8,029	7,394	-	-	-	4,007	401-8,029	7,394
Low (2.0-4.0 du/ac)	3.25	4,371	9,194 to 18,080	18,050	-	-	-	4,371	9,194-18,080	18,050
Low Medium (4.0-8.0 du/ac)	6.50	1,852	7,739 to 15,100	13,320	-	-	-	1,852	7,739-15,100	13,320
Medium (8.0-14.0 du/ac)	11.75	790	6,270 to 10,837	9,283	-	-	-	790	6,270-10,837	9,283
Medium High (14.0-24.0 du/ac)	20.25	367	5,237 to 8,915	7,432	-	-	-	367	5,237-8,915	7,432
High (24.0-30.0 du/ac)	27.75	44	1,376 to 1,713	1,221	-	-	-	44	1,376-1,713	1,221
Mixed Use ⁴	Varies	276	3,701 to 6,511	5,345	-	-	-	276	3,701-6,511	5,345
Open Space (0.0-0.1 du/ac)	0.10	483	0 to 48	- ⁵	2,496	0-250	226	2,979	0-298	226
RESIDENTIAL SUBTOTAL		12,323	33,931 to 69,501	62,196	3,191	70-1,650	1,057	15,514	34,001-71,151	63,253

Notes:

1. The Density Factor is based upon actual development that has occurred in the City and represents a level midway between 50% and 75% of the range. It is used to calculate the target number of dwelling units. This factor is only applied to vacant developable lands. A different Density Factor was applied to existing development to obtain an accurate baseline number.
2. The range of dwelling units is derived by multiplying the lower and upper threshold of density/intensity range by the number of acres, and rounded to the nearest whole number. This range represents the theoretical potential. Some development will produce densities at or near the top of the range; however, most will not.
3. Target dwelling units is the probable level of development based on historical development patterns, except for Mixed Use Residential, which is based primarily on a target density.
4. Mixed Use allows both residential and non-residential uses.
5. Open Space is generally a non-residential category that permits a very limited number of residential units on privately owned properties. Within the City, Open Space applies to the golf courses and the Pacific Electric Trail. In the northwest quadrant of the City, a few properties are designated Open Space and could yield residential units. However, any such development would be limited to a density of 0.1 units per acre (or one unit per parcel on lots less than 10 acres in size) and would be subject to the slope, drainage, flood zones, and fault zone analysis at a minimum under the Hillside Overlay Ordinance, further limiting any residential

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Table LU-465: Land Use Plan Summary-Residential Designations

[[highlighted to be revised]]

Land Use Designations	Density Factor ¹	City Area			Sphere of Influence			Totals		
		Acres	Dwelling Units ²	Target Dwelling Units ³	Acres	Dwelling Units ²	Target Dwelling Units ³	Total Acreage	Total Dwelling Units	Total Target Dwelling Units

development potential.

Table LU-476: Land Use Plan Summary-Non-Residential Designations

Land Use Designations	Acres		Square Feet (in thousands) ¹ (City Only)	Probable Square Feet (in thousands) (City Only)	Employment ³ (City Only)	Total Acres
	City	SOI				
Non-Residential²						
Office (0.40-1.0 FAR)	86	-	1,497 to 3,746	1,497	3,180	86
Neighborhood Commercial (0.25-0.35 FAR)	164	-	1,785 to 2,500	1,785	3,030	164
Community Commercial (0.25-0.35 FAR)	119	-	1,292 to 1,810	1,292	1,970	119
General Commercial (0.25-0.35 FAR)	470	-	6,555 to 7,165	6,555	10,020	470
Subtotal	839	-	11,129 to 15,221	11,129	18,200	839
Mixed Use (0.25-1.0 FAR) ⁴	626	-	6,498 to 25,996	11,973	20,270	626
Subtotal	626	-	6,498 to 25,996	11,973	20,270	626
Industrial Park (0.40-0.60 FAR)	559	-	9,739 to 14,610	9,739	6,610	559
- Haven Overlay (0.40-1.0 FAR)	215	-	3,745 to 9,365	3,745	7,950	215
General Industrial (0.50-0.60 FAR)	1,974	-	42,993 to 51,592	42,993	29,220	1,974
Heavy Industrial (0.40-0.50 FAR)	891	-	15,523 to 19,405	15,523	15,820	891
Subtotal	3,639	-	72,000 to 94,972	72,000	59,600	3,639
Open Space (0.0-0.10 du/ac)	483	2,496	-	-	-	2,979
Conservation	353	983	-	-	-	1,336
Flood Control/Utility Corridor	1,711	1,753	-	-	-	3,464
Subtotal	2,547	5,232	-	-	-	7,779
Civic/Regional (0.40-1.0 FAR)	130	-	2,265 to 5,662	2,265	1,050	130

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Schools (0.10-0.20 FAR)	558	-	2,430 to 4,861	2,430	3,920	558
Parks	445	-	-	-	-	445
Subtotal	1,133	-	4,695 to 10,523	4,695	4,970	1,133
NON-RESIDENTIAL SUBTOTAL	8,784	5,232	84,322 to 146,711	69,797	165,048	14,016

Notes:

1. The range of square footage is derived by multiplying the probable lower and upper threshold of intensity range by the number of acres, and rounded to the nearest hundred.
2. Non-residential FAR Range: lower number is the probable FAR on average, but in some cases it may be lower. Higher number is the maximum FAR allowed for any specific project.
3. Employment is calculated by using the Probable Square Feet and employment factors for each non-residential land use designations.
4. Mixed Use allows both residential and non-residential use.

Table LU-487: Build Out Summary by Land Use

[[text in red to be revised]]

Land Use Designations	Acres ¹			Percent of Total	Target Dwelling Units			Probable Non-Residential (City Only)	
	City	SOI	Total		City	SOI	Total	Square Feet (in thousands)	Employment
Hillside Residential (0.1-2.0 du/ac)	133	695	828	3.1%	151	831	982	-	-
Very Low Residential (0.1-2.0 du/ac)	4,007	-	4,007	15.1%	7,394	-	7,394	-	-
Low Residential (2.0-4.0 du/ac)	4,371	-	4,371	16.5%	18,050	-	18,050	-	-
Low Medium Residential (4.0-8.0 du/ac)	1,852	-	1,852	7.0%	13,320	-	13,320	-	-
Medium Residential (8.0-14.0 du/ac)	790	-	790	3.0%	9,283	-	9,283	-	-
Medium High Residential (14.0-24.0 du/ac)	367	-	367	1.4%	7,432	-	7,432	-	-
High Residential (24.0-30.0 du/ac)	44	-	44	0.2%	1,221	-	1,221	-	-
Mixed Use ²	902	-	902	3.4%	5,345	-	5,345	11,973	20,270
Office (0.40-1.0 FAR)	86	-	86	0.3%	-	-	-	1,497	3,180
Neighborhood Commercial (0.25-0.35 FAR)	164	-	164	0.6%	-	-	-	1,785	3,030
Community Commercial (0.25-0.35 FAR)	119	-	119	0.4%	-	-	-	1,292	1,970
General Commercial (0.25-0.35 FAR)	470	-	470	1.8%	-	-	-	6,555	10,020
Industrial Park (0.40-0.60 FAR)	559	-	559	2.1%	-	-	-	9,739	6,610
- Haven Ave Office Overlay (0.40-1.0 FAR)	215	-	215	0.8%	-	-	-	3,745	7,950
General Industrial (0.50-0.60 FAR)	1,974	-	1,974	7.4%	-	-	-	42,993	29,220
Heavy Industrial (0.40-0.50 FAR)	891	-	891	3.4%	-	-	-	15,523	15,820
Open Space (0.0-0.1 du/ac)	483	2,496	2,979	11.2%	-	226	226	-	-
Conservation	353	983	1,336	5.0%	-	-	-	-	-
Flood Control/Utility Corridor	1,711	1,753	3,464	13.0%	-	-	-	-	-
Civic/Regional 0.40-1.0 FAR)	130	-	130	0.5%	-	-	-	2,265	1,050
Schools (0.10-0.20 FAR)	558	-	558	2.1%	-	-	-	2,430	3,920
Parks	445	-	445	1.7%	-	-	-	-	-
GRAND TOTAL	20,624	3,927	26,551	100.0%	62,196	1,057	63,253	99,157	105,940

Notes:

1. Acres include existing development and undeveloped vacant properties.
2. Mixed Use allows both residential and non-residential uses.

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tremendous opportunity for Rancho Cucamonga to maintain its leadership in the environmental arena.

The vision for this focus area includes:

- Concentrating heavy industrial uses
- Supporting infrastructure improvements to attract industrial, manufacturing, and green technology uses
- Preventing encroachment of conflicting uses that would diminish the utility of the area for heavy industry

Hillsides

The Hillside Focus Area is in unincorporated San Bernardino County, adjacent to Rancho Cucamonga's northern border; it lies within the City's Sphere of Influence. Most of the area consists of undeveloped hillsides, although large-lot residential subdivisions have been established in the areas designated Hillside Residential (0.1 to 2.0 du/ac) and Open Space (0.0 to 0.10 du/ac). The area also has significant land set aside for resource conservation in Day and East Etiwanda Canyons, where no development is allowed.

Hillside development in Rancho Cucamonga is regulated by the Hillside Development Ordinance, which applies to all projects on land with natural slopes of eight percent grade or greater, with some exceptions, as indicated in the Ordinance. The Hillside Overlay District, as depicted on the Development District Map in the Development Code, defines the boundaries. The Hillside Overlay District also applies to areas outside of this focus area.

The Ordinance includes a comprehensive set of guidelines and standards that seek to allow for reasonable development of hillside areas while minimizing the adverse effects of grading, protecting environmentally sensitive areas, and providing for public health and safety. The Ordinance contains basic design guidelines and minimum development standards. The intent is to encourage innovative and alternative development solutions, as well as to establish minimum acceptable criteria. Clustering of units is encouraged where feasible, and positioning the units to "fit" the land and minimize grading is required.

The most significant provisions of the Ordinance involve the use of:

- Slope development standards, which require development integration with the slope and increasingly restrictive grading and structural design as the slope increases
- A slope density formula, which limits the maximum possible density allowed based upon the slope gradient
- Building envelopes, which limit the maximum allowable building height to 30 feet, as measured from the finished grade

Table LU-498: Slope Development Guidelines establishes the design, grading, and development criteria associated with various slope conditions. These guidelines are further defined in the Hillside Development Ordinance.

Table LU-49B: Slope Development Guidelines

Percent Natural Slope	Guidelines
5 or less	This is not a hillside condition. Grading with conventional, fully padded lots and terracing is acceptable.
5 to 7.9	Development with grading is permitted in this zone, but existing landforms must retain their natural character. Padded building sites are permitted, however, techniques such as contour grading, combined slopes, limited cut and fill, and split level architecture, or padding for the structures only, may be required to reduce grading. When in conjunction with the techniques described above, and for a project within a master plan which includes special design features such as a golf course, extensive open space, or significant use of green belts or paseos, the Planning Commission may consider the use of mass grading techniques adjacent to these special design features as partial compliance with this standard.
8 to 14.9	This is a hillside condition. Special hillside architectural and design techniques that minimize grading are required in this zone. Architectural prototypes are expected to conform to the natural landform by using techniques such as split level foundations of greater than 18 inches, stem walls, stacking and clustering. In conjunction with the alternative techniques described above, and for a project within a master plan which includes special design features such as a golf course, extensive open space or significant use of green belts or paseos, the Planning Commission may consider padded building sites adjacent to those special features when it is found that said grading creates a better relationship between that special design feature and the adjacent lots.
15 to 29.9	Development within this zone 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 building structural techniques such as stepped, or pole foundations are expected. Structures shall blend with the natural environment through their shape, materials, and colors. Impact of traffic and roadways is to be minimized by following natural contours, or using grade separations.
30 and over	This is an excessive slope condition and development is prohibited.

The vision for the Hillside Focus Area includes:

- Limit development to densities that do not exceed the capacity of the City to provide public services and adequate public safety or the capacity of the land; in particular, the City's ability to protect any new development from wildland and fires is a significant concern
- Protect visually prominent natural landforms and other sensitive land resources
- Protect natural resources and sensitive habitat
- Provide opportunities to experience natural habitats through education programs for students and trail extensions
- Maintain a natural "visual frame" for the northern edge of the City

Table LU-209: General Plan Land Use Designations and Development District Consistency Matrix

Land Use	Development Districts
Residential	
Very Low	VL - Very Low
Low	L - Low
Low Medium	LM - Low Medium ¹
Medium	M - Medium ¹
Medium High	MH - Medium High
High	H - High
Commercial	
Office	OP - Office and Professional
Neighborhood Commercial	NC - Neighborhood Commercial
Community Commercial	GC - General Commercial
Commercial Recreation	
Mixed Use	
Mixed Use	SP - Specific Plan Districts PC - Planned Community Districts
Industrial	
Industrial Park	IP - Industrial Park
General Industrial	GI - General Industrial
Heavy Industrial	HI/MI – Heavy Industrial/Minimum Impact HI/RS - Heavy Industrial/Rail-Served
Open Space	
Hillside Residential	HR – Hillside Residential District
Conservation	OS - Open Space
Open Space	
Flood Control/Utility Corridor	FC - Flood Control UC - Utility Corridor
Public Facility	
Civic/Regional	All Zoning Districts
Schools	All Zoning Districts
Parks	All Zoning Districts

Note:

1. Development Code allows multi-unit residential in LM (Low Medium) under optional standards, and single-unit detached residential in M (Medium) under optional standards.

Adopted Specific Plans

The Specific Plans and Planned Communities identified in Table LU-2410 and Figure LU-5 have been approved by the City. In 1999, the Development Code was amended to incorporate the Industrial Area Specific Plan and Foothill Boulevard Specific Plan. These Specific Plans are no longer stand-alone documents. A summary of each is provided below.

Table LU-24 10: Adopted Specific Plans and Planned Communities

Name	Acreage	Date Adopted
Specific Plans		
Etiwanda North Specific Plan	6,850	1992
Etiwanda Specific Plan	3,000	1983
Foothill Boulevard Specific Plan	560	1987
Industrial Area Specific Plan	5,000	1981
Sub-Area 18 Specific Plan (Empire Lakes)	380	1994
Planned Communities		
Caryn Planned Community Development Plan	244	1986
Terra Vista Community Plan	1,321	1983
Victoria Community Plan	2,150	1981

Etiwanda North Specific Plan

The same development pressure that prompted the 1983 Etiwanda Specific Plan also necessitated the need for the Etiwanda North Specific Plan, adopted in 1992. The plan area is located just north of the Etiwanda Specific Plan. A portion of the Specific Plan area lies outside the City and outside the Sphere of Influence. Open space is the most prominent feature of the Etiwanda North area, which is comprised of a gently sloping alluvial fan and chaparral habitat situated on the lower slopes of the foothills. Drainage courses throughout the Etiwanda North area support a variety of tree species, including oak, sycamore, and walnut, among others. A unique feature of the area is a freshwater marsh, approximately 11 acres in size, located in the northwestern portion of the area. Open space is expected to remain a prominent feature even after development occurs. The Specific Plan builds upon the unique character and charm of the Etiwanda Specific Plan area by providing a land use pattern that extends the low-density character of Old Etiwanda into the Etiwanda North area.

Etiwanda Specific Plan

Etiwanda can be described as a rural community, characterized by large land parcels, eucalyptus tree rows, remnants of citrus groves and vineyards, stone curbs, and other elements that convey its unique and historic sense of place. The Specific Plan area is located within the northeast corner of the City and is roughly bounded by the I-15 to the southeast, the City's Sphere of Influence to the north, the Victoria Planned Community to the west and the City's industrial area to the south. The Specific Plan project area encompasses over 3,000 acres. The main purpose of the Specific Plan is to ensure the continued rural character of this portion of the City.

Foothill Boulevard Specific Plan

The Foothill Boulevard Specific Plan provides a balanced and unified pattern of development along Foothill Boulevard by taking advantage of opportunities in future community growth. The plan calls for a series of activity centers and gateways, linked through a unifying suburban parkway design.



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The roadways in Table LU-2211 are designated "Special Boulevards" and are to incorporate extensive landscape setback areas, and denote where landscape and hardscape design, trails, and setback standards will be master planned and implemented. All major arterials (divided and undivided) are identified as Special Boulevards, as well as several important secondary and collector segments. The landscape prominence of these roadways has been and will continue to be a focus in the design process for both the private and public sectors. These linkages are described in Table LU-2211 in terms of location, improvement classification, and applicable implementation mechanism.

Table LU-2211: General Plan Special Boulevards

Street Name	Street Segment	Implementation
Haven Avenue	North City boundary to Pacific Electric Trail	Haven Avenue Beautification Master Plan
	Pacific Electric Trail to Foothill	Terra Vista Planned Community and Haven Avenue Beautification Master Plan
	Foothill to 4 th Street	Industrial Area Specific Plan and Haven Avenue Beautification Master Plan
Milliken Avenue	Hillside to 19 th Street	Caryn Planned Community
	19 th to Base Line Road	Victoria Planned Community and Milliken Avenue Beautification Master Plan
	Base Line Road to Foothill Boulevard	Terra Vista Planned Community and Milliken Avenue Beautification Master Plan
	Foothill Boulevard to 4 th Street	Industrial Area Specific Plan and Milliken Avenue Beautification Master Plan
Day Creek Boulevard	SR-210 Freeway to Foothill Boulevard	Day Creek Boulevard Scenic/Recreation Corridor Master Plan
Base Line Road	Haven Avenue to Rochester Avenue	Terra Vista Planned Community and Base Line Road Beautification Master Plan
	Rochester Avenue to Day Creek Boulevard	Day Creek Boulevard Scenic/Recreation Corridor Master Plan Community and Base Line Road Beautification Master Plan
	Day Creek Boulevard to Etiwanda Avenue	Victoria Planned Community
	Etiwanda Avenue to East Avenue	Etiwanda Specific Plan Community and Base Line Road Beautification Master Plan
	West of Haven Avenue	Base Line Road Beautification Master Plan
Foothill Boulevard	Grove Avenue to Eastern boundary of Subarea 3 of Foothill Specific Plan; and I-15 to East Avenue	Foothill Specific Plan
	Western boundary of Industrial Area Specific Plan to Day Creek Boulevard	Industrial Area Specific Plan
	Day Creek Boulevard to I-15 Freeway	Victoria Specific Plan
Arrow Highway	Grove Avenue to East Avenue	Industrial Area Specific Plan and adjacent development for segment between Archibald Avenue and Haven Avenue
Church Street	Haven Avenue to Day Creek Boulevard	
	Day Creek Boulevard to eastern boundary of Victoria Planned Community	Victoria Planned Community
6 th Street	West of Haven Avenue to Hellman Avenue	Industrial Area Specific Plan and 6 th Street Beautification Master Plan
4 th Street	West of Archibald Avenue to City boundary	4 th Street Beautification Master Plan
Archibald Avenue	Northern boundary of City to Arrow Highway	Archibald Avenue Beautification Master Plan

Table LU-2211: General Plan Special Boulevards

Street Name	Street Segment	Implementation
	Arrow Highway to 4 th Street	Industrial Area Specific Plan and Archibald Avenue Beautification Master Plan
Rochester Avenue	Base Line Road to Foothill Boulevard	Terra Vista Planned Community
	Foothill Boulevard to southern City limits	Industrial Area Specific Plan
Miller Avenue	Eastern boundary of Victoria Planned Community to East Avenue	Etiwanda Specific Plan
Etiwanda Avenue	Wilson Avenue to Arrow Highway	Etiwanda and Foothill Specific Plans
East Avenue	Wilson Avenue to Foothill Boulevard	Etiwanda Specific Plan
Wilson Avenue	Haven Avenue to Milliken Avenue	Adjacent Development
Victoria Park Lane	Milliken Avenue to Base Line Road	Victoria Planned Community

Beautification Master Plans

During the late 1980s and into the early '90s, Rancho Cucamonga prepared Beautification Master Plans for many of the Special Boulevards. These plans sought to provide consistent direction to development and establish attractive design themes that would reinforce the City's high design standards.

In general, the Beautification Master Plans go beyond the typical parkway street tree concept and integrate street enhancement plans into a broader landscape fabric within the entire parkway setback area. Most of the concepts incorporate background or accent trees, rockscape, and even perimeter walls. Design objectives of the Beautification Master Plans are to:

- Provide identifiable themes along major streets
- Provide attractive, enduring, and maintainable streetscapes
- Complement other community improvements
- Protect the public's health, safety, and welfare

These plans are being successfully implemented throughout the City. Table LU-2312 lists the Beautification Master Plans and the design focus of each concept.

Table LU-23 12: Beautification Master Plans

Beautification Street	Elements addressed by concept
Archibald Avenue	Parkway/background/accent trees, perimeter walls
Base Line Road, west of Haven Avenue	Parkway/background/accent trees
Base Line Road, east of Haven Avenue	Parkway/background trees, entire median
Day Creek Boulevard	Parkway/background/accent trees, entire median, perimeter walls, community art
Haven Avenue	Parkway/background trees, entire median
Milliken Avenue	Parkway/background trees, entire median
4 th Street	Parkway/background/accent trees, shrubs and hardscape
6 th Street	Parkway trees, entire median
19 th Street	Parkway/accent trees, perimeter walls

Historic/Special Design Streets

Certain roadway sections are worthy of special treatment due to their historic character: Etiwanda Avenue, Hillside Road, Hellman Avenue, and Foothill Boulevard. Provisions for maintaining and/or replacing the trees should be developed to address fire and public safety issues as they occur.

- **Etiwanda Avenue.** Etiwanda Avenue, from Wilson Avenue to Foothill Boulevard, was established in 1883 as the main north/south spine through the Etiwanda Colony Lands. The street retains the original rock curbs, eucalyptus tree windrows, and rural character associated with low-density development. Future roadway designs have been adopted as part of the Etiwanda Specific Plan. The basic design intent is to maintain the current street widths, rock curbs, and existing street trees where possible, and enhance the rural character with additional informal plantings, trails, and extensive setbacks. As future development is proposed, the City needs to carefully define those areas where change to the historic streetscape is required because of traffic demand and public safety. Implementation strategies to discourage the use of Etiwanda Avenue for through traffic should be developed and considered in all future projects along this route.
- **Hillside Road.** The segment of Hillside Road between Alta Loma Channel and Hermosa Avenue has been designated for special historic significance, and plans have been developed consistent with its historic character.
- **Hellman Avenue.** The segment of Hellman Avenue between Base Line Road and 19th Street has been designated for special historic significance and should be studied to establish street requirements consistent with its historic character.
- **Foothill Boulevard/Historic Route 66.** Foothill Boulevard is a unique historic route for the City of Rancho Cucamonga, Southern California, and the western United States. Officially, the numerical designation 66 was assigned to the Chicago-to-Los Angeles route in the summer of 1926. From the outset, public road planners intended Route 66 to connect the main streets of rural and urban communities along its course for the most practical of reasons: most small towns had no prior access to a major national

thoroughfare. Route 66 runs east to west through Rancho Cucamonga and contains historic resources potentially significant for their association with Route 66.

Foothill Boulevard/Historic Route 66 Visual Improvement Plan

Supplemental to the Special Boulevards designation, the Foothill Boulevard/Historic Route 66 Visual Improvement Plan (adopted January 2002) guides the design concepts for the streetscapes, entry areas, and rights-of-way of Foothill Boulevard/Historic Route 66 through the entirety of its run through Rancho Cucamonga. The plan acknowledges the importance of Foothill Boulevard/Historic Route 66 to America's culture and heritage, and works to enhance and reflect the unique historic elements of Historic Route 66 and Rancho Cucamonga.

The plan draws upon positive improvements to Foothill Boulevard/Historic Route 66 and develops a set of unique and unifying historic themes that will be implemented along the Boulevard. The plan provides specific design concepts for the western and eastern gateways into the City, and for eight centers along the Foothill Boulevard corridor. The plan also provides concepts for the Suburban Parkway Enhancement Areas at various locations, a unifying palette of streetscape furniture, unique Route 66 icons, artwork, and various other visual enhancement concepts that can be utilized in future developments and improvements along the Boulevard.

Utility Infrastructure Enhancements

Improving the visual streetscape in Rancho Cucamonga can be accomplished by placing overhead utilities underground. Undergrounding utility lines helps maintain views of the San Bernardino Mountains and avoids visual clutter. Many newer districts and residential neighborhoods have had most utility lines installed underground during their initial development. However, many older neighborhoods still have overhead utility lines. Placing overhead utilities underground remains an important aspect of enhancing the aesthetic quality in neighborhoods and major street corridors.

A major impediment to undergrounding utility lines is cost. Rancho Cucamonga will consider undergrounding utilities along commercial corridors where it can enhance the streetscape and improve the overall image of the street. Residential neighborhoods interested in removing overhead utilities must work with the City and possibly set up an assessment district or other financing system to help pay for the costs of such improvement.

Entry Monuments

Entry monuments provide the first impression of Rancho Cucamonga as visitors enter the City. Special attention has been given to the development and design of these gateways. A plan for entry monuments was developed, and a number of intersections have entry monuments installed. The number and location of entry monuments are shown in Figure LU-7: Entry Monument Locations. The letters identifying each gateway correspond to a description of the gateway, provided in Table LU-2413: Entry Monuments Design Elements. Each site will have to be designed to complement the surrounding streetscape and architecture, while following the design.



**Foothill
Route 66
Visual Improvement
Plan highlights
signage that
reflects
heritage
of the
boulevard**

Table LU-24 13: Entry Monuments Design Elements

A	This existing gateway has elements of Mission Revival form, with cobblestone walls. Its elements may be included in future gateway locations where a more historic or traditional look is desired.
B	The eastern half of this gateway was completed first and the western side was designed to match it.
C	This existing gateway is constructed of cobblestone, concrete, and granite tiles with applied brass letters. Both sides of the street are completed.
D	This gateway is completed and will act as an example for future smaller entry monumentation.
E	This gateway should be designed to generally follow existing gateway D, on the northwest corner of the intersection, with placement and landscaping to complement the adjacent design elements.
F	This gateway should be similar to existing gateway D. The design should complement the adjacent landscaping in its placement and landscaping.
G	This gateway is located on Historic Route 66, and should be designed to follow the more historic style of gateway A. The design should also incorporate text and graphics identifying Historic Route 66. This gateway should match gateway Q.
H	This gateway should be on the north side of the street. The design should complement the adjacent landscaping in its placement and landscaping.
I	This gateway should be designed to generally follow gateway D, on the northeast corner of the intersection, with placement and landscaping to complement the adjacent design elements. If the area for the gateway placement is limited, a design similar to existing gateway P should be utilized.
J	The conceptual design for this gateway is complete.
K,L,M,N	These gateways will identify the City from the SR-210 off ramps. Ideally the gateways would be at the intersection of the major street and each off ramp, as shown in the illustration in Figure LU-6. The gateways should be similar to existing gateway D, with placement and landscaping to match adjacent design elements.
O	This gateway should be designed to generally follow gateway D, on the south side of the street, with placement and landscaping to complement the adjacent design elements. If the area for the gateway placement is limited, a design similar to existing gateway P should be utilized.
P	This gateway is a small existing cobblestone and concrete gateway.
Q	This gateway is located on the Historic Route 66, and should be designed to follow the more historic style of gateway A. The design should also incorporate text and graphics identifying Historic Route 66. This gateway should match gateway G.
R	This gateway should be on the south side of Arrow Highway, and similar in forms and materials to existing gateway D. The design should complement the adjacent landscaping in its placement and planting.
S	This gateway should be designed to generally follow gateway D, on the northeast corner of the intersection, with placement and landscaping to complement the adjacent design elements. If the area for the gateway placement is limited, a design similar to existing gateway P should be utilized.
T	This gateway should be on both sides of Vineyard Avenue, and similar in forms and materials to existing gateway A. The design should complement the adjacent landscaping in its placement and planting.

Note: Descriptions are keyed to locations shown on Figure LU-6, Entry Monument Locations.



Parking lot bioswales



Native and drought-tolerant landscaping

Enhancing Streetscapes or Entryways

Landscaping can help integrate the diverse elements of Rancho Cucamonga's built form. Strategic placements of mature tree specimens, color accents, and distinctive plant and tree forms enhance streetscape views and project entryways. Even when the buildings along a street seem to bear no relationship to one another, a bold landscaped edge or median can unify the streetscape and create a memorable image. Landscaping along streets can define a particular project or edge of a neighborhood, screen undesirable views, or tie into the existing landscape of the surrounding area.

Water Efficiency Principles

Water imported from distant sources is costly and in diminishing supply. As the Cucamonga Valley Water District (CVWD) focuses on obtaining more water from local groundwater sources, water conservation in Rancho Cucamonga becomes a higher priority. Rancho Cucamonga's attractive landscaped environment must be balanced with the ever-present need to conserve water. The City Council has adopted a Water Efficiency Ordinance that requires reduced consumption of water in landscapes through the following principles:

- **Planning and Design.** Appropriate planning and design of landscaping can lead to more sustainable landscaping over the long run. It can conserve water, create beautiful and visual scenery, and create a more sustainable landscape that is good for the environment.
- **Drought-Tolerant Plant Materials.** Using plants that can survive periods of time with little or no water assists in the efforts to conserve water. Lawns can be removed or reduced in size and replaced with drought-tolerant plants, which can save a significant amount of water over the year, particularly during the dry and hot summer months. Artificial turf has come a long way in design and durability, and should also be considered as an alternative.
- **Efficient Irrigation Systems.** Irrigation systems can be designed to water different groupings of plant types based on water needs. Drip irrigation can be used where plants need little water. Smart irrigation systems, which employ weather sensors, can efficiently irrigate plants based on weather conditions. Systems can automatically shut off irrigation when it rains.
- **Use of Mulch.** Using mulch can insulate soils and retain moisture, which helps conserve water. Mulch also suppresses weeds, minimizing landscape maintenance and labor.

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