b. Human Scale Design

Buildings should incorporate design and construction methods that add human-scale to the building massing and three dimensional detailing that casts shadows and creates visual interest on the facade.

- Building forms shall be designed and well-proportioned resulting in a balanced composition of elements along public streets.
- The overall design aesthetic (composition of massing, scale, material, color, and detail) is more important than the level of articulation.
- The highest level of design shall occur on the Primary Elevation or Secondary Elevation.
- Selected details cohesive with the Primary Elevation design shall be incorporated into all other building facades appropriately based on the prominence of the elevation.
- All Primary and Secondary Elevations shall have building facades articulated through the use of offset massing elements or volumes, complementary colors and materials, variations in building setbacks, or attractive window fenestrations.

Primary Elevations

Primary Elevations are all elevations directly facing the Vine, 4th, 6th Streets and 7th Streets, and the street connecting the Vine to the Metrolink property. These elevations have the greatest impact on the quality and character of the community. The Primary Elevation may be a front or side facade. Garage doors should not face the Primary Elevation.

Secondary Elevations

Secondary Elevations include all non-Primary Elevations where front entries are located, or the elevations that face a Grand Paseo, 3rd Place space, private ROW, shared amenity, or other key neighborhood feature. The Secondary Elevation may be a front, side, or rear facade; garage doors are permitted along the Secondary Elevation.

Unified elevation created by utilizing single architectural vernacular with varying detail and window design for each building mass.

- Height Variation When a building exceeds 240 feet in length, the elevation height shall visually step in at least one location by a minimum of two feet.
- Wall Plane Variation A single wall plane shall not exceed 80 feet in length without a horizontal or vertical wall plane offset of at least one-foot in depth applying to one or more stories.

- Provide pedestrian-scaled massing element such as private courtyards, patios, and entry elements.
- Prominent vertical or horizontal building features may be used to accentuate key elements and provide variation in wall planes.

Use of interlocking volumes with massing changes & use of window design & balcony details creates variation along the streetscape.

Incorporate window design, roof treatments, details, color & material to enhance simple massing.

- Projections, overhangs, and recesses should be used to enhance shadow, articulation, and scale of primary edges.
- Massing offsets may consist of one or more of the following:
  - Building pop-outs and recesses (wall planes, massing features, or balconies).
  - Bay window or corner-wrapping window.
  - Prominent entry (encouraged on corner-side elevations).
  - Accent roof.
  - Volume space creating height variation.
  - Single-story element, such as a wrap-around porch, balcony, or courtyard.
  - Other similar features which enhance and provide massing articulation.

Composition of roof forms, projections, and awnings

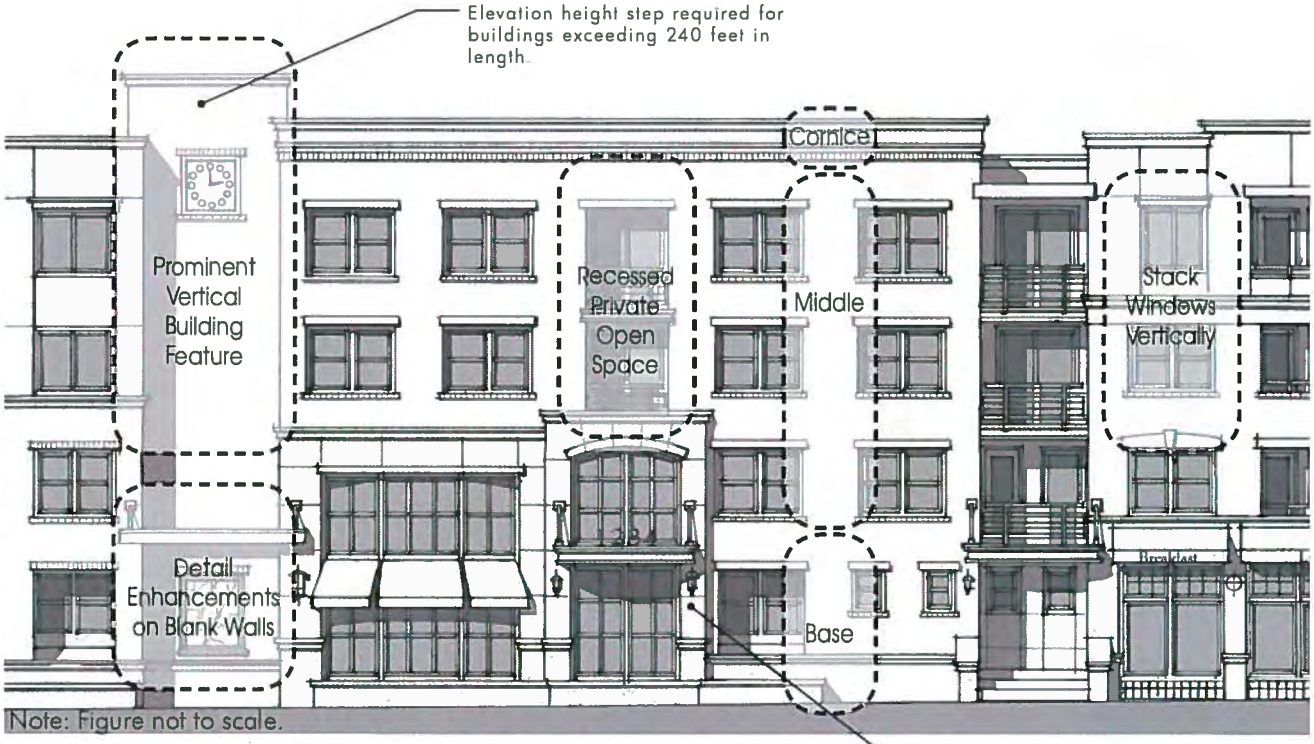
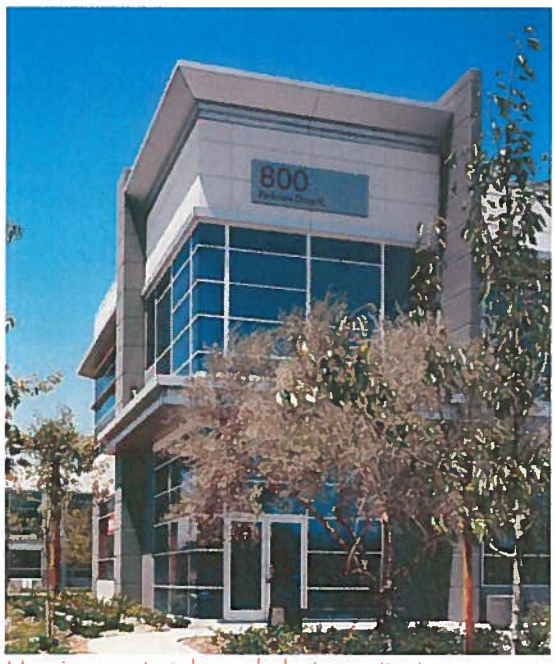


Figure 7.45: Massing and Articulation Diagram

Massing offsets and architectural detailing wrapped to corner and private drive aisle elevation



Massing, materials, and glazing activate non-residential corner

- Massing offsets shall not encroach into the required horizontal or clear space of a fire access lane and turning radii.
- Entry vestibules or stoops, and architectural design features that provide articulation shall qualify as offsets.
- Blank wall areas visible to the public (without windows, architectural detail, or entrances) are prohibited.
- Architectural elements that create shadow, relief, and sheltered pedestrian areas, such as balconies, trellises, recesses, overhangs, awnings, stoops, and porches are encouraged.
- The main building entry, if applicable, shall be clearly identifiable and distinguished from the rest of the building, preferably a focal point along the elevation in a manner that is consistent with the style of building.

C Privacy

Privacy is an important consideration in residential and mixed use site planning. Innovative site planning and design techniques should be used to preserve privacy while promoting social opportunities. In particular, windows of units should be located to minimize visual intrusion on neighbors' bedroom windows. Thoughtful and innovative techniques, including landscaping, should be incorporated where appropriate to provide privacy to residents.

7.4.3 Roofs

Roof forms contribute to the overall building design and have a large impact on the mass, scale, and design of the community as viewed from pedestrian spaces.

- Roof design shall incorporate variation in roof forms such as an aesthetic combination of changes in plane, form, ridgelines, and/or heights appropriate to the architectural style.

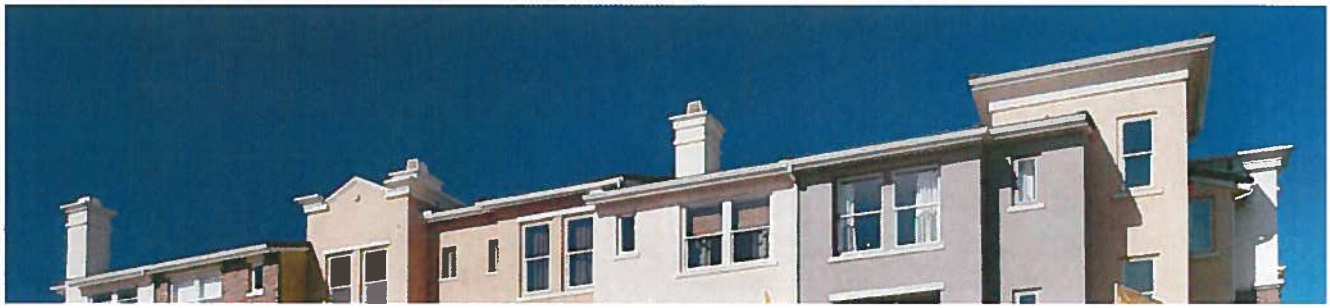
Examples of private spaces in a variety of configurations.

Variation in parapet height, design, and materials with central common open space

Window design, color scheme and projecting roof element detail this simply-massed building

- Roof forms, material, and fascia elements shall be consistent with the overall design vocabulary of the building and should appear authentic.
- If parapets are used, one or more of the following detail treatments should be included:
  - Pre-cast or simulated pre-cast elements.
  - Contiguous banding or projecting cornice.
  - Dentils.
  - Caps.
  - Corner details.
  - Variety in pitch (sculpted).
- Roof vents should be painted to match or contrast the color of the roof material.
- Fascia design should be complementary to the architectural vernacular.
- Skylights, if used, shall be designed as an integral part of the roof; "bubble" skylights are not permitted. Skylight framing materials should be bronze ,anodized or colored to match the adjacent roof materials.

Refer to Section 7.6 Public Safety for additional requirements.



Varied ridge heights and forms reduce overall scale of building

7.4.4 Private Drive Aisle & Alley Treatments

The use of private drive aisles and alleys has evolved from purely functional to a space that residents experience daily, and may include front doors and garage access. Design of these spaces shall address the functional and aesthetic features to create a pleasant experience for residents. At least three of the following shall be implemented along the private drive aisle or alley:

- Massing offsets (layered wall planes, recesses or cantilevers) of at least one-foot.
- Window trim, colors, and selected details from the front elevation.
- Rear privacy walls and pedestrian gates.
- Enhanced garage door patterns or finishes.
- Planting areas between garage doors.
- Variety of garage doors using color or design elements.

Projections, wall plane offsets and recessed garage conditions in alley treatments

Upgraded garage doors, projecting private open space, and color blocking enhance the private drive aisle experience

Architectural detail, including prominent entry statement, contributes to quality design.

7.4.5 Architectural Detailing

Architectural detailing of building facades is a key feature of quality design. Special attention is required in the treatment of entries (doors, vestibules, porches or courtyards) using enhanced trim or details to emphasize these as primary focal points. Articulated or unique window treatments can further enhance wall surfaces, provide shade and wind protection, and contribute to the character of the neighborhood.

- Secondary Elevations of attached product that have no rear elevation (such as wrap or podium buildings) should be designed in a way that complements the architectural vernacular of its surroundings.
- All building elements, such as materials and color, detail elements (porches, balconies, courtyards, awnings, surface treatments, and materials), and functional elements (garage door lights, exterior stairs, guardrails, gutters, downspouts, screen walls, electrical enclosures, or similar features) should be integral to the buildings design, consistent with the architectural vernacular of the building, and complement the surrounding neighborhood.
- All accessory structures (including detached garages and carports) should be compatible in design, materials, and color with the primary building(s), and be visually related to the development.

A. Entries

Front entry doors and entryways should:

- Be oriented toward a street, pathway, auto court or 3rd Place gathering space.
- Provide a focal point for each residential unit or the building as a whole.
- Be protected with overhangs, recesses, porches, awnings, trellises or other appropriate architectural element.

B. Windows

Windows play an important role in the exterior architectural character of the building. Special emphasis should be given to the way windows are used for design effect consistent with the architectural vernacular. See Section 7.4.9 Architectural Styles.

C. Materials

Construct buildings using quality materials to create a community of character and long-term value.

- A variety of materials and textures shall be incorporated within the design theme of the community.
- Heavier building materials, such as brick, stone, tile, and pre-cast concrete, shall be limited to ground level to form the building base and convey a sense of durable, and balanced construction.
- Durable, quality materials designed to appear as an integral part of the design shall be used.
- Material changes should occur at intersecting planes preferably at inside corners of walls or other meaningful locations where architecture elements intersect.
- All ground level materials shall wrap columns and posts in their entirety.

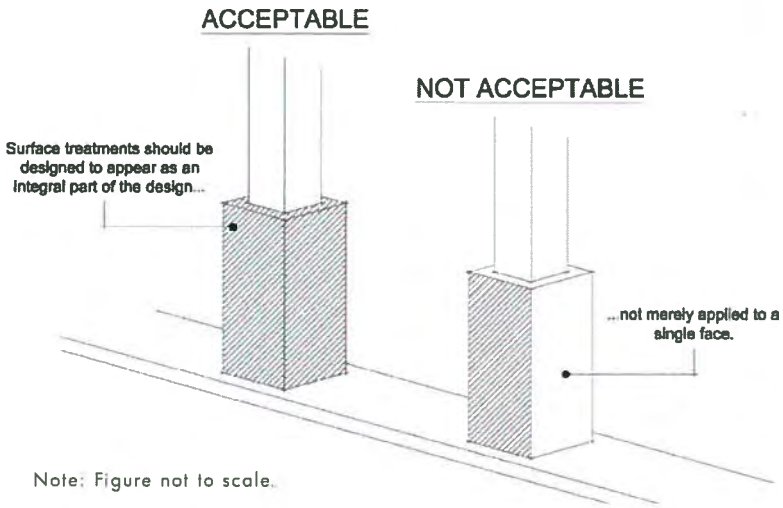


Figure 7.46: Material Wrapping Diagram

Genuine materials give an appearance of authenticity

Style-appropriate windows; heavier base material

Appropriate use of materials reinforces contemporary design theme

Utility cabinets integrated in architecture

Example of functional element treatments

D. Functional Elements

- All roof-mounted equipment should be screened from ground level view through the use of parapets or other effective architectural elements.
- Ground mounted equipment and meters should be visually concealed and designed to not detract from the architecture of a building.
  - Air conditioning units shall be screened by walls or landscaping a minimum of six inches taller than the equipment and located away from project amenities, except when located in courts and lanes with limited or no screening.
  - Where possible, group equipment.
  - Electrical meters should be ganged and located behind doors.
  - Natural gas meters should be grouped.
- Mechanical devices such as exhaust fans, vents, pipes, gutters, and downspouts should be painted to match adjacent surface, or colored to match accent colors.
- Fire Department connections (FDC), sprinkler post indicator valves (PIV), fire hydrants, and standpipes will be installed and screened as required by NFPA 13, 24, and RCFCD Standard 5-10.

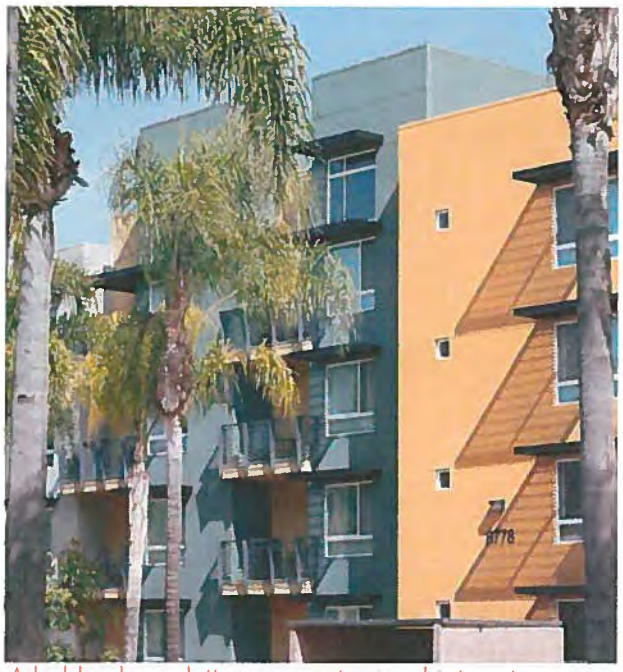
7.4.6 Trash Enclosures

- Refuse and recyclable materials storage areas shall be enclosed consistent with the City's Development Code.
  - Storage areas that can be overlooked from above should incorporate roof structures to screen the contents of the enclosure from view. Such roof structures should be designed to allow the doors of the refuse container to fully open.
- All refuse/recyclable materials areas, mechanical devices, and utility area screening shall be finished using materials, vocabulary, and details compatible with the surrounding architecture.
- Gates shall be solid metal painted to match adjacent buildings.

Refuse enclosures should reflect the project design

7.4.7 Service and Loading

- Loading and service areas should be located to the side or rear of the building. Screening of these areas shall be provided by the use of walls, decorative fencing, or landscaping limiting views from public streets.
- Incorporate shared loading docks, driveways, and common waste collection areas between adjoining non-residential or mixed use sites to the extent practical.



A bold color palette can create visual interest

A subtle color palette can have lasting appeal

7.4.8 Elevations and Color Application

The plotting of elevations, color, and material palettes should be selected with the design objectives of avoiding monotony, providing depth and interest with a variety of colorful design schemes, and promoting visual diversity along public streets.

- Where one building type is used along a Primary Elevation parcel frontage, the following shall be required:
  - A minimum of two architectural styles.
  - A minimum of two color schemes.
  - Each elevation style shall have a different roof design, unless a flat roof is utilized
- Each parcel shall have a minimum of two color schemes.
- Colors should complement the architectural style and overall color scheme of the building.
  - Selected finish materials should be appropriate in their use and application, be durable, and of high quality.
- Changes should occur at logical termination points, generally at inside corners. See Figure 7.46: Material Wrapping Diagram.

7.4.9 Architectural Styles

The massing, character and detailing of an architectural style should be expressive of and authentic to that style. However, the style guidelines should be applied with flexibility to allow contemporary adaptations of traditional vernaculars.

Architectural styles within the community may include:

Modern Styles.

- Art Deco.
- Contemporary.
- Industrial.

Adaptive Styles

- Craftsman.
- European Heritage.
- Italian.
- Main Street.
- Monterey.
- Prairie.
- Spanish.

Additional styles may be proposed; however, they must follow the same principles and attention to detail as the specific vernaculars listed here.

Adaptive Prairie elevation

Industrial elevation

Contemporary elevation

Examples of urban elevations

A. Modern Styles

The Modern styles accommodate the more urban setting. These styles are well-suited for high-density residential buildings in mixed use neighborhoods that blend business, industry, and housing.

The Modern styles include simple, unadorned geometric forms detailed with materials, projections, and windows. The styles emphasize interlocking volumes with a collage of materials and colors. Architectural elements such as awnings, balconies and trellises can be appended to the volumes, allowing indoor/outdoor spaces to be created. Vertical and horizontal elements can provide interest to the residential structures. The roofs may be flat with parapets, sloped, or a combination of both.

Urban Elements

- Plan form is more cubic expressed in bold, simplified forms.
- Roofs are typically shielded by parapets and may have accent roof features such as curves, gables, hips or sheds.
- Wall materials typically consist of stucco, metal, brick, stone and/or siding; it is recommended that design be comprised of two different wall materials.
- Projections to articulate facades are typical and may include building wall planes, awnings, overhangs, canopies, window trim or accent roof forms.
- Braces in conjunction with projections are typical.
- Windows are typically a primary feature of the elevation; design sometimes includes groupings, unique size or shape or oversized and symmetrical mullions.
- Handrails and guardrails enhance the elevations.
- Color blocking is typical.

B Adaptive Styles

Traditional architecture is based on recognizable, authentic and historically derived forms, materials and details that reasonably express a particular style. Adapted or historically derived elevations focus on character-defining elements but allow for the integration of modern materials, colors and artistic interpretation to generate a more contemporary, yet recognizable, expression of a traditional architectural style.

Adapted elevations can incorporate new, modern or progressive forms, details and materials in the modern context of architecture. Architectural liberties are taken in interpretation and design to create an identifiable style that is not strictly historical.

Adaptation Elements:

- Plan form is generally bold and simplified.
- Elevation is generally identifiable as derived from the traditional form, detail, or signature feature reflective of the style from which it is derived (i.e. balcony, brackets under eaves, entry surrounds, bay windows, porches, corbels, columns, and railing).
- Roof pitches may be exaggerated (shallower or steeper).
- Roof overhangs may be exaggerated.
- Wall materials typically consist of stucco, metal, brick, and/or siding; it is recommended that designs be comprised of two different wall materials.
- Wall materials may be modern.
- Windows match the theme of the elevation in detail, size, orientation or trim.
- Details are simpler and highlighted or exaggerated to define style.

Bold, simple form with traditional elements

Modern expression mixing traditional materials with bold contemporary details

Prairie adaptation

Art Deco

The Art Deco style (including Streamline or Art Moderne subsets) was prevalent in America from the mid 1920s to mid 1940s. This style combined elements of Modern Architecture with an integration of decorative arts. There was less emphasis on asymmetrical compositions and on structural purity in favor of pattern of mass and rhythm of openings. Art Deco buildings can feature bold colors, bold geometric and rectilinear shapes, often emphasizing the vertical.

Later in this period came Streamline or Art Moderne influenced by aerodynamic principles of cars, trains, ships and even household appliances. This style has an emphasis on smooth, horizontal lines often accented by curved corner elements whether in solid walls (decorated with tiles or screed lines), windows, or glass block. Thin horizontal canopies, rounded forms, and even porthole windows are typical character-defining elements. The simple massing typology of this style is well-suited for multi–family attached and high-density homes.

Credit: Designlens.com

Art Deco Style Elements

Elements	Standards*	Enhancements
Roof Components	• Flat roof with parapet walls • Roof pitches not applicable • Small ledge coping along top of parapet walls	• Tile or decorative accents along parapet
Roof Materials	• Consistent with overall design, as applicable	
Roof Colors	• Consistent with overall design, as applicable	
Architectural Components	• Square and rectangular forms highlighting vertical forms	• Narrow section rectangular steel columns OR round slender steel posts at entries, decks or at shade devices
Wall Materials	• Stucco	
Wall Colors	• Neutral to bold colors including whites and tints	
Trim & Details	• Accent colors and/or materials highlighting vertical forms	• Decorative horizontal or vertical grooves, geometric patterns • Stylized motifs as an accent just below the top of the parapet • Belt line running along the wall at a height even with the top of a second story window header
Trim Colors	• Contrasting neutral hues	
Windows	• Large single-pane feature windows and corner windows • Secondary vertical windows	• Transom window accents • Horizontal window mullion patterns
Doors	• Simple doors	
Accent Colors	• Bold, contemporary accents strategically applied	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Contemporary

The Contemporary style represents the current thinking in design. The style is composed of simple, rectangular geometric forms with generous window areas, accented by bold use of materials and colors and detailed by interesting balcony railings and canopies. Flat roofs are typical but shallow-pitched roofs may also be utilized. Windows and balconies can emphasize a corner orientation to break open the mass of the building. A combination of bold background colors can distinguish architectural features as will modern exterior materials such as fiber cement siding, panels or metal siding. Windows help articulate the form to create larger organizations, whether in horizontal or vertical compositions.

Contemporary Style Elements

Elements	Standards*	Enhancements
Roof Components	• Flat roof with parapet or shed roofs • Roof pitches 3:12 to 4:12 where applicable • Simple unadorned parapet walls	• Accent roof element (sloping, hip OR gable, broad extended eaves, etc.) • Gable, hip OR shed forms • Exaggerated accent roof forms
Roof Materials	• Consistent with overall design, as applicable	
Roof Colors	• Consistent with overall design, as applicable	
Architectural Components	• Signature form, detail or feature	• Architectural liberties are taken in interpretation & design
Wall Materials	• Stucco	• Accents of metal, brick and/OR siding
Wall Colors	• Contrasting form and/or material defining colors	
Trim & Details	• Minimal OR exaggerated window trim	• Closed OR exposed eaves
Trim Colors	• Contrasting traditional OR contemporary colors	
Windows	• Vertically proportioned, stacked or purposely unbalanced placement	
Doors	• Rectangular, highlighted as primary feature of elevation	
Accent Colors	• Contrasting traditional OR contemporary colors	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Industrial

The Industrial style has evolved from the rehabilitation and re-purposing of older industrial properties into dynamic mixed use buildings and residential loft spaces. The style includes simple and unadorned forms detailed with materials, projections and windows for indoor/outdoor living. The style emphasizes interlocking volumes with a collage of colors and materials. Typically the ground floor volume is larger, giving the appearance of residential built above as an addition to the building. Architectural elements such as awnings, balconies and trellises can be appended to the volumes, allowing indoor/outdoor spaces to be created. Vertical and horizontal elements provide interest to the residential structures. The roofs may be flat with parapets, sloped or a combination of both. Windows should be placed in areas to overlook common areas and increase surveillance for these areas.

Industrial Style Elements

Elements	Standards*	Enhancements
Roof Components	• Flat roof with parapet walls • Roof pitches not applicable • Simple unadorned OR detailed parapet walls	• Accent roof features as appropriate • Signature towers OR vertical projections can extend above roof line • Cantilevered projections • Roof decks
Roof Materials Roof Colors	• Consistent with overall design, as applicable	
Architectural Components	• Projections OR wall planes articulate facade • Utilitarian and "edgy" • Simple, unadorned forms	• Projections OR horizontal banding between floors • Asymmetrical facade
Wall Materials	• Stucco, metal OR fiber cement siding • Contrasting wall materials and textures	• Brick OR stone veneer • Metal accents • Concrete OR glass
Wall Colors	• Contrasting form and/or material defining colors	
Trim & Details	• Color blocking as appropriate	• Metal awnings OR overhangs • Metal, cable, glass OR panel balcony railings • Sunshades
Trim Colors	• Contrasting neutral tones	
Windows	• Minimal trim • Repetitive mullions	• Simple industrial dark window trim • Larger window modules • Long ribbons of windows • Nontraditional window shapes and placements
Doors	• Understated	• Roll-up doors • Store front
Accent Colors	• Bold, contemporary hues	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Craftsman

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the Craftsman style stresses the importance of insuring that all exterior and interior elements receive both tasteful and artful attention. Originating in California, Craftsman architecture relies on the simple house tradition, combining hip and gable roof forms with livable porches and broad overhanging eaves.

The wood-working craft defines this style by carefully treating details such as windows and porches. Exposed rafter tails and knee braces below overhanging eaves and rustic-textured building materials are character defining features. Substantial, tapered porch columns with stone piers lend a Greene character while simpler double posts on square brick piers and larger knee braces make a Craftsman distinctly more Maybeck. The overall effect is the creation of a natural, warm and livable home of artful and expressive character.

Craftsman Style Elements

Elements	Standards*	Enhancements
Roof Components	• Side-to-side gable with cross gables OR combination hip and gable forms OR flat roof with parapet walls • Roof pitches 3.5:12 to 8:12 where applicable • Exposed rafter tails at prominent locations • Bargeboard and rafter tails at gable ends, where used	• Extended eaves at accent features • Shaped rafter tails preferred • Outlookers and brackets
Roof Materials	• Flat, shake concrete tile OR asphalt shingles	
Roof Colors	• Medium to dark value browns, greens and earthy red hues	
Architectural Components	• Porch OR covered entry OR defined entry	• Heavy "timber" columns • Post & beams
Wall Materials	• Medium sand float stucco finish (16/20) • Horizontal siding	• Shingle siding OR board & batten OR brick OR stone accents
Wall Colors	• Medium light to medium dark value earth-related tones of brown, rust, olive green and ochre	
Trim & Details	• Appropriately sized columns (where used)	• Gable end details • Tapered OR double-post porch columns on brick OR stone piers • Shutters • Pot shelves
Trim Colors	• Toned whites in light to medium light value range and brown shades in medium to dark value range	
Windows	• Vertically proportioned windows • Window grids • Fully trimmed windows	• Grouped windows with continuous head trim • Vertical windows at first floor • Horizontal windows at 2nd floor along belt course
Doors	• Paneled front entry doors • Paneled garage doors	• Front entry wood and glass doors • Garage doors with windows
Accent Colors	• Earthy, warm hues, medium to dark value, including green, rust and burgundy tones	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission

European Heritage

Many "traditional" American styles have been heavily influenced by European designs, emulated and adapted in a variety of expressive elevations. This European Heritage collection emerged from the stylization of simpler English and French building traditions that came to America in the first European colonial settlements and were revived by European architects for wealthy Americans.

In contrast to grander Tuscan and Italian styles that were adapted from the classical public building and church architecture of the time, the interpretation of traditional French or English styles has resulted in uniquely American expressions. All of these styles typically include steeper roof pitches, straightforward framing with simple forms, use of stone and brick veneers and tower elements meant to highlight the building entry.

European Heritage Style Elements

Elements	Standards*	Enhancements
Roof Components	• Main roof hip OR gable with intersecting gable roofs OR flat roof with parapet OR mansards • Roof pitches 6:12 to 12:12 where applicable • Gable end OR parapet details • French & English: tight rakes • American: standard rakes	• American: Dormers • French & English: Curved slope at roofline
Roof Materials	• Flat concrete slate tile	
Roof Colors	• Cool tones of natural slate	
Architectural Components	• Porch OR covered OR defined entries	• Traditional pediment at entry • Tower element • Bay windows
Wall Materials	• Medium sand float stucco finish (16/20)	• American: Siding accents (horizontal OR vertical) • French & English: Stone OR brick accents
Wall Colors	• Medium light to medium value subdued hues of taupe, warm gray, yellow and green and warm-toned whites	
Trim & Details	• Appropriately sized and minimally detailed columns	• Metal details • American: Fully trimmed windows with projecting sills • French & English: Plank shutters • Details to create a thick wall look
Trim Colors	• Warm tones of gray, blue-gray, brown and gray-green in medium to dark value	
Windows	• Window grids on all upper levels	• Dormer windows • Window grids on all windows
Doors	• Paneled front entry doors • Paneled garage door with windows	
Accent Colors	• Muted shades of blue, green, gray and red in medium to medium dark value	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Italian

The Italian style is a good example of a transplanted style developed in a climate zone similar to the Southern California climate. In the 1860s, the Italian Villa was one of the fashionable architectural styles in the United States based on the formal and symmetrical palaces of the Italian Renaissance. Italian homes are straightforward and boxy, with only window crowns and cornice moldings as ornamentation.

This old world prototype has been refined, adapted and embellished into a truly eclectic classic style. The shallow pitched hipped roof, often with decorative brackets, identifies this style. As it became a popular building material, wrought iron expanded the Italian style vocabulary to include a variety of embellished designs for porches, balconies, railings and fences.

An off-shoot of this style, Italianate, emerged in the row houses of San Francisco with amplified Italian Renaissance characteristics including the emphasis on use of classic Roman orders in columns, decorative motives along the exaggerated cornice line and projecting bay windows under hip roofs.

Italian Style Elements

Elements	Standards*	Enhancements
Roof Components	• Main hip roof with hip ancillary roofs OR flat roof with parapets or mansards and cornice elements • Roof pitches 3.5:12 to 5:12 where applicable	• Closed/shaped eave with corbels at accent elements
Roof Materials	• "S" concrete tile	• Barrel tile
Roof Colors	• Hues of terra cotta OR other natural clay roof tile colors	
Architectural Components	• Precast surrounds	• Medallions
Wall Materials	• Medium sand float stucco finish (16/20)	• Brick OR stone accents
Wall Colors	• Medium to medium dark value saturated colors in earth tones, especially yellow, orange and red	
Trim & Details	• Window and door trim • Horizontal belt course	• Formal entry with smooth stucco trim • Cast stone surrounds, precast trim • Simulated precast columns at entry OR between windows • Base trim
Trim Colors	• Wood trim in medium dark to dark value browns; precast concrete trim in medium light value, warm toned whites	
Windows	• Arched, round top, OR pedimented accent windows at selected locations • Symmetrically ordered and stacked windows and openings	• Paneled OR louvered shutters on accent window • Grid patterned at front and visible windows • Recessed windows
Doors	• Entries detailed with precast surround feature • Paneled front entry doors • Paneled garage doors	• Garage doors with windows
Accent Colors	• Vibrant shades of medium dark to dark value blues, greens, oranges and reds	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Main Street

In the 19th century typical Main Street architecture was built as a single building or in groups of buildings with party walls. Brick store fronts could extend up to a block in length. These buildings varied in height from one to three or more stories. In urban settings, this style was often occupied by a business on the ground floor and offices, apartments or owner's residence above. Typically the building had a tripartite organization of base, middle and top. Entrances were located on- or off-center. The lower level was dominated by large windows framed by the building's corners and the panel of brick between floors. The upper levels sometimes included single or double bay windows, brick friezes, panels and decorative cornices. Other options include the use of corniced parapets, continuous sills or decorative lintels and string or belt courses dividing the wall laterally. The cornice functioned as a cap under which other elements were arranged and balanced.

Main Street Style Elements

Elements	Standards*	Enhancements
Roof Components	• Flat roof with parapet • Roof pitches not applicable • Accent roof forms OR projecting awnings encouraged	• Decorative cornice detail that unified the facade OR provides variety
Roof Materials	• Consistent with overall design	
Roof Colors	• Consistent with or accenting overall design	
Architectural Components	• Simple box, multi-story 'storefront' form with accent elements at entries • Recessed doorways, tower elements OR applied architectural accents at entries • Tripartite organization of base middle and top through use of horizontal belt course, change in material or massing offset	• Multiple building heights created by varied parapets and cornice design • Balconies • Colonnade • Raised stoop • Horizontal modulation of about 25'
Wall Materials	• Stucco with accent materials (siding, brick veneer, metal, scored stucco in accent color, etc.)	
Wall Colors	• Neutral and accented colors appropriate to the materials used	
Trim & Details	• Awning OR projecting feature accenting overall design	• Features borrowed from traditional American main streets, appropriate to scale and massing of building
Trim Colors	• Neutral hues may blend or contrast per context	
Windows	• Vertical, may be single OR multi-paned on upper stories, often grouped • Large single-paned OR vertical multi-paned on ground floor	• Projecting OR angled awnings at any level • Pedimented windows at ground level • Transoms
Doors	• Monumented with massing, architectural, OR awnings - design consistent with overall theme	
Accent Colors	Contrasting neutral or bold tones as appropriate	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Monterey

Influenced by both Spanish Colonial and New England Colonial homes, historical Colonial Monterey features Spanish detailing while maintaining the Colonial style form. With its stucco or masonry walls, red barrel, "S" or flat concrete shake roofs, this style exhibits many of the same elements as an historical Spanish home: simple building form and mass, rusticated corbels, head trim, posts or balconies, and gable roof forms. Traditionally the style included horizontal siding on upper floors and the use of wood railings.

Interpretations of this style maintain a simple elegance. The early prototypes added many refinements and new details. Though usually thought to be fully adorned with porches, second floor balconies and verandas, many successful, historical adaptations of this style avoided these details and focused simply on careful massing, detail and the natural beauty inspired through its blend of rich Spanish and Colonial heritage.

Monterey Style Elements

Elements	Standards*	Enhancements
Roof Components	• Simple roofs of hips OR gables OR flat roof with parapet walls • Roof pitches 4:12 to 5:12 where applicable	• Parapets with barrel tile cap • Rafter tails, shaped tails preferred
Roof Materials	• Concrete "S" tile OR flat concrete shake tile OR asphalt shingles	
Roof Colors	• "S" tile in hues of terra cotta OR other natural clay colors • Shake tile in natural wood tones	
Architectural Components	• Balconies cantilevered OR supported • Simple wood beams at balcony	
Wall Materials	• Medium sand float stucco finish (16/20) • Material change at second floor, typical	• Brick OR slump block on first floor at main entrance • Board and battens OR horizontal siding at upper level
Wall Colors	• Light to medium value warm colors and toned whites	
Trim & Details	• Stucco-wrapped, high density foam trim with fine sand float stucco finish (20/30) OR smooth manufactured foam trim • Closed OR exposed eaves • Plank-style shutters on feature windows	• Well-placed and proportional entry light fixture • Wood (or simulated wood products) OR metal railing
Trim Colors	• Medium to dark value browns reminiscent of stained woods OR toned whites	
Windows	• Vertically proportioned windows with simple minimal trim • Typically rectangular, arches discouraged	
Doors	• Rectangular openings, with simulated precast surrounds OR header	
Accent Colors	• Muted tones of medium to dark value blue, green, rust OR burgundy and dark browns	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Prairie

The roots of Prairie architecture began in the late 1800s with the "Oak Park" and "River Forest" houses of Frank Lloyd Wright. The Prairie School of architecture came to California with its own unique interpretation. The style is characterized by horizontal expressions and proportions. Horizontal proportions provide an "earthy" feel while the lower pitched roof often seems to float with its deep overhangs over banded windows. Porte cocheres or raised porches extend out from the entry of the house as a typical feature of this style.

This first purely American style included new decorative motifs and details. The Prairie style in its vernacular form spread throughout the Midwest and to California and New York, along with Wright's belief that a building should fulfill its primary function, but also exude character, life, spirit, beauty and a vibrant environment.

Prairie Style Elements

Elements	Standards*	Enhancements
Roof Components	• Hip roof typical OR flat roof with parapet walls • Roof pitches 3:12 to 4:12 where applicable	• Wider overhangs (24") at prominent locations
Roof Materials	• Flat concrete slate tile	
Roof Colors	• Warm, earthy colors including reds, oranges, greens and browns	
Architectural Components	• Strong massing OR design features that accentuate horizontal • Porches OR stoop entries	
Wall Materials	• Medium sand float stucco finish (16/20) • Horizontal siding OR brick accents	• Brick base accents
Wall Colors	• Warm colors in light to medium value range	
Trim & Details	• Horizontal belt course • Appropriately scaled columns	• Gable end details • Tapered OR double-post porch columns on brick piers
Trim Colors	• Medium dark to dark value range warm colors or toned whites	
Windows	• Banded or grouped windows • Vertically proportioned windows	• Strong unifying head OR sill on grouped windows
Doors	• Paneled front entry door • Paneled garage door	• Garage door with windows
Accent Colors	• Earthy, medium to dark value range colors including greens, oranges, reds and browns	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Spanish

The Spanish style attained wide-spread popularity after the Panama-California exposition of 1915 in San Diego. The Spanish style's most notable characteristics include the use of "S" or barrel tile roofs, stucco walls, feature entry doors and porticos, highlighted ornamental iron work and carefully proportioned recessed windows appropriate to its wall mass.

Key features of this style are adaptable to buildings both grand and humble. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

Spanish Style Elements

Elements	Standards*	Enhancements
Roof Components	• Hip OR gable roofs OR flat roof with parapet walls • Roof pitches 3.5:12 to 5:12 where applicable • Tight rake, where used	• Parapets with barrel tile caps • Rafter tails, shaped tails preferred
Roof Materials	• Concrete "S" tile	• Barrel tile
Roof Colors	• Hues of terra cotta OR other natural clay colors	
Architectural Components	• Round top OR arched primary window OR architectural feature • Recessed openings at front entry OR porch	• Shed roof accent feature • Porches, balconies OR verandas
Wall Materials	• Medium sand float stucco finish (16/20)	• Decorative ceramic tile OR brick accents
Wall Colors	• Toned whites and light to medium light value warm colors	
Trim & Details	• Stucco-wrapped, high density foam trim with fine sand float stucco finish (20/30) OR smooth manufactured foam trim • Gable end tile details • Decorative metal elements (pot shelf, gate, balcony, etc.)	• Closed OR exposed eaves • Wood beam accents, especially at porch • Wall mounted light fixtures at garage door • Well-placed and proportional entry light fixtures
Trim Colors	• Medium dark value browns reminiscent of stained wood	
Windows	• Vertically proportioned windows • Recessed feature windows	• Divided lights • Round top windows
Doors	• Front entry doors without a porch, deeply recessed from front facade • Rectangular OR arched surrounds (following door design)	
Accent Colors	• Clear to muted blues, greens, rust and burgundy in medium to dark value range OR dark browns	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the Design Review Committee and the Planning Commission.

Inspirational landscape design

7.5 Landscape Design

The urban nature of this community encourages a distinct landscape character with a creative and unique landscape aesthetic. Streets will be designed to be enjoyable, walkable, and interactive to pedestrians. Interior streetscapes shall be designed to provide a cohesive and hierarchal element tying the community together as a whole. Wall treatments will be made more apparent and distinct with decorative pilasters accentuated by selected accent trees and plants for visual impact. Trees shall be strategically located so as not to interfere with driving visibility.

In urban planting schemes, it is critical to achieve contrast between plant species. The contrast can be in color (green to red), form (spiky to hedged), texture (lacy to static), or color value (dark to light). The eye must be able to easily see the difference in the shrub massing. A 'squint test' shall be utilized as a guide for the landscape design. If you can 'squint' and still definitely see the different shrub masses, then the planting scheme has enough contrast.

The landscape design goals include:

- Create a community that motivates, educates, and inspires residents and visitors and furthers their sense of community.
- Encourage residents to explore the physical nature and social fabric of the community.

The following policies implement this goal:

- Foster a healthy outdoor lifestyle that considers both physical and spiritual health in the manner that it is designed.
- Design for the user at the smallest neighborhood level and grow in scale outward into the community.
- Promote a sense of arrival that one has just entered somewhere special.
- Bolster a sense of intrigue, surprise, and discovery in 3rd Place spaces that provide opportunities for social interaction, active play, and passive recreation.
- Announce the community's presence and identity with unique features and landscape treatments.
- Celebrate the community's heritage and/or historically significant features within its landscape.
- Provide well-thought-out and sensitive community edges.
- Recognize that trees are "a valuable resource" that over time will have an increasingly positive impact when planned properly.
- Design horticulturally compatible landscape in its setting while striving to be environmentally sensitive.
- Include site features, such as bicycle racks, recycling bins, planters, and benches as an integral part of the design.

7.5.1 Landscape Placemaking

Landscape design should be used as a strong placemaking element to promote the aesthetic character value of the community by defining, unifying, and enhancing the pedestrian realm. The following features further define the elements and spaces of the pedestrian circulation network described in Section 7.3.6.D Pedestrian Circulation.

These guidelines provide design guidance relating to the overall character of the community to create a strong, cohesive identity. Use and repetition of consistent design concepts, practices, and details will reinforce the distinct character of various features with a native or regionally-adapted planting palette suitable to the climatic and soil conditions of the area. See Table B-1: Permitted Streetscape Tree List and Table B-2: Permitted Plant List in Appendix B Plant Palette for permitted streetscape and community plant list.

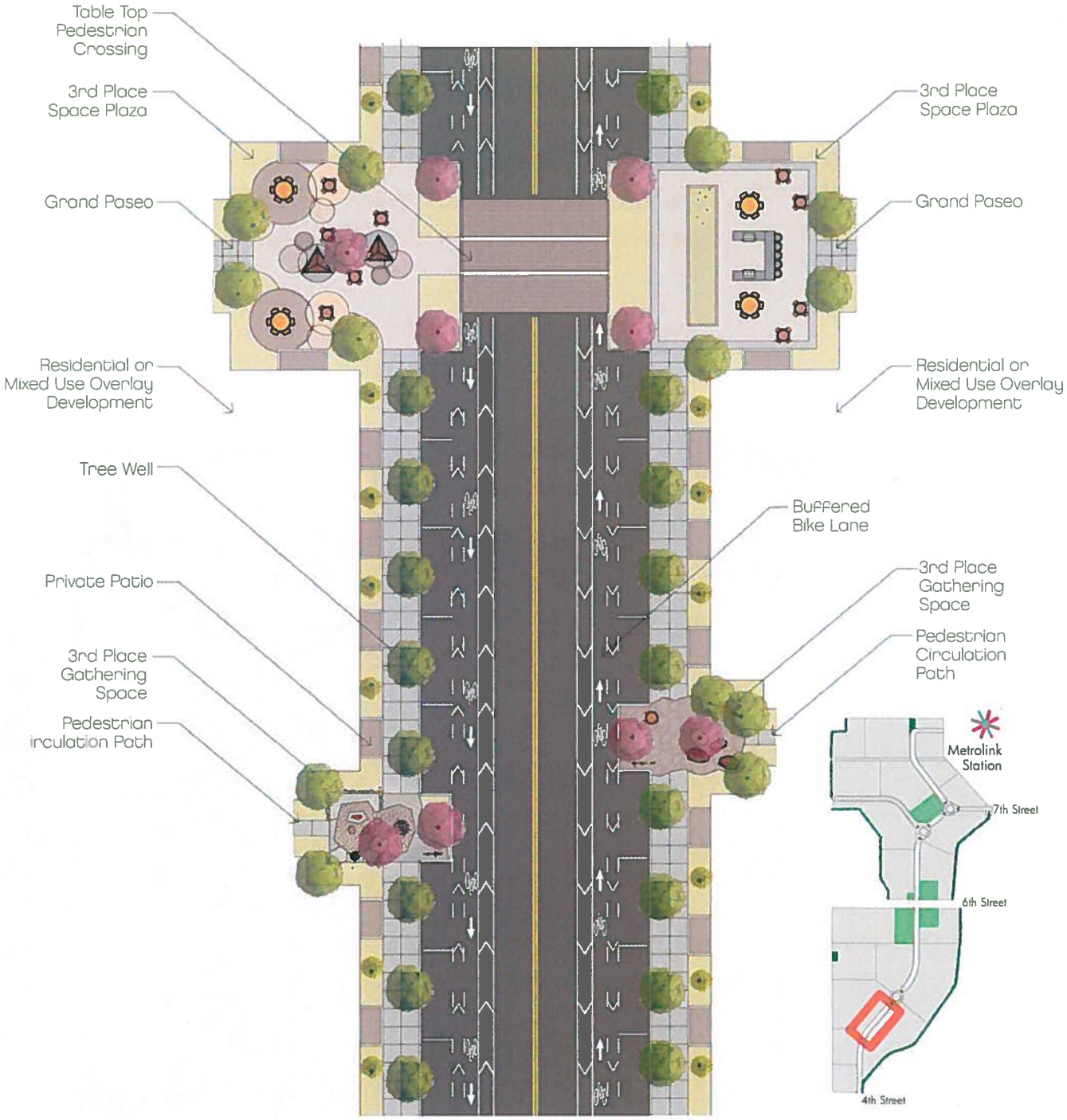
Note: Where a box size is notated herein, box size shall be dependent on a maintenance agreement if required by the City prior to planting.

A The Vine

The Vine system is a designed network of landscaped pathways connecting 3rd Place spaces, the Metrolink station, and recreation areas. The following concepts shall be included in the Vine:

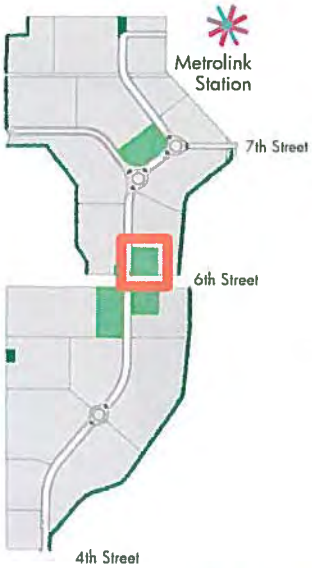
- Minimum 11-foot multi-use sidewalk located alongside each side of the street providing a pleasing landscape, dotted with an assortment of trees, a variety of shrubs, and groundcovers creating a sensory, walk-through experience.
- A variety of canopy trees strategically located to provide a "shade oasis" at specific intervals and seating node locations to add comfort for pedestrians.
- Trees should be selected and placed to create a canopy effect to help calm traffic.
- Small gathering spaces to encourage opportunities for social interaction among neighbors and promote a healthy community.
- Signage easily visible and harmonious with the community theme design.

Figure 7.47: Conceptual Vine 3rd Place Space Plaza Rendering



Note: Figure not to scale.

Figure 7.48: Conceptual Vine



B. Urban Plaza

The Urban Plaza is the primary entry feature of the community, located on the north side of the intersection of 6th Street and the Vine. The physical and landscape design will set the character for the rest of the community. Thematic signage and stylized plant groupings that reflect the urban architectural theme will provide markers for identity and emphasis.

The Urban Plaza is located in the Mixed Use Overlay and the following standards shall apply whether or not mixed use development occurs within the plaza.

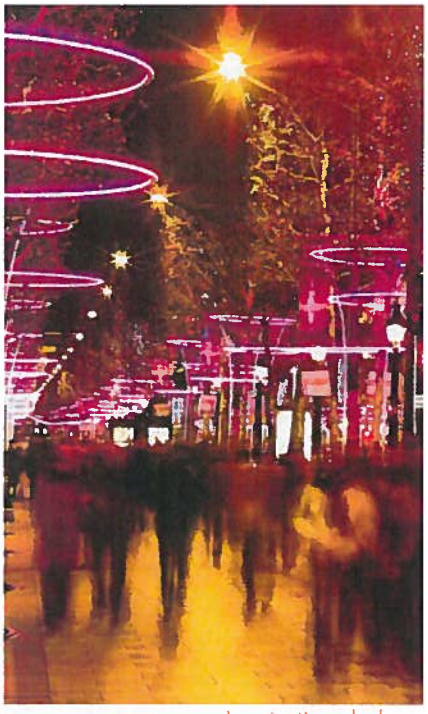
Urban Plaza minimum design elements.

- Provide a 3,000-square-foot plaza/gathering space that connects the north side of the Ion underpass.

Note: Final design and location of public art at intersections will be subject to approval of the City Traffic Engineer to ensure compliance with sight distance requirements; figure not to scale.

Figure 7.49: Conceptual 6th Street East Urban Plaza

- Provide monumentation with a unique focal element or vertical gateway element that is uniquely urban in character; this feature may include urban art, towers, walls, thematic signage, a fountain, or similar place-making element(s).
- Suggest a unique sense of place with tree-lined streets to announce arrival and enhance the community character.
  - Six focal 60-inch box trees or six palms (20-foot brown trunk height) to define the space and provide shade.
- Social activity space(s) or feature, such as a garden, seating, chess, or similar passive or active features.
- Bike racks at convenient locations to promote ridership.
- Wayfinding signage to direct pedestrians to the Vine and other amenities.
- Landscape lighting.
- Highlight landscape and monumentation features with accent lighting.
- Enhanced visibility with accent paving.



Inspirational plaza

3rd Place spaces provide a variety of active and passive outdoor living amenities

C. 3rd Place Spaces

3rd Place spaces form a connective network of pedestrian amenities that tie neighborhoods together by creating unique spaces throughout the community. 3rd Places include three types of unique connective spaces:

1. Grand Paseos
2. Pathways
3. Gathering spaces (such as bark parks and pocket parks)

3rd Places should encourage socialization and physical activity by providing both active and passive activities within a cohesive network of open space.

- 3rd Places shall be designed large enough to be usable, intimate, and safe, however not so large as to appear empty or barren.
- Architectural treatments and features are encouraged to connect these spaces to the built environment.
- Provide pathways that link 3rd Place spaces.
- Create event areas within some of the 3rd Place spaces that can host community activities.

Each 3rd Place space will be individually designed to suit the contextual neighborhood, market segment, and social niche; physical and technical details of each space will be addressed during final design and subject to City approval.

Grand Paseos

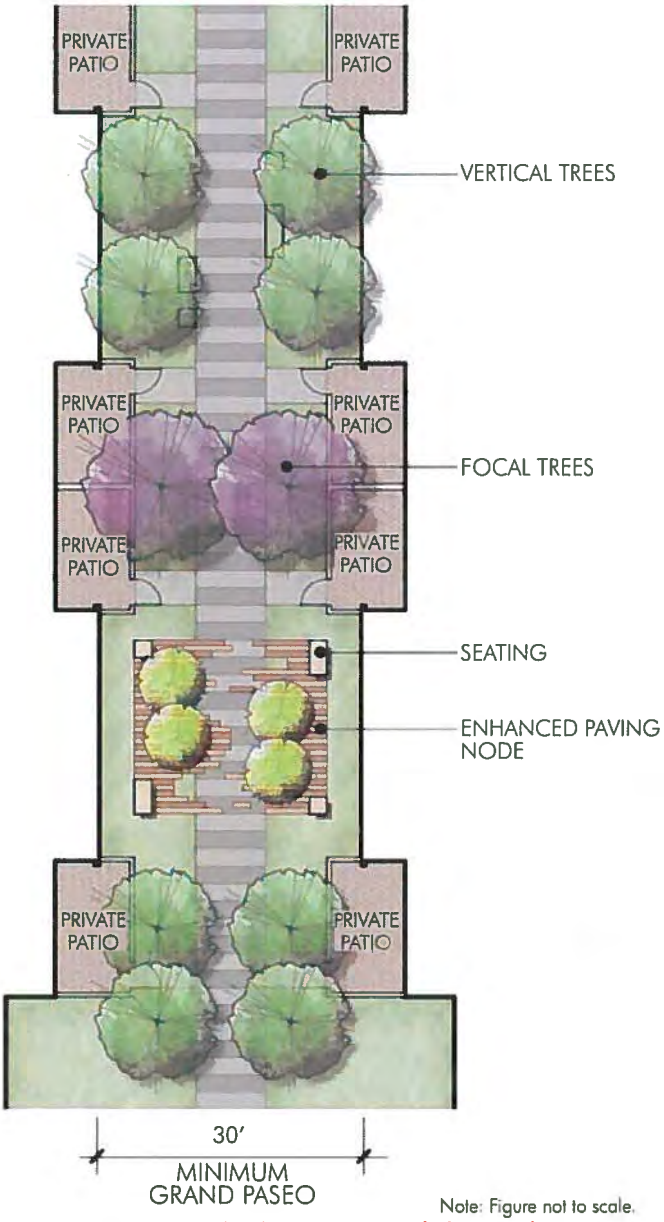
Grand Paseos enhance social interaction by connecting neighborhoods directly to the Vine. See Figure 7.50: Conceptual Grand Paseo.

Grand Paseo minimum design elements:

- Maintain a minimum width of 30 feet between buildings; private open space features may encroach to a maximum of five feet on one side.
- A urban walking path with a minimum width of eight feet.
- A double row of shade canopy trees (36-inch box spaced appropriate for species) along both sides of the urban walk.

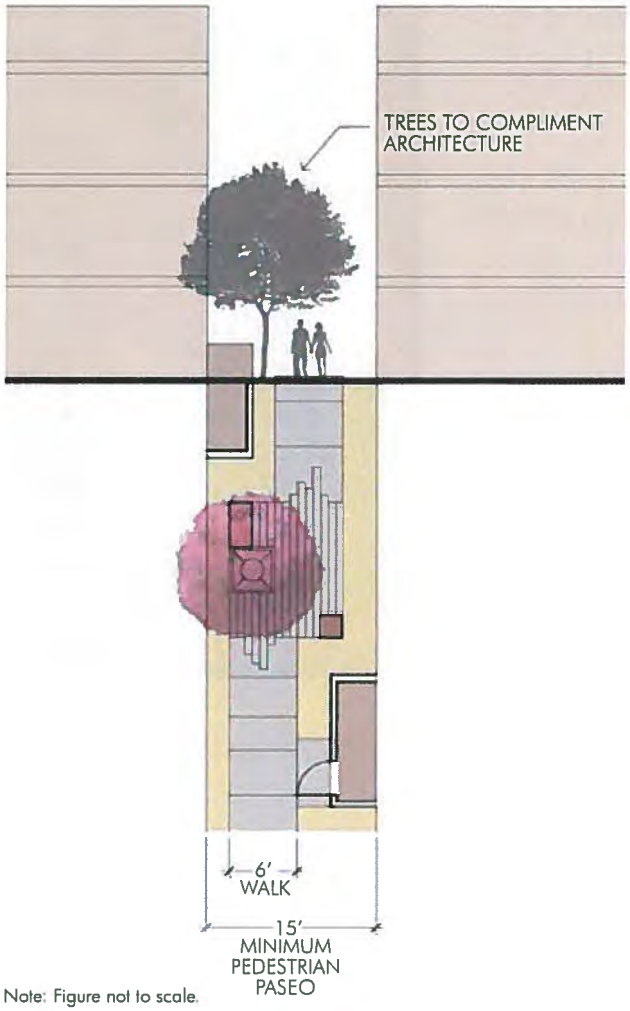
- Bike racks at logical locations, or where neighborhood pathways connect with the Grand Paseo.
- Dog bag/waste stations as appropriate.
- Landscape lighting.
- Wayfinding signage and location information at each entry/connection to the Grand Paseo.
- A focal element, such as art, fountain, signature tree with seating where the Grand Paseo is intersected by a secondary paseo.
- Decorative paving accents.

Focal art element example.



Note: Figure not to scale.

Figure 7.50: Conceptual Grand Paseo



Note: Figure not to scale.

Figure 7.51: Pathway Diagram

Inspirational pathway images

Pathways

Pathways provide connections interior to neighborhoods supporting a robust pedestrian network. Pathways are a smaller scale version of the Grand Paseos. Pathways may link up with Grand Paseos, and shall provide connections from neighborhoods to open space, pocket parks, community recreation amenities, and the Vine. Thematic furniture, shade amenities, and planting should support the community theme. Where possible, provide spaces for resting at regular intervals to enhance the pedestrian experience for users of all ages and abilities. See Figure 7.51: Pathway Diagram for additional landscape and amenity requirements.

Minimum design elements:

- A minimum width of 15 feet between buildings; private open space features may encroach to a maximum of three feet on one side.
- A walkway with a minimum width of six feet.
- A mix of shade canopy trees (24-inch box spaced appropriate for species) undulating on each side of the walkway.
- Landscape lighting in a minimal amount; primarily the lighting will be porch or front door lights to provide soft elegance.
- Decorative paving accents.

Pathways: Pedestrian Connection(s) to Adjacent Property

To enhance pedestrian circulation in the community and the area, pedestrian pathways are encouraged to connect to adjacent properties. A space and pedestrian access similar to Figure 7.52: Pedestrian Connection to Adjacent Property should be provided where pedestrian connections are arranged with adjacent property owners

Minimum design elements:

- A mix of shade canopy trees (24-inch box spaced appropriate for species) undulating on each side of the walkway.
- Landscape lighting in a minimal amount; primarily the lighting will be porch or front door lights to provide soft elegance.
- Decorative paving accents.

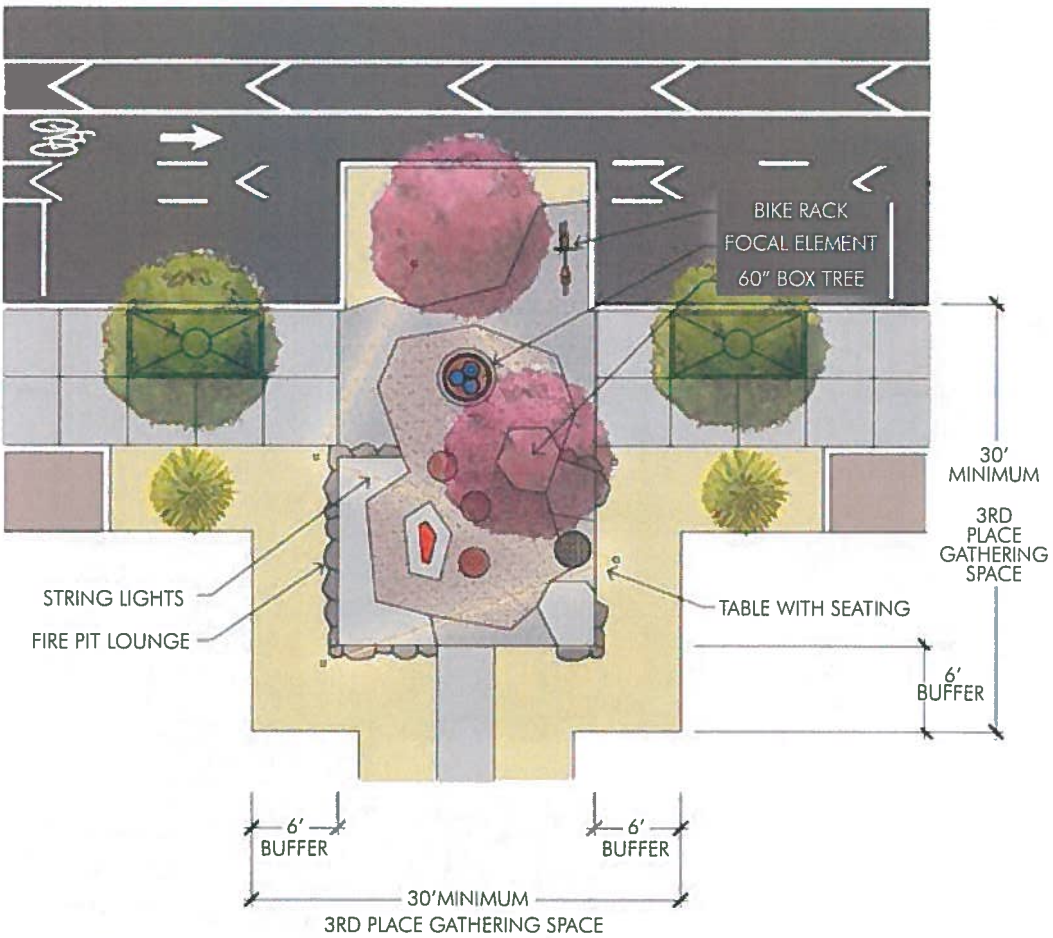
Note: Figure not to scale.

Figure 7.52: Pedestrian Connection to Adjacent Property

Gathering Spaces

Gathering spaces provide unexpected social opportunities within the neighborhoods, or along the Grand Paseos or pathways. These may be bark parks, urban farming areas, expanded plazas, pocket parks, or celebration spaces that dot the pedestrian network and provide comfortable places for rest, social meetups, or highlighted activities. Refer to Figure 7.53: Conceptual Gathering Space for an example of a gathering space.

Gathering spaces should be designed to provide a sense of arrival, be scaled appropriate to the environment, and have a unique character—all while being flexible enough to allow a variety of functions to occur within.



Note: Figure not to scale.

Figure 7.53: Conceptual Gathering Space

Minimum Gathering Space design elements:

- Minimum size of 900 SF measured building to building or other built feature.
- Define the space through the design and orientation of surrounding buildings.
- One focal 60-inch box tree, *OR* four 48-inch box trees to define the space and provide shade.
- One focal element, such as art, fountain, or signature tree with seating.
- Landscape lighting.
- Public art is encouraged in order to add a sense of culture and emotion to the surrounding environment. Ideally, art shall be 'linked' emotionally and/or physically with the space, such as a 'bone bench' art piece in the bark park.

Gathering places may be designed as a range of urban, passive, and active spaces to suit the context and neighborhood

Example of a 3rd Place Space defined by building location and amenitized with walls, landscape, and seating

Gathering Space: Bark Park

Urban dog parks have become a daily gathering and social activity space for dogs and their owners. To build community interaction and spirit, dog parks shall be incorporated in the community.

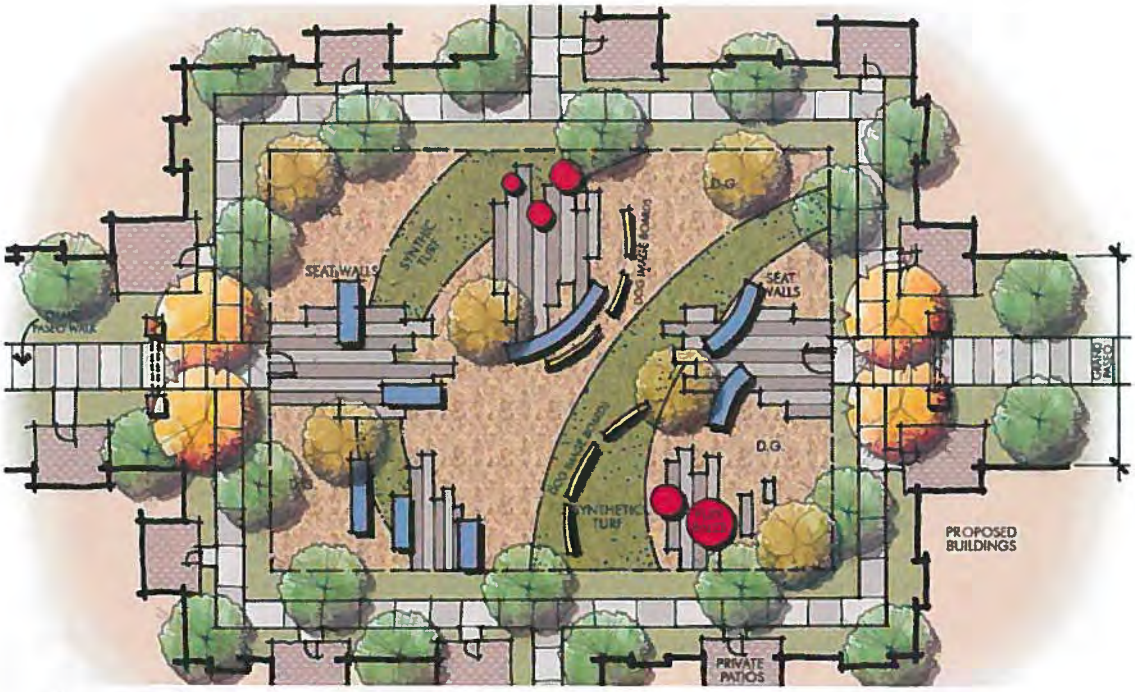
Minimum design elements:

- Table or bench seating.
- Dog bag/waste stations, provided as appropriate for the size of the space.
- Shade structure or planting to cool space and provide shade.
- One art piece to promote community character.

Recommended features or design elements:

- Wash station/hose area for cleanup.
- Water fountains (for people and dogs).
- Mix of decorative paving, turf or substitute material, and other ground materials to define spaces and create an enjoyable setting.
- Dog activity structures or features.

Art pieces and dog activity structure/features can be usable art, such as bone benches, dog fire hydrants, or dog exercise equipment.



Note: Figure not to scale.

Figure 7.54: Conceptual Bark Park

Gathering Space: Urban Farming

The community may support and encourage on-site urban farming. Urban farms may be located in areas that maximize their benefit to the community and encourage use. Urban farm sites should:

- Have adequate solar exposure.
- Be designed to strengthen the character of the community.
- Contain a storage barn, seating with shade, and water access.

Inspirational urban farming examples

7.5.2 Landscape Guidelines

A. Plant Selection

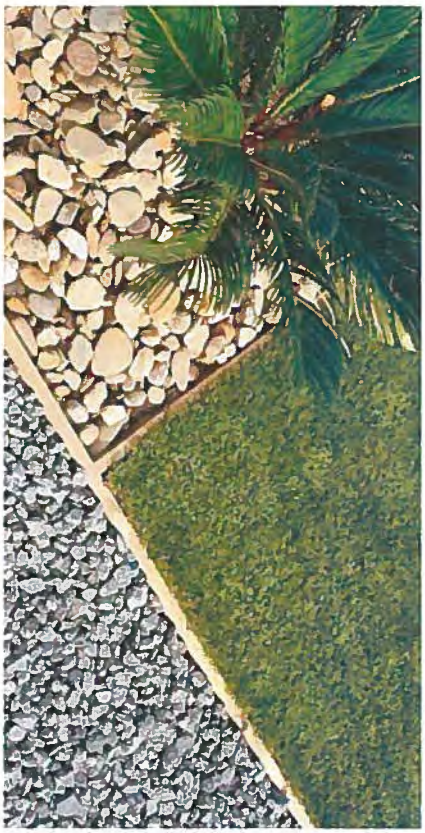
Plant selection enhances the community character and provides contrast between the planning areas. The plant selection shall:

- Emphasize the planting of shade trees in formal and informal groupings throughout the community.
- Use non-invasive drought tolerant plant materials that are climate-appropriate where applicable.
- Consider service lines, traffic safety sight line requirements, and structures on adjacent properties to avoid conflicts both at the time of planting and as trees and shrubs mature.
- Select and install street trees and trees planted near walkways or street curbs to prevent damage to sidewalks, curbs, gutters, and other improvements. Use root barriers where appropriate.
- Encourage use of decorative gravel, decomposed granite, boulders, and similar materials as a texture and design element; size material suitable to remain in place after installation.
- Separate publicly-maintained areas with a walkway, curb, or mow strip when adjacent to private property.
- Reduce water use, as feasible, through the use of drought-tolerant plants, mulch, installation of drip irrigation systems, minimization of impervious areas, and the design of landscaped areas to retain irrigation water.

See Table B-1 : Permitted Streetscape Tree List and Table B-2: Permitted Plant List in Appendix B Plant Palette for permitted streetscape and community plant list.

Turf Guidelines

- Restrict use of turf grass to active use areas.
- Use ground covers and drought-tolerant grasses that require less water in non-active areas.
- Size turf areas to optimize irrigation efficiency.
- Select turf type and location in the same manner as other planters.
- All turf shall be on separate irrigation zones.
- Turf is prohibited:
  - On slopes greater than 4:1.
  - Within the ROW, unless designed as an active space.



Use mixed materials and planting for water responsible design

Irrigation

Irrigation for public and private landscapes should be designed to be water-efficient, water-wise, and utilize the existing reclaimed water system. All irrigation systems shall be designed to properly water plant materials given the site's climate, sun exposure, and soil conditions. The following is a list of s appropriate irrigation system design features:

- Automatic irrigation infrastructure shall be permanently provided in all landscaped areas.
- Use drip irrigation where appropriate.
- A no-turf community is acceptable.
- Use automatic and private reclaimed irrigation systems for all public areas and right-of-ways that are compatible with reclaimed water systems.
- Use a weather-based master irrigation controller system that employs current satellite weather data and a rain shut-off device to ensure that the irrigation schedule is based upon actual "real time" plant needs.
- Use of point-irrigation (drip) systems where appropriate to allocate more efficient delivery of water to root systems and minimize run-off.
- Prohibit overhead spray heads in small non-turf applications.
- Use low volume (gpm) matched-precipitation spray heads only where necessary.

- Irrigate turf areas with equipment that has a precipitation rate of one-inch or less per hour as specified by the manufacturer. Stream rotator heads are preferred; use of standard spray heads shall be avoided.
- Achieve an irrigation operational distribution uniformity of 70% or greater in all turf areas and 80% in all other landscaped areas.
- Use reclaimed water in all private and public open space areas where feasible.
- Design irrigation system based upon solar exposure where feasible.
- Provide additional support irrigation system for all major tree groupings by providing water to each individual tree utilizing a flush grade bubbler system on a separate valve in order to more efficiently manage water demand.

Acceptable Plant Materials

The planting concept for neighborhoods, urban, and commercial portion of the plan should be consistent with community concept. See Appendix B Plant Palette for an approved community plant palette.

Examples of non-turf landscape planting

B. Streetscapes

Streetscapes shall include:

- Appropriately sized (minimum size of 24-inch box) street trees with large canopies and/or skyline presence are encouraged to promote community identity and a sense of arrival.
- Root barriers as necessary, to discourage root growth invasion on pavement.
- Understory trees and shrub masses planted in series of tiered layering (foreground, mid-ground, and background) to help define borders and plant groupings while combining interesting foliage textures and color.
- Background and screen trees strategically planted behind sidewalks to help create a green backdrop supporting the street tree canopy.

Urban gathering space example

C Alley Conditions

Alleys should include landscaped areas on both sides of the lane adjacent to selected garages subject to the following options:

- Condition A: When a planter is less than 24-inches deep, provide a vertical vine, a vine support, and foundation planting.
- Condition B: When a planter is 24-inches deep or greater, provide a vertical shrub and foundation planting.
- Condition C: For long linear foundation planters, provide either a vertical vine with support or a vertical shrub at garages, depending on planter depth as described above. Additional plant material shall fill the remainder of the planter.

Private drive aisle with planting

Inspirational decorative structures

D. Bus Shelters

The visual appearance and design of bus stops and the allocation of bus stop amenities that enhance pedestrian comfort and safety play a significant role in the decision to use mass transit. Amenities should be provided to improve the attractiveness of mass transit reducing parking needs. Bus stops shall be designed to provide an aesthetic accent in the community.

The design of bus stops shall be directed through coordination with Omnitrans, or their applicable design standards, if provided. Shelters shall be designed with the following factors taken into consideration:

- The durability and strength of materials.
- The resistance of chosen materials and paint treatments to weather conditions, graffiti, cutting, fire, and other forms of vandalism.
- Consideration of potential greenhouse effect during hot weather.
- The balance of external lighting within the commercial area with that within the bus shelter.
- Design which complements that of the urban character of the project.
- Wheelchair accessibility within the shelter.
- Inclusion of trash can and newspaper boxes.
- Use semi-transparent material(s) that allow bus operators to see inside the shelter.
- Wheelchair marking/placard that indicates dedicated wheelchair space within the shelter.

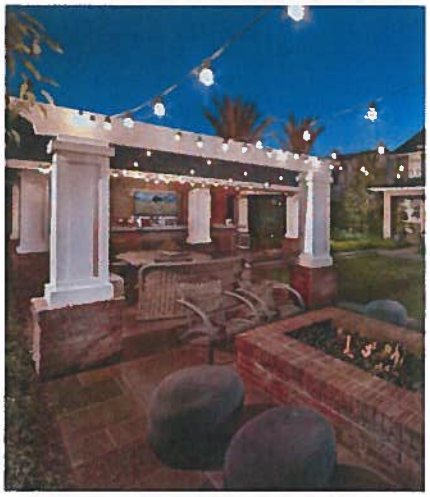
E. Neighborhood Landscape

To further the hierarchy of scale and variety, individual neighborhood character is allowed while maintaining connectivity within and between adjoining neighborhoods. Open space areas within a neighborhood should promote physical action and social interaction but at smaller, appropriately scaled spaces. The landscape at the neighborhood edges shall be designed with care.

- Landscaped areas along street frontages shall be appropriate to the scale, orientation, and purpose of the area. In addition, they should promote walkability, pedestrian comfort, and help strengthen the aesthetic character of the community.
- Perimeter landscape shall reflect the character of the community and at the same time, employ water conservation techniques to provide a sensible and complete landscape solution.
- Sufficient space must be provided between driveways and garden walls to allow for the growth of the tree trunks.
- Thorned trees must be avoided in areas where children play or ride bicycles.
- All landscape shall be maintained.

The following key design practices should be considered:

- Design planting to identify and support gathering spaces, walkway and pathway intersections.
- Frame desirable views and vistas.
- Screen and soften undesirable views.
- Size and place trees and plant material appropriate with neighborhood scale and the size of planters.
- Consider opportunities for summer shade and sunlight penetration.
- Encourage courtyard placement adjacent to sidewalk or pathways.
- Feature a cohesive and thematic mixture of trees, shrubbery, and ground covers with different shapes, textures, and colors.
- Use mass planting concepts for climate-appropriate plants, allowing growth to natural sizes and forms.
- Plant accent shrubs to highlight unit entries.



Varied examples of neighborhood landscape elements

Variety of home types

Attached Homes

The landscape design for attached housing developments serves as a unifying element. The following concepts shall be included:

- Allow for a hierarchy of landscape open spaces from gathering areas and semi-private open spaces to smaller, more intimate spaces. The design of each of these types of spaces must be appropriate in scale and function, and reinforce the overall theme.
- The location, configuration, and quality of the private open spaces (where provided) for each unit are extremely important. It is encouraged to promote natural light penetration into these spaces to increase visibility and livability.
- Trees should be strategically located so as to help mitigate any second floor window to window incursion and screen private open space (where provided) at the ground level.
- Where applicable, tree/plant massing will be planted informally to break the monotonous pattern of equal spacing and create for a more vibrant rhythm.

Detached Homes

The Landscape design for high-density detached housing creates a sense of place within each development. The following concepts shall be included:

- Front yard landscaping with a permanent automatic irrigation system shall be provided by the builder.
- Front yard landscape shall not exceed 50 percent turf and shall include appropriate size shrubs and trees.
- Feature a mixture of trees, shrubs, and ground covers with different shapes, textures, and colors.
- Size and place trees appropriate to the neighborhood scale.
- Opportunities for summer shade and sunlight penetration shall be considered.

F Tiered Landscape Program

Landscaping for PAI shall follow a tiered planting concept as outlines in Table 7.7: General Tiered Landscaping Requirements. By using different scales, forms, colors, and/or textures of plant materials, tiered (or layered) planting visually increases the depth of planters and promotes interest and diversity. The application of tiered planting is required to enhance the visual character of the project by softening the appearance of walls and fencing along major community roadways (the Vine and secondary entries).The tiered concept shall also be applied at the neighborhood level (along local streets) and in front of attached or detached high density housing. A selection of acceptable planting materials is found in the plant palette. Table 7.8A: Specific Tiered Landscaping Requirements for Yards and Table 7.8B: Specific Tiered Landscaping Requirements for Open Spaces provide details on how to approach multi-layered landscaping in yards and open spaces.

Table 7.7: General Tiered Landscaping Requirements

Layer	Description	Size
Layer A	Low spreading ground cover [1] (including turf or turf substitute)	Under 12" height
Layer B	Low mounding shrub/ground cover [1][2] (informal mass planting)	12"- 30" height
Layer C	Low hedge (formal - linear)	12"- 30" height
Layer D	Medium shrub [2] (informal mass or hedge)	24-inch - 48" height
Layer E	Large shrub [2] (informal mass or hedge)	42"- 60" height
Layer F	Vertical (growth habit columns rather than horizontal)	42"- 72" height
Accent	Strategically located specimens	Varies

[1] Ground cover material shall be permeable and be able to retain moisture in the root zone, and reduce dust and weeds. Examples of appropriate ground plane materials include decomposed granite (3/8" minus with 11% fines), fractured gravel (3/4"-1"), fractured rock (2"- 6"), river rock (4"- 9"), shredded bark, and ornamental grass.

[2] Shrubs shall be a minimum of 5-gallons in size; in any "multi-layer" scheme. Shrubs serving as the first (shortest) layer, a 1-gallon shrub size or rooted cutting is acceptable.

Table 7.8A: Specific Tiered Landscaping Requirements for Yards

	Number of Layers Required	
Planter Width	Front Yards	Side Yards
18"- 30"	1	1
30"- 48"	2	2
48"- 60"	2 or 3	2
60" & up	3	3

Accent planting is encouraged depending on length of planter and could, depending on its use, count as a layer.

Table 7.8B: Specific Tiered Landscaping Requirements for Open Spaces

	Number of Layers Required
Planter Width	Large Open Spaces
18"- 30"	1
30"- 48"	1
48"- 60"	1
5-foot - 12-foot	2
12-foot & up	2 or 3

Accent planting is encouraged depending on length of planter and could, depending on its use, count as a layer.

7.5.3 Community Walls and Fencing

Walls and fences can be used as integral community features that enhance landscape design, privacy, and reinforce thematic design appropriate to maintain pedestrian connectivity.

Walls or fences that adjoin a PAI boundary or Vine/ROW, identified in Figure 7.17: Setback Locations, shall be deemed "community walls." Other walls and fencing are known as "product walls" and "view fences."

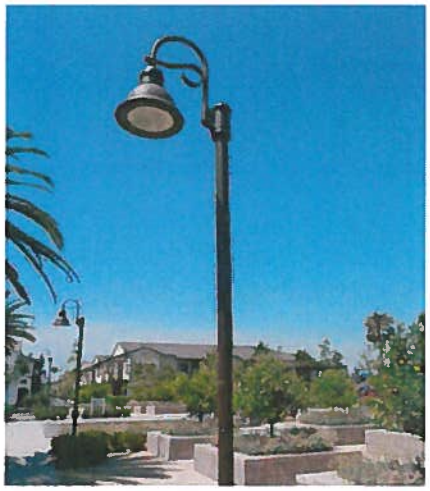
- Community wall and fence designs, materials, colors, and finishes shall complement adjacent architecture while keeping the community design theme cohesive.
  - Incorporate the use of complementary pilasters or other design elements to help break up long stretches of walls and provide interest and rhythm.
- View fences or view walls along community open spaces are encouraged wherever privacy or screening is not necessary.
- Product walls and fences shall complement building design within commercial areas and be constructed of community-appropriate materials, colors, and textures.
- Openings or pedestrian connections will be provided at appropriate intervals.

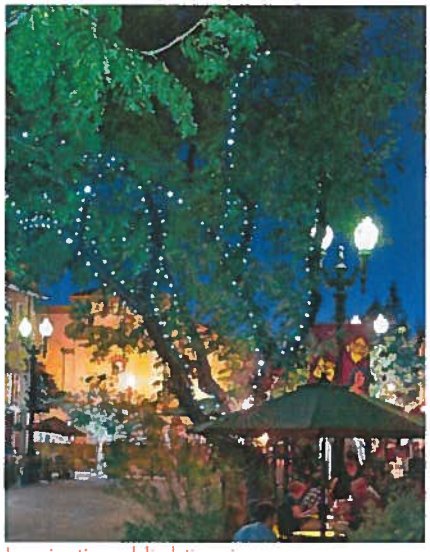
Integrated use of architecture, decorative wall, and landscape

A. Parcel and Retaining Walls

- Product walls include: side yard wall returns, side yard privacy walls along corner lots, and rear yard privacy walls along neighborhood streets.
- Where two product walls meet at adjoining parcels, walls shall match in color and finish, or have a unifying transitional element such as a pilaster at the connection point.
- Retaining walls may be combined with a product or community wall.
- All retaining walls must be damp-proofed. Walls must also be adequately drained, if required, on the surcharge side.

Graffiti-resistant aesthetic surface shall be applied consistent with Graffiti Resistance standard of the City's Development Code.





Inspirational lighting images

7.5.4 Urban Lighting Design

This section addresses urban area illumination for safety, security, and ambience, including lighting for parking areas, pedestrian walkways, architectural, and landscape features. Lighting on public and private streets shall meet City standards. Any deviations are subject to Engineering Services Department approval during the Site Development Review.

Lighting should provide a soft wash of light over illuminated objects, such as monumentation. Hierarchy shall be established by using a variety of lighting fixtures and illumination levels based on lighting design intent.

- Security lighting shall be sensitively designed to ensure that no off-site glare is directed to neighboring uses and that the overall intensity of the site lighting is not excessive.
- Use LED and other current lighting technology to promote sustainability.

A comprehensive lighting plan shall be prepared and approved in conjunction with the site plans submitted for approval to the City of Rancho Cucamonga.

- Exterior lighting within a parking lot, service area, or other intentionally lit area should be located and designed to minimize direct glare outside of the specific area.
- Lighting sources shall be shielded, diffused, or indirect in order to avoid glare to pedestrians and motorists.
- Lighting fixtures should be selected and located to confine the area of illumination to the boundaries of the non-residential area.
- Pedestrian paths should be lighted by pole, string lights, directed uplighting, urban art, or bollard-type fixtures; these elements should be pedestrian-scaled, typically limited to a maximum height of 15 feet for pole lights (including the base), or six feet for bollards.
- All lighting fixtures shall be designed to resist vandalism.

7.5.5 Signs

Signs and graphics play a large role in creating and reinforcing the desired feel of a vibrant community. Controlled wayfinding and identity signs are also a major factor in creating and preserving the design character of the overall community. Sign design should be respectful of the surrounding area, yet have a distinctive character that reflects the mixed use environment.

A Uniform Sign Program (USP) will be prepared for the entire community to allow individuality of signs while maintaining a unified and cohesive overall appearance. All signs shall be consistent with private property sign regulation standards of the City's Development Code. The USP will be processed as consistent with sign requirement review procedure standards of the City's Development Code.

Building Sign Example

Awning/Canopy Example

Monument Sign Examples

Directional Sign Examples

Pageantry Flag Example

A. Community Directional Signs and Wayfinding

Community directional signs facilitate the flow of traffic and are typically horizontal signs with individual tenant or residential community names and directional arrows. Guidelines for community directional signs include:

- A detailed wayfinding program with the placement and location of directional signs shall be developed as part of the USP program.
- To avoid confusion, directional signs will typically have no more than 10 listings with arrows.
- The project name or logo map be located on the sign.
- Vehicular directional signs should be located at strategic locations to act as wayfinding and identity markers for pedestrians once they have parked their car.
- The placement of directional signs shall maintain sight lines.

B. Community Pageantry

Community pageantry includes flags, banners, canopies, directories, ground-mounted graphics, flower pots or other similar, temporary or permanent (but changeable) elements. The intent is to allow regular changes to the pageantry elements in terms of color, design, and other visual content so the pageantry can always look current. Pageantry may be located within the right-of-way, within the setback, or on private property.

Guidelines for pageantry include:

- Paper, cardboard, styrofoam, stickers, and decals are not acceptable forms of pageantry (directories or kiosks excepted).
- Pageantry shall not include flashing, flickering, rotating, or moving lights.

Temporary Decorations Temporary graphics and decorations for a holiday season which do not advertise merchandise or services are permitted, provided that such graphics and decorations are installed not more than 30 days before the holiday or holiday season and removed not later than 15 days after the holiday or a holiday season.

- Temporary decorations placed within the public right-of-way to be approved by the City and RCFPD.

7.6 Public Safety

7.6.1 Fire Protection

Fire protection and emergency medical services are provided by the Rancho Cucamonga Fire Protection District (RCFPD) for PAI from seven fire stations. The closest fire station is Station 174, located at Milliken Avenue and Jersey Boulevard less than a third of a mile away.

RCFPD has developed policies and standards that provide interpretation and explanations of the California Fire Code. All development with the Specific Plan area will be reviewed by RCFPD for compliance with policies and regulations as applicable. Policies and regulations include but are not limited to, the provision of adequate fire access (roadway widths, turning radii, distance of hose pull to farthest portion of structure, residential gates, address signage, and knox boxes), adequate water sources (number and location of fire hydrants), and temporary access roads and fire hydrants.

As part of the site development review process, a way of addressing the buildings, open spaces (3rd Places spaces and paseos) and parking areas will be developed to the satisfaction of RCFPD to ensure that persons calling for emergency services from mobile phones can provide emergency responders with an accurate location identification.

Required Fire Apparatus Access Roads, including private drives designated as Fire Apparatus Access Roads, shall maintain the required horizontal or vertical clear space to the satisfaction of RCFPD. Mature tree canopies or shrub landscape shall not encroach into these required fire access roads. All access control gates shall be equipped with a RCFPD approved means of allowing emergency responder access.

Required building separations shall maintain the required horizontal or vertical clear space to the satisfaction of RCFPD. Where parapets or other similar architectural elements are used to screen roof-mounted equipment, or if roof deck walls are provided, RCFPD required parapet ladders may be required to the satisfaction of RCFPD. All rooftop photovaltaic (PV) systems, gardens or decks shall be reviewed for proper access for emergency responders.

Minor changes to the Specific Plan that are regulated by RCFPD adopted Fire Code can be processed similar to Minor Exceptions as defined by the City's Development Code. Responsibility for reviewing and approving minor changes, as well as interpreting the Specific Plan with regard to fire and life safety provisions is assigned to the Fire Marshal of RCFPD.

7.6.2 Law Enforcement and Crime Prevention

Law enforcement and crime prevention services are provided by the San Bernardino County Sheriff's Department (SBCSD) under contract with the City of Rancho Cucamonga. Police impact fees are imposed on new residential and commercial development.

All development within PAI will be reviewed by the Police Department for compliance with their policies and regulations as applicable. Rancho Cucamonga values effective crime prevention and strives to find creative ways to make residents and businesses safe. Crime Prevention Through Environmental Design (CPTED) is a planning tool that focuses on the property design and use of the built environment to deter and prevent crime. The intent of the PAI design is provide natural surveillance and access control, territorial reinforcement and management and maintenance. In addition, infrastructure to support the Police Department's electronic systems shall be provided. All site plans will be reviewed by the City to ensure they meet these considerations.

7.7 Implementation

This Section contains the regulatory procedures and development regulations to implement PAI only. The regulatory procedures contain a mix of reliance upon existing processes described in the Rancho Cucamonga Development Code with additional procedures that are unique to PAI of the IASP:

1. The land use and development procedures shall be in accordance with Article 2 of the City's Development Code.
2. Proposed subdivisions of land shall be processed, reviewed, and approved in accordance with Title 16 - Subdivisions of the Rancho Cucamonga Municipal Code.
3. No master plan(s) shall be required; however if available, site plans shall show adjacencies on the surrounding parcels.
4. The following minor, technical, and/or informational revisions to the Specific Plan shall be processed administratively as described in Sections 17.16.020 Official Code Interpretations and 17.16.030 Plan Check/Zoning:
    - The addition of new information to the Specific Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulation;
    - Changes in Placetype boundaries (shown on Figure 7.6: Conceptual Development Plan by Placetype) resulting from final road alignments and/or geotechnical or engineering refinements to the tentative and/or final tract map provided that the number of dwelling units and/or dwelling units per acre within the affected Placetypes is consistent with the minimum/maximum number and/or density range that applies to the subject Placetypes;
    - Clarification, including determination of meaning and intent, of any unclear or vague section, portion of a section, phrase, or word contained within this document;
    - Typographical and grammatical errors;
    - Revisions to tree species, size, and location, and to other landscape material in the public right-of-way are subject to the review and approval of the Engineering Services Department;

- Revisions to the location of the infrastructure and/or service providers (such as drainage systems, roads, water and sewer systems, etc.) provided that the agency or jurisdiction that regulates such infrastructure and/or service has reviewed and approved the revisions;
- Revisions to the determination of public and private facilities provided that the agency or jurisdiction that regulates such facility has reviewed and approved the revisions; and
- Variations in the gross density within any parcel or Placetype shown on Figure 7.6: Conceptual Development Plan by Placetype and Table 7.1: PAI Development Program, may occur at the time of final design of the parcel depending upon the residential product identified for development through the Intensity Monitoring Program and provided the maximum number of residential dwelling units permitted for the PAI area is not exceeded.

7.7.1 Intensity Monitoring Program

Table 7.1: PAI Development Program provides the design intent and range of development for PAI within the Specific Plan; however it is recognized there is a need for flexibility in planning to accommodate future development constraints and market demands while maintaining a minimum intensity. Intensity may be transferred between parcels consistent with the intensity assigned to the Placetype the parcel is located in provided the minimum required units are achieved. If any transfer results in an intensity that is inconsistent with the land use Permitted Density range for any Placetype, the transfer shall require a Specific Plan amendment.

An Intensity Monitoring Program is established to ensure that both the minimum intensity is developed as well as a maximum intensity is not exceeded. Table 7.9: Intensity Monitoring Program shall be maintained and updated by the Planning Department at the time of each Site Development Review. Unless a proposed project is exactly consistent with the target intensity shown on Table 7.9: Intensity Monitoring Program, an intensity transfer is required. If the said transfer is within the intensity ranges for the land use assigned to the Placetype, then it is assumed to be consistent with this Specific Plan. Intensity transfers shall be subject to the following documentation:

- The resulting intensity of both the granting and receiving parcels shall be consistent with the density ranges specified for each parcel.
- The overall maximum Specific Plan intensities identified in Table 7.1: PAI Development Program shall not be exceeded.
- Written agreement from each property owner has been received by the City.
- If necessary, supporting technical studies shall be provided that substantiate adequate infrastructure exists to support the intensity transfer.

Table 7.9: Intensity Monitoring Program

North of Sixth			Residential Intensities						Transferred Units				
Parcel	Placetypes	Acres	Permitted Density Range Min	Permitted Density Range Max	Minimum Permitted Units	Maximum Permitted Units	Unit Target	Approved Residential Units	In	Out	Application Number	Date Approved	Project Name
N-1	Urban Neighborhood	4.73	24.0	80.0	114	379	151	0					
N-2	Urban Neighborhood	7.69	24.0	80.0	185	615	285	0					
N-3	Transit	1.22	-	-	-	-	-	-	-	-			
N-4	Core Living	7.32	18.0	35.0	132	256	176	0					
N-5	Urban Neighborhood	7.71	24.0	80.0	185	617	247	0					
N-6	Core Living	8.68	18.0	35.0	156	304	174	0					
N-7	Village Neighborhood	6.46	16.0	28.0	103	181	129	0					
N-8	Village Neighborhood	6.11	16.0	28.0	98	171	128	0					
N-9	Core Living	6.39	18.0	35.0	115	224	134	0					
N-10	Core Living	3.85	18.0	35.0	69	135	77	0					
N-11	Mixed Use	2.70	14.0	40.0	0	108	24	0					
N-12	Mixed Use	2.99	35.0	55.0	0	164	69	0					
Potential Net Subtotal		65.85	17.6	47.9	1,157	3,153	-	0					
Net Developable Minimum Required/Maximum Allowed		65.85	24.2	30.4	1,597	2,000	1,594						

South of Sixth			Residential Intensities						Transferred Units				
Parcel	Placetypes	Acres	Permitted Density Range Min	Permitted Density Range Max	Minimum Permitted Units	Maximum Permitted Units	Unit Target	Approved Residential Units	In	Out	Application Number	Date Approved	Project Name
S-14	Core Living	9.55	18.0	35.0	172	334	172	0					
S-15	Village Neighborhood	6.71	16.0	28.0	107	188	114	0					
S-16	Village Neighborhood	6.67	16.0	28.0	107	187	113	0					
S-17	Village Neighborhood	10.58	16.0	28.0	169	296	180	0					
S-18	Village Neighborhood	3.99	16.0	28.0	64	112	68	0					
S-19	Mixed Use	2.87	14.0	40.0	0	115	0	0					
S-20	Village Neighborhood	9.85	16.0	28.0	158	276	166	0					
S-21	Village Neighborhood	12.19	16.0	28.0	195	341	207	0					
S-22	Core Living	4.54	18.0	35.0	82	159	82	0					
Potential Subtotal		66.95	15.7	30.0	1,053	2,008	-	0					
Net Developable Minimum Required/Maximum Allowed		66.95	15.7	21.7	1,053	1,450	1,102						

7.7.2 Definition of Terms

The meaning and construction of words, phrases, titles, and terms shall be the same as provided under Universal Definitions of the City's Development Code unless otherwise specifically provided herein. Where terms in this document differ from the City's definition, those terms are defined in the Glossary.

7.7.3 Financing and Maintenance of Improvements

The financing of construction, operation, and maintenance of public improvements and facilities (the "facilities"), and public services for PAI may include funding through a combination of financing mechanisms. Final determination as to the facilities to be financed and as to maintenance responsibilities, whether publicly or privately maintained, will be made prior to approval of tentative maps. The following financing options can be considered for implementation:

A. Facilities Construction Funding

- Private capital investment for the construction of facilities.
- Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of a variety of public facilities and the provision of public services.

B. Operation and Maintenance of Private Facilities

- By individual private property owner.
- By home owners' or property owners' association.

City approval is a prerequisite for the implementation of any and all establishment of financing mechanisms.

C. Operation and Maintenance of Public Facilities

Public facilities are planned for public maintenance by either the City, CFD, or by the appropriate utility service provider. These public facilities include but are not limited to the following:

- Public streets (including the pedestrian realm walkway with tree wells).
- Public traffic signals and traffic control signs.
- Public on-site water facilities, sewer facilities, and drainage facilities within public streets.
- Street lighting within public rights-of-way.
- Water quality facilities for treatment of flows in public streets.

D. Home Owners' or Property Owners' Association / Private Property Owner Maintenance

One or more associations may be established for the maintenance of private common area improvements. Private improvements to be maintained by the association(s) may include but are not limited to the following private facilities:

- Private streets, and drive aisles.
- Traffic control signs.
- Open space areas, the Ion, and multiuse trails.
- Detention and water quality treatment facilities not located in public streets.
- Private sewer, storm drains and water systems.
- Parks and recreational facilities.
- Walkways, entries and signage, and paseos.
- Community theme walls and fencing.
- Courts, parkways, and landscaping within the residential areas.
- Common area facing wall surfaces, and internal slopes fronting streets.
- Common area landscaping and lighting.

7.7.4 Phasing

PAI development is dependent upon the market and the ability to attract future end-users. Where possible, infrastructure within the project boundary may be installed in two or more overlapping or consecutive phases with Phase 1 starting south of 6th Street. These improvements include rough grading, storm drain, water, sewer, dry utilities, and street improvements.

Home construction will include many phases. Starts will be based on sales of homes in the previous phase. It is unclear at this time the final number of phases. The number of phases and number of units in phases may be altered from time to time.

7.7.5 ALUCP Compliance

PAI is within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). Construction activities and future development in PAI shall be implemented in compliance with the applicable policies and requirements as identified in the ONT ALUCP. These include, but are not limited to:

A. Compliance with Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, Subpart C, Obstruction Standards (Airspace Protection Policy A1)

Building height limits in Sub-Area 18 shall not exceed the height limits prescribed in the ONT ALUCP which is 60 feet south of 6th Street and 70 feet north of 6th Street. Proposed structures shall comply with Federal Aviation Administration (FAA) height restrictions. Prior to approval of each tract map and/or parcel map, whichever comes first, the Property Owner/Developer shall submit an FAA Determination of No Hazard to Air Navigation to the City of Rancho Cucamonga. The Property Owner/Developer shall notify the FAA via filing FAA Form 7460-1 to initiate the FAA review and determination process. The Property Owner/Developer shall comply with the requirements of the FAA determination, including but not limited to further aeronautical study; installation of roof-top obstruction lighting; and/or marking requirements, if necessary.

B. Avigation Easement

In compliance with ONT ALUCP Airspace Protection Policy A2b and Special Compatibility Policy SP1a, an avigation easement shall be dedicated to the owner/operator of the Ontario International Airport for any portion of PAI that is within the High Terrain Zone, which includes the areas between 4th Street and 6th Street.

C. Real Estate Transaction Disclosure

In compliance with Airport Land Use Compatibility Plan for LA/Ontario Airport's (ONT ALUCP's) Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development in PAI. State Law (Business and Professions Code Section 11010) provides the following disclosure language:

> NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

7.7.6 Severability

If any section, subsection, sentence, clause, phrase or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason found to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Specific Plan document or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more section, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

7.7.7 Interpretation

Every effort has been made to provide policies and regulations that are clear; however, interpretations will be necessary when unanticipated issues arise. If any situation arises in the implementation of this Specific Plan that is not addressed by specific development regulations, or if an issue, condition, or situation arises that is not clearly addressed, the Planning Director shall provide an interpretation based on such City codes, goals, policies, plans, and requirements as are most closely related to the subject matter of the issue or situation to be interpreted.

In all matters, if there is a conflict between the provisions of this Specific Plan and the provision of the Rancho Cucamonga Development Code (RCDC) this Specific Plan shall prevail. As to matters not categorically superseded and not otherwise specifically addressed by this Specific Plan, the RCDC shall apply and shall be interpreted in a manner that is consistent with the goals and objectives of this Specific Plan. In no case shall any requirement of the California Building Codes be superceded by this Specific Plan.

Administrative interpretations of the Planning Director may be appealed pursuant to the appeal procedures and timelines set forth in the RCDC regarding appeals of administrative interpretation.

7.8 Glossary

3rd Place Spaces

3rd Place spaces are transitional social spaces that link people, neighborhoods, and lifestyles. A 3rd Place isn't a singular place or large venue, but rather a collection of smaller more intimate spaces designed to be unique and quirky and encourage people-gathering. Beyond work, school, and home, these 3rd Place spaces are memorable and unique spaces that people adopt and craft into something remarkable and define the character of the surrounding neighborhood. As part of the healthy, active community goals, a network of 3rd Place spaces will be integrated within and between neighborhoods to foster a dynamic setting for active and social living.

Active Architecture

The variation of building form, wall movement, detailing, entry location, or window placement provide human scale and interest along an elevation.

Color Blocking

Utilization of color on elevations to visually enhance specific areas of a building mass.

Common Open Space

May include but is not limited to: verandas, plazas, courtyards, roof top decks, programmed or natural outdoor space, tot lots, dog parks, paseos and pathways, sitting areas, 3rd Place spaces, and similar spaces open for use by a group of homes, all homes, or the public.

Pedestrian Realm

The pedestrian realm extends from the curb edge to the building frontage. This pedestrian-dominated space is an integral part of the streetscape, necessary to balance the use of the streets for vehicle movement and pedestrian access. Amenities that contribute to a comfortable and inviting pedestrian realm may include hardscape, planting, seating, dining or patio areas, and bicycle parking. A quality pedestrian realm will connect the different functions and public spaces of the community and invite people to walk, cycle, and use public transit.

Placetypes

Placetypes are a progressive means of regulating the built environment. Placetypes integrate development principles, built form guidelines, and design criteria to create holistic people-centric places instead of using traditional land use-centric regulations.

The development plan for PAI uses a Placetype-based regulating plan to establish the minimum design parameters and land use options.

Primary Elevations

Primary Elevations are all elevations directly facing the Vine, 4th, 6th Streets and 7th Streets, and the street connecting the Vine to the Metrolink property. These elevations have the greatest impact on the quality and character of the community. The Primary Elevation may be a front or side facade. Garage doors should not face the Primary Elevation.

Private Open Space

May include but is not limited to: covered porches, patios, stoops, courtyards, balconies, yards, roof top decks, and similar spaces reserved for private use by a single unit.

Progressive Parking Management Strategy

A progressive parking management strategy to reduce minimum parking requirements may include traditional, proven, or progressive strategies that reduce the amount of land devoted to parking. Strategies that could be considered include, but are not limited to, valet parking solutions, bicycle share program, or an active car-share program.

Secondary Elevations

Secondary Elevations include all non-Primary Elevations where front entries are located, or the elevations that face a Grand Paseo, 3rd Place space, private ROW, shared amenity, or other key neighborhood feature. The Secondary Elevation may be a front, side, or rear facade; garage doors are permitted along the Secondary Elevation.

Table Top Crossings

A Table Top Pedestrian Crossing is a traffic calming device that raises the entire wheelbase of a vehicle to reduce its traffic speed and increase the aesthetic and safety of the pedestrian crossing. It includes a flat section in the middle with ramps leading up-to and down-from the pedestrian crossing; sometimes it is constructed with textured materials or color designs on the flat section. Vehicle operating speeds for streets with Table Top crossings are higher than standard speed humps and range from 25–45 mph, depending on the spacing. See Section 7.3.6.D. Pedestrian Circulation for more details.

Wrap/Podium Housing

Wrap/Podium housing are attached, multiple-dwelling building(s) where the required resident parking spaces are typically provided within a parking structure (subterranean or above-ground) or on a surface parking lot.

Appendix A
Engineering

Prepared by:

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1.0 Grading

Development of PAI will require mass grading of approximately 160 acres. A grading concept plan has been designed for both the north and south portion of the site. Refer to Figure A-1: Conceptual Phase 1 Grading Plan, Figure A-3: Conceptual Phase 2 Grading Plan and Figure A-5: Conceptual Phase 3 Grading Plan. The grading concept will minimize the visual impact of grading by designing the site in a manner that limits the amount of cut and fill slopes or large retaining walls between the parcels. Based on our preliminary calculations we anticipate balancing the site.

The north portion of the site currently slopes southerly from 8th Street to 6th Street at an average slope of approximately 2 percent from north to south. The east and west sides of the site are almost the same elevation. Based on preliminary earthwork calculations the north portion of the site will require approximately 506,000 cubic yards of raw excavation and 356,000 cubic yards of raw fill. Taking into consideration subsidence and shrinkage losses the required fill volume has been calculated to be 482,000 cubic yards. Therefore the approximate export from the north portion of the site is 24,000 cubic yards. We anticipate that this export can be utilized on the south portion of the site.

The south portion of the site currently slopes southerly from 6th Street to 4th Street at an average slope of approximately 1.5 percent from north to south. The east and west sides of the site are almost the same elevation. Based on preliminary earthwork calculations the south portion of the site will require approximately 405,000 cubic yards of raw excavation and 303,000 cubic yards of raw fill. Taking into consideration subsidence and shrinkage losses the required fill volume has been calculated to be 418,000 cubic yards.

Therefore the approximate import required for the south portion of the site is 13,000 cubic yards. We anticipate that this import can be utilized from the export from the north portion of the site. This leaves a net export of only 11,000 cubic yards. 11,000 cubic yards is approximately one percent of the entire volume of excavation. Since shrinkage factors can vary greatly we anticipate balancing the site and having little or no export from the project. Refer to Figure A-2: Conceptual Phase 1 Cut/Fill Plan, Figure A-4: Conceptual Phase 2 Cut/Fill Plan and Figure A-6: Conceptual Phase 3 Cut/Fill Plan.

Grading is expected to occur in three (3) phases, sequentially, however market conditions may require overlapping of grading over two or more areas concurrently. Phase one will consist of the entire area between 4th Street and 6th Street, including grading of the depressed northeast Urban Plaza. With Phase one, a temporary interceptor channel will be graded around the depessed northeast Urban Plaza to redirect existing flows away from the Ion Tunnel. Phase two grading will occur over Planning Areas N-6, N-7, N-8, N-9 and N-13. Phase three grading will occur over Planning Areas N-1 through N-5, N-10 through N-12.

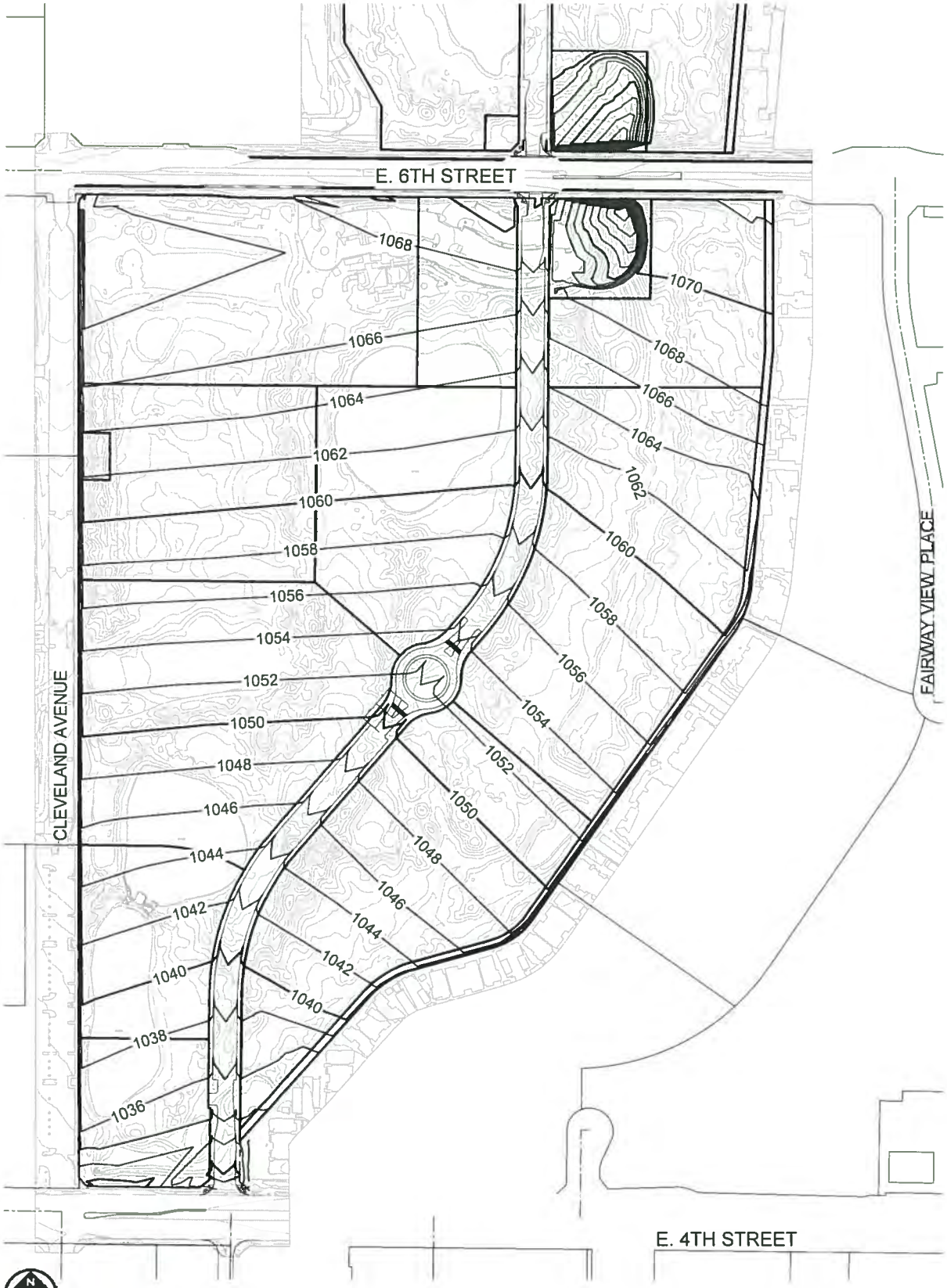


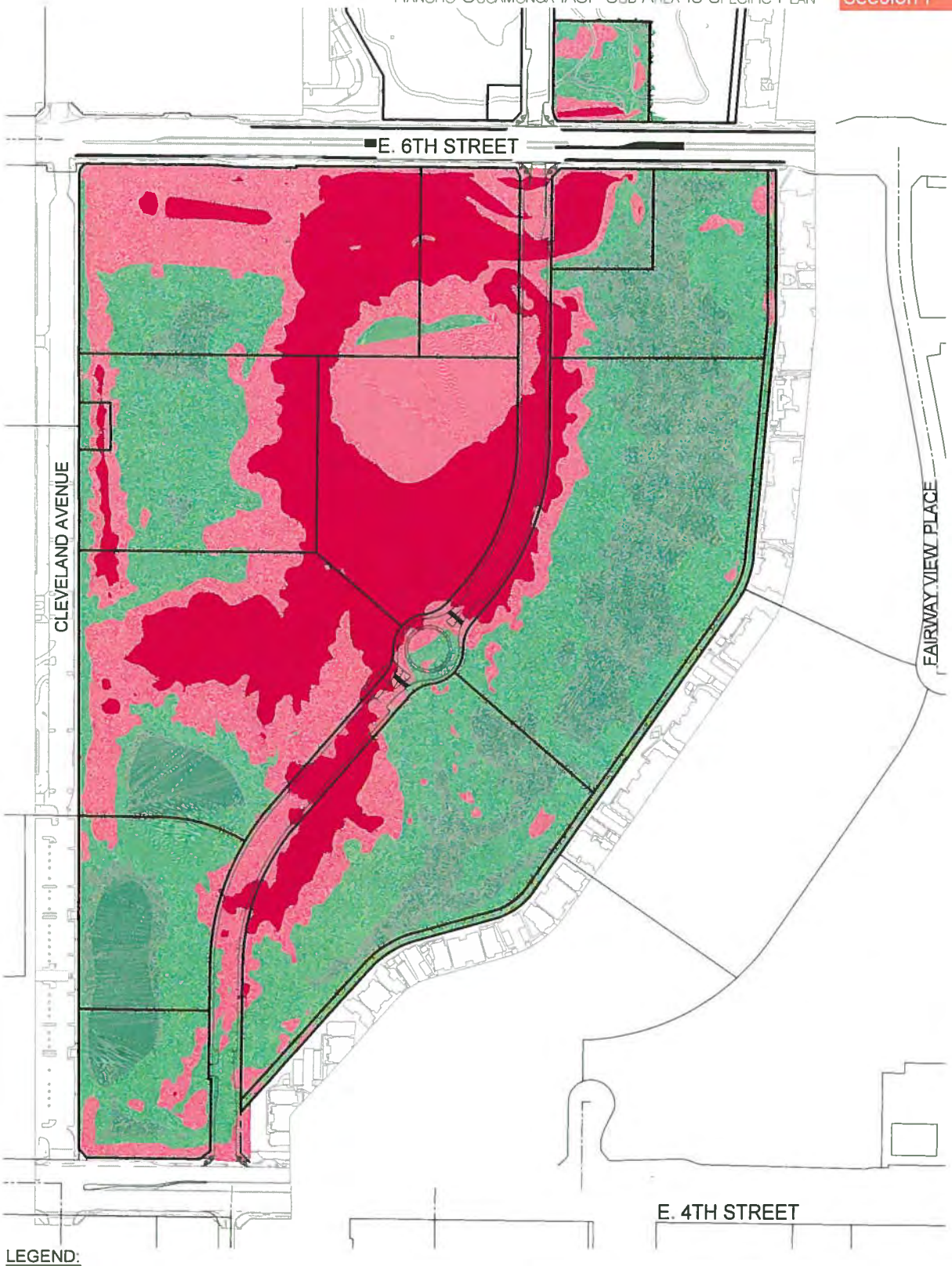
Figure A-1: Conceptual Phase 1 Grading Plan

LEGEND:

1100 PROPOSED CONTOUR

Note: Figure not to scale.

Empire Lakes



LEGEND:
EARTHWORK
-24' TO -6'
-6' TO 0'
0' TO 6'
6' TO 20'

Figure A-2: Conceptual Phase 1 Cut/Fill Plan

Note: Figure not to scale.

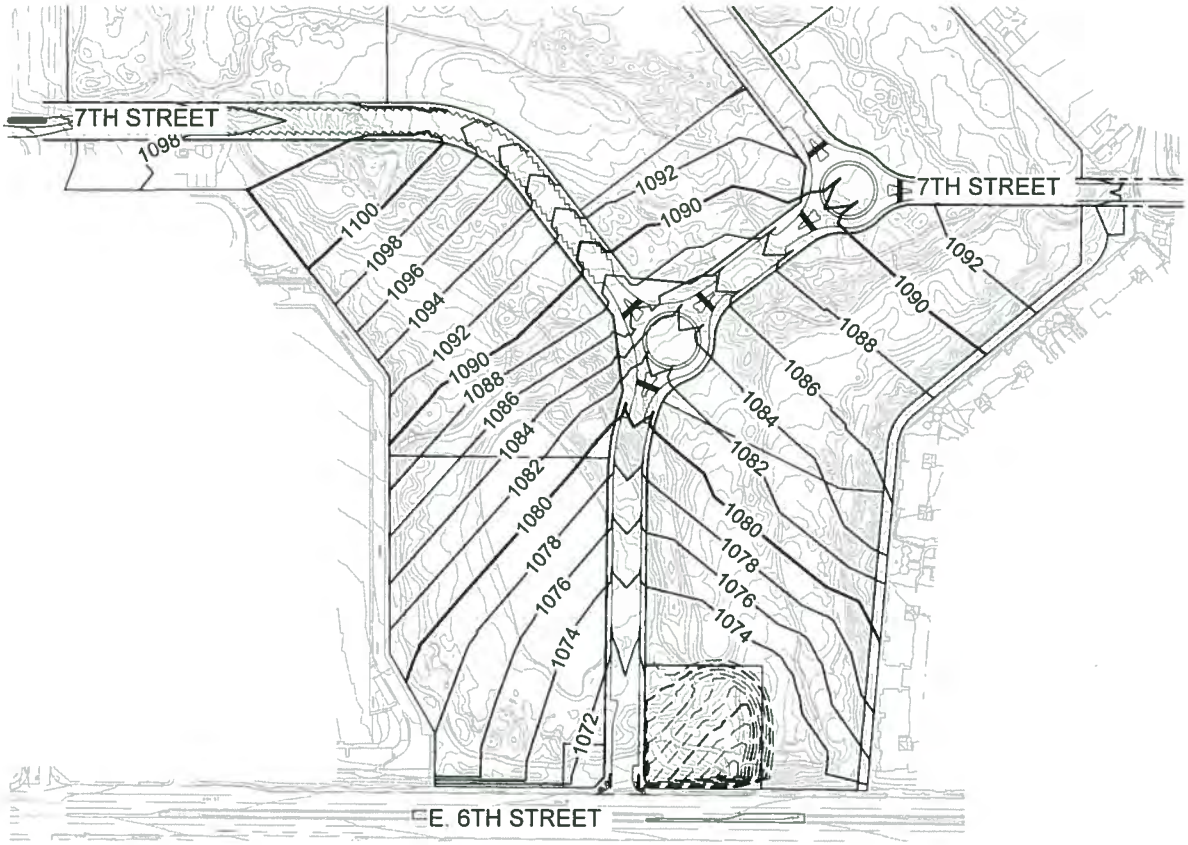


Figure A-3: Conceptual Phase 2 Grading Plan

Note: Figure not to scale.

LEGEND:

—1100— PROPOSED CONTOUR

Empire Lakes

LEGEND:
EARTHWORK
-24' TO -6'
-6' TO 0'
0' TO 6'
6' TO 20'

Figure A-4: Conceptual Phase 2 Cut/Fill Plan

Note: Figure not to scale.

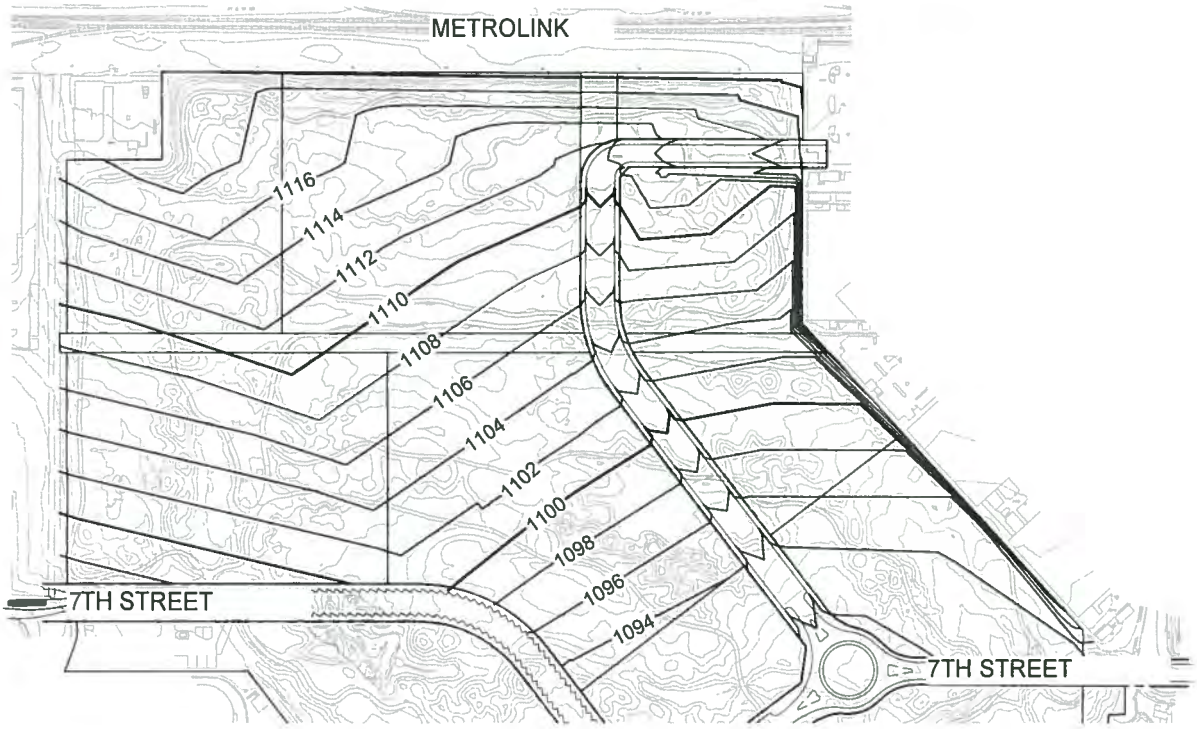


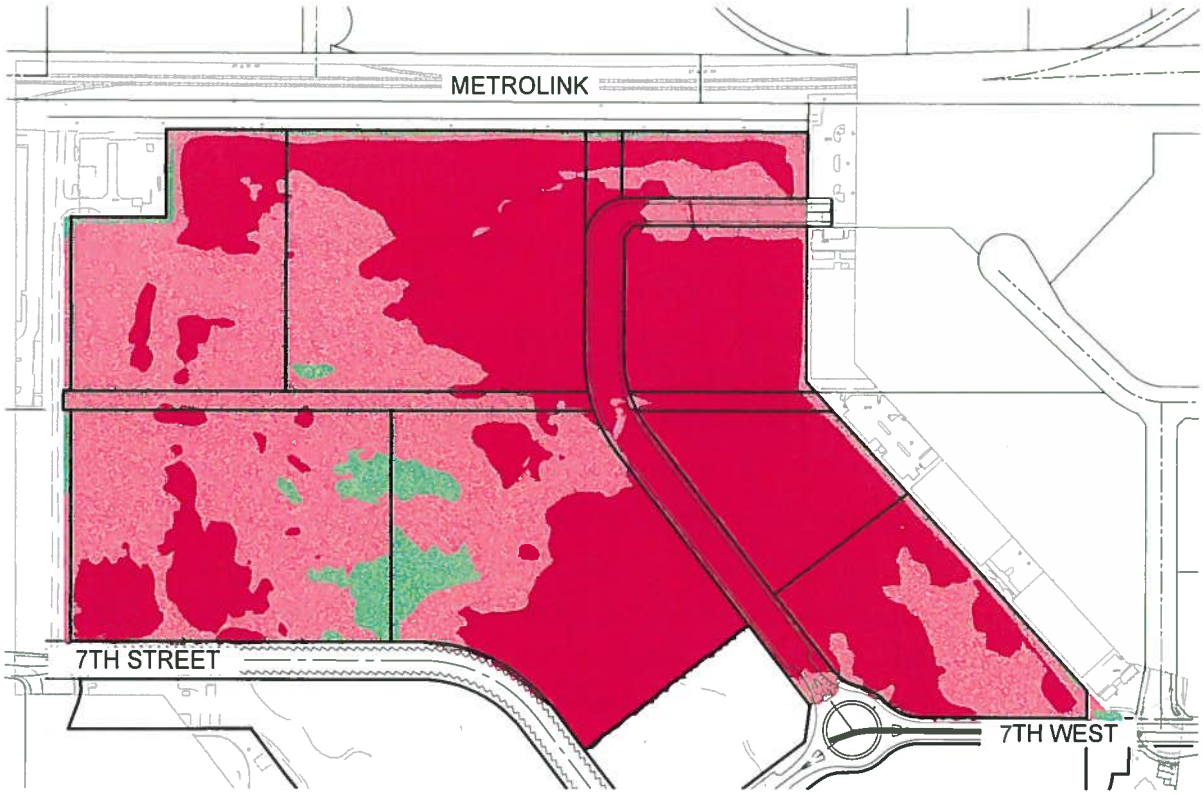
Figure A-5: Conceptual Phase 3 Grading Plan

Note: Figure not to scale.

LEGEND:

—1100— PROPOSED CONTOUR

Empire Lakes



LEGEND:
EARTHWORK
-24' TO -6'
-6' TO 0'
0' TO 6'
6' TO 20'

Figure A-6: Conceptual Phase 3 Cut/Fill Plan

Note: Figure not to scale.

2.0 Storm Drainage

The site is currently developed as the Empire Lakes Golf Course with various surface and subsurface drainage conveyances on the property, and two detention basins installed to limit discharge to the pre-development condition. The detention basins were required at the time of the initial golf course development due to the fact that the 4th Street Storm Drain had not been constructed. Upon completion of the 4th Street Storm Drain, and the extension northerly in Cleveland Avenue, a pipe connection was made for the discharge of the detention basin.

Site drainage will be a combination of surface sheet flow and pipe flow with area and roof drains around buildings, and catch basins in streets and drives which intercept runoff. The mainline storm drain will flow southerly and will connect to the existing 4th Street Storm Drain located near the intersection with Cleveland Avenue.

The storm drain system will be constructed in three (3) phases. Phase 1 will include construction of a storm drain within 4th Street and the Vine between 4th Street and 6th Street. Additionally, a storm drain will be extended northerly in the Vine north of 6th Sixth Street to intercept captured existing runoff from the golf course that will be channeled away from the northeast Urban Plaza depressed graded area. A local storm drain will be placed within the Ion Tunnel to drain the depressed northeast Urban Plaza to PA S-23. Runoff within the depressed northeast Urban Plaza and the depressed PA S-23 will be handled in one of two ways: by pumping the collected runoff to the storm drain system in the Vine or by collecting the runoff and routing to a below ground injection well system that will recharge the groundwater basin. Refer to Figure A-7: Conceptual Phase 1 Storm Drain Facilities Plan and Figure A-8: Conceptual Phase 1 Interim Grading Storm Drain Facilities Plan. Phase 2 will extend storm drain in the Vine to the intersection of 7th Street and Anaheim Place. Refer to Figure A-9: Conceptual Phase 2 Storm Drain Facilities Plan. Phase 3 will extend storm drain in the Vine northerly towards Planning Area N-3. Refer to Figure A-10: Conceptual Phase 3 Storm Drain Facilities Plan.

The PAI 4th Street Storm Drain Hydraulic Analysis assessed the capacity of the existing off-site storm drain in the cities of Rancho Cucamonga and Ontario and determined that the existing system can handle runoff from proposed PAI development.

The City of Ontario has reviewed the 4th Street Storm Drain Analysis and has concluded that the additional runoff resulting from the development of Empire Lakes will not affect the City's downstream storm drain system. Additionally, the County of San Bernardino has indicated that they will not require any permitting or approval triggered by the increase flows discharging into the Turner Basins north and east of Guasti Regional Park. Final drainage studies will be reviewed by both cities at the time of development.

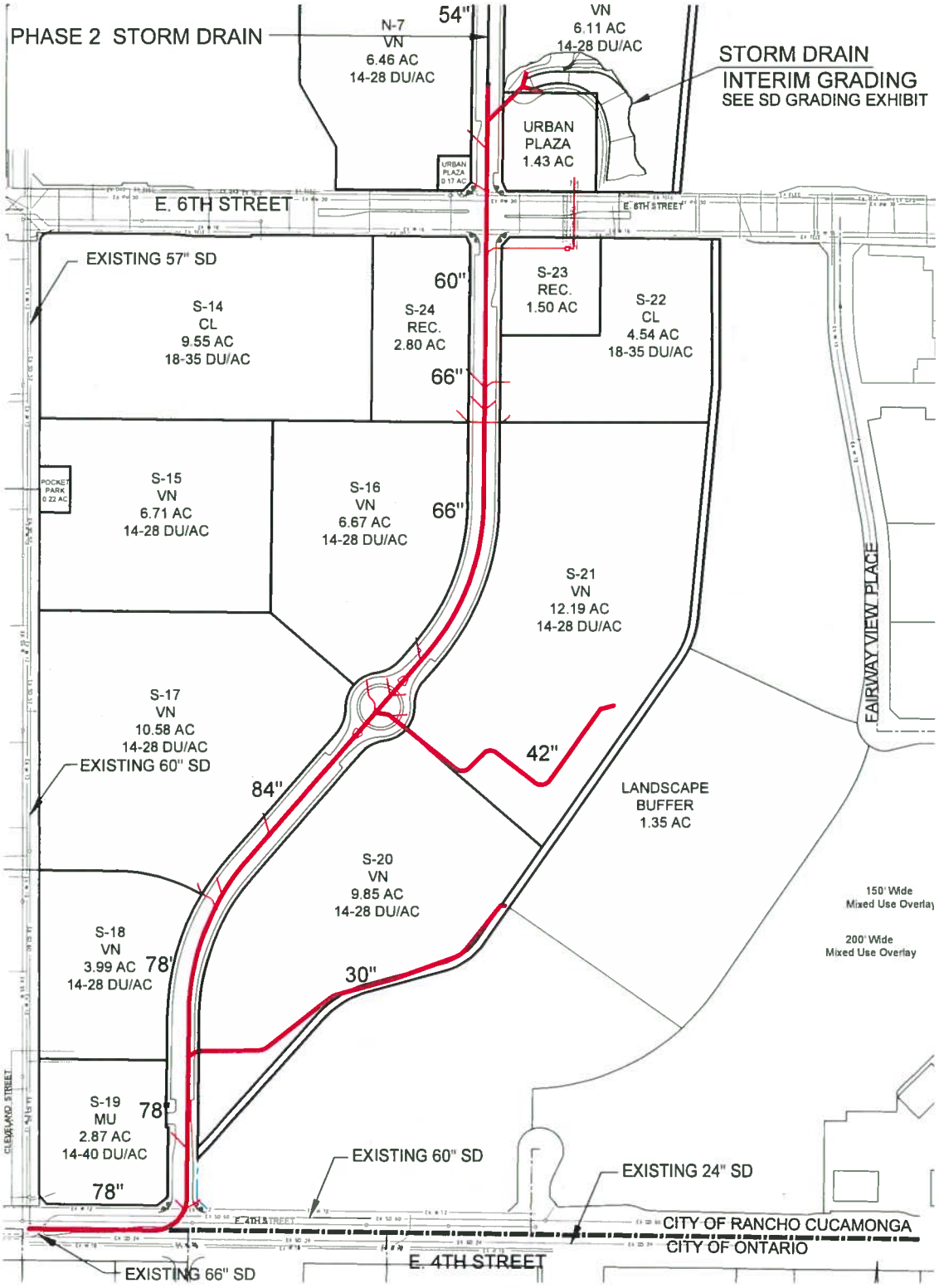


Figure A-7: Conceptual Phase 1 Storm Drain Facilities Plan

Note: Figure not to scale.

LEGEND:

36" PROPOSED SD LAT.

PROPOSED STORM DRAIN - DIA.

EX 66" SD EXISTING STORM DRAIN - DIA.

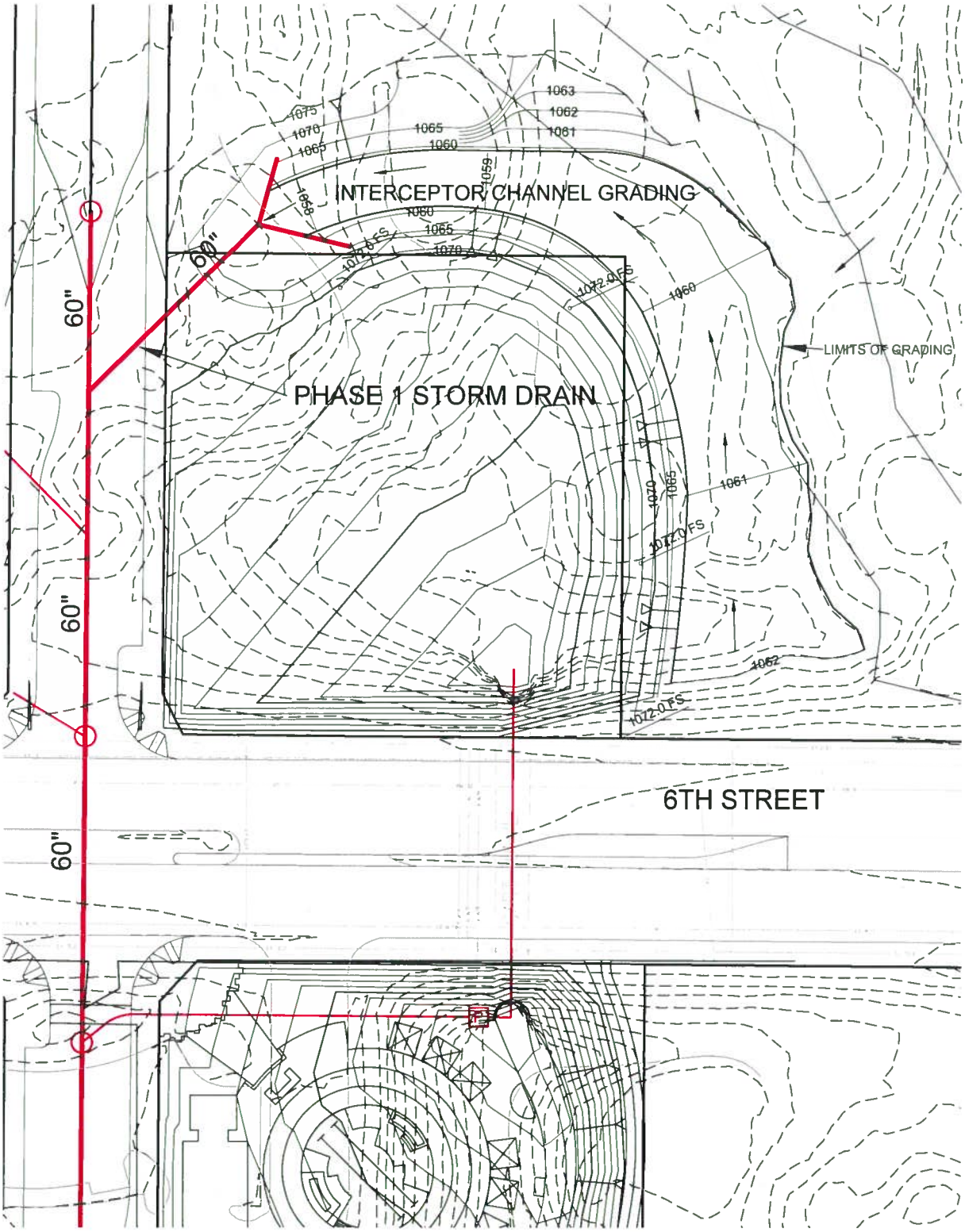


Figure A-8: Conceptual Phase 1 Interim Grading Storm Drain Facilities Plan

Note: Figure not to scale.

LEGEND:

36"	PROPOSED SD LAT.
	PROPOSED STORM DRAIN - DIA.
EX. 66" SD	EXISTING STORM DRAIN - DIA.
	DIRECTION OF INTERIM FLOWS
P	PROPOSED PUMP

Empire Lakes

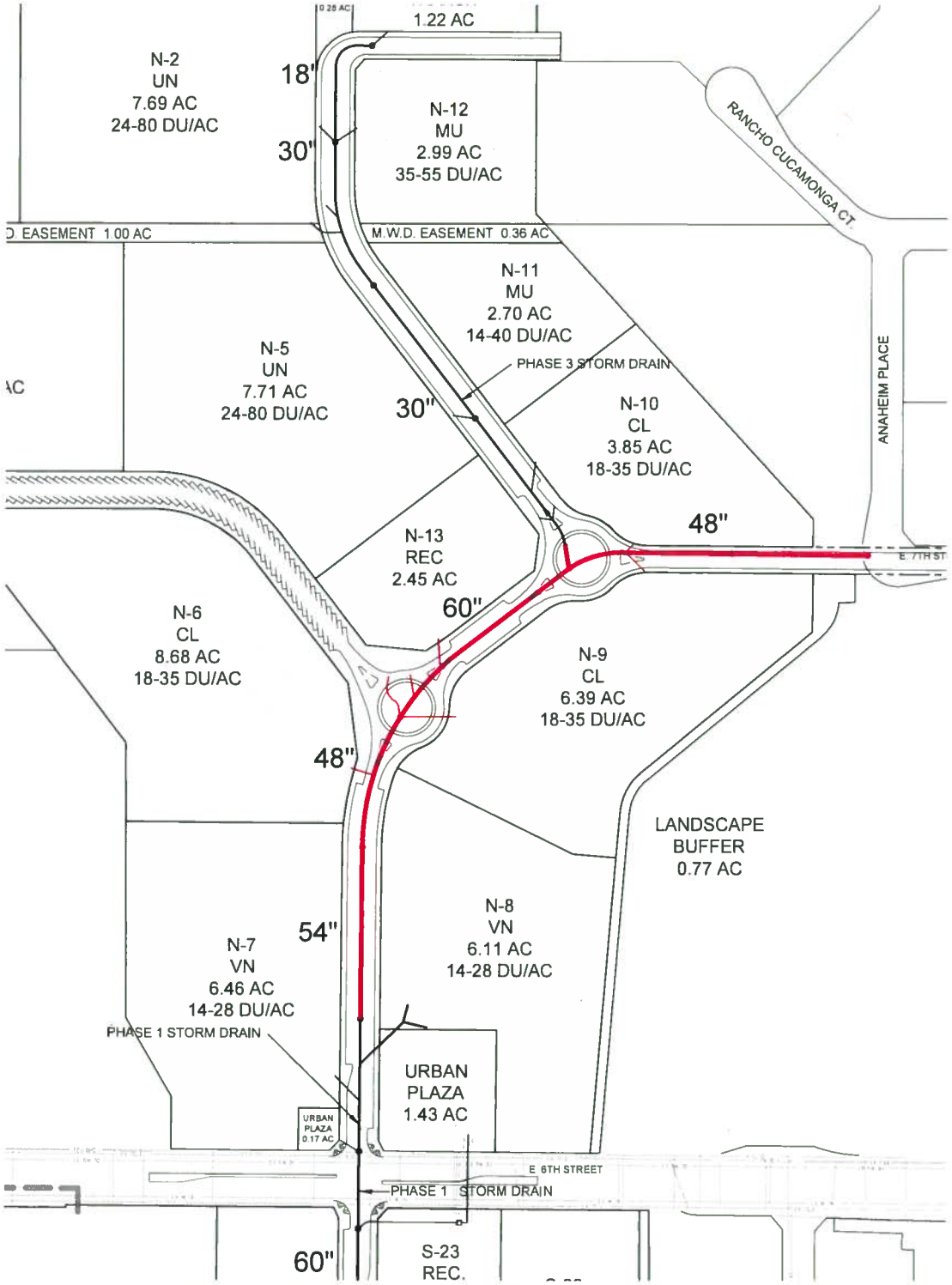


Figure A-9: Conceptual Phase 2 Storm Drain Facilities Plan

Note: Figure not to scale.

LEGEND:

36" PROPOSED SD LAT.

PROPOSED STORM DRAIN - DIA.

EX 66" SD EXISTING STORM DRAIN - DIA.

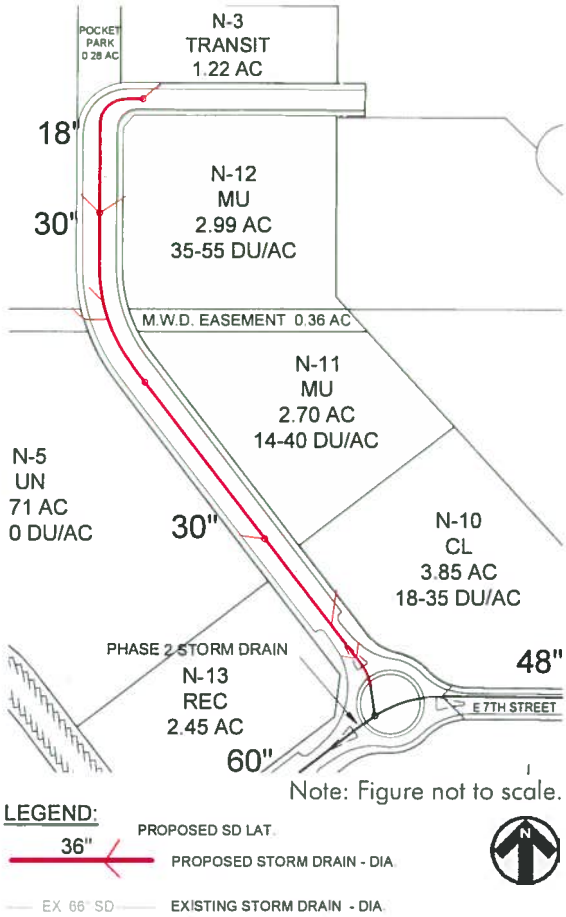


Figure A-10: Conceptual Phase 3 Storm Drain Facilities Plan

3.0 Storm Water Quality

The targeted high frequency, low flow storms will drain from the proposed streets onto the adjacent parkways, paseos, and parks to allow for enhanced filtration, infiltration, and peak reduction. Additional provisions will include pervious pavement for parking areas, infiltration trenches, pervious stormdrain pipes and bioretention landscaping systems.

As previously mentioned, storm runoff from PAI will drain to storm drains in Cleveland Avenue and 4th Street. All flows will eventually enter the 4th Street system, which drains to an unimproved area of Cucamonga-Guasti Regional Park, part of the San Bernardino County Regional Park system west of Turner Avenue and south of 4th Street. Flows from this area then enter the Cucamonga Creek Channel, down to Prado Dam, into the Santa Ana River, and ultimately out to the Pacific Ocean. The existing storm drain facilities are adequate to handle the 100-year storm. Until such time that there are downstream regional storm water quality facilities specifically designed to mitigate pollutants in the runoff from the proposed PAI development, storm water quality mitigation will need to be satisfied on-site.

A number of BMP concepts will be utilized to address storm water quality mitigation requirements. These concepts include:

Hydrologic Source Control LID BMP - The primary BMP will be a hydrologic source control LID, where runoff is directed to landscaped areas and retained. In some cases, this retention will be in the form of a depressed area such as a basin, but more commonly it will just be an area that is held a few inches below the surrounding street, parking area, or storm drain inlet.

Infiltration LID BMP - Where retention of runoff is not feasible, or cannot mitigate the full design capture volume (DCV),the next priority BMP will be injection drywells and infiltration trenches. These drywells and trenches can be installed almost anywhere including in landscaped areas and under pavement, but should be avoided within 5 feet of buildings and walls. The injection drywell infiltration BMPs typically consist of two manholes, the first design to capture solids and sediment, with overflow conveyed to the second manhole, which has an open base and an 8-inch perforated pipe placed in a hole drilled 30 feet or more below the base of the manhole to maximize infiltration performance. The infiltration trench concept is simply a gravel trench,

typically 2 to 8 feet deep, from 2 to 5 feet wide, and is as long as needed or as space allows. The bottom of the trench reaches to a depth at or below native, undisturbed soil, or where compaction has achieved a relative density less than 90%. Good design practice includes an upstream inlet or system capable of filtering out trash and sediment. Further, the inclusion of a 12-inch or larger perforated pipe within the gravel bed helps to facilitate inspection and maintenance, and also serves to increase storage capacity. Proprietary below ground HDPE domed structures or CMP pipe can also be included to increase functionality.

Bioretention Systems - In locations where the other LID BMPs are not feasible or unable to mitigate the full DCV, volume-based filtration systems will be installed. These systems include bioretention systems, such as manufactured parkway planter or street tree well systems, rated to be effective at filtering runoff.

Bioretention Systems - In order to properly size and site the infiltration-type BMPs listed above, on site geotechnical investigations will be required. The double-ring infiltrometer test or standard (septic) percolation test are commonly completed to achieve an infiltration rate, ultimately in inches per hour, with the former test preferred. Because soil conditions can vary widely across a project, especially a large project such as Empire Lakes, these soil tests should be performed when final construction documents are being prepared, so that the tests are conducted at the proper location and depth for which the particular LID BMP will be constructed. However, infiltration rates are expected to be sufficient to support the proposed BMPs because this area is comprised of Hydrologic Soil Types A and B, defined by the USGS as being well-draining.

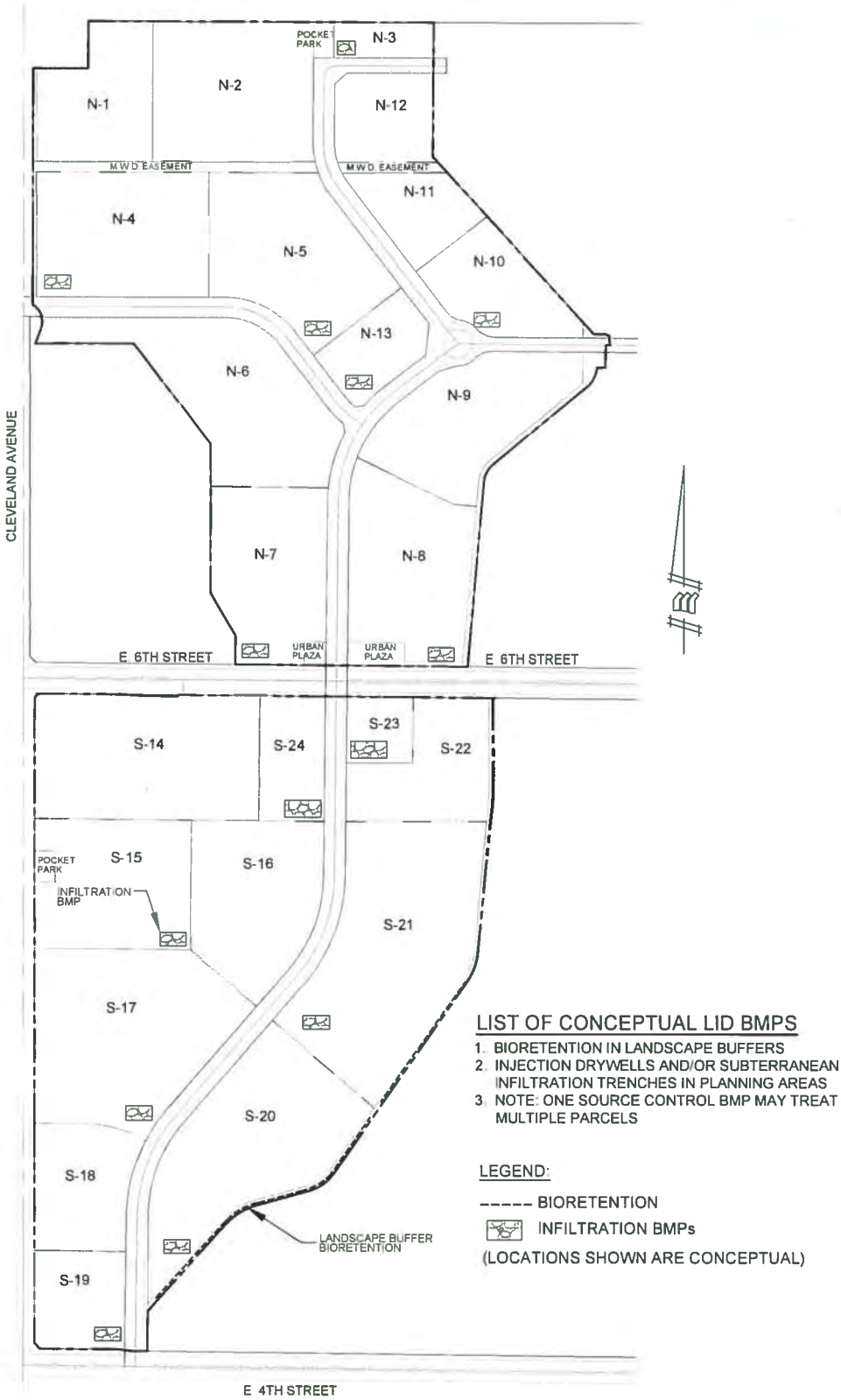


Figure A-11: Conceptual Storm Water Quality Management Plan

Note: Figure not to scale.

4.0 Sanitary Sewer

Peak sewer demands are calculated for each planning area based on standards established by the Cucamonga Valley Water District (CVWD). CVWD has an existing network of sewer pipelines in the vicinity with adequate excess capacity, and therefore off-site sewer line improvements are limited to short adjacent connections. The existing wastewater treatment plant (WWTP) currently has excess capacity. Therefore PAI will not need to contribute to the upsizing of any off-site facilities. CVWD management has indicated that the sewer pipelines which PAI sewer system will connect to have adequate capacity, as does the downstream WWTP.

Detailed plans for nonresidential uses are not yet available so it is not feasible to determine the plumbing (sewer drainage) fixture unit count required to estimate flows from the transit mixed-use commercial areas. For preliminary estimating purposes, a high-intensity loading factor (restaurant) for the County Sanitation District No. 21 of Los Angeles County was utilized. Sewage flow for the proposed common facilities, including restrooms in the parks, and the community building, was estimated based on the County Sanitation District factor for Parks. Because the exact nature of recreational facilities and improvements is not known, the factor is conservatively applied to the full planning area. The specific plan provides for a range in dwelling units for each planning area, but limits the total possible dwelling units to a level below a basic summation of the maximums. Therefore, the hydraulic calculations have a higher peak flow, because it cannot be determined precisely how many units will be developed in any planning area, so the maximums are used for all.

A system of sewer main pipelines will be installed throughout PAI, with larger lines serving as the backbone infrastructure, which in turn will serve smaller local sewer lines distributed throughout the various planning areas. The Sanitary Sewer system will be constructed in three (3) phases. Phase 1 sewer will extend from 4th Street northerly in the Vine to 6th Street. Refer to Figure A-12: Conceptual Phase 1 Sanitary Sewer Facilities Plan. Phase 2 sewer will continue north in the Vine and extend along the frontages of Planning Areas N-10 and N-13 in 7th Street East and West. Refer to Figure A-13: Conceptual Phase 2 Sanitary Sewer Facilities Plan. Phase 3 sewer will be constructed northerly in the Vine to Planning Area N-3 and within 7th Street West. Refer to Figure A-14: Conceptual Phase 3 Sanitary Sewer Facilities Plan. Calculations were made to size pipes which range from 8 inches up to 15 inches. There will be multiple points of connection for PAI sewers. A portion of the northwesterly area of PAI will connect to an existing sewer in Seventh Street at Cleveland Avenue. The balance of PAI will sewer to the existing 21-inch line in 4th Street at the south end of the site. No additional off-site improvements are anticipated.

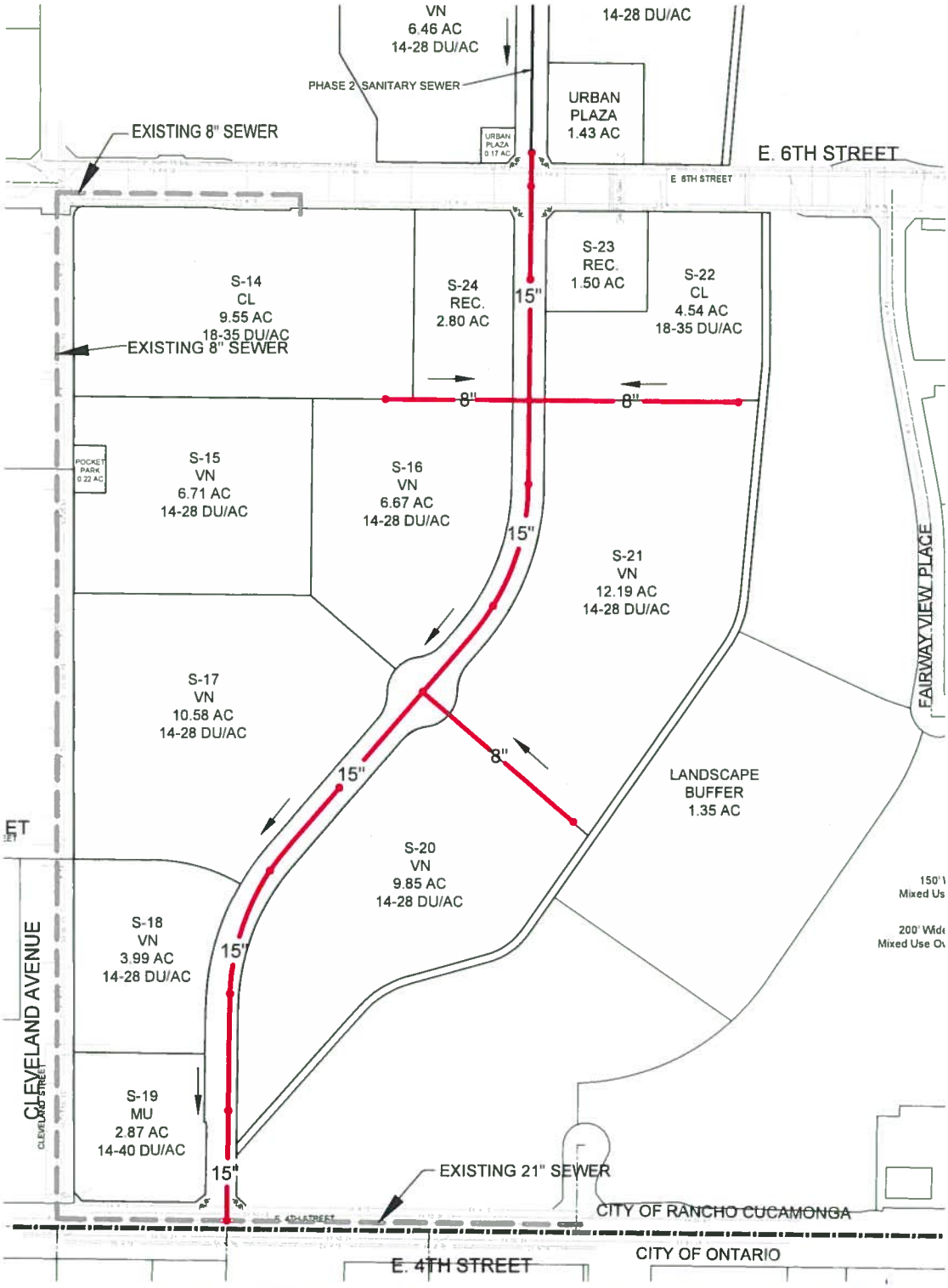


Figure A-12: Conceptual Phase 1 Sanitary Sewer Facilities Plan

Note: Figure not to scale.

LEGEND:

8" PROPOSED SANITARY SEWER - DIA.

EXISTING SANITARY SEWER - DIA.

DIRECTION OF FLOW

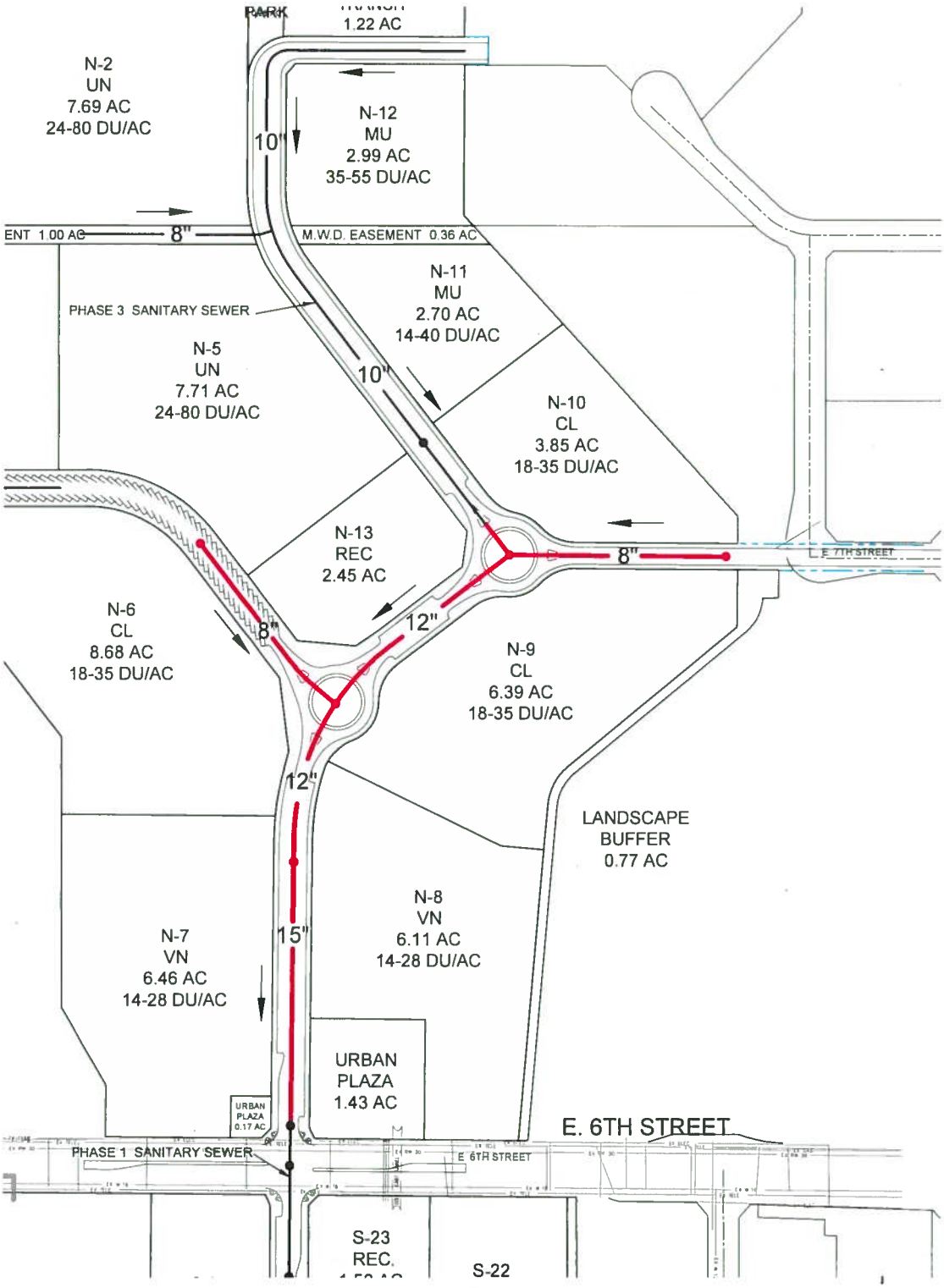


Figure A-13: Conceptual Phase 2 Sanitary Sewer Facilities Plan

Note: Figure not to scale.

LEGEND:

8" PROPOSED SANITARY SEWER - DIA.

EXISTING SANITARY SEWER - DIA.

DIRECTION OF FLOW

Empire Lakes

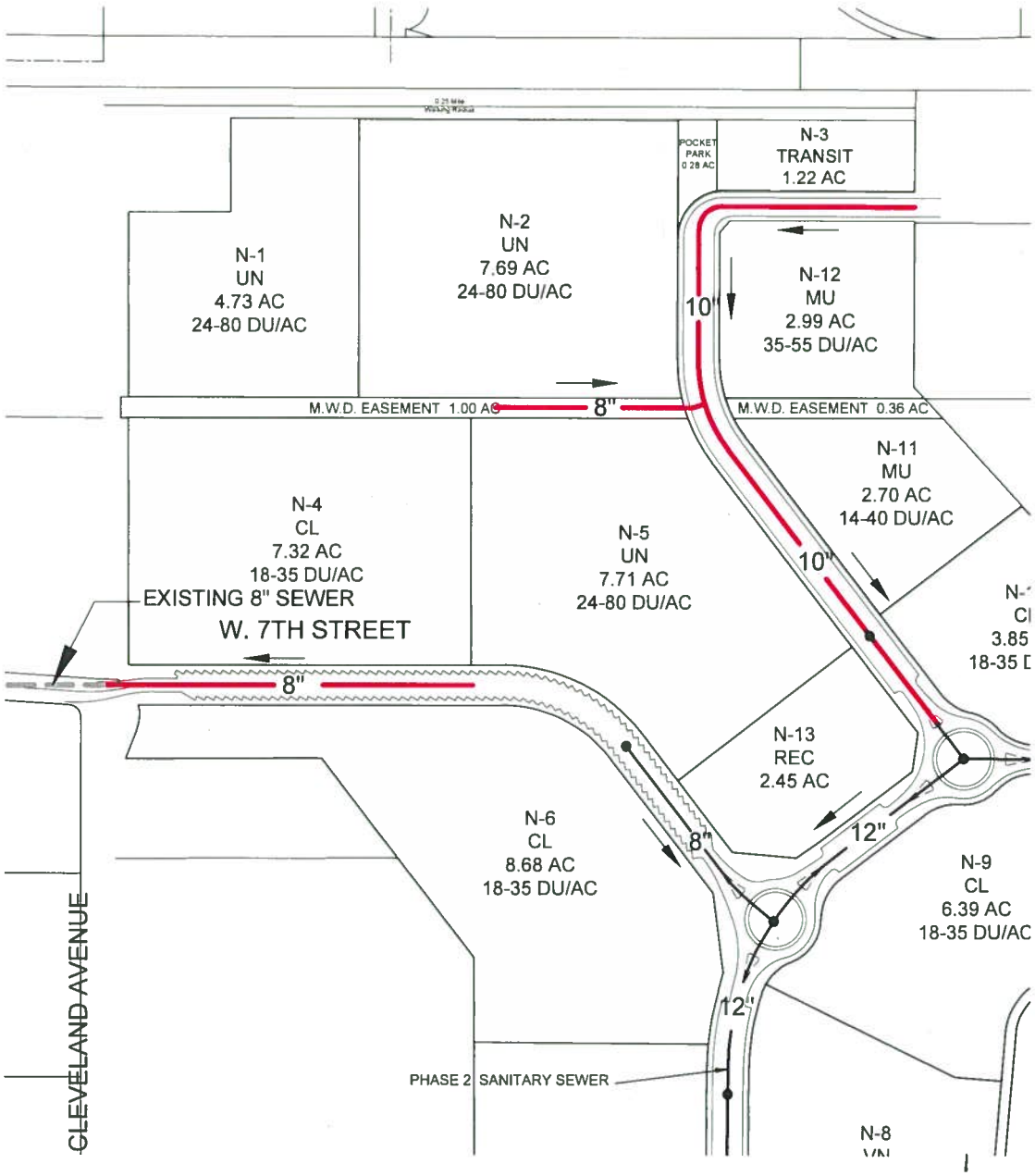


Figure A-14: Conceptual Phase 3 Sanitary Sewer Facilities Plan

Note: Figure not to scale.

LEGEND:

8" PROPOSED SANITARY SEWER - DIA.

EXISTING SANITARY SEWER - DIA.

DIRECTION OF FLOW

5.0 Domestic Water

Peak water demands are calculated for each planning area based on standards established by CVWD. Common area landscaping will be irrigated with recycled water. CVWD has an existing network of water pipelines in the vicinity of PAI with adequate excess capacity, and therefore off-site waterline improvements are limited to short adjacent connections. The existing supply network of imported water plus local surface and groundwater currently provides excess capacity, therefore PAI development will not need to contribute to the upsizing of any off-site facilities or secure additional sources of water supply. CVWD management has confirmed that the water pipelines which PAI development will connect to have adequate capacity, and that CVWD has excess storage and supply reserves sufficient to serve PAI.

In July 2011, CVWD issued the final 2010 Urban Water Management Plan (UWMP), as required by state law. The purpose of the UWMP is to demonstrate the ability for CVWD to provide potable water to all customers in the service area, and to provide a projection for future system supplies and demands to meet anticipated needs for the next 20 years or more. As detailed in the UWMP, CVWD acquires over 50% of the total supply from imported water provided by the Metropolitan Water District of Southern California (MWD), about 40% from groundwater, with the balance from surface water and recycled water.

Section 4.9 of the UWMP summarizes the current and projected water supplies, with over 50,000 acre-feet per year in 2010, and past 74,000 acre-feet per year by 2035. Current and projected water demand is summarized in Section 3.1 of the UWMP. Demand in 2010 was 48,000 acre-feet per year, and will rise to a projected 61,900 acre-feet per year by 2035. Therefore, CVWD projects that there will be excess capacity for the current and forecasted system demands.

PAI water demand is established based on the unit water demand from Section 3.4 of the UWMP, which is 252 gallons per capita per day. However, per CVWD, over 60% of water demand is outdoors, and with landscape irrigation being supplied with recycled water, the demand rate is only 101 gallons per capita per day. Per the 2010 US Census, the City of Rancho Cucamonga has an average of 2.99 persons per household. Persons per unit of multifamily are less than single-family, however that specific data is not available, and therefore the

2.99 persons per capita will be used. Therefore, PAI development is estimated to have a water demand of 302 gallons per dwelling unit per day. Because detailed plans for nonresidential uses are not part of the specific plan, it is not feasible to determine the plumbing fixture unit count required to estimate demand from the transit mixed use commercial areas. For preliminary estimating purposes, demand data for County Sanitation District No. 21 of Los Angeles County was utilized. As recycled water will be used for irrigation, water demand is assumed to be equal to sewer loading. Because the specific plan does not place restrictions on the type of potential uses, a high-intensity factor is used in the calculations (restaurant). Water demand for the proposed common facilities, including restrooms in the parks, and the community building, was estimated based on the County Sanitation District factor for Parks. Because the exact nature of recreational facilities and improvements is not known, the factor is conservatively applied to the full planning area. Common area landscape irrigation is not included in the potable water calculations, as those areas will be served by the Recycled Water System. Calculations were made to determine the impact PAI development will have on the existing water system. The specific plan provides for a range in dwelling units for each planning area, but limits the total possible dwelling units to a level below a basic summation of the maximums. Therefore, the hydraulic calculations have a higher peak flow, because it cannot be determined precisely how many units will be developed in any planning area, so the maximums are used for all.

Water storage is necessary for the successful operation of a water system for a number of reasons. The various pressure zones are established based primarily on the average elevations in the connected reservoirs. The water storage also provides a buffer between the average water demand and the peak demand, as well as a reserve supply for emergencies, for example when a source of water is temporarily damaged or cut-off. The reservoirs also provide additional water for firefighting efforts. According to CVWD, there is sufficient excess storage capacity to serve PAI development.

A system of water main pipelines are proposed to be installed throughout PAI, with a transmission system proposed in the major streets, which in turn will serve local waterlines distributed throughout the various planning areas. Four points of connection to the existing CVWD domestic water system are proposed. The Domestic Water System will be constructed in three (3) phases. Phase 1 will consist of water distribution mains installed between 4th Street and 6th Street to serve all Planning Areas south of 6th Street. Phase 1 will connect to an existing 12-inch water main in 4th Street and an existing 16-inch water main in 6th Street. Phase 1 could have additional connections to an existing 12-inch water main in Cleveland Avenue. Phase 2 will consist of water distribution mains installed in the Vine between 6th Street and 7th Street and in 7th Street East and West. Refer to Figure A-15: Conceptual Phase 1 Domestic Water Facilities Plan. Phase 2 will connect to the existing 16-inch water main in 6th Street and existing 12-inch water mains in 7th Street East and West. Refer to Figure A-16: Conceptual Phase 2 Domestic Water Facilities Plan. Phase 3 will consist of water distribution mains in the Vine extending from 7th Street to Planning Area N-3. Refer to Figure A-17: Conceptual Phase 3 Domestic Water Facilities Plan.

Based on the preliminary hydraulic analysis, an 8-inch backbone infrastructure system should be adequate in most reaches, with some 10-inch segments needed to accommodate fire flows in the lowest pressure areas. CVWD has not identified any system deficiencies in the area. Therefore no off-site pipeline improvements are anticipated, other than the adjacent system connections.

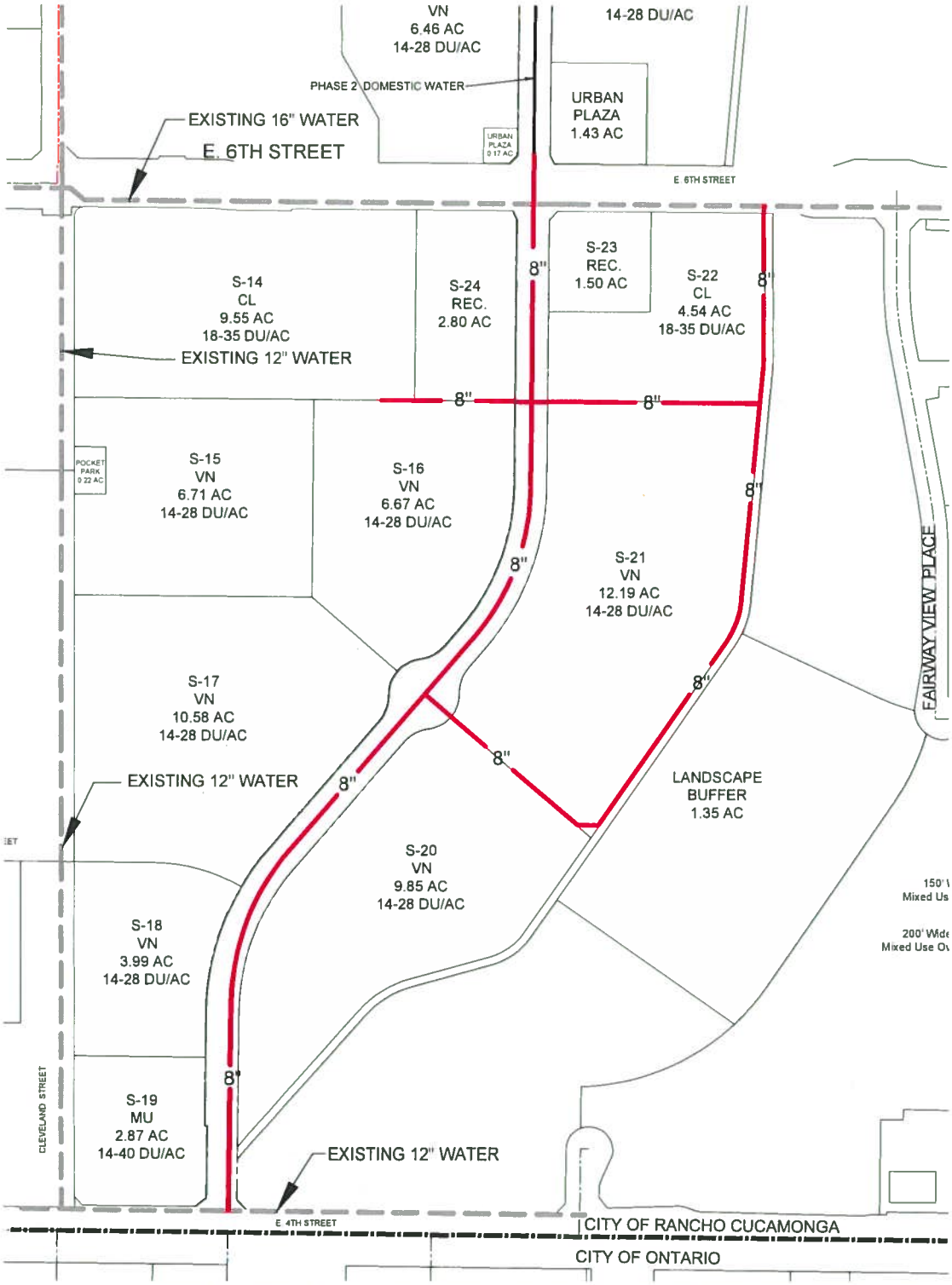


Figure A-15: Conceptual Phase 1 Domestic Water Facilities Plan

Note: Figure not to scale.

LEGEND:

8" PROPOSED DOMESTIC - DIA.

EXISTING DOMESTIC WATER

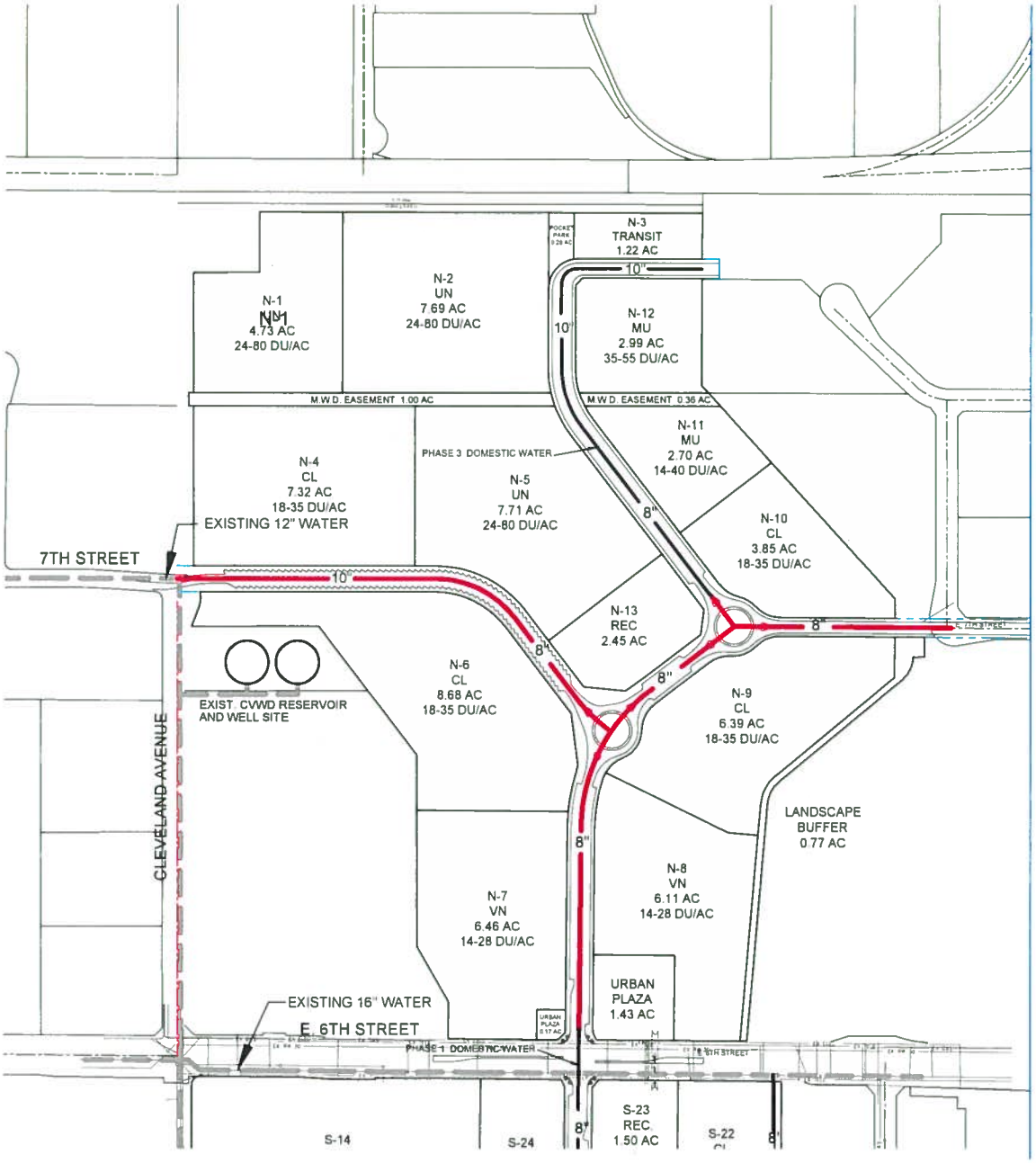


Figure A-16: Conceptual Phase 2 Domestic Water Facilities Plan

Note: Figure not to scale.

LEGEND:

8" PROPOSED DOMESTIC - DIA.

EXISTING DOMESTIC WATER

Empire Lakes

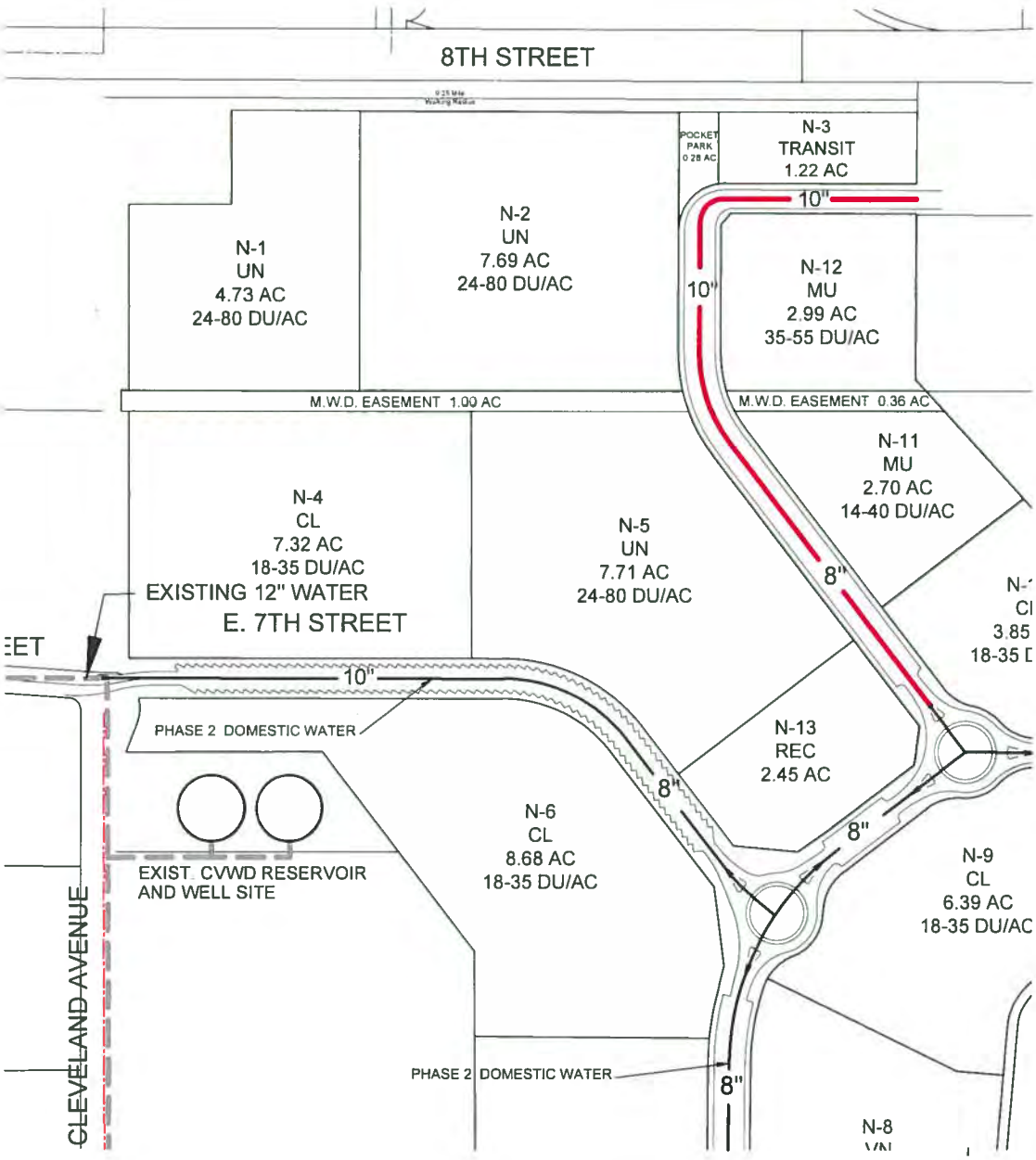


Figure A-17: Conceptual Phase 3 Domestic Water Facilities Plan

Note: Figure not to scale.

LEGEND:

8" PROPOSED DOMESTIC - DIA

EXISTING DOMESTIC WATER

6.0 Recycled Water

Peak recycled water demands are calculated for each planning area based on standards established by the CVWD. Domestic water will be provided by CVWD and is discussed previously. CVWD has an existing network of recycled water pipelines in the vicinity of the project with adequate excess capacity, and therefore off-site recycled waterline improvements are limited to short adjacent connections. The existing supply network of recycled water currently provides excess capacity. Therefore the project will not need to contribute to the upsizing of any off-site facilities.

CVWD management indicated that the recycled water pipelines which the project will connect to have adequate capacity to serve the project.

Recycled water will be used for irrigation of common area landscaping throughout the project. This includes landscaped areas around the multifamily residential properties. A range of irrigation demand from 170,000 up to 220,000 gallons per acre per year is estimated for the maximum demand to be utilized, which translates to 603 gallons per day per acre. It is assumed that irrigation for a given planning area will occur evenly throughout an eight-hour period, restricted in time between 9 pm and 6 am. A peaking factor is applied to the average daily demand (ADD) of 2.0 for the Maximum Day Demand (MDD). Estimates for each landscape area and demand for each parcel were made, with assumptions for the relative level of required irrigation, depending on the anticipated planting design. Residential areas are assumed to have 20% landscape coverage. Estimates are also made for the parks, plazas, and paseos.

Per CVWD, there are sufficient rights to recycled water such that new sources of recycled water supply are not required for this project. CVWD has an extensive existing recycled water system, including pipelines, wells, pumps, pressure reducing valves, and storage reservoirs. CVWD's system is currently split into multiple pressure zones. When construction improvement plans are available, CVWD can incorporate the project system into the district-wide system in order to assess the impact, however per discussions with CVWD management, there are no anticipated deficiencies.

The recycled water main system will be constructed in three (3) phases. Phase 1 will include a transmission line in the Vine, connecting to a 30-inch IEUA recycled water main in 6th Street and extending southerly to 4th Street along with local feeder mains extending into Planning Areas. Refer to Figure A-18: Conceptual Phase 1 Recycled Water Facilities Plan. Phase 2 will include transmission lines in the Vine between 6th Street and 7th Street, and in 7th Street East and West to serve local feeder mains extending into Planning Areas, with an additional connection to an existing 16-inch recycled water main in Cleveland Avenue. Refer to Figure A-19: Conceptual Phase 2 Recycled Water Facilities Plan. Phase 3 will extend a transmission line northerly in the Vine to Planning Area N-3. Refer to Figure A-20: Conceptual Phase 3 Recycled Water Facilities Plan.

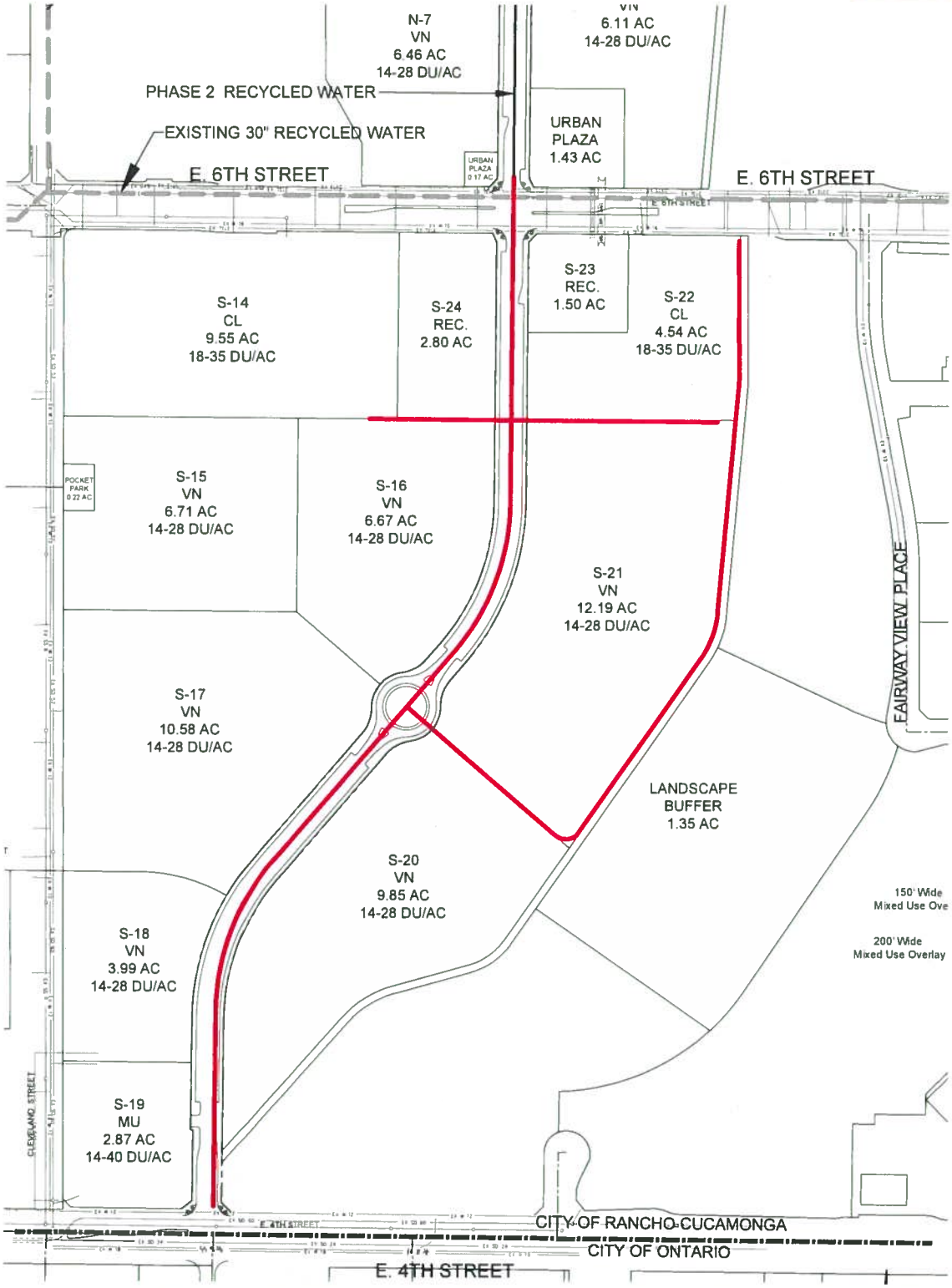


Figure A-18: Conceptual Phase 1 Recycled Water Facilities Plan

Note: Figure not to scale.

LEGEND:

- PROPOSED 8" RECYCLED WATER
- EXISTING RECYCLED WATER

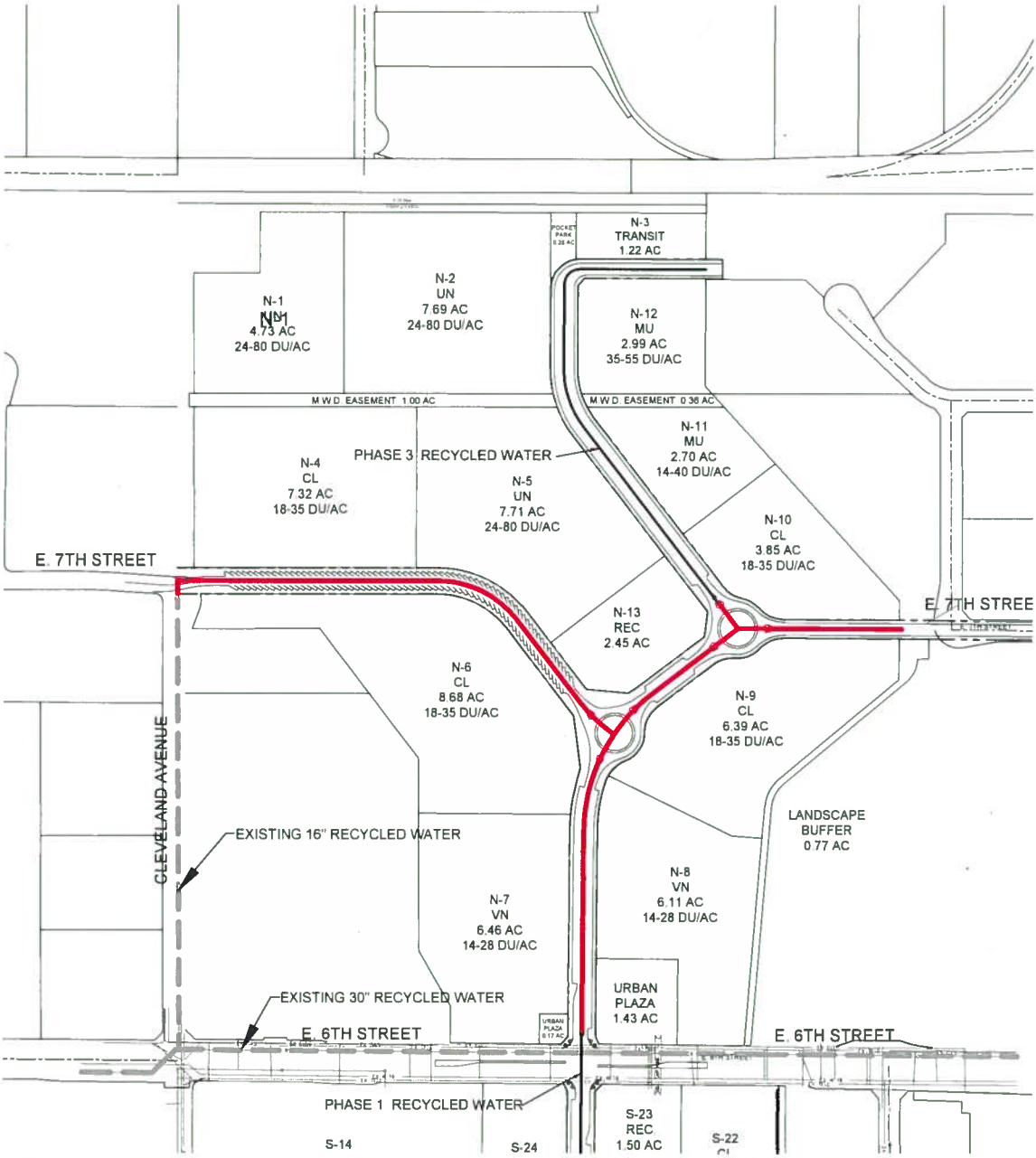


Figure A-19: Conceptual Phase 2 Recycled Water Facilities Plan

Note: Figure not to scale.

LEGEND:

PROPOSED 8" RECYCLED WATER

EXISTING RECYCLED WATER

Empire Lakes

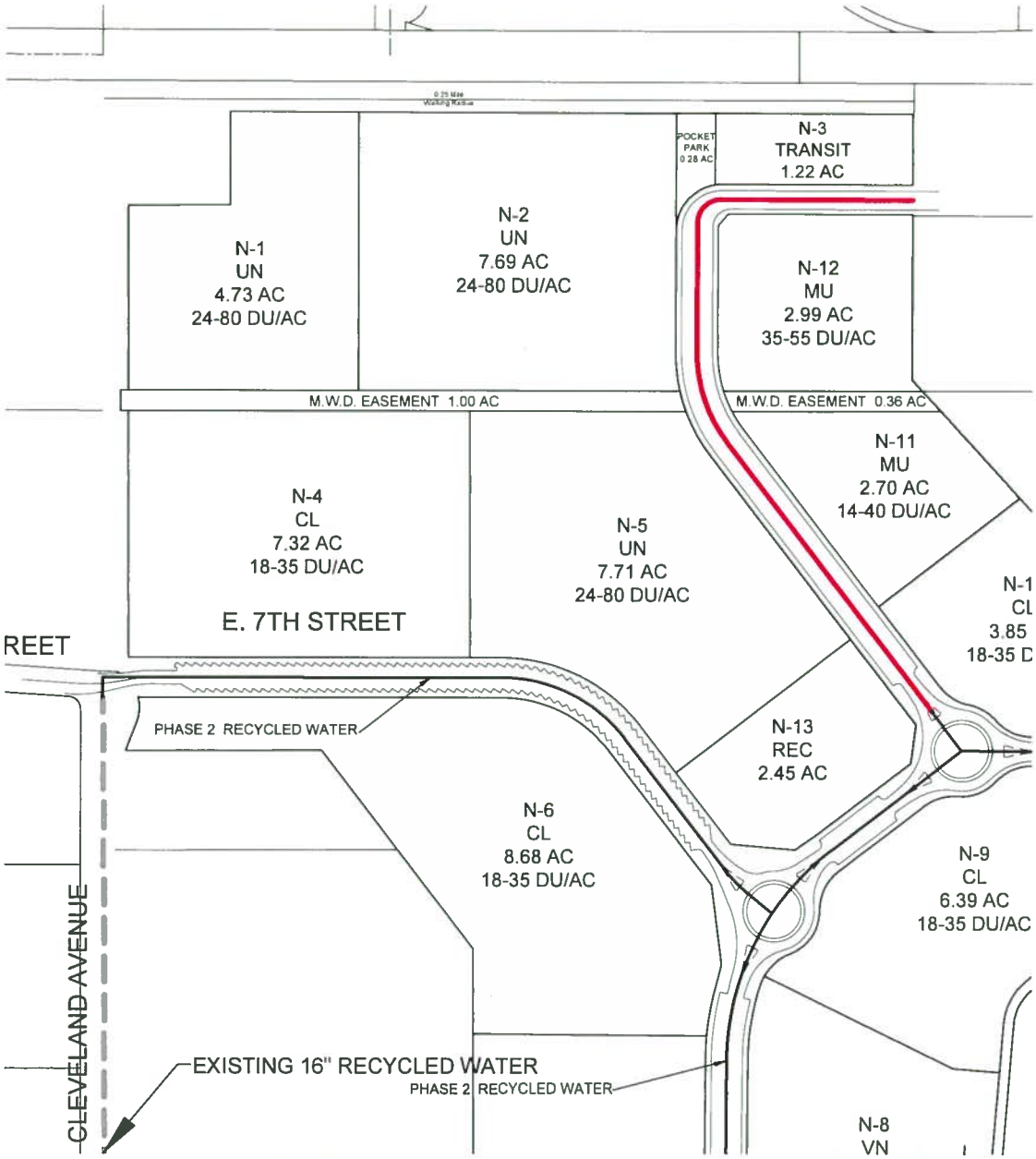


Figure A-20: Conceptual Phase 3 Recycled Water Facilities Plan

Note: Figure not to scale.

LEGEND:

PROPOSED 8" RECYCLED WATER

EXISTING RECYCLED WATER

7.0 Street Improvement

Development of PAI will include street improvements to 4th Street and 6th Street, as well as the construction of the Vine and other Secondary roads. The street improvements will be constructed in three (3) phases. Phase 1 will include the following:

- Reconstruction of 4th Street median to provide for left turn movements into the Vine and the construction of the new intersection at the Vine;
- Construction of the Vine, full width, between 4th Street and 6th Street; and
- Reconstruction of 6th Street median to allow for left turn movements into the Vine and the construction of the new intersection at the Vine.

Phase 2 will include the following:

- Full width construction of the Vine between 6th Street and 7th Street East; and
- Construction of 7th Street East and West, including the reconstruction of existing knuckle designs at 7th Street and Cleveland Avenue and 7th Street and Anaheim Place.

It should be noted that additional right-of-way will be required from APN 0209-272-17 to extend 7th Street from Anaheim Place to the project boundary.

Phase 3 will include the following:

- Extension of the Vine northerly from 7th Street East to Planning Area N-3; and
- The Secondary road along the frontage of Planning Area N-3.

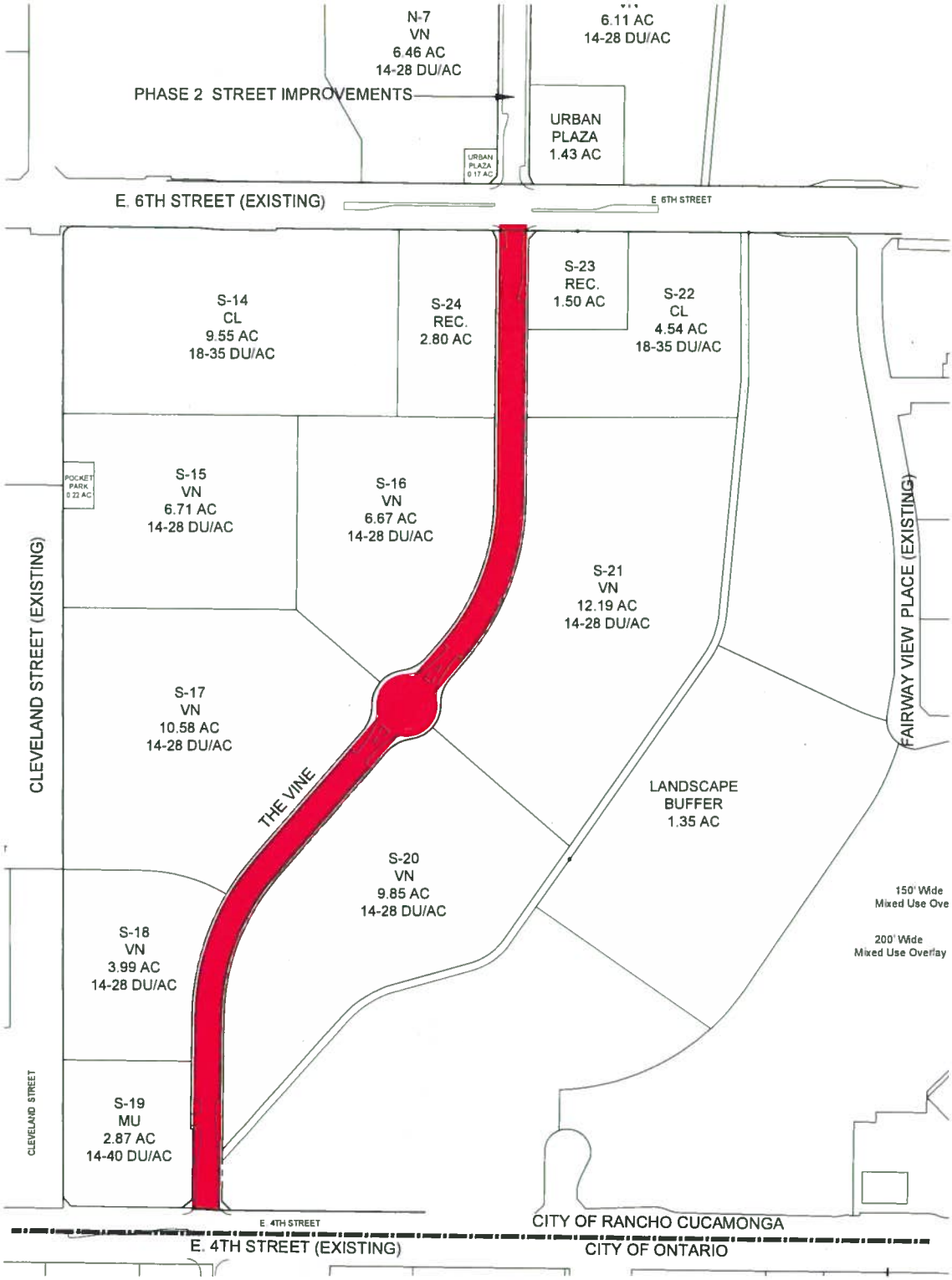


Figure A-21: Conceptual Phase 1 Street Improvement Facilities Plan

Note: Figure not to scale.

LEGEND:

PROPOSED STREET IMPROVEMENT

Note: Figure not to scale.

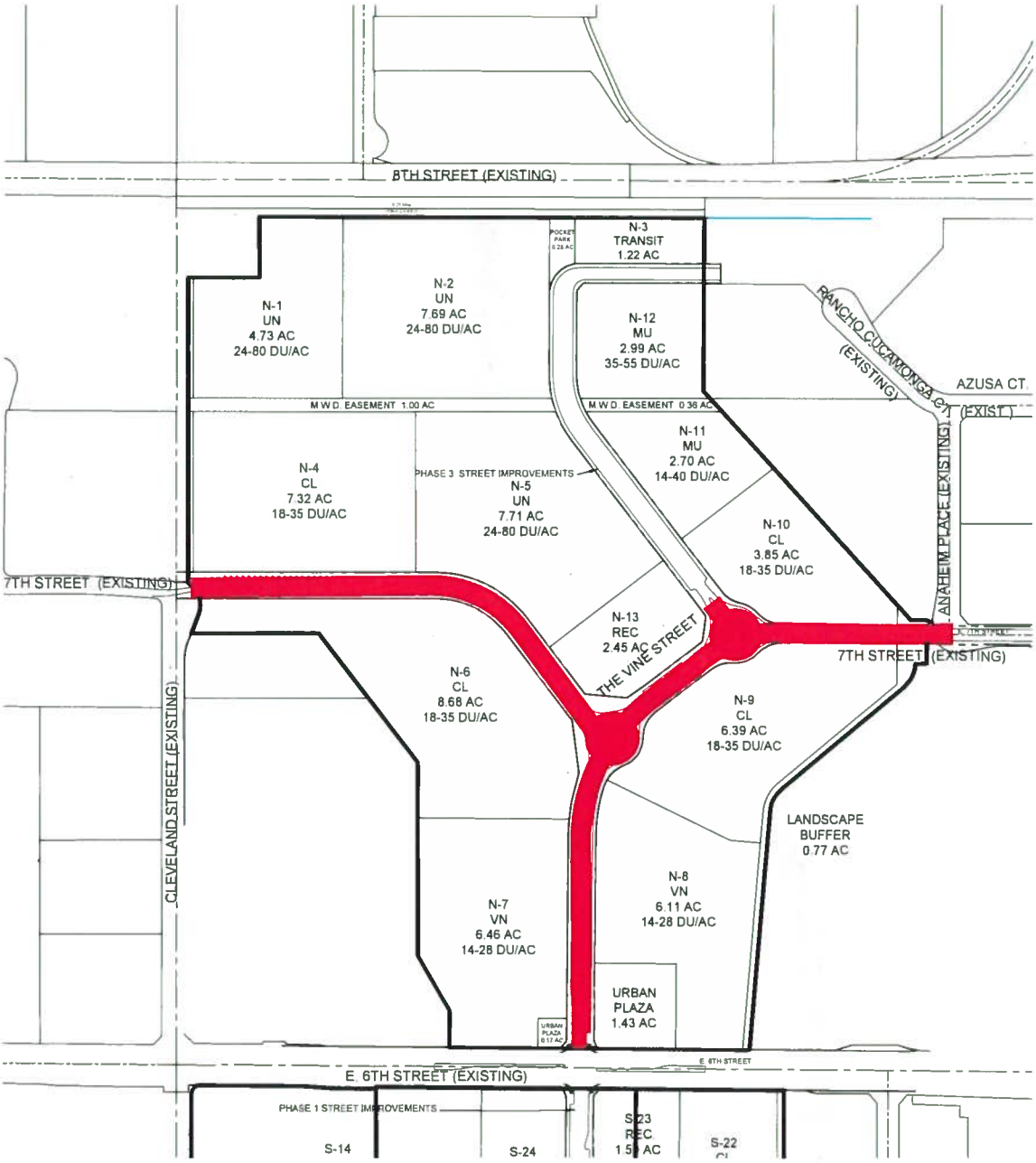


Figure A-22: Conceptual Phase 2 Street Improvement Facilities Plan

Note: Figure not to scale.

LEGEND:

PROPOSED STREET IMPROVEMENT

Empire Lakes

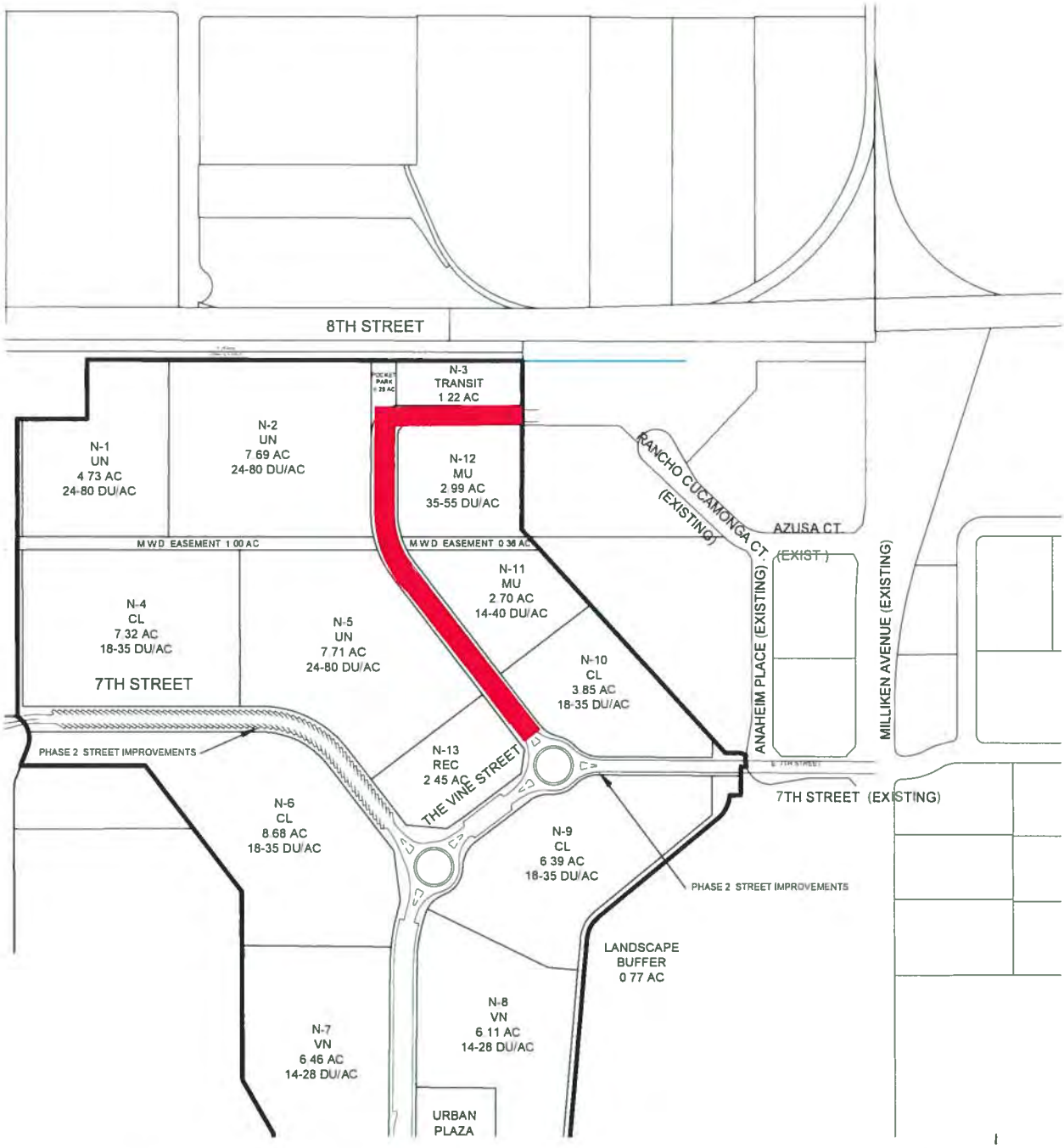


Figure A-23: Conceptual Phase 3 Street Improvement Facilities Plan

Note: Figure not to scale.

LEGEND:

PROPOSED STREET IMPROVEMENT

8.0 Dry Utilities

PAI is within the service areas of the following utility purveyors:

Electricity: Rancho Cucamonga Municipal Utility (RCMU) will be the primary electric service provider.

Natural Gas: Southern California Gas Company

Telephone: Verizon

Cable Television: Charter Communications

Southern California Edison, Southern California Gas, Verizon, and Charter Communications have indicated that they have sufficient backbone facilities in place to provide for the phased and ultimate utility service demands of the project. Minor to moderate main line facility extensions will be required by the utility purveyors to ensure adequate service.

Charter Communications has a duct bank system along the south side of East 6th Street that has capacity to serve the development.

In addition, high-speed internet services may be available from RCMU.

Appendix B
Plant Palette

Prepared by:

URBAN ARENA

Table B-1: Permitted Streetscape Tree List

Scientific Name	Common Name	Native	Appropriate Use: Tree Wells	Appropriate Use: 4'+ Planting Area Width	Appropriate Use: 7'+ Planting Area Width	RC Approved Street Tree
Arbutus unedo	Strawberry Tree			•		
Arctostaphylos densiflora	Vine Hill Manzanita	•	•	•		
Brachychiton acerifolius	Flame Tree		•	•		•
Brachychiton populneus	Bottle Tree		•	•		•
Celtis sinensis	Chinese Hackberry				•	•
Chilopsis linearis ssp. Linearis	Desert Willow	•		•		
Chitalpa X tashkentensis	Chitalpa			•		•
Fraxinus angustifolia	Narrowleaf Ash		•	•		•
Fraxinus velutina	Velvet Ash	•	•	•		
Geijera parviflora	Australian Willow		•	•		•
Hymenosporum flavum	Sweetshade			•		•
Jacaranda mimosifolia	Jacaranda				•	
Koelreuteria paniculata	Goldenrain Tree		•	•		•
Lagerstroemia hybrid 'Muskogee' [1]	Crape Myrtle			•	•	•
Lagerstroemia hybrid 'Nachez' [2]	Crape Myrtle			•	•	•
Lagunaria Patterson	Primrose Tree				•	•
Lyonothamnus floribundus	Island Ironwood	•	•	•		•
Magnolia grandiflora [2]	Bull Bay				•	•
Melaleuca linariifolia	Flaxleaf Paperbark		•	•		•
Olea europaea	Fruitless Olive				•	
Olneya tesota	Desert Ironwood	•	•	•		
Parkinsonia x 'Desert Museum'	Thornless Palo Verde	•	•	•		
Phoenix canariensis	Canary Island Date Palm		•	•		
Phoenix dactylifera	Date Palm		•	•		
Pinus canariensis [1]	Canary Island Pine				•	•
Pinus eldarica	Afghan Pine				•	•
Pistachia chinensis	Chinese Pistache		•	•		•
Plantanus acerifolia 'Bloodgood' [1]	London Planetree				•	•
Platanus racemosa	California Sycamore	•			•	•
Podocarpus	Yew Pine		•	•		•
Populus fremontii	Freemont Cottonwood	•			•	
Prosopis glandulosa	Mesquite	•	•	•		
Quercus agrifolia	Coast Live Oak	•			•	•
Quercus douglasii	Blue Oak	•			•	
Quercus engelmannii	Engelmann Oak	•			•	
Quercus ilex	Holly Oak		•	•		•
Quercus lobata	Valley Oak	•			•	
Triadica sebiferum	Chinese Tallow Tree				•	
Washingtonia filifera	California Fan Palm	•	•	•		

Notes:
[1] 4th Street designated tree
[2] 6th Street designated tree

Table B-2: Permitted Plant List

Scientific Name	Common Name	Native	Plant Type
Abies bracteata	Santa Lucia Fir	•	tree
Abies concolor	White Fir	•	tree
Abronia maritima	Red Sand Verbena	•	low shrub/GC
Abronia umbellata ssp. umbellata	Pink Sand Verbena	•	low shrub/GC
Abutilon palmeri	Indian Mallow	•	shrub
Acacia constricta	White Thorn Acacia		shrub
Acacia farnesiana	Sweet Acacia		shrub
Acacia greggii	Catclaw Acacia	•	shrub
Acacia redolens	Desert Carpet		shrub
Acacia stenophylla	Shoestring Acacia		tree
Acamptopappus sphaerocephalus var. hirtellus	Rayless Goldenhead	•	shrub
Acamptopappus sphaerocephalus var. sphaerocephalus	Goldenhead	•	shrub
Acer macrophyllum	Big-leaf Maple	•	tree
Acer negundo var. californicum	California Box Elder	•	tree
Achillea millefolium	Common Yarrow	•	low shrub/GC
Achnatherum coronatum	Giant Stipa	•	grass
Achnatherum hymenoides	Rice Grass	•	grass
Achnatherum speciosum	Desert Needlegrass	•	grass
Adenostoma fasciculatum	Chamise	•	shrub
Adolphia californica	California Adolphia	•	shrub
Aeonium spp.			cactus/succulent
Aesculus californica	California Buckeye	•	tree
Agave spp.			cactus/succulent
Agonis flexuosa	Peppermint Tree		tree
Albizia julibrissin	Silk Tree		tree
Aloe spp.			cactus/succulent
Alyogyne huegelii	Blue Hibiscus		shrub
Amelanchier utahensis	Utah Service-Berry	•	shrub
Amorpha californica var. californica	California False-indigo	•	shrub
Amorpha fruticosa	Western False-indigo	•	shrub
Antirrhinum coulterianum	Coulter Snapdragon	•	shrub
Arbutus marina	Hybrid Strawberry Tree		tree
Arbutus unedo	Strawberry Tree		shrub
Arbutus unedo	Strawberry Tree		tree
Arctostaphylos spp.		•	shrub
Argemone corymbosa	Mojave Prickly-poppy	•	low shrub/GC
Aristea ecklonii	Blue Flies		low shrub/GC

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Aristida purpurea var. parishii	Parish Three-awn	•	grass
Armeria caespitosa	Thrift		low shrub/GC
Artemisia californica	California Sagebrush	•	shrub
Asclepias fascicularis	Narrow-leaf Milkweed	•	shrub
Aurinia saxatilis	Basket of Gold		low shrub/GC
Baccharis pilularis	Coyote Brush	•	shrub
Baccharis pilularis 'Pigeon Point'	Prostrate Coyote Brush	•	low shrub/GC
Baileya multiradiata	Wild Marigold		low shrub/GC
Berberis [Mahonia] aquifolium var. aquifolium	Oregon Grape	•	shrub
Berlandiera lyrata	Chocolate Flower		low shrub/GC
Bothriochloa barbinodis	Beard Grass	•	grass
Bougainvillea	Bougainvillea		vine/espallier
Bougainvillea	Bougainvillea		low shrub/GC
Bougainvillea	Bougainvillea		shrub
Brachychiton acerifolius	Flame Tree		tree
Brahea armata	Mexican Blue Palm		palm
Brahea brandegeei	San Jose Hesper Palm		palm
Brahea edulis	Guadalupe Palm		palm
Brahea elegans	Franceschi Palm		palm
Brickellia californica	California Brickellbush	•	shrub
Buddleia davidii	Butterfly Bush		shrub
Bulbine frutescens	Yellow Bulbine		cactus/succulent
Caesalpinia pulcherrima	Red Bird of Paradise		shrub
Calliandra californica	Baja Fairy Duster	•	shrub
Callistemon 'Little John'	Little John Bottlebrush		shrub
Calocedrus decurrens	Incense Cedar	•	tree
Calycanthus occidentalis	Spice Bush	•	shrub
Calystegia macrostegia	So. California Morning Glory	•	vine/espallier
Campsis radicans	Trumpet vine/espallier		vine/espallier
Capparis spinosa	Caper		grass
Carex barberae	Santa Barbara Sedge		grass
Carex pansa (praegacillis)		•	grass
Carex spissa		•	grass
Carissa macrocarpus	Natal Plum		shrub
Carpenteria californica	Bush Anemone	•	shrub
Cassia artemisiodides	Feathery cassia		shrub
Cassia leptophylla	Gold Medallion Tree		tree
Ceanothus spp.		•	shrub
Ceratonia siliqua	St. John's Beard		cactus/succulent

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Cercidium 'Desert Museum'	Hybrid Palo Verde		tree
Cercis occidentalis	Western Redbud	•	tree
Cercocarpus betuloides	Mountain-Mahogany	•	shrub
Chamaerops humilis	Mediterranean Fan Palm		palm
Chilopsis linearis	Desert Willow	•	tree
Chitalpa X tashkentensis	Chitalpa		tree
Chrysothamnus nauseosus ssp. hololeucus	Common Rabbitbrush	•	shrub
Cistus x purpureus	Orchid Rockrose		shrub
Clematis ligusticifolia	Virgin's Bower	•	vine/espallier
Cleome isomeris [Isomeris arborea]	Bladderpod	•	shrub
Convolvulus cneorum	Bush Morning Glory		shrub
Coreopsis californica	Californian Coreopsis	•	shrub
Cornus nuttallii	Mountain Dogwood	•	tree
Cotinus obovatus	American Smoketree		tree
Cotoneaster	Cotoneaster		shrub
Cotoneaster microphyllus	Rockspray Cotoneaster		low shrub/GC
Cotyledon orbiculata	Pig's Ear		cactus/succulent
Crassula spp.			cactus/succulent
Cylindropuntia [Opuntia] echinocarpa	Silver Cholla	•	cactus/succulent
Cylindropuntia [Opuntia] prolifera	Coast Cholla	•	cactus/succulent
Cylindropuntia californica [Opuntia parryi]	Cane Cholla	•	cactus/succulent
Dasylirion longissimum	Grass Tree		cactus/succulent
Dasylirion quadrangulatum	Mexican Grass Tree		cactus/succulent
Dasylirion wheeleri	Desert Spoon		cactus/succulent
Datura wrightii	Jimson Weed	•	low shrub/GC
Dendromecon harfordii	Channel Island Tree Poppy	I	shrub
Dianella caevulea	cassa blue		grass
Dianella revoluta	little rev		grass
Diplacus [Mimulus] aurantiacus	Sticky Monkeyflower	•	shrub
Dodonaea viscosca	Hopseed bush		shrub
Dracaena spp.			tree
Dracaena spp.			shrub
Dudlea spp.	Dudlea	•	low shrub/GC
Echeveria elegans	Hen and Chicks		cactus/succulent
Echinocactus	Barrel cactus		cactus/succulent
Echinocereus triglochidiatus	Mojave Mound cactus	•	cactus/succulent
Eriobotrya japonica	Loquat		tree
Eriogonum spp.		•	shrub
Eriophyllum confertiflorum	Golden Yarrow	•	shrub

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Erythrina spp.	Coral Tree		tree
Eschscholtzia californica	Red Rock Poppy	•	low shrub/GC
Escobaria vivipara	Foxtail cactus	•	cactus/succulent
Espostoa lanata	Peruvian Old Man cactus		cactus/succulent
Euphorbia antisyphilitica	Candelilla		cactus/succulent
Euphorbia characias	Mediterranean Spurge		shrub
Euphorbia cyparissias	Cypress Spurge		shrub
Euphorbia dulcis	Chameleon		shrub
Euphorbia misera	Cliff Spurge	•	shrub
Euphorbia rigida	Gopher Plant		shrub
Euphorbia seguieriana niciana	Blue Haze		shrub
Euphorbia x martinii	Spurge Hybrid		shrub
Euryops pectinatus veridis	Green Euryops Daisy		shrub
Ferocactus/succulent cylindraceus	Barrel cactus/succulent	•	cactus/succulent
Ficus benjamina	Weeping Chinese Banyan		tree
Forestiera pubescens	Desert Olive	•	shrub
Fouquieria spendens	Ocotillo		cactus/succulent
Fragaria vesca [californica]	California Strawberry	•	low shrub/GC
Fraxinus angustifolia	Narrowleaf Ash		tree
Fraxinus velutina	Velvet Ash	•	tree
Fremontodendron californicum	California Flannelbush	•	shrub
Galvezia speciosa	Island Bush Snapdragon	•	shrub
Geijera parviflora	Australian Willow		tree
Gelsemium sempervirens	Carolina Jessamine		vine/espallier
Grevillea asplenifolia	Grevillea		shrub
Grevillea australis	Alpine Grevillea		shrub
Grevillea banksii	Grevillea		shrub
Grevillea curviloba	Grevillea		shrub
Grevillea lanigera	Woolly Grevillea		shrub
Grevillea lavadulacea	Lavender Grevillea		shrub
Grevillea rosmarinifolia	Rosemary Grevillea		shrub
Grevillea thelemanniana	Hummingbird Bush		shrub
Grevillea victoriae	Grevillea		shrub
Grevillea x gaudichaudii	Grevillea Hybrid		shrub
Hardenbergia comptoniana	Lilac vine		vine/espallier
Hardenbergia violacea	Lilac vine		vine/espallier
Hesperaloe funifera	Giant Hesperaloe		cactus/succulent
Hesperaloe parvifolia	Red Hesperaloe		cactus/succulent
Hesperoyucca [Yucca] whipplei	Chaparral Yucca	•	cactus/succulent

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Heteromeles arbutifolia	Toyon	•	shrub/tree
Heuchera spp.			low shrub/GC
Hymenosporum flavum	Sweetshade		tree
Iris douglasiana	Douglas Iris	•	low shrub/GC
Jacaranda mimosifolia	Jacaranda		tree
Juglans californica	Southern California Black Walnut	•	tree
Juniperus californica	California Juniper	•	shrub/tree
Justicia brandegeeana	Shrimp Plant		shrub
Keckiella antirrhinoides	Chaparral Beard-Tongue	•	shrub
Keckiella breviflora	Gaping Keckiella	•	shrub
Keckiella cordifolia	Heart-leaved Keckiella	•	shrub
Koelreuteria paniculata	Goldenrain Tree		tree
Lagerstroemia hybrid 'Muskogee'	Crape Myrtle		tree
Lagerstroemia hybrid 'Muskogee'	Crape Myrtle		tree
Lauraus nobilis	Sweet Bay		Shrub
Lavatera assurgentiflora	Island Tree Mallow		shrub
Layia glandulosa	Desert Tidy Tips	•	low shrub/GC
Layia heterotricha	Pale-yellow Layia	•	low shrub/GC
Layia platyglossa	Tidytips	•	low shrub/GC
Leonotis leonurus	Lion's Tail		shrub
Lepechinia calycina	White Pitcher Sage	•	shrub
Lepechinia fragrans	Fragrant Pitcher Sage	•	shrub
Lepechinia hastata	Pitcher Sage		shrub
Leucadendron argenteum	Silver Tree		tree
Leucadendron discolor	Flametip		shrub
Leucadendron tinctum	Spicey Conebush		shrub
Leucospermum spp.			shrub
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	•	grass
Lonicera subspicata var. denudata	Johnston's Honeysuckle	•	low shrub/GC
Lyonothamnus floribundus	Island Ironwood	•	tree
Lysiloma microphylla thornberi	Feather Bush		shrub
Macfadyena unguis-cati	Cat Claw vine/espallier		vine/espallier
Magnolia grandiflora	Bull Bay		tree
Malacothamnus densiflorus	Bush Mallow	•	shrub
Malosma laurina	Laurel Sumac	•	shrub
Mascagnia lilacina	Lavender Orchid vine		vine/espallier
Mascagnia macroptera	Yellow Orchid vine		vine/espallier
Melaleuca spp.			shrub

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Mimulus [Diplacus] aurantiacus	Sticky Monkeyflower	•	shrub
Mirabilis laevis var. crassifolia	Wishbone Bush	•	shrub
Monardella villosa	Coyote Mint	•	perennial herb
Muhlenbergia rigens	Deer Grass	•	grass
Myoporum parvifolium	Myoporum		low shrub/GC
Myrica californica	California Wax-myrtle	•	shrub
Myrsine africana	African Boxwood		shrub
Nassella pulchra	Purple Needlegrass	•	grass
Nolina recurvata	Bottle Palm		cactus/succulent
Oenothera californica	California Evening-Primrose	•	low shrub/GC
Olea europaea	Fruitless Olive		tree
Olneya tesota	Desert Ironwood		tree
Opuntia spp.		•	cactus/succulent
Pandorea pandorana	Wonga-wonga		vine/espallier
Parkinsonia x 'Desert Museum'	Thornless Palo Verde	•	tree
Parthenocissus tricuspidata	Boston Ivy		vine/espallier
Pedilanthus macrocarpus	Lady's Slipper		cactus/succulent
Pellaea andromedifolia	Coffee shrub	•	shrub
Penstemon heterophyllus 'Margarita BOP'	Foothill Penstemon	•	perennial herb
Penstemon spectabilis	Showy Penstemon	•	perennial herb
Philadelphus lewisii	Mock Orange	•	shrub
Phlomis spp.			shrub
Phoenix canariensis	Canary Island Date Palm		palm
Phoenix dactylifera	Date Palm		palm
Phormium spp.	Flax		shrub
Photinia x 'Fraseri'	Fraser's Photinia		shrub
Pinus attenuata	Knobcone Pine	•	tree
Pinus canariensis	Canary Island Pine		tree
Pinus sabiniana	Digger Pine	•	tree
Pinus torreyana	Torrey Pine	•	tree
Pistachia chinensis	Chinese Pistache		tree
Plagiobothrys spp.	Popcorn Flower	•	low shrub/GC
Platanus acerfolia	London Planetree		tree
Platanus racemosa	California Sycamore	•	tree
Plecostachys serpyllifolia	Licorice Plant		shrub
Podocarpus	Yew Pine		tree
Polypodium californicum	California Polypody	•	shrub
Populus fremontii	Freemont cottonwood	•	tree
Portulacaria afra	Elephant's Food		cactus/succulent

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Prosopis glandulosa 'Phoenix'	Phoenix Honey Mesquite	•	tree
Protea spp.			shrub
Prunus ilicifolia	Holly-Leaved Cherry	•	tree
Prunus virginiana	Western Choke-Cherry	•	tree
Pseudotsuga macrocarpa	Bigcone Douglas-fir	•	tree
Punica granatum	Pomegranate		shrub
Purshia mexicana	Cliff Rose		shrub
Puya berteroniana	Puya		cactus/succulent
Pyracantha crenatoserrata	Firethorn		shrub
Pyrostegia venusta	Flame vine		vine/espallier
Pyrrosia lingua	Japanese Felt shrub		shrub
Quercus agrifolia var. agrifolia	Coast Live Oak	•	tree
Quercus berberidifolia	Scrub Oak	•	tree
Quercus chrysolepis	Canyon Oak	•	tree
Quercus chrysolepis	Canyon Live Oak	•	tree
Quercus douglasii	Blue Oak	•	tree
Quercus dumosa	Nuttall's Scrub Oak	•	shrub
Quercus engelmannii	Engelmann Oak	•	tree
Quercus garryana var. breweri	Brewer's Oak	•	tree
Quercus ilex	Holly Oak		tree
Quercus kelloggii	Black Oak	•	tree
Quercus lobata	Valley Oak	•	tree
Quercus tomentella	Island Oak	•	tree
Raoulia australis	Saxon's Pass		low shrub/GC
Ratibida columnifera	Mexican Hat		low shrub/GC
Rhamnus californica	California Coffeeberry	•	shrub
Rhamnus crocea	Redberry	•	shrub
Rhamnus ilicifolia	Hollyleaf Redberry	•	shrub
Rhamnus tomentella	Hoary Coffeeberry	•	shrub
Rhamnus tomentella ssp. cuspidata	Hoary Coffeeberry	•	shrub
Rhus integrifolia	Lemonade Berry	•	shrub
Rhus lancea	African Sumac		tree
Rhus laurina	Laurel Sumac	•	shrub
Rhus ovata	Sugar Bush	•	shrub
Ribes spp.		•	shrub
Robinia neomexicana	Desert Locust		tree
Robinia x ambigua	Locust		tree
Romneya coulteri	Coulter's Matilija Poppy	•	shrub
Rosa californica	California Wild Rose	•	shrub

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Rosemarinus officinalis prostratus	Dwarf Rosemary		low shrub/GC
Rosmarinus officinalis	Rosemary		shrub
Rubus ursinus	California blackberry	•	vine/espallier
Salvia apiana	White Sage	•	shrub
Salvia clevelandii	Cleveland Sage		shrub
Salvia leucophylla	Purple Sage	•	shrub
Salvia mellifera	Black Sage	•	shrub
Salvia spathacea	Hummingbird Sage	•	perennial herb
Sambucus mexicana	Mexican Elderberry	•	shrub
Sansevieria trifasciata	Bowstring Hemp		cactus/succulent
Santolina virens	Green Santolina		shrub
Sapium sebiferum	Chinese Tallow Tree		tree
Satureja douglasii	Yerba Buena	•	perennial herb
Schinus molle	California Pepper		tree
Scirpus spp.	Tule	•	grass
Sedum spp.			low shrub/GC
Sempervivum arachnoideum	Cobweb Houseleek		low shrub/GC
Sempervivum tectorum	Hen and Chicks		low shrub/GC
Senna surattensis	Scrambled Eggs		tree
Sidalcea malviflora	Dwarf Checkerbloom	•	low shrub/GC
Simmondsia chinensis	Jojoba		shrub
Sisyrinchium bellum	Blue-Eyed-Grass	•	low shrub/GC
Solanum douglasii	Douglas's Nightshade	•	low shrub/GC
Solanum umbelliferum	Blue Witch	•	shrub
Solanum wallacei	Catalina Nightshade	•	shrub
Solanum xanti	Purple Nightshade	•	shrub
Solidago rugosa	Fireworks		shrub
Solidago sphacelata	Golden Fleece		shrub
Sophora secundiflora	Mescal Bean		tree
Spathodea campanulata	African Tulip Tree		tree
Sphaeralcea ambigua	Rose Apricot Mallow	•	shrub
Stachys byzantina	Lamb's Ears		low shrub/GC
Stanleya pinnata var. pinnata	Prince's Plume	•	shrub
Stenocereus thurberi	Organpipe		cactus/succulent
Symphoricarpos albus var. laevigatus	Common Snowberry	•	shrub
Symphoricarpos mollis	Trailing Snowberry	•	low shrub/GC
Tecoma stans	Yellow Bells		shrub
Teucrium cossonii majoricum	Germander		low shrub/GC
Thymus camphoratus	Camphor Thyme		low shrub/GC

Table B-2: Permitted Plant List (continued)

Scientific Name	Common Name	Native	Plant Type
Thymus herba-barona	Caraway-scented Thyme		low shrub/GC
Thymus pseudolanuginosus	Woolly Thyme		low shrub/GC
Thymus pulegioides	Thyme		low shrub/GC
Thymus serpyllum	Mother-of-Thyme		low shrub/GC
Thymus vulgaris	Common Thyme		low shrub/GC
Thymus x citriodorus	Lemon Thyme		low shrub/GC
Trichostema lanatum	Woolly Bluecurls	•	shrub
Typha spp.	Monocot cattails	•	shrub
Umbellularia californica	California Bay	•	shrub
Venegasia carpesioides	Canyon Sunflower	•	shrub
Verbena spp.			low shrub/GC
Viguiera laciniata	San Diego Sunflower	•	shrub
Viguiera stenoloba	Skeleton Leaf Golden Eye		shrub
Vitis californica	California Wild Grape	•	vine/espallier
Washingtonia filifera	California Fan Palm	•	palm
Westringia fruticosa	Coast Rosemary		shrub
Wisteria floribunda	Japanese Wisteria		vine/espallier
Wisteria sinensis	Chinese Wisteria		vine/espallier
Xanthorrhoea preisii	Grass Tree		cactus/succulent
Xanthorrhoea quadrangulata	Grass Tree		cactus/succulent
Xylosmo congestum	Shiny Xylosmo		shrub
Yucca spp.			cactus/succulent
Zauschneria californica	California Fuschia	•	low shrub/GC

Appendix C
General Plan Amendment

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.

Note: Table to be updated by City

Table LU-1: Land Use Distribution - 2009

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.

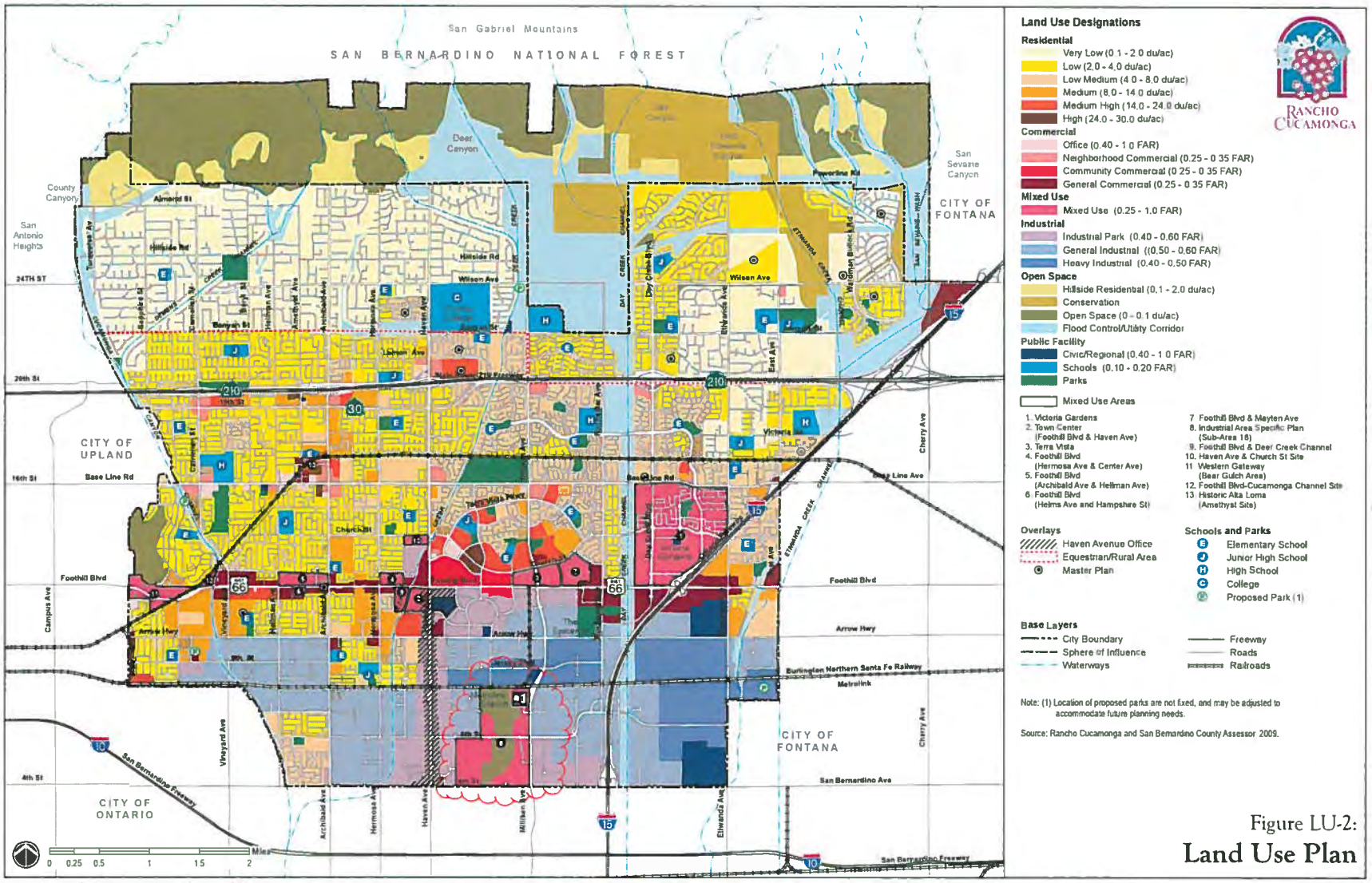


Figure LU-2:
Land Use Plan

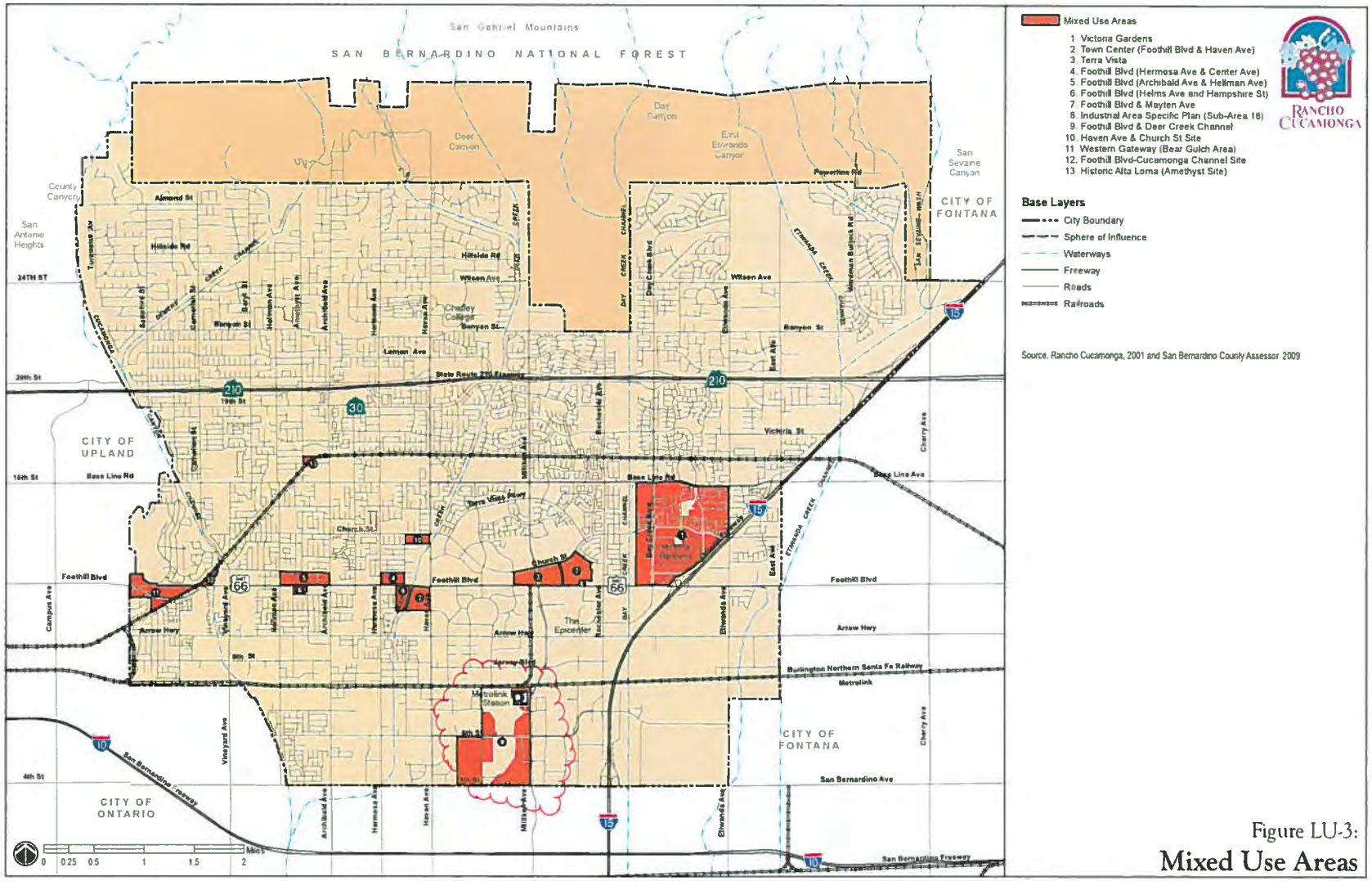


Figure LU-3:
Mixed Use Areas

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-9 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.*

INSERT the following text in place of Table LU-9:

The Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan is located north of 4th Street, south of a commuter and freight railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues (#8 on Figure LU-3). The plan provides a more urban, medium-to-high density development pattern with a mix of attached and detached residences, non-residential (office, commercial, etc.) uses, and private and common open space areas. Characteristic of the plan will be its pedestrian-oriented setting and access to various transit options including the Metrolink San Bernardino Line via the Rancho Cucamonga Station located at the northeast corner of the specific plan area. he plan is intended to provide a unique and engaging experience that offers to residents convenient access to areas for work, service/commerce, recreational activities, and public spaces. The plan reflects the mixed land use approved under the Rancho Cucamonga IASP Subarea 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.

Note: Table to be updated by City

Table LU-15: 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.*

Note: Table to be updated by City

Table LU-16: Land Use Plan Summary-Residential Designations

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 development potential.*

Note: Table to be updated by City

Table LU-17: 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-Residential[2]						
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	358	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
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**	**94,322 to 146,712**	**99,797**	**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.*

Note: Table to be updated by City

Table LU-18: Build Out Summary by Land Use

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**	**5,927**	**26,551**	**100.0%**	**62,196**	**1,057**	**63,253**	**99,797**	**103,040**

Notes:

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

An additional purpose is to capture and reflect the historic significance of this route as part of the legendary Route 66 that linked Los Angeles and Chicago for several critical decades during the twentieth century. Such landmarks as the Sycamore Inn and the Magic Lamp Restaurant symbolize that memorable period in the emergence of Southern California as a mecca for families seeking a better life. The combination of use patterns, development standards, and design guidelines of the plan testify to the area's complex planning issues and the need for creative regulatory devices. Ultimately, the goal of the Specific Plan is to give this critical centerpiece of the City the prominence it deserves.

Industrial Area Specific Plan

The Industrial Area Specific Plan is a particularly significant specific plan due to its successful role in the development of the City's industrial base (which is a critical component of an overall long-term balance of uses). Part of this success can be attributed to the quality standards incorporated into the Specific Plan and the protection those standards afford to business investors in this area. The Specific Plan, encompassing nearly 5,000 acres, has been divided into three zones and 19 subareas. The subareas represent specific land use characteristics and development constraints which can be dealt with on a subarea basis rather than through the application of broadly applied development standards. The purpose of the Specific Plan is to establish specific standards and guidelines that will be used for development throughout the City's industrial area.

Industrial Area Specific Plan Sub-Area 18 Plan (Empire Lakes)

The purpose of the Sub-Area 18 Specific Plan is to provide for a broader mix of land uses than was originally permitted within the Industrial Area Specific Plan. The plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant, and entertainment, as well as office, research and development, and light industrial uses. ~~These uses are intended to surround the existing 18 hole golf course.~~ A subsequent amendment to further expand the use list included ~~limited~~ multi-unit residential development to maximize potential use of the Metrolink Station near Milliken Avenue.

Adopted Planned Communities

Caryn Planned Community Development Plan

The Caryn Planned Community Development Plan, now completed, lies north of the Victoria planned community. The community's special identity is provided by an elementary school, single-unit residential development, and walking trails that tie the community together.

Terra Vista Community Plan

The Terra Vista Community Plan area is centrally located in Rancho Cucamonga and encompasses 1,321 acres. It is comprised of four distinct neighborhoods, with a greenway serving as the backbone connector. The area is planned for a mix of residential and commercial uses, with a large concentration of commercial and office uses along Foothill Boulevard and Haven Avenue that serves as a community-wide activity center.

Victoria Community Plan

The Victoria Community Plan area encompasses 2,150 acres and provides for a series of residential villages and related support uses, designed around a central spine called Victoria Park Lane. Victoria Community Plan includes the Victoria Arbors Master Plan and the Victoria Gardens Master Plan.

Open Space Resources

Open space is defined as any parcel or area of land that is essentially unimproved and devoted to uses such as natural resource preservation, managed production of resources, outdoor recreation, and public health and safety. Open spaces can be found throughout the City. Natural open spaces are primarily located in the hillsides and Sphere of Influence areas of the City, while urban open spaces, such as developed parks and open plazas can be found in the built areas of the City.

Preservation of open space benefits environmental sustainability and promotes the Healthy RC Initiative. Open space allows the recharge of groundwater basins, which provide a clean source of water for everyday use to the Rancho Cucamonga community. Open space provides plentiful opportunities for recreational activities such as hiking and bird watching as well as areas of scientific and educational value. Preservation of open space serves to protect views and retain a connection to our environmental and cultural history. Open space also provides protection from natural hazards such as flooding and wildland fires. And finally, open space is not just limited to the hillsides; within the urban area, open space provides softening and contrast to the built environment, active and passive recreational opportunities, view corridors, and general enhancement of the overall visual quality of the City.

Established Open Space Areas

Approximately 31 percent, or 8,224 acres, of the Planning Area is devoted to open space, including parks, undeveloped parcels, conservation areas, and flood control/utility corridors, as shown in Figure RC-1: Open Space and Conservation Plan. Hillside Residential and Very Low-density Residential areas (two dwelling units or less per acre) also contribute to the rural character within the northern portion of the City and Sphere of Influence area (see Chapter 2, Figure LU-1: Land Use Plan).

Open space in Rancho Cucamonga provides the following benefits:

- **Open Space: Preservation of Natural Resources.** In an effort to protect wildlife and biological resources within Rancho Cucamonga, conservation areas have been established in Rancho Cucamonga's Planning Area. These conservation areas are intended to protect the alluvial fan sage scrub habitat and the wildlife it supports by preserving open space land in its natural state. See the Wildlife Resources section (page RC-26) in this Chapter for more information regarding conservation areas and protection of wildlife resources.

- **Open Space: Managed Protection of Natural Resources.** Open space areas and expansive spreading grounds allow the recharge of groundwater basins, which are a critical resource for the Cucamonga Valley Water District. These areas need to be protected because the Cucamonga Valley Water District obtains a large portion of its water supply from the groundwater basins. Rancho Cucamonga's Sphere of Influence also has limited aggregate resources (sand and gravel), which are found in alluvial fans at the opening of canyons. These are important resources to the construction industry from which Rancho Cucamonga and the region have greatly benefited. However, this resource must be properly managed so that we can protect important habitat areas, allow for appropriate redevelopment, and avoid future land use conflicts. See the Mineral Resources section (page RC-8) in this Chapter for more information.

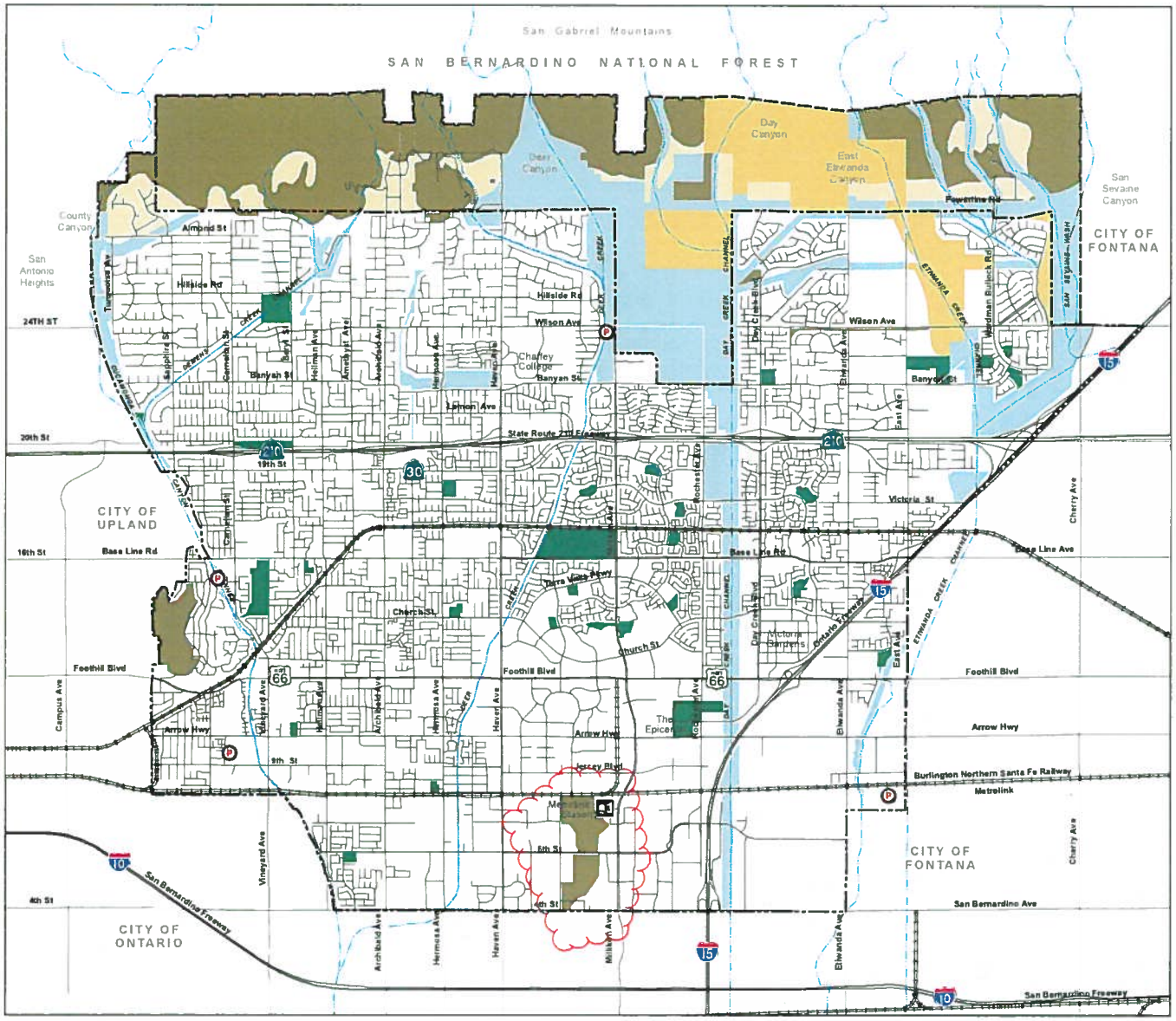


Figure RC-1:
Open Space and Conservation Plan

Appendix D
General Plan Consistency

1.0 General Plan Consistency

Specific Plans must be compatible with the goals and policies of the adopted General Plan. The Rancho Cucamonga General Plan contains numerous policies to guide development and uses planned within the City. This Section contains an analysis of how the project is consistent with the applicable General Plan policies.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
Land Use and Development Policies		
Goal LU-1: Ensure established residential neighborhoods are preserved and protected, and local and community-serving commercial and community facilities meet the needs of residents		
LU-1.1	Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.	Consistent. The SPA will support higher density living environments near transportation alternatives to protect existing neighborhoods from increased density pressures.
LU-1.2	Designate appropriate land uses to serve local needs, and be able to respond to regional market needs.	Consistent. The goal of the SPA is to support smart growth in the city by locating urban housing in proximity to transit, employment and entertainment.
LU-1.3	Encourage commercial centers that serve a broad range of retail and service needs for the community.	Consistent. Commercial centers are an allowed use in the Transit Placetype, Mixed Use Placetype, and Mixed Use Overlay. The urban housing also supports commercial centers within Rancho Cucamonga.
LU-1.5	Development of densities and intensities shall be implemented within the ranges specified in the General Plan within the limits of the range.	Consistent, as amended. General Plan and Zoning Ordinance amendments allow residential densities up to 80 du/ac.
LU-1.6	Encourage small-lot, single-unit attached and/or detached residential development (5,200-square-foot lots or smaller) to locate in areas where this density would be compatible with adjacent residential neighborhoods.	Consistent. The Village Neighborhood and Core Living Placetypes allow small-lot detached or attached neighborhoods in proximity to existing attached neighborhoods.
Goal LU-2: Facilitate sustainable and attractive infill development that complements surrounding neighborhoods and is accessible to pedestrians, bicycles, transit, and automobiles		
LU-2.1	Plan for vibrant, pedestrian-friendly Mixed Use and high-density residential areas at strategic infill locations along transit routes.	Consistent. The SPA allows mixed use and high density residential uses in a pedestrian-friendly setting and great access to transit. The SPA allows up to 3,450 residences, 220,000 square feet of non-residential, and 6.8 acres of recreation amenities within 0.5 mile of the Metrolink station.
LU-2.2	Require new infill development to be designed for pedestrians and automobiles equally, and to provide connections to transit and bicycle facilities.	Consistent. The Vine is designed as a complete street; pedestrian circulation facilitated by the Vine and internal connections; all infill development is within one mile of Metrolink station.
LU-2.3	Provide direct pedestrian connections between development projects where possible.	Consistent. Pedestrian connections to adjacent development open space features are planned where possible.
LU-2.4	Promote complementary infill development, rehabilitation, and re-use that contribute positively to the surrounding residential neighborhood areas.	Consistent. Transit-proximate infill residential and mixed use development will be complementary to adjacent residential and non-residential development.
LU-2.5	Facilitate effective use of land constrained by challenging parcel sizes and dimensions, and encourage consolidation of parcels to provide greater development flexibility.	Consistent. The SPA provides a cohesive development plan for 160-acre infill site.
Goal LU-3: Encourage sustainable development patterns that link transportation improvements and planned growth, create a healthy balance of jobs and housing, and protect the natural environment.		
LU-3.1	Encourage the creation and maintenance of regional employment, cultural, and retail destinations, as well as a full range of amenities and services to support residents of Rancho Cucamonga.	Consistent. Refer to Policies LU-1.2 and LU-1.3.
LU-3.2	Encourage a mix of retail, service, industrial and manufacturing, and professional uses that create diverse, well-paying employment opportunities.	Consistent. Employment, professional, light industrial, and commercial uses are permitted in the Transit Placetype, Mixed Use Placetype, and Mixed Use Overlay.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
LU-3.3	Locate regionally serving land uses with immediate access to the regional transportation network that is designed to provide maximum access capabilities and permit maximum dispersal of traffic.	Consistent. Refer to Policy LU-2.1
LU-3.4	Promote development that is sustainable in its use of land and that limits impacts to natural resources, energy, and air and water quality.	Consistent. Previously disturbed infill site will not impact natural resources; public spaces will utilize reclaimed water.
LU-3.5	Work toward a sustainable jobs-housing balance by accommodating a range and balance of land uses within Rancho Cucamonga.	Consistent. Refer to Policy LU-2.1
LU-3.6	Create focused, pedestrian-friendly neighborhoods that are reminiscent of the qualities found in earlier days, particularly within the original communities of Cucamonga, Alta Loma, and Etiwanda, and along Historic Route 66 (Foothill Boulevard).	Consistent. Refer to Policy LU-2.2.
LU-3.7	Encourage new development projects to build on infill vacant sites within a built-out area, and/or redevelop previously developed properties that are underutilized.	Consistent. The SPA allows redevelopment of an existing golf course with mixed use development surrounded by a built-out area.
LU-3.8	Implement land use patterns and policies that incorporate smart growth practices, including placement of higher densities near transit centers and along transit corridors, allowing Mixed Use development, and encouraging and accommodating pedestrian movement.	Consistent. Refer to Policies LU-2.1 and LU-2.2.
LU-3.11	New development should be permitted especially where it is logical to extend existing infrastructure improvements and includes housing of varied densities.	Consistent. The infill site has current access to existing infrastructure; Implementation of the project would result in a varied density of medium to higher density housing with minimum density thresholds.
Community Design Policies		
Goal LU-9: Foster a cohesive, healthy community through appropriate patterns and scales of development, including complementary transitions between districts, neighborhoods, and land uses.		
LU-9.5	Establish Mixed Use areas as higher intensity "urban centers" where there is sensitive integration of land uses, convenient modes of transportation, and a focused "sense of place" that emanates from the architectural and landscape design.	Consistent. Refer to Policy LU-2.1
Goal LU-10: Encourage sustainable landscaping and streetscape design.		
LU-10.1	Continue to require implementation of the City's Water Efficiency Ordinance, which should be reviewed and updated periodically.	Consistent. Compliance with the City's Water Efficiency Ordinance is required.
LU-10.2	Encourage the planting of edible landscaping plants such as citrus trees, box gardens, vineyards, and other plant materials wherever possible.	Consistent. The SPA allows urban farming provisions and a landscape palette that includes edible plants.
LU-10.3	Promote low water usage, and emphasize fire safe defensible space.	Consistent. The landscape plan limits turf and high-water demand plants. Appropriate building separations are provided consistent with the building code.
LU-10.4	Encourage streetscape design and landscaping programs for commercial frontages that create vibrant places which support walking, bicycling, transit, and sustainable economic development.	Consistent. Development standards and design guidelines promote strong pedestrian-oriented streetscape with minimal building setbacks. The Mixed Use Overlay permits non-residential development.
Goal LU-11: Ensure that community aesthetics are maintained through appropriate regulations.		
LU-11.2	Continue to require the undergrounding of utility lines and facilities wherever feasible to minimize the unsightly appearance of overhead utility lines and utility enclosures.	Consistent. All utility and facilities will be underground wherever feasible and allowed by utility providers.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
Goal LU-12: Foster a variety of travel routes that are enjoyable ways to experience Rancho Cucamonga.		
LU-12.1	Ensure that streetscape design along roadways creates a strong landscaped edge, provides a coherent high-quality appearance along each route, and enhances the image of adjacent development.	Consistent. Streetscape design along 6th Street and 4th Street will provide a coherent appearance and be compatible with adjacent development. The Vine includes landscape and hardscape elements.
LU-12.2	Require the design of transit stops to be compatible with adjacent development and provide for adequate seating, signage, shade, and refuse receptacles.	Consistent. The SPA provides guidelines for bus shelters that would be coordinated with Omnitrans.
LU-12.3	Support development projects that are designed to facilitate convenient access for pedestrians, bicycles, transit, and automobiles.	Consistent. Refer to Policy LU-2.2.
Goal LU-13: Take full advantage of view lines and vista points with carefully designed development.		
LU-13.1	On north-south roadways, open space corridors, and other locations where there are views of scenic resources, trees, and structures, encourage framing and orientation of such views at key locations, and endeavor to keep obstruction of views to a minimum.	Consistent. The SPA identifies view corridors. Where possible, the design of the Vine is generally in a north-south orientation.
Goal LU-14: Support public art as an important amenity of a beautiful City		
LU-14.2	Continue to promote the establishment of entry monumentation as a means of identifying communities, districts, and neighborhoods.	Consistent. The SPA includes monumentation and signage standards and guidelines to promote the urban character of the infill site.
Community Mobility		
Goal CM-1: Provide an integrated and balanced multi-modal transportation network of Complete Streets to meet the needs of all users and transportation modes.		
CM-1.1	Continue to provide a safe and efficient street system in the City, to support mobility goals, all transportation modes, and the goals of Managing the Land Use, Community Design, and Historic Resources Chapter.	Consistent. The SPA supports mobility goals under the City's General Plan.
CM-1.2	Provide an integrated network of roadways that provides for convenient automobile, transit, bicycle, and pedestrian circulation movement around the City.	Consistent. The SPA provides adequate internal circulation with a high level of access to and from the Metrolink station, 6th Street, and 4th Street via the Vine.
CM-1.5	Implement street design standards per this General Plan, except that modified standards may be applied where appropriate on arterial corridors relating to transit, bicycle facilities, sidewalks, and on-street parking to be context sensitive to adjacent land uses and districts, and to all roadway users, including transit, bicycles, and pedestrians.	Consistent. The SPA includes modified street standards for the envisioned community with enhanced pedestrian facilities appropriate for the context, densities and land uses proposed..
Goal CM-2: Plan, implement, and operate transportation facilities to support healthy and sustainable community objectives.		
CM-2.1	Facilitate bicycling and walking citywide.	Consistent. The SPA includes a continuous pedestrian and bikeway corridor along the Vine that links users from the Metrolink station to 4th Street. Pedestrians may also use the existing 6th Street undercrossing to avoid the 6th Street intersection. The Vine is designed to include a protected bike lane for enhanced bicycle connectivity traveling north/south through the site.
CM-2.2	Encourage all feasible measures to reduce total vehicle miles traveled by automobiles, including enhanced transit access and land use approaches that provide compact and focused development along major transit corridors.	Consistent. Refer to Policy LU-2.1.
CM-2.3	Support the use of hybrid, electric, and low/zero emission vehicles.	Consistent. All development shall comply with the electric vehicle charging requirements of the CALGreen Code.
CM-2.5	Establish priority parking locations for hybrid, electric, and low/zero emission, and alternative fuel vehicles.	Consistent. Non-residential development shall comply with the designated parking requirements of the CALGreen Code.
CM-2.6	Accommodate charging and fueling stations for alternative fuel vehicles, and put forth strong efforts to have charging facilities provided at employment centers.	Consistent. Refer to Policy CM-2.3.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
CM-2.7	Require new developments of more than 100 employees (per building or per tenant/company) to develop Transportation Demand Management programs to minimize automobile trips and to encourage use of transit, ridesharing, bicycling, and walking.	Consistent. While it is not expected that there would be large employers, Mitigation Measure 2-6 requires tenants/operators of non-residential uses to post both bus and Metrolink schedules in conspicuous areas and to configure the employee work schedules around the Metrolink schedule to the extent reasonably feasible.
CM-2.8	Support the installation of high-speed communications infrastructure to facilitate the ability of residents to work at home.	Consistent. All homes and businesses shall accommodate modern telecommunications technology.
Goal CM-3: Provide a transportation system that includes connected transit, bicycle, and pedestrian networks		
CM-3.7	Continue to develop and maintain a citywide bicycle network of off- street bike paths, on-street bike lanes, and bike streets to provide connections between neighborhoods, schools, parks, civic center/facilities, recreational facilities, and major commercial centers.	Consistent. Refer to Policy CM-2.1.
CM-3.8	Continue to encourage the provision of bicycle facilities, such as bicycle lockers and secure bike parking, throughout the City.	Consistent. The SPA includes requirements for bicycle parking per CALGreen.
CM-3.10	Continue to complete the installation of sidewalks and require new development to provide sidewalks.	Consistent. All public streets and collector roads will provide sidewalks.
CM-3.11	Continue to provide pedestrian amenities on sidewalks on major streets that are key pedestrian routes, including the provision of benches, shade trees, and trash cans.	Consistent. The SPA includes standards and guidelines for pedestrian and bicycle amenities along the Vine, other roads and 3rd Place spaces.
CM-3.12	Continue to require that the siting and architectural design of new development promote safety, pedestrian-friendly design, and access to transit facilities.	Consistent. Refer to Policies LU-2.2 and LU-10.4.
CM-3.13	Establish a number of bike hubs in the City (centralized locations with convenient bike parking for trip destinations or transfer to other transportation modes), at key transit nodes, and at commercial nodes.	Consistent. Refer to Policies CM-3.8 and CM-3.11.
CM-3.14	Enhance pedestrian and bicycle access to local and regional transit, including facilitating connections to transit.	Consistent. Refer to Policy CM-2.1.
Goal CM-5: Require that new development mitigate transportation impacts and contribute to the improvement of the City's transportation system.		
CM-5.1	Continue to require that new development participates in the cost of transportation mitigation and improvements necessitated by new development, including non-automobile solutions.	Consistent. Development will be required to participate in the cost of transportation mitigation and improvements.
CM-5.2	Require evaluation of potential traffic and transportation impacts associated with new development prior to project approval, and require adequate mitigation measures, including non-automobile solutions prior to, or concurrent with, project development.	Consistent. A Traffic Impact Analysis has been prepared. In addition to multi-modal circulation facilities, mitigation measures are identified to reduce impacts.
CM-5.3	Require that new and substantially renovated office, retail, industrial, and multi-family developments implement transit amenities, including bus turnouts, transit shelters, and other streetscape elements, as appropriate.	Consistent. The project site is located near the Metrolink station and Omnitrans bus routes. The Transit Placetype facilitates easy pedestrian and bicycle access through the site and supports transit and multi-modal users with commercial, retail, and services. At the time of development, plans will be reviewed by the City and/or transit agency for appropriate bus stops/shelter locations. Transit services may include, but not be limited to car-share facilities, bike-share stations, transit pass kiosks, or concierge services. All projects would meet CALGreen requirements related to bicycle parking.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
CM-5.4	Require that new and substantially renovated office, retail, industrial, institutional and multi-family developments to provide bicycle and pedestrian amenities on site and/or in the vicinity of the development to facilitate bicycling and walking, including on-site bike paths where appropriate, secure off-street bicycle parking, sidewalk improvements, benches, and should encourage such developments to provide bicycle facilities such as, showers and changing rooms.	Consistent. Refer to Policies CM-2.1 and CM-3.8.
CM-5.5	Allow shared parking between land uses where feasible and appropriate, and encourage "park-once" strategies to facilitate the efficient use of parking resources.	Consistent. The SPA includes strategies and a process for reducing demand for parking and provides for shared parking facilities.
Economic Development Policies		
Goal ED-1: Achieve and maintain a diverse and sustainable economic base		
ED-1.4	Create opportunities for residents and workers to have local access to the full range of retail needs in appropriate areas throughout the City.	Consistent. The transit-oriented infill development allows residents to be near existing commercial areas and opportunities for development of on-site retail and services.
ED-1.5	Support housing opportunities for workers of all income ranges.	Consistent. The SPA provides new housing options for workforce families, young professionals and allow entry level and move-up home ownership opportunities in an urban setting based on a range of permitted densities.
Goal ED-2: Maintain local long-term fiscal sustainability		
ED-2.2	Diversify the City's retail base.	Consistent. The Mixed Use and Transit Placetype designations and the Mixed Use Overlay allow mixed use and non-residential development in configurations not typical of other developments in the City and in close proximity to transit.
Goal ED-3: Continue to emphasize quality as a core community value as it applies to local workers and residents.		
ED-3.2	Provide community and cultural amenities.	Consistent. The SPA includes outdoor gathering spaces, 3rd place nodes, recreational areas, and other site amenities that would create a cohesive community and can be used for cultural amenities or to promote cultural events.
ED-3.4	Improve internal circulation for all modes of transportation, consistent with the concept of "Complete Streets".	Consistent. Refer to Policy LU-2.2.
Goal ED-4: Implement consistent high-quality standards for all future development.		
ED-4.1	Encourage high-quality design for infill development and continue to support new high quality uses.	Consistent. The SPA includes development standards and design guidelines to enable high-quality urban infill development with mixed use opportunities.
ED-4.2	Make green building and green business a priority.	Consistent. The SPA implements green building principles relating to mixed use and transit-oriented development near the Metrolink station. All development would be constructed in compliance with 2013 CALGreen requirements. Additionally, mitigation measures require compliance with certain voluntary provisions of the CALGreen code.
ED-4.3	Improve connectivity between development projects to create a more cohesive atmosphere.	Consistent. Vehicular and pedestrian connections are provided between projects and to the Metrolink station. Refer to Policy LU-2.3.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
Community Services Policies		
Goal CS-1: Provide attractive, high quality community services facilities that adequately meet the community's need.		
CS-1.1	Provide adequate park and recreational facilities that meet the City standard of 5.0 acres of parkland (including trails and special facilities) for every 1,000 persons.	Consistent. Parkland/recreation facilities include the provision of on-site facilities and open space (the facilities qualifying for a credit towards the minimum requirement would be determined by the Community Services Department); provision of a joint use facility to be used by the Community Services Department, Library Department and Police Department or alternative community benefit agreed to be the City and the Property Owner/Developer; and payment of applicable mitigation fees.
CS-1.2	Develop parks that contribute to active and healthy lifestyles, and allow for a balanced commitment to both organized recreation activities and passive park environments.	Consistent. The SPA requires the development of "3rd Place spaces" throughout the project to provide smaller passive and programmed open spaces; private recreation amenities will be provided in the REC Placetype.
CS-1.5	Continue to require new development to provide needed park facilities through the various measures and tools available to the City (e.g., in-lieu fees and/or land dedication).	Consistent. Refer to Policy CS-1.1.
CS-1.7	Encourage public safety and compatibility with adjacent uses through park location and design, including the location of buildings, lighting, parking, public transit, emergency access, and pedestrian/bicycle access.	Consistent. The SPA standards and guidelines consider public safety, compatibility and location of buildings and pathways adjacent to existing development.
Goal CS-7: Encourage healthy lifestyles for all Rancho Cucamonga residents.		
CS-7.1	Consider all opportunities to encourage community gardens and similar community gathering places.	Consistent. Refer to Policies LU-10.2 and CS-1.2.
Resource Conservation Policies		
Goal RC-1: Encourage stewardship of natural open space areas, environmentally sensitive lands, and agricultural resources.		
RC-1.2	Develop measures to preserve and enhance important views along north-south roadways, open space corridors, and at other key locations where there are significant views of scenic resources.	Consistent. Refer to Policy LU-13.1.
Goal RC-3: Support the use of water that is both efficiently consumed and recycled to minimize waste and maximize supplies.		
RC-3.1	Require the use of cost-effective methods to conserve water in new developments, and promote appropriate water conservation and efficiency measures for existing businesses and residences.	Consistent. Refer to Policy LU-10.1.
RC-3.3	Support efforts to expand the recycled water distribution system and actively promote the widespread use of recycled water in Rancho Cucamonga.	Consistent. The existing site utilizes reclaimed water resources; implementation of the project will use reclaimed water for open space watering.
Goal RC-4: Encourage the use of energy resources that are efficiently expended and obtained from diverse and sustainable sources, in an effort to minimize greenhouse gas and other air emissions		
RC-4.1	Pursue efforts to reduce energy consumption through appropriate energy conservation and efficiency measures throughout all segments of the community.	Consistent. The SPA development will meet the adopted California Energy Standards and CALGreen requirements.
RC-4.2	Promote the use of renewable energy and alternative energy technology, and support efforts to develop small-scale, distributed energy generation (e.g. solar, wind, cogeneration, and biomass) to reduce the amount of electricity drawn from the regional power grid and reduce the use of natural gas, while providing Rancho Cucamonga with a greater degree of energy and economic self- sufficiency.	Consistent. Refer to Policy RC-4.1.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
RC-4.3	Encourage the use of solar energy systems in homes and commercial businesses.	Consistent. Refer to Policy RC-4.1.
RC-4.4	Reduce operational energy requirements through sustainable and complementary land use and circulation planning. Support implementation of State mandates regarding energy consumption and greenhouse gas reduction, including AB32 and SB375.	Consistent. Refer to Policy LU-2.1.
Goal RC-6: Encourage and support green buildings in Rancho Cucamonga.		
RC-6.2	Encourage green practices for new and existing buildings throughout the community.	Consistent. Refer to Policy RC-4.1.
RC-6.3	Promote energy-efficient design features, including but not limited to, appropriate site orientation, use of light-colored roofing and building materials, and use of deciduous trees and wind-break trees to reduce fuel consumption for heating and cooling beyond the minimum requirements of Title 24 State Energy Codes.	Consistent. Refer to Policy RC-4.1.
RC-6.4	Promote green practices and the use of energy saving designs and devices for new and existing buildings throughout the community. Consult with energy providers such as Southern California Edison, Southern California Gas, the Rancho Cucamonga Municipal Utility, and others to establish and coordinate energy efficiency programs that promote energy efficient design in all projects and assist residential, commercial, and industrial users.	Consistent. Refer to Policy RC-4.1.
Goal RC-8: Protect wildlife habitats that support various plants, mammals and other wildlife species.		
RC-8.5	Continue to manage and care for all trees located on City property or within City rights-of-way. Provide information to the public on correct tree pruning practices. Encourage residents to properly care for and preserve large and beautiful trees on their private property.	Consistent. New trees located on City property or within City ROW would be installed to City specifications. A public maintenance district will be created to maintain landscaping within the public ROWs. Any tree removal would be conducted in compliance with the City's Tree Preservation Ordinance.
PUBLIC FACILITIES AND INFRASTRUCTURE		
Goal PF-2: Improve access for all Rancho Cucamonga residents to high quality educational opportunities that satisfy each individual's needs, desires, and potential.		
PF-2.2	Consider the needs of the school districts that serve Rancho Cucamonga in future planning and development activities.	Consistent. All development will be required to pay applicable school impact fees.
Goal PF-6: Provide adequate and reliable wastewater collection and treatment facilities to meet current and future needs.		
PF-6.2	Consult with the Inland Empire Utilities Agency and the Cucamonga Valley Water District to ensure that the treatment facility has sufficient capacity to meet future wastewater treatment needs.	Consistent. The Inland Empire Utilities Agency and the Cucamonga Valley Water District have been consulted to ensure that the treatment facility has sufficient capacity.
Goal PF-7: Minimize the volume of solid waste that enters regional landfills and encourage recycling.		
PF-7.1	Continue to adopt programs and practices that minimize the amount of materials entering the waste stream. Encourage recycling and composting in all sectors of the community, including recycling of construction and demolition materials, in order to divert items from entering landfills.	Consistent. All new development City code requirements related to diversion and recycling of solid wastes.
PF-7.2	Consult with public agencies and private contractors to ensure adequate refuse collection and disposal facilities are available.	Consistent. There is sufficient capacity to serve the proposed uses.
Public Health and Safety Policies		
Goal PS-1: Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs		
PS-1.9	Require adequate water supply and fire flow throughout the City to meet fire demand during times of peak domestic water demand through a cooperative relationship with the Cucamonga Valley Water District.	Consistent. CVWD has confirmed that adequate water supply and storage are available to serve allowed development.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
GOAL PS-3: Protect City residents, businesses, and employees from the potential hazards associated with the use, storage, transport, and disposal of hazardous materials in and through Rancho Cucamonga		
PS-3.2	Identify and regulate businesses that handle hazardous materials in Rancho Cucamonga.	Consistent. Development would comply with existing hazardous material regulations.
Goal PS-4: Provide a high level of public safety services throughout Rancho Cucamonga.		
PS-4.6	Utilize the principles of Crime Prevention Through Environmental Design (CPTED) during the review of development projects.	Consistent. The SPA incorporates CPTED guidelines. Refer to Policy CS-1.7.
Goal PS-5: Minimize the potential damage to structures and loss of life that may result from earthquakes and other seismic hazards.		
PS-5.1	Require geological and geotechnical investigations in areas of potential seismic or geologic hazards as part of the environmental and developmental review process for all structures proposed for human occupancy.	Consistent. A geotechnical feasibility study was conducted for the SPA. Additionally, supplemental geotechnical investigations would be required for future development.
PS-5.5	Continue to incorporate the most recent seismic safety practices into City codes and project review processes.	Consistent. All development will meet the adopted California building codes.
PS-7	Provide adequate and appropriately designed storm drainage and flood control facilities to minimize the risk of flooding.	Consistent. The conceptual storm drain facilities plan concludes that the existing system can handle runoff from the project.
Goal PS-9: Balance economic development and land use objectives in Rancho Cucamonga with the operational needs of LA/ Ontario International Airport.		
PS-9.3	Create an appropriate strategy to address proposed development where heights exceed FAR Part 77 standards.	Consistent. The project is consistent with Ontario ALUCP.
Goal PS-10: Maintain good local air quality, and reduce the local contributions of airborne pollutants to the air basin		
PS-10.1	Pursue efforts to reduce air pollution and greenhouse gas emissions by implementing effective energy conservation and efficiency measures and promoting the use of renewable energy (e.g., solar, wind, biomass, cogeneration, and hydroelectric power).	Consistent. Refer to Policy RC-4.1.
PS-10.3	Consider surrounding land uses when locating sensitive receptors such as schools, hospitals, and residential uses so they are not unreasonably exposed to uses that generate pollutants considered detrimental to human health.	Consistent. None of the adjacent properties pose an adverse environmental impact to the site and future occupants.
PS-10.4	Require projects that generate potentially significant levels of air pollutants to incorporate the best available air quality mitigation into the project design, as appropriate.	Consistent. BMPs have been identified to reduce potential air quality impacts to the extent feasible.
PS-10.5	Avoid placing sensitive land uses adjacent to heavy industrial areas.	Consistent. Refer to Policy PS-10.3.
PS-10.6	Implement the policies in the Resource Conservation Chapter that are related to energy resources, energy conservation, and green buildings.	Consistent. Refer to Policy RC-2.1.
Goal PS-11: Reduce the volume of pollutants generated by motorized vehicles		
PS-11.1	Implement the policies in the Community Mobility Chapter to foster a healthy and sustainable community and promote transportation choices other than the private automobile.	Consistent. Refer to CM policies above.
PS-11.2	Minimize vehicle emissions by encouraging alternative land use patterns that reduce the need for automobile trips.	Consistent. Refer to Policies LU-9.5 and CM-2.2.
Goal PS-12: Mitigate against climate change		
PS-12.2	Encourage renewable energy installation, and facilitate green technology and business and a reduction in community-wide energy consumption.	Consistent. Refer to Policy RC 6.3.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
PS-12.3	Encourage development of transit-oriented and infill development, and encourage a mix of uses that foster walking and alternative transportation.	Consistent. Refer to Policies LU-1.1, LU-1.2, and LU-2.1.
PS-12.4	Provide enhanced bicycling and walking infrastructure, and support public transit, including public bus service, the Metrolink, and the potential for Bus Rapid Transit (BRT).	Consistent. Refer to Policy LU-2.2.
PS-12.7	Support tree planting, planting more vegetation (including native and drought-resistant planting), and preservation of open space.	Consistent. A Tree Removal Permit is required and approximately 5,600 new trees would be planted. The development would result in the loss of a private golf course use. The golf course is not included in the City's calculation of parkland and is not a conservation area. The SPA includes on-site parks, recreation areas, 3rd place nodes, and outdoor gathering spaces to serve future residents, guests, and visitors. These spaces support a healthy, active urban community and encourage a dynamic living environment with integrated open spaces that link people with jobs, and community activities with the surrounding venues.
Goal PS-13: Minimize the impacts of excessive noise levels throughout the community, and adopt appropriate noise level requirements for all land uses		
PS-13.1	Consider the compatibility of proposed land uses with the noise environment when preparing or revising community and/or specific plans and when reviewing development proposals. The contour map depicting future noise levels (Figure PS-10) should be used by the City as a guide to land use/noise compatibility.	Consistent. All development will meet adopted California building and Rancho Cucamonga development codes related to interior noise levels. The SPA includes sound wall provisions for parcels adjacent to the rail line.
PS-13.2	Consider noise impacts as part of the development review process, particularly the location of parking, ingress/egress/loading, and refuse collection areas relative to surrounding residential development and other noise-sensitive land uses.	Consistent. Refer to Policy LU-13.1.
PS-13.3	Consider the use of noise barriers or walls to reduce noise levels generated by ground transportation noise sources and industrial sources.	Consistent. Refer to Policy LU-13.1.
PS-13.4	Require that acceptable noise levels are maintained near residences, schools, health care facilities, religious institutions, and other noise sensitive uses in accordance with the Development Code and noise standards contained in the General Plan.	Consistent. Refer to Policy LU-13.1.
PS-13.6	Implement appropriate standard construction noise controls for all construction projects.	Consistent. Mitigation measures are required to be implemented to reduce construction-related noise and vibration.
PS-13.7	Require all exterior noise sources (construction operations, air compressors, pumps, fans, and leaf blowers) to use available noise suppression devices and techniques to bring exterior noise levels down to acceptable levels	Consistent. Refer to Policy PS-13.4.
PS-13.8	Require that Mixed Use structures be designed to account for noise from adjacent uses.	Consistent. Refer to Policy PS-13.1.
Goal PS-14: Minimize the impacts of transportation-related noise.		
PS-14.2	Require development that is, or will be, affected by railroad noise to include appropriate measures to minimize adverse noise effects on residents and businesses.	Consistent. A solid wall is proposed along the northern property boundary to reduce noise impacts from the railroad operations. All homes will have interior noise as required by California building codes.

Applicable General Plan Policy/Objective		SPA Consistency Discussion
HOUSING		
Goal HE-1: Allow and create new opportunities that enable a broad range of housing types, maintain a balanced supply of ownership and rental units, and provide sufficient numbers of dwelling units to accommodate expected new household formations.		
HE-1.1	Ensure a wide range of housing alternatives and enable the City to achieve its share of the RHNA through the utilization of land use distribution and development standards to encourage a mix of housing types, including mobile homes and apartments, within a variety of price ranges.	Consistent. The SPA allows the development of up to 3,450 attached and detached medium-high and high-density housing units, Live-Work units, and Shopkeeper units.
Goal HE-2: Provide housing opportunities that meet the needs of all economic segments of the community including very low, low-, and moderate-income households and special needs groups.		
HE-2.1	Protect and expand the range of housing opportunities available by location, price, and tenure to low- and moderate-income households.	Consistent. Refer to Objective HE-1.1.
HE-2.4	Recognize the unique characteristics of elderly and handicapped households and address their special needs.	Consistent. All new development is required to meet the Accessibility requirements of Chapter 11 of the CBC. Transit proximity and pedestrian connections reduce the need for residents to be dependent on personal motor vehicles.
HE-2.4.2	Enforce and regulate the disabled accessibility and adaptability standards contained in Title 24 of the California and Uniform Building Codes as they apply to apartments, condominium, and townhouse projects.	Consistent. Refer to Objective HE-2.4.
Goal HE-3: Provide quality residential environments which contribute to a well-functioning community by ensuring residential development which is not only attractive in design, but which functions to protect the public safety and welfare, and provide benefits to the community.		
HE-3.1.2	Continue to evaluate residential projects for safety concerns, including lighting, pedestrian movements, parking lot configuration and design, as well as unit design and orientation, particularly with regard to multi-family development.	Consistent. All projects will be reviewed for CPTED features incorporated in the design. Remote monitoring for the Police Department will be provided.
HE-3.1.3	Promote the development of Crime Prevention Through Environmental Design (CPTED) concepts to evaluate single-family and multi-family residential developments and write CPTED design guidelines to improve the safety of new residential developments.	Consistent. Refer to Policy PS-4.6 and Objective HE-3.1.2

Appendix E
Zoning Code Amendment

Section 17.38.070 Rancho Cucamonga IASP Sub-Area 18 Specific Plan

Table 17.38.070-1 Allowed Land Uses and Permit Requirements by Placetype provides the correlation of land use by Placetype to the Base Zoning District in the City's Development Code.

Land use classifications/categories, descriptions, and entitlement/permit requirements are per the City's Development Code unless otherwise defined in this section.

Uses Not Specifically Listed

Uses not specifically listed as permitted or conditionally permitted, but deemed by the Planning Director to be similar to a listed permitted or conditionally permitted use, may be allowed subject to a use determination made by the Planning Director.

A. Shopkeeper and Live/Work Units

In order to encourage businesses that create new jobs while ensuring compatibility with residential units, the following requirements have been established.

Shopkeeper Units

Shopkeeper units are units that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. Shopkeeper allows individual occupancy of the non-residential space with separate entries from residence. The non-residential portion of the unit may be leased separately from the residential portion of the unit.

Live/Work Units

Live/Work homes provide non-residence space within the home and are defined by the California Building Code and shall be consistent with the City's Development Code 'Live-Work Facility' allowed use description.

Shopkeeper and Live/Work Homes Permitted Uses

The general types of businesses identified below are allowed within Shopkeeper and Live/Work units:

- Artisan shop.
- General office, business and professional.
- General retail/commercial.
- Restaurant, cafe, or bakery.
- Service commercial.
- Other similar uses as permitted by the master development association and Planning Director, other than those prohibited below.

Persons who do not reside in the unit may be employed at the unit provided that an employee parking space has been approved by the master development association.

Characteristics of Shopkeeper and Live/Work Units

Within the Shopkeeper and Live/Work units, the following operational characteristics shall apply:

- Outside storage of materials or stock in trade is prohibited.
- Signage for the business shall comply with the approved sign program.

Manufacturing, Custom Small Scale

Small scale independent craftsman manufacturing or fabrication of custom-made products. These types of business establishments do not utilize raw materials for their finished products, but rather may utilize semi-finished type of manufactured materials for their custom made-to-order products. Activities can be completed wholly on-site and do not include outdoor storage, wholesale distribution, or similar intensive uses. The uses do not produce odors, noise, vibration, or particulates that would adversely affect uses in the same structure or on a same site.

Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	**VN**	**CL**	**UN**	**T**	**MU**	**Rec**	**MU Overlay***
Residential Uses							
Adult day care home	P	P	P	P	P	P	P
Caretaker housing	C	C	C	C	C	C	C
Dwelling, multi-family	P	P	P	P	P	P	P
Dwelling, second unit(1)	N	N	N	N	N	N	N
Dwelling, single-family	P	P	N	N	N	N	N
Dwelling, two-family	P	P	P	P	P	P	P
Emergency shelter	N	N	N	N	N	N	N
Family day care home, large(11)	C	C	C	C	C	C	C
Family day care home, small	P	P	P	P	P	P	P
Guest house	N	N	N	N	N	N	N
Group residential	C	C	C	C	C	C	C
Home occupation(2)	P	P	P	P	P	P	P
Live-work facility	C	C	C	N	P	P	P
Shopkeeper(*)	P	P	P	N	P	P	P
Manufactured home(3)	N	N	N	N	N	N	N
Mobile home park(3)	N	N	N	N	N	N	N
Residential care facility	C	C	C	C	C	C	C
Residential care home	P	P	P	N	N	N	N
Single-room occupancy facility	P	P	P	P	P	P	P
Transitional housing	P	P	P	P	P	P	P
Agriculture and Animal-Related Uses							
Agricultural uses	N	N	N	N	N	N	N
Animal keeping, domestic pets(4)	P	P	P	P	P	P	P
Animal keeping, exotic animals(4)	C	C	C	C	C	C	C
Animal keeping, insects(4)	N	N	N	N	N	N	N
Animal keeping, livestock animals(4)	N	N	N	N	N	N	N
Animal keeping, poultry(4)	N	N	N	N	N	N	N
Equestrian facility, commercial	N	N	N	N	N	N	N
Equestrian facility, hobby	N	N	N	N	N	N	N
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses							
Assembly use	C	C	C	C	C	C	C

P= Permitted
C= Conditional Use Permit
N= Not Permitted
LWC= Live/Work with a Conditional Use Permit***

Table notes:

(*) Uses Permitted in the MU-Overlay Zone override the underlying Placetype where there is a conflict
(**) Leasing and New Homes Sales Centers
(***) Shopkeeper units are those that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. The non-residential portion of the unit may be leased separately from the residential portion of the unit.
(1) See additional second dwelling unit regulations in Chapter 17.100.
(2) See additional home occupation regulations in Chapter 17.92.
(3) See additional mobile home regulations in Chapter 17.96.
(4) See additional animal keeping in Chapter 17.88.
(5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a CUP.
(6) See additional adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue.
(7) See additional regulations for special regulated uses in the Chapter 17.102.
(8) See additional regulations for drive-In and drive-through facilities in Chapter 17.90.
(9) Not permitted within 300 feet of residentially zoned property.
(10) See additional regulations for wind energy systems in alternative energy systems and facilities in Chapter 17.76.
(11) Family Day Care Home—Large requires approval of A Large Family Day Care Permit, not a Conditional Use Permit.
(12) "Wholesale, Storage, and Distribution — Medium" is not permitted on any parcel that is located within, or partly within, five hundred (500) feet of the Foothill Boulevard right-of-way.
(13) Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Repurposing) — Industrial".
(14) Maximum square footage for a single user shall not exceed 10,000 square feet.
(15) The maximum number or rooms for hotels/motels is 200 rooms.

Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	**VN**	**CL**	**UN**	**T**	**MU**	**Rec**	**MU Overlay***
Cemetery/mausoleum	N	N	N	N	N	N	N
Community center/civic use	C	C	C	C	C	P	C
Community garden	C	C	C	N	N	N	N
Convention center	N	N	N	N	N	N	N
Golf course/clubhouse	N	N	N	N	N	N	N
Indoor amusement/entertainment facility	N	N	N	C	C	C	C
Indoor fitness and sports facility - large	N	N	N	C	C	P	C
Indoor fitness and sports facility - small	N	N	N	P	P	P	P
Library and museum	C	C	C	P	P	P	P
Outdoor commercial recreation	N	N	N	C	C	C	C
Park and public plaza	P	P	P	P	P	P	P
Public safety facility	C	C	C	C	C	P	C
Resource-related recreation	P	P	P	P	P	P	P
School, academic (private)	C	C	C	C	C	C	C
School, academic (public)	P	P	P	P	P	P	P
School, college/university (private)	N	N	N	N	P	N	P
School, college/university (public)	N	N	N	N	P	N	P
Schools, specialized education and training/studio	N	N	N	C	C	C	C
Theaters and auditoriums	N	N	N	C	C	C	C
Tutoring center - large(14)	N	N	N	C	C	C	C
Tutoring center - small	N	N	N	P	P	P	P
Utility, Transportation, Public Facility, and Communication Uses							
Broadcasting and recording studios	N	N	N	N	N	N	N
Park and ride facility	N	N	N	P	N	N	N
Parking facility	N	N	N	P	P	P	P
Transit facility	N	N	N	P	N	N	N
Utility facility and infrastructure - fixed based structures(5)	N	N	N	N	N	N	N
Utility facility and infrastructure - pipelines(5)	P	P	P	P	P	P	P
Wind energy system - small(10)	N	N	N	N	N	N	N
Retail, Service, and Office Uses							
Adult day care facility	N	N	N	C	C	C	C
Adult-oriented business(6)	N	N	N	N	N	N	N

P= Permitted
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Table notes:

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Placetype	**VN**	**CL**	**UN**	**T**	**MU**	**Rec**	**MU Overlay***
Alcoholic beverage sales	N	N	N	C	C	C	C
Ambulance service	N	N	N	N	N	N	N
Animal sales and grooming	N	N	N	P	P	P	P
Art, antique, collectable shop(13)	LWC	LWC	LWC	P	P	P	P
Artisan shop(13)	LWC	LWC	LWC	P	P	P	P
Bail bonds	N	N	N	N	N	N	N
Banks and financial services	N	N	N	C	C	C	C
Bar/nightclub	N	N	N	C	C	C	C
Bed and breakfast inn	N	N	N	N	N	N	N
Building materials store and yard	N	N	N	N	N	N	N
Business support services	N	N	N	P	P	P	P
Call center	N	N	N	N	N	N	N
Card room	N	N	N	N	N	N	N
Check cashing business(7)	N	N	N	P	P	P	P
Child day care facility/center	N	N	N	C	C	C	C
Consignment store	N	N	N	C	C	C	C
Convenience store	N	N	N	P	P	P	P
Crematory services(7)	N	N	N	N	N	N	N
Drive-in and drive-through sales and service(8)	N	N	N	N	N	N	N
Equipment sales and rental	N	N	N	N	N	N	N
Feed and tack store	N	N	N	N	N	N	N
Furniture, furnishing, and appliance store(14)	N	N	N	C	P	N	P
Garden center/plant nursery(14)	C	C	C	C	C	C	C
Grocery store/supermarket(14)	N	N	N	P	P	P	P
Gun sales	N	N	N	N	N	N	N
Hookah shop	N	N	N	C	C	C	C
Home improvement supply store(14)	N	N	N	C	C	N	C
Hotel and motel(15)	N	N	N	C	C	C	C
Internet cafe	N	N	N	P	P	P	P
Kennel, commercial	N	N	N	N	N	N	N
Liquor store	N	N	N	C	C	C	C
Maintenance and repair, small equipment	N	N	N	P	P	P	P

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Massage establishment	N	N	N	C	C	C	C
Medical marijuana dispensary	N	N	N	N	N	N	N
Medical services, extended care	C	C	C	C	C	C	C
Medical services, general	N	N	N	P	P	P	P
Medical services, hospitals	N	N	N	N	N	N	N
Mobile hot food truck	N	N	N	N	N	N	N
Mortuary/funeral home	N	N	N	N	N	N	N
Office, business and professional(**)	LWC	LWC	LWC	P	P	P	P
Office, accessory	N	N	N	P	P	P	P
Pawnshop(7)	N	N	N	N	N	N	N
Personal services	N	N	N	P	P	P	P
Restaurant, no liquor service	N	N	N	P	P	P	P
Restaurant, beer and wine	N	N	N	P	P	P	P
Restaurant, full liquor service	N	N	N	C	C	C	C
Retail, accessory	N	N	N	P	P	P	P
Retail, general	LWC	LWC	LWC	P	P	P	P
Retail, warehouse club	N	N	N	N	N	N	N
Secondhand dealer	N	N	N	P	P	P	P
Shooting range	N	N	N	N	N	N	N
Smoke shop(7)	N	N	N	N	N	N	N
Specialty food store(13)	N	N	N	P	P	P	P
Tattoo shop(7)	N	N	N	N	C	N	C
Thrift store(7)	N	N	N	N	N	N	N
Veterinary facility	N	N	N	C	C	C	C
Automobile and Vehicle Uses							
Auto vehicle dismantling	N	N	N	N	N	N	N
Auto and vehicle sales and rental	N	N	N	N	N	N	N
Auto and vehicle sales, auto broker	N	N	N	N	N	N	N
Auto and vehicle sales, wholesale	N	N	N	N	N	N	N
Auto and vehicle storage	N	N	N	N	N	N	N
Auto parts sales	N	N	N	N	N	N	N
Car washing and detailing	N	N	N	N	N	N	N

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Placetype	**VN**	**CL**	**UN**	**T**	**MU**	**Rec**	**MU Overlay***
Recreational vehicle storage	N	N	N	N	N	N	N
Service stations	N	N	N	N	N	N	N
Vehicle services, major	N	N	N	N	N	N	N
Vehicle services, minor	N	N	N	N	N	N	N
Industrial, Manufacturing, and Processing Uses							
Fuel storage and distribution	N	N	N	N	N	N	N
Manufacturing, custom small-scale	LWC	LWC	LWC	P	P	N	P
Manufacturing, heavy	N	N	N	N	N	N	N
Manufacturing, heavy-minimum impact	N	N	N	N	N	N	N
Manufacturing, light	N	N	N	N	N	N	N
Manufacturing, medium(9)	N	N	N	N	N	N	N
Microbrewery	LWC	LWC	LWC	P	P	N	P
Printing and publishing	N	N	N	P	P	P	P
Recycling facility, collection	N	N	N	N	N	N	N
Recycling facility, processing	N	N	N	N	N	N	N
Recycling facility, scrap and dismantling facility	N	N	N	N	N	N	N
Research and development	N	N	N	N	N	N	N
Storage, personal storage facility	N	N	N	N	N	N	N
Storage warehouse	N	N	N	N	N	N	N
Storage yard	N	N	N	N	N	N	N
Wholesale, storage, and distribution - heavy	N	N	N	N	N	N	N
Wholesale, storage, and distribution - light	N	N	N	N	N	N	N
Wholesale, storage, and distribution - medium(9)(12)	N	N	N	N	N	N	N

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Table notes:

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(14) Maximum square footage for a single user shall not exceed 10,000 square feet.
(15) The maximum number or rooms for hotels/motels is 200 rooms.

Plan. A full copy of all adopted Specific Plan documents (and any adopted amendments thereto) shall be kept in the Planning Department and in the City Clerk's office.

A. **Etiwanda Specific Plan (ESP)**. The Etiwanda Specific Plan was adopted by the City Council in 1983. It encompasses over 3,000 acres located in 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. 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 primary purpose of the Specific Plan is to ensure the continued rural character of this portion of the city. Please refer to the adopted Etiwanda Specific Plan maintained by the Planning Department and City Clerk for comprehensive details.

B. **North Etiwanda Specific Plan (NESP).** The North Etiwanda Specific Plan was adopted by the City Council in 1992. It includes 6,850 acres 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 North Etiwanda area, which comprises a gently sloping alluvial fan and chaparral habitat situated on the lower slopes of the foothills. Drainage courses throughout the North Etiwanda 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 North Etiwanda area. The primary purpose of the Specific Plan is to preserve rural area with large parcels, dense landscape, and historic properties. Please refer to the adopted North Etiwanda Specific Plan maintained by the Planning Department and City Clerk for comprehensive details.

C. **Empire Lakes Specific Plan (ELSP).** The Empire Lakes Specific Plan was adopted in 1994. It includes 380 acres within the previously adopted Industrial Specific Plan Area as Sub-Area 18. The primary purpose of this subsequent Specific Plan is to provide for a broader mix of land uses than was originally permitted within the Industrial Area Specific Plan. The plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant, and entertainment, as well as office, research and development, and light industrial uses. ~~These uses are intended to surround the existing 18 hole golf course.~~ A subsequent amendment to further expand the use list included ~~limited~~ multi-unit residential development to maximize potential use of the Metrolink Station near Milliken Avenue.

Section 17.114.030 Planned Community Descriptions

The Planned Communities listed below have been adopted by the City of Rancho Cucamonga and designated on the Zoning Map as Planned Community (PD) with a specific reference number to each adopted plan. This Section provides a reference to each adopted Planned Community, along with a summary of the unique land use and development standards applicable to each individual Planned Community. A full copy of all adopted Planned Community documents (and any adopted amendments thereto) shall be kept in the Planning Department and in the City Clerk's office.

TABLE 17.36.020-1 DEVELOPMENT STANDARDS FOR MIXED USE SITES

Mixed Use Sites	Land Use Mix				Average Density Range
	Residential	Commercial	Office	Public/Quasi Public	
Victoria Gardens/Victoria Arbors	21–36%	20–41%		5–12%	4–14 du/ac
Town Center (Foothill Boulevard and Haven Avenue)	25–35%	10–15%	30–50%	0–10%	14 du/ac
Terra Vista	12–15%		85–87%		30 du/ac
Foothill Boulevard between Hermosa Avenue and Center Avenue	0–62%	0–100%			20 du/ac
Foothill Boulevard between Archibald Avenue and Hellman Avenue	67–70%	30–33%			15–30 du/ac
Foothill Boulevard at Helms Avenue and Hampshire Street	30–40%	60–70%			30 du/ac
Foothill Boulevard and Mayten Avenue	26–50%	40–60%	6–10%	4%	24–30 du/ac
Rancho Cucamonga IASP PA4-11	11–22%	15–25%	40–60%	7.5%	28 du/ac
Foothill Boulevard and Deer Creek Channel	70–75%	25–30%			14 du/ac
Haven Avenue and Church Street Site	0–100%		0–100%		8–14 du/ac
Western Gateway (Bear Gulch Area)	30–50%	50–70%			14 du/ac
Foothill Boulevard and Cucamonga Channel Site	0–100%		0–100%		8–14 du/ac
Historic Alta Loma (Amethyst Site)	0–100%		0–100%	16.3-20.0%	14–24 du/ac
Rancho Cucamonga IASP PA1	72.6-77.5%	0.1-7.4%			19.7-25.7

Section 17.36.030 Development Standards for Commercial and Office Zoning Districts

A. **Purpose and Applicability.** The purpose of this Section is to establish minimum development standards that are unique to development projects within the Commercial and Office Zoning Districts. Development standards in this Section apply to all land designated on the Zoning Map within the Commercial and Office Zoning Districts.

B. **Commercial and Office Districts Described.** As identified in Chapter 17.26 (Establishment of Zoning Districts), the city includes six (6) Commercial and Office Zoning Districts:

In the analysis, "incremental assessment revenues" were identified:

Alternative	Revenue
Proposed Project	$2,440,017
Lower Density	$2,136,190
Higher Density	$2,573,718
No Project	$9,319

These revenues represent the project's contribution to Park District 85 (PD85), Landscape Maintenance District 1 (LMD1), and Street Lighting District 1 (SLD1). These revenues would not occur without implementation of the project. They would be available in the respective districts as reserve funds. This substantial, additional revenue from the proposed project would reduce the need for General Fund contributions to these assessment districts.