



STAFF REPORT

PLANNING DEPARTMENT

Date: April 13, 2016
To: Chairman and Members of the Planning Commission
From: Candyce Burnett, Planning Director
By: Mike Smith, Senior Planner
Subject: ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN AMENDMENT DRC2015-00114 – SC Rancho Development Corp. (Lewis Operating Corp.): A request to amend the 2010 General Plan of the City of Rancho Cucamonga by revising text, graphics, and exhibits within the General Plan, and change the land use designations of parcels that are currently developed with the Empire Lakes Golf Course, an existing, private golf course of 160 acres that is located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, from Open Space to Mixed Use, in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: Development Code Amendment DRC2015-00115 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC Rancho Development Corp. (Lewis Operating Corp.): A request to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, to delete text, graphics, and exhibits relating to the Empire Lakes Golf Course, an existing private golf course of 160 acres that is located within the subject Specific Plan area, and insert text, graphics, and exhibits that will describe the design and technical standards/guidelines for a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Development Code Amendment DRC2015-00115. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

ENVIRONMENTAL IMPACT REPORT AND DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC Rancho Development Corp. (Lewis Operating Corp.): A request to

Attachment A

CC 5-18-16

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 2

amend the Development Code of the City Rancho Cucamonga by revising text, graphics, and exhibits within the Development Code that applies to properties, including the Empire Lakes Golf Course, an existing, private golf course of 160 acres, within the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, and insert text and graphics in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

RECOMMENDATION:

1. Staff recommends the Planning Commission adopt the attached Resolution recommending the City Council certify the Final Environmental Impact Report (SCH No. 20150410083); and
2. Staff recommends the Planning Commission adopt the attached Resolutions recommending the City Council approve each of the following:
 - a) General Plan Amendment DRC2015-00114;
 - b) Specific Plan Amendment DRC2015-00040 (with Staff recommended revisions/amendments as included in Exhibit DD); and
 - c) Development Code Amendment DRC2015-00115

BACKGROUND:

- A. The General Plan: The City's 2010 General Plan establishes goals and policies for important issues such as circulation, economic development, housing, land use, and resource conservation. The following are the policies described in the General Plan that are relevant to the discussion and analysis of the proposed project.
 1. Land Use - Policy LU-1.2: Designate appropriate land uses to serve local needs and be able to respond to regional market needs, as appropriate.
 2. Land Use - Policy 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.

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 3

3. Land Use - Policy LU-2.1: Plan for vibrant, pedestrian-friendly Mixed Use and high density residential areas at strategic infill locations along transit routes.
 4. Land Use - Policy LU-2.2: Require new infill development to be designed for pedestrians and automobiles equally, and to provide connections to transit and bicycle facilities.
 5. Land Use - Policy LU-2.3: Provide direct pedestrian connections between development projects where possible.
 6. Land Use - Policy LU-2.4: Promote complementary infill development, rehabilitation, and re-use that contribute positively to the surrounding residential neighborhood areas.
 7. Land Use - Policy LU-3.7: Encourage new development projects to build on vacant in-fill sites within a built-out area, and/or redevelop previously developed properties that are underutilized.
 8. Land Use - Policy 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.
 9. Land Use - Policy LU-12.3: Support development projects that are designed to facilitate convenient access for pedestrians, bicycles, transit, and automobiles.
 10. Economic Development - Policy ED-1.5: Support housing opportunities for workers of all income ranges.
 11. Economic Development - Policy ED-3.4: Improve internal circulation for all modes of transportation, consistent with the concept of "Complete Streets."
 12. Economic Development - Policy ED-5.1: Engage in regional transit planning efforts.
 13. Public Safety - Policy PS-12.3: Encourage development of transit-oriented and infill development, and encourage a mix of uses that foster walking and alternative transportation.
 14. Public Safety - Policy 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).
- B. Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan: According to the text in the existing Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (hereafter referred to as the "Empire Lakes Specific Plan" or "Specific Plan") that was adopted in 1994, "In 1993, a multitude of discussions were held with the City of Rancho Cucamonga to strategize on the regulating of the General Dynamics property with the City. The pending vacancy of approximately 1,000,000 square feet of office space required a creative approach for encouraging future reuse of the buildings, as well as a strategy for development of 300 acres of adjacent vacant properties. The discussions resulted in the preparation of a conceptual land use plan identifying the

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 4

development potential of a championship quality golf course as the central theme, with a variety of supporting land uses surrounding the golf course.

A Memorandum of Understanding was approved by the Rancho Cucamonga City Council in September 1993. The applications for a specific plan, general plan amendment, and environmental impact report were submitted in October 1993. The draft Specific Plan for Sub-Area 18 Specific Plan and a draft Environmental impact Report (EIR) were made available for public review on January 26, 1994. The final EIR was certified and the Specific Plan approved by the Rancho Cucamonga City Council in June 1994.”

- C. Previous Amendments to the Specific Plan: Following the adoption of the Specific Plan in 1994, it was amended multiple times. According to the text of the Specific Plan, “In November 2000, the Rancho Cucamonga City Council approved an amendment to the Sub-Area 18 Specific Plan to permit multi-family residential uses as an additionally permitted use in the mixed use Planning Area IX [related file: Specific Plan Amendment 00-01, Ordinance #638, Exhibit D]. In May 2001, the Council approved an amendment to permit multi-family residential uses as an additionally permitted use in Planning Area VI [related file: Specific Plan Amendment 00-04, Ordinance #656, Exhibit D]. In September 2002, the Council approved an amendment to permit market rate senior housing in Planning Area VII as an additionally permitted use [related file: Specific Plan Amendment DRC2002-00464, Ordinance #690, Exhibit D]. In June 2003, the Council approved an amendment to the Sub-Area 18 Specific Plan to also permit multi-family residential uses as an additionally permitted use in Mixed-Use Planning Area VII [related file: Specific Plan Amendment DRC2003-00255, Ordinance #714, Exhibit D].”
- D. Policy and Regulatory Background: The City Council has adopted policies and regulations with the intent of encouraging mixed use development. For example:
1. General Plan Update: On May 19, 2010, the City Council adopted the City’s 2010 General Plan. As part of this update of the General Plan, the land use designations for several parcels were changed to “Mixed Use”. The parcels are generally grouped in “Mixed Use Areas” at various locations in the City as shown in Figure LU-3 of the General Plan (Exhibit J). There are a total of thirteen (13) Mixed Use Areas. Included in one these Mixed Use Areas are the existing apartment complexes located within the Empire Lakes Specific Plan.
 2. Council Goals: In January 2015, the City Council accepted several goals for the City during an assessment of the City’s objectives. Two of these goals, A24 and A25, are relevant to mixed use development. The objective of Goal A24 is “to address 1) mixed use, high density, transit oriented development (TOD), and 2) underperforming or underutilized areas.” The objective of Goal A25 is “review the City’s zoning districts and evaluate/investigate creating overlay districts or specific plan areas” that will create districts in order to revitalize underperforming or underutilized areas.
 3. Mixed Use Development Standards: On August 12, 2015, the Planning Commission recommended approval of Development Code Amendment DRC2015-00421 to provide development standards for density, building height, parking, setback requirements, etc. that will apply to mixed use development projects throughout the City. These amendments were reviewed and adopted by the City Council on October 21, 2015.

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 5

- E. Studies and Field Activities: The City Council, Planning Commission, and Staff have participated in studies and field activities with the intent of acquiring a better understanding of mixed use development which, in turn, would assist in establishing the framework and foundation for mixed use development in the City. For example:
1. Foothill Boulevard Bus Rapid Transit Study: On June 19, 2013, the results of this study were presented to the City Council. The study was prepared in partnership with the Southern California Association of Governments (SCAG). It evaluated where transit-oriented development (TOD) was viable and whether Bus Rapid Transit (BRT) could be supported along Foothill Boulevard. It also included an analysis of the City's General Plan and Development Code to incorporate policies and housing opportunities to support future BRT opportunities consistent with regional transit plans and TOD principals.
 2. Design Tour: On October 30, 2013, Planning Department Staff conducted a "Design Tour" with the City Council and the Planning Commission. The purpose of the tour was to show how mixed use, high density development and single use, low density development were compatible and could function harmoniously. The tour included a visit to three (3) cities – Santa Clarita, Pasadena, and Monrovia – where several projects, of different densities that consisted of a mix of land use types, were observed to be well-integrated within the existing built environment that surrounded them. It was also determined from this tour that high quality architecture and high-density development were not mutually exclusive. Similarly, interesting design elements that would be impractical or unusual in low density development were well-suited to high density development. Lastly, small, compact spaces can be effective for creating welcoming and active pedestrian-scale gathering areas.
 3. Economic Development Strategic Plan: In February 2015, the City adopted its Economic Development Strategic Plan (EDSP). The EDSP serves as a guide for the City's economic development goals over the next 3 to 5 years. One of the goals identified was the creation of an environment that would be attractive to a workforce and customer base demographic that was born generally between 1980 and 2000. To accomplish this, the City would need to facilitate pedestrian-oriented development, and encourage the use of non-automotive transit (trains, buses, and bicycles), within an environment where there are a variety of land uses in relatively close proximity to each other, i.e. mixed use development, compared to conventional single-use development. This type of development would be consistent with the City's goal to encourage a healthy and sustainable lifestyle for residents and visitors as envisioned in the Healthy RC initiative. As an added benefit, it could contribute to the revitalization of underperforming existing retail centers.
- F. City Goals for Development Projects: As described in the City's General Plan (Chapter 2, page LU-4), "vacant land has become a scarce resource and land use decisions must be carefully crafted to protect established residential neighborhoods and plan for appropriate in-fill development while connecting land uses and transportation modes." The City's location near major freeway corridors and the Metrolink rail line allows it to serve both local and regional needs. In addition, the type and quality of development in the City is attractive to both residents and employers. The City is predominantly developed with single-family residences, and while it is important to retain that

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 6

character, it is understood that providing for a variety of housing types and densities, in appropriate locations, is important for economic and environmental sustainability.

Areas of the City have been identified in the General Plan that are appropriate for mixed use development. They are generally located along Foothill Boulevard and within the industrial areas in the southern part of the City. To encourage the integration of uses and sustainability, and, flexibility is allowed in the uses and density in mixed use development. The General Plan encourages development that is surrounded by other residential development, i.e. in-fill development, in order to maximize efficient use of existing infrastructure and to address housing demand. As in-fill development locates additional people near existing and new commercial uses and recreational amenities, it increases the vitality of a neighborhood and the economic viability of businesses. In-fill can create more sustainable development that improves infrastructure and land use and, over time, improve energy efficiency.

Sustainable development emphasizes accessibility where the activities people use frequently are located in close proximity. It integrates transportation and land use decisions by encouraging compact, mixed use development within existing urban areas and along mass transit corridors. Higher density development provides equal accessibility for pedestrians, bicycles, transit, and automobiles. If located along mass transit corridors, it could result in less automobile usage as residents choose transit use.

The City strives to have a strong, diverse economy. To achieve this, workers from all age groups, with a variety of education, skills, and incomes are required. Therefore, a goal of the City is to support the development of housing for the widest variety of household types and needs. The City also strives to have a healthy community - a "Healthy City". By minimizing traffic and enhancing opportunities to walk, bike, and use transit, air pollution is reduced and the quality of life in the City is improved. Potentially, transportation costs for local residents and workers could be reduced which will create economic sustainability.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning (relative to the Empire Lakes Specific Plan):

- North - Industrial Logistics and Manufacturing Buildings; Minimum Impact/Heavy Industrial (MI/HI) District
- South - Commercial Center; Ontario Center Specific Plan (2254-SP) (in the City of Ontario)
- East - Industrial Offices/Logistics Buildings, a Commercial Center, and Hotels; General Industrial (GI) District, Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD))
- West - Industrial Offices/Logistics Buildings and Vacant Land; General Industrial (GI) District and Industrial Park (IP) District

B. General Plan Designations (relative to the Empire Lakes Specific Plan):

- Project Site - Open Space
- North - Heavy Industrial
- South - Mixed Use – Ontario Mills (in the City of Ontario)

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 7

- East - General Industrial and Industrial Park
- West - General Industrial and Industrial Park

C. Site Description: The project site is the Empire Lakes Golf Course, a privately owned and operated 18-hole golf course that was designed by professional golfer Arnold Palmer, located in the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (hereafter referred to as the "Empire Lakes Specific Plan" or "Specific Plan"). The golf course is comprised of four (4) parcels with a combined area of 160 acres. The overall area of the Specific Plan is 347 acres. The Specific Plan is bound by 4th Street to the south, Milliken Avenue to the east, Cleveland Avenue and Utica Avenue to the west, and 8th Street and the BNSF/Metrolink rail line to the north (Exhibit B). The golf course is generally located at the center, and covers about 46%, of the Specific Plan. Both the Specific Plan and the golf course are bisected into north and south halves by 6th Street.

To the east of the golf course are multi-family residences within four (4) apartment complexes - "Village at the Green", "Reserve at Empire Lakes", "Ironwood at Empire Lakes", and "AML at Empire Lakes". Adjacent to the northeast corner of the golf course are office buildings and the Rancho Cucamonga Metrolink station. To the west of the part of the golf course located south of 6th Street is an office complex comprised of multiple tenants including Southern California Edison (SCE) and Inland Empire Health Plan (IEHP). To the west of the part of the golf course located north of 6th Street are logistics/manufacturing buildings. To the north of the golf course, beyond the BNSF/Metrolink rail line, are additional logistics/manufacturing buildings. To the south, on the opposite side of 4th Street, is vacant land within the City of Ontario.

The Specific Plan, as it was originally approved in 1994, consists of eleven (11) "Planning Areas" which are identified with Roman numerals, i.e. Planning Area IA/IB through X (Exhibit C). The golf course is within "Planning Area IA", "Planning Area IB", and (partly) "Planning Area III" of the Specific Plan (Exhibit B and Figure 7.2, page 7-3 of Exhibit G).

GENERAL:

The applicant, SC Rancho Development Corp., an entity of Lewis Operating Corp., recently purchased the privately owned property that is improved with the aforementioned Empire Lakes Golf Course. The applicant proposes to replace the existing golf course with a new mixed use, transit-oriented, high development project (referred to as "Planning Area 1" or "Empire Lakes"). In order to do this, the applicant submitted applications on January 8, 2015 for amendments to the General Plan, the Empire Lakes Specific Plan, and the Development Code.

A. General Plan Amendment DRC2015-00114: This proposed amendment to the General Plan will change the land use designation of the subject property from "Open Space" to "Mixed Use". The amendment is necessary as the limits on the number of dwelling units per acre and population density within an Open Space designated area do not permit the applicant's proposed project. Furthermore, the Open Space designation generally applies to areas that are for preservation of natural resources and outdoor recreation. In order to fulfill their economic objective for the property, the applicant is requesting the change in the land use designation to Mixed Use as it will allow a greater number of dwelling units per acre and more intense land uses.

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.)

April 13, 2016

Page 8

As the City faces build-out, a shift in this type of land uses will be more common as underperforming, under-utilized, or underdeveloped properties change to support future housing and business needs.

The General Plan identifies Specific Plans as a useful tool for allowing flexibility in design while maintaining the high quality the City has enjoyed. The General Plan Amendment proposes to replace the prior golf course use under the original Empire Lakes Specific Plan with a new Specific Plan laying out a more urban scale community which includes a variety of smaller public and private open space areas. These new urban scale open space opportunities are intended to support a pedestrian-oriented and walkable community. While not the same scale or method as the golf course being replaced, they are a vital element of creating a new, livable urban community.

The proposed amendment also includes revisions to Figured LU-2 (Land Use Plan) and LU-3 (Mixed Use Areas). Text in the General Plan that refers to the project site as a golf course and describes the development characteristics within the Specific Plan will be deleted and revised (Exhibit W).

- B. Specific Plan Amendment DRC2015-00040: This proposed amendment to the Empire Lakes Specific Plan will re-designate "Planning Area IA", "Planning Area IB", and part of "Planning Area III" of the existing Specific Plan as "Planning Area 1 (PA1)". The amendment will also revise and/or delete existing text, graphics, and exhibits that are associated with, or refer to, the above-noted Planning Areas and the existing golf course (Exhibit F). In addition, new design and technical standards/guidelines will be created and incorporated, as a new section (chapter) that will be used to govern development within Planning Area 1 (PA1). This new section will be identified as Section 7 (Exhibit G) in the proposed amended Specific Plan, and follow the existing six (6) sections (chapters) of the existing Specific Plan.
- C. Development Code Amendment DRC2015-00115: This proposed amendment to the Development Code will revise text and graphics that apply to the existing Specific Plan so that they reflect the amended Specific Plan (Exhibit X). In addition, a new land use table that will apply only to Planning Area 1 will be incorporated.

At this time, no development applications, such as tentative tract/parcel maps and/or conceptual site and building plans, have not been submitted by the applicant for review by the City. If the proposed amendments to the General Plan, Specific Plan, and Development Code are approved by the City Council, then these applications will be submitted at a future date by the applicant and/or by other developers. Each of these applications will be subject to the review processes described in the Development Code and will require a public hearing and approval by the Planning Commission.

ANALYSIS

- D. Proposed Project: "Empire Lakes", as proposed, will be a mixed use, transit-oriented, high density development where residential and non-residential (office, commercial, etc.) uses will be permitted to be located in close proximity to each other. In this setting, a set of houses, for example, could be located 'next door' to an office building. Similarly, in a building with multiple floors, there could be a restaurant on the first floor with apartments on the floors above it. The density, i.e. number of residential dwelling units permitted per acre ("du/acre"), in Empire Lakes will be relatively higher than the density of a conventional residential subdivision. The mixed use characteristics of Empire Lakes are intended to encourage walking and bicycling, thereby reducing the reliance on an automobile, for

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 9

travel between destinations. These characteristics are also intended to facilitate the use of the Metrolink regional passenger rail system via the aforementioned Rancho Cucamonga Metrolink station.

Empire Lakes will be comprised of six (6) "Placetypes". These Placetypes will function similarly to zoning districts. They are further divided into "Planning Areas": N-1 through N-15, north of 6th Street, and S-14 through S-24, south of 6th Street (Figure 7.6, pages 7-16 and 7-17 of Exhibit G). The overall net density range of Empire Lakes will be between 19.7 – 25.7 du/acre. Within each specific Placetype, the actual allowable density range will vary. Generally, the Urban Neighborhood (UN) and Core Living (CL) Placetypes, which are located along the south side of 6th Street and near the Metrolink station, will have the highest allowable density range. The Placetypes with the lowest allowable density range will be located south of 6th Street. The land use(s), density range, and/or maximum floor area for non-residential uses that will apply within each of the Placetypes are as follows (listed in the order in which they are described in the amended Specific Plan - Section 7.3.2, pages 7-18 through 7-31 of Exhibit G):

- Transit (T) – transit-oriented services, 25,000 square feet (maximum) of non-residential uses;
- Mixed Use (MU) – medium to high density residential (14-55 du/acre) and 110,000 square feet (maximum) of non-residential uses;
- Urban Neighborhood (UN) – high density residential (24-80 du/acre);
- Core Living (CL) – medium to high density residential (18-35 du/acre);
- Village Neighborhood (VN) – medium to high density residential (16-28 du/acre); and
- Recreation (REC) – common private and public recreation amenities

The overall number of residential dwelling units that are proposed for Empire Lakes will range between 2,650 – 3,450 units depending on market conditions and housing types. The housing types within Empire Lakes will include apartments, condominiums, and single-family residences. These will be directed towards, for example, entry level homebuyers, individuals 'downsizing' to smaller homes, and seniors. There will be a combination of "for rent" and "for sale" residential dwelling units. All housing types will be sold or leased at market rates. Subsidized housing in the amended Specific Plan is not proposed nor is it being required by the City.

Empire Lakes will have up to a maximum of 220,000 square feet of non-residential uses (Table 7.1, pages 7-16 and 7-17 of Exhibit G). These types of uses will be generally concentrated within the Mixed Use (MU) Placetypes. Non-residential uses also will be permitted anywhere within the Mixed Use Overlay. The actual amount of floor area within the Overlay devoted to non-residential uses will vary due to market demand. The proposed minimum is 50,000 square feet (with no less than 20,000 square feet each in the south and north halves of the project site). The proposed maximum is 85,000 square feet.

Land uses within Empire Lakes will be regulated by Table 17.38.070-1 (Appendix E, pages A-78 through A-82 of Exhibit G, and Exhibit X) that is proposed to be incorporated into the City's Development Code as part of Development Code Amendment DRC2015-00115. The layout of this new table will match Table 17.30.030-1 – Allowed Land Uses and Permit Requirements by Base Zoning District – of the Development Code. The corresponding land use classifications/categories, descriptions, and the entitlement/permit requirements also will be consistent with the Development Code. The principal difference between the two tables will be that the permitted land uses within

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.)

April 13, 2016

Page 10

Empire Lakes are more flexible and, consistent with the mixed use intent of the project, residential and non-residential uses will be allowed to be in close proximity to each other. Also, unique land uses (Appendix E, pages A-76 and A-77 of Exhibit G, and Exhibit X), including live/work units, “start-ups”, and small-scale businesses, that would not be allowed elsewhere in the City will be allowed within Empire Lakes. Conversely, automobile-related land uses such as gas stations, drive-thru facilities, car washes, etc. will not be permitted anywhere within Empire Lakes as these uses would be contrary to the non-automobile-centric intent of the proposed project. Staff notes to the Commission that special restrictions and/or regulations that apply to uses such as adult-oriented businesses, marijuana dispensaries, and massage establishments that may be proposed elsewhere in the City will also apply within Empire Lakes.

- E. Circulation: The street network within Empire Lakes will consist of a combination of public and private streets. At the direction of the City, the general layout of all streets will be required to be in a grid pattern – this requirement will apply wherever it is practical. The objective of the grid pattern to provide multiple direct, ‘straight line’ travel routes between destinations throughout the Empire Lakes. This street pattern will also allow for a more efficient use of land as each neighborhood block, and the corresponding lots within them, will be square or rectangular in shape. To further these objectives, curvilinear streets will not be permitted and cul-de-sacs only will be permitted in limited circumstances (Section 7.3.6.B, page 7-54 of Exhibit G). Staff notes to the Commission, and therefore recommends, that this requirement apply to drive aisles, as well. Although they are not technically ‘streets’, they serve the same purpose – vehicle circulation and access (regular and emergency). The drive aisle network should be required to follow a grid pattern with multiple direct, ‘straight line’ travel routes between destinations (similar to the street network) with direct connections to the street network (particularly The Vine). Furthermore, multiple points of vehicle access to The Vine from each development within Empire Lakes shall be provided (Exhibit DD).

The primary street through Empire Lakes will be a centrally located street identified as “The Vine” in the proposed amended Specific Plan (Figure 7.6, page 7-16 of Exhibit G). This public street will be aligned approximately along the north-south axis of Empire Lakes and will serve as an uninterrupted connection between 4th Street and the Metrolink station. It will be 60 feet wide with one vehicle lane per direction, and include a bicycle lane and sidewalk on both sides of the street. Parallel parking spaces also will be provided on both sides of the street (Figure 7.5, page 7-64 of Exhibit G). Vehicle access from outside the boundaries of Empire Lakes will be via intersections with The Vine at 4th Street, 6th Street, and extensions of 7th Street. The Vine will also connect with the parking lot at the Rancho Cucamonga Metrolink station. Additional, interior streets will be provided, depending on the final layout of development within Empire Lakes. All streets will be designed per the standards described in the amended Specific Plan (Section 7.3.6, pages 7-70 through 7.76 of Exhibit G). Although these standards differ from the City’s conventional standards, and are intended to allow, for example, wider sidewalks, street parking, and minimal landscaping, the design of all streets will be required to meet the minimum dimensions necessary to ensure access by emergency vehicles.

The proposed amended Specific Plan states, “the street network is designed to provide low speed circulation and efficient movement throughout the community,” and will include a variety of traffic calming measures such as bulb-outs, chicanes, mid-block pedestrian crossings. Also, there will be roundabouts at three (3) street intersections with The Vine (Figures 7.22 and 7.32, pages 7-53 and 7-65 of Exhibit G). These roundabouts will reduce speeds while still allowing efficient traffic flow through intersections. At regular intervals there will be raised pedestrian crosswalks (Figures 7.27

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 11

and 7.28, pages 7-60 and -61 of Exhibit G). Referred to as “tabletop crossings”, the surface of the crossings will be about 3 to 3.5 inches higher than the adjacent road surface, on either side of it, in order to emphasize its presence and enhance pedestrian safety. In addition, there will be standard, mid-block pedestrian crosswalks. Staff notes to the Commission, and therefore recommends, that pedestrian crossings be provided at street intersections and at mid-block locations at intervals that are no greater than 350 feet apart in order to reinforce the pedestrian intent of the project (Exhibit DD).

- F. Fences and Gates: A goal of the proposed project is to provide an open, walkable community. Fences and gates are proposed only where they are necessary to secure ‘private’ spaces such as a patios, private yards, etc., or features such as pools where safety fencing is required by the Building Code. Staff notes to the Commission, and therefore recommends, that gates and fences should not be permitted anywhere within Empire Lakes, except where required by Building Code and/or to secure private spaces/amenities to facilitate and encourage walking and bicycle use throughout the project, minimize physical barriers to regular and emergency access, and prevent housing developments (single-family residential tracts, condominium/apartment complexes, etc.) within Empire Lakes from becoming isolated and enclosed ‘sub-communities’ (Exhibit DD).
- G. Design Guidelines and Standards: The proposed amended Specific Plan will have design guidelines and standards to encourage aesthetic variety and flexibility in design solutions (Section 7.4, pages 7-77 through 7-115 of Exhibit G). The intent is to minimize architectural monotony and large blocks of buildings with the same architecture. The guidelines/standards describe methods for building scale, massing, and articulation in order to aesthetically “frame” the street and create an interesting pedestrian environment where there will be opportunities for “active” spaces such as small-scale “pocket parks” and “parklets”, plazas, outdoor dining areas, etc. To further emphasize the ‘urban’ nature of Empire Lakes, all buildings within the Mixed Use Overlay will be required to have a massing that is predominately two- to three-stories (two to three floors) in height. Varying heights will be permitted in order to create articulation and points of visual interest. Single-story elements will be limited to, for example, pedestrian-level spaces and small-scale architectural elements such as covered porches and entryways.
- H. Technical Guidelines and Standards The amended Specific Plan will also have technical guidelines and standards to encourage efficient use of land. The minimum building setback along the public streets will vary between zero (0) to ten (10) feet, depending on the street (Figure 7.17, page 7-40 of Exhibit G). For example, along The Vine the building setback will be 5 feet while along 6th Street the setback will be 10 feet. Rear and side setbacks will be according to the California Building Code (CBC) (Table 7.3, page 7-35 of Exhibit G). These reduced setbacks are more flexible than, but similar in intent to, the development standards that apply to mixed use projects in other parts of the City that were reviewed by the Planning Commission on August 12, 2015 and adopted by the City Council on November 4, 2015 (related file: Development Code Amendment DRC2015-00421). To ensure that a building, especially a multi-story building, does not physically and/or visually dominate the adjacent sidewalk, the sidewalks will be about eight (8) to eleven (11) feet wide – about three (3) to six (6) feet wider than typical suburban sidewalks.
- I. Parking: Although the project is a mixed use, high density development, it is recognized that automobiles will continue to be useful and/or necessary for the foreseeable future. Thus, development of all types within the project will be required to provide parking for the residents,

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 12

guests/visitors, and non-resident workforce of Empire Lakes (Section 7.3.5, pages 7-45 through 7-51 of Exhibit G).

For all non-residential development, and residential development with a density of 30 dwelling units (or less) per acre, the number of parking spaces that is required to be provided will be based on the parking requirements described in the Table 17.64.050-1 of the City's Development Code. For residential development with a density of 30 dwelling units (or more) per acre, which most likely will be within the Placetypes located near the Metrolink station, the number of parking spaces that is required to be provided will be based on the proposed parking requirements described in the proposed amended Specific Plan (Table 7.6, page 7-46 of Exhibit G). These parking requirements are lower than the requirements in the Development Code as it is expected that the residents within these Placetypes will be less likely to rely on an automobile and, therefore, the demand for parking spaces will be reduced.

Staff notes to the Commission that a parking study will be required for all development that is a) within the Mixed Use (MU) Placetypes, b) within the Mixed Use Overlay (and are mixed use, i.e. a combination of residential and non-residential uses), or c) are residential and have a density of 30 dwelling units (or more) per acre. The parking study will be used to establish that the amount of parking that is proposed for the development will fulfill the parking demand of that development. To verify that the parking study is accurate, a consultant will be contracted by the City to conduct a peer review of it. Both the parking study and the results of the peer review will be included, as an exhibit, with any Staff Report that is prepared for the Planning Commission during its review and consideration of any project that is submitted in the future and fits one or more these criteria.

- J. Recreational/Open Space: In addition to the standard private yards, recreational/open spaces, and common area, Empire Lakes will have various public recreational/open spaces. Conceptually, the applicant proposes various outdoor amenities within the Recreational (REC) Placetypes at the intersection of The Vine and 6th Street including a large "Urban Plaza" at the northeast corner of The Vine and 6th Street. Also, along The Vine are proposed a series of "pocket" parks while throughout the project will be a variety of enlarged pedestrian pathways. "Grand Paseos", in addition to the network of basic pathways. There will also be "Gathering Spaces" such as bark parks and pocket parks. Lastly, there will pedestrian connections to neighboring properties adjacent to Empire Lakes. All of these recreational/open spaces will available to the public and access will not be limited to only the residents of Empire Lakes.
- K. Joint Use Public Facility: The proposed project includes a "Joint Use Public Facility" that will be used by the City's Library Services and Community Services Departments, and the Police Department. The facility is identified as a required mitigation in the Environmental Impact Report (EIR) to address the increase in demand for these public services. Although the facility will be open to the general public, it will largely be used to provide services to the residents of Empire Lakes. There also will be space within the facility for ancillary use by the Public Works Department. The facility will have a floor area of up to 25,000 square feet. The facility will be generally located along The Vine, north of 6th Street. This facility is shown at the intersection of The Vine and 7th Street (Figure 7.3, page 7-5 of Exhibit G). However, the exact location of the facility has not been established. The final size, site layout, operational requirements, and design features of the facility will be determined at a later date. Staff notes to the Commission that the proposed amended Specific Plan does not include specific

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.)

April 13, 2016

Page 13

details for the Joint Use Public Facility, and therefore recommends the incorporation of text that provides this information (Exhibit DD).

- L. Maintenance and Financing: Improvements and facilities within Empire Lakes will be maintained by either public or private entities depending on the type of improvement or facility (. All public streets (The Vine, 4th Street, 6th Street, and extensions of 7th Street), traffic signals/signs, water, sewer, and drainage facilities within the public streets, lighting within the public right-of-way, and water quality facilities for treatment of water in public streets, will be maintained by the City, a new community facilities district (CFD), and/or a utility service provider. Homeowners' or property owners' associations will maintain, for example, all private streets and drive aisles, traffic signs on those streets, open space areas and trails, parks and recreational facilities, and common area landscaping and lighting. Financing for the construction of improvements will be provided by private sources and/or new community facilities districts (CFDs) or special districts.
- M. Grading: The Empire Lakes Golf Course is located on terrain that, prior to the construction of the golf course, was relatively level and matched the topography of the surrounding terrain. The north and south halves of the project site currently slopes from north to south by about 2 and 1.5 percent, respectively. The east and west sides of the project site are generally at the same elevation. The elevations at the north and south perimeters of the project site are about 1,120 feet and 1,032 feet, respectively, resulting in an elevation change from north to south of about 88 feet. Existing features of the golf course, such as the sand traps, ponds, and other depressions were created when soil was excavated and relocated elsewhere on the property to create the mounds, berms, and other elevated ground features. As the soil was not significantly compacted (nor was it necessary for the golf course), it is not stable enough to support structures. Therefore, the proposed project will require mass grading.

Grading of the will be done in a manner where excavation and fill within the project site will be balanced, i.e. the amount of soil imported to, or exported from, the site will be zero (Appendix A, Section 1.0, page A-2 of Exhibit G). The applicant anticipates that any excavation from the north half of the site will be moved to the south half of the site. According to the proposed amended Specific Plan, grading is expected to occur in three (3) phases. However market conditions may require grading to occur over two or more areas concurrently. Grading in the first phase will occur in the entire area of the project site located between 4th Street and 6th Street within Planning Areas S-14 through S-24 (Appendix A, Figure A-1, page A-4 of Exhibit G). The first phase also includes grading of the "Urban Plaza", an open recreational area of 1.43 acres which will be in Planning Area N-15 located at the northeast corner of the future intersection of 6th Street and The Vine. Grading for Phase 2 will occur within Planning Areas N-6 through N-9, and N-13 (Appendix A, Figure A-3, page A-6 of Exhibit G) while grading for Phase 3 will occur within Planning Areas N-1 through N-5, and N-10 through N-12 (Appendix A, Figure A-5, page A-8 of Exhibit G).

- N. Phasing: Construction of Empire Lakes is expected to occur over a timeframe of about 8 years. As noted previously, no development applications, such as tentative tract/parcel maps and/or conceptual site and building plans, have not been submitted by the applicant for review by the City. If the proposed amendments to the General Plan, Specific Plan, and Development Code are approved by the City Council, then these applications will be submitted at a future date by the applicant and/or by other developers. According to discussions with the applicant, the Planning Areas east of The Vine and south of 6th Street will be developed with "for sale" homes (single-family residences or similar)

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 14

while the Planning Areas west of The Vine and south of 6th Street will be developed with “for rent” homes (apartments or similar).

All phases of the project should have connectivity to the Metrolink station in order to fulfill the intent of the project. To ensure direct access to the station from Phase 1 (while either Phases 2 and 3 are being graded and/or under construction, or are dormant/inactive due to market conditions), and to fulfill the intent of the project, Staff recommends that the construction of the segments of both The Vine and 7th Street, between 4th Street and the existing intersection of Anaheim Place and 7th Street near the Metrolink station, be completed prior to occupancy of the first unit in Phase 1 to the satisfaction of the City (Exhibit DD).

O. Economic and Fiscal Impact Analysis: During the Public Scoping meeting conducted by the Planning Commission on June 10, 2015 for the Environmental Impact Report (EIR), and during the Planning Commission Workshop conducted on December 10, 2015 to provide an overview of the proposed project, the Planning Commission requested information about several topics. One of those topics was the fiscal impacts to the City caused by the proposed project and the alternatives to the project (including a “no-build” alternative, i.e. the private golf course remains as is). In response to this request, the City contracted with independent economic consultant Keyser Marston Associates. The consultant prepared a Fiscal Impact Analysis and submitted their findings on March 31, 2016. The analysis evaluated the following:

1. The project as proposed by the applicant (with a maximum of 3,450 dwelling units and 220,000 square feet of non-residential uses);
2. A “lower density” alternative (with a maximum of 2,650 dwelling units and 220,000 square feet of non-residential uses);
3. A “higher density” alternative (with a maximum of 4,000 dwelling units and 220,000 square feet of non-residential uses); and
4. A “no project” alternative (with the private golf course remaining as is)

The annual revenue generated from, for example, property tax, sales tax, fees, and assessments, and the costs for government services including, for example, police, animal care, community development, public works, and other general government functions were analyzed. The annual revenues/costs in the calculations in the analysis are based on the project when it, or the alternatives, is fully constructed and completed. According to the analysis, the total revenues, costs, and net benefits (or costs) are as follows:

Alternative	Annual Revenue	Annual (Cost)	Net Benefit or (Cost)
Proposed Project	\$2,440,017	\$1,966,184	\$473,833
Lower Density	\$2,136,190	\$1,552,117	\$584,073
Higher Density	\$2,573,718	\$2,245,459	\$328,259
No Project	\$9,319	\$4,215	\$5,104

Based on the analysis, the highest annual revenue and highest annual cost will be generated by the “Higher Density” alternative while the lowest revenue and lowest cost will be generated by the “No

Project” alternative. Overall, the proposed project and the alternatives all will have a net fiscal benefit to the City. It can be expected that the proposed project will have a net economic benefit to the City, and that this net benefit will exceed the net benefit of the private golf course remaining as is. The full analysis is attached (Exhibit V).

In the analysis, “incremental assessment revenues” were identified:

Alternative	Incremental Assessment Revenue
Proposed Project	\$433,936
Lower Density	\$317,352
Higher Density	\$514,087
No Project	\$0

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. This substantial, additional revenue from the proposed project would reduce the need for General Fund contributions to these assessment districts.

Beyond the direct fiscal impacts, other economic benefits are expected to accrue as a result of the project. The EIR identifies the underserved and unmet housing needs in the region. It has been suggested that the Southern California region may have a deficit of as many as 1,000,000 housing units necessary to meet the public’s housing needs for safe and affordable housing. The availability of new housing opportunity allows businesses to grow by providing additional housing for new and existing workers. Providing these housing opportunities in close proximity to the City’s business and industrial core will facilitate an environment where individuals who work in the community will also reside in it, and support existing businesses. Due to the transit- and pedestrian-oriented approach of the project, environmental costs are lowered and a healthier environment is created.

Higher value industrial businesses are increasingly relying on being near a supply of housing for potential employees when determining new locations for their operations. This proposed project represents an opportunity to provide the needed housing in rental and price ranges that are affordable to early career workers. Also, an option is created for older residents looking to “downsize” and select a location which requires less driving to reach services.

PUBLIC MEETINGS:

- A. **Public Scoping Meeting:** The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015 (Exhibit O). The intent of the Public Scoping Meeting was to receive public testimony on those issues that the public would like to have addressed in the Environmental Impact Report (EIR) as it relates to the project and environment. Following a brief explanation of the environmental review process, comments were received from the public and the Commission (Exhibit Q). Issues that the public and the Commission wanted to be discussed in the EIR included the loss of the private golf course as a recreational amenity and open space resource and impacts of the project on traffic, public services, and water supply. The public and the Commission also requested that alternatives to the project be considered and analyzed in the EIR, and an economic analysis be conducted of the project and its alternatives.

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.)

April 13, 2016

Page 16

- B. Planning Commission Workshop: On November 10, 2015 a workshop was conducted to provide the Planning Commission and interested members of the public an overview of the project and its progress (Exhibit R). During the workshop Staff received comments and questions from both the Commission and the public (Exhibit S). As at the Public Scoping meeting, the loss of the private golf course as a recreational amenity and open space resource; increased traffic; increased demand on public services; increased water usage; and the suitability of the proposed project at the project location were raised as issues of concern. Staff noted these comments and questions, and stated that these issues had been analyzed in the EIR and/or would be evaluated throughout the review of the proposed project. The general comments, and responses to those comments and questions, are provided below.
- C. Community Meetings: As the proposed project is of substantial size and scope, is surrounded by existing development (and, therefore, is an in-fill development), and has the potential to have significant effects on the surrounding community, the City required the applicant to conduct community meetings to inform, and gather input from, the public. To ensure that interested members of the public had sufficient opportunity to attend, the applicant was directed to conduct four (4) meetings. The meetings were conducted on December 10, 2015 and January 14, 21, and 28, 2016. The first meeting was conducted at the Courtyard Marriot located at 11525 Mission Vista Drive while the other three meetings were conducted at the Four Points by Sheraton located at 11960 Foothill Boulevard (Exhibit L).

During each meeting the applicant provided an overview of the proposed project (typical presentation, Exhibit M), discussed the design and technical attributes of the project, and answered questions from those in attendance. The comments and questions from the attendees were similar to those made during the Public Scoping meeting (conducted on June 10, 2015) and the Planning Commission Workshop (conducted on November 10, 2015). The applicant and their technical and design consultants responded to the questions with illustrations and data showing how the proposed project would function. However, the majority of the attendees were not satisfied with their explanations and expressed opposition to the proposed project.

PUBLIC COMMENTS: The applications for the amendments to the General Plan, Specific Plan, and Development Code were submitted on January 8, 2015. Since then, the City has received comments from the public at the above-noted meetings, via mail/email (Exhibit Z), and telephone. Also, an on-line petition, "Save Empire Lakes Golf Course", was signed by 1,024 individuals (as of April 6, 2016) who are opposed to the project (Exhibit AA). As at the Public Scoping meeting and Planning Commission Workshop, the loss of the private golf course as a recreational amenity and open space resource; traffic impacts; demand on public services; water use; the suitability of the proposed project at the proposed location; and public notification process were raised as issues of concern. The following are Staff's general responses to these issues.

- a. Loss of Recreational Amenity.

The golf course is a privately owned and operated recreational facility. Although it is a business that is open to the public, it is not a public park or public facility. The General Plan

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 17

identifies both Red Hill Country Club and the Empire Lakes Golf Course as important recreational amenities that also provide the community with valuable open space. However, according to the General Plan, both golf courses are privately owned and are not included in the acreage calculation of parks. The City cannot prevent a private property owner from ceasing business or closing their facility. Although identified as Open Space in the General Plan, this would not preclude the golf course from closing or being sold for another similar use permitted by the Open Space designation such as a private soccer field. For this project, the applicant is requesting a General Plan Amendment and Specific Plan Amendment to amend the underlying General Plan and Zoning designation's to allow the proposed mixed use development project. Although this is a loss of one type of recreational amenity, the proposed project will provide a series of private and public parks, gyms, creative spaces, and other similar recreational amenities.

As noted previously, the golf course is a recreational amenity but it is not a public park. The City of Rancho Cucamonga has identified 338.3 acres of improved parkland and special use facilities. General Plan, Chapter 5 – Community Services (pages CS-4 and -5), indicates that as of 2009 “regional multi-purpose and community trails account for approximately 294.6 acres of land. The City also owns or leases several sites intended for parks or special use facilities, as well as a number of private parks...[which]...total approximately 120 acres.” As the Empire Lakes Golf Course is not calculated in the acreage of parks, it is not included in the City's calculations for complying with State law (the Quimby Act) which requires a minimum 3.0 acres per 1,000 persons (Exhibit H).

- b. The proposed project will result in a loss of an open space resource.

Open Space is a land use designation of the General Plan (Chapter 2 - Managing Land-Use) that includes Hillside Residential, Open Space, Conservation, and Flood Control/Utility Corridor. The proposed Empire Lakes project is within the Open Space designated area. This land use category is generally to establish protection areas from natural hazards and for recreational use. Golf courses are considered an acceptable use in the open space designations where appropriate. Additionally on private open space land the General Plan allows for one dwelling unit for every 10 acres to be constructed. Although the project area is currently designated as open space, the General Plan anticipates the future development of vacant or underutilized properties. Additionally as part of the land use strategy the General Plan anticipates the changes of uses overtime as vacant properties develop and as land use policy changes to facilitate the evolution of the mix of uses the City envisions.

Per the General Plan, Chapter 6 – Resource Conservation (page RC-3), “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.” The amount of land within the City and the City's Sphere of Influence, i.e. “Planning Area”, devoted to open space is “approximately 31 percent, or 8,224 acres...including parks, undeveloped parcels, conservation areas, and flood control/utility corridors, as shown in Figure RC-1: Open Space and Conservation Plan” (Exhibit K). Therefore, although the replacement of the golf course will result in a loss of open space, at 160 acres in area it is about 1.9 percent of the total open space within the City and the City's Sphere of Influence.

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 18

a. Traffic Impacts.

The CEQA Guidelines require the analysis of traffic impacts of the proposed project. The City's General Plan sets standards for the physical capacity of intersections and streets. In an effort to understand the impacts created by the proposed project, two forms of modeling were conducted: 1) a Traffic Impact Analysis as required by the San Bernardino County Congestion Management Program and 2) a vehicle miles traveled (VMT) model proposed for future traffic modeling in the state of California.

In order to evaluate the impact of the proposed project on the region's traffic and transportation system, a Traffic Impact Analysis (TIA) was prepared in October 2015 by Fehr & Peers, the applicant's traffic consultant. The TIA was prepared utilizing the guidelines set forth in the San Bernardino County Congestion Management Program and in coordination with the City of Rancho Cucamonga, the City of Ontario, and Caltrans. This TIA was subsequently reviewed by Urban Crossroads, an independent traffic consultant that was hired by the City to review and verify the accuracy of the analysis and findings.

Based on this analysis, the proposed project is expected to generate 25,183 total daily vehicle trips when it is completed. Of these total daily vehicle trips, 1,676 and 2,097 are expected to occur during the morning and evening peak hours, respectively. The TIA analyzed 36 intersections to determine the Level of Service (LOS) for each location under six (6) scenarios including current traffic conditions (in 2014), conditions when the project is completed (the "completion year" at about 2024), and traffic conditions in the "cumulative year" (2036) for scenarios with and without the project. Level of Service (LOS) is a method of measuring and assigning a letter grade to the capacity and operation of an intersection based on the average traffic delay, and density of traffic for a roadway segment. Level of Service ranges from LOS 'A' (minimal traffic delay) to LOS 'F' (heavy traffic congestion), with an LOS 'E' being a street intersection operating at its capacity. The City's has adopted a LOS 'D' (or better) as the standard for the design of infrastructure within the General Plan. The City of Ontario, the County of San Bernardino Congestion Management Program, and Caltrans each have, respectively, adopted LOS 'D', LOS 'E', and LOS 'C'.

A project demonstrates an impact when either of the following two conditions occur: 1) the traffic generated by the project causes the LOS at an intersection to drop below these standards, or 2) in the case of intersections already expected to operate at a LOS below the standard, the project causes an increase in the average vehicle traffic delay. The analysis identified project impacts at 12 intersections in the completion year (2024) and 9 intersections in the cumulative year (2036). It should be noted that of these impacted intersections, half are expected to operate at a LOS below the standard without the project. Also, after the implementation of feasible mitigation measures, the project's traffic impacts at 5 of the 12 impacted intersections in the completion year (2024) and 5 of the 9 impacted intersections in the cumulative year (2036) will be mitigated. The project's remaining traffic impacts are expected to occur at locations with physical constraints, or are outside of the jurisdiction of the City of Rancho Cucamonga. In addition to the mitigation measures that would be incorporated into the proposed project, the project would require the assessment of Transportation Development Impact Fees. These fees are utilized to fund the construction of

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 19

transportation-related improvements to mitigate traffic impacts of development throughout the City.

In addition to the TIA, a separate analysis of Vehicle Miles Traveled (VMT) was performed by Urban Crossroads in March 2016 for the proposed project. While LOS has been the industry standard for analysis of traffic impacts for many years, the use of VMT is expected to become the standard measure of traffic impacts in the State of California over the next few years. VMT is a measure of the number of vehicle miles traveled by residents, commercial patrons, and employees of a project development on a typical weekday and provides an analysis of traffic impacts of development on the roadway system of the region by evaluating not only the number of vehicles added to the region's roadways but also the length of those trips.

The resulting data includes the total weekday VMT and average trip length for the proposed development. In analyzing the proposed Specific Plan Amendment, the March 2016 VMT analysis compared the total daily VMT and average trip length under two scenarios: 1) development of the project land uses as independent uses typical of suburban development, and 2) development of the same land uses as a mixed-use transit-oriented development. Given the project's mixed-use nature, designed to encourage active transportation, and proximity to the Metrolink Station and bus transit, the analysis indicates that the VMT and average trip length for the proposed project is expected to be reduced by approximately 20% when compared to the same uses designed under typical suburban conditions.

The results of the TIA and the VMT analysis indicate that while there are expected to be project-related impacts at specific locations, the overall design of the proposed project minimizes the effects on the City's overall roadway system.

b. Demand for Public Services.

The proposed project includes a "Joint Use Public Facility" that will be used by the City's Library Services and Community Services Departments, and the Police Department. The facility is identified as a required mitigation in the Environmental Impact Report (EIR) to address the increase in demand for these public services. Although the facility will be open to the general public, it will largely be used to provide services to the residents of Empire Lakes. There also will be space within the facility for ancillary use by the Public Works Department. The facility will have a floor area of up to 25,000 square feet. The facility will be generally located along The Vine, north of 6th Street. This facility is shown at the intersection of The Vine and 7th Street (Figure 7.3, page 7-5 of Exhibit G). However, the exact location of the facility has not been established. The final size, site layout, operational requirements, and design features of the facility will be determined at a later date.

Empire Lakes is in the service area of the "Jersey" Fire Station (#174) located at 11297 Jersey Boulevard. According to the EIR, "It is projected that the increase in property value and the resultant increases in property taxes generated by the project would be sufficient to add an additional medic engine unit to the response system and/or increase the staffing on the ladder trucks to four personnel each. As such, the project would not have a significant impact on the staffing or equipment at current fire stations since the impact would be addressed by the increase in property tax [revenue]."

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 20

The proposed/potential Development Agreement for the proposed project, or separate agreement between the City and the Property Owner/Developer or entity under common ownership, shall address the Rancho Cucamonga Fire Protection District's (RCFPD) acquisition, at fair market value, of the property at Assessor Parcel Number No. 1077-422-58, or other site acceptable to the Rancho Cucamonga Fire Protection District (RCFPD) for a potential future fire station within 0.5-mile of the identified fire station site. A purchase and sale agreement shall be executable immediately upon granting of any final approvals for the General Plan Amendment and Specific Plan Amendment. If no final approvals are granted, the purchase and sale agreement may only be executed if both parties mutually agree."

The City is in escrow for, and completing, the purchase of land owned by the applicant for the purpose of constructing a new fire station to address increased future demand on Fire District facilities. This new station will be located between Town Center Drive and Church Avenue, east of Haven Avenue. With this new property, the Fire District will have a strategic location available for a new station to accommodate future growth in the City.

c. Water Use.

Senate Bill 610 requires a Water Supply Assessment (WSA) for certain projects. The projects that must have a WSA are defined in Water Code Section 10912 and include, for example, residential development of more than 500 dwelling units. The purpose of the WSA is to evaluate whether the total projected water supplies available to the water supplier (in this case, the Cucamonga Valley Water District (CVWD)) during "normal, single-dry, and multiple-dry water years over the next 20-year projection" are sufficient to meet the projected water demands of the proposed project. This is in addition to the water supplier's existing and planned future uses including agricultural and manufacturing uses. A WSA was prepared by Stetson Engineers, Inc. on October 16, 2015 and submitted to CVWD for review.

According to the Staff Report prepared by the Cucamonga Valley Water District (CVWD) for the Water Supply Assessment for Empire Lakes, "The Empire Lakes Golf Course currently uses approximately 577 acre-feet per year (AFY) of recycled water and approximately 2.0 AFY of potable water. With the redevelopment of the site, it is estimated that the new irrigation/recycled water demand would drop to approximately 30 AFY and a total estimated potable water demand for the Project would increase to approximately 1,446 AFY. Staff has reviewed the WSA and concurs with its conclusion that the total projected water supplies available to the District during normal, single-dry, and multiple-dry water years over the next 20-year projection are sufficient to meet the projected water demands of the proposed Empire Lakes Project, in addition to the District's existing and planned future uses, including agricultural and manufacturing uses."

The WSA was approved by CVWD's Board of Directors on February 23, 2016 by Resolution 2016-2-6 (Exhibit Y).

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 21

d. Suitability of the Proposed Project at the Proposed Location.

The proposed project is consistent with several of the City's land use policies as described in the General Plan. For example, Policy LU-1.6 and -2.4 discusses encouraging single-family (attached and/or detached) residential development on small-lots in areas where this density would be compatible with adjacent residential neighborhoods. The proposed project provides opportunities for the construction of single-family residences on small lots. Also, as a high density project, the proposal will be compatible with the four (4) apartment complexes located to the east of the project site.

Policies LU-2.1, -2.2, and -12.3 seek to achieve vibrant, pedestrian-oriented mixed use residential development at in-fill locations nears transit routes and facilities. The proposed project will be an in-fill, mixed use, pedestrian-oriented development located adjacent to the Metrolink rail line and the Rancho Cucamonga Metrolink stations. Due to the high density character of the project and its location, it will be consistent with Policy LU-3.8. As the project will have a mix of housing types for a diverse range of residents, it will be consistent with Policy ED-1.5 which supports housing opportunities for workers of all income ranges. The overall design of the proposed project will be consistent with Policies ED-3.4 and PS-12.4 which seek to improve internal circulation for all modes of transportation, consistent with the concept of "Complete Streets" and provide enhanced bicycling and walking infrastructure, and support public transit. The proposed project will reinforce the goals of the City's "HealthyRC" program.

e. Public Notification Process.

The legal noticing requirements for the environmental review of the project are described in the California Environmental Quality Act (CEQA) Guidelines Handbook. The sections of the Guidelines that apply include, but are not limited to:

1. Section 15082 – "Notice of Preparation and Determination of Scope of EIR"
2. Section 15084 – "Preparing the Draft EIR"
3. Section 15087 – "Public Review of Draft EIR"
4. Section 15088 – "Evaluation of and Response to Comments"

Further discussion of the legal noticing requirements for the environmental review of the project that the City followed is provided under the "Environmental Assessment" section (below) of this report. Additional discussion is also provided in the Staff Report prepared for City Council on February 17, 2016 that provided to them an update on the timeline of the process and notification of meetings for this project (Exhibit T).

These various sections describe the process that the City must follow during the preparation of the environmental documents including obtaining public input preparing the documents, the circulation and review period of the documents, and how the City responds to comments.

The legal noticing requirements for the public hearings and meetings for the project are described in the City's Development Code. The sections of the Code that apply include, but are not limited to:

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 22

1. Section 17.14.050 – “Public Hearing and Public Notice.”
2. Section 17.14.060 – “Approving Authority.”

Further discussion of the legal noticing requirements for the public hearings and meetings for the project that the City followed is provided under the “Public Notification” section (below) of this report. Additional discussion is also provided in the Staff Report prepared for City Council on February 17, 2016 that provided to them an update on the timeline of the process and notification of meetings for this project (Exhibit T).

ENVIRONMENTAL ASSESSMENT: Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, an Environmental Impact Report (EIR) was prepared to analyze the potential environmental effects of the amendments to the 2010 General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code. Under the California Environmental Quality Act (“CEQA”), the purpose of an EIR is to inform the public about any significant impacts to the physical environment resulting from a project, identify ways to avoid or lessen the impacts, identify alternatives, and promote public participation. The contents of the EIR becomes a planning tool for the Planning Commission and City Council to use in determining the appropriate and best land use for the project site.

Any future proposed projects within the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan must be reviewed on their own merit. This document addresses the potentially significant adverse environmental impacts that may be associated with development of the proposed amended Specific Plan, as well as, identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The intent of this EIR is to evaluate the broad-scale impacts of the amended Specific Plan. On November 10, 2015, the Draft EIR for the amendments to the 2010 General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code was released for the 45-day review period, which ended on December 24, 2015.

Staff has evaluated the proposed EIR for the amendments to the 2010 General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code, and based upon that review, comments received during the public review of the Initial Study and the public scoping meeting, and the potential impacts of the proposed project, determined that a EIR would be necessary and adequate to evaluate the environmental issues raised by the amendments to the 2010 General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code as proposed. All major environmental categories were evaluated in the Draft EIR. A summary of all of the project-related impacts and the recommended mitigation measures is provided in the Final EIR.

The following summarizes key points in the environmental review process:

- A. Notice of Preparation: A Notice of Preparation (NOP) for the Environmental Impact Report was prepared and circulated with the Initial Study on April 27, 2015 to the State Clearinghouse (SCH No. 2015041083), and to public agencies that have discretionary approval power over the project, i.e. “Responsible Agencies” and Native American Governments. Also, the NOP was made available for review at the Archibald and Paul A. Biane Libraries, at City Hall, and on the City’s website. Per State

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 23

law, the comment period ended 30 days after the date of circulation (in this case, May 26, 2015). However, as the Public Scoping meeting was scheduled for June 10, 2015, comments, if any, in response to the NOP were accepted until that date. The Initial Study was made available to the public during and after the comment period.

The NOP serves as public notification that an EIR is being prepared and requests comment and input from responsible agencies and other interested parties regarding environmental issues to be addressed in the document. In addition to the NOP, CEQA recommends conducting a scoping meeting for the purpose of identifying the range of potential significant impacts that should be analyzed within the scope of the Draft EIR. The City received several comment letters in response to the NOP.

- B. Public Scoping Meeting: The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015 (Exhibit P). The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan planning area. The intent of the Public Scoping Meeting was to receive public testimony on those issues that the public would like to have addressed in the EIR as it relates to the project and environment. Following a brief explanation of the environmental review process, comments were received from the public and the Commission. Public comments included opposition to the redevelopment of the private golf course; concerns about increased traffic; increased demand on public services; increased water usage during the current drought; the density of the development; and the unsuitability of the proposed project at the proposed location and, in general, in the City. The public and the Commission requested that alternatives to the project be considered and analyzed in the EIR and that an economic analysis of the project, and its alternatives, be conducted.
- C. Draft EIR Preparation and Circulation: A Draft EIR was prepared and was distributed to all Responsible and Trustee agencies, and individuals who had expressed interest in the project and/or had previously requested copies. The Draft EIR was distributed for a 45-day public review period on November 10, 2015, with the comment period expiring on December 24, 2015. During the 45-day public review period, the Draft EIR and technical appendices were made available for review at:
- a. The Archibald Library - 7368 Archibald Avenue, Rancho Cucamonga, CA 91730;
 - b. The Paul A. Biane Library - 12505 Cultural Center Drive, Rancho Cucamonga, CA 91739;
 - c. The Planning Information and Services Counter at City Hall - 10500 Civic Center Drive, Rancho Cucamonga, CA 91730; and
 - d. www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp

Comment letters were received from the City of Ontario, San Bernardino County Department of Public Works, Metrolink, and several members of the public during the public comment period that specifically discussed the Draft EIR (Exhibit BB). Written responses to all significant environmental issues raised were prepared and made available in the Final EIR.

PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 24

D. Mitigation Monitoring Reporting Program (MMRP): In compliance with CEQA, monitoring program has been prepared. The MMRP is a reporting program that identifies each adopted mitigation measure or project design feature that reduces the significance level of a particular impact. The MMRP indicates responsibility and timing milestones for each mitigation measure.

E. Facts, Findings, and Statement of Overriding Considerations: If significant unavoidable environmental impacts result with a project, the City must balance the benefits of the project against its unavoidable environmental risks in determining whether to approve the project. If the benefits outweigh the unavoidable adverse impacts, the City may adopt a statement of Overriding Considerations. The EIR concludes that upon implementation of the project and all recommended mitigation measures, air quality (operational and cumulative) impacts, impact to the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP), noise impacts, population and housing growth, and traffic (project-related and cumulative) impacts associated with the proposed project would remain significant. Therefore the City is required to adopt a Statement of Overriding Considerations in accordance with CEQA Section 21081. A statement of Overriding Considerations has been prepared for the project. A full description of the significant impacts resulting from the proposed project and those mitigation measures being recommended to reduce the level of significance for each impact is shown in the Facts, Findings, and Statement of Overriding Considerations.

PUBLIC NOTIFICATION: The Planning Commission public hearing for the proposed project was advertised in the Inland Valley Daily Bulletin newspaper, notices were posted on fifteen (15) Notice of Filing signs that were installed by the applicant along the perimeter of the golf course, and notices were mailed as follows:

- a) To all owners of property located within the Empire Lakes Specific Plan planning area and within 1,000 feet of the boundary of the Specific Plan planning area; and
- b) To all businesses in the City located within the Empire Lakes Specific Plan planning area and within 1,000 feet of the boundary of the Specific Plan planning area.

Additionally, interested individuals who contacted the City and requested to be informed of the project, and individuals who attended one or more of the four (4) Community Meetings (and provided email addresses to the applicant and/or Staff) were notified by email of the public hearing. Also, Staff posted notification of the public hearing on the Empire Lakes webpage that was created on the City's website, and on social media networks including the City's Facebook page.

In order to ensure that the apartment residents in the immediate vicinity of the project site were aware of the public hearing, Staff contacted via email the property management of three (3) of the apartment complexes located adjacent to the project site - "Reserve at Empire Lakes", "Village at the Green", and "AMLI at Empire Lakes" - and requested their respective unit directories. Staff obtained the unit directory for "Village at the Green" and, as Staff already had the unit directory for "Ironwood at Empire Lakes", subsequently mailed notices directly to the residents of those apartments. Although the property management for "Reserve at Empire Lakes" could not provide their unit directory, at their request Staff provided to them a copy of the notice for distribution to their tenants. No response to this request was received from the property management at "AMLI at Empire Lakes" and, therefore, Staff was unable to send direct notices to the residents of that apartment complex.

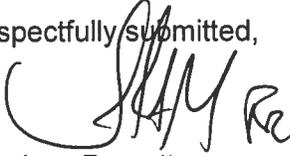
PLANNING COMMISSION STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

April 13, 2016

Page 25

Respectfully submitted,

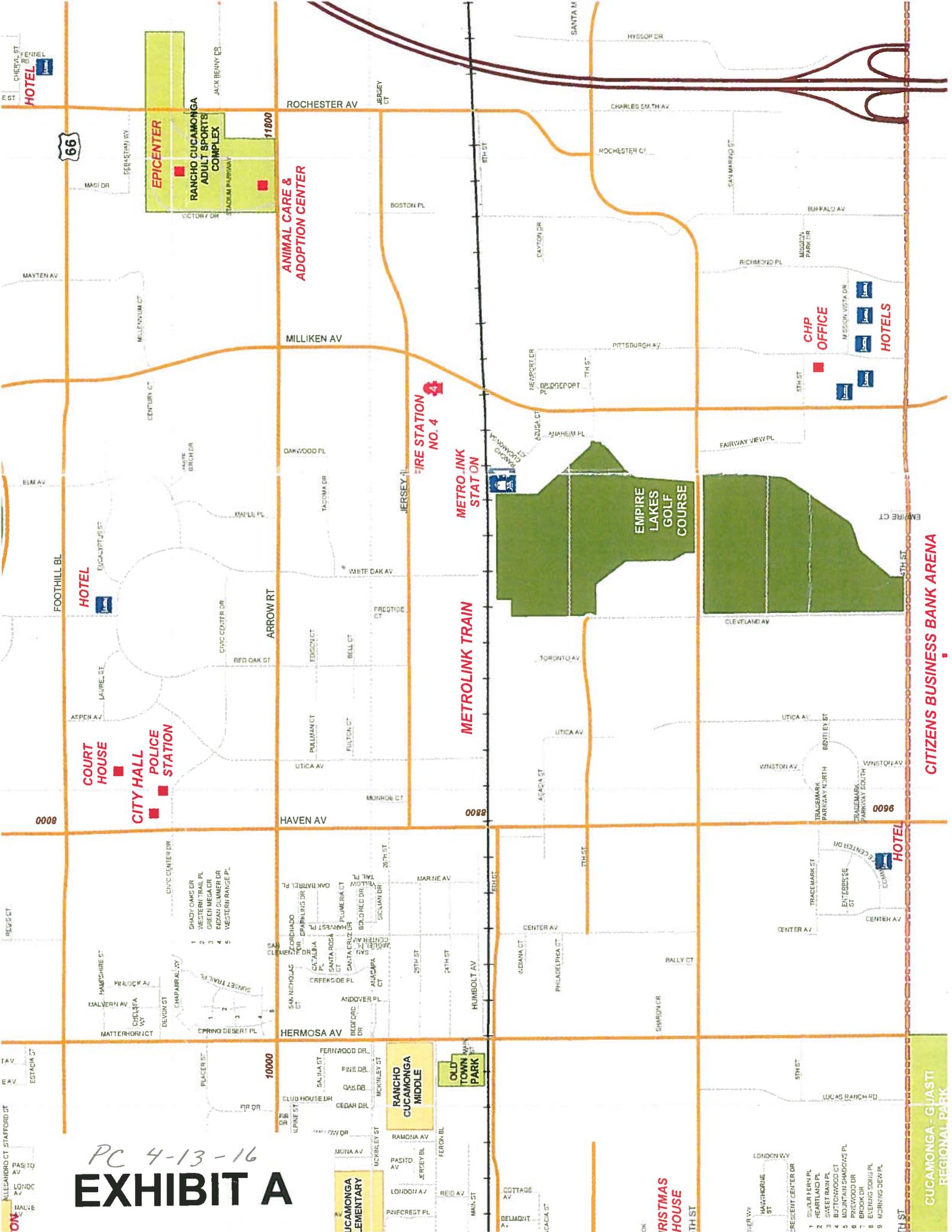


Candyce Burnett
Planning Director

CB:MS/ls

- Attachments:
- Exhibit A - Location Map
 - Exhibit B - Aerial Photo
 - Exhibit C - Figure 4-3 of the Rancho Cucamonga IASP Sub-Area 18 Specific Plan
 - Exhibit D - Ordinance #s 638, 656, 690, and 714
 - Exhibit E - Applicant's Statement of Purpose and Intent for Empire Lakes
 - Exhibit F - Empire Lakes Specific Plan Draft Proposed Amendments (to Sections 1-6)
 - Exhibit G - Empire Lakes Specific Plan Draft Proposed Amendment (Section 7)
 - Exhibit H - General Plan, pages CS-4 and -5 (Community Services)
 - Exhibit I - General Plan, Figure LU-2 – Land Use Plan
 - Exhibit J - General Plan, Figure LU-3 – Mixed Use Areas
 - Exhibit K - General Plan, Figure RC-1 – Open Space and Conservation Plan
 - Exhibit L - Community Meeting Invitations (prepared by the Applicant)
 - Exhibit M - Community Meeting Presentation (prepared by the Applicant)
 - Exhibit N - Community Meeting Sign-In Sheets
 - Exhibit O - Community Meeting Summaries (prepared by the Applicant)
 - Exhibit P - Public Scoping Meeting Staff Report (June 10, 2015)
 - Exhibit Q - Public Scoping Meeting Minutes (June 10, 2015)
 - Exhibit R - Planning Commission Workshop Staff Report (November 10, 2015) {without exhibits}
 - Exhibit S - Planning Commission Workshop Minutes (November 10, 2015)
 - Exhibit T - City Council Staff Report - Public Notification Process (February 17, 2016)
 - Exhibit U - Notification/Mailing List Labels
 - Exhibit V - Fiscal Analysis (prepared by Keyser Marston Associates, March 31, 2016)
 - Exhibit W - Proposed General Plan Amendments
 - Exhibit X - Proposed Development Code Amendments
 - Exhibit Y - CVWD Water Supply Assessment Staff Report (February 23, 2016)
 - Exhibit Z - Public Comments
 - Exhibit AA - "Save Empire Lakes Golf Course" Petition (as of April 6, 2015)
 - Exhibit BB - Public and Agency Comments (in response to the Draft EIR)
 - Exhibit CC - Final Environmental Impact Report (Distributed previously under separate cover)
 - Exhibit DD - Summary of staff recommended revisions/amendments to the Draft Proposed Amended Empire Lakes Specific Plan
- Draft Resolution Recommending Approval of General Plan Amendment DRC2015-00114
Draft Resolution Recommending Approval of Specific Plan Amendment DRC2015-00040
Draft Resolution Recommending Approval of Development Code Amendment DRC2015-00115

**THIS PAGE
INTENTIONALLY
LEFT BLANK**



PC 4-13-16
EXHIBIT A

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

01

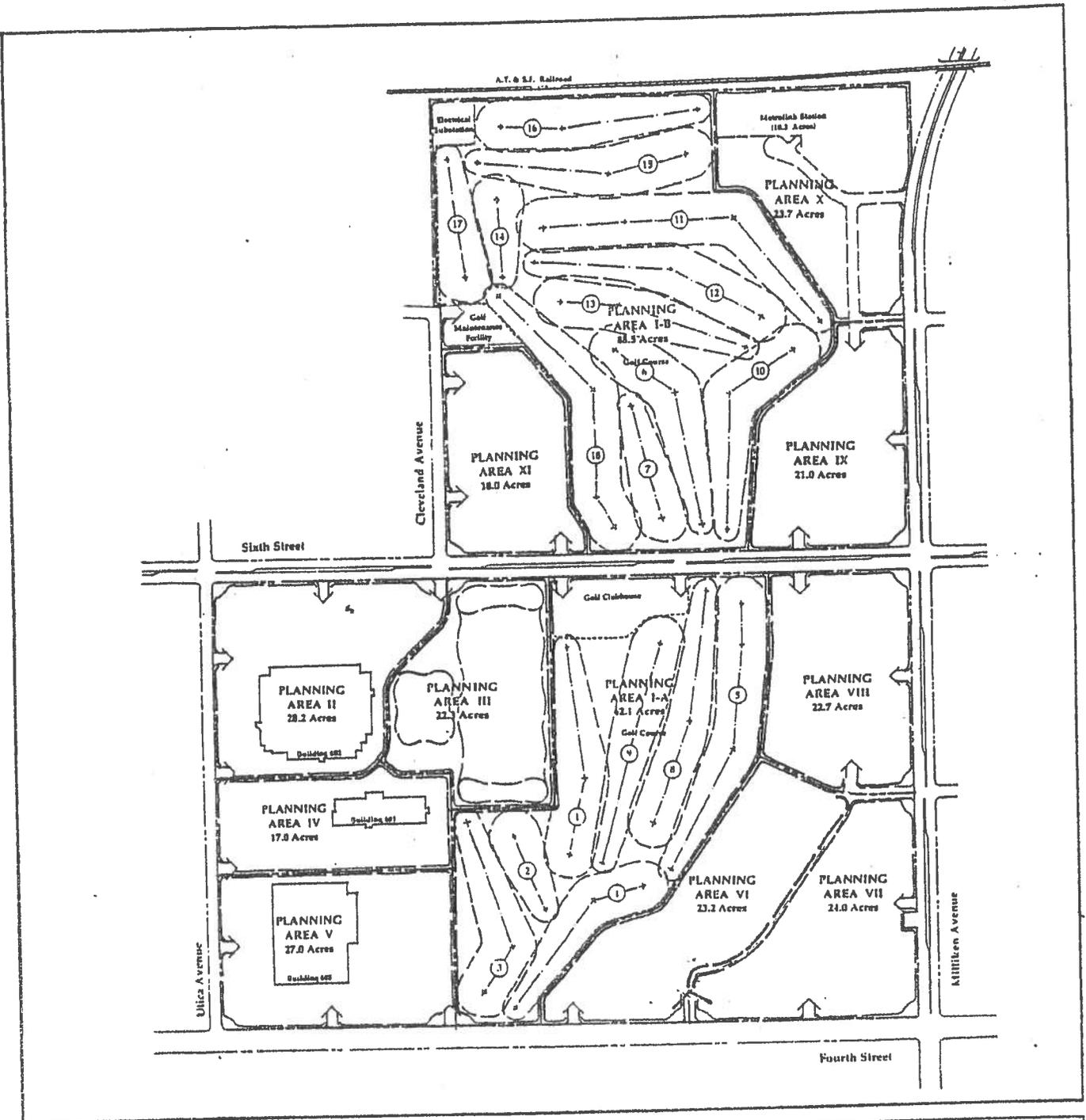
01

01

01

01

01



Note: This figure represents the current proposed Land Use Plan for Sub-Area 18 and may be subject to future refinements and/or modifications. Refer to Section 4.2 Land Use Plan, Table 5-1 Summary Land Use by Planning Area and Table 5-2 Land Use Type Definitions for types of land uses permitted in planning areas.

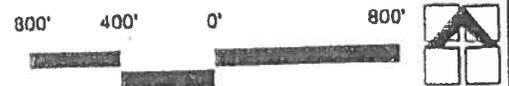


figure 4-3

Conceptual Development Plan

Rancho Cucamonga IASP Sub-Area 18 Specific Plan EIR

PC 4-13-16

EXHIBIT C

ORDINANCE NO. 638

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING SUBAREA 18 SPECIFIC PLAN AMENDMENT 00 01, TO ADD MULTI-FAMILY RESIDENTIAL AS A PERMITTED USE IN THE MIXED USE PLANNING AREA IX OF THE SUBAREA 18 AND MAKING FINDINGS IN SUPPORT THEREOF.

A. RECITALS.

1. JPI Westcoast Development, L.P., has filed an application for Industrial Area Specific Plan Amendment 00-01 as described in the title of this Ordinance. Hereinafter in this Ordinance, the subject Industrial Area Specific Plan Amendment is referred to as the "application."
2. On the 13th of September 2000, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and, following the conclusion of said public hearing, adopted Resolution No. 00-93; thereby, recommending to this City Council that said application be approved.
3. On October 18, 2000, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and, following the conclusion of said hearing, and adopted Resolution No. 00-93.
4. All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. ORDINANCE.

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

1. This Council hereby specifically finds that all of the facts set forth in the Recitals, Part "A," of this Ordinance are true and correct.
2. Based upon the substantial evidence presented to this Council during the above-referenced public hearing on October 18, 2000, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:
 - a. This amendment does not conflict with the Land Use Policies of the General Plan; and
 - b. This amendment promotes the goals and objectives of the Land Use Element and the Industrial Area Specific Plan; and
 - c. This amendment would not be materially injurious or detrimental to the adjacent properties and would not have a significant impact on the environment nor the surrounding properties;

PC 4-13-16
EXHIBIT D

- d. The amendment is consistent with key land use objectives identified in the General Plan including, i) encourage opportunities to mix different, but compatible land uses and activities, ii) promote land use patterns that encourage non-motorized modes of transportation; and iii) organize land uses to promote the maximal opportunity for transit usage; and
 - e. The inclusion of multi-family residential as a permitted use in Mixed Use Planning Area IX will provide an integrated environment that will respond to evolving market conditions and will help to create a "City that functions efficiently, is exciting to live in, and makes the best use of its various resources" pursuant to the objectives of the General Plan.
- 3. Based upon the substantial evidence presented to this Council during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, this Council hereby finds and concludes as follows:
 - a. That the proposed amendment would not have significant impacts on the environment nor the surrounding properties; and
 - b. That the proposed amendment is in conformance with the General Plan.
- 4. An Environmental Impact Report (EIR) was prepared and certified as a Master EIR for the Empire Lakes Subarea 18 Industrial Area Specific Plan. The California Environmental Quality Act (CEQA) Section 21157.1 provides that the preparation and certification of a Master EIR allows for the limited review of subsequent projects that were described in the Master EIR as being within the scope of the reporting accordance with certain requirements. However, because of the changes that are submitted by this project, an Addendum was prepared for said project. An Addendum to the Subarea 18 Specific Plan final EIR is appropriate documentation because some changes or additions are necessary to describe the proposed residential project but none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The Planning Commission has reviewed and considered the attached Addendum based on the following findings:
 - a. There have not been substantial changes in the project that require major revisions to the previous EIR because of new significant environmental effects or a substantial increase in severity of previously identified significant effects.
 - b. There have not been substantial changes with respect to the circumstances under which the project is undertaken, which will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of

reasonable diligence at the time the EIR was certified as complete, that shows any of the following: 1) the project will have one or more significant effects not discussed in the previous EIR, 2) significant effects previously examined will be substantially more severe than shown in the previous EIR, 3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative, or 4) mitigation measures or alternatives, which are considerably different from those analyzed in the final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application to each and every condition set forth below:

Planning Division

The following conditions are to be reviewed for compliance by the City Planner.

- 1) Within 45 days of City Council approval or prior to issuance of building permits, whichever comes first, a revised Plan text and graphics, including all renumbered pages within affected sections, shall be submitted to the City Planner for review and approval. Upon acceptance by the City Planner, a total of 25, 3-hole punch, copies of the revised Plan shall be submitted for distribution to the City Council, the Planning Commission, Library, and staff. In addition, one unbound original, and one executable copy in Microsoft Word file format on a 3.5 inch IBM formatted diskette, shall be submitted.
- 2) Table A shall be re-labeled as Table 4-1 to replace said table on pages 4-5 of Rancho Cucamonga Industrial Area Specific Plan Subarea 18 Specific Plan.
- 3) Table 5-1, Residential, shall be revised to insert a footnote after the words "Multiple Family Dwellings" to read as follows: "(3) Residential permitted without industrial in same Planning Area."

6. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED, AND ADOPTED this 1st day of November.

AYES: Alexander, Biane, Curatalo, Dutton, Williams

NOES: None

ABSENT: None

ABSTAINED: None



William J. Alexander, Mayor

ATTEST:



Debra J. Adams, CMC, City Clerk

I, **DEBRA J. ADAMS, CITY CLERK** of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the Council of the City of Rancho Cucamonga held on the 4th day of October 2000, and was passed at a regular meeting of the City Council of the City of Rancho Cucamonga held on the 1st day of November 2000.

Executed this 2nd day of November 2000, at Rancho Cucamonga, California.



Debra J. Adams, CMC, City Clerk

ORDINANCE NO. 656

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING SUBAREA 18 SPECIFIC PLAN AMENDMENT 00-04 TO AMEND PLANNING AREA VI TO ALLOW MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT A DENSITY RANGE OF 24 TO 30 DWELLING UNITS PER ACRE, LOCATED ON THE NORTH SIDE OF 4TH STREET, WEST OF MILLIKEN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 210-082-46.

A. RECITALS .

1. Fairfield Development filed an application for Subarea 18 Specific Plan Amendment 00-04 as described in the title of this Ordinance. Hereinafter in this Ordinance, the subject Amendment is referred to as "the application."
2. On the 28th day of March 2001, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and recommended approval of said application.
3. On May 2, 2001, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application.
4. All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. ORDINANCE .

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

1. This Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.
2. Based upon substantial evidence presented to this Council during the above-referenced public hearing on May 2, 2001, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:
 - a. The application applies to property within the City; and
 - b. The proposed amendment will not have a significant impact on the environment; and
 - c. The proposed amendment is consistent with the flexible land use concept of the Mixed Use zoning designation of the Subarea 18 Specific Plan.
3. Based upon the substantial evidence presented to this Council during the above-referenced public hearing, and upon the specific findings of facts set forth in paragraphs 1 and 2 above, this Council hereby finds and concludes as follows:

- a. The amendment does not conflict with the Land Use Policies of the Subarea 18 Specific Plan or the General Plan, and will provide for the logical development of Planning Area VI ; and
 - b. The amendment promotes the goals and objectives of the Subarea 18 Specific Plan; and
 - c. The proposed amendment will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
 - d. The subject application is consistent with the objectives of the Subarea 18 Specific Plan and the purposes of the Subarea 18 Specific Plan; and
 - e. The proposed amendment is consistent with key land use objectives identified in the General Plan including; encouraging opportunities to mix different but compatible land uses and activities, promote land use patterns that encourage non-motorized modes of transportation, and organize land uses to promote the maximal opportunity for transit usage; and
 - f. The inclusion of multi-family residential land use for Planning Area VI will provide an integrated environment that will respond to evolving market conditions, and will help to create a City that functions efficiently, is exciting to live in, and makes the best use of its various resources pursuant to the objectives of the General Plan.
4. An Environmental Impact Report (EIR) was prepared and certified as a Master EIR for the Rancho Cucamonga Subarea 18 Specific Plan. The California Environmental Quality Act (CEQA) Section 21157.1 provides that the preparation and certification of a Master EIR allows for the limited review of subsequent projects that were described in the Master EIR as being within the scope of the reporting accordance with certain requirements; however, because of the changes that are submitted by this project, an Addendum was prepared for said project. An Addendum to the Subarea 18 Specific Plan Final EIR is appropriate documentation, because some changes or additions are necessary to describe the proposed residential project, but none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The City Council has reviewed and considered the attached Addendum based on the following findings:
- a. There have not been substantial changes in the project that require major revisions to the previous EIR because of new significant environmental effects, or a substantial increase in severity of previously identified significant effects.
 - b. There have not been substantial changes with respect to the circumstances under which the project is undertaken, which will require major revisions to the previous EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.
 - c. There is no new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, that shows any of the following: 1) the project will have one or more significant effects not discussed in the previous EIR; 2) significant effects previously examined

will be substantially more severe than shown in the previous EIR; 3) mitigation measures or alternatives previously found not to be feasible, would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or 4) mitigation measures or alternatives, which are considerably different from those analyzed in the final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Council hereby approves Subarea 18 Specific Plan Amendment No. 00-04, as shown in the Staff Report and attached Exhibit "A," as well as any related text, tables, figures, and maps to maintain consistency subject to each and every Condition set forth below:

Planning Division

1. Within 45 days of the City Council approval, or prior to issuance of building permits, whichever comes first, a revised plan text and graphics, including all renumbered pages within affected sections, shall be submitted to the City Planner for review and approval. Upon acceptance by the City Planner, a total of 25, 3-hole punched copies of the revised plan shall be submitted for distribution to the City Council, the Planning Commission, Library, and staff. In addition, one unbound original, and one executable copy in Microsoft Word file format on a 3.5-inch IBM formatted diskette shall be submitted.
6. The City Clerk shall certify to the adoption of this Ordinance.

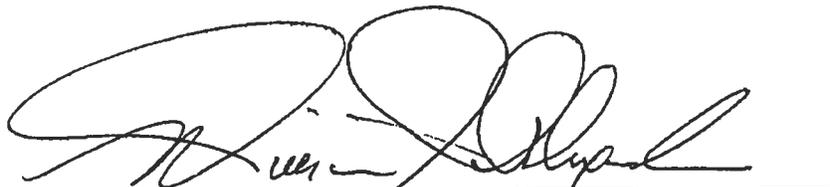
PASSED, APPROVED, AND ADOPTED this 16th day of May 2001.

AYES: Alexander, Biane Curatalo, Dutton, Williams

NOES: None

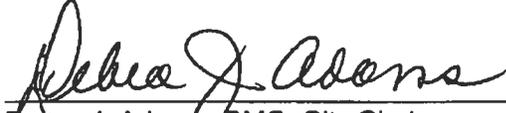
ABSENT: None

ABSTAINED: None



William J. Alexander, Mayor

ATTEST:



Debra J. Adams, CMC, City Clerk

I, DEBRA J. ADAMS, CITY CLERK of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the Council of the City of Rancho Cucamonga held on the 2nd day of May 2001, and was passed at a regular meeting of the City Council of the City of Rancho Cucamonga held on the 16th day of May 2001.

Executed this 17th day of May 2001, at Rancho Cucamonga, California.



Debra J. Adams, CMC, City Clerk

FF DEVELOPMENT L.P. Telephone (858) 457-2123

Facsimile (858) 457-1121

September 26, 2000

City of Rancho Cucamonga
Community Development Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: Empire Lakes-Parcel 6 Project Description

The below text describes the proposed amendments to the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18, Planning Area VI. This amendment is proposed to allow multiple family residential development in Planning Area VI as a permitted use.

This amendment to Sub-Area 18, Planning Area VI has been prepared in conjunction with an

Site Location

Planning Area VI of the IASP Sub-Area 18 Specific Plan is located north of Fourth Street, east of the Empire Lakes Golf Course, west of Planning Area VII, and south of the Fifth Street extension.

Amendments to IASP Sub-Area 18 Specific Plan

The following amendments are applicable to the IASP Sub-Area 18 Specific Plan to allow multiple family residential development as an additional permitted use within Planning Area VI.

Section 1.4

PLANNING AREA VI - OFFICE USES/BUSINESS PARK/MULTIPLE FAMILY RESIDENTIAL

This planning area is approximately 23 acres and includes the greatest amount of golf course footage of any planning area within the Sub-Area 18. The summary land use matrix identifies a variety of uses that are compatible with the golf course including: indoor recreation/entertainment; restaurant; mixed use commercial; hotel/conference center; office/commercial; multiple family residential; and research and development/light industrial; and business park.

TABLE 1-1 and TABLE 4-1 (SUMMARY OF LAND USE DEVELOPMENT PROGRAM) are amended to include Multiple Family Residential for Planning Area VI with a Maximum Development Potential of 690 residential units and a density of 24-30 du/ac.

Section 4.2 Land Use Plan

SOUTHEASTERN ANCHOR (Fourth Street and Millicent Avenue)

- Planning Area VI:
- *Office/Commercial*
 - *Multiple Family Residential*

This planning area has both visibility from fourth Street and extensive golf course amenity frontage. It is envisioned to be a campus-style office/business park or a multiple family residential development capitalizing on the golf course amenity. This parcel is also a potential

EXHIBIT "A"

City of Rancho Cucamonga
September 26, 2000
Page 2

TABLE 5-1 SUMMARY OF LAND USE TYPE BY PLANNING AREA is amended to include Multiple Family Residential as a Permitted (P) use in Planning Area VI.

TABLE 5-2 LAND USE TYPE DEFINITIONS is amended to include RESIDENTIAL use types with the following sub-category:

High Residential Density

High density residential development with a density of up to 30 dwelling units per gross acre. Development shall be compatible with surrounding uses.

Section 5.3 DESIGN GUIDELINES AND STANDARDS

Planning Area VI High Density Residential Site Development Standards

Residential uses in Planning Area VI shall comply with Chapter 17.08 of the Rancho Cucamonga Development Code for the High Residential District (H) zone, except as modified below:

A. Table 17.08.040-D - Street scape Setback Standards:

Minimum building setback along Fourth Street for multiple family residential shall be 45 feet.

FIGURE 5-1 CONCEPTUAL STREET SCAPE MASTER PLAN amend to remove the through street shown from Fourth Street to Fifth Street along the eastern boundary of Planning Area VI.

FIGURE 5-2 MAJOR ARTERIAL DIVIDED STREET CLASSIFICATION amend to allow linear sidewalks to create a more urban form.

General Amendments

1. In instances in which the Development Guidelines are inconsistent with the implementation of an "urban" development theme for Planning Area VI, as well as the Site Plan specific for this area, minor departures from the Design Guidelines are acceptable subject to the approval of the Planning Director.
1. In the event of a conflict between the amended Specific Plan and the Development Code, the amended Specific Plan shall govern.

City of Rancho Cucamonga
September 26, 2000
Page 3

Fairfield prides itself on the design and construction quality of its apartment communities. This project will be a viable component to the surrounding uses, and will provide a quality living environment for our tenants.

Please contact me if you have any questions or require additional information (858) 457-2123.

Very truly yours,

Ed McCoy
Pre-development Manager

**TABLE 4-1
SUMMARY OF LAND USE DEVELOPMENT PROGRAM**

This table is conceptual to illustrate and summarize the maximum development potential of the project. See Section 4.2, Land Use Plan, as well as Table 5.1 and 5.2 for permitted land uses and definitions.

Parcel/Facility	Planning Area	Planning Area Size (Acres)	Types of Uses									Maximum Development Potential (sf or dwelling units)	FAR (Floor Area Ratio) or du/ac	
			Outdoor Recreation	Indoor Recreation/Entertainment	Retail	Restaurants/Fast Food	Hotel/Conference Center	Office/Commercial	Mixed-Use Commercial	R&D/Light Industrial/Business Park	MetroLink Station			Multiple Family Residential
Existing Facilities														
• Building 600	V ¹	27		●	●	●	●	●	●	●	●		308,000 ¹	0.25 ²
• Building 601	IV ²	17			●	●	●	●	●	●			242,000 ³	0.35 ³
• Building 602	II	28	●	●	●	●	●	●	●	●			425,000	0.35 ⁴
Subtotal		72											975,000	0.31
Golf Course (including clubhouse and maintenance facility)	I	151	●	●	●	●	●						60,000	0.01
Golf Practice Facility (lighted)	III ⁴	22	●	●	●	●	●	●	●				15,000 ⁴	0.01 ⁵
Subtotal		173											75,000	0.01
Commercial/Industrial Parcels	→ VI ⁶	23		●	●	●	●	●	●	●	●	●	425,000	0.35 ⁶
	VII	24		●	●	●	●	●	●	●			730,000	0.70 ⁶
	VIII	23				●		●	●	●			320,000	0.35
	IX	21			●	●		●		●			290,000	0.35
	X	24			●	●		●	●	●	●		200,000	0.20 ⁸
	XI	18				●		●		●			275,000	0.35
Subtotal		133											2,240,000	0.39
Multiple Family Residential	IX	20.5										●	up to 615 du	24-30 du/ac
Subtotal		173											615 du or commercial/ industrial	24-30 du/ac
Total		376⁴											3,000,000 sf and 30 du; or 3,290,000 sf⁷	0.56

**TABLE 5-1
SUMMARY OF LAND USE TYPE BY PLANNING AREA**

Land Use Type	PA1	PA2	PA3	PA4	PA5	PA6	PA7	PA8	PA9	PA10	PA11	PA12
MANUFACTURING												
Custom		P	P		P	C		P	P	P	P	
Light		P	P		P			P	P	P	P	
Medium		P			P				P	P	P	
WHOLESALE/STORAGE/DISTRIBUTION												
Public Storage (indoor)		C			C							
Light		P	P		P	P		P	P	P	P	
Medium		P			P				C		C	
MATERIALS RECOVERY												
Collection Facilities		C			C				C	C	C	
RESEARCH & DEVELOPMENT (R&D)												
Research & Development (R&D)		P	P	P	P	P	P	P	P	P	P	P
OFFICE												
Office		P	P	P	P	P	P	P	P	P	P	P
CIVIC												
Administrative Civic Services		P	P	P	P	P	P	P		P		
Cultural		P	P	P	P	P	P	C		P		
Public Assembly		P	P	P	P	P	P	P		P		
Public Buildings (library, post office, etc.)		P	P	P	P	P	P	P		P		
Public Safety & Utility Services		C	C	C	C	C	C	C		C		
Religious Assembly		C	C	C	C	C	C	C		C		
PUBLIC/SEMI-PUBLIC USES												
Child Care Facilities	C	C	C	C	C	C	C	C	C	C	C	C
Clubs/Lodges (Private and Public)	C	C	C	C	C	C	C	C	C	C	C	C
Convalescent Facilities/Hospital		C	C	C	C	C	C	C	C		C	
Educational Institutions (Private and Public)		C	C	C	C	C	C	C	C	C	C	C
Transportation Facilities											P	
RECREATION												
Golf Course	P											
Golf Practice/Training Facility	P	P	P									
Recreational Facilities (indoor/outdoor)	P	P	P	P	P	P	P	P	C	P	C	
ENTERTAINMENT												
Arcades		C	C		C	C	C			C		
Entertainment Facilities (1)		P	P	C	P	P	P	C	C	C	C	
Family Entertainment Center (1)		P	P		P	P	P					
EATING & DRINKING ESTABLISHMENTS												
Eating and Drinking Establishments (1)	P	P	P	P	P	P	P	P	P	P	P	P
Restaurant—Fast Food (including Drive-thru)		C	C	C	C	C	C	C	C	C	C	C
Sports Bar (1)		P	P	P	P	P	P					

TABLE 5-1 (continued)
SUMMARY OF LAND USE TYPE BY PLANNING AREA

Land Use Type	Planning Area										
	PA I	PA II	PA III	PA IV	PA V	PA VI	PA VII	PA VIII	PA IX	PA X	PA XI
TRANSIENT ACCOMMODATIONS/CONFERENCE CENTER											
Hotel/Motel		P	P	P	P	P	P	P			
Conference Center	P	P	P	P	P	P	P				
Corporate Training Center		P	P	P	P	P	P				
MIXED-USE COMMERCIAL											
Mixed-Use Commercial Center		P	P	P	P	P	P	P			P
PERSONAL/BUSINESS SERVICES											
Business Support Services		P	P	P	P	P	P	P	P	P	P
Funeral & Crematory Services		C	C	C	C	C	C	C	C	C	C
Personal Services		P	P	P	P	P	P	P	P	P	P
Repair Services		P	P	P	P	P	P	P	P	P	P
AUTOMOBILE/VEHICLE SERVICES											
Automotive Rental/Leasing		P		P	P	P	P				P
Automotive Service Court		C			C				C	C	
Automotive Service Station		C			C	C	C	C	C	C	
Specialty Auto/Motorcycle Sales/Service		C			C	C	C	C	C	C	C
RETAIL-BUSINESS SUPPLY/SERVICES											
Business Services Retail & Services		P	P	P	P	P	P	P	P	P	P
RETAIL/CONVENIENCE RELATED											
Convenience Sales & Services		P	P	P	P	P	P	P	P	P	P
RETAIL-FOOD & BEVERAGE RELATED											
Food and Beverage Sales		P	P	P	P	P	P	P			P
RETAIL-GENERAL											
Retail-General (2)		P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)			P(2)
Kiosk in Parking Lots		P	P		P		P				P
RETAIL-HOME IMPROVEMENT RELATED											
Building/Lighting Equipment Supplies & Sales		P(2)	P(2)		P(2)	P(2)	P(2)	P(2)			
Furniture/Home Furnishings/Antiques		P(2)	P(2)		P(2)	P(2)	P(2)	P(2)			
Home Appliance/Electronics		P(2)	P(2)		P(2)	P(2)	P(2)	P(2)			
GENERAL COMMERCIAL											
Business Supply-Retail/Services		P	P	P	P	P	P	P	P	P	P
Communications Services		P	P	P	P	P	P	P	P	P	P
Parking (commercial)		P									P
RESIDENTIAL											
Multiple Family Dwellings (3)							P			P	
KEY: P = Permitted Uses C = Conditionally Permitted Use Blank Box = Not Permitted Use (1) Where live entertainment is present, such uses are subject to a city entertainment permit. (2) Permitted as part of a mixed use commercial or retail center. (3) Residential permitted without industrial in the same planning area.											

ORDINANCE NO. 690

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DRC2002-00464, AN AMENDMENT TO THE SUBAREA 18 SPECIFIC PLAN (EMPIRE LAKES) TO ESTABLISH CRITERIA FOR SENIOR HOUSING DEVELOPMENT AND TO ALLOW SENIOR HOUSING WITHIN PLANNING AREA VIII, LOCATED AT THE SOUTHWEST CORNER OF MILLIKEN AVENUE AND 6TH STREET AND MAKING FINDINGS IN SUPPORT THEREOF.

A. RECITALS.

1. The Planning Commission initiated an amendment to the Subarea 18 Specific Plan on May 22, 2002.
2. Charles Joseph and Associates filed an application for Specific Plan Amendment DRC2002-00464 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Specific Plan Amendment is referred to as "the application."
3. On the 28th day of August, 2002, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.
4. On the 2nd day of October, 2002, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.
5. All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. ORDINANCE.

NOW, THEREFORE, it is hereby found, determined, and ordained by the City Council of the City of Rancho Cucamonga as follows:

1. This Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Council during the above-referenced public hearing on October 2, 2002, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:
 - a. The application applies to property located within the City; and
 - b. The proposed amendment will not have a significant impact on the environment; and
 - c. The proposed amendment will provide for development of senior housing serving the special housing needs of the elderly.

3. Based upon the substantial evidence presented to this Council during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, this Council hereby finds and concludes as follows:
 - a. This amendment does not conflict with the Land Use Policies of the General Plan and will provide for development within the district in a manner consistent with the General Plan and with related development; and
 - b. This amendment does promote the goals and objectives of the Development Code and the Subarea 18 Specific Plan; and
 - c. The proposed amendment will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
 - d. The subject application is consistent with the objectives the Development Code and the Subarea 18 Specific Plan; and
 - e. The proposed amendment is in conformance with the General Plan.
4. This Council hereby finds that the project has been prepared and reviewed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and further, specifically finds that based upon substantial evidence, it can be seen with certainty that there is no possibility that the proposed amendment will have a significant effect on the environment and, therefore, the proposed amendment is exempt pursuant to State CEQA Guidelines, Section 15061(b-3) and Rancho Cucamonga CEQA Guidelines Section F(10). Furthermore, the City Council approved an Environmental Impact Report for the Subarea 18 Specific Plan in January of 1994 (State Clearinghouse No. 93102055) and for the General Plan Update in October of 2001 (State Clearinghouse No. 2000061027), and the amendment is consistent with the Subarea 18 Specific Plan and the General Plan.
5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Council hereby approves Specific Plan Amendment DRC2002-00464 by the adoption of the attached Exhibit "A."
6. The Secretary to this Council shall certify to the adoption of this Ordinance.

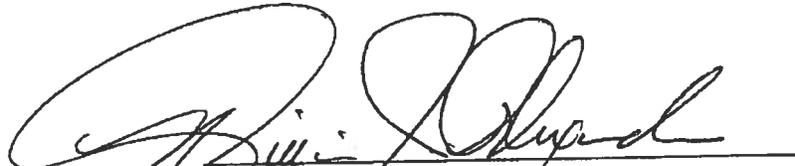
PASSED, APPROVED, AND ADOPTED this 22nd day of October 2002.

AYES: Alexander, Curatalo, Williams

NOES: None

ABSENT: Biane, Dutton

ABSTAINED: None



William J. Alexander, Mayor

ATTEST:



Debra J. Adams, CMC, City Clerk

I, **DEBRA J. ADAMS, CITY CLERK** of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a Regular Meeting of the Council of the City of Rancho Cucamonga held on the 2nd day of October 2002, and was passed at a Special Meeting of the City Council of the City of Rancho Cucamonga held on the 22nd day of October 2002.

Executed this 23rd day of October 2002, at Rancho Cucamonga, California.



Debra J. Adams, CMC, City Clerk

EXHIBIT "A"

The Rancho Cucamonga Subarea 18 Specific Plan, pages 4-10 shall be amended as follows (strike thru = remove text, bold italic = added text):

Section 4.2.4 EASTERN ANCHOR (6TH STREET AND MILLIKEN AVENUE)

Planning Area VIII: Office/~~Industrial~~/Commercial/**Senior Housing**

Planning Area VIII is located at the southwest corner of 6th Street and Milliken Avenue, which will become a prime intersection when 6th Street is ultimately extended to a new proposed interchange with the I-15 Freeway. This parcel enjoys both prime arterial road frontage and golf course frontage. Possible uses include office, research and development, and ~~light industrial uses~~ **market rate senior housing**, as well as commercial pad sites for fast food or banking adjacent to primary roadway entrances. With the completion of the future interchange with I-15, Planning Area VIII may also include certain types of retail uses.

Market rate senior housing is intended to facilitate the construction of rental housing units that will serve the current and long term City need for senior citizen oriented dwelling units, while maintaining a high degree of quality in project design and construction. This type of development shall comply with all applicable state and federal laws. The primary resident population group that is intended to be served by market rate senior housing development are senior citizens who meet the following criteria:

- a. ***For tenants, residents or occupants who are married to each other, either spouse shall be 55 years of age or older.***
- b. ***For individuals who are not married, each individual shall be 55 years of age or older with the following exception.***
- c. ***Non-seniors may live in the development so long as they are 45 years of age or older or a person providing primary physical or economic support to the senior citizen.***
- d. ***A non-senior guest may stay with a senior for up to 60 days per year.***

Senior housing developments must meet the following physical requirements:

- a. ***Extra-wide entryways, walkways, hallways, and doorways in the common areas of the development.***
- b. ***Walkways and hallways in the common areas must be equipped with railings or grab bars to assist persons who have difficulty with walking.***
- c. ***Walkways and hallways in the common areas must have sufficient bright lighting to assist persons who have difficulty seeing.***
- d. ***Access to all common areas and housing units within the development shall be provided without use of stairs (elevators or ramps must be used instead).***

- e. *The development must contain at least one common room and common open space.*
- f. *Refuse collection must be provided in a manner that requires a minimum of physical exertion by residents.*
- g. *Every effort shall be made to buffer the development from more intensive uses allowed in the Planning Area. This includes increased setbacks, intensified landscaping, creative use of walls, and other factors subject to review and approval by the City Planner.*

As an incentive to developers to build senior housing projects, the parking requirements may be reduced below that required for typical multi-family development. Reduction in the number of parking spaces shall be addressed on a case-by-case basis subject to provision of parking studies and the establishment of a development agreement.

Market rate senior housing development, including reduced parking requirements are predicated upon the long-term availability of the units for the target population previously defined. In order to ensure that the units remain available and affordable to this group, the developer will be required to enter into a development agreement with the City per California Government Code Section 65864 through 65869.5.

ORDINANCE NO. 714

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING RANCHO CUCAMONGA IASP SUBAREA 18 SPECIFIC PLAN AMENDMENT DRC2003-00255, A REQUEST TO ADD MULTI-FAMILY RESIDENTIAL AS A PERMITTED USE IN THE MIXED-USE PLANNING AREA VII, LOCATED ON THE NORTHWEST CORNER OF 4TH STREET AND MILLIKEN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0210-082-47.

A. RECITALS.

1. JPI Westcoast Development, L.P., filed an application for Rancho Cucamonga IASP Subarea 18 Specific Plan Amendment DRC2003-00255, as described in the title of this Ordinance. Hereinafter in this Ordinance, the subject amendment is referred to as “the application.”
2. On the 11th day of June 2003, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application.
3. On the 16th day of July 2003, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.
4. All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. ORDINANCE.

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

1. This Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.
2. Based upon the substantial evidence presented to this Council during the above-referenced public hearing on July 16, 2003, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:
 - a. The application applies to property within the City; and
 - b. The proposed amendment will not have a significant impact on the environment; and
 - c. The proposed amendment is consistent with the flexible land use concept of the Rancho Cucamonga IASP Subarea 18 Specific Plan.

3. Based upon the substantial evidence presented to this Council during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, this Council hereby finds and concludes as follows:
 - a. The amendment does not conflict with the Land Use Policies of the Rancho Cucamonga IASP Subarea 18 Specific Plan or the General Plan and will provide for the logical development of the Planning Area VII and the General Plan and with related development; and
 - b. The amendment promotes the goals and objectives of the Industrial Districts Chapter of the Development Code; and
 - c. The proposed amendment will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
 - d. The subject application is consistent with the objectives of the Rancho Cucamonga IASP Subarea 18 Specific Plan, and the purposes of the Rancho Cucamonga IASP Subarea 18 Specific Plan; and
 - e. The proposed amendment is in conformance with the General Plan.
4. An Environmental Impact Report (EIR) was prepared and certified as a Master EIR for the IASP Subarea 18 Specific Plan. The California Environmental Quality Act (CEQA) Section 21157.1 provides that the preparation and certification of a Master EIR allows for the limited review of subsequent projects that were described in the Master EIR as being within the scope of the reporting accordance with certain requirements. However, because of the changes that are submitted by this project, an addendum was prepared for said project. An addendum to the Rancho Cucamonga IASP Subarea 18 Specific Plan final EIR is appropriate documentation because some changes or additions are necessary to describe the proposed residential project but none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The City Council has reviewed and considered the attached addendum based on the following findings:
 - a. There have not been substantial changes in the project that require major revisions to the previous EIR because of new significant environmental effects or a substantial increase in severity of previously identified significant effects.
 - b. There have not been substantial changes with respect to the circumstances under which the project is undertaken, which will require major revisions to the previous EIR because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, that shows any of the following: 1) the project will have one or more significant effects not discussed in the previous EIR, 2) significant effects previously examined will be substantially more severe than shown in the previous EIR, 3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative, or 4) mitigation measures or alternatives, which are considerably different from those analyzed in the final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
5. Based upon the findings and conclusion set forth in paragraphs 1, 2, 3, and 4 above, this Council hereby approves Rancho Cucamonga IASP Subarea 18 Specific Plan Amendment DRC2003-00255, as shown in the staff report.
6. The Secretary to this Council shall certify to the adoption of this Ordinance.

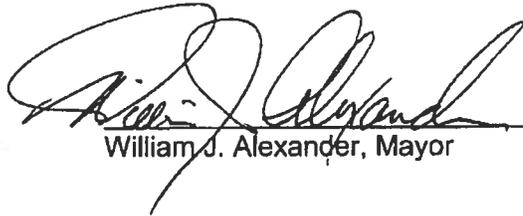
PASSED, APPROVED, AND ADOPTED this 6th day of August 2003.

AYES: Alexander, Gutierrez, Howdyshele, Kurth, Williams

NOES: None

ABSENT: None

ABSTAINED: None



William J. Alexander, Mayor

ATTEST:



Debra J. Adams, CMC, City Clerk

I, **DEBRA J. ADAMS, CITY CLERK** of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a Regular Meeting of the Council of the City of Rancho Cucamonga held on the 16th day of July 2003, and was passed at a Regular Meeting of the City Council of the City of Rancho Cucamonga held on the 6th day August of 2003.

Executed this 7th day of August 2003, at Rancho Cucamonga, California.



Debra J. Adams, CMC, City Clerk

MAR 10 2016

RECEIVED - PLANNING

Empire Lakes Specific Plan Amendment – IASP Sub-Area 18

Applicant's Statement in Support of Project

March 8th 2016

Applicants Purpose and Intent:

The Applicant's proposal to re-purpose the property is a continuation of the process begun decades ago to bring the highest and best uses to the City of Rancho Cucamonga in innovative and well-conceived communities. The Project site is surrounded by well-planned and built-out properties with a mix of residential, office, commercial, and entertainment uses all within proximity to freeways and transit services.

The Empire Lakes development, at build-out, is envisioned to be a mixed-use community adjacent to the Rancho Cucamonga Metrolink Station. It will be a New Place. The Project provides for higher-density homes within walking or biking distance to transit, existing local job centers, mixed use areas, commercial services, and recreation amenities. The development provides daily lifestyle elements and people-places, in a setting where the spaces for living and playing are intimate, personal, and connected within a 3rd Place network.

Up to 3,450 residences and 220,000-square-feet of non-residential uses will be located within a mile of the Rancho Cucamonga Metrolink station. The residential development will be characterized by a combination of attached and detached, medium to high density homes. Six Placetype designations have been established to create a vibrant built environment that integrates residential and services in a mixed use urban community. Placetypes are a progressive means of regulating the built environment through integration of development principles, guidelines, and design criteria to create holistic people-centric places instead of using traditional land use-centric regulations.

The proposed Empire Lakes development is a combination of individual, unique spaces, housing types, recreational, and commercial uses that together create a compelling mixed use development implementing the best design practices for infill, transit-oriented design. The Empire Lakes development complements the City of Rancho Cucamonga's existing businesses by providing new customers and housing opportunities for this job-rich city.

The Applicant believes that the implementation of this Specific Plan Amendment will allow the re-use of this private golf course property into a dynamic, full-featured, purpose-built neighborhood providing enhanced lifestyles and connectivity to numerous transit opportunities. The proposed Specific Plan Amendment sets forth the Community Vision, Design Standards, Architectural Guidelines, Landscape Design, Public Safety, and Implementation guidelines for the Project. This community will be totally unique in the City of Rancho Cucamonga.

Proposed Project

The Project site is located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the Metrolink Line. The approximately 160-acre Project site is located in the Empire Lakes Sub-Area 18 Specific Plan area and consolidates several planning areas into a single Planning Area, known as Planning Area 1 (PA1), the Project.

The actual number of dwelling units to be developed in each area would be determined during future entitlement processes; however, it is expected that the number of residential dwelling units within the Project would range from a minimum of 2,650 units to a maximum of up to 3,450 units. These units would include a mixture of for-rent and for-sale units. The proposed Specific Plan Amendment would also allow for a maximum of 220,000 square feet (sf) of non-residential uses. Internal recreation/open space areas, and infrastructure to serve the proposed uses, are provided in the Project. A Mixed Use Overlay designation would allow for flexible development at key locations. The Mixed Use Overlay Placetype presents locations where commercial or mixed use development could be located to converge with primarily residential neighborhoods in unique configurations.

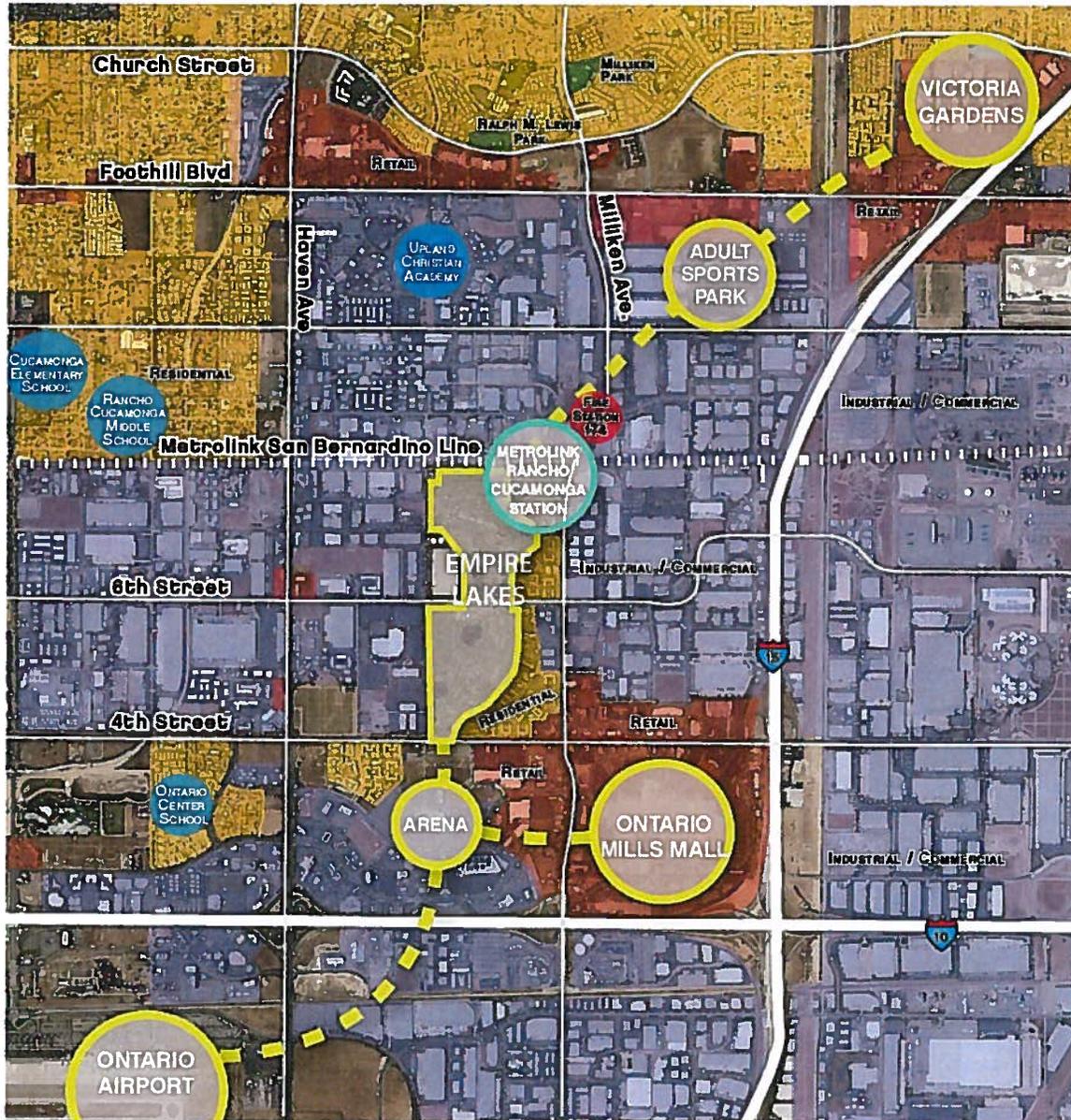
Development would comply with all requirements outlined in the LA/Ontario International Airport Land Use Compatibility Plan and Federal Aviation Administration requirements. The maximum building height in the northern portion of the Project (north of 6th Street) would be 70 feet and the maximum building height in the southern portion of the Project would be 60 feet.

Primary vehicular access is provided from 7th Street, 6th Street, and 4th Street. The overall on-site circulation concept places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Rancho Cucamonga Metrolink Station and major circulation corridors. Internal circulation would be provided via a network of public and/or private residential collector roadways and local streets designed with on-street parking, street frontages and shaded pedestrian links and open spaces.

Sustainability is an integral design feature of the Project with intensification of urban infill development adjacent to a transit station, resulting in reduced vehicle miles traveled. Other sustainable features that would be implemented as part of the Project include, but are not limited to, use of recycled water for landscaping, storm water management, and energy efficiency. The proposed Project would also include the installation of on-site storm drain, water quality, water, sewer, electricity, natural gas, and telecommunications infrastructure systems to serve the proposed land uses. The on-site utility infrastructure would connect to existing utilities in the vicinity of the Project site or new utility lines that would be installed in the roadways adjacent to the Project site.

It is expected that construction of the proposed Project would be initiated in 2017. The Project would be phased based on market demands, but it is expected that development would be complete by 2024. Construction activities are expected to be initiated in the area south of 6th Street followed by the area north of 6th Street. The northern and southern areas may be graded separately in phases or together, however, and there may be overlap in the timing of construction.

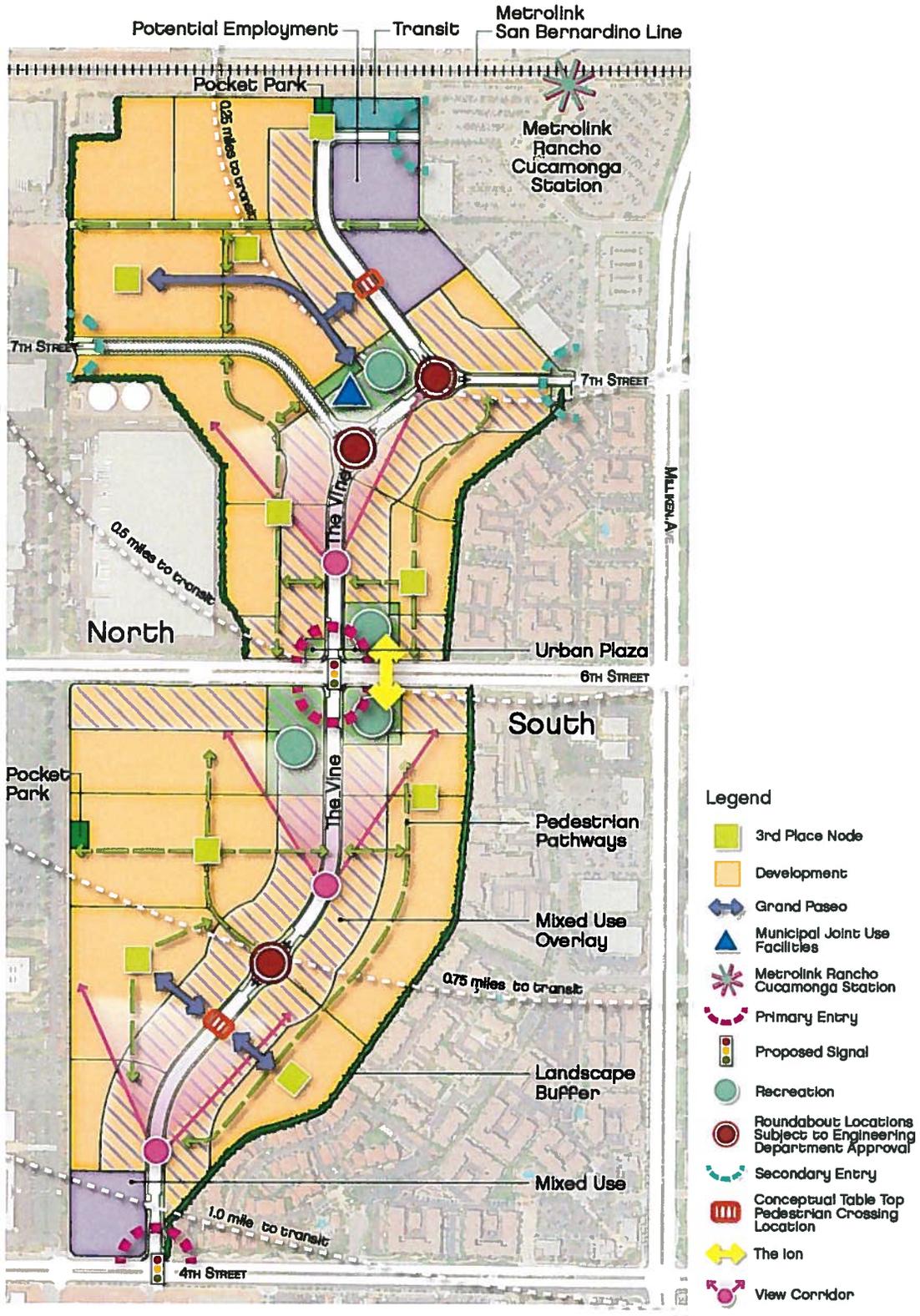
Regional Activity Context Exhibit



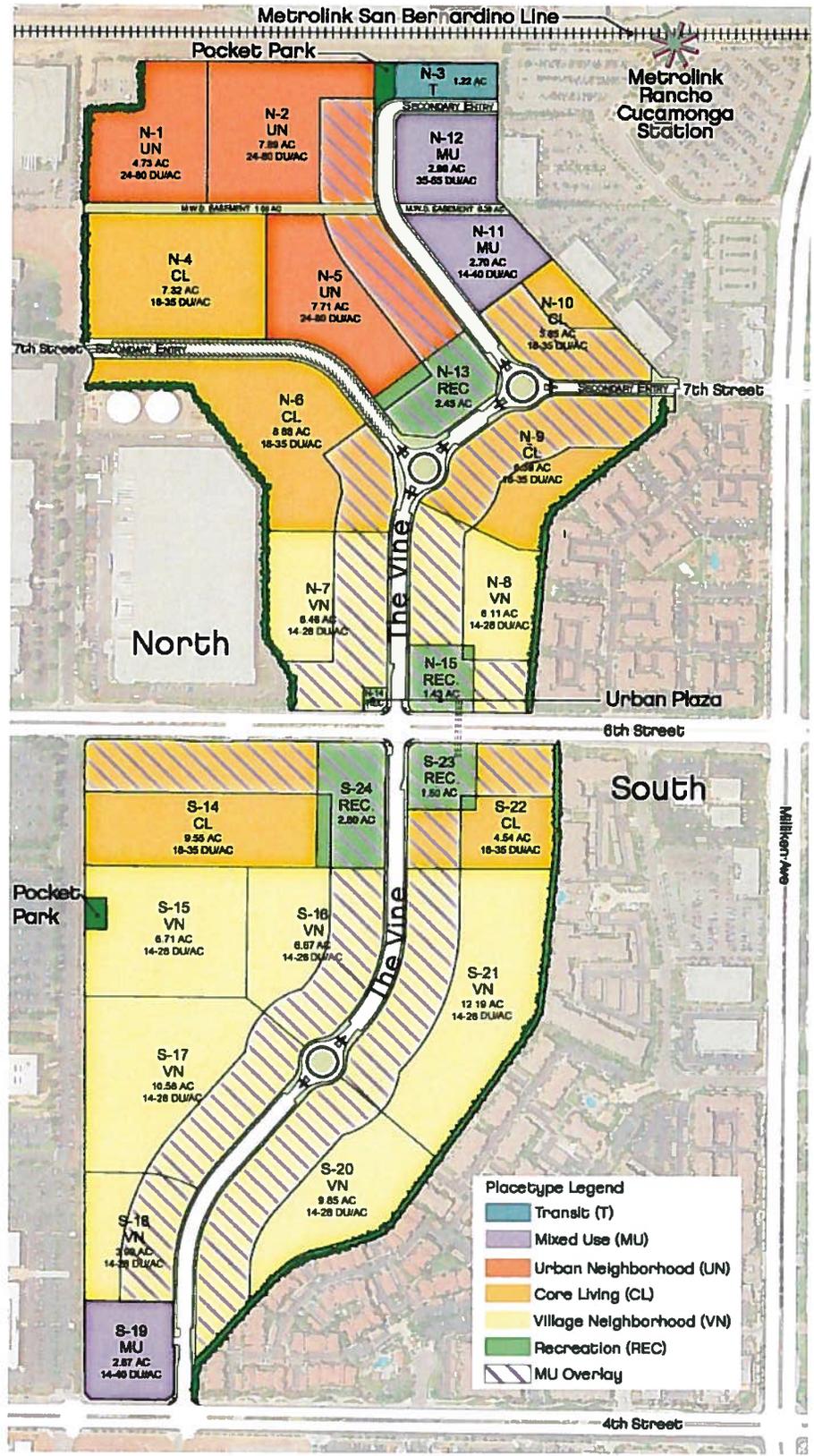
History:

The Specific Plan was originally adopted in January 1994 to regulate the redevelopment of the General Dynamics property. Since adoption, the Specific Plan was developed with office, medium-density residential, and golf course uses. The Specific Plan has been amended previously, over the years, to facilitate development of adjoining property in response to the changing needs of the community. This Project is a continuation of that process to establish a more purposeful master planning of the area.

Design Concept Exhibit



Concept Land Use Plan with Placetypes and Legend



Placetypes:

All Placetypes may be developed as for-sale or for-rent neighborhoods. Within each Placetype, Grand Paseos and connecting pathway 3rd Place spaces promote pedestrian circulation.

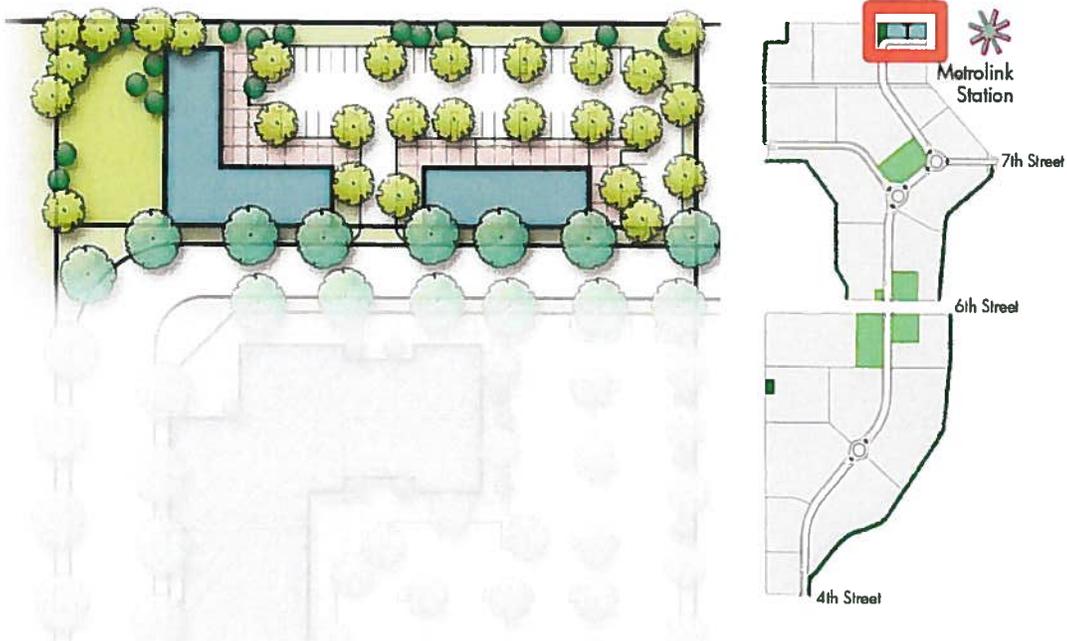
To maintain flexibility for responding to changing community needs and market conditions over the build-out, intensity may be transferred between parcels consistent with the Placetype intensity, provided the overall minimum required units are achieved. Where density transfers between parcels occur, development will not exceed the development total of 3,450 units of residential and 220,000 square feet of non-residential.

Transit (T)

The primary land use in the Placetype is transit-oriented services. This Placetype anchors the Project to the adjacent Rancho Cucamonga Metrolink station. This Placetype should be designed for easy pedestrian and bicycle access through the site. It should also provide support to transit and multi-modal users with commercial, retail, and services.

Transit-supportive uses may include, but are not limited to:

- Transit services: car-share facilities, bike-share stations, transit pass kiosks, or concierge services.
- Convenience services: day-care, cafe, bakery, or personal services.
- Small-format daily commercial: grocery, specialty food stores, or pharmacy.



Village Neighborhood (VN)

The primary land use in the VN Placetype is medium density residential with various forms of detached and attached configurations. Housing types could range from small lot detached single-family to attached configurations. Layout, design, block length, and parking should be suitable for this setting. A composition of articulated building forms is required to create a varied street scene with elevations facing the street, 3rd Place spaces, and the Vine as applicable. Homes should be designed with private open space, and neighborhoods planned with 3rd Place transitional spaces connecting to adjacent neighborhoods.



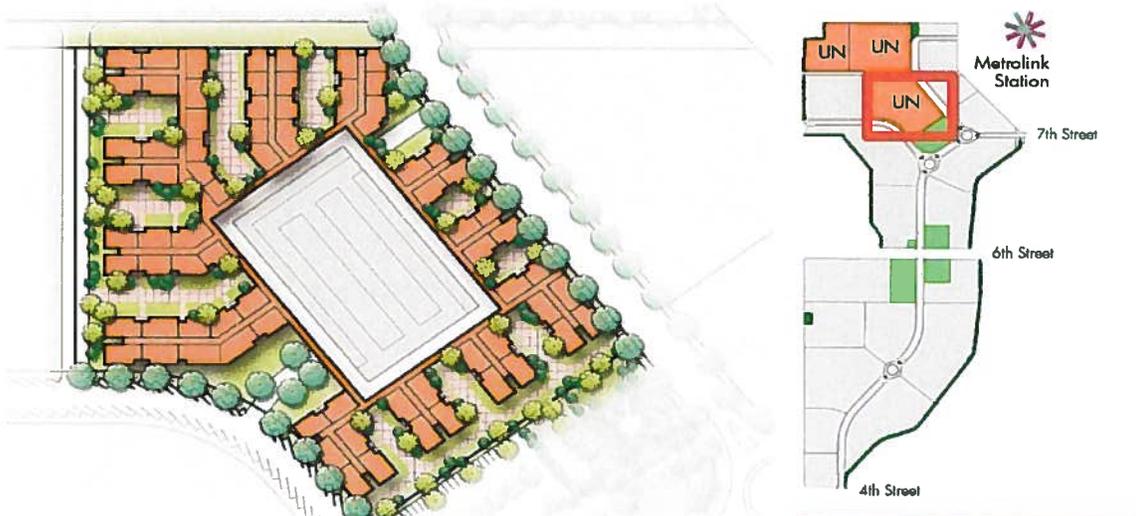
Core Living (CL)

The primary land use in the CL Placetype is medium-high density residential which may include a broad range of attached and/or small lot detached neighborhoods. Parcels designated as CL should have strong 3rd Place features, pedestrian pathways within neighborhoods, and connections to the Grand Paseos and community destinations. Building forms should include articulated massing with elevations facing the street, 3rd Place spaces, and the Vine.



Urban Neighborhood (UN)

The primary land use in the UN Placetype is high-density residential which is located less than a 1/4 mile from the Metrolink station. Live/Work and Shopkeeper units are permitted and, if developed, are encouraged to have street front or plaza frontage to support small business development. Residential may be configured in a variety of ways, including but not limited to, wrap and podium buildings. Neighborhood design is encouraged to provide pedestrian-scaled street scenes and balance vehicular and pedestrian access for efficiency.



Mixed Use (MU)

The primary land uses in the MU Placetype are commercial and Medium-High Density Residential. The MU Placetype is intended to contribute to the employment/housing balance and reduce the carbon footprint of the community by allowing the location of jobs and services in close proximity to transit and high-density residential. A range of land uses may provide community-oriented retail, business services, child care, and housing. Buildings are encouraged to provide active, articulated facades close to the minimum setback line along the Vine.



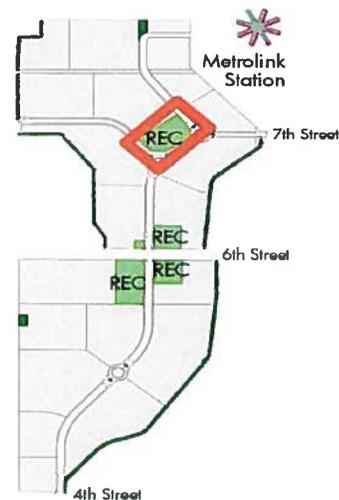
Recreation (REC)

Primary land uses in the REC Placetype are common private and public recreation amenities. The REC Placetype is featured at three central parcels to provide a variety of resident-friendly elements that would build a healthy, vibrant community dynamic. The community REC areas may include a variety of uses including:

- Plaza space that ties into the Urban Plaza and Ion pedestrian connection.
- Public and Joint Use facilities for Public Safety, Community Services and Library Services.

City of Rancho Cucamonga Joint Use Facility

The Joint Use Public Facility would be implemented in the Project to accommodate the needs of the Rancho Cucamonga Community Services, Library Services, and Police departments. It is expected that the Joint Use Facility would be open during normal business hours and would offer various programs and services to the general public. This facility would be available not only to future residents of the proposed Project, but other residents in the City, including the residents in the immediate vicinity that are currently underserved by existing public facilities in the area. The location of the City's Joint Use Facility in a central location within the Northern half of the Project would lower the cost of providing services, provide convenient public access, reduce traffic, and avoid overloading existing facilities. Safety will be emphasized with an on-site police substation using modern technology and CPTED (crime prevention through environmental design) is a Project feature.



The Ion Tunnel and Urban Plaza

A sense of place, motion and activity is what drives people to go to special places. The Applicant is planning to deliver another dynamic element to the City of Rancho Cucamonga, the Ion. To safely connect the northern and southern halves of the new transit orientated development, the Project includes a tunnel of Ion lights. Energy efficient LED light strands will change color to computer generated patterns.

This passage under the busy 6th street will enable pedestrians and bicyclers to safely travel throughout the community along the Vine, a travel corridor leading residents from their homes to the Metrolink station and a multitude of dynamic urban recreational amenity spaces.

Recreation areas adjacent to the Ion will contain about 3 acres of open space spread on both sides of the Ion tunnel, with each side having a distinct flavor and personality. Both sides will feature a curving ADA accessible pedestrian trail promoting the use of the Ion tunnel versus the crosswalk at 6th street, thus reducing traffic movement signal time.

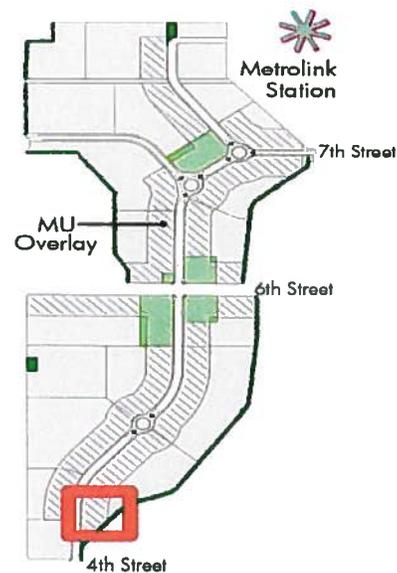
The active recreation facility the 'Spa' is to the south, a sophisticated open space with cabanas and statuesque palms radiating out from the resort pool. This is the private recreation domain of the owners of homes within Empire Lakes. Proposed features include a 4,000 sf clubhouse, for social and wellness functions, spa, and outdoor kitchen.

The passive recreation area, the Urban Plaza 'Camp' is to the north, a gathering place with shaded outside seating. This creative space is for adults to relax or play with their dog in the bark park. The north Camp is envisioned as a public feature available to both the For-Sale and For-Rent residents.

Mixed Use Overlay

The Mixed Use Overlay may be applied voluntarily to a parcel, or portion of a parcel. The Mixed Use Overlay provides market flexibility and added placemaking opportunities.

The Overlay allows combination of residential and non-residential horizontal or vertical mixed use along the prime vehicular and pedestrian connections to add commercial and service elements to facilitate a more complete community. Where the Mixed Use Overlay is exercised, the non-residential uses should be carefully designed to provide an engaging interface.



Conceptual Vine and Vine Illustratives



Table Top Crossing at the Vine



Community Framework

The Vine is the backbone for multi-modal circulation. This pedestrian-scaled roadway is designed for pedestrian engagement, incorporating street trees, seating, plazas, activity spaces, and connections to neighborhood pathways and 3rd Place spaces. Design features include climate-appropriate landscape and hardscape elements that provide shade, a cooling effect, and unique gathering spaces that meld each neighborhood to the Vine and to each other. Special design features include Retail shops, Homes and Live/Work studios addressing the Vine. Traffic calming features including roundabouts and table tops will help to produce safe and welcoming circulation opportunities for pedestrians and bicyclists.

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:

- Grand Paseos / Pathways / Gathering Spaces

These spaces will help to provide a unique, individualized feel to the community as part of the linkage to connect Empire Lakes both internally and to the surrounding neighborhoods. Envisioned are east/west Grand Paseos linking existing adjacent open space areas to the Vine; these may be enhanced by a bark park, gathering places, and Table Top pedestrian crossings.

3rd Place concept – Pedestrian Connection Adjacent Property



Design Guidelines

The Specific Plan Design Guidelines provide a design framework that conveys an aesthetically interesting community identity within an urban living environment. The scale of higher-density buildings shall be designed for visual interest, creating rhythm and scale to the street. Composition of massing, interlocking volumes, and addition of stylized details will achieve engaged streetscapes. This may mean subtle massing offsets with a higher-level of detail, or bolder forms with more pronounced massing variation and simple to sparse detail. The design approach shall be tailored to the architectural style and context of the primary pedestrian street.

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. 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

Main Street Typical Elevation Example:



Contemporary Typical Elevation Example:



Prairie Typical Elevation Example:



Landscape Design

Landscape design will be used as a strong placemaking element to promote the value of the community by defining, unifying, and enhancing the pedestrian realm. 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. In urban planting schemes, it is critical to achieve contrast between plant species.

Goals and Benefits:

The Goals for the Project and Benefit's accruing to the community from its implementation include the following:

The Project is intended to:

1. Provide High Quality Housing to accommodate the growth that is coming to Rancho Cucamonga. The City is experienced positive economic growth and is job-rich. The Empire Lakes Project will provide the unique life-style experience not available in any other community in the City. Its combination of design, easily-accessible transit, separate pedestrian, bicycle and vehicle circulation, and one of a kind recreation features is set to attract current City residents as well as the future highly educated workforces needed to drive the City of Rancho Cucamonga forward.

Neighborhood level retail and service sector opportunities are planned to be accommodated within the Mixed Use Overlay area, along the central north south circulation element, the Vine, to provide up front and convenient places to shop, work and obtain local services. Along with these initial opportunities, buildings along the Vine are planned to be adaptable to the changing community dynamics over time. Certain residential units facing primarily the west side of The Vine will be able to be reconfigured on the street level to accommodate additional shops and retail services as the community evolves and matures and the need for these services is proven.

2. Incorporating the fundamentals of smart growth and environmental responsibility, sustainability is an integral design feature of the proposed Empire Lakes Specific Plan Amendment with intensification of urban infill development adjacent to the Rancho Cucamonga Metrolink station, resulting in reduced vehicle miles traveled. The concept that the location of residential and employment generating uses, and notably higher density residential uses, near transit increases transit ridership and reduces the environmental impacts associated with use of motor vehicles is the basis for numerous local, regional and state planning programs. Most notable is the Southern California Association of Governments' (SCAG's) *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*. The SCS is an element of the RTP that demonstrates the integration of land use, transportation strategies, and transportation investments within the RTP.

The area immediately surrounding the Project site contains light and heavy industrial uses, office uses, and commercial/retail uses. By locating housing opportunities at a location near both transit and employment-generating uses, the proposed Project will decrease dependency on the automobile and reduce associated air pollution and greenhouse gases, among other environmental benefits. Because of its location, the Project site represents an unusual opportunity to promote environmentally beneficial infill development within the City. There are few other currently developed sites in the City that can be repurposed to create new housing opportunities and mixed-use development without causing any direct residential displacement.

The Project site also provides a rare opportunity to promote infill development on a site already surrounded by existing active development, and with significant proximity to existing employment, transit and entertainment uses. Bringing the Empire Lakes property to its highest and best use will promote regional retail services locating in the surrounding area, to the benefit of local residents that are currently underserved.

Other sustainable features that would be implemented as part of the Project include, but are not limited to, use of recycled water for landscaping, storm water management, and energy efficiency. Additionally, the proposed Project includes the planting of a minimum of 5,600 new trees, reducing the net GHG emissions attributable to the Project, and use of reclaimed water throughout the community for landscaping sustainment.

New construction features have considerably improved energy efficiency in homes, apartments, and commercial construction since the introduction of Title 24 in 1995. Homes built in Empire Lakes (and elsewhere) will use about 28% less energy for lighting, heating, cooling, ventilation and water heating than those built to the 2013 standards. Title 24 will continue to reduce energy consumption by increasing standards through 2020 when homes are required to have a zero net energy consumption standard.

3. Connect the community visually & physically with pedestrian crossings and landscaped 3rd Place Spaces to allow for social gatherings and respite from busy days. Immediately adjoining Empire Lakes to the east are over 1,700 existing high density apartments. The Specific Plan provides opportunities to connect these communities to the Empire Lakes' central Vine with several pedestrian connections. This will provide easy walkability from the adjoining community.

4. Provide a mix of For-Sale and For-Rent Housing opportunities for a wide range of residents and will meet the needs of school teachers, students and other professionals. 45% of existing households in Rancho Cucamonga consist of 1 or 2 persons. Many residents prefer to stay close to their previous neighborhoods. These, along with the new wave of residents, desire a broad range of housing types to serve a wide variety of personal tastes and income levels.

Numerous product types will be included in this New Place to meet these existing and future demographics. The for-rent units will offer a range of housing opportunities from traditional walk-up single level units, to townhomes and live work units for professionals and shop owners who prefer the opportunity to live and pursue their businesses at home. The for-sale neighborhoods will be master planned by the Applicant and will be offered to a variety of proven homebuilders knowledgeable in producing exciting upscale urban feel communities.

5. Integrate this new housing experience with the existing transportation network. On buildout of the Specific Plan, Empire Lakes will be a multi-modal community with direct connectivity to the Rancho Cucamonga Metrolink Station, integrated pedestrian and bicycle circulation with connections to the surrounding community, and expected varied vehicular transportation opportunities including Omni-Trans, private shuttles, Uber-type services and personal transportation.

Community Participation:

The following is a summary of community participation and notifications:

Legal Noticing requirements under the California Environmental Quality Act (CEQA) and the City Of Rancho Cucamonga Development Code apply to this Project proposal. State Law (Government Code 65090) and the City Development Code (Section 17.14.050) require notices to be mailed to owners of property within a minimum radius of 300 and 660 feet, respectively. Due to the size and scope of the Project, City Staff expanded the minimum radius to include owners of property within 1,000 feet of the Specific Plan planning area. This expanded radius was applied to all notices and community meetings to date and will continue to apply to future notices and hearings.

Notice was provided in the Inland Valley Daily Bulletin as a large 1/8 page add.

The City Staff created a Project-specific webpage to ensure all public documents related to the Applicant's Empire Lakes proposal were readily accessible.

Notices were also given via email to all community members who had contacted the City with general inquiries about the Project.

On June 10th, 2015 a Public Scoping Meeting for the Environmental Impact Report was conducted by the Planning Commission.

On November 10, 2015 the Draft EIR was circulated for a minimum 45-day review period.

On November 10th 2015 the Planning Commission held a workshop on the Project proposal. The workshop was intend to familiarize the Commission and the Public with the Project prior to the release of the Draft EIR. Both the City Staff and the Applicant made presentations and answered comments and questions from those in attendance.

During December 2015 and January 2016, the Applicant conducted four Community Outreach meetings. The Community Meetings were held on December 10, 2015 and January 14, 21, and 28, 2016. City Staff was present at all meetings as an observer.

Financial Sustainability:

The Empire Lakes specific plan is intended to be self-supporting. Various mechanisms are intended to provide Project supported funding to maintain and support the many features of the Project. The central circulation corridor, The Vine, and extensions connecting to the Rancho Cucamonga Metrolink Station, along with the Ion Public Open Space, 3rd Place Spaces and Grand Paseos will be funded by the Applicant and sustained through a combination of financing mechanisms intended to include HOA, CFD's and possibly other special districts and mechanisms to insure the Empire Lakes community is self-funded and will not be a drain on City resources.

Fees and Services:

In addition to the community infrastructure and features to be built by the Applicant and sustained by the Empire Lakes community, the Project will also make substantial financial contributions through impact fee payments to the City of Rancho Cucamonga, the Cucamonga

School District and the Chaffey Joint Union High School District and the Cucamonga Valley Water District.

The Development Impact Fees payable to the City of Rancho Cucamonga, at the maximum 3,450 unit density, will approximate \$43 Million. These funds are useable by the City to fulfill and sustain a variety of its municipal responsibilities. Of the \$43 Million, nearly \$19 Million will be paid in City Transportation Fees for Improvements outside the Project infrastructure and impacts. Another \$18 Million will be paid for Citywide Park Land Acquisition & Improvements. \$4 Million will be funded by Empire Lakes towards the Cities Community Center, while another \$2.3 million will go to other services including Police, Library and Animal Services. These amounts are based on the current City fee schedule dated May 2015.

The Cucamonga School District will receive an estimated \$8 Million in direct funding and Chaffey Joint Union High School District will receive over \$4 Million in one-time fees paid on a per square footage basis as the Project develops. In addition, these School Districts will receive Property Tax revenue sharing of up to \$4 million annually.

The Cucamonga Valley Water District, based on current rates, will receive an estimated \$30 Million in Water Capacity Fees and over \$4 Million in Sewer Capacity Fees. The IEUA (Inland Empire Utilities Agency) will additionally receive up to \$18 Million in Water Capacity Assessments. Empire Lakes will also pay millions for Storm Drainage and other Project related fees.

Conclusion:

A Statement of Overriding Considerations is required to be made for this Project due to unavoidable impacts from Air Quality, Traffic, Noise, Housing and Population Growth and Loss of Private Property designated as Open Space (a golf course). The Applicant has provided substantial support to their application, as detailed above, to justify the approval of the Statement of Overriding Considerations and approval of the Specific Plan Amendment being sought.

Empire Lakes is the right Project, in the right place, at the right time.