

SECTION 3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The City of Rancho Cucamonga and its Sphere of Influence (collectively referred to as the “Study Area”) encompass 24,442 gross acres and are located in southwestern San Bernardino County. The City is surrounded by developed municipalities to the west, south and east, including the cities of Upland, Ontario, and Fontana and a large area of unincorporated San Bernardino County to the east and north. The northernmost portion of the City’s Sphere of Influence is adjacent to the San Bernardino National Forest. The Project’s regional and local setting is shown in Exhibit 3-1, Project Location. Interstate and regional access to the City is provided by Interstate (I) 15, which runs in a general north-south direction and crosses the eastern portion of the City, and by State Route (SR) 210, an east-west freeway which passes through the center of the City. The I-10 freeway also provides regional access and is located approximately 0.75 mile south of the City boundary. Exhibit 3-2, Aerial Photograph, provides an aerial depiction of the Project Site and surrounding uses.

3.2 ENVIRONMENTAL SETTING

A general description of the regional and local environmental setting for the City of Rancho Cucamonga is provided below. More detailed information regarding the environmental setting for specific conditions is provided under each topical issue in Section 4.0 of this EIR. The environmental setting as described in this EIR constitutes the baseline of existing conditions in the City at the time the Notice of Preparation (NOP) for the EIR was distributed in November 2009.

3.2.1 PROJECT SETTING AND CHARACTERISTICS

The City of Rancho Cucamonga covers approximately 20,707 acres, with another 3,735 acres within the City’s Sphere of Influence.¹

Existing land uses within the Study Area include a broad spectrum of residential, commercial, industrial, open space, and institutional uses, with the majority of residential uses located north of Foothill Boulevard and industrial uses largely located south of Foothill Boulevard. Regional-serving commercial uses are located along Foothill Boulevard, east of Haven Avenue, and at the Victoria Gardens Regional Lifestyle Center, which is located at Day Creek Boulevard, Foothill Boulevard, and the I-15 Freeway. Smaller neighborhood commercial centers are found at scattered sites throughout the City.

In addition to land within the City boundaries, unincorporated County land that has been designated by the Local Agency Formation Commission of San Bernardino County as being within the logical extension of the City’s boundaries and could be annexed into the City in the future is identified as Rancho Cucamonga’s Sphere of Influence (SOI). This area is located north of the City boundaries and includes Deer Canyon, Day Canyon, East Etiwanda Canyon, and a large area of San Bernardino County Flood Control District Corridor property located between Deer Creek and Day Creek Channel.

¹ A sphere of influence is the area which a city or special district is expected to eventually provide services through annexation or changes in local government boundaries. The Local Agency Formation Commission of the county designates the spheres of influence of individual cities to resolve uncertainty concerning the availability and source of services for undeveloped or unincorporated land; to promote orderly land use and service planning by public agencies; and to provide direction to landowners when and if they seek additional or higher level services.

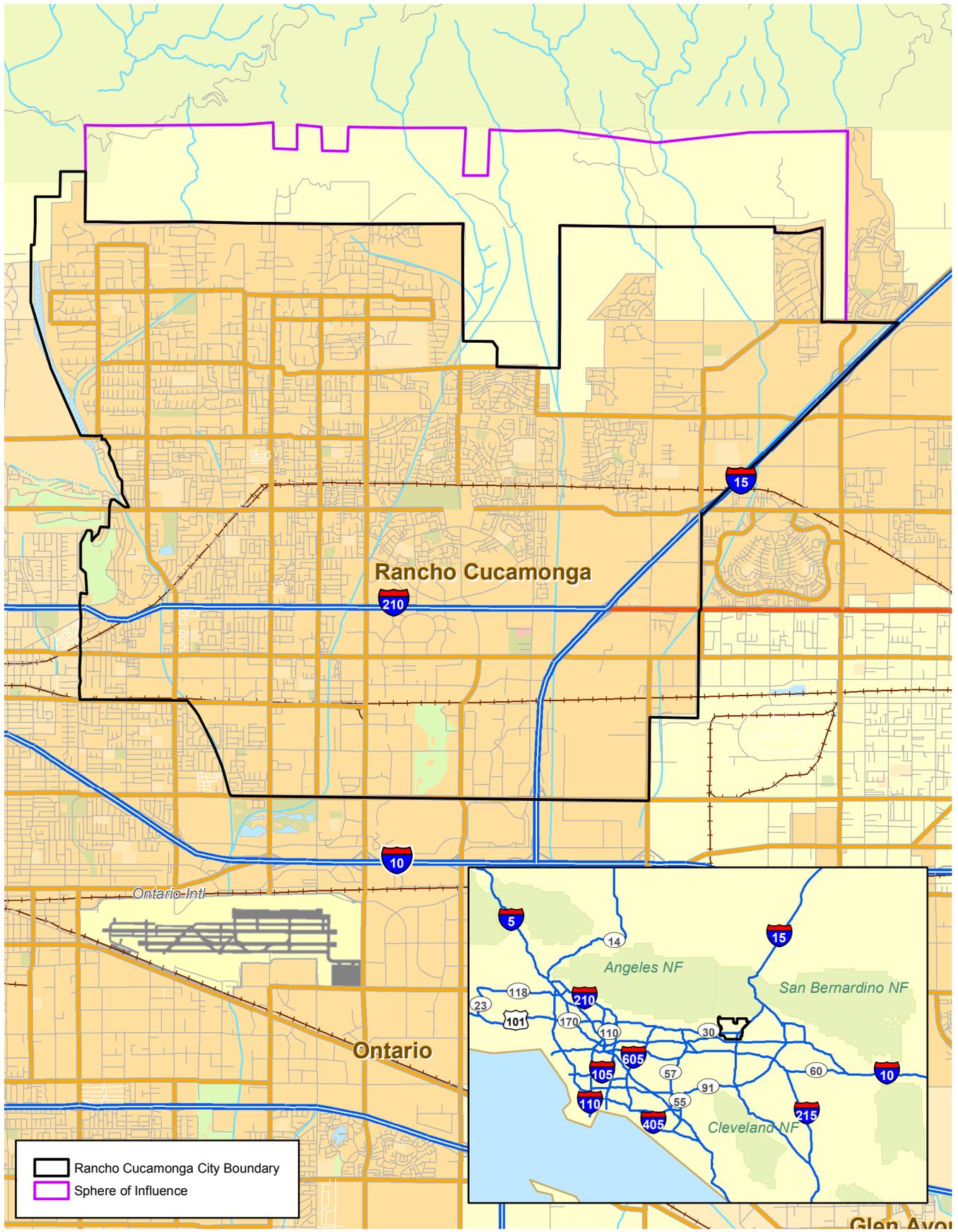
Exhibit 3-3 shows the City boundaries and its SOI, which represent the Study Area for the proposed Rancho Cucamonga 2010 General Plan Update.

3.3 PROJECT OBJECTIVES

Section 15124 of the California Environmental Quality Act (CEQA) Guidelines (see 14 *California Code of Regulations* [CCR]) requires an environmental impact report (EIR) to include a statement of objectives that guide the proposed project (in this case, the proposed 2010 General Plan Update). This disclosure assists in developing the range of project alternatives to be investigated in the EIR and provides a rationale for the adoption of a Statement of Overriding Considerations, if one is, in fact, adopted.

The following objectives have been established by the City relative to the 2010 General Plan Update:

- To establish a planning framework that incorporates the City's Healthy RC initiative: Healthy Mind, Body, and Earth.
- To maintain well-established land use patterns for most of the City while creating new opportunities for mixed-use development at strategic locations in Rancho Cucamonga in an effort to facilitate use of transit, encourage walking as an alternative to automobile travel for short trips, and allow more people to live and shop near their homes.
- To create opportunities for the provision of varied housing types that meet the needs of all household income levels and lifestyle choices.
- To recognize, promote, and preserve Rancho Cucamonga's history as represented by buildings, agricultural landscapes, and unique community features.
- To enhance community mobility by implementing a comprehensive and connected citywide network of streets, bikeways, and pedestrian trails; by accommodating bus rapid transit along Foothill Boulevard and other locations as demand dictates; and by increasing use of commuter rail through land use policies.
- To move forward with initiatives that will reduce greenhouse gas emissions, including land use and mobility planning practices, programs that promote sustainable building practices, and City purchasing decisions.
- To conserve natural resources through land use regulations that respect hillside habitats and policies aimed at reducing water consumption, energy use, and refuse generation.
- To promote policies that provide for City compliance with applicable Federal and State laws.
- To provide clear direction for use of lands within the City's Sphere of Influence.
- To designate lands for a variety of beneficial open space purposes: for recreation, for resource conservation, for public safety enhancement, for the managed production of resources, and for preservation of historic landscapes.

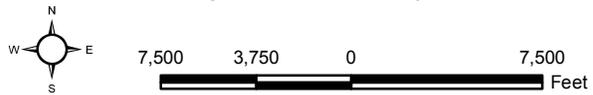


	Rancho Cucamonga City Boundary
	Sphere of Influence

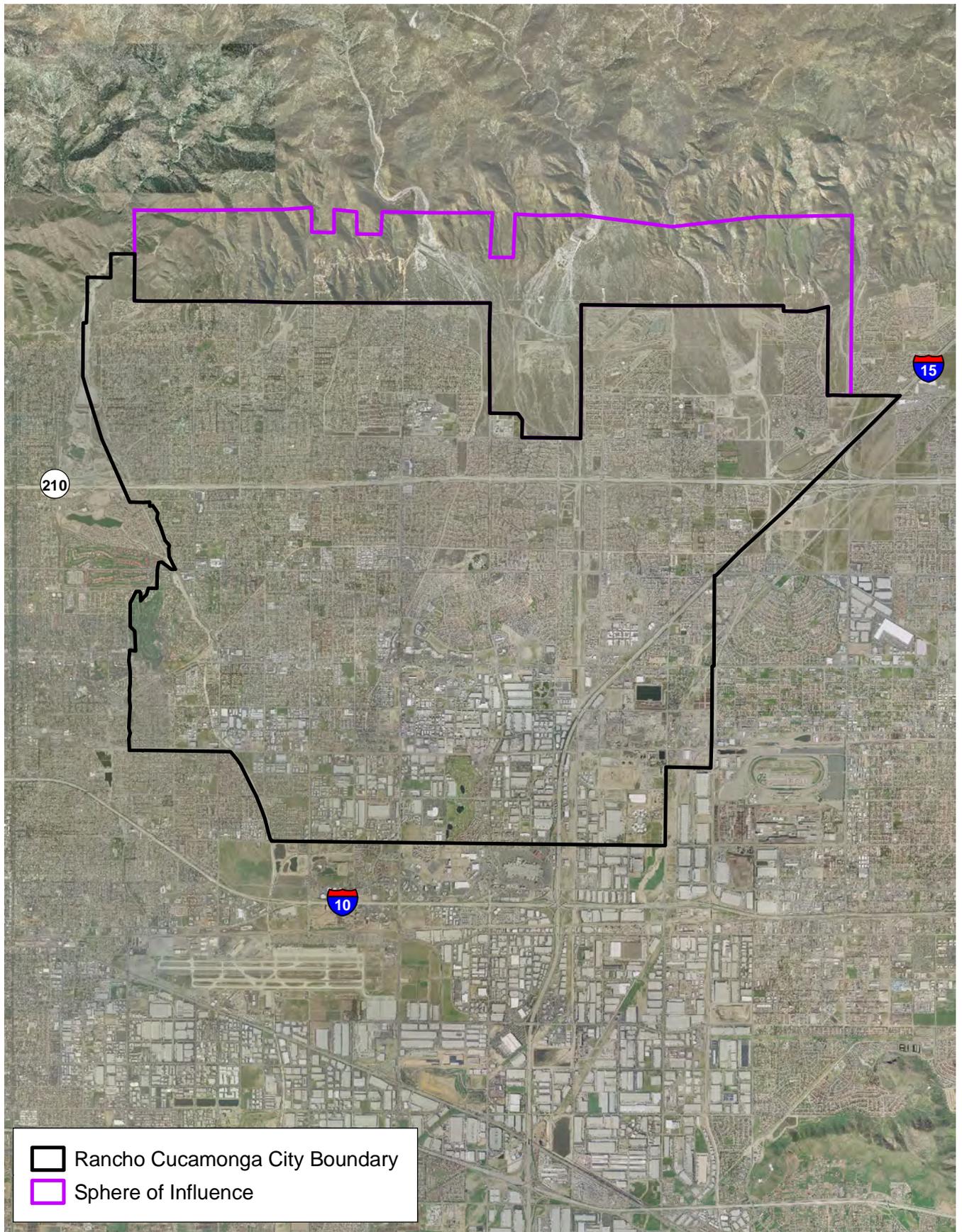
Project Location

Rancho Cucamonga General Plan Update

Exhibit 3-1



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-  Rancho Cucamonga City Boundary
-  Sphere of Influence

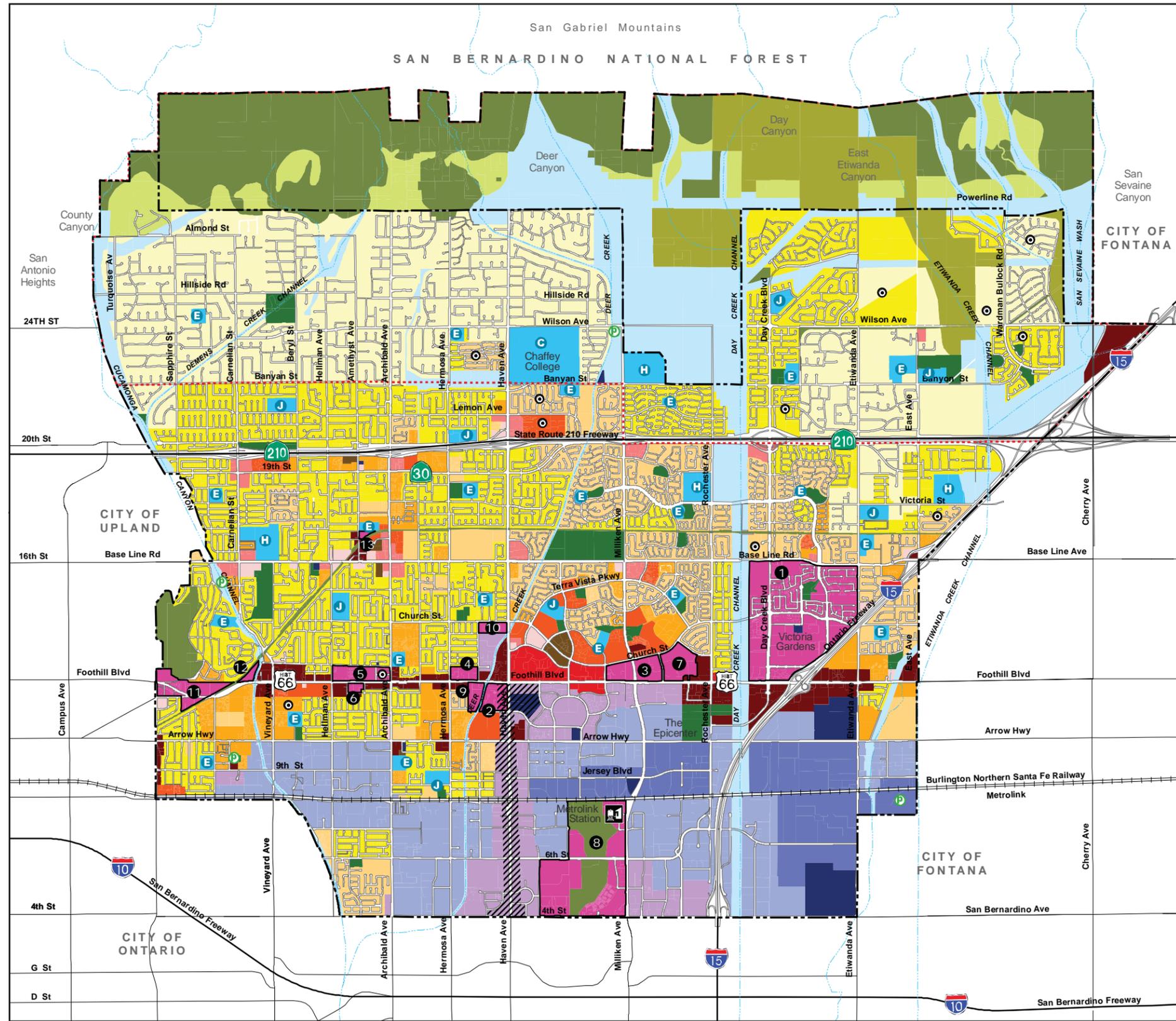
Aerial Photograph

Rancho Cucamonga General Plan Update



Exhibit 3-2





Land Use Designations

Residential

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

Commercial

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

Mixed Use

- Mixed Use (0.25 - 1.0 FAR)

Industrial

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

Open Space

- Hillside Residential (0.1 - 2.0 du/ac)
- Conservation
- Open Space (0.0 - 0.1 du/ac)
- Flood Control/Utility Corridor

Schools and Parks

- E Elementary School
- J Junior High School
- H High School
- C College
- P Proposed Park¹

Public Facility

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

Overlays

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

Boundaries

- Rancho Cucamonga City Boundary
- Sphere of Influence

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

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

0 0.25 0.5 1 1.5 2 Miles

- Victoria Gardens
- Town Center (Foothill Boulevard and Haven Avenue)
- Terra Vista
- Foothill Boulevard between Hermosa Avenue and Center Avenue
- Foothill Boulevard between Archibald Avenue and Hellman Avenue
- Foothill Boulevard at Helms Avenue and Hampshire Street
- Foothill Boulevard and Mayten Avenue
- Industrial Area Specific Plan (Sub-Area 18)
- Foothill Boulevard and Deer Creek Channel
- Haven Avenue and Church Street Site
- Western Gateway (Bear Gulch Area)
- Foothill Boulevard-Cucamonga Channel Site
- Historic Alta Loma (Amethyst Site)

Source: Hogle Ireland 2009

General Plan Land Use Plan
 Rancho Cucamonga General Plan Update

Exhibit 3-3



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3.4 PROJECT DESCRIPTION

The proposed project is a comprehensive update to the *City of Rancho Cucamonga General Plan*. The proposed General Plan Update documents a vision of the future. As a long-range policy document (with a projected horizon of 15 to 20 years), the General Plan guides the look, feel, and experience of the City of Rancho Cucamonga now and in the future.

The General Plan reinforces established land uses attained in the City over the last 10 to 15 years by emphasizing protection of existing residential neighborhoods and targeting new residential, office and commercial growth along major corridors (such as Foothill Boulevard) and other areas south of Foothill Boulevard (such as Haven Avenue) where development opportunities exist on vacant and underutilized properties.

The land use growth strategy employed in the proposed 2010 General Plan Update focuses on the following three objectives:

- To protect and maintain established residential neighborhoods
- To target new infill development opportunities
- To integrate land use and transportation

3.4.1 OVERALL FRAMEWORK

The proposed General Plan Update has been organized around the City's Healthy RC objectives of promoting Healthy Mind, Body, and Earth. As such, many of the goals and policies focus on actions that will encourage residents and businesses to live their lives and conduct activities in a more sustainable and healthful manner.

In addition, the proposed General Plan Update looks to guide future development and community enhancement activities consistent with these Guiding Principles:

- The Spirit of Family
- The Spirit of Discovery and Knowledge
- The Spirit of Community
- The Spirit of Heritage
- The Spirit of Independence and Self-Reliance
- The Spirit of Innovation
- The Spirit of Tomorrow

General Plan Elements

The proposed 2010 General Plan Update addresses six of the seven State-mandated general plan elements and other issues that are important to the community. The proposed 2010 General Plan Update contains the following elements which are referred to in the 2010 General Plan Update as "Chapters":

- Managing Land Use, Community Design, and Historic Resources
- Community Mobility
- Economic Development
- Community Services
- Resource Conservation
- Public Facilities and Infrastructure
- Public Health and Safety

The other State-required topic is the Housing Element, which the City is currently updating; however, this update is independent of this General Plan Update process and is not evaluated as part of this PEIR. Summaries of the content and purpose of each of the six chapters in the General Plan Update are provided below.

In addition, the proposed General Plan Update includes a comprehensive Implementation Plan that establishes the actions the City will pursue over the next 15 to 20 years to forward goals and policies.

Managing Land Use, Community Design, and Historic Resources Chapter

The Managing Land Use, Community Design, and Historic Resources Chapter defines the distribution and location of land uses to achieve economic efficiency, to balance aesthetic appeal and functionality, and to preserve historical resources in an effort to enhance the overall quality of community life.

This Chapter projects the buildout of lands pursuant to land use policy, as shown in Table 3-1 below.

**TABLE 3-1
GENERAL PLAN BUILDOUT SUMMARY**

	Baseline: 2009			General Plan Buildout: 2030			Change	Percent Change
	City	SOI	Total	City	SOI	Total		
Dwelling Units	55,608	91	55,669 ^a	62,196	1,057	63,253	7,584	13.6
Population	179,200	300	179,500	200,400	3,400	203,800	24,300	13.5
Non-Residential Square Feet	80,030,100	0	80,030,100	99,797,700	0	99,797,700	19,767,600	24.7
Employment	77,350	0	77,350	103,040	0	103,040	25,690	33.2

SOI: Sphere of Influence
^a This figure is an estimate derived from geographic information system files and is slightly less than the California Department of Finance housing estimate for 2009 housing stock referred to in Section 4.13 of this PEIR. The difference between the two figures is not statistically significant.
 Source: Rancho Cucamonga 2009b.

Table 3-2 compares the existing (2001) General Plan buildout to the proposed General Plan buildout for dwelling units, population, and employment to acquaint the reader with the overall changes from one plan to another.

**TABLE 3-2
COMPARISON OF EXISTING GENERAL PLAN TO PROPOSED
GENERAL PLAN**

	Current General Plan Buildout ^a	General Plan Buildout: 2030 ^b	Change	Percent Change
Dwelling Units	55,456	63,253	7,797	14.1
Population	156,280	203,800	47,520	30.4
Employment	112,025	103,040	-8,985	-8.9

^a Rancho Cucamonga 2009b
^b City of Rancho Cucamonga 2001a

The General Plan Update establishes 21 land use designations that are divided into nine categories, including residential, commercial, mixed-use, industrial, public facilities, schools, parks, open space and conservation, and vacant lands (for existing conditions only). The land use designations for the Study Area are shown on Exhibit 3-3, General Plan Land Use Map. Table 3-3, Buildout Summary By Land Use, provides a breakdown of acreage, number of dwelling units, and employment generation estimates for each land use designation.

The development capacity projected for the proposed General Plan Update is based upon assumed levels of development for all land use categories. The City has not assumed that all properties will be developed at the maximum densities and intensities stated for each land use category. Rather, anticipated densities and intensities have been assumed. In Tables 3-4, Residential Land Use Summary, and 3-5, Non-Residential Land Use Summary, the anticipated densities and intensities yield the total “target” dwelling units and probable non-residential square footage, which are based on actual density and intensity levels derived from development applications. Also, many properties are already developed at densities and intensities lower than those permitted by the General Plan, and the City anticipates that over the 15- to 20-year horizon of the General Plan, the majority of properties citywide will not redevelop. For purposes of analysis in this PEIR, “buildout” of the proposed General Plan Update means achieving established “target densities.” Section 4.10 analyzes the potential for development beyond these target densities.

Residential Designations

Six residential land use designations allow for a variety of densities, including preservation of existing neighborhoods and creation of opportunities for new housing types. Table 3-4, Residential Land Use Summary, identifies the target number of dwelling units to be developed within each residential land use designation.

While these designations primarily allow for residential development, other allowable land uses include parks, trails, special residential uses addressed by State law, child care facilities, schools, and places of religious assembly. Proposed residential density ranges are as follows:

- Very Low Residential (0.1–2.0 dwelling units per acre);
- Low Residential (2.0–4.0 dwelling units per acre);
- Low Medium Residential (4.0–8.0 dwelling units per acre);
- Medium Residential (8.0–14.0 dwelling units per acre);
- Medium High Residential (14.0–24.0 dwelling units per acre); and
- High Residential (24.0–30.0 dwelling units per acre).

The Mixed-Use and Open Space designations also provide opportunity for residential development and are discussed further below.

Non-Residential Designations

Table 3-5, Non-Residential Land Use Summary, identifies the probable building square footage projected at buildout and anticipated employment associated with each non-residential land use designation.

**TABLE 3-3
BUILDOUT SUMMARY BY LAND USE**

Land Use Designations	Acres ^a			Percent of Total	Target Dwelling Units			Probable Non-Residential (City Only)	
	City	SOI	Total		City	SOI	Total	Square Feet (in thousands)	Employment
Hillside (0.1–2.0 du/ac)	133	695	828	3.1%	151	831	982	–	–
Very Low Density (0.1–2.0 du/ac)	4,007	–	4,007	15.1%	7,394	–	7,394	–	–
Low Density (2.0–4.0 du/ac)	4,371	–	4,371	16.5%	18,050	–	18,050	–	–
Low Medium Density (4.0–8.0 du/ac)	1,852	–	1,852	7.0%	13,320	–	13,320	–	–
Medium Density (8.0–14.0 du/ac)	790	–	790	3.0%	9,283	–	9,283	–	–
Medium High Density (14.0–24.0 du/ac)	367	–	367	1.4%	7,432	–	7,432	–	–
High Density (24.0–30.0 du/ac)	44	–	44	0.2%	1,221	–	1,221	–	–
Mixed Use ^b	902	–	902	3.4%	5,345	–	5,345	11,973	20,270
Office (0.40–1.0 FAR)	86	–	86	0.3%	–	–	–	1,497	3,180
Neighborhood Commercial (0.25–0.35 FAR)	164	–	164	0.6%	–	–	–	1,785	3,030
Community Commercial (0.25–0.35 FAR)	119	–	119	0.4%	–	–	–	1,292	1,970
General Commercial (0.25–0.35 FAR)	470	–	470	1.8%	–	–	–	6,555	10,020
Industrial Park (0.40–0.60 FAR)	559	–	559	2.1%	–	–	–	9,739	6,610
- Haven Avenue Office Overlay (0.40–1.0 FAR)	215	–	215	0.8%	–	–	–	3,745	7,950
General Industrial (0.50–0.60 FAR)	1,974	–	1,974	7.4%	–	–	–	42,993	29,220
Heavy Industrial (0.40–0.50 FAR)	891	–	891	3.4%	–	–	–	15,523	15,820
Open Space (0.0–0.1 du/ac)	483	2,496	2,979	11.2%	–	226	226	–	–
Conservation	353	983	1,336	5.0%	–	–	–	–	–
Flood Control/Utility Corridor	1,711	1,753	3,464	13.0%	–	–	–	–	–
Civic/Regional 0.40–1.0 FAR)	130	–	130	0.5%	–	–	–	2,265	1,050
Schools (0.10–0.20 FAR)	558	–	558	2.1%	–	–	–	2,430	3,920
Parks	445	–	445	1.7%	–	–	–	–	–
GRAND TOTAL	20,624	5,927	26,551	100.0%	62,196	1,057	63,253	99,797	103,040

Notes:

^a Acres include existing development and undeveloped vacant properties.

^b Mixed Use allows both residential and non-residential uses.

Source: Rancho Cucamonga 2009b.

**TABLE 3-4
RESIDENTIAL LAND USE SUMMARY**

Land Use Designations	Density Factor ^a	City			Sphere of Influence			Totals		
		Acres	Dwelling Units ^b	Target Dwelling Units ^c	Acres	Dwelling Units ^b	Target Dwelling Units ^c	Total Acreage	Total Dwelling Units	Total Target Dwelling Units
Residential Designations										
Hillside (0.1–2.0 du/ac)	1.29	133	13–268	151	695	70–1,400	831	828	83–1,668	982
Very Low (0.1–2.0 du/ac)	1.29	4,007	401–8,029	7,394	–	–	–	4,007	401–8,029	7,394
Low (2.0–4.0 du/ac)	3.25	4,371	9,194–18,080	18,050	–	–	–	4,371	9,194–18,080	18,050
Low Medium (4.0–8.0 du/ac)	6.50	1,852	7,739–15,100	13,320	–	–	–	1,852	7,739–15,100	13,320
Medium (8.0–14.0 du/ac)	11.75	790	6,270–10,837	9,283	–	–	–	790	6,270–10,837	9,283
Medium High (14.0–24.0 du/ac)	20.25	367	5,237–8,915	7,432	–	–	–	367	5,237–8,915	7,432
High (24.0–30.0 du/ac)	27.75	44	1,376–1,713	1,221	–	–	–	44	1,376–1,713	1,221
Mixed Use ^d	Varies	276	3,701–6,511	5,345	–	–	–	276	3,701–6,511	5,345
Open Space (0.0–0.1 du/ac)	0.10	483	0–48	– ^e	2,496	0–250	226	2,979	0–298	226
Residential Subtotal		12,323	33,931–69,501	62,196	3,191	70-1,650	1,057	15,514	34,001–71,151	63,253
Notes:										
^a The Density Factor is based upon actual development that has occurred in the City and represents a level midway between 50% and 75% of the range. It is used to calculate target number of dwelling units. This factor is only applied to vacant developable lands. A different Density Factor was applied to existing development to obtain an accurate baseline number.										
^b The range of dwelling units was derived by multiplying the lower and upper threshold of density/intensity range by the number of acres, and rounded to the nearest whole number. This range represents the theoretical potential. Some development will produce densities at or near the top of the range; however, most will not.										
^c Target density is the probable level of development based on historical development patterns, except for Mixed Use Residential, which is based primarily on a target density.										
^d Mixed Use allows both residential and non-residential uses.										
^e Open Space is generally a non-residential category that permits a very limited number of residential units on privately owned properties. Within the City, the Open Space designation applies to the golf courses and the Pacific Electric Trail. In the City's northwest quadrant, a few properties are designated Open Space and could yield residential units. However, any such development would be limited to a density of 0.1 unit per acre (or 1 unit per parcel on lots less than 10 acres in size) and would be subject to the slope, drainage (including flood zones), and fault zone analysis at a minimum under the Hillside Overlay Ordinance, which further limits any residential development potential.										
Source: Rancho Cucamonga 2009b.										

**TABLE 3-5
NON-RESIDENTIAL LAND USE SUMMARY**

Land Use Designations	Acres			Square Feet (in thousands) ^{a,b} (City Only)	Probable Square Feet (in thousands) (City Only)	Employment ^c (City Only)
	City	SOI	Total Acres			
Non-Residential						
Office (0.40-1.0 FAR)	86	–	86	1,497–3,746	1,497	3,180
Neighborhood Commercial (0.25-0.35 FAR)	164	–	164	1,785–2,500	1,785	3,030
Community Commercial (0.25-0.35 FAR)	119	–	119	1,292–1,810	1,292	1,970
General Commercial (0.25-0.35 FAR)	470	–	470	6,555–7,165	6,555	10,020
<i>Subtotal</i>	<i>839</i>	<i>–</i>	<i>839</i>	<i>11,129–15,221</i>	<i>11,129</i>	<i>18,200</i>
Mixed-Use (0.25-1.0 FAR) ^d	626	–	626	6,498–25,996	11,973	20,270
<i>Subtotal</i>	<i>626</i>	<i>–</i>	<i>626</i>	<i>6,498–25,996</i>	<i>11,973</i>	<i>20,270</i>
Industrial Park (0.40-0.60 FAR)	559	–	559	9,739–14,610	9,739	6,610
Haven Overlay (0.40-1.0 FAR)	215	–	215	3,745–9,365	3,745	7,950
General Industrial (0.50-0.60 FAR)	1,974	–	1,974	42,993–51,592	42,993	29,220
Heavy Industrial (0.40-0.50 FAR)	891	–	891	15,523–19,405	15,523	15,820
<i>Subtotal</i>	<i>3,639</i>	<i>–</i>	<i>3,639</i>	<i>72,000–94,972</i>	<i>72,000</i>	<i>59,600</i>
Open Space (0.0-0.10 du/ac)	483	2,496	2,979	–	–	–
Conservation	353	983	1,336	–	–	–
Flood Control/Utility Corridor	1,711	1,753	3,464	–	–	–
<i>Subtotal</i>	<i>2,547</i>	<i>5,232</i>	<i>7,779</i>	<i>–</i>	<i>–</i>	<i>–</i>
Civic/Regional (0.40-1.0 FAR)	130	–	130	2,265–5,662	2,265	1,050
Schools (0.10-0.20 FAR)	558	–	558	2,430–4,861	2,430	3,920
Parks	445	–	445	–	–	–
<i>Subtotal</i>	<i>1,133</i>	<i>–</i>	<i>1,133</i>	<i>4,695–10,523</i>	<i>4,695</i>	<i>4,970</i>
Non-Residential Subtotal	8,784	5,232	14,016	94,322–146,712	99,797	103,040

Notes:

^a The range of square footage is derived by multiplying the probable lower and upper threshold of intensity range by the number of acres, and rounded to the nearest hundred.

^b Non-residential FAR Range: lower number is the probable FAR on average, but in some cases it may be lower. Higher number is the maximum FAR allowed for any specific project.

^c Employment is calculated by using the Probable Square Feet and employment factors for each non-residential land use designations.

^d Mixed use allows both residential and non-residential use.

Source: Rancho Cucamonga 2009b.

Commercial

Four commercial designations establish opportunities for varied commercial business enterprises to serve local residents and visitors. Commercial intensities are expressed as a probable range of floor-area ratio (FAR)², and include:

- Office (0.4–1.0 FAR);
- Neighborhood Commercial (0.25–0.35 FAR);
- General Commercial (0.25–0.35 FAR); and
- Community Commercial (0.25–0.35 FAR).

Mixed Use

The Mixed-Use designation creates opportunities for more intensely developed districts to combine complementary commercial, office, residential, commercial recreation, and community uses in areas with easy access to transit. In combination with a number of criteria outlined in the proposed 2010 General Plan Update, the Mixed-Use designation allows for a density range of 8 to 30 dwelling units per acre³. The proposed 2010 General Plan Update identifies special development requirements for the following development areas:

- Victoria Gardens Master Plan/Victoria Arbors;
- Town Center (southwest corner of Haven Avenue and Foothill Boulevard);
- Terra Vista along Milliken Avenue and Foothill Boulevard;
- Foothill Boulevard between Hermosa Avenue and Center Avenue;
- Foothill Boulevard between Archibald Avenue and Hellman Avenue;
- Foothill Boulevard at Helms Avenue, and Hampshire Street;
- Foothill Boulevard and Mayten Avenue;
- *Industrial Area Specific Plan* (Sub-Area 18), which is bound by 4th Street, Milliken Avenue, railroad tracks, and Utica Street;
- Foothill Boulevard and Deer Creek Channel;
- Haven Avenue and Church Street;
- Western Gateway (Bear Gulch Area);
- Foothill Boulevard-Cucamonga Channel Site (near the northwestern corner of Foothill Boulevard and Vineyard Avenue); and
- Historic Alta Loma (Amethyst Site).

Industrial

The proposed General Plan Update establishes three industrial designations to allow for a variety of diverse industrial employment opportunities throughout the City. Industrial intensities, expressed as a probable range of FAR, for each of the industrial designations are:

- Industrial Park (0.40–0.60 FAR);
- General Industrial (0.50–0.60 FAR); and
- Heavy Industrial (0.40–0.50 FAR).

² Floor-Area Ratio is the ratio of gross floor area of all buildings totaled for all floors (not including parking structures) permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor-Area Ratio of 1.5 would allow 15,000 square feet of floor area.

³ A three-acre area within the Victoria Gardens Master Plan/Victoria Arbors mixed-use area allows for up to 100 dwelling units per acre.

Open Space

The Open Space Designations include four designations that identify areas for preservation and allows for limited development.

- Hillside Residential (0.1–2.0 dwelling units per acre);
- Conservation (no development);
- Open Space (0–0.1 dwelling units per acre); and
- Flood Control/Utility Corridor (no development).

Public Facility

The Public Facility designations include three designations that allow for land uses that are operated for public benefit. The intensity range is expressed as a probable range of FAR and includes the following:

- Civic/Regional (0.4-1.0 FAR);
- Schools (0.1-0.2 FAR); and
- Parks.

Land Use Overlays

In addition to land use designations, the proposed General Plan Update identifies three overlays that allow for additional flexibility in land development within specific areas of the City. Overlay areas are intended to provide customized development standards to support the overall goals of the City. These overlay areas are as follows:

- ***Haven Avenue Office Overlay.*** The Haven Avenue Office Overlay District provides an area for intensive, high-quality office development at this highly visible community gateway. A progressive, sophisticated, and urban style of development is anticipated for the area, which is envisioned as the City's premier office corridor. Haven Avenue has a unique combination of access to I-10 and LA/Ontario Airport, making it an ideal location for high-end office development.
- ***Equestrian/Rural Area Overlay.*** The Equestrian/Rural Overlay allows for the keeping of horses and other farm animals, subject to regulations specified in the Development Code. All new developments within this overlay are required to provide community and local trails for equestrian use in accordance with the Hiking and Riding Trails Plan (see Chapter 5, Community Services). Properties designated as Very Low Residential are also subject to the Equestrian/Rural Overlay regulations.
- ***Master Plan Overlay.*** The Master Plan Overlay provides a tool to look beyond the limits of a particular property to solve area- or district-wide circulation, drainage, and neighborhood compatibility issues. The Master Plan Overlay creates an opportunity for the City to address the special or unique needs or characteristics of certain areas so designated by the General Plan, to ensure a harmonious relationship between existing and proposed uses, and to coordinate and promote the community improvement efforts of both private and public resources. The requirement for implementation of a project using the Master Plan Overlay is to prepare a conceptual master plan as a precursor to entitlement approval.

Community Mobility Chapter

The updated Community Mobility Chapter addresses the need for transportation planning to enhance and support planned growth within the City and its Sphere of Influence. This Chapter addresses both conventional transportation issues related to vehicular use of the local roadway network and the integration of alternative transportation methods such as mass transit, bicycle and pedestrian networks, and equestrian and hiking trails. This Chapter establishes the concept of “Complete Streets” for the City. This Chapter contains goals and policies that support development of a balanced, citywide circulation system that accommodates all users and all transportation modes. This Chapter is divided into the following sections:

- Community Mobility: The Street System;
- Transit;
- Increasing Bicycle Use;
- Accommodating Pedestrians;
- Freight and Goods Movement;
- Aviation; and
- Related Transportation Plans.

Economic Development Chapter

The Economic Development Chapter sets forth a plan for continued City development in a manner that capitalizes on the City’s economically diverse, relatively affluent, and well-educated community. This Chapter identifies commercial and industrial infill and revitalization opportunities within the City, with the goal of attracting professional and “green” technology employers to continue economic expansion and diversification. As part of this Chapter, the following key economic development issues are identified and discussed:

- Diverse and Multi-Focused Local Economy;
- Knowledge-Based Businesses;
- Retail Expansion;
- Industrial Retention; and
- Quality of Life.

Community Services Chapter

The Community Services Chapter is organized into four sections: Parks and Special Use Facilities, Hiking and Riding Trails, Community Services Programs, and Healthy Lifestyles. Rancho Cucamonga is a City of communities with high-quality park facilities, extensive hiking and riding trails, and comprehensive community service programs. The Community Services Chapter identifies the anticipated need for community services based on the City’s anticipated growth patterns, and establishes goals and policies to support the continuation of community services which promote the well-being of the City’s population. This Chapter includes the following sections:

- Parks and Special Use Facilities;
- Hiking and Riding Trails;
- Community Services Programs; and
- Health Lifestyles.

Resource Conservation Chapter

The Resource Conservation Chapter guides the preservation, protection, conservation, re-use, replenishment, and efficient use of Rancho Cucamonga's limited natural resources, including water, open space, sensitive habitat, agricultural lands, plus flora and fauna. This Chapter identifies strategies for maintaining the City's resources through a series of goals and policies aimed at preserving existing resources. The Chapter is divided into six sections that address:

- Open Space Resources;
- Water Resources;
- Energy Resources;
- Green Buildings;
- Mineral Resources; and
- Wildlife Resources.

Public Facilities and Infrastructure Chapter

The Public Facilities and Infrastructure Chapter addresses the needs for infrastructure and public facilities to support future growth in the Study Area and to maintain and enhance local quality of life. Specifically, this Chapter focuses on the provision of high-quality public facilities, support for educational opportunities, and maintenance and expansion of public infrastructure to meet planned growth. This Chapter is divided into the following key areas of discussion:

- Public Facilities;
- Schools and Educational Facilities;
- Library Services;
- Animal Care and Services; and
- Infrastructure.

Public Health and Safety Chapter

The Public Health and Safety Chapter provides a proactive approach to public health and safety issues. Specifically, it identifies potential known hazards (e.g., seismic and geologic hazards, hazardous materials, and flood hazards, among others) and provides methods for mitigating hazards through the planning process. In addition to the more common hazards to public health and safety, this Chapter addresses the need to maintain a safe environment by promoting sustainable living and by decreasing impacts related to global climate change by establishing goals and policies directed at encouraging programs such as renewable energy use, transit-oriented development, recycling, and green building. This Chapter is divided into the following areas of discussion:

- Fire and Emergency Services
- Crime Prevention
- Seismic and Geologic Hazards
- Flood Hazards and Inundation
- Wind Hazards
- Air Quality, Atmosphere, and Climate
- Noise

3.5 INTENDED USE OF THE EIR

3.5.1 CITY OF RANCHO CUCAMONGA

The City of Rancho Cucamonga is expected to use the information contained in this PEIR for consideration of approvals related to and involved in General Plan implementation over the long term. Potential actions to be considered by the City of Rancho Cucamonga for the Proposed Project may include, but not be limited to, those actions below.

Primary Discretionary Action

- Adoption of the General Plan Update, and
- Adoption of amendments to the Development Code and Zoning Map to achieve consistency with the General Plan.

Subsequent Discretionary and Ministerial Actions

In addition to the discretionary action listed above, subsequent actions by the City of Rancho Cucamonga to implement the General Plan Update may include:

- Capital Improvement Plans,
- Redevelopment activities,
- Subdivision Maps,
- Final Site Plans,
- Building Permits,
- Conditional Use Permits, and/or
- Other entitlement action(s) required by the Development Code for development proposals.

3.5.2 RESPONSIBLE AND TRUSTEE AGENCIES

The PEIR provides environmental information to responsible and trustee agencies and other public agencies that may be required to grant approvals or coordinate with the City of Rancho Cucamonga as a part of implementation of the General Plan Update. These agencies may include, but are not limited to, the following:

- South Coast Air Quality Management District;
- Regional Water Quality Control Board;
- School Districts;
- Flood Control District;
- California Department of Fish and Game; and
- Cucamonga Valley Water District.

