

4.10 LAND USE AND PLANNING

This section describes the existing land uses in the City of Rancho Cucamonga, along with planned land uses under the currently adopted General Plan for the City. It also discusses the proposed 2010 General Plan Update; proposed changes in existing land uses and planned land uses, as allowed under the proposed Land Use Plan; and consistency of the proposed 2010 General Plan Update with regional plans and policies.

Information presented in this section is based on the Land Use Background Report that was prepared as part of the 2010 General Plan Update. The report discusses existing and planned land uses in the City and identifies development constraints and opportunities for land use changes over the next 20 years.

4.10.1 RELEVANT POLICIES AND REGULATIONS

Regional and local land use and planning programs that affect the City include SCAG's Compass Blueprint and Regional Comprehensive Plan; the currently adopted Rancho Cucamonga General Plan; the Rancho Redevelopment Project; and the City's Development Code.

Regional

Southern California Association of Governments

SCAG is the Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated MPO, SCAG is mandated by the Federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Among leading activities SCAG undertakes include the measures listed below.

- Maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan (RTP) and a Regional Transportation Improvement Program (RTIP).
- Development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategies portions of the South Coast Air Quality Management Plan (AQMP), as well as serving as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts.
- Responsibility under the Federal Clean Air Act for determining projects', plans', and programs' conformity with the applicable Air Plan (in this case, the AQMP).
- The function as the authorized regional agency for intergovernmental review of programs proposed for Federal financial assistance and direct development activities.
- Review of environmental impact reports for projects having regional significance for consistency with regional plans.
- The function of the authorized areawide waste treatment management planning agency, pursuant to Federal water pollution control statutes.
- Responsibility, under State law, for preparation of the Regional Housing Needs Assessment.

- Responsibility, along with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council, for preparing the Southern California Hazardous Waste Management Plan pursuant to the *California Health and Safety Code*.

SCAG has developed four regional plans for the Southern California region: the Compass Blueprint, the Regional Comprehensive Plan, the Regional Housing Needs Assessment, and the Regional Transportation Plan. All address growth and development in the six counties and 38,000 square miles that comprise the Southern California region (except for San Diego County). These plans were developed to provide a unified effort in addressing the needs, opportunities, resources, and issues that face the region.

Compass Blueprint

SCAG's Compass Blueprint program considers future growth in the region in response to the land use and transportation challenges facing Southern California. The program developed a regional vision that defines the desired future scenario for Southern California. The program's Growth Vision is driven by the need to:

- Improve Mobility for all residents;
- Foster Livability in all communities;
- Enable Prosperity for all people; and
- Promote Sustainability for future generations.

The program takes the following into consideration for additional growth and includes the changing trends in these issues: population diversity; housing; jobs; transportation; land; and pollution, including. Research, surveys and workshops were conducted throughout the region, coupled with extensive land use and transportation modeling of the future scenario, to identify implementation tools that would help achieve the Growth Vision.

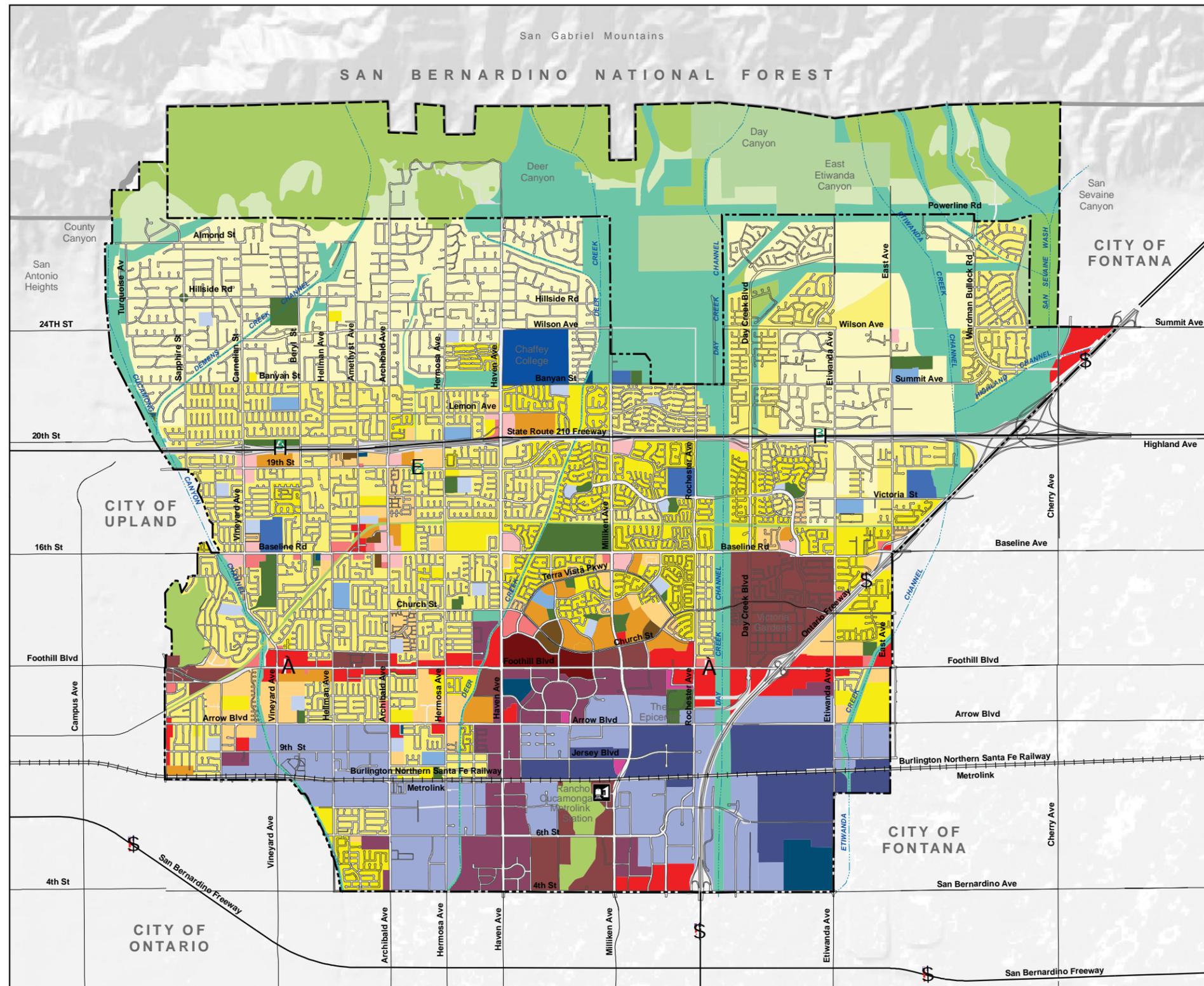
In developing the Growth Vision for the Compass Blueprint program, SCAG's population, housing and employment forecasts show that the County of San Bernardino would have an estimated 3.13 million residents, approximately 972,561 households, and 1.25 million jobs by the year 2035, while the City of Rancho Cucamonga is projected to be occupied by 172,420 residents, with 55,181 households and 97,874 jobs by 2035.

SCAG proposes to achieve the principles of Mobility, Livability, Prosperity, and Sustainability by:

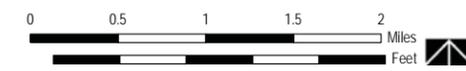
- Focusing growth in existing and emerging centers and along major transportation corridors,
- Creating significant areas of mixed-use development and walkable communities,
- Targeting growth around existing and planned transit stations, and
- Preserving existing open space and stable residential areas.

Regional Comprehensive Plan

SCAG's Regional Comprehensive Plan (RCP) provides a policy framework for regional planning in Southern California. The RCP calls for city and county involvement and coordination in



- Legend**
- Rancho Cucamonga City Boundary
 - - - Sphere of Influence
 - ==== Railroad
- General Plan**
- HILLSIDE RESIDENTIAL
 - VERY LOW
 - LOW
 - LOW MEDIUM
 - MEDIUM
 - MEDIUM HIGH
 - HIGH
 - NEIGHBORHOOD COMMERCIAL
 - GENERAL COMMERCIAL
 - COMMUNITY COMMERCIAL
 - OFFICE
 - MIXED USE
 - COMMERCIAL RECREATION
 - GENERAL INDUSTRIAL
 - HEAVY INDUSTRIAL
 - INDUSTRIAL PARK
 - CIVIC / REGIONAL
 - ELEMENTARY SCHOOL
 - JUNIOR HIGH SCHOOL
 - HIGH SCHOOL
 - COMMUNITY COLLEGE
 - CONSERVATION/DISPUTED
 - FLOOD CONTROL / UTILITY CORRIDOR
 - CONSERVATION
 - OPEN SPACE
 - PARK
 - MAJOR ROADS



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2001 General Plan Land Use Map

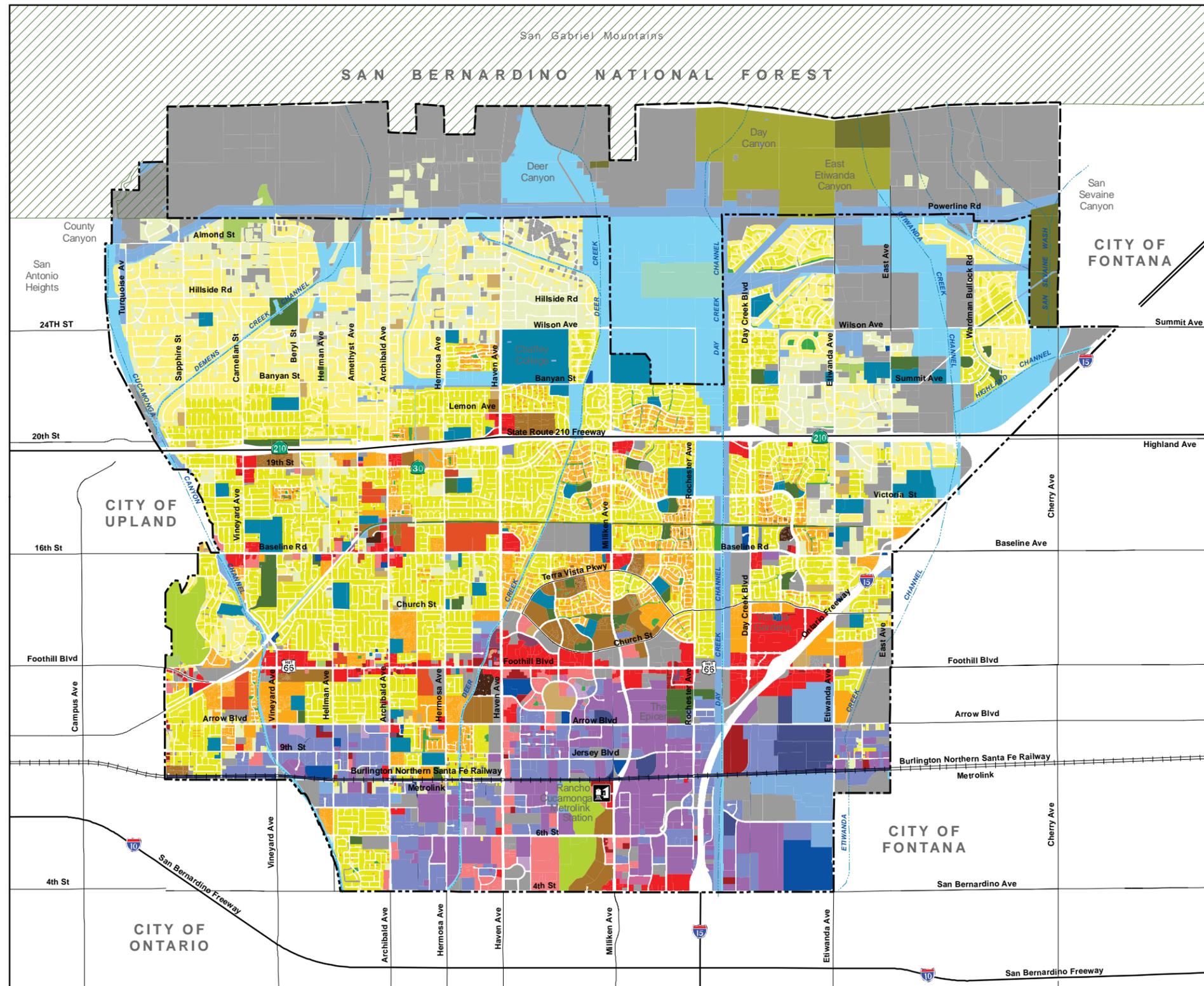
Rancho Cucamonga General Plan Update

Source: City of Rancho Cucamonga GIS 2008

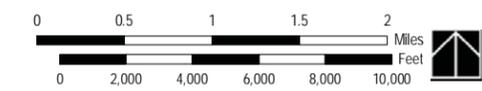
Exhibit 4.10-1



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- Legend**
- Existing Land Use (2008)**
- Residential*
- Very Low (0.1-2.0 du/ac)
 - Low (2.1-4.0 du/ac)
 - Low Medium (4.1-8.0 du/ac)
 - Medium (8.1-14.0 du/ac)
 - Medium High (14.1-24.0 du/ac)
 - High (24 + du/ac)
 - Mobile Home Park
- Commercial, Office, and Retail*
- Office
 - Retail, Shopping Center, Restaurant
 - Automotive Commercial Services
 - Hotel/Motel
 - Commercial Entertainment/Recreation
- Industrial*
- Business Park
 - Warehouse/Distribution
 - Light Industrial
 - Heavy Industrial
 - Aggregate Mining
- Public Facilities and Quasi-Public*
- Utilities
 - Flood Control
 - Schools
 - Civic/Public Facilities
 - Rail Lines
- Open Space and Recreation*
- Open Space
 - Conservation
 - Agriculture
 - Golf Course
 - Recreation/Parks
 - Private Recreation (HOA)
- Other*
- Religious Institution
 - Convalescent Hospital/Assisted Living
 - Vacant
- Rancho Cucamonga City Boundary
 ... Sphere of Influence



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Existing Land Uses
Rancho Cucamonga General Plan Update

Source: City of Rancho Cucamonga 2001

Exhibit 4.10-2



addressing regional issues related to growth management and development. It serves as an advisory document for preparing local plans and handling issues of regional significance, such as land use and housing, open space and biological habitats, water, energy, air quality, solid waste, transportation, security and emergency preparedness, economy, and education. The RCP promotes an integrated approach between SCAG, State and local governments, transportation commissions, resources agencies and conservation groups, the private sector, and the general public. The RCP embodies the principles of the Compass Blueprint program and addresses regional issues through its adopted goals, outcomes, and an action plan of constrained policies and strategic initiatives that can be implemented by the different cooperating agencies and entities.

The Regional Housing Needs Assessment is discussed in Section 4.13, Population and Housing, and the Regional Transportation Plan is discussed in Section 4.16, Transportation and Traffic, of this EIR.

Local

Rancho Cucamonga General Plan

California law requires every city to adopt a comprehensive, long-range plan for its physical development. The Rancho Cucamonga General Plan was last updated in 2001. The current General Plan meets the mandates of the *California Government Code* and includes the following chapters:

- ***Chapter I, Shaping the Future of Rancho Cucamonga:*** This is the introduction to the General Plan.
- ***Chapter II, The Rancho Cucamonga Vision:*** This chapter expresses the City's vision for its future, which is anchored on the following values:
 - Keeping the Family at the Center,
 - Enhancing a Sense of Community,
 - Sustaining a Memorable Place,
 - Cherishing Our Legacy,
 - Designing Quality into Our Environment,
 - Being Involved in Our Community,
 - Maintaining a Strong Economy,
 - Operating the City Responsibly,
 - Shaping Our Surroundings,
 - Celebrating Community.
- ***Chapter III, Developing the Community:*** This chapter addresses issues related to land use, transportation, housing, public facilities and services, community design, and economic development. This chapter includes the Land Use Plan for the City, which identifies the types, extent, locations, intensities, and distribution of planned land uses. Exhibit 4.10-1, 2001 General Plan Land Use Map, shows the current Land Use Plan and Table 4.10-1 provides the area breakdown for each land use designation.

**TABLE 4.10-1
LAND USE DESIGNATIONS**

Existing Land Use Designation	Allowable Density/Intensity	City Land Area in acres	Sphere of Influence Land Area in acres
Residential			
Very Low	0.1–2 du/ac	3,979	620
Low	2–4 du/ac	4,148	33
Low Medium	4–8 du/ac	2,042	–
Medium	8–14 du/ac	736	–
Medium High	14–24 du/ac	376	–
High	24–30 du/ac	55	–
Commercial			
Office	0.4–1.0 FAR	128	–
Neighborhood Commercial	0.25–0.35 FAR	167	–
Community Commercial	0.25–0.35 FAR	109	–
General Commercial	0.25–0.35 FAR	528	–
Recreation Commercial	0.25–0.35 FAR	9	–
Mixed Uses			
Mixed Use (residential)	20 du/ac	235	–
Mixed Use (commercial)	0.25–1.0 FAR	628	–
Industrial			
Industrial Park	0.4–0.6 FAR	657	–
- Haven Overlay	0.4–1.0 FAR	198	–
General Industrial	0.5–0.6 FAR	2,016	–
Heavy Industrial	0.4–0.5 FAR	904	–
Open Space			
Hillside	0.1-2 du/ac	127	697
Open Space	0.1 du/ac	491	2,512
Conservation	–	86	1,262
Flood Control/Utility Corridor	–	1,705	1,928
Public Facilities			
Civic/Regional	0.4–1.0 FAR	166	–
Community College	0.1–0.2 FAR	191	–
Elementary School	0.1–0.2 FAR	169	–
High School	0.1–0.2 FAR	118	–
Junior High School	0.1–0.2 FAR	131	–
Park	–	371	–
Arterials/Freeway	–	4,063	100
	Total	24,533	7,152
du: dwelling unit; ac: acre; FAR: Floor Area Ratio – not applicable			
Source: 2001 General Plan for Rancho Cucamonga, 2001.			

Chapter III also includes the Circulation Plan, which defines the roadway classification for each segment of existing and future proposed arterial roads and highways in the City and SOI. In addition, it includes the Housing Chapter, which identifies the City's programs and objectives for housing development and assistance, in response to specific State requirements on the contents of Housing Chapters.

- **Chapter IV, Managing Environmental Resources:** This chapter addresses issues related to land resources, water resources, plants and animals, energy, and cultural assets. It provides policy direction conserving natural and cultural resources in the City and its SOI.

- **Chapter V, Maintaining Public Health and Safety:** Chapter V addresses issues related to seismic (earthquake) and geologic hazards, flood hazards and inundation, fire and emergency services, emergency preparedness, hazardous materials, crime and crime prevention, miscellaneous hazards, noise, and air quality. It identifies public services and facilities needed to support safety functions, and it expresses the City's commitments to a safe living environment.
- **Chapter VI, Implementing the General Plan:** Chapter VI describes set strategies for carrying out the goals and policies of the General Plan. This includes the Development Code's consistency with the General Plan, the commitment of organizational resources and procedures, and the use of various funding and financing mechanisms.

Rancho Cucamonga Development Code

Title 17 of the Rancho Cucamonga Municipal Code is the City's Development Code. The Code contains regulations that identify the permitted land uses on all parcels in the City through assigned districts, along with applicable use regulations, site development criteria (e.g., lot size, density/intensity, yard setbacks, open space, heights, parking, landscaped areas), performance standards, and general design regulations (e.g., site design, building orientation, access, parking areas, landscaping, fencing/screening, lighting, building design). The Code's main purpose is to protect and promote the public's health, safety, morals, comfort, convenience, and welfare, along with the following more specific purposes:

1. To implement the goals and objectives of the General Plan and to guide and manage the future growth of the City in accordance with such plan;
2. To protect the physical, social, and economic stability of residential, commercial, industrial, and other land uses within the City to assure its orderly and beneficial development;
3. To reduce hazards to the public resulting from the inappropriate location, use, or design of buildings and other improvements; and
4. To attain the physical, social, and economic advantages resulting from comprehensive and orderly land use and resource plans.

The Code does not allow development that is not consistent with the Land Use Chapter of the General Plan in terms of allowable land use, as shown in the Land Use Map and conformity with the programs and standards of the Land Use Chapter.

Rancho Redevelopment Project

The Rancho Redevelopment Project was adopted in 1981 and revised in 1987, and encompasses an approximately 8,500-acre area at the southern section of the City, generally south of the State Route (SR) 210 Freeway; east of Haven, Hermosa and Archibald Avenues; north of 4th Street; and west of Etiwanda Avenue. It also includes the commercial corridor along Foothill Boulevard. This area is developed with industrial uses in its southern section, commercial uses at its center, and residential uses on the northern section of the project area.

The Redevelopment Agency activities have included attracting new businesses into the area, improving roadway and infrastructure systems, providing public services, and creating employment and recreational opportunities. The Agency has also been involved in rehabilitating existing structures, acquiring land, constructing new buildings, and developing or rehabilitating

affordable housing projects. Redevelopment activities within this project area are required to comply with the City's General Plan and Development Code.

A number of commercial industrial, residential, and recreational projects have been completed in the project area, with the assistance of the Redevelopment Agency, along with improvements to existing infrastructure and public facilities.

4.10.2 EXISTING CONDITIONS

The City of Rancho Cucamonga is located at the base of the San Gabriel Mountains in western San Bernardino County. It is bound by the cities of Upland, Ontario, Fontana, and the San Bernardino National Forest and parts of unincorporated areas of San Bernardino County. The City has a land area of approximately 40 square miles, with another 10 square miles in its SOI. The SOI extends from the City's northern boundaries up to the San Bernardino National Forest.

The City is largely developed, with the area north of Foothill Boulevard (about two-thirds of the City) developed primarily with residential uses. Residential uses cover a total of approximately 10,159 acres (37.8 percent) of the City and SOI, and include single-family attached and detached units, duplexes, triplexes, fourplexes, condominiums, apartments, townhomes, senior apartments, mobile homes, and planned unit developments. Residential uses located in the communities historically known as Alta Loma and Etiwanda (northern section of the City) include large-lot, single-family detached homes. The lots are gradually larger in the northern areas of Alta Loma and Etiwanda. The majority of the higher density housing (such as townhomes, condominiums, and apartment complexes) are located in the central portion of the City. The California Department of Finance estimates the City's January 2009 housing stock at 55,716 dwelling units (Hogle 2009).

The area south of Foothill Boulevard is generally developed with industrial uses which, together with the mining operation in Day Creek, covers a total of 2,520 acres (9.4 percent). Industrial uses include light and heavy industrial, warehouse and distribution, and business park uses. Most of these uses are located south of Arrow Highway in the western portion of the City, and south of Foothill Boulevard in the eastern portion of the City. Approximately 25.58 million square feet (sf) of industrial development is present in the City.

Commercial uses are found along Foothill Boulevard, several other major roadways, and at major street intersections, particularly along Base Line Road, Archibald Avenue, and 19th Street. A total of 1,307 acres (6.2 percent) is developed with commercial uses, consisting of office, commercial, retail, shopping center, restaurants, and automotive uses. Financial and administrative offices, office condominiums, medical offices, and other general office uses are primarily located on Haven Avenue and near the Civic Center. Older shopping centers are generally located in the western portion of the City, west of Haven Avenue, while newer shopping centers are in the eastern portion of the City, east of Haven Avenue. Approximately 11.24 million square feet of commercial development is present in the City.

Civic and other public facilities are found in the southern section of the City and include government buildings, City Hall, the post office, fire stations, and multi-purpose community facilities. Flood-control and utility corridors include catch basins; levees; storm drainage channels; spreading basins; cellular towers; water, gas, and electrical transmission lines; electrical plants and facilities; and water district facilities. Open space, recreation and other uses include parks and recreation facilities, homeowners association private recreation areas, golf courses, and agricultural lands (mainly located in the SOI).

During the early 2000s, the opening of the portion of the SR-210 Freeway in the City led to significant residential development in the City's northeastern section of the City, with the Victoria Gardens Lifestyle Center opening in 2005. Various commercial uses were then developed south of the mall and along Foothill Boulevard near the I-15 Freeway.

Today, the City is estimated to be 87 percent built out, with the majority of undeveloped land in the SOI, where approximately 4,156 acres of land remain vacant. Exhibit 4.10-2, Existing Land Uses, shows the existing land uses, and Table 4.10-1 provides the acreage breakdown of these land uses.

Over 2,600 acres of vacant land remain in the City, with an additional 4,156 acres in the SOI. The vacant lands within the City are located on scattered sites and are surrounded by urban development, except for the larger parcels along and near the Etiwanda Creek at the northeastern section. The vacant lands in the SOI consist of large, contiguous parcels outside the Deer, Day, and East Etiwanda canyons and creeks.

4.10.3 THRESHOLDS OF SIGNIFICANCE

The following significance criteria are derived from Appendix G of the State CEQA Guidelines. A project would result in a significant adverse impact related to land use and planning if it would:

Threshold 4.10a: Physically divide an established community;

Threshold 4.10b: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or,

Threshold 4.10c: Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.10.4 GENERAL PLAN GOALS AND POLICIES

A number of goals and policies in the proposed 2010 General Plan Update address protection of the City's residential neighborhoods and other desirable land uses. Implementation of these goals and policies and their corresponding implementation actions would reduce impacts on land use and planning. The Land Use, Community Design and Historic Resources Chapter includes goals and policies related to land use, as follows listed below.

GOAL LU-1: Ensure established residential neighborhoods are preserved and protected, and local and community-serving commercial and community facilities meet the needs of residents.

Policy LU-1.1: Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.

Implementation Action: *Review and amend the residential zoning classifications of the Development Code to ensure that the allowable land uses are compatible with densities of residential neighborhoods.*

Policy LU-1.2: Designate appropriate land uses to serve local needs and be able to respond to regional market needs, as appropriate.

Implementation Action: Continue establishing cooperative partnerships between the City, other agencies, the development community, and residential organizations through the use of early consultation for project inception. Consider policies and procedures for City staff to require this consultation as part of a pre-application process to ensure that remaining infill properties (vacant, undeveloped, underutilized) are developed to respond to each of the City's unique residential neighborhood's needs.

Policy LU-1.3: Encourage commercial centers that serve a broad range of retail and service needs for the community.

Implementation Action: Review and amend the Development Code to ensure that the purpose and intent of zoning classifications clearly implement the description of relevant General Plan land use designations.

Policy LU-1.4: Continue code enforcement activities to ensure proper maintenance of homes, buildings, yards, and neighborhoods in all areas of the City, and work with businesses and homeowners to gain compliance.

Implementation Action: Continue to enforce property maintenance standards, noise regulations, and other property related regulatory standards adopted by the City.

Policy LU-1.5: Development of densities and intensities shall be implemented within the ranges specified in the General Plan; neither higher nor lower than the limits of the range.

Implementation Action: Review and modify the Development Code, as necessary, to ensure that the development standards listed for each zoning classification are consistent with and address both sides of the density range.

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.

Implementation Action: Review and modify the Development Code and corresponding zoning maps to ensure that the small-lot single family housing type can be accommodated within those residential districts with an underlying Medium Residential land use designation.

GOAL LU-2: Facilitate sustainable and attractive infill development that complements surrounding neighborhoods and is accessible to pedestrians, bicycles, transit, and automobiles.

Policy LU-2.1: Plan for vibrant, pedestrian-friendly mixed use and high-density residential areas at strategic infill locations along transit routes.

Implementation Action: Review and modify the Development Code and Specific Plans to ensure that those areas identified in Table LU-2 of Chapter 2: Managing Land Use, Community Design, and Historic Resources allow for the type and densities/intensities of development as outlined.

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.

Implementation Action: Continue development review of applications for infill development between the various City departments and regional-serving agencies to coordinate and maximize non-vehicular connections within the proposed developments and connecting to other areas of the City.

Policy LU-2.3: Provide direct pedestrian connections between development projects where possible.

Implementation Action: Establish procedures that allow City staff, during their review of infill development applications, to require pedestrian access studies to ensure that each development has maximized convenient and safe pedestrian connections to existing surrounding developments and public rights-of-way.

Policy LU-2.4: Promote complementary infill development, rehabilitation, and re-use that contribute positively to the surrounding residential neighborhood areas.

Implementation Action: Develop guidelines or standards that are specific to potential infill development sites to ensure that developers have considered the individual needs of the community and unique characteristics of the aesthetics, particularly those lots identified within each of the specific mixed use designations.

Policy LU-2.5: Facilitate effective use of land constrained by challenging parcel sizes and dimensions, and encourage consolidation of parcels to provide greater development flexibility.

Implementation Action: Encourage infill development proposals to combine parcels and achieve superior design solutions to address site constraints and aesthetic quality.

GOAL LU-3: Encourage sustainable development patterns that link transportation improvements and planned growth, create a healthy balance of jobs and housing, and protect the natural environment.

Policy LU-3.1: Encourage the creation and maintenance of regional employment, cultural and retail destinations, as well as a full range of amenities and services to support residents of Rancho Cucamonga.

Implementation Action: Continue to implement the City's economic development programs and community services programs.

Policy LU-3.2: Encourage a mix of retail, service, industrial and manufacturing, and professional uses that creates diverse, well-paying employment opportunities.

Implementation Action: Focus economic development initiatives on infill sites and on businesses that can provide a range of employment opportunities for skilled and professional workers.

Policy LU-3.3: Locate regionally serving land uses with immediate access to the regional transportation network that is designed to provide maximum access capabilities and permit maximum dispersal of traffic.

Implementation Action: Review and modify, as necessary, zoning designations along Foothill Boulevard and I-15 for consistency with General Plan land use designations.

Policy LU-3.4: Promote development that is sustainable in its use of land and that limits impacts to natural resources, energy, and air and water quality.

Implementation Action: *Adopt a sustainable development program that incorporates green building standards.*

Policy LU-3.5: Work toward a sustainable jobs-housing balance by accommodating a range and balance of land uses within Rancho Cucamonga.

Implementation Action: *Continue with business retention and attraction programs, and promote residential development opportunities to the development community within areas designated Mixed Use.*

Policy LU-3.6: Create focused, pedestrian-friendly neighborhoods that are reminiscent of the qualities found in earlier days, particularly within the original communities of Cucamonga, Alta Loma, and Etiwanda, and along Historic Route 66 (Foothill Boulevard).

Implementation Action: *Continue to identify, prioritize, and install streetscape and landscape amenities that provide pleasant and comfortable streets, enhance City identity, and promote walking.*

Policy LU-3.7: Encourage new development projects to build on vacant infill sites within a built-out area, and/or redevelop previously developed properties that are underutilized.

Implementation Action: *Develop specific economic strategies for commerce within the Focus Areas of Foothill Boulevard, South Haven Avenue, Southwest sections, and Southeast parts of the city.*

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.

Implementation Action: *Review and modify the Development Code and Specific Plans to ensure that those areas identified in Table LU-2 of Chapter 2: Managing Land Use, Community Design, and Historic Resources allow for the type and densities/intensities of development as outlined.*

Policy LU-3.9: Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.

Implementation Action: *Review and modify previously adopted Specific Plans and Community Plans to ensure that the plans remain consistent with updates to the General Plan and provide for standards for redevelopment or rehabilitation versus new development proposals.*

Policy LU-3.10: Reserve appropriate areas of land for institutional uses to ensure that necessary services are provided to all areas of the community, and to encourage the creation of job opportunities for Rancho Cucamonga residents.

Implementation Action: *Review and modify portions of the Development Code to discourage the intrusion of institutional uses within industrial/commercial districts, while*

identifying areas within other zoning districts that are appropriate for inclusion of institutional uses that serve residents.

Policy LU-3.11: New development should be permitted especially where it is logical to extend existing infrastructure improvements and includes housing of varied densities.

Implementation Action: *As part of the development approval process, require that developments provide their identified fair share of infrastructure improvements or funding for utilities, roads, parks, etc. Provide incentives or programs that encourage developers to extend or improve and/or connect to existing systems.*

GOAL LU-4: *Establish a pedestrian-friendly Foothill Boulevard corridor that facilitates transit use and provides a range of commercial destinations to serve both local and regional needs.*

Policy LU-4.1: Provide new mixed-use development opportunities along the Foothill Boulevard Corridor to allow residential, commercial, and civic uses, and to accommodate both transit and automobiles.

Implementation Action: *Review and modify the Foothill Boulevard Specific Plan to ensure that allowable land uses not only provide for, but encourage, a mix of residential, commercial, and civic uses that target all modes of transportation.*

Policy LU-4.2: Concentrate community- and regional-serving uses on Foothill Boulevard (east of Haven Avenue), providing a range of commercial, office, residential, restaurant, and entertainment-related uses.

Implementation Action: *Modify the Development Code as needed to ensure that zoning regulations allow the types of uses that would serve community and regional needs east of Haven Avenue.*

Policy LU-4.3: Focus neighborhood-serving uses on Foothill Boulevard (west of Haven Avenue), and encourage a range of commercial and residential uses.

Implementation Action: *Modify the Development Code as needed to ensure that zoning regulations allow the types of uses that would serve the smaller neighborhood needs west of Haven Avenue.*

Policy LU-4.4: Concentrate commercial uses near major intersections.

Implementation Action: *Review and modify the Foothill Boulevard Specific Plan as necessary to focus commercial development near the major intersections and allow residential uses along other portions of the corridor.*

Policy LU-4.5: Continue to reinforce the identity of the intersection of Foothill Boulevard and Haven Avenue by supporting development projects that are comparable to the quality of the Civic Center and County Courthouse complex, Terra Vista Town Center, and the adaptive re-use of the historic Virginia Dare Winery.

Implementation Action: *Establish clear public realm and private property improvements that are required for the intersection, either through a Specific Plan amendment or a zoning overlay.*

Policy LU-4.6: Accommodate land uses that support the activity centers envisioned in the Historic Cucamonga sector, as identified in the Foothill Boulevard Specific Plan.

Implementation Action: *Include the identification of significant Route 66 resources as part of the preparation of the updated historic survey. Amend zoning and/or land use exhibits to reflect the specific linear boundaries of Route 66 to include specific identified resource properties.*

GOAL LU-5: Support a regionally serving office district that provides professional and technical employment opportunities for the Inland Empire.

Policy LU-5.1: Create a central business hub at the intersection of Foothill Boulevard and Haven Avenue, extending south to 4th Street, with higher-intensity office, commercial, and public/quasi-public uses.

Implementation Action: *Review and modify the zoning classifications and/or development standards for properties at the intersection of Foothill Boulevard and Haven Avenue, including the reach southerly to 4th Street. Increase permitted floor-area ratios and building heights as necessary, and allow strategic shared parking arrangements.*

Policy LU-5.2: Encourage development along the Haven Avenue Corridor that incorporates appropriate intensity and design excellence for an important gateway to Rancho Cucamonga.

Implementation Action: *Review and update, as necessary, design guidelines for the Haven Avenue Corridor to ensure that the City's high standards for design are focused on the creation of the gateway.*

Policy LU-5.3: Promote the Haven Avenue Corridor as a distinctive, attractive, and pleasant office park atmosphere that caters to professional, technological, and similar businesses in a campus-like setting with a prestigious identity.

Implementation Action: *Review and update, as necessary, design guidelines for the Haven Avenue Corridor to ensure that the City's high standards for design are focused on the creation of the gateway.*

Policy LU-5.4: Promote a pedestrian-friendly corridor where employees can walk to restaurants, commercial services, and other amenities in the area.

Implementation Action: *Assess the streetscape and landscape amenities along the Haven Avenue corridor to determine where enhancements can be programmed into new development or redevelopment in the future.*

Policy LU-5.5: Require development to provide courtyards and plazas, public art, and landscaped open spaces that promote safe and convenient pedestrian movement with continuous landscaped pathways between buildings and along Haven Avenue.

Implementation Action: *Assess the streetscape and landscape amenities along the Haven Avenue corridor to determine where enhancements can be programmed into new development or redevelopment in the future.*

Policy LU-5.6: Support the integration of transportation facilities, including transit, to support the office environment.

Implementation Action: Require new development projects to coordinate with transit authorities as part of a pre-application process to determine how and where transportation facilities can be incorporated into a project.

GOAL LU-6: Promote the stability of southwest Rancho Cucamonga residential neighborhoods.

Policy LU-6.1: Continue to encourage commercial and community services that meet community needs.

Implementation Action: Identify and implement economic development incentives that can increase the availability of commercial businesses to serve neighborhoods within the Southwest focus area, particularly on infill properties.

Policy LU-6.2: Minimize impacts of industrial development and truck traffic in residential areas or on residential streets.

Implementation Action: Target enforcement of existing codes and regulations to minimize impacts from industrial uses in proximity to residential neighborhoods, including enforcement of truck routes.

Policy LU-6.3: Protect and preserve historical sites that reflect the area's long-standing agricultural heritage.

Implementation Action: Develop an ordinance or ordinance amendment to adopt the use of the Williamson Act to preserve local agricultural heritage sites. Through the development review process, encourage incorporation of historic landscape features such as vineyards, fruit trees, and windbreaks into new development projects. Investigate issues and formulate a strategy that will best reflect the long-term interests of the community as a whole. Where it is determined that long-term agricultural use is in conflict with community goals, seek the removal of any designated farmlands from the State Department of Conservation mapping program.

Policy LU-6.4: Support infrastructure improvements that encourage investment in southwest Rancho Cucamonga.

Implementation Action: Inventory infrastructure needs in the southwest portion of the City to determine a maintenance/rehabilitation program to be incorporated into future CIPs.

Policy LU-6.5: Encourage the re-use and rehabilitation of historic or high-quality existing buildings.

Implementation Action: Develop an ordinance or ordinance amendment to allow for relief from certain development standards (height, setbacks, parking, etc.) for projects involving the rehabilitation of historic resources. Develop an ordinance or ordinance amendment that presents a range of possible incentives for development projects with adaptive reuse of historic resources.

GOAL LU-7: Encourage diverse employment-generating land uses that are clean and modern, and that incorporate green technologies.

Policy LU-7.1: Concentrate heavy industrial and utility-related uses in the area immediately surrounding the electrical power plant.

Implementation Action: *Continue economic development programs for business retention of existing heavy industrial users.*

Policy LU-7.2: Support infrastructure improvements to attract light industrial and manufacturing uses, green technology uses, energy-related businesses, and research and development uses.

Implementation Action: *Inventory infrastructure conditions in the City's industrial districts, including telecommunications infrastructure, to determine where improvements are required to address the needs of high-end industrial users. Interview potential businesses to identify their specific needs. Plan for improvements as part of the CIP process.*

Policy LU-7.3: Support public and quasi-public uses in southeast Rancho Cucamonga that are complementary to heavy industrial land uses.

Implementation Action: *Promote the ability of the City to accommodate green industries and public/private partnerships engaged in renewable energy production and materials reuse and recycling.*

GOAL LU-8: Encourage visually attractive hillsides where the natural environment is protected, a sustainable level of development is ensured, and appropriate measures to protect against hazards are in place.

Policy LU-8.1: Regulate development on natural slopes of eight percent grade or greater through the City's Hillside Development Ordinance.

Implementation Action: *Continue to apply adopted standards to development within the hillsides, and update those standards as needed to reflect current industry standards as they may change.*

Policy LU-8.2: Approve only those residential densities that do not exceed the capacity of the land or the ability to reasonably provide public services and adequate public safety.

Implementation Action: *Continue to utilize the adopted hillside regulations to limit residential densities.*

Policy LU-8.3: Require adequate access for emergency vehicles and evacuations.

Implementation Action: *Continue to coordinate the review of development proposals within hillside areas with emergency personnel.*

Policy LU-8.4: Prohibit extensive disturbances and scarring of ridgelines and other distinctive landforms in the hillsides.

Implementation Action: *Continue to apply adopted standards to development within the hillsides, and update those standards as needed to reflect current industry standards as they may change.*

Policy LU-8.5: Protect natural resources and sensitive habitat areas, and avoid encroachment from new hillside development.

Implementation Action: *Continue to coordinate the review of hillside development proposals with Federal, State, and regional agencies with purview over natural resources and sensitive habitats.*

Policy LU-8.6: Require that hillside development minimize alteration of natural landforms, and encourage clustering where feasible to retain maximum open space.

Implementation Action: *Continue to apply adopted standards to development within the hillsides, and update those standards as needed to reflect current industry standards as they may change.*

Policy LU-8.7: Blend hillside development with the natural surroundings through architecture and the use of appropriate construction materials, colors, and natural vegetation.

Implementation Action: *Continue to apply adopted standards to development within the hillsides, and update those standards as needed to reflect current industry standards as they may change.*

Policy LU-8.8: Provide conveniently located places to experience nature in the northerly reaches of the Planning Area, particularly through trail extensions and educational programs.

Implementation Action: *As open space areas within the City's Sphere are incorporated, the trails systems within this area should be expanded, designed for educational experiences, and dedicated for public use.*

Policy LU-8.9: Restrict intensive uses and activities in areas where they would be threatened by natural or man-made hazards.

Implementation Action: *Continue to require development proposals within areas prone to flooding and high fire hazards to provide technical reports and assessments of risks, and to identify appropriate mitigation, limitations, or boundaries for such development.*

Policy LU-8.10: Hillside development shall be controlled by customized regulations.

Implementation Action: *Continue to apply adopted standards to development within the hillsides, and update those standards as needed to reflect current industry standards as they may change.*

4.10.5 STANDARD CONDITIONS OF APPROVAL

The regulation of land use and development is the jurisdiction of the local authority. Compliance with pertinent regulations and programs will be required for all new development and redevelopment in the City. These include those standard conditions of approval (SCs) listed below.

SC 4.10-1 As the primary land use policy document for the City, the Rancho Cucamonga General Plan regulates all future development and redevelopment in the City. All

future development projects must be consistent with the goals, policies and programs of the 2010 General Plan Update, as amended.

- SC 4.10-2** The City's Development Code provides development standards and design guidelines for the development or redevelopment of individual parcels in the City. Future development and redevelopment projects shall be required to comply with pertinent zoning regulations.

4.10.6 ENVIRONMENTAL IMPACTS

Future development and redevelopment in the City pursuant to the proposed 2010 General Plan Update would lead to the conversion of vacant and undeveloped land to urban land uses and the redevelopment of underutilized lots, which may lead to changes in land use and/or development density/intensity. Tables 3-3 through 3-5 in Section 3.0, Project Description, summarize total acreage and square footage figures by land use designation based on buildout of the Land Use Plan in the proposed 2010 General Plan Update. As discussed in Section 3.0, Project Description, the development capacity projected for the proposed 2010 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 the build out summary tables, these 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 period of the General Plan, the majority of properties citywide will not redevelop. Because actual development has the potential to exceed the target densities which are analyzed in this PEIR, MM 4.10-1 shall be applied to all future developments to ensure that development beyond the target densities is adequately analyzed pursuant to CEQA.

Established Communities

Threshold 4.10a: Would the proposed General Plan Update physically divide an established community?

The City of Rancho Cucamonga is developed with a number of residential neighborhoods, largely located north of Foothill Boulevard, and with a residential neighborhood in the City's southwestern section. These residential uses are planned for retention and preservation in the proposed 2010 General Plan Update, and they are designated with various residential designations in the Land Use Plan. Also, the assigned allowable densities in these residential areas reflect existing developed densities. Thus, no change in land use or redevelopment to higher densities is expected to occur in these neighborhoods.

Goals LU-1 and LU-6 and their supporting policies promulgate these patterns. Other goals and policies in the Managing Land Use, Community Design and Historic Resources Chapter call for (1) the development of infill vacant lots (Goal LU-2 and supporting policies); (2) development to support residential uses (Goal LU-2, Goal LU-4 and supporting policies); and (3) the revitalization of older developments (Policy LU-3.9), rather than changing existing developments that would lead to community division. Thus, no division of these residential communities would result with implementation of the proposed 2010 General Plan Update.

Future development would occur on scattered vacant lands throughout the City. The individual development of these small infill lots would reflect the surrounding and planned land uses and

would not be expected to lead to the division of established neighborhoods in Rancho Cucamonga. Future development in the SOI would be located where limited residential development already exists.

As shown in Tables 3-3 through 3-5 in Section 3.0, Project Description, approximately 63,253 dwelling units, 203,800 residents, and approximately 99.8 million additional square feet of new non-residential development is expected in the City and its SOI; additionally, 103,040 jobs are anticipated from buildout of the proposed 2010 General Plan Update. A net increase of 7,584 new dwelling units, 19.77 million square feet of non-residential development, and 103,040 new jobs would occur at buildout. Areas where redevelopment and new development are expected include:

- The Foothill Boulevard commercial corridor, where commercial and mixed-use developments are encouraged;
- The South Haven Avenue office corridor, where office parks, commercial uses, and a central business hub are planned;
- The southwest area, where development of limited new commercial and community services are needed to serve adjacent residential areas;
- The southeast industrial area, where heavy industrial uses are planned, away from conflicting uses; and
- Hillside areas, where limited development works to avoid hazards and preserve visual resources and sensitive habitat.

Future development and redevelopment will be focused in mixed-use areas. Redevelopment of these areas is encouraged to create new opportunities and revitalize districts, not divide established communities. Impacts associated with changes in existing land uses would be less than significant; no mitigation is required.

Impact 4.10a: Implementation of the proposed 2010 General Plan Update would lead to changes in existing land uses on scattered lots in the City through the development of vacant lots and the redevelopment of underutilized parcels. However, the proposed 2010 General Plan Update calls for the preservation of the established residential neighborhoods and the majority of existing developments in the Land Use Plan. No established communities will be divided by the proposed 2010 General Plan Update or future development and redevelopment under the proposed 2010 General Plan Update. Impacts would be less than significant; no mitigation is required.

Plan Consistency

Threshold 4.10b: **Would the proposed General Plan Update conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

As discussed above, there are a number of regional and local land use planning documents and programs that apply to the City. The proposed 2010 General Plan Update's consistency with these plans is discussed below.

Rancho Cucamonga General Plan

Approval and implementation of the proposed 2010 General Plan Update will refine established General Plan goals and policies. New goals, policies and programs are included in the proposed 2010 General Plan Update, and a new Land Use Plan is proposed. However, many of the goals and policies in the current General Plan are carried forward into the proposed 2010 General Plan Update, reflecting the City's continued commitment to established values and vision. Added goals and policies are refinements that address new issues that have become a concern since the 2001 update or minor changes that reflect changes in the way the City will address the same concerns.

Comparison of the current and proposed Land Use Plans shows that the majority of land use designations remain the same. As discussed in Section 3.0, Project Description, the proposed changes do not include increases in development density, except for the areas where a designation change is proposed.

Also, while the designations would change for some areas within the City and SOI, the proposed 2010 General Plan Update (once adopted) will supersede the current General Plan; therefore, no conflict would occur. All future development projects shall be consistent with the goals, policies, and programs of the 2010 General Plan Update (SC 4.10-1).

Implementation of MM 4.10-1 would ensure that the maximum buildout of the 2010 General Plan Update Study Area as analyzed in this PEIR would not occur.

Development Code

Whereas the General Plan is a policy document that sets forth direction for development decisions, the City's Development Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Development Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The Code also specifies which land uses are permitted in the various zone districts.

Table 4.10-2 illustrates the consistency between the 2010 General Plan Update Land Use Designations and City's Development Districts.

**TABLE 4.10-2
GENERAL PLAN LAND USE DESIGNATIONS AND DEVELOPMENT
DISTRICT CONSISTENCY**

Land Use Designation	Development Districts
Residential	
Very Low	VL – Very Low
Low	L – Low
Low Medium	LM – Low Medium
Medium	M – Medium
Medium High	MH – Medium High
High	H – High
Commercial	
Office	OP – Office and Professional
Neighborhood Commercial	NC – Neighborhood Commercial
Community Commercial	GC – General Commercial
General Commercial	
Mixed Use	
Mixed Use	SP – Specific Plan Districts PC – Planned Community Districts
Industrial	
Industrial Park	IP – Industrial Park
General Industrial	GI – General Industrial
Heavy Industrial	HI/RS – Heavy Industrial/Rail-Served
Open Space	
Hillside Residential	HR – Hillside Residential District
Conservation	OS – Open Space
Open Space	
Flood Control/Utility Corridor	FC – Flood Control UC – Utility Corridor
Public Facility	
Civic/Regional	All Zoning Districts
Schools	All Zoning Districts
Parks	All Zoning Districts
Source: Land Use, Community Design and Historic Resources Chapter, 2009.	

As shown, the Land Use Designations have a corresponding Development District; public facilities are allowed in all districts. The Development Code also includes overlay districts that provide additional regulations for development to address the unique needs or characteristics of particular areas.

Within the Development Code, the City has adopted several Specific Plans and Planned Communities that provide flexibility in regulating development within established areas. These Specific Plans and Planned Communities are listed in Table 4.10-3.

**TABLE 4.10-3
ADOPTED SPECIFIC PLANS AND PLANNED COMMUNITIES**

Name	Acreage	Date Adopted
Industrial Area Specific Plan	5,000	1981
Sub-Area 18 Specific Plan (Empire Lakes)	380	1994
Foothill Boulevard Specific Plan	560	1987
Etiwanda North Specific Plan	6,850	1992
Etiwanda Specific Plan	3,000	1983
Victoria Community Plan	2,150	1981
Terra Vista Community Plan	1,321	1983
Caryn Planned Community Development Plan	244	1986
Source: Land Use, Community Design and Historic Resources Chapter, 2009.		

The land uses set forth in these Specific Plans and Planned Communities are reflected in the proposed Land Use Plan and thus are consistent with the Development Code and the proposed 2010 General Plan Update.

Rancho Redevelopment Project

The Rancho Redevelopment Project calls for development and redevelopment within a defined “Project Area” (at the City’s southeastern section) in accordance with the 2010 General Plan Update and applicable regulations. Thus, no conflict with the Redevelopment Project would occur with adoption of the proposed 2010 General Plan Update.

SCAG Regional Planning Programs

The Compass Blueprint program addresses regional issues, and the proposed 2010 General Plan Update’s consistency with the principles and strategies of the Compass Blueprint are discussed below.

Compass Principles:

- ***Improve Mobility for All Residents.*** The Community Mobility Chapter of the proposed 2010 General Plan Update addresses the mobility needs of the City, including a transportation system that will provide for integration of all transportation modes.
- ***Foster Livability in All Communities.*** The Land Use, Community Design and Historic Resources Chapter of the proposed 2010 General Plan Update promotes the preservation of stable residential neighborhoods in City, along with the development of supporting infrastructure and land uses.
- ***Enable Prosperity for All People.*** The Economic Development Chapter of the proposed 2010 General Plan Update plans for the continued economic stability of the City and its residents.
- ***Promote Sustainability for Future Generations.*** The Resource Conservation Chapter of the proposed 2010 General Plan Update addresses Open Space Resources, Mineral Resources, Agricultural and Cultural Resources, Water Resources, Energy Resources, Green Buildings, and Wildlife Resources as they relate to quality of life and sustainability issues.

The proposed 2010 General Plan Update reflects each principle of the Compass Blueprint program as follows:

Compass Strategies:

- ***Focusing growth in existing and emerging centers and along major transportation corridors.*** The Land Use, Community Design and Historic Resources Chapter of the proposed 2010 General Plan Update assumes that future development and redevelopment would be focused along the Foothill Boulevard commercial corridor and the South Haven Avenue office corridor (which are major transportation corridors) and in the Southwest and Southeast industrial areas (which are emerging centers).
- ***Creating significant areas of mixed-use development and walkable communities.*** The Mixed Use designation is intended to create walkable communities in the following areas: Victoria Gardens; Town Center at Haven Avenue and Foothill Boulevard; Terra Vista; Foothill Boulevard at Hermosa Avenue and Center Avenue; Foothill Boulevard at Archibald Avenue and Hellman Street; Foothill Boulevard at Helms Avenue and Hampshire Street; Mayten Avenue between Foothill Boulevard and Church Street; Empire Lakes (Industrial Specific Plan Sub Area – 18); Foothill Boulevard at Deer Creek Channel; Haven Avenue and Church Street; Bear Gulch; Foothill Boulevard at the Cucamonga Creek Channel; and the Alta Loma Historic District.
- ***Targeting growth around existing and planned transit stations.*** The Metrolink station is located within the Empire Lakes mixed use area. More intensive development is allowed around major corridors (Foothill Boulevard, Haven Avenue, Vineyard Avenue, Base Line Road, Arrow Highway, Milliken Avenue) and destinations (Chaffey College and Victoria Gardens) where bus transit is available and Bus Rapid Transit is planned.
- ***Preserving existing open space and stable residential areas.*** The proposed Land Use Plan preserves the City's residential areas, where no land use changes are proposed or expected. Also, open space areas (Hillside Residential, Conservation, Open Space and Flood Control/Utility Corridor) are designated to have limited or no development to protect them from urban development.

In addition to the Compass strategies, the following "Regional Growth Principles" from the 2004 Compass Blueprint Growth Vision Report provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Table 4.10-4 identifies applicable principles and states how the proposed 2010 General Plan Update will support these principles.

**TABLE 4.10-4
2004 COMPASS BLUEPRINT GROWTH VISION
REPORT CONSISTENCY TABLE**

Principle	Proposed 2010 General Plan Update Consistency
Principle 1: Improve mobility for all residents	
GV P1.1: Encourage transportation investments and land use decisions that are mutually supportive.	Consistent: One strategy of the Community Mobility Chapter is to connect transportation and land use.
GV P1.2: Locate new housing near existing jobs and new jobs near existing housing.	Consistent: Goal LU-3 of the Land Use, Community Design, and Historic Resources Chapter calls for the creation of (1) a healthy balance of jobs and housing in the City and (2) opportunities for people to live close to work or near transit stops so that it is possible for residents to walk to neighborhood stores and parks, to enjoy indoor and outdoor entertainment close to home, and to experience exciting pedestrian districts.
GV P1.3: Encourage transit-oriented development.	Consistent: The Community Mobility Chapter's Transit Plan promotes the improvement of transit systems along major corridors in the City.
GV P1.4: Promote a variety of travel choices.	Consistent: Goal CM-1 of the Community Mobility Chapter calls for an integrated and balanced multi-modal transportation network.
Principle 2: Foster livability in all communities	
GV P2.1: Promote infill development and redevelopment to revitalize existing communities.	Consistent: Supporting policies under Goal LU-9 of the Land Use, Community Design, and Historic Resources Chapter seek to revitalize areas through redevelopment and infill development.
GV P2.2: Promote developments that provide a mix of uses.	Consistent: The Land Use Plan in the Land Use, Community Design, and Historic Resources Chapter includes a Mixed Use designation, which applies to 626 acres in the City.
GV P2.3: Promote "people scaled," pedestrian-friendly (walkable) communities.	Consistent: The Community Mobility Chapter addresses walkability improvements and pedestrian amenities.
GV P2.4: Support the preservation of stable, single-family neighborhoods.	Consistent: Goal LU-1 of the Land Use, Community Design, and Historic Resources Chapter calls for the preservation and protection of established residential neighborhoods.
Principle 3: Enable prosperity for all people	
GV P3.1: Provide, in each community, a variety of housing types in each community to meet the housing needs of all income levels.	Consistent: The Land Use Plan in the Land Use, Community Design, and Historic Resources Chapter includes 6 Residential designations that allow for varying densities, plus a Mixed Use designation and an Open Space designation that allow residential development.
GV P3.2: Support educational opportunities that promote balanced growth.	Consistent: Goals PF-1 and PF-2 of the Public Facilities and Infrastructure Chapter call for the provision of state-of-the-art public and community facilities that support existing programs and improved access to educational opportunities.
GV P3.3: Ensure environmental justice regardless of race, ethnicity or income class.	Consistent: The proposed 2010 General Plan Update promotes equality by addressing the needs of all residents, regardless of race, ethnicity, or income class.
GV P3.4: Support local and State fiscal policies that encourage balanced growth.	Consistent: The Economic Development Chapter promotes the long-term fiscal sustainability of the City through a diverse and multi-focused local economy.
GV P3.5: Encourage civic engagement.	Consistent: Goal CS-5 of the Community Services Chapter calls for on-going support of all community services programs and activities through fundraising, volunteering, and partnerships.

TABLE 4.10-4 (Continued)
2004 COMPASS BLUEPRINT GROWTH VISION
REPORT CONSISTENCY TABLE

Principle	Proposed 2010 General Plan Update Consistency
Principle 4: Promote sustainability for future generations	
GV P4.1: Preserve rural, agricultural, recreational and environmentally sensitive areas.	Consistent: The Resource Conservation Chapter calls for the preservation of natural open space areas and environmentally sensitive lands, such as the hillsides and areas with water, mineral, and wildlife resources.
GV P4.2: Focus development in urban centers and existing cities.	Consistent: The Land Use Plan in the Land Use, Community Design, and Historic Resources Chapter allows higher intensity development in urban centers and limits development in the hillsides and environmentally sensitive areas.
GV P4.3: Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.	Consistent: The Land Use Plan in the Land Use, Community Design, and Historic Resources Chapter identifies areas where future development may occur. The Public Health and Safety Chapter calls for pollution reduction. The Public Facilities and Infrastructure Chapter address waste management and recycling.
GV P4.4: Utilize “green” development techniques.	Consistent: The Resource Conservation Chapter promotes the use of green building strategies.

The proposed 2010 General Plan Update implements the same strategies as the Compass Blueprint program. No conflict with the Compass Blueprint program is expected with the proposed 2010 General Plan Update.

SCAG’s RCP uses the same guiding principles as the Compass Blueprint program, and the proposed 2010 General Plan Update is consistent with it, as discussed above. The RCP seeks to better accommodate growth in the region; protect the environment; and ensure economic competitiveness. Rancho Cucamonga’s proposed 2010 General Plan Update would accommodate growth in the City through developing vacant lots and redeveloping older areas. The proposed 2010 General Plan Update’s Resource Conservation Chapter protects the environment and resources in the City, and the Economic Development Chapter promotes economic stability. Thus, the proposed 2010 General Plan Update is consistent with the overall goals of the RCP.

The RCP also identifies SCAG best practices, voluntary local government best practices, voluntary project sponsor and developer best practices, Federal and State policies, SCAG initiatives, and Federal and State government strategies that would help implement the RCP.

Recommended local government programs or actions are listed in Table 4.10-5, along with the proposed 2010 General Plan Update’s consistency with the constrained policies and strategic initiatives in the RCP.

**TABLE 4.10-5
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN**

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
Land Use and Housing	
LU-4: Local governments should provide for new housing, consistent with State Housing Chapter law, to accommodate their share of forecast regional growth.	The Housing Element of the General Plan provides adequate sites for new housing development, in accordance with forecasted growth. As many as 7,584 new units are projected at buildout under the proposed Land Use Plan.
LU-4.1: Local governments should adopt and implement General Plan Housing Chapters that accommodate housing needs identified through the Regional Housing Needs Assessment (RHNA) process. Affordable housing should be provided consistent with RHNA income category distributions adopted for each jurisdiction. To provide housing, especially affordable housing, jurisdictions should leverage existing State programs such as HCD's Workforce Incentive Program and density bonus law and create local incentives (e.g., housing trust funds, inclusionary zoning, tax-increment-financing districts in redevelopment areas and transit villages) and partnerships with non-governmental stakeholders.	The Housing Element provides sites and programs to accommodate the City's RHNA allocation.
LU-5: Local governments should leverage Federal and State and local funds to implement the Compass Blueprint.	The proposed 2010 General Plan Update implements the guiding principles and strategies of the Compass Blueprint program.
LU-5.1: All stakeholders should leverage State infrastructure bond financing, including the Department of Housing and Community Development's Transit Oriented Development program and should support legislation that will target infrastructure bond funds for regions with adopted growth visions such as the Compass Blueprint and for projects consistent with these visions.	The proposed 2010 General Plan Update is consistent with the Compass Blueprint program, but does not specifically address infrastructure bond financing.
LU-5.2: Subregional organizations should leverage the Federal transportation planning funds available at the subregional level, to complete projects that integrate land use and transportation planning and implement Compass Blueprint principles.	The proposed 2010 General Plan Update is consistent with the Compass Blueprint program, but does not specifically address Federal planning funds.
LU-6: Local governments should consider shared regional priorities, as outlined in the Compass Blueprint, Regional Transportation Plan, and this Regional Comprehensive Plan, in determining their own development goals and drafting local plans.	The proposed 2010 General Plan Update implements the guiding principles and strategies of the Compass Blueprint program.
LU-6.1: Local governments should take a comprehensive approach to updating their General Plans, keeping General Plans up-to-date and providing progress reports on updates and implementation, as required by law.	The proposed 2010 General Plan Update is a comprehensive review and revision of the Rancho Cucamonga General Plan.
LU-6.2: Developers and local governments should integrate green building measures into project design and zoning such as those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program.	Sustainable principles are incorporated into the 2010 General Plan Update, especially the Resource Conservation Chapter.

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
LU-6.3: Local governments and subregional organizations should develop ordinances and other programs, particularly in the older, more urbanized parts of the region, which will enable and assist in the cleanup and redevelopment of brownfield sites.	The proposed 2010 General Plan Update does not specifically address brownfield sites in the City.
LU-6.4: Local governments and subregional organizations should develop adaptive reuse ordinances and other programs that will enable the conversion of vacant or aging commercial, office, and some industrial properties to housing and mixed-use with housing.	The proposed Land Use Plan promotes the redevelopment of the older areas of the City and includes a Mixed Use designation.
Open Space and Habitat	
OSN-12: Local governments should track and monitor open space conservation by considering the most recent annual report on open space conservation in planning and evaluating projects and programs in areas with regionally significant open space resources and ensuring consistency with the open space conservation policies and goals of the RCP.	There are no potential conservation areas in or near the City, as identified by the RCP. The proposed Land Use Plan includes Conservation, Hillside Residential, Flood Control/Utility Corridor, and Open Space areas where no or limited development is anticipated.
OSN-13: Local governments should develop and implement mitigation for open space impacts by promoting coordinated mitigation programs for regional projects and establish the basis for inter regional conservation strategies and planning development in locations least likely to cause environmental impact.	The proposed Land Use Plan does not authorize development in areas designated as Flood Control/Utility Corridor and Conservation, with limited development allowed in areas designated as Open Space and Hillside Residential.
OSC-7: Local governments should prepare a Needs Assessment to determine the adequate community open space level for their areas.	The Community Services Chapter addresses the City's needs for parks and recreational facilities.
OSC-8: Local governments should encourage patterns of urban development and land use, which reduce costs on infrastructure and make better use of existing facilities.	The proposed Land Use Plan concentrates development in areas with developed roadways and infrastructure systems.
OSC-9: Developers and local governments should increase the accessibility to natural areas lands for outdoor recreation.	The Community Services Chapter discusses existing parks, and the Resource Conservation Chapter addresses open space available in the City, which includes the natural areas of the San Bernardino National Forest to the north.
OSC-10: Developers and local governments should promote infill development and redevelopment to revitalize existing communities.	The proposed Land Use Plan provides for new development and redevelopment on infill vacant lots and underutilized lots in the City.
OSC-11: Developers should incorporate and local governments should include land use principles, such as green building, that use resources efficiently, eliminate pollution and significantly reduce waste into their projects, zoning codes and other implementation mechanisms.	Sustainable principles are incorporated into the proposed 2010 General Plan Update, especially the Resource Conservation Chapter.
OSC-12: Developers and local governments should promote water-efficient land use and development.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation.
OSC-13: Developers and local governments should encourage multiple use spaces and encourage redevelopment in areas where it will provide more opportunities for recreational uses and access to natural areas close to the urban core.	The Community Services Chapter discusses existing parks, and the Resource Conservation Chapter addresses open space available in the City, which includes the natural areas of the San Bernardino National Forest to the north.

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
<p>OSA-5: Promote the availability of locally grown and organic food in the region. Local governments should establish transfer of development rights (TDR) programs to direct growth to less agriculturally valuable lands (while considering the potential effects at the sites receiving the transfer) and ensure the continued protection of the most agriculturally valuable land within each county through the purchase of the development rights for these lands.</p> <p>Local governments should consider other tools for the preservation of agricultural lands such as eliminating estates and ranchettes and clustering to retain productive agricultural land.</p> <p>Local governments should ease restrictions on farmer's markets and encourage cooperative farming initiatives to increase the availability of locally grown food.</p> <p>Local governments should consider partnering with school districts to develop farm-to-school programs.</p>	<p>The proposed 2010 General Plan Update includes a goal for the stewardship of agricultural resources and a policy for the evaluation of the conservation of economically viable agriculture on lands. The City is expected to investigate ways to preserve agricultural lands through the use of conservation easements and to formulate a strategy that will best reflect the long-term interests of the City.</p>
<p>OSA-6: Local governments are encouraged to obtain assistance from the American Farmland Trust in developing and implementing farmland conservation measures or avoid impacts to important farmlands.</p>	<p>The proposed 2010 General Plan Update includes a goal for the stewardship of agricultural resources and a policy for the evaluation of the conservation of economically viable agriculture on lands.</p>
<p>OSA-7: Local governments should avoid the premature conversion of farmlands by promoting infill development and the continuation of agricultural uses until urban development is imminent; if development of agricultural lands is necessary, growth should be directed to those lands on which the continued viability of agricultural production has been compromised by surrounding urban development or the loss of local markets.</p>	<p>The City's Development Code does not have an agricultural zone, although agricultural uses are allowed as an interim use on lots 2.5 acres or more within the Residential Development Districts.</p>
Water	
<p>WA-9: Developers and local governments should consider potential climate change hydrology and resultant impacts on available water supplies and reliability in the process of creating or modifying systems to manage water resources for both year-round use and ecosystem health.</p>	<p>The Resource Conservation Chapter promotes the protection of water quality and water resource conservation. The Public Facilities and Infrastructure Chapter addresses water services to existing and future development.</p>
<p>WA-10: Developers and local governments should include conjunctive use as a water management strategy when feasible.</p>	<p>The Resource Conservation Chapter promotes the protection of water quality and water resource conservation. The Public Facilities and Infrastructure Chapter addresses water services to existing and future development. The City's water supplies come from local canyon surface runoff water, groundwater, and imported water.</p>
<p>WA-11: Developers and local governments should encourage urban development and land uses to make greater use of existing and upgraded facilities prior to incurring new infrastructure costs.</p>	<p>The proposed Land Use Plan concentrates development in areas with developed roadways and infrastructure systems.</p>
<p>WA-12: Developers and local governments should reduce exterior uses of water in public areas, and should promote reduced use in private homes and businesses, by shifting to drought-tolerant native landscape plants (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives.</p>	<p>The Resource Conservation Chapter promotes the protection of water quality and water resource conservation. The Public Facilities and Infrastructure Chapter addresses water services to existing and future development. Additionally, compliance with the City's Water Efficient Landscaping Ordinance would reduce exterior water use.</p>

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
WA-13: Developers and local governments should protect and preserve vital land resources - wetlands, groundwater recharge areas, woodlands, riparian corridors, and production lands. The Federal government's 'no net loss' wetlands policy should be applied to all of these land resources.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation.
WA-14: Local governments should amend building codes to require dual plumbing in new construction, and provide incentives for plumbing retrofits in existing development, to enable the safe and easy use of recycled water in toilets and for landscaping.	The Resource Conservation Chapter calls for an expanded recycled water distribution system and greater use of recycled water in the City.
WA-15: Local governments should amend ordinances as necessary to allow municipal and private outdoor use of recycled water for all parks, golf courses, and outdoor construction needs.	The Resource Conservation Chapter calls for an expanded recycled water distribution system and greater use of recycled water in the City.
WA-16: Water agencies should incentivize the use of recycled water through pricing structures that make it an attractive alternative to fresh water in non-potable situations.	Since the City is not a water agency, this policy is not applicable to the proposed 2010 General Plan Update.
WA-17: Water agencies should reduce salinity and remove contamination in major groundwater basins to increase conjunctive use of water resources and extend groundwater storage unless specific beneficial uses for contaminated groundwater are identified.	Since the City is not a water agency, this policy is not applicable to the proposed 2010 General Plan Update.
WA-18: Local governments should create stable sources of funding for water and environmental stewardship and related infrastructure sustainability, including purchase and implementation of green infrastructure.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation. The Public Facilities and Infrastructure Chapter addresses water services to existing and future development.
WA-19: Water purveyors should develop and implement tiered water pricing structures to discourage water waste and minimize polluting runoff.	Since the City is not a water purveyor, this policy is not applicable to the proposed 2010 General Plan Update.
WA-20: Local governments should use both market and regulatory incentive mechanisms to encourage 'water wise' planning and development, including streamlining and prioritizing projects that minimize water demand and improve water use efficiencies.	The Resources Sustainability Chapter promotes the protection of water quality and water resource conservation.
WA-21: Local governments should develop comprehensive partnership approaches to remove and prevent water impairments, replacing the existing regulatory command and control approach that has created delays and distrust.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation.
WA-22: Local governments should create opportunities for pollution reduction marketing and other market-incentive water quality programs.	The Resource Conservation Chapter promotes the protection of water quality.
WA-23: Local governments should encourage Low Impact Development and natural spaces that reduce, treat, infiltrate and manage runoff flows caused by storms and impervious surfaces.	The proposed Land Use Plan calls for limited development in the SOI's hillsides and canyon areas.
WA-24: Local governments should prevent development in flood hazard areas lacking appropriate protections, especially in alluvial fan areas.	The proposed Land Use Plan includes a Flood Control/Utility Corridor designation where no development is allowed.

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
WA-25: Local governments should implement green infrastructure and water-related green building practices through incentives and ordinances.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation. Policy PS-11.5 of the Public Health and Safety Chapter calls for green building incentives to increase water efficiency in buildings.
WA-26: Local governments should integrate water resources planning with existing greening and revitalization initiatives, such as street greening, tree planting, and conversion of impervious surfaces, to maximize benefits and share costs.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation. Policy PS-11.7 of the Public Health and Safety Chapter supports tree planting, planting more vegetation (including native and drought-resistant planting), and preserving open space.
WA- 27: Developers and local governments should maximize pervious surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. New impervious surfaces should be minimized to the greatest extent possible, including the use of in-lieu fees and off-site mitigation.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation.
WA-28: Local governments should maintain and update Best Management Practices for water resource planning and implementation.	The Resource Conservation Chapter promotes the protection of water quality and water resource conservation.
WA-29: Local governments should coordinate with neighboring communities and watershed stakeholders to identify potential collaborative mitigation strategies at the watershed level to properly manage cumulative impacts within the watershed.	The City is not a water purveyor; however, policies in the Resource Conservation Chapter call for consultation with the Cucamonga Valley Water District and other agencies on water issues.
WA-30: Local governments should adopt MOUs and JPAs among local entities to establish participation in the leadership and governance of integrated watershed planning and implementation.	The City is not a water purveyor; however, policies in the Resource Conservation and Public Facilities and Infrastructure Chapters call for consultation with the Cucamonga Valley Water District and other agencies on water issues.
WA-31: Local governments should increase participation in the implementation of integrated watershed management plans, including planning effort initiated in neighboring communities that cross jurisdictional lines.	The City is not a water purveyor; however, policies in the Resource Conservation and Public Facilities and Infrastructure Chapters call for consultation with the Cucamonga Valley Water District and other agencies on water issues.
WA-32: Developers and local governments should pursue water management practices that avoid energy waste and create energy savings/supplies.	The Resource Conservation and Public Facilities and Infrastructure Chapters address water services, water resource conservation, energy conservation, wastewater collection, storm drainage, and waste management.
Energy	
<p>EN-8: Developers and local governments should incorporate the following land use principles that use resources efficiently, eliminate pollution and significantly reduce waste into their projects, zoning codes and other implementation mechanisms:</p> <ul style="list-style-type: none"> • Mixed-use residential and commercial development that is connected with public transportation and utilizes existing infrastructure. • Land use and planning strategies to increase biking and walking trips. 	The proposed Land Use Plan has a Mixed Use designation that promotes the development of walkable communities, and the Public Health and Safety Chapter includes policies to encourage mixed uses development and the use of alternative transportation systems.

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
<p>EN-9: Local governments should include energy analyses in environmental documentation and general plans with the goal of conserving energy through the wise and efficient use of energy. For any identified energy impacts, appropriate mitigation measures should be developed and monitored. SCAG recommends the use of Appendix F, Energy Conservation, of the California Environmental Quality Act.</p>	<p>The Resource Conservation Chapter addresses energy conservation, and this EIR addresses electrical power and natural gas impacts in Section 4.17, Utilities and Service Systems.</p>
<p>EN-10: Developers and local governments should integrate green building measures into project design and zoning such as those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program. Energy saving measures that should be explored for new and remodeled buildings include:</p> <ul style="list-style-type: none"> • Using energy efficient materials in building design, construction, rehabilitation, and retrofit • Encouraging new development to exceed Title 24 energy efficiency requirements. • Developing Cool Communities measures including tree planting and light-colored roofs. These measures focus on reducing ambient heat, which reduces energy consumption related to air conditioning and other cooling equipment. • Utilizing efficient commercial/residential space and water heaters: This could include the advertisement of existing and/or development of additional incentives for energy efficient appliance purchases to reduce excess energy use and save money. Federal tax incentives are provided online at: http://www.energystar.gov/index.cfm?c=Products.pr_tax_credits. • Encouraging landscaping that requires no additional irrigation: utilizing native, drought tolerant plants can reduce water usage up to 60 percent compared to traditional lawns. • Encouraging combined heating and cooling (CHP), also known as cogeneration, in all buildings. • Encouraging neighborhood energy systems, which allow communities to generate their own electricity • Orienting streets and buildings for best solar access. • Encouraging buildings to obtain at least 20% of their electric load from renewable energy. 	<p>The Resource Conservation Chapter promotes green building practices under Goal RC-6 and its supporting policies, which call for adding energy efficiency standards in the City's Municipal Code.</p>
<p>EN-11: Developers and local governments should submit projected electricity and natural gas demand calculations to the local electricity or natural gas provider, for any project anticipated to require substantial utility consumption. Any infrastructure improvements necessary for project construction should be completed according to the specifications of the energy provider.</p>	<p>Coordination with local electricity or natural gas providers is part of the development process.</p>

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
EN-12: Developers and local governments should encourage that new buildings are able to incorporate solar panels in roofing and tap other renewable energy sources to offset new demand on conventional power sources.	Policies in the Resource Conservation Chapter promote energy efficient design, including greater use of solar energy systems.
EN-13: Local governments should support only the use of the best available technology including monitoring, air, and water impacts for locating any nuclear waste facility.	No nuclear waste facility is proposed in the City or expected to be proposed in the City.
EN-14: Developers and local governments should explore programs to reduce single occupancy vehicle trips such as telecommuting, ridesharing, alternative work schedules, and parking cash-outs.	The City's Transportation Demand Management (TDM) ordinance requires new commercial, industrial, and mixed-use developments estimated to employ 100 persons or more to implement measures to reduce vehicle trips.
EN-15: Utilities and local governments should consider the most cost-effective alternative and renewable energy generation facilities.	Policy RC-4.2 in the Resource Conservation Chapter promotes the use of renewable energy and alternative energy technology.
<p>EN-16: Local governments and project implementation agencies should consider various best practices and technological improvements that can reduce the consumption of fossil fuels such as:</p> <ul style="list-style-type: none"> • Encouraging investment in transit, including electrified light rail • Expanding light-duty vehicle retirement programs • Increasing commercial vehicle fleet modernization • Implementing driver training module on fuel consumption • Replacing gasoline powered mowers with electric mowers • Reducing idling from construction equipment • Incentivizing alternative fuel vehicles and equipment • Developing infrastructure for alternative fueled vehicles • Increasing use and mileage of High Occupancy Vehicle (HOV), High Occupancy Toll (HOT) and dedicated Bus Rapid Transit (BRT) lanes • Implementing truck idling rule, devices, and truck-stop electrification • Requiring electric truck refrigerator units • Reducing locomotives fuel use • Modernizing older off-road engines and equipment • Implementing cold ironing at ports • Encouraging freight mode shift • Limit use and develop fleet rules for construction equipment • Requiring zero-emission forklifts • Developing landside port strategy: alternative fuels, clean engines, electrification 	Policy RC-4.2 in the Resource Conservation Chapter promotes the use of renewable energy and alternative energy technology, which will reduce reliance on fossil fuels.
EN-17: Utilities should consider increasing capacity of existing transmission lines, where feasible.	Since the City is not an electric power provider, this policy is not applicable to the proposed 2010 General Plan Update.
EN-18: Utilities should install and maintain California Best Available Control Technologies on all power plants at the US-Mexico border.	Since the City is not an electric power provider, this policy is not applicable to the proposed 2010 General Plan Update.

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
<p>EN-19: Subregional and local governments should explore participation in energy efficiency programs provided by their local utility such as the Ventura Regional Energy Office, South Bay Energy Savings Center, and the San Gabriel Valley Energy Wise program. These programs can offer customized incentives and public awareness campaigns to reduce energy consumption.</p>	<p>The Resource Conservation Chapter promotes energy conservation and reduced electricity and natural gas consumption, consistent with SCE's energy efficiency programs.</p>
<p><i>Strategic Initiative:</i> EN-10S: Local governments should employ land use planning measures, such as zoning, to improve jobs/housing balance and creating communities where people live closer to work, bike, walk, and take transit as a substitute for personal auto travel.</p>	<p>The proposed 2010 General Plan Update would improve jobs-housing balance in the City, as discussed in Section 4.13, Population and Housing.</p>
Air Quality	
<p>AQ-5: Local governments should implement control measures from local Air Quality Management Plans (AQMPs) such as accelerating the turnover of older, more polluting mobile and stationary source equipment using AB 2766 funding per the State Implementation Plan (SIP).</p>	<p>The Public Health and Safety Chapter contains goals and policies for the protection of local and regional air quality.</p>
<p>AQ-6: Local governments should support and pursue environmentally sustainable strategies that implement and complement climate change goals and outcomes such as updating their General Plans to help address the State's AB 32 mandate. This should be consistent with State guidelines and requirements.</p>	<p>The Public Health and Safety Chapter addresses air quality and climate change, with a goal to mitigate against climate change (Goal PS-11).</p>
<p>AQ-7: Local governments should develop policies that discourage the location of sensitive receptors that expose humans to adverse air quality impacts such as amending General Plans, zoning ordinances, business licensing, and related land use permitting processes to minimize human health impacts from exposure of sensitive receptors to local sources of air pollution. Jurisdictions should consider applicable guidance documents, such as ARB's Air Quality and Land Use Handbook: A Community Health Perspective and the South Coast AQMD's Guidance Document for Addressing Air Quality Issues.</p>	<p>The Public Health and Safety Chapter addresses air quality; specifically, PS-9.3 addresses the location of sensitive receptors away from pollutant generators.</p>
<p>AQ-8: Local governments should practice and promote sustainable building practices by: AQ-8.1: Updating their General Plans and/or zoning ordinances to promote the use of green building practices, which include incorporating LEED design standards and utilizing energy efficient, recycled-content and locally harvested or procured materials. AQ-8.2: Developing incentive programs (e.g. density bonuses) to encourage green building and resource and energy conservation in development practices. AQ-8.3: Adopting policies that strive for carbon neutrality for their own facilities and operations</p>	<p>The Resource Conservation Chapter addresses sustainability, green building, and energy conservation issues. The Public Health and Safety Chapter addresses air quality and climate change, with a goal to mitigate against climate change (Goal PS-11).</p>

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
Solid Waste	
SW-9: Local governments should update general plans to reflect solid waste sustainability issues such as waste reduction goals and programs	Goal PF-7 of the Public Facilities and Infrastructure Chapter addresses the reduction of the solid waste entering regional landfills and the encouragement of recycling. The Resource Conservation Chapter contains a goal to mitigate against climate change (Goal PS-11), which includes a policy for waste reduction (Policy PS-11.6).
SW-10: Local governments should discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, landfills should be sited with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities.	The proposed 2010 General Plan Update does not address landfills and the Municipal Code does not specifically allow or conditionally allow landfills in the City.
SW-11: Local governments should discourage exporting of locally generated municipal solid waste (destined for landfills) outside of the SCAG region. Disposal within the county where the waste originates should be encouraged as much as possible, when appropriate. Green technologies for long-distance transport of waste (e.g., clean engines, clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with AQMP and RTP policies should be required.	Goal PF-7 of the Public Facilities and Infrastructure Chapter addresses the reduction of the solid waste entering regional landfills and the encouragement of recycling. Policy PS-11.6 of the Resource Conservation Chapter supports increased composting and recycling. Solid wastes in the City are brought to the West Valley materials recovery facility (MRF), east of the City, and then transported to the Mid-Valley Landfill, approximately 4.5 miles east of the City.
SW-12: Local governments should maximize waste diversion goals and practices and look for opportunities for voluntary actions to exceed the 50% waste diversion target.	Goal PF-7 of the Public Facilities and Infrastructure Chapter addresses the reduction of the solid waste entering regional landfills and the encouragement of recycling. Policy PS-11.6 of the Resource Conservation Chapter supports increased composting, recycling, and waste reduction.
SW-13: Local governments should build local markets for waste prevention, reduction, and recycling practices.	Policy PS-11.6 of the Public Health and Safety Chapter supports increased composting, recycling, and waste reduction, especially on large commercial and industrial waste producers.
<p>SW-14: Developers and local governments should integrate green building measures into project design and zoning including, but not limited to, those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program. Construction reduction measures to be explored for new and remodeled buildings include:</p> <ul style="list-style-type: none"> • Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. • An ordinance that requires the inclusion of a waste management plan that promotes maximum C&D diversion. • Source reduction through (1) use of building materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed building materials, and (5) use of structural materials in a dual role as finish material (e.g. stained concrete flooring, unfinished ceilings, etc.). • Reuse of existing building structure and shell in 	The Resource Conservation Chapter addresses sustainability, green building, and energy conservation issues. Policy PS-11.6 of the Public Health and Safety Chapter supports increased composting, recycling, and waste reduction. Goal PF-7 of the Public Facilities and Infrastructure Chapter addresses the reduction of the solid waste entering regional landfills and the encouragement of recycling.

TABLE 4.10-5 (Continued)
VOLUNTARY LOCAL GOVERNMENT BEST PRACTICES FROM SCAG'S
REGIONAL COMPREHENSIVE PLAN

SCAG RCP Policies	Proposed 2010 General Plan Update Consistency
<p>renovation projects. Building lifetime waste reduction measures that should be explored for new and remodeled buildings include:</p> <ul style="list-style-type: none"> • Development of indoor recycling program and space. • Design for deconstruction. • Design for flexibility through use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable components. 	
<p>SW-15: Local governments should develop ordinances that promote waste prevention and recycling such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and instituting ordinances to divert food waste away from landfills and toward food banks and composting facilities.</p>	<p>The Resource Conservation, Public Facilities and Infrastructure, and Public Health and Safety Chapters address sustainability, waste reduction and recycling issues.</p>
<p>SW-16: Local governments should support environmentally friendly alternative waste management strategies such as composting, recycling, and conversion technologies.</p>	<p>Policy PS-11.6 of the Public Health and Safety Chapter supports increased composting, recycling, and waste reduction. Goal PF-7 of the Public Facilities and Infrastructure Chapter addresses the reduction of the solid waste entering regional landfills and the encouragement of recycling.</p>
<p>SW-17: Developers and local governments should develop and site composting, recycling, and conversion technology facilities that are environmentally friendly and have minimum environmental and health impacts.</p>	<p>The City's Municipal Code regulates the siting of recycling facilities in the City.</p>
<p>SW-18: Developers and local governments should coordinate regional approaches and strategic siting of waste management facilities.</p>	<p>The proposed 2010 General Plan Update does not address landfills, and the Municipal Code does not specifically allow or conditionally allow landfills in the City.</p>
<p>SW-19: Developers and local governments should facilitate the creation of synergistic linkages between community businesses and the development of eco-industrial parks and materials exchange centers where one entity's waste stream becomes another entity's raw material by making priority funding available for projects that involve co-location of facilities.</p>	<p>This issue is not under the purview of the General Plan.</p>
<p>SW-20: Developers and local governments should prioritize siting of new solid waste management facilities including recycling, composting, and conversion technology facilities near existing waste management or material recovery facilities.</p>	<p>The proposed 2010 General Plan does not address landfills, and the Municipal Code does not specifically allow or conditionally allow landfills in the City.</p>
<p>SW-21: Local governments should increase education programs to increase public awareness of reuse, recycling, composting, and green building benefits and raise consumer education issues at the County and City level and if appropriate, at local school districts and education facilities.</p>	<p>Policy PF-7.5 of the Public Facilities and Infrastructure Chapter addresses continuing the community's education regarding the benefits of solid waste diversion, recycling, and composting, and maintaining programs.</p>

While no Voluntary Local Government Best Practices have been identified for several regional issues, the RCP discusses these topics as part of the regional framework. These include the topics discussed below.

- The RCP calls for the regional transportation network to be (1) a more efficient transportation system that reduces and better manages vehicle activity and (2) a

cleaner transportation system that minimizes air quality impacts and is energy efficient. SCAG practices and initiatives will meet these goals, complementing the goals and policies for improving the local transportation network, as addressed in the proposed 2010 General Plan Update's Community Mobility Chapter.

- Security and emergency preparedness goals in the RCP include ensuring transportation safety, security, and reliability for all people and goods in the region and preventing, protecting, responding to, and recovering from major human-caused or natural events in order to minimize the threat and impact to lives, property, the transportation network and the regional economy. SCAG's role in security and emergency preparedness is emphasized by the RCP, which will supplement the City's emergency preparedness efforts, as outlined in the proposed 2010 General Plan Update's Public Health and Safety Chapter.
- The RCP promotes sustained economic health for the region, consistent with the City's need for economic stability, as outlined in the proposed 2010 General Plan Update's Economic Development Chapter.
- The RCP also acknowledges the region's need for better schools to improve the local community. The proposed 2010 General Plan Update's Public Facilities and Infrastructure Chapter has a goal (Goal PF-2) to improve access for all Rancho Cucamonga residents to high-quality educational opportunities that satisfy each individual's needs, desires, and potential.

As discussed above, although a few of the policies are not applicable to the City, the proposed 2010 General Plan Update is consistent with the constrained policies and strategic initiatives of the RCP, which are identified as Voluntary Local Government Best Practices. Thus, no conflict with the RCP is expected, and no adverse impacts would occur.

Future development and redevelopment in the City will need to be consistent with the City's Land Use Plan and the goals and policies of the Rancho Cucamonga General Plan, as amended. At the same time, future development and redevelopment projects would need to comply with pertinent development standards and regulations in the City's Development Code (SC 4.10-2). Compliance with local planning policies and other relevant and applicable land use policy or regulations would avoid any significant impacts.

Impact 4.10b: Conflict with the current Rancho Cucamonga General Plan and the City's Development Code is mainly due to a change in the City's vision for its future. This does not represent an adverse impact, since the proposed 2010 General Plan Update will supersede the current Plan. An amendment to the Development Code would also be required. No conflict with the Rancho Redevelopment Project, SCAG's Compass Blueprint, or SCAG's Regional Comprehensive Plan is expected with the proposed 2010 General Plan Update. Implementation of SCs 4.10-1 and 4.10-2 and MM 4.10-1 would reduce any potential impacts to less than significant levels.

Habitat Conservation Plan/Natural Community Conservation Plan

Threshold 4.10c: Would the proposed General Plan Update conflict with any applicable habitat conservation plan or natural community conservation plan?

There is no adopted habitat conservation plan or natural community conservation plan for any land within the Rancho Cucamonga or its SOI.

No habitat conservation plan or natural community conservation plan has been adopted for any area in the City or its SOI. Thus, no conflict with an applicable habitat conservation plan or natural community conservation plan would occur with adoption of the proposed 2010 General Plan Update or with future development and redevelopment allowed under the proposed 2010 General Plan Update.

Impact 4.10c: There is no applicable habitat conservation plan or natural community conservation plan in the City of Rancho Cucamonga. Thus, the proposed 2010 General Plan Update proposed General Plan would not conflict with any habitat conservation plan or natural community conservation plan. No impacts are expected; no mitigation is required.

4.10.7 CUMULATIVE IMPACTS

Growth and development in the City of Rancho Cucamonga and surrounding jurisdictions would be accompanied by changes in existing land uses in San Bernardino County. New development on vacant areas and underutilized lots would lead to an intensification of housing development; commercial, institutional and industrial land uses; and public facilities and infrastructure projects throughout the County.

SCAG estimates an increase in the total housing stock of the County of San Bernardino to 972,561 units by 2035, along with a resident population of 3,133,801 persons. In addition, approximately 1,254,749 jobs countywide would be found within commercial, industrial, public, institutional, and other development projects.

Increasing urbanization and development in the County are indicative of the ongoing developments in the City and the region, as the area develops and vacant lands are replaced with more urban land uses and as underutilized lots are redeveloped into more intensive uses.

The proposed 2010 General Plan Update would not divide established communities or result in the introduction of incompatible uses in the area, provided compliance with the City's development standards and applicable regulations. New development is generally evaluated for consistency with the local jurisdiction's land use policies, including the General Plan and Zoning Ordinance/Development Code. Future development has been anticipated in the General Plans for the cities in the County and is not expected to result in significant adverse land use impacts.

Each proposed development project would be subject to the city's jurisdictional development review process and, if discretionary actions are needed, will be subject to evaluation for potential environmental impacts as required by CEQA. This review process would address potential land use compatibility issues and planning policy conflicts. Future development and redevelopment in the City of Rancho Cucamonga and in the surrounding areas would proceed in accordance with applicable General Plans and Zoning Ordinances/Development Codes. As part of permit processing, the development plan review processes for new development and redevelopment would analyze a project for conformity with applicable land use plans and

policies, and within the context of existing and planned developments relative to the environmental goals, objectives, and policies of the applicable general plan. Projects requiring General Plan Amendments or Zone Changes/Variations would need to show consistency with the goals of the applicable general plan as well as the Zoning Ordinance/Development Code; thus, these projects are not expected to lead to land use incompatibilities or conflicts.

Planned infrastructure and public facilities will provide the necessary facilities and services to existing and future developments. Thus, the infrastructure projects would complement the private development projects constructed in the area.

The development of vacant lands and development trends in the surrounding area are not expected to result in cumulative, significant adverse land use impacts, provided compliance with applicable land use controls. No significant cumulative adverse impacts on land use and planning are expected from the proposed 2010 General Plan Update and/or from future development and redevelopment in the County of San Bernardino.

Where there is no adopted habitat conservation plan or natural community conservation plan in the City or its SOI, there are habitat mitigation areas in the northern portion of the City and in the SOI, which have been designated "Conservation" in the proposed Land Use Plan. No development is allowed in these areas. There is no Countywide multi-species habitat conservation plan, although several habitat conservation plans (HCPs) have been adopted in the County. These include:

- The West Mojave Plan,
- The Upper Santa Ana Wash HCP,
- The Angelus Block HCP,
- The Highlands Roadway Project HCP,
- The Cushenbery Sand and Gravel HCP,
- The High Desert Power Project HCP,
- The Reichel HCP,
- The SCE/Etiwanda and Mira Loma Corridor HCP,
- The Sunland Communications HCP, and
- The Vulcan Material (aka Calmat) Cajon Creek and Delhi-Sands Flower Loving Fly HCP.

No development is allowed in the areas covered by these HCPs; thus, no conflict with the HCPs would occur from future development and redevelopment in the County.

4.10.8 MITIGATION MEASURES

MM 5.10-1 The City of Rancho Cucamonga Planning Department shall monitor all development that takes place within the Study Area against the projected target densities detailed in Tables LU-16, LU-17, and LU-18 of the proposed 2010 General Plan Update. As buildout of the proposed 2010 General Plan Update Study Area approaches 80 percent of the total additional development allowed, the City of Rancho Cucamonga shall initiate environmental analysis to address full buildout of the proposed 2010 General Plan Update or prepare an update to the General Plan to be completed prior to reaching the established target densities herein.

4.10.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Established Communities

Less Than Significant.

Plan Consistency

Less Than Significant.

Habitat Conservation Plan/Natural Community Conservation Plan

No Impact.

Cumulative Impacts

Less Than Significant.