

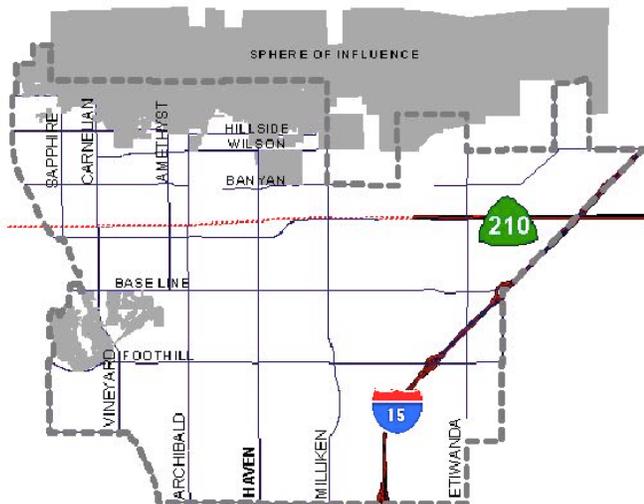


HILLSIDE DEVELOPMENT ORDINANCE

What is The Hillside Development Ordinance?

As the City of Rancho Cucamonga continues to grow and available land becomes more scarce, members of the development community will begin to look toward the foothills for future growth. In order to ensure the appropriate development of these sensitive hillside areas, the City has developed a comprehensive set of guidelines and standards, in the form of the Hillside Development Ordinance, which has been incorporated as Chapter 17.24 of the Development Code.

The basic purpose of the Hillside Development Ordinance is to implement the City's General Plan, to minimize the adverse effects of grading, to avoid grading in environmentally sensitive areas, and to provide for the safety and welfare of the community while allowing for the reasonable development of the land.



What Does "Hillside" Mean?

The term "hillside" refers to any parcel of land, or definable portion thereof, with an average rise or fall of 8 percent or greater. The topography of the City is that of a gently sloping, inclined plane projecting from the base of the San Gabriel Mountains in a southerly direction with natural slopes of 8 percent or greater, typically occurring in the northern third of the City and sphere areas. Slopes exceeding 8 percent also occur near the Red Hill area, south of Base Line Road and east of Vineyard Avenue.

What Does It Require?

Grading has historically become a concern in areas with slopes of 8 percent grade or greater. When mass grading techniques were used in these areas, it has often resulted in significant alteration to the natural landform and an unattractive appearance. In order to avoid these adverse effects, the Hillside Development Ordinance will require projects in "hillside" areas to use alternative grading and structural design techniques. Generally speaking, grading the entire lot to create a flat pad is considered inappropriate. Stepped foundations, raised flooring systems, contour grading, height limitations, and various architectural and landscape treatments are examples of the special design techniques that will be required.

Additional filing requirements for projects subject to the Hillside Development Ordinance may include, but are not limited to, a natural features map, an expanded conceptual grading plan, a slope analysis map, expanded slope profiles, and building envelope illustrations. A detailed explanation of these requirements can be found in the Ordinance.

Who Does it Affect?

As a general rule of thumb, if your property is located north of Banyan Avenue or in the vicinity of Red Hill (see map on Page 1), you will need to verify the existing natural grade to determine whether there is a "hillside" condition and subject to the provisions of the Hillside Development Ordinance. However, there may be properties located outside of these general areas that can be considered "hillside" as well. The services of a land surveyor or civil engineer may be needed to verify the natural grade of your property.

Are There Any Exceptions?

The provisions of the Hillside Development Ordinance shall apply to all residential development applications on natural slopes of 8 percent grade or greater with the exception of the following:

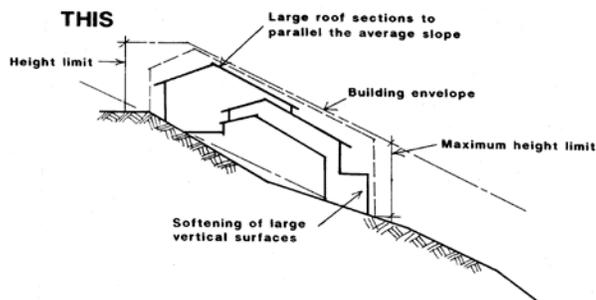
- All residential development applications which included elevations, that were approved through the design review process prior to the March 8, 1990, effective date of this Ordinance; and,
- All residential projects of 4 or fewer lots/units, that were submitted and accepted as complete for building plan check on or before the March 8, 1990, effective date; and,
- All new submittals, including but not limited to, parcel maps and building construction or grading plan checks, received prior to the March 8, 1990, effective date.

What is The Scope of The Ordinance?

The Hillside Development Ordinance is a comprehensive document which addresses all facets of hillside development. These include, site design, driveway and roadway design, architecture, landscaping, fencing, grading, and drainage, as well as density. The most significant provisions of the Ordinance involve the use of:

- Slope development standards – which require increasingly more restrictive grading and structural design techniques as the percentage of slope increases.

- A slope/density formula – which limits the maximum possible density allowed based upon slope gradient.
- Building envelopes – which limit the maximum height to 30 feet, as measured from finished grade, and further limits heights adjacent to minimum required front and side setbacks, as shown below.



The Ordinance contains basic guidelines and related minimum development standards. The design guidelines provide direction and encourage innovative and alternative development solutions. The development standards provide more specific direction and set minimum acceptable criteria.

How Does It Work?

All projects in hillside areas shall be subject to Staff review with approval by the Planning Director or Planning Commission.

4 or Fewer Lots

The most significant change in the review process will affect residential projects with 4 or fewer lots/units, including custom single-family homes. The new process requires that a Design Review application, filing fees, and all necessary plans and information be submitted to the Planning Department for review. The application requires approval by the Planning Director or Planning Commission prior to submitting plans to the Building and Safety Department for plan check.

Planning Commission review will be required under any of the following circumstances:

- Natural slopes are 15 percent or greater on all or part of the property, or
- Cut or fill is 5 feet or greater, or

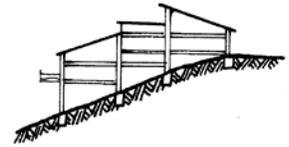
- Combined cut and fill is 1,500 cubic yards or greater, or
- Cut or fill encroaches onto or alters a natural drainage channel or watercourse, or
- As deemed necessary by Staff or the Planning Director.

5 or More Lots

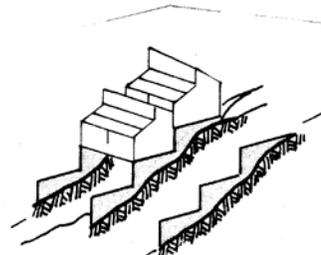
The basic review process will remain the same for residential development applications involving 5 or more lots/units, including Tentative Tract Maps, Design Review applications, and Conditional Use Permits. However, additional information and plans are required. Projects will continue to be reviewed by Staff, Design Review, and Technical Review Committees with approval by the Planning Commission.



Stepped slab foundation



Pole foundation



Stringer foundation

Where Can I Get More Information?

If you believe that your proposed project may be subject to the Hillside Development Ordinance or you are not sure, please call or visit the Planning Department at (909) 477-2750. Copies of the Ordinance are available at City Hall at the Planning Department Public Counter, located at 10500 Civic Center Drive, Rancho Cucamonga, CA 91730 (Rancho Cucamonga Municipal Code 17.16.140 and 17.52).

NOTES:

(Space provided below for your project notes)

How Do I Determine Slope?

The Hillside Development Ordinance defines slope as "an inclined ground surface, the inclination of which is expressed as a ratio of the vertical distance (rise), or change in elevation, to the horizontal distance (run)." The percent of any given slope is determined by dividing the rise by the run, multiplied by 100.

