AGENDA

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

REGULAR MEETING OF JULY 15, 2020

IMPORTANT NOTICE REGARDING THE JULY 15, 2020 COMMISSION MEETING

The Local Agency Formation Commission for San Bernardino County (LAFCO or Commission) will conduct this meeting virtually by videoconference and/or teleconference in compliance with waivers to certain Brown Act provisions under the Governor's Executive Order N-29-20, and members of the Commission or LAFCO staff will participate in this meeting telephonically or electronically. The public may participate in the meeting by joining the meeting virtually, by phone, or viewing the meeting live, and may provide general comments and comments on specific agenda items, as described below:

Instructions for Viewing or Listening to the meeting:

Members of the public may:

- Join the virtual meeting on Zoom using the following link: https://zoom.us/j/81870859765
- Listen to the meeting by calling (669) 900-9128 and enter the Meeting ID: 81870859765#
- Watch the meeting via YouTube live stream using the following link: https://www.youtube.com/channel/UCpEpEankM-uoTTa8c_OyV1Q

Instructions for Making Comments and Testimony:

If you wish to make comment on a specific agenda item or a general comment under public comment you can do so by:

- On Zoom video conference via the web or the Zoom App, click the 'Raise Hand' button when the item you wish to comment on is being discussed.
- On Zoom via phone, you can also raise your hand by pressing *9 when the item you wish to comment on is being discussed.

Alternatively, if you wish to make written comments on specific agenda items, make general comments, or submit testimony for public hearings, you can send comments and testimony to LAFCO, limited to a maximum of 250 words, by email at lafco@lafco.sbcounty.gov, online at www.sbclafco.org/AgendaandNotices/Agendas/PublicComments.aspx, or by mail to LAFCO, 1170 West 3rd Street, Unit 150, San Bernardino, CA 92415-0490, for receipt no later than 7:30 a.m. on the meeting day. These comments and testimony will be read on to the meeting record at the appropriate time.

This change in public participation will continue until further notice and supersede any LAFCO standard public comment and testimony policies and procedures to the contrary.

9:00 A.M. – CALL TO ORDER – FLAG SALUTE

ANNOUNCEMENT: Anyone present at the hearing who is involved with any of the changes of organization to be considered and who has made a contribution of more than $250 in the past twelve (12) months to any member of the Commission will be asked to state for the record the Commission member to whom the contribution has been made and the matter of consideration with which they are involved.

1. Swear in Regular Special District Commissioner and Regular City Commissioner

CONSENT ITEMS:

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter.

2. Approval of Minutes for Regular Meeting of May 20, 2020

3. Approval of Executive Officer's Expense Report

4. Ratify Payments as Reconciled and Note Cash Receipts for Months of April and May 2020

5. Approval of Fiscal Year 2011-12 Financial Records Destruction Pursuant to Commission Policy

6. Review and Update the Catalog of Enterprise Systems per Government Code Section 6270.5

7. Review and Approval of LAFCO Office Space Lease Amendment at the San Bernardino Santa Fe Depot

8. Consent Items Deferred for Discussion

PUBLIC HEARING ITEMS:

9. Consideration of: (1) Negative Declaration prepared by the City of Loma Linda for Annexation P19-064 and Pre-Zone P19-067, as CEQA Responsible Agency for LAFCO 3239; and (2) LAFCO 3239 – Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 (City-owned Parcels)

10. Consideration of: (1) Final Environmental Impact Report Adopted by the City of Rancho Cucamonga for the Etiwanda Heights Neighborhood & Conservation Plan (SCH No. 2017091027), as a CEQA Responsible Agency for LAFCO 3241; (2) Adoption of Facts, Findings and Statement of Overriding Considerations; and (3) LAFCO 3241 – Reorganization to Include Annexation to the City of Rancho Cucamonga and Detachment from County Service Area 70 (Etiwanda Heights Neighborhood & Conservation Plan)

11. Adoption of Impartial Analysis for LAFCO 3233A – Reorganization to Include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake

Community Services District Together with the Formation of Zone A for Solid Waste and Streetsweeping

DISCUSSION ITEMS:

12. Sustainable Agricultural Lands Conservation Program (SALC) Planning Grant Application

13. Unaudited Year-End Financial Report for Fiscal Year 2019-20 to include Transfer from Reserves to Services and Supplies

INFORMATION ITEMS:

14. Legislative Oral Report

15. Executive Officer's Oral Report

16. Commissioner Comments
(This is an opportunity for Commissioners to comment on issues not listed on the agenda, provided that the subject matter is within the jurisdiction of the Commission and that no action may be taken on off-agenda items unless authorized by law.)

17. Comments from the Public
(By Commission policy, the public comment period is limited to five minutes per person for comments related to other items under the jurisdiction of LAFCO not on the agenda.)

The Commission may adjourn for lunch from 12:00 to 1:30 p.m. The Commission may take action on any item listed in this Agenda whether or not it is listed for Action. In its deliberations, the Commission may make appropriate changes incidental to the above-listed proposals.

Materials related to an item on this Agenda submitted to the Commission or prepared after distribution of the agenda packet will be available for public inspection in the LAFCO office at 1170 West Third Street, Unit 150, San Bernardino, during normal business hours, on the LAFCO website at www.sbclafco.org, and at the hearing.

Current law and Commission policy require the publishing of staff reports prior to the public hearing. These reports contain technical findings, comments, and recommendations of staff. The staff recommendation may be accepted or rejected by the Commission after its own analysis and consideration of public testimony.

IF YOU CHALLENGE ANY DECISION REGARDING ANY OF THE ABOVE PROPOSALS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED DURING THE PUBLIC TESTIMONY PERIOD REGARDING THAT PROPOSAL OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE LOCAL AGENCY FORMATION COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

The Political Reform Act requires the disclosure of expenditures for political purposes related to a change of organization or reorganization proposal which has been submitted to the Commission, and contributions in support of or in opposition to such measures, shall be disclosed and reported to the same extent and subject to the same requirements as provided for local initiative measures presented to the electorate (Government Code Section 56700.1). Questions regarding this should be directed to the Fair Political Practices Commission at www.fppc.ca.gov or at 1-866-ASK-FPPC (1-866-275-3772).

A person with a disability may contact the LAFCO office at (909) 388-0480 at least 72-hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

6/15/20:

DRAFT - ACTION MINUTES TAKEN BY THE
LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

REGULAR MEETING **9:00 A.M.** **MAY 20, 2020**

The Commission conducts the meeting virtually by videoconference (via Zoom) and teleconference (via Zoom phone) and broadcast live via YouTube live stream in compliance with the Governor's Executive Order N-29-20 in response to the COVID-19 pandemic.

PRESENT:

COMMISSIONERS:

Regular Member	Alternate Member
Larry McCallon, Chair	Louisa Amis (Items 1-4)
James Curatalo, Vice Chair	Steven Farrell
James Bagley	Rick Denison
Kimberly Cox	Dieter Dammeier (Items 6-17)
Robert Lovingood	
Dawn Rowe	
Acquanetta Warren	

STAFF: **Samuel Martinez, Executive Officer**
Paula de Sousa, LAFCO Legal Counsel
Michael Tuerpe, Senior Analyst
Jeffrey Lum, LAFCO Analyst
La Trici Jones, Clerk to the Commission
Angela Schell, Administrative Assistant

ABSENT:

COMMISSIONERS: **Janice Rutherford**

9:01 A.M. – CALL TO ORDER – FLAG SALUTE AND ROLL CALL

Chair McCallon makes an announcement regarding the meeting/hearing being conducted via videoconference and teleconference as well as broadcast live via YouTube in compliance with waivers to certain Brown Act provisions under the Governor's Executive Orders due to the COVID-19 Coronavirus pandemic.

ANNOUNCEMENT OF CONTRIBUTIONS

1. **Public Comments on Closed Session**
   There are none.

2. **Convene Closed Session**

   Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(d)(1)) – San Antonio Heights Association v. County of San Bernardino et al, San Bernardino County Superior Court Case No. CIVDS1715504

Conference with Legal Counsel - Existing Litigation (Government Code Section 54956.9(d)(1)) -- San Antonio Heights Association v. County of San Bernardino et al, San Bernardino County Superior Court Case No. CIVDS1712771

3. Reconvene Public Session

Legal Counsel, Paula de Sousa states that there is no reportable action at this time.

4. Selection of Chair and Vice Chair

Commissioner Bagley nominates Commissioner McCallon to serve as Chair. Second by Commissioner Lovingood. Commissioner Warren motions to close the nominations. The nomination passes with the following roll call vote:

Ayes: Bagley, Cox, Curatalo, Lovingood, McCallon, Rowe, and Warren.
Noes: None.
Abstain: None.
Absent: None.

Commissioner Lovingood nominates Commissioner Curatalo to serve as Vice-Chair. Second by Commissioner Warren. Commissioner Warren motions to close the nominations. The nomination passes with the following roll call vote:

Ayes: Bagley, Cox, Curatalo, Lovingood, McCallon, Rowe, and Warren.
Noes: None.
Abstain: None.
Absent: None.

5. Interview and Select Alternate Public Member

The following applicants for the position of Alternate Public Member of the Commission each make a brief presentation to the Commission:

- Louisa Amis, a resident of the City of Redlands (incumbent);
- Dieter Dammeier, a resident of the City of Rancho Cucamonga;
- James Daniels, a resident of the City of Rancho Cucamonga;
- Jim Harvey, a resident of the community of Johnson Valley; and,
- Scott Rindenow, a resident of the community of Lake Arrowhead.

Commissioner Lovingood moves for the selection of Dieter Dammeier. Second by Commissioner Warren. The nomination passes with the following roll call vote:

Ayes: Bagley, Curatalo, Lovingood, McCallon, Rowe and Warren..
Noes: None.
Abstain: Cox.
Absent: None.

Mr. Dammeier takes his oath of office and assumes the position of Alternate Public Member to the Commission. At this point, Commissioner Amis is relieved of her position as Alternate Public Member to the Commission.

CONSENT ITEMS:

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter.

6. Approval of Minutes for Regular Meeting of April 15, 2020

7. Approval of Executive Officer's Expense Report

Recommendation: Approve the Executive Officers' Expense Report for Procurement Card Purchases from March 22, 2020 to April 24, 2020

8. Ratify Payments as Reconciled and Note Cash Receipts for Month of March 2020

Recommendation: Ratify payments as reconciled for the month of March and note revenue receipts for the same period.

9. Consent Items Deferred for Discussion

Commissioner Bagley moves approval of the Consent Items. Second by Commissioner Cox. The motion passes with the following roll call vote:

Ayes:	*Bagley, Cox, Curatalo, Lovingood, McCallon, Rowe, and Warren.*
Noes:	*None.*
Abstain:	*None.*
Absent:	*None.*

PUBLIC HEARING ITEMS:

10. Review and Adoption of Schedule of Fees, Deposits, and Charges Effective July 1, 2020

Staff recommends that the Commission take the following actions:

1. For Environmental review:

    a. Make the findings required by Section 21080(b)(8) of the CEQA and Section 15273(c) of the CEQA Guidelines as follows:

        i. Filing and processing fees are authorized by Government Code Section 56383 to cover the estimated reasonable cost of providing the service; and,

        ii. The rates and charges identified in the Schedule are for the purpose of: (1) meeting operating expenses, including employee wage rates and fringe benefits; (2) purchasing or leasing supplies, equipment, or materials; and (3) meeting financial reserve needs and requirements.

b. Certify that the proposed revisions to the Schedule of Fees, Deposits, and Charges are statutorily exempt from the provisions of the California Environmental Quality Act and direct the Executive Officer to file a Notice of Exemption within five (5) days of this action.

2. Adopt the Schedule of Fees, Deposits, and Charges, as revised, to be effective July 1, 2020.

3. Adopt LAFCO Resolution No. 3308 reflecting the Commission's determinations related to the Schedule.

Commissioner Lovingood moves approval of staff recommendation Second by Commissioner Curatalo. The motion passes with the following roll call vote:

Ayes:	*Bagley, Cox, Curatalo, Lovingood, McCallon, Rowe, and Warren.*
Noes:	*None.*
Abstain:	*None.*
Absent:	*None.*

11. Review and Adoption of Amendments to LAFCO Policy and Procedure Manual

Staff recommends that the Commission take the following actions:

1. Provide staff with any additional changes, corrections or amendments to the Policy and Procedure Manual as presented;

2. Adopt the amendments to the Policy and Procedure Manual as follows:

   a. Section II (Accounting and Financial), Chapter 1 (Financial Policies for Internal Operations), Policy 6 (Reserve Policy)

   b. Section III (Human Resources), Chapter 2 (Employment), Policy 2 (Compensation)

3. Adopt Resolution No. 3307 approving the amendments to the Policy and Procedure Manual and direct the Executive Officer to make the document available on the Commission's website.

Commissioner Cox moves to approve staff recommendation Second by Commissioner Warren. The motion passes with the following roll call vote:

Ayes:	*Bagley, Cox, Curatalo, Lovingood, McCallon, Rowe, and Warren.*
Noes:	*None.*
Abstain:	*None.*
Absent:	*None.*

12. Review and Adoption of Final Budget for Fiscal Year 2020-21

Staff recommends that the Commission take the following actions:

1. Adopt the Fiscal Year 2020-21 Final Budget as presented including

   a. Making the finding, as required by Government Code Section 56381, that the approval of a budget less than that adopted for Fiscal Year 2019-20 for the upcoming fiscal year will allow the Commission to fulfill its obligations under Government Code Section 56000 et seq; and,

   b. Direction that with the apportionment of net LAFCO costs based upon the Auditor's information attached to this report; and,

2. Direct the Executive Officer to submit to the County Auditor-Controller the adopted Final Budget and request the apportionment of the Commission's net costs to the County, Cities/Towns and Independent Special Districts pursuant to the provisions of Government Code Section 56381 as shown in the approved Final Budget.

Commissioner Curatalo moves to approve staff recommendation Second by Commissioner Cox. The motion passes with the following roll call vote:

Ayes:	*Bagley, Cox, Curatalo, Lovingood, McCallon, Rowe, and Warren.*
Noes:	*None.*
Abstain:	*None.*
Absent:	*None.*

DISCUSSION ITEM:

13. Sustainable Agricultural Lands Conservation (SALC) Program Planning Grant Application

Staff recommends that the Commission:

1. Authorize the Executive Officer to submit the SALC Program Planning Grant pre-proposal to the CA Department of Conservation;

2. Direct staff to continue to work with the Inland Empire Resource Conservation District in finalizing the full application; and,

3. Prior to actual submittal of full application, return to the Commission for review of document(s) and to adopt resolution approving the submittal of the SALC Program Planning Grant application to the CA Department of Conservation.

Commissioner Cox moves to support the staff recommendation Second by Commissioner Warren. The motion passes with the following roll call vote:

Ayes:	*Cox, Curatalo, Lovingood, and Warren*

Noes: *Bagley, McCallon and Rowe*
Abstain: *None.*
Absent: *None.*

INFORMATION ITEMS:

14. Legislative Report

Executive Officer Samuel Martinez states that there is nothing to report at this time. All bills are on hold due to COVID-19.

15. Executive Officer's Oral Report

Executive Officer Samuel Martinez reminds the Commission that there will be no June meeting anticipated at this time. Additionally, he reports that Spring Valley Lake CSD, 3233A, is approved subject to confirmation of the voters at the November 2020 Ballot.

16. Commissioner Comments

Commissioner Lovingood spoke on the impact of COVID-19 on small businesses, and the damages that are being inflicted. He states we need to get back to business.

Commissioner Bagley recommended that the selection of the chair/vice-chair and the interview for the alternate public member be put on a 30 to 60 day reminder to the Commission in order to be better prepared. He also requested the meeting be adjourned in memory of Dennis Hansberger.

Chair McCallon states that he wants to recognize the efforts of Supervisor Lovingood and Supervisor Rowe with the County in trying to get the County to open up faster.

17. Comments from the Public

There are none.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE MEETING ADJOURNS IN MEMORY OF DENNIS HANSBERGER AT 10:35 A.M.

ATTEST:

_____
LA TRICI JONES, Clerk to the Commission

LOCAL AGENCY FORMATION COMMISSION

_____
LARRY McCALLON, Chair

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

1170 West 3rd Street, Unit 150 San Bernardino, CA 92415-0490
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DATE : **JULY 6, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: AGENDA ITEM #3 – APPROVAL OF EXECUTIVE OFFICERS' EXPENSE REPORT

RECOMMENDATION:

Approve the Executive Officers' Expense Report for Procurement Card Purchases from April 23, 2020 to May 22, 2020, and May 23, 2020 to June 22, 2020.

BACKGROUND INFORMATION:

The Commission participates in the County of San Bernardino's Procurement Card Program to supply the Executive Officer a credit card to provide for payment of routine official costs of Commission activities as authorized by LAFCO Policy and Procedure Manual Section II – Accounting and Financial Policies #3(H). Staff has prepared an itemized report of purchases that covers the billing period of April 23, 2020 to May 22, 2020, and May 23, 2020 to June 22, 2020.

Staff recommends that the Commission approve the Executive Officers' expense reports as shown on the attachments.

SM/llj

Attachments

SAN BERNARDINO COUNTY

PROCUREMENT CARD PROGRAM

MONTHLY PROCUREMENT CARD PURCHASE REPORT

Card Number	Cardholder	Travel	Billing Period
[redacted]	Samuel Martinez	[redacted]	4/24/19 - 5/22/2020

DATE	VENDOR NAME	#	DESCRIPTION	PURPOSE	COST CENTER	G/L ACCOUNT	$ AMT	TRIP NUMBER	*R/D	SALES TAX
04/23/20	Language Network	1	Professional Linguist	Translation	8900005012	52002445	$274.75		R	
04/26/20	Zoom	2	Videoconferencing	Commission Meetings	8900005012	52002305	$14.99		R	
04/24/20	Frontier	3	Phone Service	Communication	8900005012	52002041	$671.87		R	
04/28/20	Zoom	4	Videoconferencing	Commission Meetings	8900005012	52002305	$40.00		R	
05/14/20	Best Best & Kreiger	5	Training	AB1234 Ethics Training	8900005012	52942941	$300.00		R	

The undersigned, under penalty of perjury, states the above information to be true and correct. If an unauthorized purchase has been made, the undersigned authorizes the County Auditor/Controller-Recorder to withhold the appropriate amount from their payroll check after 15 days from the receipt of the cardholder's Statement of Account.

Cardholder (Print & Sign)	Date
Samuel Martinez	07/06/20

Approving Official (Print & Sign)	Date
Larry McCallon	07/15/20

SAN BERNARDINO COUNTY

PROCUREMENT CARD PROGRAM

MONTHLY PROCUREMENT CARD PURCHASE REPORT

ATTACHMENT G

Card Number	Cardholder	Travel	Billing Period
[redacted]	Samuel Martinez	[redacted]	5/23/20 to 6/22/20

DATE	VENDOR NAME	#	DESCRIPTION	PURPOSE	COST CENTER	G/L ACCOUNT	$ AMT	TRIP NUMBER	*R/D	SALES TAX
05/26/20	Zoom	1	Video Conferencing	Commission Meetings	8900005012	52002305	$14.99		R	
05/27/20	Frontier	2	Phone Service	Communication	8900005012	52002041	$671.87		R	
06/04/20	Thompson West	3	Law Library Updates	Law Library Updates	8900005012	52002080	$233.36		R	
06/04/20	Thompson West	4	Law Library Updates	Law Library Updates	8900005012	52002080	$233.36		R	
06/04/20	Thompson West	5	Law Library Updates	Law Library Updates	8900005012	52002080	$233.36		R	
06/15/20	Zoom	6	Video Conferencing	Commission Meetings	8900005012	52002305	$40.00		R	
06/18/20	J&M Trophies	7	Office Expense	Commissioner Name Plate	8900005012	52002305	$12.93		R	

The undersigned, under penalty of perjury, states the above information to be true and correct. If an unauthorized purchase has been made, the undersigned authorizes the County Auditor/Controller-Recorder to withhold the appropriate amount from their payroll check after 15 days from the receipt of the cardholder's Statement of Account.

Cardholder (Print & Sign)	Date
Samuel Martinez	07/06/20

Approving Official (Print & Sign)	Date
Larry McCallon	07/15/20

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

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DATE : **JULY 6, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **AGENDA ITEM #4 - RATIFY PAYMENTS AS RECONCILED FOR THE MONTHS OF APRIL AND MAY 2020 AND NOTE REVENUE RECEIPTS**

RECOMMENDATION:

Ratify payments as reconciled for the months of April and May 2020 and note revenue receipts for the same period.

BACKGROUND INFORMATION:

Staff has prepared a reconciliation of warrants issued for payments to various vendors, internal transfers for payments to County Departments, cash receipts and internal transfers for payments of deposits or other charges that cover the period of April 1, 2020 through April 30, 2020 and May 1, 2020 through May 31, 2020

Staff is recommending that the Commission ratify the payments for April and May 2020 as outlined on the attached listings and note the revenues received.

SM/llj

Attachments

MONTH OF APRIL 2020 PAYMENTS PROCESSED						
Document Number	**Account**	**Posting Date**	**Activity**	**Reference**	**Vendor**	**Amount**
1900733443	52002085	4/14/2020	NOTICE OF HEARING	INVOICE B3354564	DAILY JOURNAL	$585.20
1900733452	52002085	4/14/2020	NOTICE OF VACANCY - ALT PUB MBR.	INVOICE B337274	DAILY JOURNAL	$336.48
1900733456	52002085	4/14/2020	NOTICE OF PROTEST LAFCO 3233	INVOICE B3356554	DAILY JOURNAL	$1,564.72
1900726343	52002090	4/2/2020	LAFCO OFFICE LEASE HVAC	INVOICE UNIT 150	CITYCOM	$325.50
1900733444	52002090	4/14/2020	LAFCO OFFICE CLEANING SERVICE	INVOICE 71096	JAN PRO	$490.00
1900733430	52002180	4/14/2020	ELECTRICITY SERVICE	INVOICE 2-39-945-2309	EDISON	$332.66
1900740217	52002305	4/23/2020	PAPER RECYCLING SERVICE	INVOICE 8129557895	SHRED-IT	$19.25
1900733450	52002315	4/14/2020	RECORDS STORAGE SERVICE	INVOICE 0130891	STORETRIEVE	$64.37
1900743314	52002400	4/28/2020	BEST BEST & KRIEGER - SAN ANTONIO HEIGHTS	INVOICE 873568	BBK	$1,738.36
1900744316	52002400	4/28/2020	BEST BEST & KRIEGER - LITIGATION	INVOICE 873569	BBK	$180.00
1900744317	52002400	4/28/2020	BEST BEST & KRIEGER - NON-ROUTINE ENVIRONMENTAL	INVOICE 873570	BBK	$810.00
1900730945	52002445	4/9/2020	ADMIN. COMMITTEE MEETING 3-18-2020	CURATALO3-18-20	JAMES CURATALO	$200.00
1900730949	52002445	4/9/2020	ADMIN. COMMITTEE MEETING 3-18-2020	MCCALLON3-18-20	LARRY MCCALLON	$200.00
1900730951	52002445	4/9/2020	ADMIN. COMMITTEE MEETING 3-18-2020	LVNGOOD3-18-20	ROBERT LOVINGOOD	$200.00
1900730952	52002445	4/9/2020	POLICY COMMITTEE MEETING 4-6-2020	BAGLEY 4-6-20	JAMES BAGLEY	$200.00
1900730955	52002445	4/9/2020	POLICY COMMITTEE MEETING 4-6-2020	MCCALLON4-6-20	LARRY MCCALLON	$200.00
1900730958	52002445	4/9/2020	POLICY COMMITTEE MEETING 4-6-2020	CURATALO4-6-20	JAMES CURATALO	$200.00
1900737949	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	BAGLEY 4-15-20	JAMES BAGLEY	$200.00
1900737951	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	COX 4-15-20	KIMBERLY COX	$200.00
1900737953	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	CURATALO4-15-20	JAMES CURATALO	$200.00
1900737954	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	FARRELL 4-5-20	STEVEN FARRELL	$200.00
1900737956	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	WARREN4-15-20	ACQUANETTA WARREN	$200.00
1900737957	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	DENISON4-15-20	RICK DENISON	$200.00
1900737958	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	AMIS 4-15-20	LOUISA AMIS	$200.00
1900737960	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	ROWE 4-15-20	DAWN ROWE	$200.00
1900737961	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	LVGOOD4-15-20	ROBERT LOVINGOOD	$200.00
1900737962	52002445	4/21/2020	COMMISSIONER MEETING 4-15-2020	MCALL4-15-20	LARRY MCCALLON	$200.00
1900730963	52002449	4/9/2020	SPECIAL COUNSEL CSA 64	INVOICE 41831	HOLLY WHATLEY	$55.00
1900730966	52002449	4/9/2020	SPECIAL COUNSEL CSA 64	INVOICE 41782	HOLLY WHATLEY	$2,568.00
1900733436	52002895	4/14/2020	LAFCO OFFICE COPIER	INVOICE 35185999	KONICA MINOLTA	$486.70
1900726343	52002905	4/2/2020	LAFCO OFFICE LEASE	INVOICE UNIT 150	CITYCOM	$15,057.90
1900726373	52002905	4/2/2020	TENANT AMORTIZATION PAYMENT #12	INVOICE TEN AM 12	SBCTA	$8,448.33
1900730945	52942940	4/9/2020	ADMIN. COMMITTEE MEETING 3-18-2020 (MILEAGE)	CURATALO3-18-20	JAMES CURATALO	$23.05
TOTAL						**$36,285.52**
MONTH OF APRIL 2020 INTERNAL TRANSFERS PROCESSED						
4101344845	52002031	4/1/2020	MARCH 2020 PAYROLL SYSTEM SERVICES	EMACS	EMACS	$63.50
4101344849	52002037	4/1/2020	MARCH 2020 DIAL TONE	ISD	ISD	$286.20
4200049167	52002310	4/2/2020	MAIL SERVICES - DEL	COUNTY MAIL	COUNTY MAIL	$143.00
4200049769	52002310	4/2/2020	MAIL SERVICES - FLAT	COUNTY MAIL	COUNTY MAIL	$435.71
4200049170	52002310	4/2/2020	MAIL SERVICES -HAN	COUNTY MAIL	COUNTY MAIL	$331.27
4200049657	52002323	4/13/2020	LAFCO #10 REGULAR ENVELOPES	PRITING SERVICES	PRINTING SERVICES	$89.15
4200049657	52002323	4/13/2020	LAFCO 3233 PROTEST NOTICES	PRITING SERVICES	PRINTING SERVICES	$896.37
4200049710	52002415	4/9/2020	2020 COWCAP-QTR4	AUDITING	AUDITING	$3,332.03
410344857	52002420	4/1/2020	MARCH 2020 WIRELESS DEVICE	ISD	ISD	$23.83
4101344858	52002421	4/1/2020	MARCH 2020 DESKTOP SUPPORT SERVICE	ISD	ISD	$1,248.10
4200049165	52002424	4/20/2020	NOTICE OF EXEMPTION LAFCO SC#451	COB	COB	$50.00
4101344852	52002410	4/1/2020	IT INFRASTRUCTURE - PERIOD 10	ISD	ISD	$938.00

4101344854	52412416	4/1/2020	CPU USAGE & ENTERPRISE PRINTING - PERIOD 10	ISD	ISD	$3.00
4101344856	52412418	4/1/2020	ENTERPRISE STORAGE - PERIOD 10	ISD	ISD	$705.00
4200049719	52002445	4/20/2020	CERTIFICATION OF VOTERS - LAFCO 3241	ROV	ROV	$105.76
4200049732	52002445	4/20/2020	CERTIFICATION OF VOTERS - LAFCO 3237	ROV	ROV	$105.76
4200049735	52002445	4/20/2020	CERTIFICATION OF VOTERS - LAFCO SC#450	ROV	ROV	$105.76
4200049737	52002445	4/20/2020	CERTIFICATION OF VOTERS - LAFCO 3239	ROV	ROV	$105.76
TOTAL						**$8,968.20**
MONTH OF APRIL 2020 CASH RECEIPTS						
			NONE			
TOTAL						**$0.00**
MONTH OF APRIL 2020 INTERNAL TRANSFERRED RECEIVED						
4200048814	40908500	4/28/2020	APPORTIONMENT INTEREST	APPORTIONMENT		$4,002.17
TOTAL						**$4,002.17**

7/6/2020

LA TRICI JONES, Clerk to the Commission — DATE

RECONCILIATION APPROVED BY:

7/6/2020

SAMUEL MARTINEZ, Executive Officer — DATE

MONTH OF MAY 2020 PAYMENTS PROCESSED						
Document Number	**Account**	**Posting Date**	**Activity**	**Reference**	**Vendor**	**Amount**
1900764941	52002041	5/27/2020	CONFERENCE CALLING SERVICE	INVOICE 1491355708	CENTURY LINK	$78.45
1900750227	52002085	5/6/2020	NOTICE OF HEARING FOR 4/15/2020	INVOICE B3361408	DAILY JOURNAL	$585.20
1900764603	52002085	5/27/2020	CONTINUED PROTEST HEARING NOTIFICATION	INVOICE B3361818	DAILY JOURNAL	$858.83
1900750228	52002090	5/6/2020	LAFCO OFFICE CLEANING SERVICE	INVOICE 71587	JAN PRO	$490.00
1900761567	52002180	5/20/2020	ELECTRICITY SERVICE	INVOICE 2-39-945-2309	EDISON	$296.69
1900730969	52002305	5/27/2020	DATE STAMP RIBBON	INVOICE 2058383	TEK TIME	$33.65
1900764622	52002400	5/27/2020	BEST BEST & KRIEGER - GENERAL	INVOICE 873567	BBK	$1,248.60
1900764631	52002400	5/27/2020	BEST BEST & KRIEGER - GENERAL	INVOICE 875928	BBK	$2,288.00
1900764632	52002400	5/27/2020	BEST BEST & KRIEGER - SAN ANTONIO HEIGHTS	INVOICE 875929	BBK	$301.00
1900764634	52002400	5/27/2020	BEST BEST & KRIEGER - CIVDS1715504	INVOICE 875930	BBK	$688.94
1900764637	52002400	5/27/2020	BEST BEST & KRIEGER - LABOR/EMPLOYMENT	INVOICE 875931	BBK	$150.00
1900750226	52002444	5/6/2020	ALARM SYSTEM	INVOICE 455606	MIJAC ALARM	$123.00
1900764580	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	BAGLEY 5-20-20	JAMES BAGLEY	$200.00
1900764582	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	COX 5-20-20	KIMBERLY COX	$200.00
1900764583	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	CURATALO5-20-20	JAMES CURATALO	$200.00
1900764584	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	FARRELL 5-20-20	STEVEN FARRELL	$200.00
1900764585	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	WARREN5-20-20	ACQUANETTA WARREN	$200.00
1900764586	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	DENISON5-20-20	RICK DENISON	$200.00
1900764587	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	AMIS 5-20-20	LOUISA AMIS	$200.00
1900764588	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	ROWE 5-20-20	DAWN ROWE	$200.00
1900764591	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	LVGOOD5-20-20	ROBERT LOVINGOOD	$200.00
1900764592	52002445	5/27/2020	COMMISSIONER MEETING 5-20-2020	MCCALL5-20-20	LARRY MCCALLON	$200.00
1900764597	52002445	5/27/2020	CALAFCO SOUTHERN REGION MEETING 5-18-2020	CURATALO5-18-20	JAMES CURATALO	$200.00
1900761578	52002449	5/20/2020	SPECIAL COUNSEL - CSA 64	INVOICE 42153	HOLLY WHATLEY	$330.00
1900764604	52002895	5/27/2020	LAFCO OFFICE COPIER	INVOICE 3583646	KONICA MINOLTA	$432.83
TOTAL						**$10,105.19**
MONTH OF MAY 2020 INTERNAL TRANSFERS PROCESSED						
4101380044	52002031	5/1/2020	APRIL 2020 PAYROLL SYSTEM SERVICES	EMACS	EMACS	$63.50
4101380048	52002037	5/1/2020	APRIL 2020 DIAL TONE	ISD	ISD	$286.20
4200050812	52002310	5/4/2020	MAIL SERVICES - AUTO	COUNTY MAIL	COUNTY MAIL	$158.73
4200050817	52002310	5/4/2020	MAIL SERVICES - DEL	COUNTY MAIL	COUNTY MAIL	$143.00
4200050820	52002310	5/4/2020	MAIL SERVICES - FLAT	COUNTY MAIL	COUNTY MAIL	$459.24
4200050832	52002310	5/4/2020	MAIL SERVICES - HAN	COUNTY MAIL	COUNTY MAIL	$4,172.56
4101382257	52002420	5/1/2020	APRIL 2020 WIRELESS DEVICE	ISD	ISD	$23.83
4101380058	52002421	5/1/2020	APRIL 2020 DESKTOP SUPPORT SERVICES	ISD	ISD	$977.76
4200050639	52002424	5/11/2020	NOTICE OF DETERMINIATON - LAFCO SC#449	COB	COB	$50.00
4200050655	52002424	5/11/2020	NOTICE OF EXEMPTION - LAFCO POLICIES	COB	COB	$50.00
4200050657	52002424	5/11/2020	NOTICE OF DETERMINIATON - LAFCO SC#450	COB	COB	$50.00
4101380052	52412410	5/1/2020	IT INFRASTRUCTURE - PERIOD 11	ISD	ISD	$938.00
4101380054	52412416	5/1/2020	CPU USAGE & ENTERPRISE PRINTING - PERIOD 11	ISD	ISD	$1.00
4101380056	52412418	5/1/2020	ENTERPRISE STORAGE - PERIOD 11	ISD	ISD	$705.00
4101388919	52002305	5/19/2020	STAPLES OFFICE SUPPLIES	PUR	PUR	$157.04
4101388920	52002305	5/19/2020	STAPLES OFFICE SUPPLIES	PUR	PUR	$37.68
TOTAL						**$8,273.54**
MONTH OF MAY 2020 CASH RECEIPTS						
4101392354	40709545	5/19/2020	SERVICE CONTRACT #452	INDIVIDUAL NOTICE		$1,000.00

4101392354	40709555	5/19/2020	LAFCO 3216 CITY OF UPLAND	INDEMNIFICATION		$869.18
4101392354	40709555	5/19/2020	SERVICE CONTRACT #452	LEGAL DEPOSIT		$700.00
4101392354	40709555	5/19/2020	LAFCO 3216 CITY OF UPLAND	INDEMNIFICATION		$754.95
4101392354	40709660	5/19/2020	SERVICE CONTRACT #452	ENVIRONMENTAL		$700.00
4101392354	40709800	5/19/2020	SERVICE CONTRACT #452	LAFCO FEES		$3,090.00
TOTAL						**$7,114.13**
MONTH OF MAY 2020 INTERNAL TRANSFERRED RECEIVED						
4200051049	40709555	5/12/2020	LAFCO 3216 - CITY OF UPLAND	INDEMNIFICATION	COUNTY FIRE	$869.18
4200050003	40709800	5/5/2020	LAFCO 3233 REIMBURSEMENT OF CHARGES	SPECIAL DISTRICT	SPECIAL DISTRICT	$8,514.74
TOTAL						**$9,383.92**

7/6/2020

LA TRICI JONES, Clerk to the Commission — DATE

RECONCILIATION APPROVED BY:

7/6/2020

SAMUEL MARTINEZ, Executive Officer — DATE

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

1170 West 3rd Street, Unit 150 San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

DATE : **JULY 6, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**
LA TRICI JONES, Clerk to the Commission

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: AGENDA ITEM #5 – APPROVAL OF FISCAL YEAR 2011-12 FINANCIAL RECORDS DESTRUCTION PURSUANT TO COMMISSION POLICY

RECOMMENDATION:

Staff recommends the Commission direct the Executive Officer, as Records Management Coordinator, to:

1. Destroy the Commission's financial records for Fiscal Year 2011-12 pursuant to the Commission's Records Retention Policy, and

2. Record the items to be destroyed in the Destruction Log along with a copy of the Commission's minute action authorizing destruction.

BACKGROUND INFORMATION:

The Commission's Records Retention Policy states that the Executive Officer, as the Records Management Coordinator, shall present a Commission agenda item once a year related to records to be destroyed.

As part of the Records Retention Policy, the adopted Records Retention Schedule provides for a seven year retention period for all financial records, regardless if the statutes permit a lesser retention period. The records for destruction include expense reports, budgets, billings, accounting reports, budget change proposals, budget change concepts, audits, invoices, fees, receipts, checks, ledgers and registers. In addition, the Fair Political Practices Commission (FPPC) also provides for a seven year retention period for Statements of Economic Interest (FORM 700). The records for destruction will also include the Form 700s for the 2012 and 2013 calendar years.

Staff Recommends the Commission direct the Executive Officer to take the actions listed in the Recommendation above.

Should the Commission have any questions, staff will be happy to answer them before or at the hearing.

SM/llj

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FOR SAN BERNARDINO COUNTY

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DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**
MICHAEL TUERPE, Senior Analyst

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **Agenda Item 6: Review and Update the Catalog of Enterprise Systems per Government Code Section 6270.5**

RECOMMENDATIONS:

Staff recommends that the Commission take the following actions:

1. Approve the Enterprise Systems Catalog as of July 1, 2020 as identified in this staff report.

2. Direct the Executive Officer to post the Enterprise Systems Catalog as of July 1, 2020 on the LAFCO website.

BACKGROUND:

On October 11, 2015, the State of California enacted Senate Bill 272 (SB 272) which added a section to the California Public Records Act (Government Code Section 6270.5) relating to public records. Section 6270.5 requires local agencies to create a catalog of "Enterprise Systems" and post that catalog on their respective websites with annual updates.

"Enterprise System" is defined as a software application or computer system that collects, stores, exchanges, and analyzes information that the agency uses that is both of the following:

- A multi-departmental system or a system that contains information collected about the public.
- A system of record where the system serves as an original source of data within an agency.

Systems used for security, public safety, and public utilities are not included in the requirements.

ANNUAL UPDATE:

Below is the catalog of "Enterprise Systems", as prepared by LAFCO staff, as of July 1, 2020:

ENTERPRISE SYSTEMS PURCHASED DIRECTLY BY LAFCO						
Vendor	**Product**	**Purpose**	**Data Type**	**Custodian**	**Data Collection Frequency**	**Data Update Frequency**
CDWG	Adobe Pro	Fillable forms	Document Management	Agency-wide	As needed	As needed
CDWG	Adobe Creative Suite	Records management, fillable forms, graphic design	Document Management	Agency-wide	As needed	As needed
ECS Imaging	Laserfiche	Records Management	LAFCO Proposal Files	Agency-wide	As needed	As needed
ENTERPRISE SYSTEMS PURCHASED OR ACCESSED VIA THE COUNTY OF SAN BERNARDINO						
Vendor	**Product**	**Purpose**	**Data Type**	**Custodian**	**Data Frequency Collection**	**Data Update Frequency**
Blackberry Company	Enterprise Blackberry Exchange Server	Enterprise Blackberry Exchange Server (BES) Software and Infrastructure	Email	Agency-wide	Daily	Daily
County Information Services	PIMS	Property Valuation for the purpose of accessing tax roll data	Tax Roll	Agency-wide	Daily	Daily
County Information Services	sbclafco.org website	LAFCO website	Communications	Agency-wide	As needed	As needed
County Information Services	www.sbclafco.org/FiscalIndicators.aspx website	Fiscal Indicators of public agencies	Graphic display	Agency-wide	Annually	Annually
ESRI	ArcGIS Suite	Mapping, spatial analysis	Geographic Information Systems	Agency-wide	As needed	As needed
Google	Google Earth	Mapping, spatial analysis	Geographic Information Systems	Agency-wide	As needed	As needed
Microsoft	Exchange	Email	Email system	Agency-wide	Daily	Daily
Microsoft	Office Suite	Statutory obligations, General office work	Vendors' or contractors' information	Agency-wide	As needed	As needed
Microsoft	Enterprise Exchange (email)	Enterprise Microsoft Exchange Email Software and Infrastructure	Email	Agency-wide	Daily	Daily
Microsoft	Enterprise SQL Server	Enterprise SQL Server Software and Infrastructure	Databases	Agency-wide	Daily	Daily
Microsoft	Office 365	E-mail system used to send and receive e-mails	Email	Agency-wide	Daily	Daily
SAP	SAP Core Financials and Procurement	Financial Management System that is the integration of manual procedures and computer software from SAP	Financial	Agency-wide	Daily	Daily
ENTERPRISE SYSTEMS ACCESSED VIA THE INLAND EMPIRE MEDIA GROUP						
Vendor	**Product**	**Purpose**	**Data Type**	**Custodian**	**Data Frequency Collection**	**Data Update Frequency**
Adobe	Adobe Flash Player	Catalog LAFCO hearings	Video recordings	Agency-wide	Monthly	Monthly

Staff recommends that the Commission take the actions identified on page 1.

SM/MT

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FOR SAN BERNARDINO COUNTY

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DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **Agenda Item #7: Review and Approval of LAFCO Office Space Lease Amendment at the San Bernardino Santa Fe Depot 1170 West 3rd Street, Unit 150**

RECOMMENDATION:

Staff recommends that the Commission approve Amendment No. 2 to Lease Agreement Contract No. 16-1001429 and authorize the Commission Chair and Legal Counsel to sign.

BACKGROUND:

In July 2016, the Commission approve the lease agreement (Contract No. 16-1001429) with the San Bernardino County Transportation Authority (SBCTA) for leasing Unit 150 of the San Bernardino Santa Fe Depot (Depot) as the LAFCO office and subsequently approved Amendment No. 1 to the Agreement in August 2017.

During the Commission's consideration of the FY 2020-21 budget, LAFCO staff identified that it had requested the SBCTA to reevaluate LAFCOs Common Area Maintenance (CAM) charges outlined in its lease agreement since most of the CAM charges pertain to cost associated with the Depot's main lobby area.

The SBCTA determined that the request had merit and that certain services provided to the common areas of the Depot provided no direct benefit to LAFCO. The SBCTA agreed to remove some components in LAFCO's CAM charges such as the costs of electric utility charges, plumbing repairs, and janitorial services for the main lobby area of the Depot. Additionally, SBCTA agreed to include no more than 85% of the costs for the roaming security guard.

Based on these revised changes, the estimated CAM charges for LAFCO will be reduced from the current $2,971 to (approximately) $1,188 a month. This would result in a potential reduction of approximately $42,792 for the remaining 2 years of the contract term.

CONCLUSION:

Staff is recommending that the Commission approve Amendment No. 2 to the lease and authorize the Commission Chair and Legal Counsel to sign. LAFCO staff will be happy to answer any questions on this item prior to or at the hearing.

Attachments: Amendment No. 2 to Lease Contract No. 16-1001429

AMENDMENT NO. 2 TO LEASE
Contract No: 16-1001429

THIS AMENDMENT NO. 2 TO LEASE (the "Amendment") is effective as of January 1, 2020 ("Effective Date"), and is entered into by and between San Bernardino County Transportation Authority (SBCTA) ("Landlord"), and Local Agency Formation Commission for San Bernardino County (LAFCO) ("Tenant"):

RECITALS

A. Landlord and Tenant previously entered into a Lease agreement (the "Lease") for the Premises described as 1170 W. 3rd Street, Suite 150, San Bernardino, California, also identified as Contract No. 16-1001429;

B. Landlord and Tenant have agreed to limitations on allowable components within the Common Area Maintenance (CAM) charges, to better reflect the lack of direct benefit to Tenant of certain items included in the CAM.

AGREEMENT

IT IS HEREBY AGREED by Landlord and Tenant on the basis of the foregoing and in consideration of the premises contained herein, as follows:

1. **Common Area Maintenance (CAM) Components.** As of the Effective Date of this Amendment No. 2, Tenant's CAM charges shall be reduced as follows: (1) exclude costs of electric utility charges, plumbing repairs, and janitorial services for the Common Areas, and (2) include no more than 85% of the costs for the roaming security guard.

2. **Supremacy.** Except as otherwise expressly stated in this Addendum, all other provisions in the Lease shall continue in full force and effect without modification. In the event of any conflict between the terms of this Addendum and those of the Lease, the terms of the Addendum shall govern.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Addendum as of the date first set forth above.

Landlord:
San Bernardino County
Transportation Authority

_____ _____
By: Dr. Raymond Wolfe
Executive Director

Date: _____ Date: _____

APPROVED AS TO FORM

_____ _____
Julianna K. Tillquist
General Counsel

CONCURRENCE

_____
Jeffery Hill,
Procurement Manager

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

215 North D Street, Suite 204, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 885-8170
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DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**
MICHAEL TUERPE, Senior Analyst

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **Agenda Item #9: LAFCO 3239 – Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 (City-owned Parcels)**

INITIATED BY:

Resolution of the City Council of the City of Loma Linda

RECOMMENDATION:

The staff recommends that the Commission approve LAFCO 3239 by taking the following actions:

1. With respect to environmental review:

    a) Certify that the Commission, its staff, and its Environmental Consultant have independently reviewed and considered the City's Initial Study and Negative Declaration for the South Hills Preserve Annexation and Pre-Zoning for approximately 664 acres;

    b) Determine that the City's environmental assessment and Negative Declaration are adequate for the Commission's use as a CEQA Responsible Agency for its consideration of LAFCO 3239;

    c) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; and,

    d) Direct the Executive Officer to file the Notice of Determination within five (5) days.

2. Approve LAFCO 3239, with the standard LAFCO terms and conditions that include the "hold harmless" clause for potential litigation costs by the applicant;

3. Waive protest proceedings, as permitted by Government Code Section 56662(d), with 100% landowner consent to the reorganization; and,

4. Adopt LAFCO Resolution #3310 setting forth the Commission's determinations and conditions of approval concerning the reorganization proposal.

BACKGROUND:

LAFCO 3239 is a proposal that consists of 11 parcels owned by the City of Loma Linda totaling approximately 664 acres in order to bring the remainder of the South Hills Preserve under City jurisdiction for long-term preservation of open space, as well as remove the property tax liability for these parcels. The area is within the City's South Hills Preserve and the City's sphere of influence.

This report will provide the Commission with the information related to the four major areas of consideration required for a jurisdictional change – boundaries, land uses, service issues and the effects on other local governments, and environmental considerations.

BOUNDARIES:

The area being considered for LAFCO 3239 encompasses a total of approximately 664 acres, includes 11 parcels, and is wholly within the City's sphere of influence. The area is generally located south of Beaumont Avenue, west of Whitter Avenue, north of the county line, and east of Mountain View Avenue. Figure 1 below provides a general location of the area that is being considered in this reorganization proposal.

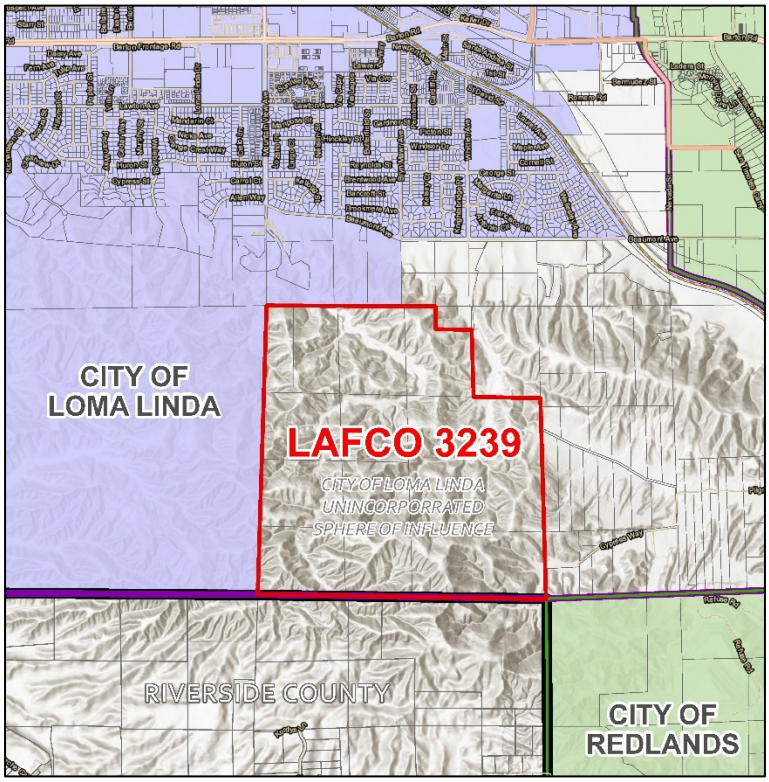


Fig. 1: Vicinity Map

LAND USE:

Current Uses

The proposal area is currently vacant, undeveloped land. The area is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. The area is within the City's South Hills Preserve which allows for open space and passive recreational use.

The County of San Bernardino General Plan Land Use Zoning Map designates the area as Rural Living (RL-10). Permitted uses include single-family residential on a minimum lot size of 10 acres.

Proposed Uses

In accordance with City Measure V (a growth restricting initiative passed by city voters in November 2006[1]) no future development could be permitted in the annexation area unless Measure V is rescinded by the voters. The annexation area does not receive public services or utilities that involve infrastructure (e.g. fire and police services only), nor would the area require an extension of any services upon annexation. The annexation area does not include development and the area would continue to be used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. Therefore, this proposal would not contribute to housing needs.

The City's Pre-Zone is in accordance with Measure V which established the proposed land use designations within the City's Sphere of Influence including the annexation area. The City of Loma Linda is initiating the Pre-Zone of the annexation area to include approximately:

- 374 acres of Hillside Conservation (HR-C) - 0 to 1 dwelling unit per 10 acres, for the western two-thirds of the Annexation area,
- 290 acres of HR-LD (Low Density Hillside Preservation) - 0 to 1 dwelling unit per 10 acres, for both the eastern one-third of the Annexation area, and

The proposal area is shown below with the annexation boundary in red outline, Low-Density Hillside Preservation in tan shade, and Hillside Conservation in blue shade.

[1] City of Loma Linda General Plan Chapter 2A Growth Management Element

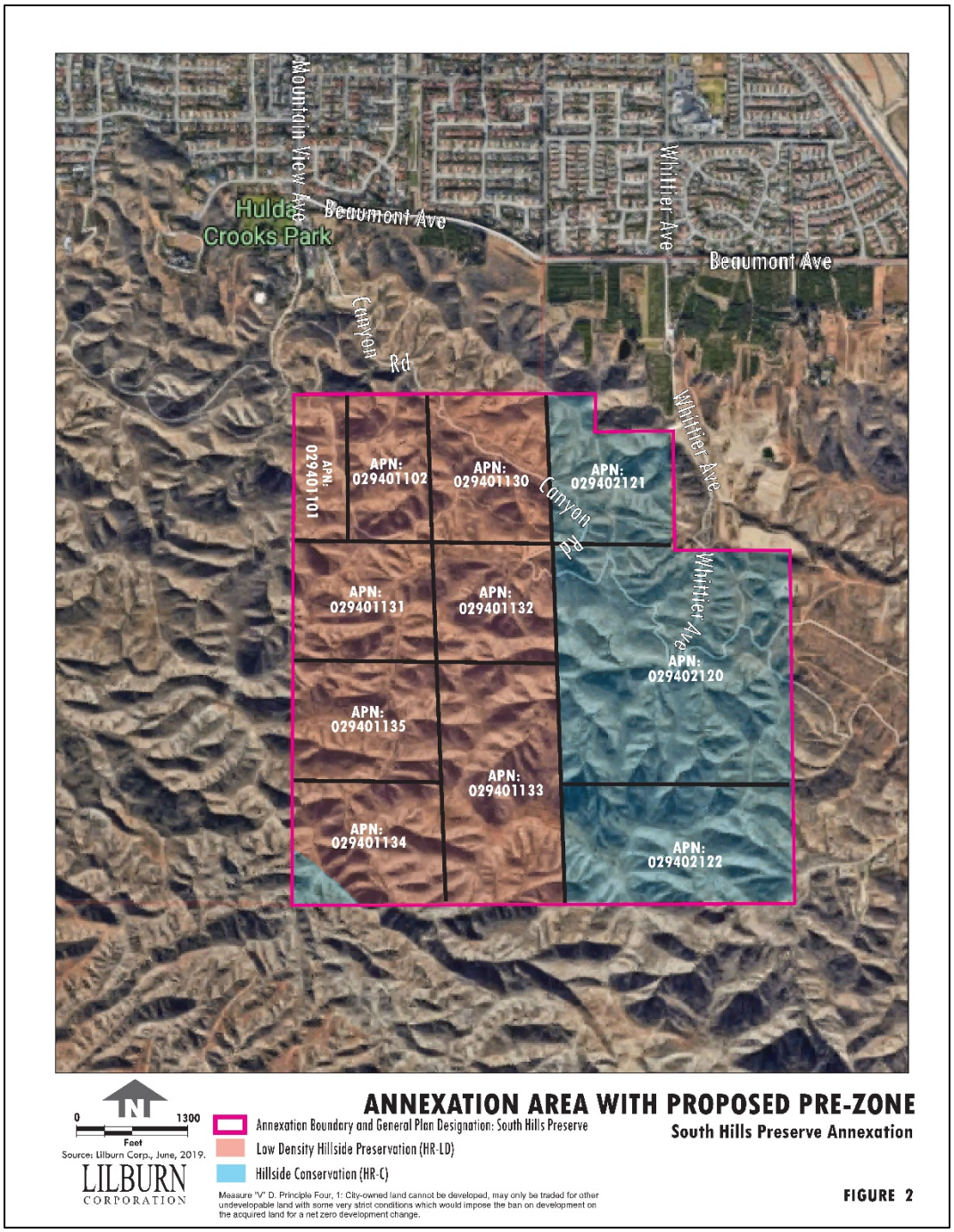


Fig. 2: Pre-Zone Map

SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area. The application includes a plan for the extension of services for the reorganization area as required by law and Commission policy (included as part of Attachment #2 to this report).

Service Issues and Effects

The land is currently vacant, therefore its lacks hard infrastructure services such as retail water, wastewater collection, and streetlights. For emergency services, the County Sheriff and San Bernardino County Fire Protection District are the responsible agencies for law enforcement and fire protection/emergency medical, respectively. Due to the vacant nature of the lands, said agencies contract with the City of Loma Linda for the provision of these services. Upon annexation, the City of Loma Linda would assume the responsibility for law enforcement and fire protection/emergency medical services.

Financial Issues and Effects

No assessments, special taxes, assessment or improvement districts, or fees would apply to the parcels upon annexation. Annexation of the approximate 664-acre area would not incur costs associated with the extension of service as no development is proposed.

A public agency is exempt from paying property taxes on lands that it owns provided the lands are within the agency's boundaries. However, in this case, these lands that are owned by the City of Loma Linda are not within its corporate boundaries. Therefore, the City is obligated to pay property taxes on all of these parcels since all are located outside of the City's corporate boundaries. Upon annexation, these parcels will be within the City's jurisdiction, and therefore would be relieved of a total of approximately $18,500 in annual property tax obligation.

ENVIRONMENTAL CONSIDERATIONS:

The City of Loma Linda prepared an environmental assessment and Negative Declarations for the South Hills Preserve Annexation and Pre-Zoning, for the following actions:

- Pre-Zone (P-19-067) in accordance with Measure V which established the proposed land use designations within the City's Sphere of Influence including the annexation area. The City of Loma Linda is initiating the Pre-Zone of the annexation area to include approximately:
    - 374 acres of HR-C (0 to 1 dwelling unit per 10 acres) for the western two-thirds of the Annexation area,
    - 290 acres of HR-LD (0 to 1 dwelling unit per 10 acres) for both the eastern one-third of the Annexation area, and

- Annexation (P19-064) of approximately 664 acres (374 acres plus 290 acres) to bring the remainder of the South Hills Preserve under City jurisdiction.

The City's environmental assessment has been reviewed by the Commission's Environmental Consultant, Tom Dodson of Tom Dodson and Associates, who determined that, if the Commission chooses to approve LAFCO 3239, the City's documents are adequate for Commission's use as a responsible agency under CEQA. The following are the necessary environmental actions to be taken by the Commission as a responsible agency under CEQA:

a) Certify that the Commission, its staff, and its Environmental Consultant have independently reviewed and considered the City's Initial Study and Negative Declaration for the South Hills Preserve Annexation and Pre-Zoning for approximately 664 acres;

b) Determine that the City's environmental assessment and Negative Declaration are adequate for the Commission's use as a CEQA Responsible Agency for its consideration of LAFCO 3239;

c) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; and,

d) Direct the Executive Officer to file the Notice of Determination within five (5) days.

WAIVER OF PROTEST PROCEEDINGS:

The City of Loma Linda is the current landowner for all parcels being considered for the reorganization proposal. Therefore, if the Commission approves LAFCO 3239 and none of the affected agencies have submitted written opposition to a waiver of protest proceedings, staff is recommending that further protest proceedings be waived and that the Executive Officer be directed to complete the action following exhaustion of the mandatory reconsideration period of 30-days.

CONCLUSION:

The proposal was submitted by the City of Loma Linda in order to bring the remainder of the South Hills Preserve under City jurisdiction, as well as relieve itself of a recurring annual property tax obligation of approximately $18,500, which is a significant savings that would benefit the tax payers within the City. A public agency is only exempt from paying property taxes on lands that it owns if the lands are within the agency's boundaries. Therefore, for these reasons, and those outlined throughout the staff report, the staff supports the approval of LAFCO 3239.

DETERMINATIONS:

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any change of organization/reorganization proposal:

1. The San Bernardino County Registrar of Voters Office has determined that the reorganization area is legally uninhabited, containing zero (0) registered voters as of June 10, 2020.

2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area on the secured assessment roll is $1,536,008 (land - $1,536,008 -- improvements - $0).

3. The reorganization area is within the sphere of influence assigned the City of Loma Linda.

4. Commission review of this proposal has been advertised in *The Sun,* a newspaper of general circulation within the reorganization area. Individual notice has been provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notification.

5. LAFCO staff has provided individual notices to landowners and registered voters surrounding the reorganization area (totaling 58 notices for San Bernardino County and 7 notices for Riverside County) in accordance with State law and adopted Commission policies. Comments from registered voters and landowners and any affected local agency in support or opposition will be reviewed and considered by the Commission in making its determination.

6. The City's Pre-Zone is in accordance with Measure V, which established the proposed land use designations within the City's Sphere of Influence including the annexation area. The City of Loma Linda pre-zoned of the annexation area to include approximately:

    - 374 acres of Hillside Conservation (HR-C) - 0 to 1 dwelling unit per 10 acres, for the western two-thirds of the Annexation area, and
    - 290 acres of HR-LD (Low Density Hillside Preservation) - 0 to 1 dwelling unit per 10 acres, for both the eastern one-third of the Annexation area.

7. The Southern California Associated Governments (SCAG) recently adopted Connect SoCal, its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy pursuant to Government Code Section 65080. LAFCO 3239 has no direct impact on SCAG's Regional Transportation Plan.

8. The City of Loma Linda adopted a Local Hazard Mitigation Plan (LHMP) in August 2011 (Resolution No. 2714). Said LHMP identifies the South Hills Preserve area as a very high fire hazard zone as well as within existing earthquake fault lines. San Bernardino County Fire Protection District also has its Multi-Jurisdictional Hazard Mitigation Plan that was approved by FEMA in July 2017.

    The City's Local Hazard Mitigation Plan is included as Attachment #3 to this report.

9. As a function of its review for the Pre-zone (P-19-067) and Annexation (P19-064), the City acted as the lead agency for the environmental assessment for the reorganization proposal.

   The Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the City's Initial Study and Negative Declaration for this project (SCH No. 2019109077). The CEQA review process was carried out in 2019 (October 28, 2019 through November 26, 2019) and the City approved the proposed action on February 11, 2020. The Notice of Determination for the project was filed on February 13, 2020. This document concluded that the proposed reorganization would not result in significant adverse environmental impacts to the environment without implementation of any mitigation measures.

   Based on a review of LAFCO 3239 and the pertinent sections of CEQA and the State CEQA Guidelines, Mr. Dodson believes it is appropriate for the Commission's CEQA environmental determination to cite the City's Negative Declaration as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. Mr. Dodson's response letter and the City's environmental assessment for project are included as Attachment #4 to this report.

10. The reorganization areas are served by the following local agencies:

    County of San Bernardino
    San Bernardino County Fire Protection District (SBCFPD), SBCFPD Valley Service Zone, and SBCFPD Zone FP-5
    San Bernardino Valley Municipal Water District
    Inland Empire Resource Conservation District
    County Service Area 70 (multi-function unincorporated area Countywide)

    The San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 will be detached as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

11. A plan was prepared for the extension of services to the reorganization area, as required by law. The Plan for Service indicates that the City can maintain and/or improve the level and range of services currently available within the reorganization. A copy of this plan is included as a part of Attachment #2 to this report.

12. The reorganization area can benefit from the availability and extension of municipal services from the City of Loma Linda and has benefitted from law enforcement and fire protection/emergency medical response services (through its contract with the County Sheriff and San Bernardino County Fire Protection District, respectively, to provide the service).

13. This proposal will not affect the ability of the City of Loma Linda to achieve its fair share of the regional housing needs since the reorganization only includes parcels/areas that will remain as public facilities.

14. With respect to environmental justice, the reorganization proposal—wherein the parcels being annexed into the City of Loma Linda will remain as public facilities—will not result in the unfair treatment of any person based on race, culture or income.

15. The County of San Bernardino and City of Loma Linda Lake have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.

16. The maps and legal descriptions as revised are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

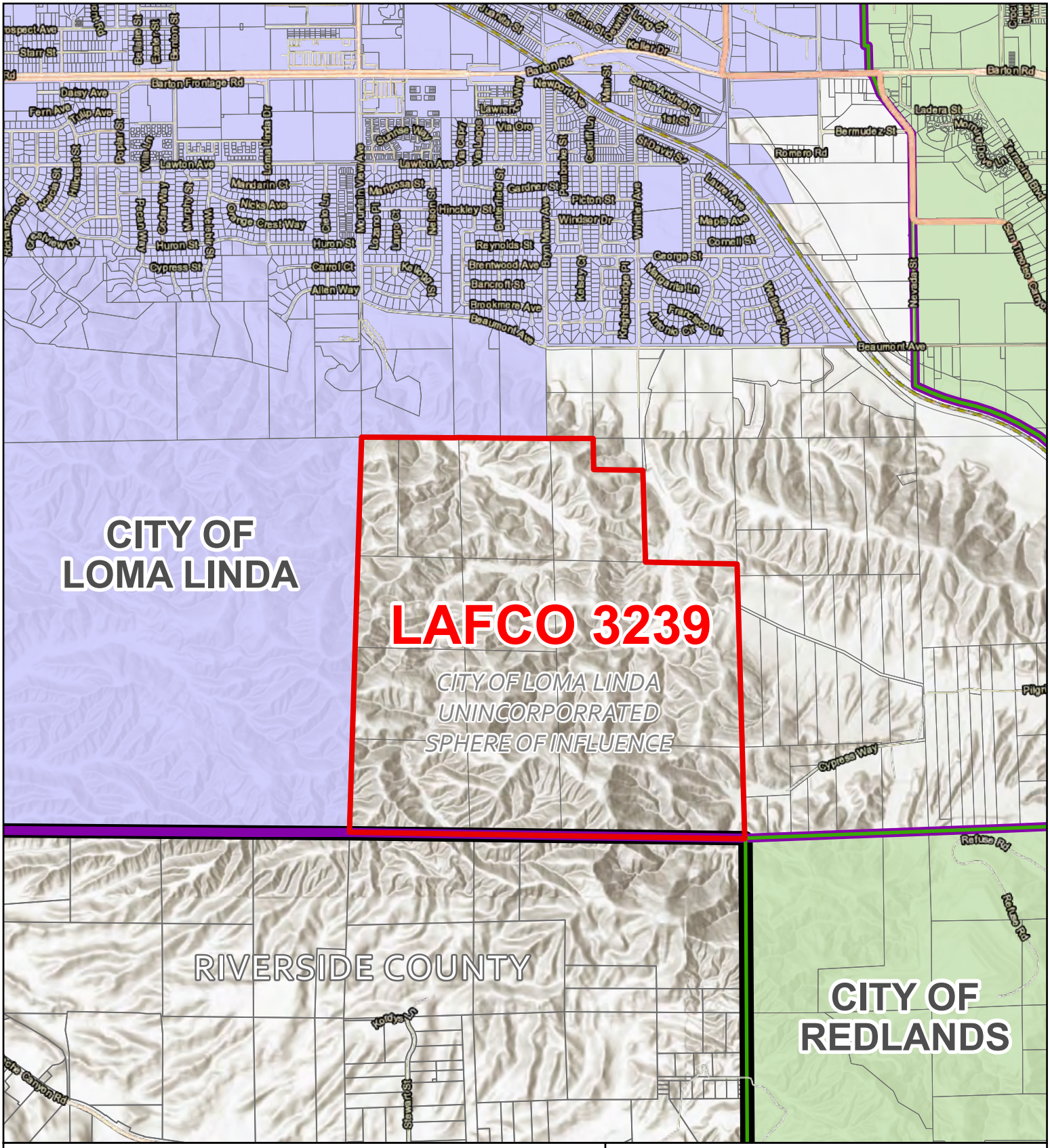
SM/MT

Attachments:

1. Vicinity Map and Reorganization Map
2. City of Loma Linda Application and Plan for Service
3. City of Loma Linda's Local Hazard Mitigation Plan
4. Response from Tom Dodson and Associates including the City of Loma Linda's Initial Study and Negative Declaration for the South Hills Preserve Annexation and Pre Zoning
5. Draft Resolution No. 3310

Vicinity Map and Reorganization Map

Attachment 1



LAFCO 3239 - Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 (City-owned Parcels)

0 0.25 0.5 1 Miles

N

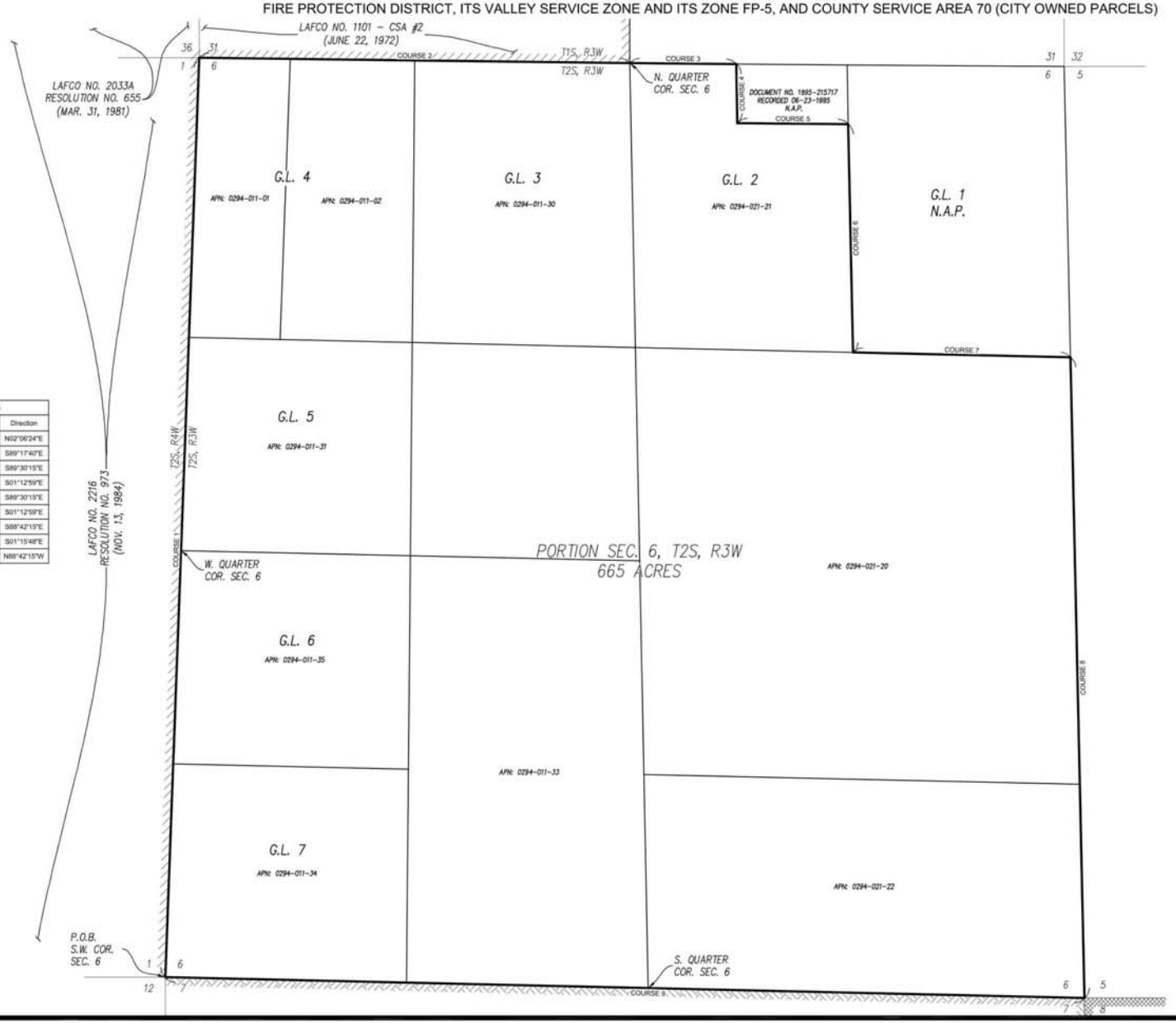
Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

- LAFCO 3239 Proposed Annexation Area
- City of Loma Linda
- City of Loma Linda Sphere of Influence
- City of Redlands
- City of Redlands Sphere of Influence
- County Line

Author: Jeffrey Lum Date Exported: 02/25/2020

LAFCO 3239

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF LOMA LINDA AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (CITY OWNED PARCELS)



Line Table		
Course #	Length	Direction
COURSE 1	5694.92'	N02°06'24"E
COURSE 2	2668.84'	S89°17'40"E
COURSE 3	658.48'	S89°30'15"E
COURSE 4	366.05'	S01°12'59"E
COURSE 5	686.00'	S89°30'15"E
COURSE 6	1413.89'	S01°12'59"E
COURSE 7	1347.90'	S88°42'15"E
COURSE 8	3966.34'	S01°15'48"E
COURSE 9	5696.64'	N88°42'15"W

VICINITY MAP:

N.T.S



AFFECTED AGENCIES:

CITY OF LOMA LINDA

SAN BERNARDINO FIRE PROTECTION DISTRICT(S);
VALLEY SERVICE ZONE & ZONE FP-5

LEGEND:

BOUNDARY OF ANNEXATION

EXISTING CITY OF LOMA LINDA BOUNDARY

EXISTING CITY OF REDLANDS BOUNDARY

EXISTING RIVERSIDE COUNTY BOUNDARY

300 0 300 600 900

SCALE: 1"=300'

LAFCO 3239

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF LOMA LINDA AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (CITY OWNED PARCELS)

BONADIMAN
JOSEPH J. BONADIMAN & ASSOCIATES, INC.
CIVIL ENGINEERS • L.S. • SURVEYING • PLANNING
TEL. (909) 885-3806
FAX (909) 381-1721

EDWARD J. BONADIMAN
L.S. 7529
Exp. 12-31-21

EDWARD J. BONADIMAN
L.S. 7529

06-23-20
DATE

PREPARED FOR: LILBURN CORPORATION

DRAWN BY: K.B.O.	SCALE: 1" = 300'	SHEET: 1 OF 1
CHECKED BY: E.J.B.	JOB NO: 194650	
DISREGARD PRINTS BEARING EARLIER REVISION DATES →	06-23-20	

City of Loma Linda Application and Plan for Service

Attachment 2

(FOR LAFCO USE ONLY)

SAN BERNARDINO LAFCO
APPLICATION AND PRELIMINARY
ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: South Hills Preserve Annexation

2. NAME OF APPLICANT: City of Loma Linda

   APPLICANT TYPE: [X] Landowner [X] Local Agency
   [ ] Registered Voter [ ] Other

   MAILING ADDRESS:
   City of Loma Linda - Community Development Department
   25541 Barton Road, Loma Linda, CA 92354

   PHONE: (909) 799-2830

   FAX: (909) 799-2891

   E-MAIL ADDRESS: lmatarrita@lomalinda-ca.gov

3. GENERAL LOCATION OF PROPOSAL: South of Beaumont Avenue, north of Riverside County line, east of Mountain View Avenue, and west of Whitter Avenue, and occuring within the City of Loma Linda Sphere of Influence.

4. Does the application possess 100% written consent of each landowner in the subject territory?
   YES [X] NO [ ] If YES, provide written authorization for change.

5. Indicate the reason(s) that the proposed action has been requested. The City of Loma Linda requests the annexation of 11 City-owned parcels totaling approx. 664-acres in order to remove property tax liability (APNs: 0294-011-01, 0294-011-02, 0294-011-30, 0294-011-31, 0294-011-32, 0294-011-33, 0294-011-34, 0294-011-35, 0294-021-20, 0294-021-21 and 0294-021-22.

(FOR LAFCO USE ONLY)

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
   11 parcels totaling approximately 664 acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
   None

3. Approximate current population within area:
   Vacant, undeveloped land; with a current population of zero.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
   The Annexation area occurs within the City of Loma Linda's Sphere of Influence. The area has not been pre-zoned but is referred to within the City's Zoning Map as the South Hill Preserve, which allows for open space and passive recreational use (i.e, trails).

   San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
   The approx. 664-acre area is designated Rural Living (RL-10) by the County of San Bernardino General Plan Land Use Zoning Map. Permitted uses include single-family residential on a minimum lot size of 10 acres.

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:
   The Annexation area would remain vacant land and no land use concerns would result as no development is proposed or would take place in the future. No significant traffic is associated with the Annexation area and existing roadways would remain as they currently exist (i.e., unpaved, dirt roads).

6. Indicate the existing use of the subject territory.
   The approx. 664-acre Annexation area is currently vacant and would remain as such. There is no existing development, paved roadways, infrastructure, or utilities on-site with the exception of an existing Edison corridor and gas line.

   What is the proposed land use?
   The approx. 664-acre Annexation area would remain as vacant, open space and would continue to support the unmaintained trail system of the South Hills Preserve.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ☐ NO ☒ If YES, please explain.
   The Project includes the Annexation of approx. 664-acres into the City of Loma Linda, and would not require public services beyond that of which currently exists. There is no existing sewer and no development is proposed which would result in any new demands on schools, fire or police.

_____
(FOR LAFCO USE ONLY)

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

☐ Agricultural Land Uses ☐ Agricultural Preserve Designation

☐ Williamson Act Contract ☐ Area where Special Permits are Required

☐ Any other unusual features of the area or permits required: _____

_____

9. Provide a narrative response to the following factor of consideration as identified in §56668(p):
The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:

The approx. 664-acre site would remain as vacant, open space and would allow for the continued enjoyment of the South Hill Preserve including the use of unmaintained trails, open space and passive recreational use open to everyone.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The Annexation area is composed of rolling hills and steep slopes with elevations ranging from approximately 1,350 feet above mean sea level (amsl) near the northern boundary and up to approximately 2,000 feet amsl near the southern boundary with a peak of 2,117 feet amsl located near the southern boundary.

2. Describe any existing improvements on the subject territory as % of total area.

Residential	0 %	Agricultural	0 %
Commercial	0 %	Vacant	100 %
Industrial	0 %	Other	0 %

3. Describe the surrounding land uses:

NORTH Vacant land

EAST Vacant land

SOUTH Vacant land

WEST Vacant land

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

No improvement projects or site alternations would occur as a result of annexation.

_____

(FOR LAFCO USE ONLY)

5. Will service extensions accomplished by this proposal induce growth on this site? YES ☐ NO ☒ Adjacent sites? YES ☐ NO ☐ Unincorporated ☐ Incorporated ☐

No service extensions are required for the annexation as no development would result and therefore the proposed Project would not induce growth on-site or within the surrounding area.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES ☐ NO ☒ If YES, please identify.

City of Loma Linda provides both fire and police services for the Annexation area. These services will continue and would not change as a result of annexing the approximate 664-acre area.

7. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☒ If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Natalie P. Patty, Project Manager TELEPHONE NO. (909) 890-1818

ADDRESS: 1905 Business Center Dr., San Bernardino, CA 92408

NAME Lorena Matarrita, Associate Planner TELEPHONE NO. (909) 799-2830

ADDRESS: 25541 Barton Rd., Loma Linda, CA 92354

NAME _____ TELEPHONE NO. _____

ADDRESS:

CERTIFICATION

As a part of this application, the City/Town of Loma Linda, or the _____ District/Agency, _____ (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

(FOR LAFCO USE ONLY)

and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 6-24-19

T. Jarb Thaipejr
SIGNATURE

T.Jarb Thaipejr
Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager
Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- [X] ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- [ ] SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- [ ] CITY INCORPORATION SUPPLEMENT
- [ ] FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- [ ] ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

(FOR LAFCO USE ONLY)

SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO	DETACHED FROM
City of Loma Linda	County of San Bernardino
25541 Barton Rd	385 N Arrowhead Ave
Loma Linda, CA 92354	San Bernardino, CA 92415

2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

   a. Has pre-zoning been completed? YES ☐ NO ☒
   b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ☒ NO ☐

   Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

   The approximate 664-acre area will be pre-zoned Hillside Conservation (HR-C, 0 to 1 dwelling units per 10 acres) for the western 374 acres, and Low Density Hillside Preservation (0-1 dwellings units per 10 acres) for the eastern 290 acres and a 12-acre area located at the southwest corner of the Annexation area; City Council approval est. 8/2019.

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?
   YES ☐ NO ☒ If YES, please provide a written justification for the proposed boundary configuration.

   _____

   _____

   _____

4. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

   No; the approximate 664-acre Annexation area is composed of 11 parcels owned by the City of Loma Linda. Approval of the annexation would remove the City's tax liability from the County of San Bernardino. No other assessments, special taxes, districts or fees would result.

(FOR LAFCO USE ONLY)

5. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

The City of Loma Linda would be relieved of property tax liability currently paid to the County of San Bernardino.

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not applicable.

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

In accordance with Measure V, no development would take place within the approx. 664-acre Annexation area without a vote of the people. Therefore no housing or other development is proposed, and this annexation would not contribute to housing needs.

8. **PLAN FOR SERVICES**: No change in services, service providers or extension of services would result from the proposed annexation as the area would remain in its current vacant state.

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

A. A description of the level and range of each service to be provided to the affected territory.

B. An indication of when the service can be feasibly extended to the affected territory.

C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

(FOR LAFCO USE ONLY)

E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

As a part of this application, the City/Town of Loma Linda, or the _____ District/Agency, City of Loma Linda (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the City/Town of Loma Linda or the _____ District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 6-24-19

T. J. Thaipejr

SIGNATURE

T. Jarb Thaipejr

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager

Title and Affiliation (if applicable)

/REVISED: krm – 8/19/2015

June 28, 2018

Mr. Samuel Martinez
Local Agency Formation Commission
1170 W. Third Street, Unit 150
San Bernardino, CA 92415

SUBJECT: Plan For Services and Fiscal Impact Analysis:
664-acre South Hills Preserve Annexation and Pre-Zone

Dear Mr. Martinez:

This letter report presents the Plan for Services and Fiscal Impact Analysis for the approximately 664-acre South Hills Preserve annexation to the City of Loma Linda. The project site is located in the County of San Bernardino unincorporated area adjacent to the current boundary of the City of Loma Linda and within the City's sphere of influence.

The purpose of this letter report is to satisfy the requirements of the Local Agency Formation Commission (LAFCO) for San Bernardino County which requires that a Plan for Services and Fiscal Impact Analysis be prepared when a jurisdiction is affected by a proposed change of organization or reorganization. The annexation/pre-zone proposal will annex land into the City of Loma Linda, which requires the City to show that the necessary infrastructure improvements and services can be provided to the area. This summary of the City's Plan For Services and Fiscal Impact is being submitted for the 664-acre area which is owned by the City of Loma Linda and for which no development or extension of services is proposed.

Per the LAFCO August 2012 Policy and Procedure Manual, the Plan for Services must include the following components:

a. A description of the level and range of each service to be provided to the affected territory.
b. An indication of when those services can feasibly be extended to the affect territory.
c. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would imposed upon the affected territory.
d. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the services and a description of how the services or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5) - year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

e. An indication of whether the affected territory is or will be proposed for inclusion within the existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
f. If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Ch3 35652.5.

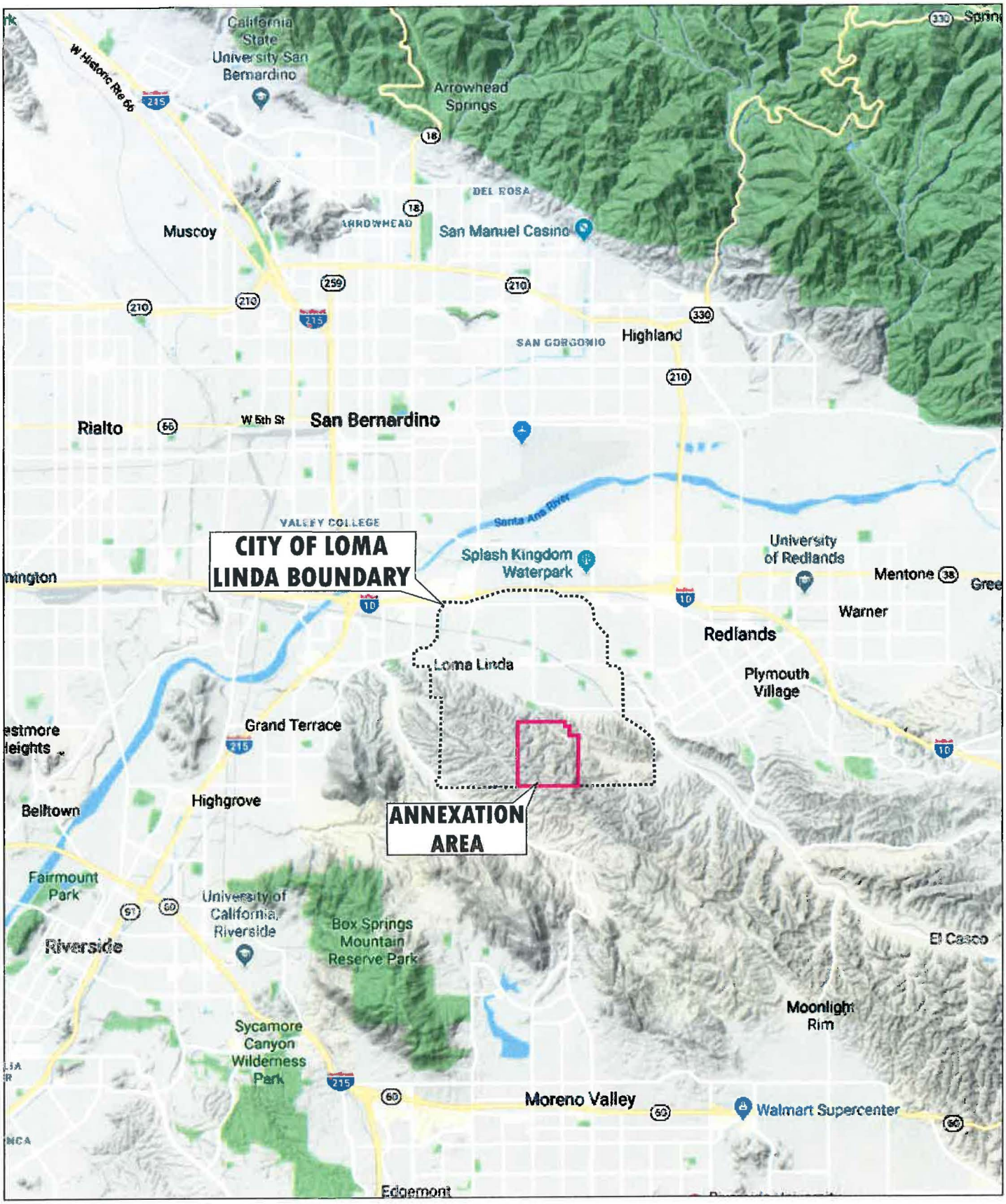
A description of the project, existing conditions and a response to each of the above components is provided herein.

Project Location: The 664-acre area is located within the unincorporated portion of San Bernardino County within the City of Loma Linda's Sphere of Influence and encompasses an area generally located east of Whittier Avenue, west of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue (see Figure 1 – Regional Location and Figure 2 –Annexation Area With Proposed Pre-Zone). The approximate 664-acre Annexation area is currently vacant, owned by the City of Loma Linda, and includes 11 parcels (APNs 0294-011-01, 02, 30, 31, 32, 33, 34, 35, 0294-021-020, 21, and 22).

Project Description: The City of Loma Linda is initiating the annexation of an approximate 664-acre City-owned property located near the existing southern City limit boundary and within the City's Sphere of Influence. The Annexation proposal includes the Pre-Zoning of the property by Loma Linda. The area occurs within an area designated by the County of San Bernardino as Rural Living (RL-10) and by the City's General Plan Amendment adopted by the 2006 Measure V Initiative as: Hillside Conservation (HR-C) for approximately 3 acres: and Low Density Hillside Preservation (HR-LD) for approximately 288 acres (see Figure 3 – Existing County of San Bernardino Land Use Zoning Districts). The City of Loma Linda is initiating the Pre-Zone of the Annexation area to include approximately 374 acres of HR-C (0 to 1 dwelling unit per 10 acres) for the western two-thirds of the Annexation area and approximately 290 acres of HR-LD (0 to 1 dwelling unit per 10 acres) for both the eastern one-third of the Annexation area and a 12-acre area located at the southwest corner of the Annexation area (see Figure 4 City of Loma Linda Pre-Zone Map). The Pre-Zone is in accordance with Measure V (a growth-restricting initiative passed by city voters in November 2006) which established the proposed land use designations within the City's Sphere of Influence including the Annexation area.

The Annexation area is currently vacant and in accordance with Measure V is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. No future development could be permitted in the annexation area unless Measure V is rescinded. The Annexation area does not receive public services or utilities that involve infrastructure (e.g. fire and police services only), nor would the area require an extension of any services upon annexation. The Proposed Project does not include development and the Annexation area would continue to be used for passive recreational activities including unmaintained trails for pedestrian and bicycle use.

Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails.



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Miles

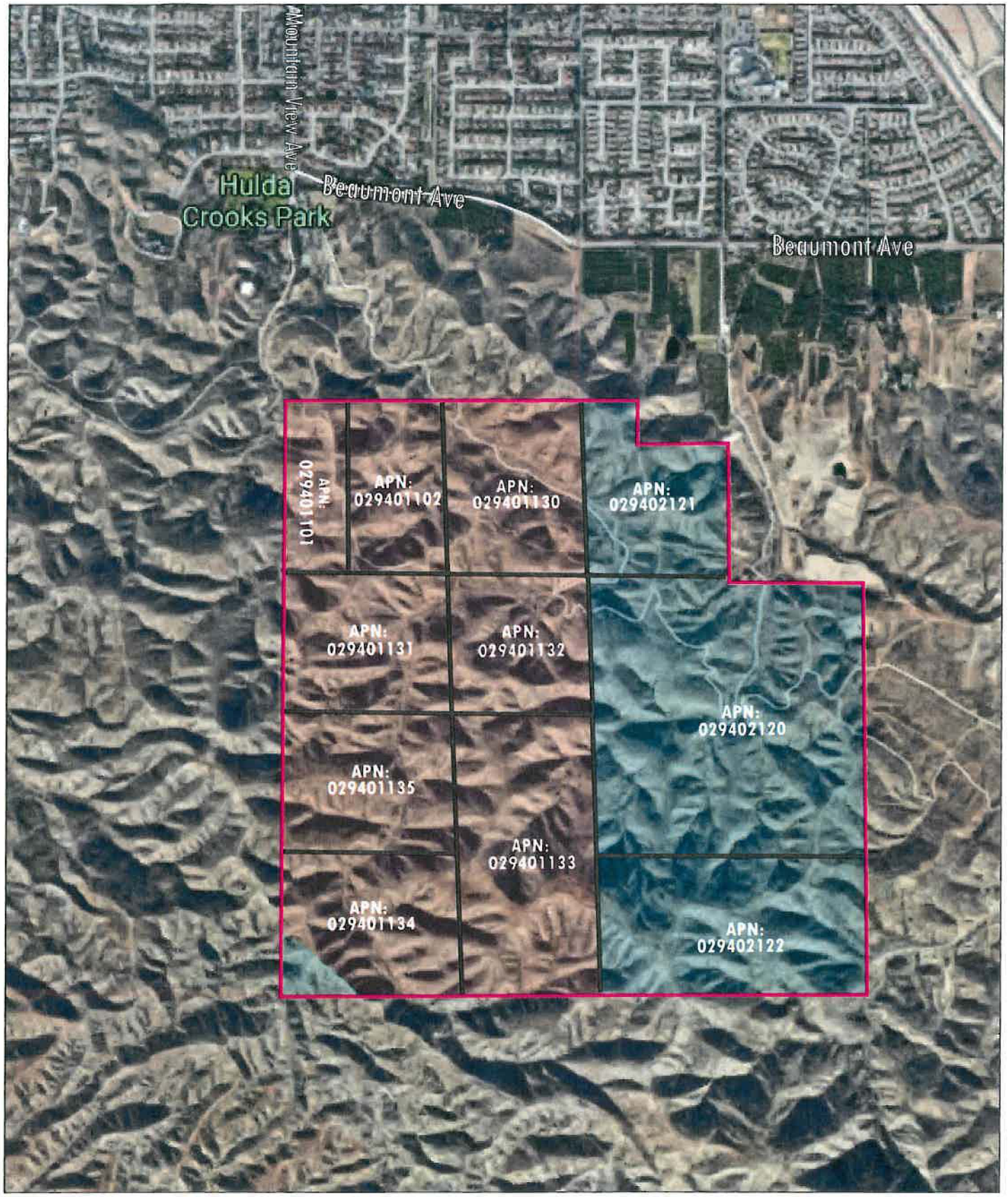
Source: Lilburn Corp., June, 2019.

LILBURN CORPORATION

REGIONAL LOCATION

South Hills Preserve Annexation

FIGURE 1



ANNEXATION AREA WITH PROPOSED PRE-ZONE

South Hills Preserve Annexation

N

0 1300

Feet

Source: Lilburn Corp., June, 2019.

LILBURN CORPORATION

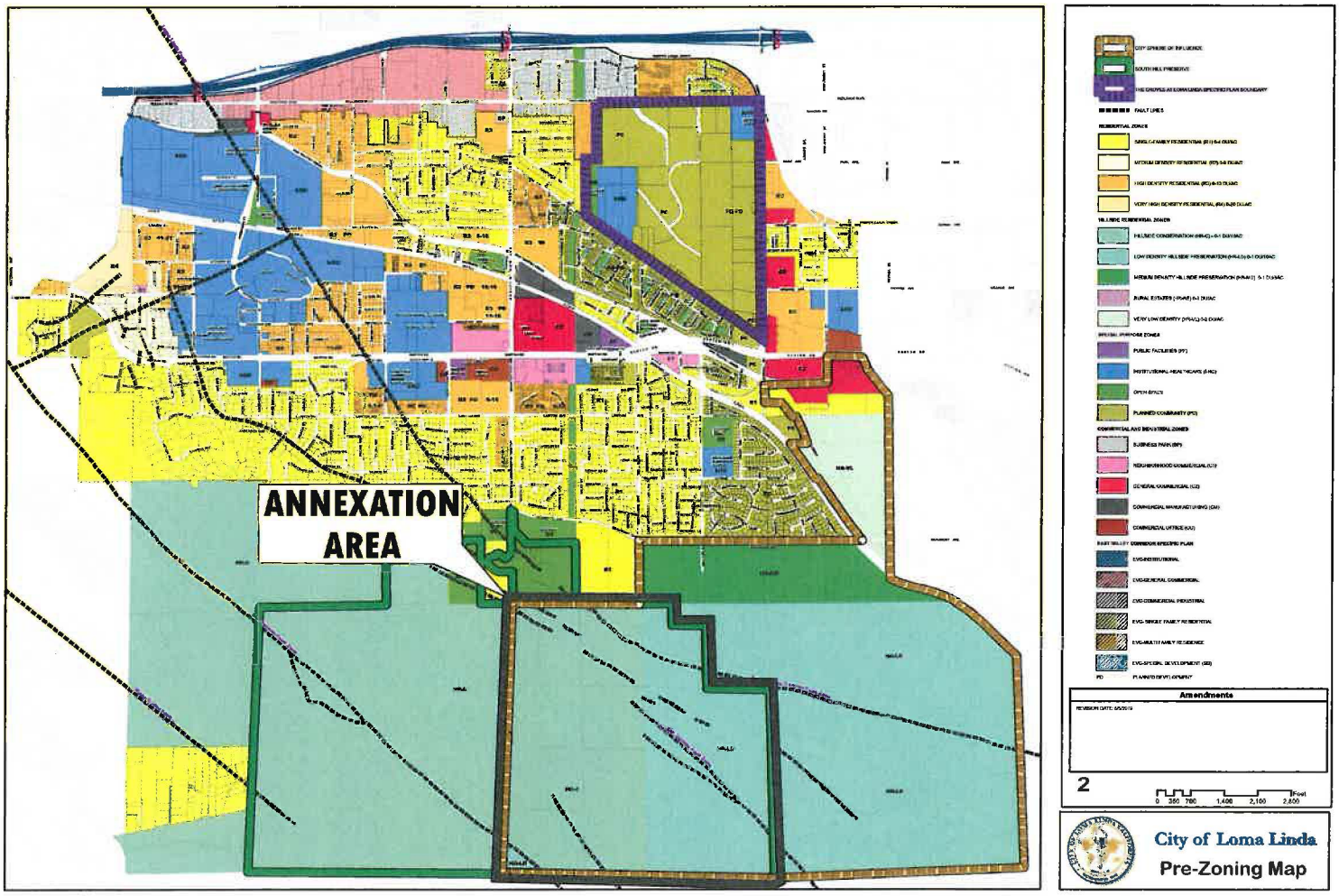
Annexation Boundary and General Plan Designation: South Hills Preserve

Low Density Hillside Preservation (HR-LD)

Hillside Conservation (HR-C)

Measure "V" D. Principle Four, 1: City-owned land cannot be developed, may only be traded for other undevelopable land with some very strict conditions which would impose the ban on development on the acquired land for a net zero development change.

FIGURE 2



Source: Lilburn Corp., June, 2019.

LILBURN
CORPORATION

PROPOSED PRE-ZONE MAP
South Hills Preserve Annexation

FIGURE 3

Existing Service Conditions: The 664-acre Annexation area occurs within the San Bernardino County Fire District Service Zone FP-5 and County Service Area 70, and currently receives fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged upon annexation. The Annexation area does not receive water or sewer service, or any other public/private utility services and since no development is proposed no extension of any services to the annexation area is proposed.

Concurrent with the proposed Pre-Zone Application, an Annexation application was filed on June 26, 2019. All parcels within the 664-acre area are required to be pre-zoned before annexation can occur. The Annexation area is adjacent to the City's southern boundary and annexation of the 664-acre area would not result in the formation of an island of territory.

A description of the level and range of each service to be provided to the affected territory.

General government services (i.e., finance division, human resources division, business registration, and economic development and community development) are currently provided by the County of San Bernardino and will be provided by the City of Loma Linda upon annexation.

The 664-acre property occurs within the San Bernardino County Fire District Service Zone FP-5 and County Service Area 70, and Fire and Paramedic services are currently provided by the Loma Linda Fire Department (automatic and agreement) and will continue to be provided by the City of Loma Linda Fire Department upon annexation. Sheriff/Police services are currently provided by the San Bernardino County Sheriff and will be provided by the City through contract with the San Bernardino County Sheriff.

Because the property is currently vacant and is intended to remain vacant upon annexation to the City, there are no current or proposed services provided related to: 1) Library services; 2) Parks and Recreational services; 3) Animal control services; 4)
School services; 5) Health and Welfare services; or6) Local flood control and drainage.

Currently no street lighting or traffic signals, landscape maintenance, water, sewer, utilities, or solid waste management is provided for the annexation area, and upon annexation no change in the need for these services would be required as no development is proposed.

An indication of when those services can feasibly be extended to the affect territory.

As previously stated, fire and paramedic services are currently provided by the Loma Linda Fire Department (automatic and agreement) and will continue to be provided by the City of Loma Linda Fire Department upon annexation. Sheriff/Police services will be provided immediately following annexation into the City by the City through contract with the San Bernardino County Sheriff.

An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affect agency would imposed upon the affected territory.

No changes including improvements or upgrades to any structures, roads, water or sewer facilities, other infrastructure, or other conditions would be imposed upon the 664-acre area upon annexation.

The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5) -year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

Annexation of the approximate 664-acre area would not incur costs associated with the extension of service as no development is proposed. The annexation would result in the transfer of property tax revenue from the County of San Bernardino to the City of Loma Linda. A total of 11 parcels occur within the South Hills Preserve annexation area. For fiscal year 2019 a total of $18,470.33 was paid to San Bernardino County by the City of Loma Linda as part of the general tax levy paid by landowners through their property taxes. Upon annexation the payment of property taxes to the County of San Bernardino would cease and the City would thereby realize an increase in current assets. No other fiscal impact associated with the annexation or de-annexation would result.

An indication of whether the affected territory is or will be proposed for inclusion within the existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

Deannexation of the approximately 664-acre area would result in the removal of the property from San Bernardino County Fire District Service Zone FP-5 and County Service Area 70 is not proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district or community facilities district.

If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Ch3 35652.5.

No water service or extension of water service is proposed.

CERTIFICATION

As a part of this application, the city of LOMA LINDA, or the _____ district, _____ (the applicant) and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I/We acknowledge that annexation to the city of LOMA LINDA or the _____ district may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

7-2-19 T. [signature]

DATE SIGNATURE OF APPLICANT

City of Loma Linda's Local Hazard Mitigation Plan

Attachment 3

City of Loma Linda

LOCAL HAZARD MITIGATION PLAN

Prepared by
Loma Linda Fire Department

September 7, 2011

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2011 Resolution

RESOLUTION NO. 2714

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, ADOPTING AND AUTHORIZING REVISIONS TO THE LOCAL HAZARD MITIGATION PLAN

WHEREAS, the Disaster Mitigation Act of 2000 (DMA 2000) (Public Law 106-390) amended the Robert t. Stafford Disaster Relief and Emergency Assistance Act (the Act) by repealing Mitigation Planning Section 409 and replacing it with Section 322; and

WHEREAS, to implement the DMA 2000 planning requirements, the Federal Emergency Management Agency (FEMA) published Interim Final Rules (IFRs) in the Federal Register on February 26, 2002 and October 1, 2002; and

WHEREAS, these Interim Final Rules established the mitigation planning requirements for local governments and required that in order to remain eligible to receive federal funding for both pre-disaster and post-disaster mitigation project funding, a local government must have a FEMA approved and locally adopted Local Hazard Mitigation Plan written in accordance with Section 322 of the Act; and

WHEREAS, the Federal Emergency Management Agency has endorsed both Local and Multi-Jurisdictional Hazard Mitigation Plans as a partnership encouraging multi hazard approaches to disaster resistant communities; and

WHEREAS, the City of Loma Linda has established local risks, hazards, current and future mitigation measures and goals and objectives;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Loma Linda hereby adopts the Local Hazard Mitigation Plan and authorizes minimal needed revisions.

PASSED, APPROVED AND ADOPTED this 23rd day of August 2011 by the following vote:

Ayes:	Rigsby, Popescu, Brauer, Dailey, Dupper
Noes:	None
Absent:	None
Abstain:	None

R L Rigsby

Rhodes Rigsby, Mayor

ATTEST:

Pamela Byrnes-O'Camb

Pamela Byrnes-O'Camb, City Clerk

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Table of Contents

Resolution……. **3**

Section 1 Introduction **7**
1.1 Purpose of the Plan 7
1.1.1 Overview 7
1.2 Authority 8
1.3 Community Profile 8
1.3.1 Physical Setting 8
1.3.2 History 8
1.3.3 Demographics 10
1.3.4 Existing Land Use 10
1.3.5 Development Trends 12

Section 2 Plan Adoption **13**
2.1 Adoption by Local Governing Body 13
2.2 Promulgation Authority 13
2.2.1 Letter of Promulgation Signatory Authority 13
2.3 Primary Point of Contact 13

Section 3 Planning Process **14**
3.1 Preparing for the Plan 14
3.1.1 County Planning Team 14
3.1.2 City Planning Team 14
3.2 Coordination with Other Jurisdictions, Agencies, and Organizations 15
3.3 Public Involvement/Outreach 16
3.4 Plan Review 16

Section 4 Risk Assessment **17**
4.1 Hazard Identification 17
4.1.1 Hazard Screening Criteria 17
4.1.2 Hazard Prioritization and Assessment 20
4.2 Hazard Profile 21
4.2.1 Earthquakes 21
4.2.1.1 Earthquake Historical Events 23
4.2.2 Wildfires 25
4.2.2.1 Wildfires Historical Events 25
4.2.3 Flooding 28
4.2.3.1 Flooding Historical Events 30
4.3 Inventory Assets 33
4.3.1 Population 33
4.3.2 Buildings 33
4.3.3 Essential Facilities 34
4.4 Vulnerability Assessment 35
4.4.1 Earthquake Results 35
4.4.2 Wildfire Results 38
4.4.3 Flooding Results 38

Section 5 Community Capability Assessment 39
5.1 Agencies and People 39
5.2 Existing Plans 40
5.3 Regulations, Codes, Policies, and Ordinances 40
5.4 Mitigation Programs and Guiding Policies 41
5.4.1 Earthquakes 41
5.4.2 Fires 42
5.4.3 Floods 43
5.5 Fiscal Resources 43

Section 6 Mitigation Strategies 44
6.1 Overview 44
6.2 Mitigation Projects 5-Year Progress Report 44
6.3 Mitigation Goals, Objectives, and Projects 44
6.3.1 Earthquake Mitigation Projects 45
6.3.2 Wildfire Mitigation Projects 45
6.3.3 Flood Mitigation Projects 45
6.4 Mitigation Priorities 46
6.5 Implementation Strategy 47

Section 7 Plan Maintenance 48
7.1 Monitoring, Evaluating and Updating the Plan 48
7.2 Implementation through Existing Programs 48
7.3 Continued Public Involvement 48

APPENDIXIES
Appendix A Planning Materials 49

MAPS
1.1 San Bernardino Valley Map 9
1.2 Land Use Map 11
4.1 Land Use with Hazards Map 19
4.2 Geologic Hazard Map 24
4.3 Urban Wildland Division Line/ Hazardous Fire Area Map 26
4.4 CAL FIRE Fire Hazard Severity Zones Map 27
4.5 Flood Hazard Area Map 32

FIGURES/TABLES
3.1 LHMP Planning Team 14
3.2 Planning Team Meetings 15
3.3 Public Meetings 16
4.1 2005 Critical Priority Risk Index 17
4.2 2010 Loma Linda Hazards 18
4.3 Hazard Assessment Matrix 20
4.4 Major Active Faults Affecting the City 21
4.5 Building Inventory Information by General Occupancy 33
4.6 Selected Building Inventory Data by General Building Type 34
4.7 Earthquake Loss Estimates 35
5.1 Agencies and People Involved with Mitigation and Risk Reduction 39
6.1 5 Year Mitigation Progress Report 44
6.2 2005/2010 Mitigation Goals and Objectives 44
6.3 Implementation Strategy 47

Section 1 Introduction

1.1 Purpose of the Plan

Hazard mitigation reduces or eliminates losses of life and property. After disasters, repairs and reconstruction are often necessary to restore to pre-disaster conditions. Such efforts expedite a return to normalcy; however, the replication of pre-disaster conditions could result in a cycle of damage, reconstruction, and repeated damage. Hazard mitigation is the only phase of emergency management specifically dedicated to breaking the cycle of damage, reconstruction, and repeated damage. This Plan identifies hazards and the mitigation actions implemented to reduce the effects of these hazards.

1.1.1 Overview

The *Robert T. Stafford Disaster Relief and Emergency Assistance Act* (Stafford Act), as amended by the *Disaster Mitigation Act* of 2000 (DMA 2000), switched the focus from hazard-specific Mitigation Plans to Multi-Hazard Mitigation Plans in an effort to promote a more comprehensive, dynamic planning approach. Additionally, DMA 2000 encourages combining single jurisdictional planning efforts to create Multi-Jurisdictional Hazard Mitigation Plans (MJHMP). It should also be noted that an approved Local Hazard Mitigation Plan (LHMP) is required to receive federal assistance under the Hazard Mitigation Grant Program (HMGP) or Pre Disaster Mitigation (PDM) programs.

In 2005, the County of San Bernardino Office of Emergency Services (County OES) and approximately 56 cities, towns, and special districts collaborated to develop a countywide Multi-Jurisdictional Hazard Mitigation Plan (MJLHMP) to meet the federal requirements. A web-based program, *Visual Risk*, was utilized to assist in the development of individual plans that allowed partners to insert information into a program which calculated the risks and produced a plan document. The Hazard Mitigation Plans are required to be updated, adopted and approved every five (5) years.

The current updates in 2011 are being done to satisfy the fire-year federal requirements. Once again, the City of Loma Linda is participating in the County's MJLHMP and is one of 55 partners. The 55 partners include all 24 incorporated cities and towns, 30 special districts, and the unincorporated areas. County OES hired a contractor (ICF International) to support these efforts to update the 55 local LHMPs and the *San Bernardino County Operational Area Multi-Jurisdictional Multi-Hazard Mitigation Plan*. This support includes providing technical expertise, resource material and tools, not only to expedite the LHMP update process, but also to ensure that the updates are in compliance with federal requirements of the program. The tools, resource material, and other project related information are being maintained on a project web portal https://tmsprojects.icfi.com/sbLHMPupdate/default.aspx to ensure the same information is available to all participants.

Although the LHMPs are intended to identify, assess, and mitigate community risk; the FEMA *Local Multi-Hazard Mitigation Planning Guidance* emphasizes that the LHMP should be more "performance standard" rather than "prescriptive"; meaning that the plans should identify "*what*" needs to be done rather than "*how*" it should be done.

1.2 Authority

The DMA 2000, Section 322 (a-d) requires that local governments, as a condition of receiving federal disaster mitigation funds, have a mitigation plan that describes the process for identifying hazards, risks and vulnerabilities, identifies and prioritizes mitigation actions, encourage the development of local mitigation and provides technical support for those efforts. This mitigation plan serves to meet those requirements for the City of Loma Linda.

1.3 Community Profile

1.3.1 Physical Setting

The City of Loma Linda remains the same size as in 2005 which extends in a roughly square pattern (8 square miles). It is located in the southern part of the San Bernardino Valley. Loma Linda is bordered on the east by the City of Redlands, on the north by the City of San Bernardino (and I-10 freeway), on the west by the City of Colton, and is bordered on the south by the Badland Hills and the Riverside County line. Loma Linda is a part of the Santa Ana River floodplain on the north side, with an elevation of 1053', which gradually rises in elevation to 1850'to the south Badland Hills/Riverside County line. The *San Bernardino Valley Map (Map 1.1)* shows the location of the City.

1.3.2 History

Loma Linda traces its roots to the Spanish/Rancho period (1769 to 1848) when an Asistencia or outpost of the San Gabriel Mission was established in the area. As the missions began to decline, the area became part of a land grant known as Rancho San Bernardino. As early settlers entered the region, the Rancho was transformed into a vast producing area of citrus crops.

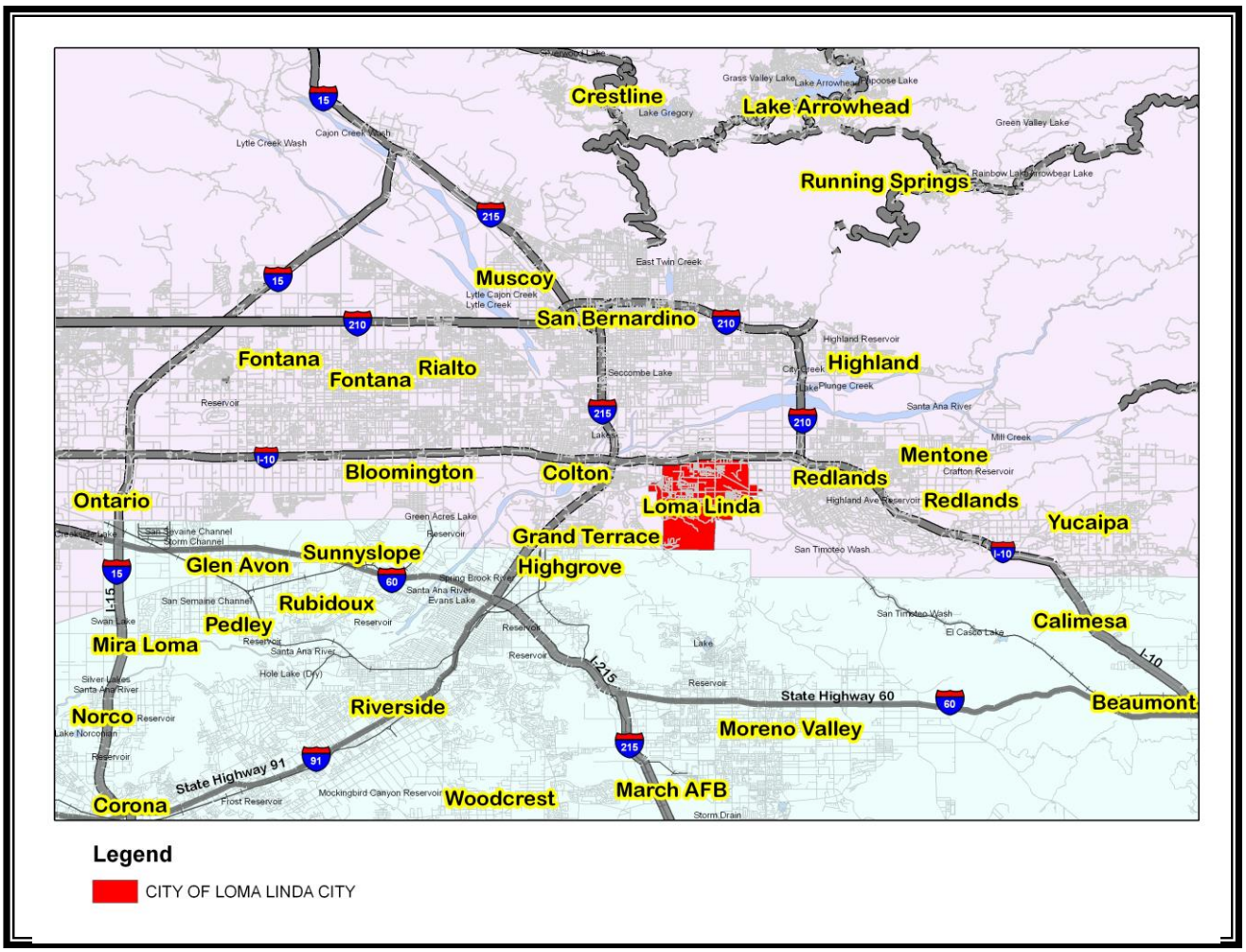
In the late 1800s the railroad companies encouraged development of tourist hotels along their lines. Loma Linda began as on such development known as Mound City. The community was originally established in 1876, but by the early 1880s, the property had been acquired by the Mound City Land and Water Company. The company built a water pipeline running northwest from the Scott Canyon Drainage to the site of platted community cottages, shops, and the $30,000 Mound City Hotel. The intended residential development project ultimately failed.

In the late 1890s, a group of Los Angeles businessmen and physicians purchased the hotel and reopened it as a health resort and convalescent hospital-resort (then called “Sanitariums”) called Loma Linda (Spanish for “pretty hill.”), and promoted it as “The Switzerland of America where health and pleasure are twins.” This venture also failed, and the Loma Linda Hotel closed again in 1904 (and was nicknamed “Lonely Linda”).

In 1905, the Seventh-day Adventist Church purchased the former resort property, re-opened the sanitarium and established a nursing school. A “College of Medical Evangelists” was opened in 1909, which became Loma Linda University in 1961. The Loma Linda Hotel was used as a university building until 1967, when it was demolished.

The College developed into a leading regional medical center, and the town grew as a college community. Orchards were an important aspect of the economic base into the 1920s and remain part of the character of Loma Linda. By the 1940s, the community had matured into a developed suburb of San Bernardino. Loma Linda was incorporated as a city in 1970.

San Bernardino Valley Map (Map 1.1)



1.3.3 Demographics

As in 2005, Loma Linda remains dominated by the Loma Linda University and associated medical community (such as the Loma Linda Medical Center, Loma Linda Children's Hospital, Faculty Medical Offices, Loma Linda V.A. Hospital, Loma Linda University heart and Surgical Hospital, Loma Linda Community Hospital. The City remains at approximately 21,000 residents; however, the daytime population can rise to approximately 60,000 people due to the employment, students, and healthcare that these facilities attract.

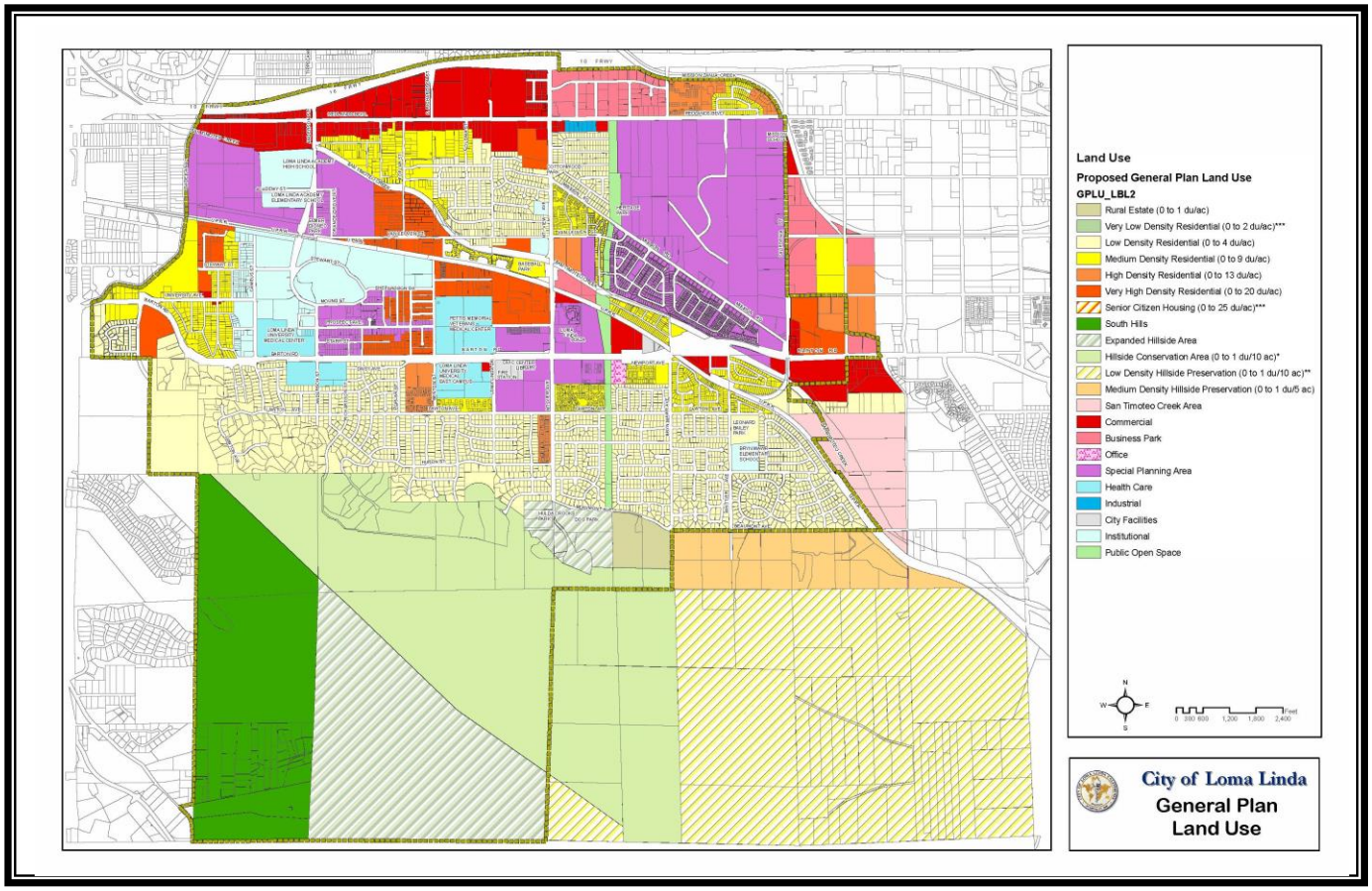
1.3.4 Existing Land Use

As in 2005, the existing land uses within the city and its sphere of influence is residential, commercial, and industrial. The *Land Use Map (Map 1.2)* illustrates the location and distribution of these land use areas. Residential land uses form the largest percentage of developed uses (24 percent). Of the residential uses, single-family residential development occurs within 14 percent of the jurisdiction. Other types of residential uses within the jurisdiction include rural residential (typically adjacent to orange groves or within the hillside), multifamily residential, and mobile homes.

Commercial uses make up a small percentage of the land use within Loma Linda, comprising about 3 percent of the city and its sphere of influence. Commercial uses consist of both general commercial and office commercial types of land use. Large commercial or office uses within the city include the auto dealerships south of the Interstate 10 freeway, the offices within the Corporate Business Center, and the Stater Bros. market. Land uses that are categorized as Institutional make up 9 percent of the jurisdiction. These uses include medical uses, university uses, schools, churches, public facilities, utilities, and utilities combined with agricultural uses. Of these sub-categories, utilities, university uses, and medical uses are the most well represented Institutional uses within the jurisdiction. Loma Linda University (LLU) and the Loma Linda University Medical Center and Children’s Hospital (LLUMC/CH) are significant institutional uses within the city. Heavy and light industrial uses characterize approximately 31 acres or 0.5 percent of the jurisdiction.

Land devoted to open space, agricultural use, recreational use, or vacant land that is not developed totals approximately 3,867 acres or 63 percent of the jurisdiction. These areas include the hills located to the south and the remaining orange groves within the city and the sphere of influence. (For additional information please reference the *Loma Linda General Plan*).

City of Loma Linda
Land Use Map (Map 1.2)



1.3.5 Development Trends

Loma Linda is a unique community with strong ties to its religious, educational and healing arts roots. The Loma Linda University Medical Center (LLUMC) and the Jerry L. Pettis Memorial Veterans Medical Center (VA Medical Center) are both internationally known. The City is also home to Loma Linda University, which, with the VA Medical Center and LLUMC, provides much of the economic base of the community. The City is seeking to expand upon this economic base with medical support services, research facilities, professional offices, and lodging accommodations.

In addition to increasing commercial and industrial opportunities, Loma Linda is in the process of managing residential growth to provide an appropriate range of housing opportunities, including executive housing, traditional single-family neighborhoods, and affordable housing for very low and low-income households and senior housing.

Since 2005 growth in the City has been slow, however, there has been new construction which includes housing for lower income residence and there is reconstruction of an old elementary school which will once again become an elementary school.

Loma Linda University and Medical Center are upgrading and building new teaching facilities. Loma Linda Academy is also upgrading facilities to provide more opportunities for students.

Section 2 Plan Adoption

2.1 Adoption by Local Governing Body

Although this LHMP is coordinated and maintained by the Loma Linda Fire Department, it is actually the culmination of recommendations from numerous stakeholders from City Departments, local organizations, private businesses, and the general public. Adoption of the 2011 LHMP is implemented by the City of Loma Linda City Council as a supporting document to the City 2009 General Plan. The 2011 LHMP represents a description of the City's commitment to significantly reduce or eliminate impacts of natural and human caused disasters through preparing and implementing comprehensive hazard mitigation plans and actions

2.2 Promulgation Authority

Loma Linda City Council is responsible for the review, approval and adoption of the 2011 Update of the Local Hazard Mitigation Plan (LHMP) for the City of Loma Linda. It is also the intent of the City Council to take appropriate actions to incorporate the 2011 LHMP into the City's 2009 General Plan. The LHMP was adopted by the City Council on Month Day, 2011. A copy of the resolution is located in the front of this LHMP.

2.2.1 Letter of Promulgation Signatory Authority

Rhodes Rigsby**,** Mayor /Agency Board Member
Ovidu Popescu, Mayor Pro Tempore/Agency Chairman
Ron Dailey, City Council Member/Agency Vice Chairman
Stan Brauer, City Council Member/Agency Board Member
Phill Dupper, City Council Member/Agency Board Member

2.3 Primary Point of Contact

The Point of Contact for information regarding this plan is:

Debra Kreske
Emergency Services Coordinator
Loma Linda Fire Department
25541 Barton Road
Loma Linda, CA 92354
(909) 799-2860

Section 3 Planning Process

3.1 Preparing for the Plan Updates

Planning creates a way to solicit and consider input from diverse interests. Involving stakeholders is essential to building community-wide support for the Plan. In addition to emergency managers, the planning process involves other city departments (e.g., community development, public works, etc.) businesses, community based organizations, civic groups, and schools.

The City LHMP planning efforts included the development of a *LHMP Planning Process* to identify timelines and meeting schedule. An additional document, *2011 LHMP Next Steps Follow-Up*, was developed to identify specific items in the LHMP that need to be updated and appropriate staff that would have access to the information necessary for these updates. These documents and meeting agendas can be found in Appendix A. Planning documents, such as the 2005 HMP and the 2009 General Plan were utilized when compiling resources to be used for the 2011 HMP updates.

3.1.1 County Planning Team

A County Operational Area Planning Team was established to identify the strategies, goals, activities, and development of the MJHMP. This Planning Team is comprised of representatives from various City and County departments. The City's ESC was a participant on this committee.

3.1.2 City Planning Team

The Emergency Services Coordinator led the updating process of the LHMP. The Planning Team consisted of representatives from Loma Linda University, Loma Linda University Medical Center, Redlands School District, and City departments who specialize in various areas to provide needed expertise in the development of the LHMP. *(Figure 3.1)*

LHMP Planning Team

Name	Title	Agency
Lynette Arreola	PW Executive Aide	City of Loma Linda
Jeff Bender	Fire Chief	City of Loma Linda
Konrad Bolowich	IS Director	City of Loma Linda
Gordon Day	Jr. High Principal	Loma Linda Academy
Diana DeAnda	Finance Director	City of Loma Linda
James Gray	Fire Marshal	City of Loma Linda
George Johnston	LLU Assistant Vice President	Loma Linda University
Debra Kreske	Emergency Services Coordinator	City of Loma Linda
Julia Loeffert	FD Executive Aide	City of Loma Linda
Pamela Byrnes-O'Camb	City Clerk	City of Loma Linda
Jim O'Neill	Principal	Bryn Mawr Elementary School
Allan Penaflorida	Assistant Planner	City of Loma Linda
Jason Peterson	LLUAHSC Emergency Mgt. Specialist	Loma Linda Univ. Medical Center
Jeff Peterson	Associate Engineer	City of Loma Linda
Jarb Thaipejr	City Manager	City of Loma Linda
Deborah Woldruff	Community Dev. Director	City of Loma Linda

Figure 3.1

The Planning Team met several times *(Figure 3.2)* to discuss the planning process, timelines and meeting schedules. Planning members reviewed portions of the 2005 HMP and identified changes that have taken place in the last fire years. These comments were included throughout this 2011 HMP. The ESC coordinated individually with appropriate planning members to gather information for Plan development and data inclusion.

Planning Team Meetings

Date	Activity
July 1, 2010	Kick Off Meeting to overview the planning process, timelines and meeting schedules, and the roles of planning members.
Aug. 24, 2010	Team Meeting to discuss new timelines and next steps.
Sept. 13, 2010	Team Meeting to discuss new timelines and next steps.
Oct. 18, 2010	Team Meeting to distribute LHMP to team members for internal review.
Nov. 8, 2010	Team Meeting to discuss LHMP review.

Figure 3.2

3.2 Coordination with Other Jurisdictions, Agencies, and Organizations

As noted in 1.1, the City of Loma Linda is one of 55 partners in the development of the 2011 Multi-Jurisdictional Hazard Mitigation Plan. The ESC attended the MJLHMP meetings at various locations as well as participating on conference calls. The ESC was also a member of the MJLHMP Working Group which was a sub-group of partners to discuss planning efforts with County OES and the consultant.

The City of Loma Linda and other stakeholders coordinated with County OES in the discussion of various methodologies we would take as partners to update the countywide Multi-Jurisdictional Hazard Mitigation Plan. Partners in the MJHMP agreed that we should contract with a consultant to assist in managing the updates for all partners. As noted in earlier, County OES took the initiative to hire a consultant with Homeland Security Grant Program (HSGP) funding.

Coordination also took place within in the City of Loma Linda. Representatives from Loma Linda University Medical Center and the VA Loma Linda Healthcare System were part of the planning team as well as representatives from Loma Linda University. These representatives also reviewed 2005 HMP and identified changes that were included in the 2011 HMP.

3.3 Public Involvement/Outreach

Public review created a way for the City to solicit and consider input to the LHMP from various viewpoints. Involving the public was essential to building community-wide support for the plan and mitigation efforts throughout the City *(Figure 3.3)*.

The HMP was presented at the City Council Meeting to let the public know that the HMP was available for their review. We also shared that same information at the Planning Commission Meeting and the Trails Development Committee Meeting. We sent an email to all our CERT and RACES volunteers to inform them of the availability of the HMP for review. We also informed the public through our website, local television station, and twittering that the plan was available for their review. Some members of the public read the plan and commented on the plan; these comments were reviewed and included in the HMP.

Public Meetings

Date	Public Meetings/Outreach
Nov. 9, 2010	City Council Meeting
Nov. 9, 2010	CERT Distribution
Nov. 9, 2010	RACES Distribution
Nov. 17, 2010	Planning Commission Meeting
Nov. 18, 2010	Trails Development Committee Meeting

Figure 3.3

3.4 Plan Review

Planning Team members provided information of events and projects that have occurred since the 2005 LHMP. Once this information was included in the 2011 LHMP it was distributed to Planning Team members for review. Team member comments and corrections were evaluated and included in the Plan. Following this review, the Plan was open for public comment and review (Section 3.3). Once all reviews were completed the Plan followed the review and adoption process (Section 2.1)**.**

Section 4 Risk Assessment

The goal of mitigation is to reduce the future impacts of a hazard on lives, property and the environment. Mitigation also serves to reduce property damage, disruption to local and regional economies, and the amount of public and private funds spent to assist with recovery. However, mitigation should be based on risk assessment.

This risk assessment measures the potential loss from a hazard event by assessing the vulnerability of buildings, infrastructure and people. It identifies the characteristics and potential consequences of hazards, how much of the community could be affected by a hazard, and the impact on community assets.

4.1 Hazard Identification

4.1.1 Hazard Screening Criteria

Data collection and document review were important first steps in the identification and screening of hazards. There are no new or emerging hazards since 2005. Updated hazard maps were obtained from the Safety Element of the City of Loma Linda 2009 General Plan.

The first step in this process was to identify which natural and to lesser extent, manmade hazards exist in the City, starting with the hazards identified in the 2005 LHMP and augmenting as necessary. After the potential hazards were identified they went through the screening process.

The intent of screening of hazards was to help prioritize which hazard created the greatest concern in the City. The hazard screening criteria is based on evaluation done by the City of Loma Linda to analyze the geography and industry in and around the jurisdiction to identify the hazards that could impact the City. The 2005 Local LHMP identified the top three (3) hazards facing the community to be earthquakes, flood, and fires. The table below, 2005 Critical Priority Risk Index *(Figure 4.1)*, represented the 2005 Critical Priority Risk Index which the *Visual Risk* web-based program produced.

2005 Critical Priority Risk Index

Hazard	Probability	Magnitude/ Severity	Warning Time	Duration	Priority Risk Index
Earthquake	Likely	Critical	Less 6 Hours	More than one week	3.25
Wildfires	Possible	Limited	Less 6 Hours	Less than one day	2.3
Flooding	Possible	Limited	6-12 Hours	Less than one week	2.25

Figure 4.1

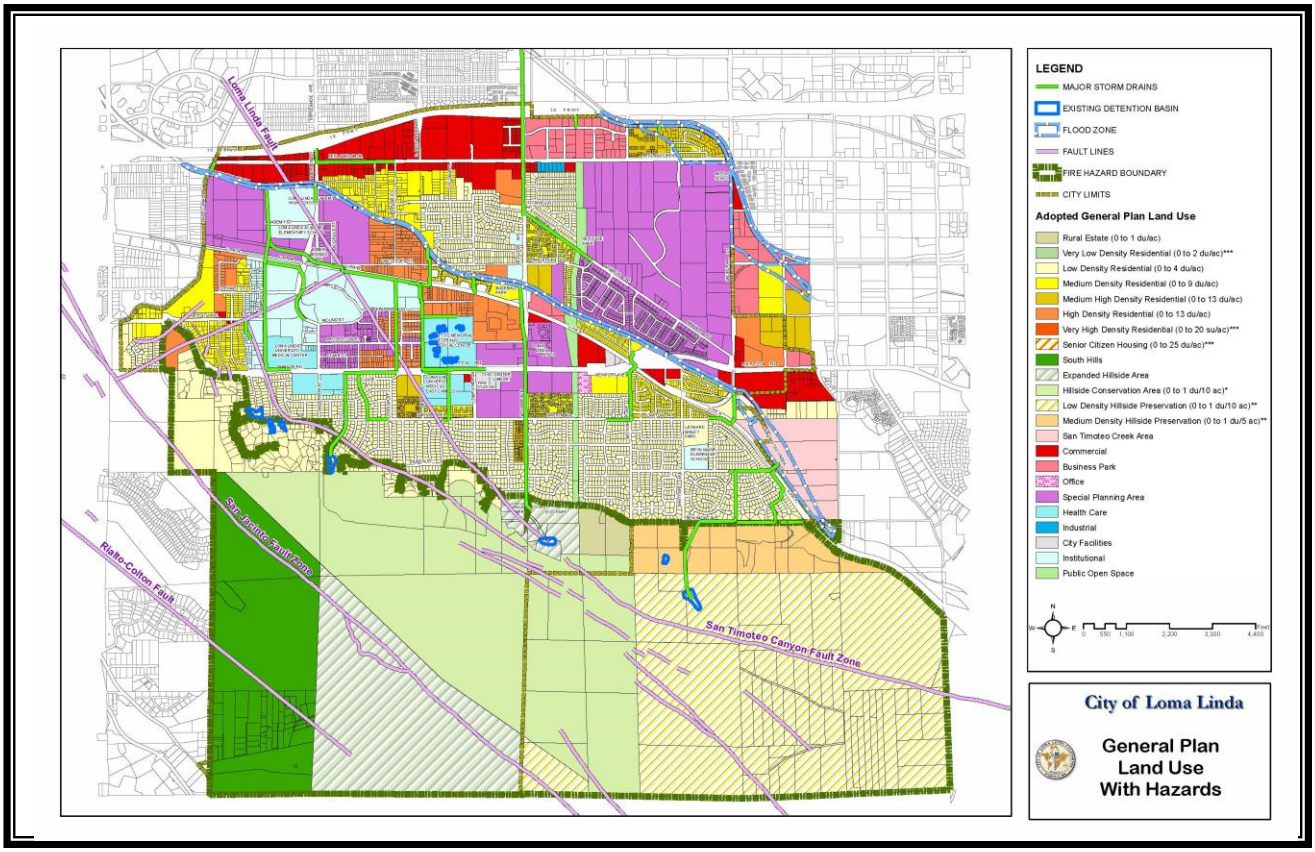
The 2011 Local LHMP will also rank these top three (3) as the highest profile hazards *(4.1.2 Hazard Prioritization and Assessment)*. In 2009 the City updated the General Plan which identified the hazards listed in the table below, *2011 Loma Linda Hazards (Figure 4.2)*. The table starts with the highest profile hazards first followed by other potential hazards that are a risk to the City. The table lists the hazard name, general location of the hazard, land use areas affected, number historic events, and the impacts of previous events (if known). Following this table, *Map 4.1, Land Use with Hazards Map*, depicts the location of the highest profile hazards within the City's Land Use Areas.

2011 Loma Linda Hazards

Hazard Name	Location	Land Use Areas	Number of Historic Events	Impact of Previous Events
Earthquake	Citywide (fault lines in specific areas)	- hillside preservation area - conservation area - low to med density residential - institutional - high density residential	3	$400,000.00 (most damage costs unknown)
Wildfires	South end of City along the "South Hills"	- low density residential - conservation area - low to med density hillside preservation	10	unknown
Flooding	NE edge of City	- next to canals - business parks - med to high density residential	5	$19, 77.66 (most damage costs unknown)
Hazardous Waste and Materials	Near Freeway and train tracks.	- med to high density residential - business parks - very high density residential	0	N/A
Slope Failure	South end of City along the "South Hills"	- low density residential - hillside preservation area	0	N/A
Airplane/ Helicopter Crash	Citywide	- all areas vulnerable	0	N/A
Railroad Accidents	Along train tracks.	- med to high density residential - business parks - very high density residential	0	N/A
Terrorism	Citywide	- all areas vulnerable	0	N/A

Figure 4.2

City of Loma Linda
Land Use with Hazards Map (Map 4.1)



4.1.2 Hazard Prioritization and Assessment

In prioritizing hazards there is no "right" way to identify ranking. It is difficult to equate or compare hazards and their impacts. To prioritize the identified hazards within the City a non-numerical ranking system was utilized using the *Hazard Assessment Matrix (Figure 4.3)*. This process consists of generating a non-numerical ranking (High, Medium, or Low) rating for "Probability" and "Impact" from each screened hazard. The Probability refers to the chance of the hazard happening again. The Impact refers to the impact the hazard has on the community.

The hazards are included in the table below. The red boxes represent the higher priority hazards, the yellow and green are the lower priority hazards.

Hazard Assessment Matrix

		Impact		
		High	**Medium**	**Low**
Probability	**High**	• Earthquake	• Wildfires	
	Medium	• Flooding	• Hazardous Waste and Materials	• Slope Failure • Airplane Crash • Railroad Accidents
	Low	• Terrorism		

Figure 4.3

Probability
High = Highly Likely
Med. = Possible
Low = Unlikely

Impact
High = Catastrophic/Critical
Med. = Limited
Low = Negligible

4.2 Hazard Profile

This section discusses the three highest priority natural hazards in the City; earthquakes, wildfire, and flood. The remainder of identified hazards that threaten the City are not described in detail, as they are addressed in the City of Loma Linda 2009 General Plan. Each section below will describe the hazard, list known historical events, and display the extent of the hazard in the City.

4.2.1 Earthquakes

The City is located within the San Bernardino Valley, which is essentially a sediment-filled basin bounded by the San Andreas Fault on the northeast, the San Jacinto Fault on the southwest, and a series of northeast-trending faults on the southeast. The City has approximately 7 faults as seen in *Map 4.2, Geologic Hazard Map*. There have not been any new faults identified since 2005. The southern portion of the City is characterized by hills that have been uplifted and are currently dissected by active drainage, creating the badlands topography from which this terrain received its name. Even with such terrain, there have been no repetitive losses in the City.

Soils in the area range from gravelly loam to sandy loam. The soils on the alluvial valley floors and fans are well drained and very deep. The soils in the southern foothills are moderately deep to deep and overlay sandstone and shale on the hills.

Earthquakes in Southern California occur as a result of movement between the Pacific and North American plates. Faults of the San Andreas system are used to mark the boundary between the plates, but the deformation, faulting and associated earthquakes occur in a broadly distributed zone that stretches from offshore California to Nevada.

The faults considered most significant, though not necessarily located within the limits of the Planning Area, are detailed in *Figure 4.4*. Other faults exist in the area, but due to their distance from the City and lower probability of producing a large earthquake, they are considered to present a less significant risk to the City.

Major Active Faults Affecting the City

Fault	Distance (Miles)	Direction from City	Maximum Credible Earthquake (Richter)	Maximum Probable Magnitude (Richter)
San Jacinto	0	---	7.5	6.5 – 7.5
San Andreas	5	NE	8.25	6.8 – 8.0
Cucamonga	13	NW	6.5	6.0 – 7.0
Elsinore	22	SW	7.5	6.5 – 7.5
Newport-Inglewood	48	SW	7.0	6.0 – 7.4

Figure 4.4 (Source: Southern California Earthquake Data Center.)

Four faults are located within the limits of the Planning Area. They include the San Jacinto Fault, the Loma Linda Fault, the Banning Fault and the Reche Canyon Fault. The San Jacinto Fault zone crosses the southwest portion of the City and has been the most historically active fault zone in Southern California. There are numerous offset gullies, linear ridges, and other fault-related features that indicate active faulting along the Claremont branch of the San Jacinto Fault. The Loma Linda Fault has been mapped as crossing the northern portion of the Planning Area. This fault was originally identified from groundwater data and lacks topographic evidence. No evidence

of active faulting has been identified. The Live Oak Canyon Fault is a trace of the San Andreas Fault, extending westward from the San Gorgonio Pass. This fault is not generally thought to be active within the Planning Area. The Banning Fault extends through the north eastern quadrant of the City and also is generally thought to be inactive. The Reche Canyon fault traverses the southwest corner of the City and is considered a potentially active fault.

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo) was passed in 1972 to mitigate the hazard of surface faulting to structures built for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. This law required the State Geologist to establish regulatory zones (Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps, which are then distributed to affected Cities, Counties, and State agencies for use in planning and/or regulating new or renewed construction in such zones. No habitable structure is permitted across the known trace of any active fault. Setback zones (generally 50 feet on either side of the fault trace) are established for habitable structures. The width and location of any required setback is dependent on the geology a particular site, the characteristics of the fault, and the degree of certainty on the fault's location. The Seismic Hazards Mapping Act of 1990 became law in 1991. The purpose of this Act is to protect public safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failures, or other hazards caused by earthquakes. The 1990 Act is a companion and complement to the Alquist-Priolo.

The San Jacinto Fault, considered to be active, has been mapped in the southern portion of the Planning Area. An earthquake hazard zone has been established along the trace of this fault. Investigations of the San Jacinto Fault have recommended building setbacks varying from 50 to 100 feet.

The strength of seismic ground shaking at any given site is a function of many factors. Of primary importance is the size of the earthquake, its distance, the paths the waves take as they travel through the earth, the rock or soils underlying the site, and topography (particularly whether a site sits in a valley, or atop a hill). The amount of damage also depends on the size, shape, age, and engineering characteristics of the affected structures. Of the earthquake faults in the Planning Area, only the San Jacinto Fault is considered active and, due to this designation, an earthquake hazard zone has been established along the trace of this fault. The largest earthquake expected in an area under the current tectonic environment is termed to be the maximum credible earthquake (MCE). Using the Richter scale, the MCE for the San Jacinto Fault is 7.5.

Liquefaction occurs primarily in saturated, loose, fine-to-medium-grained soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly increases pore water pressure, causing the soils to lose strength and behave as liquid. Three groundwater basins underlie portions of the City and include in the northern (Bunker Hill), southwest (Reche Canyon Basin), and eastern (San Timoteo Basin). Local faults form the boundaries of these underground water reservoirs. There is a moderate to moderately high susceptibility for liquefaction hazards in the northwest portion of the City and the southern reaches of Reche Canyon. The north-central portion of the City and a canyon extending into the western portion of the City from Reche Canyon are moderately susceptible to liquefaction hazards.

4.2.1.1 Earthquake Historical Events

Landers Earthquake 06/28/1992

The Lander's Earthquake occurred on June 28, 1992, at 4:57 am. It came as a relatively heavy shock at a magnitude of 7.3 on the Richter Scale. The depth of the rupture was estimated to be about 1.1 km deep, and the largest aftershock was the Big Bear Earthquake, which measured 6.4 on the Richter Scale. Approximately $400,000 worth of damage occurred in Loma Linda.

San Jacinto 1968 04/09/1968

The San Jacinto Fault extends more than 125 miles, from northwest of El Centro to northwest of San Bernardino. This fault passes through the intersection of Interstate Highways 10 and 215, Loma Linda, the Box Springs Mountains across Highway 60, to the northern end of the San Jacinto Valley. The San Jacinto Fault also interacts with the close by San Andreas Fault. The faulting displayed by the San Jacinto is of a right-lateral strike-slip type, with a minor right-reverse. As mentioned above, this faults passes through Loma Linda, approximately 3 miles of it traverses Loma Linda southwest quarter in a southeasterly direction. The San Jacinto Fault is approximately 1500 feet wide (or 1/4 mile). The most recent surface rupture occurred on April 9, 1968, on the Coyote Creek segment, and was measured at 6.5 magnitude. The time interval between surface ruptures in the 6.5 and 7.5 range between 100 and 300 years per segment. This fault can produce probable magnitudes in the 6.5 to 7.5 range.

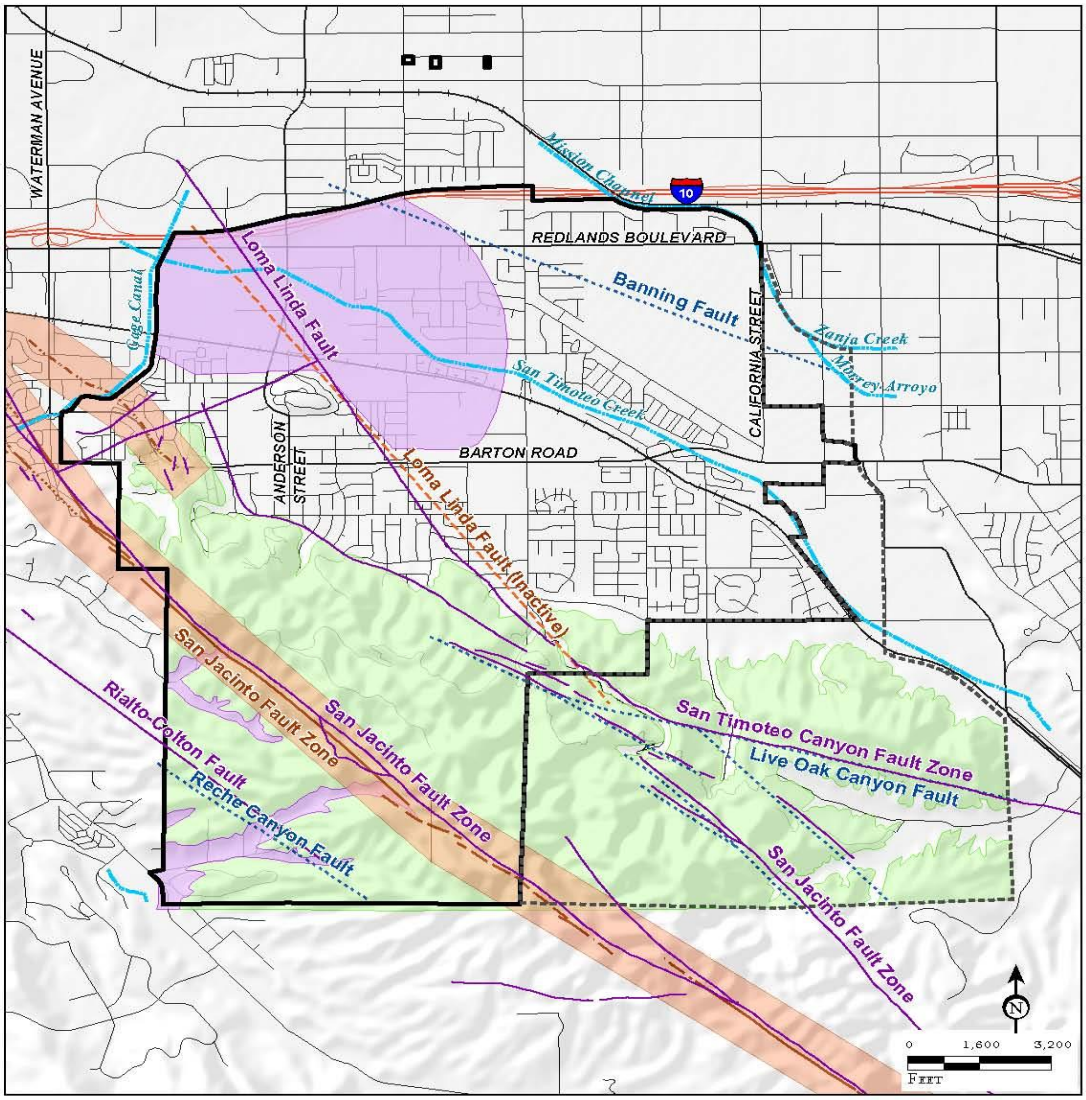
San Andreas Fault 01/09/1857

The San Andreas Fault can be found east of Loma Linda, running along the foothills of the San Bernardino Mountains. The length of this fault is 1200 km. The last rupture in Southern California occurred on January 9, 1857, on the Mojave segment, near Fort Tejon). The time interval between major ruptures on the Mojave segment typically averages 140 years. The recurrence interval varies greatly, from under 20 years (at Parkfield) to over 300 years. This fault can produce probable magnitudes between 6.8 and 8.0.

Banning Fault

Another fault that can be found within the City of Loma Linda is the Banning Fault. The faulting displayed by the Banning Fault is a right-lateral strike slip type, with an oblique right reverse, and thrust. The length of the fault is 40 km, 2 1/2 miles of which traverses Loma Linda's southern half in a southeasterly direction. The most recent surface rupture occurred during the Holocene period. The slip rate is uncertain, as this fault is part of a complex system involving the San Andreas Fault. The time interval between major ruptures is uncertain. This fault alone can produce magnitudes between 6.0 and 7.2. The Banning Fault could produce a magnitude 7.0 to 8.0 rupture near the San Andreas Fault.

City of Loma Linda
Geologic Hazard Map (Map 4.2)



4.2.2 Wildfires

The presence of human activities in or near a wildland area dramatically increases the risk of a major fire due to careless smokers, illegal campfires, off-road vehicles, and other related risks. Present wildfire-fighting techniques are designed to control wildland fire where the optimum place, response time, and equipment/resources for control can be chosen. Residential development intrusion into the lower foothills to the south and southwest creates additional problems in controlling a wildland fires due to limited firefighting facilities and lack of direct access to the areas, which lengthens response times. The hazardous fire areas remain the same as in the 2005 HMP. The *Urban Wildland Division Line/Hazardous Fire Area Map (Map 4.3)* depicts the hazardous fire areas as identified in the 2009 General Plan. The *CAL FIRE Fire Hazard Severity Zone Map (Map 4.4)* shows the fire zones identified by Cal Fire. There have been no repetitive losses.

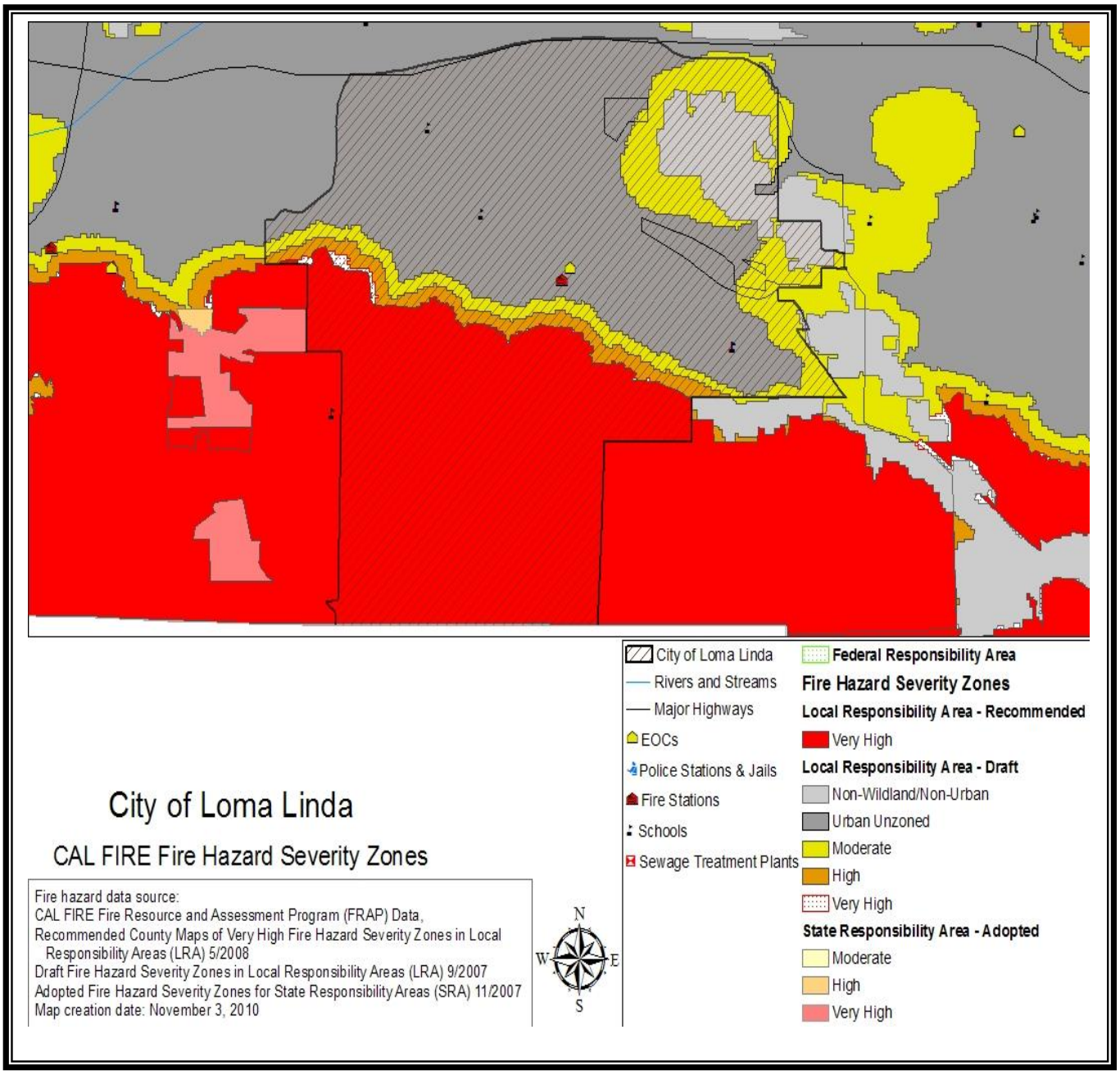
4.2.2.1 Wildfires Historical Events

The "South Hills" have experienced the following wildfires:
2001-one wildfire
1999-two wildfires
1998-seven wildfires

City of Loma Linda
Urban Wildland Division Line/Hazardous Fire Area Map (Map 4.3)



CAL FIRE Fire Hazard Severity Zones Map (Map 4.4)



4.2.3 Flooding

Flooding represents a potential hazard to citizens and property within the Planning Area. Flooding hazards may be considered in two categories: natural flooding and reservoir or water tank failure. While the majority of the area is potentially subject to flood hazards located in the northern portion of the Planning Area, local topography and the presence of a number of large aboveground water storage tanks, increase the potential for flood events in other portions of the Planning Area. However, there are no repetitive loss areas.

The principal types of flood hazards in the City include stream flooding, bridge scour, dam inundation and earthquake-induced flooding (seiches). The City is potentially vulnerable to flooding associated with San Timoteo Creek, Mission Channel, and the Santa Ana River, as well as small-scale floods originating on hillsides in the southern portion of the City. While not likely to occur in the City, bridge foundations are vulnerable to scouring during a flood. Major roadways that cross over watercourses/channels in the City include Anderson Street and Barton Road (San Timoteo Creek), and Redlands Boulevard (Mission Channel), and Beaumont Avenue (San Timoteo Creek). The northern portion of the City is within the inundation area of the Seven Oaks Dam, the failure of which while not likely, would impact the City and its Sphere of Influence. The Seven Oaks Dam is a dry dam that serves to decrease peak water flows during spring runoff and rainstorm events. Upon filling, the dam water is "metered out" through a culvert located at the base of the dam. Additionally, canals, levees, and flood control channels may be vulnerable to the earthquake-induced effects of liquefaction, lateral spreading and primary fault rupture. In Loma Linda, an earthquake may cause local flooding by creating seiches (reverberating waves) by damaging water storage facilities or detention basins which are located generally in the southern foothills. The flood zones are the same as in the 2005 HMP. The *Flood Hazard Area Map (Map 4.5)* displays the flood areas as described in the 2009 General Plan.

The most widely distributed flood map product is the Flood Insurance Rate Map (FIRM). The Federal Emergency Management Agency (FEMA) is mandated by the Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 to evaluate flood hazards and provide FIRMs for local and regional planners to further promote sound land use and floodplain development. Flood risk data presented on FIRMs are based on historic, meteorological, hydrologic, and hydraulic data, as well as open space conditions, flood control works, and development. To prepare a FIRM that illustrates the extent of flood hazards in a flood-prone community, FEMA conducts an engineering study referred to as Flood Insurance Study (FIS). Using information gathered in these studies, FEMA engineers and cartographers delineate Special Flood Hazard Areas (SFHAs) on FIRMs. SFHAs are those areas subject to inundation by a flood that has a one percent or greater chance of being equaled or exceeded during any given year.

The City of Loma Linda participates in the National Flood Insurance Program (NFIP). Basic NFIP actions include:

- Adoption and enforcement of floodplain management requirements, including regulating all and substantially improved construction in Special Flood Hazard Areas.
- Floodplain identification and mapping, including any local requests for map updates.
- Description of community assistance and monitoring activities.

There are no repetitive loss properties located in the City of Loma Linda. Repetitive loss properties are defined as "A property that is currently insured for which two or more NIFP losses (occurring more than ten days apart) of at least $1000 each have been paid within any 10-year period since 1978."

FIRM maps prepared by FEMA also show potential flood zones within the City limits. Flood hazard areas and flood control facilities in the City are shown on Map 4.4. As depicted on FIRM maps, flood hazard areas in the City of Loma Linda are identified in the following manner:

Zone AE. This is one of the seven classifications of areas of special flood hazard areas inundated by the 100-year flood. Within the City of Loma Linda, the AE zone is generally located in the San Timoteo Creek Channel. Base flood elevations have not been determined for this area as it is undergoing channelization.

Zone AO. Areas with this designation have average flood depths of one to three feet. The flooding is usually due to sheet flows on sloping terrain. The area with this designation is located in the sphere of influence around the Mission Channel south of Redlands Boulevard.

Zone A99. Areas so designated are those where the partial completion of a flood control project (e.g., the San Timoteo channelization project) has reduced but not yet eliminated the possibility of flooding in the area. The A99 designation adjacent to the San Timoteo Channel became effective June 27, 2001. In the City of Loma Linda, the A99 zone is generally located between I-10 to the north and the UPRR line to the south, and it extends from California Street on the east to the western boundary of the City. Remapping of this area for flood hazards will occur after the completion of the channelization project.

Zone X (shaded). Identified as the areas of the 500-year flood; areas of the 100-year flood with an average depth of less than one foot or with drainage areas of less than one square mile; and areas protected by levies from the 100-year flood. Within the City, the X zone is primarily restricted to areas at the extreme southern and northern limits of the AE zone. Two areas: one north of Redlands Boulevard between California Street and Rhonda Street, and the other, north of the UPRR line at the western City boundary are also located within this zone.

Zone X (unshaded). Areas determined to be outside the 500-year floodplain. All areas of the City not identified within Zones AE or X (unshaded) are included under this designation.

Slope Failure

"Slope" is defined as the vertical change in elevation over a given horizontal distance. A 10 percent slope is one that rises 10 feet over a horizontal distance of 100 feet. Hillsides, generally speaking, can be unstable platforms for development. Unless a landslide is already occurring, a steep slope can generally be thought of as existing in a state of equilibrium. When this equilibrium is disturbed, the likelihood of slope failure, soil erosion, silting of lower slopes, and downstream flooding increases.

Slope stability is dependent on rock type, pore water pressure, and slope steepness due to natural or man-made undercutting. Every slope has an angle of repose and slopes less than this angle can resist the pull of gravity and will be at rest. Slopes steeper than this angle will eventually fail. On average, the angle of repose is 35 degrees from horizontal, but varies widely. The looseness or consolidation of the material, planes of weakness and vegetative cover all affect angles of repose.

The southern portion of the City (the Badlands and South Hills) has steep natural slopes, which are susceptible to instability. The general area where slope instability may impact development is in the southern hillside area of the City. The type of instability anticipated in this area includes deep-seated landslides, surficial soil slips, wet debris flows, and surficial creep. Most of these mapped landslides appear to be relatively recent (less than 11,000 years). Other deep-seated landslides, smaller in size and not as geomorphically pronounced, are suspected to exist in the steep terrain of the southern portion of the City**.**

4.2.3.1 Flooding Historical Events

December 2010 Winter Storms

From mid December 2010 thru approximately December 22, 2010, the City experienced high rainfall amounts causing flooding and mudflows in the foothills which overflowed onto approximately 2/3 of city streets damaging homes, businesses, and City property. The Fire Department successfully completed 20 swift water rescues, City personnel responded to work in the Emergency Operations Center, and Public Works worked on clearing streets by Christmas Eve. A week following the floods, the City also experienced high winds causing trees to fall. The wind event damage was part of the "winter storm" costs. The cost of the winter storm damage was approximately $2,370,000.00.

Winter Storms Jan./Feb. 2010

From January 17 – February 6 the City experienced heavy rains, high winds, and hail. Protective measures were used to mitigate the storm impact; however, there was still damage to trees and streets throughout the city. The cost of the damage was $19, 777.66.

Flood of 1969 01/18/1969

A much needed overpass on Anderson street, between the University and Loma Linda Academy, was completed in 1968. Residents found it to be an excellent grandstand to watch the raging waters of San Timoteo Creek. Debris-laden water spread across the heavily populated Poplar and Ohio Streets and Seamount Road. Van Leuven was so completely buried in the mud that only the tops of playground in the park could be seen. Loma Linda Academy and Elementary School were flooded and early records were lost. A recently completed Gentry Gym became a first-aid station and emergency shelter. University classes were dismissed so students could assist Job Corps Volunteers with clean-up operations. In the end, nearly two thirds of Loma Linda bore the scars of the flood. Following the flood, the inadequate drainage channel was repaired, but not really improved.

Flood of 1938

The worst flood in history hits the San Bernardino Valley, with rain falling at 4.8 inches an hour. Eighty-seven people die. Foothill Blvd is inaccessible. The Santa Ana River halts traffic across North Orange Street and Tippecanoe Avenue into Redlands and Loma Linda. One hundred bridges in San Bernardino are destroyed.

Flood of 1916 01/01/1916

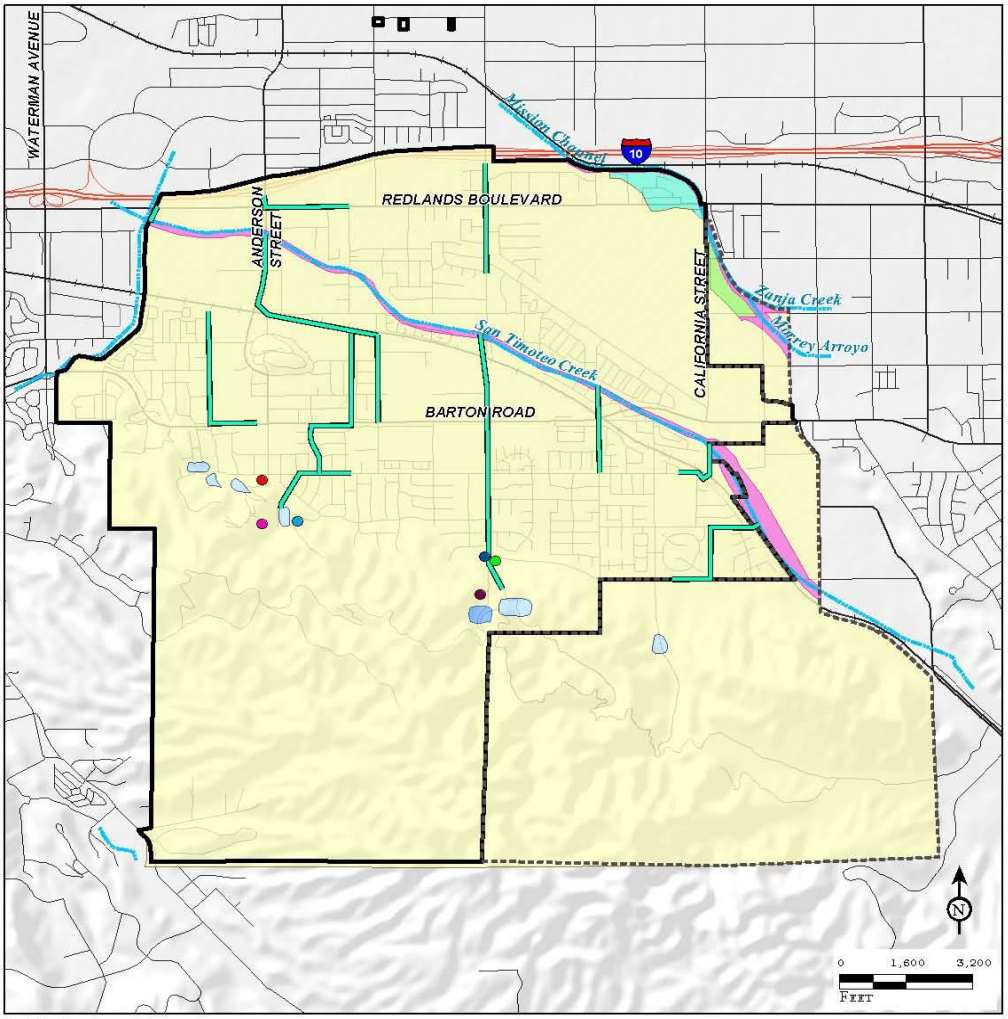
Seventh-day Adventists purchased the hotel on the hill in 1905 and converted it into a Sanitarium. The Sanitarium, an impressive four story wood structure, stood on the north end of the mound. At the foot of the hill, Southern Pacific had placed a main railroad line, which served the Los Angeles region. In order to run the railroad tracks, they had to divert San Timoteo Creek to the north. The Creek then drained into the Santa Ana river. Between the railroads track and the diverted creek various cottages had been built which were owned by the Sanitarium and private individuals. In 1916 rainfall was more abundant than usual and the entire area was flooded. Water surrounded all the buildings in the area, and deposited about two feet of silt throughout the area. The water was deep enough to require rescue work.

Flood of 1862 01/22/1862

In November 1861, rain began falling in southern California and continued for 15 days, saturating the ground. That was followed by a period of relatively dry weather until the 24th of December. On the 24th, the rain started again and continued for 30 days with only two brief interruptions. By the

third week of January 1862 the basin had received at least three times the rainfall of a normal season. Some areas recorded twenty inches of rainfall between the 18th and 19th alone. On the 22nd of a January, east of the Santa Ana Mountains, a flash flood occurred at Agua Mansa. All structures except the church and a store were wiped out and flooding continued in the region for another 15 days. Peak discharge at Riverside Narrows was 317,000 cubic feet per second (cfs). At Agua Mansa, the town and trees were gone and a layer of sediment covered everything, including the springs. Further northeast, near the confluence of San Timoteo Creek with the Santa Ana River, considerable floodplain deposit and damage occurred. The flood of 1862 deposited approximately 6 feet of sediment on the Loma Linda floodplain. The flood damaged or destroyed 400 homes, 300 vehicles, 5 bridges, and 1 school in the area.. The El Nino related flood also damaged the primary Southern Pacific Railroad line south of Redlands City.

City of Loma Linda
Flood Hazard Area Map (Map 4.5)



LSA

FIGURE 10.2

Flood Zones*

- Zone A — *No base flood elevations determined, contained within channel*
- Zone AO - *Flood Depths of 1-3 ft*
- Zone X - 100 to 500 yr — *Areas of 500 yr flood; areas of 100 yr flood with average depths of less than 1 foot*
- Zone X - 500 yr or greater — *Areas determined to be outside the 500 yr floodplain*
- Existing Detention Basin
- Proposed Detention Basin
- Major Storm Drains

Water Tanks

- Water Tank - 3.2MG
- Water Tank - 8.0MG
- Water Tank - 2.0MG
- Water Tank - 0.6MG
- Water Tank - 1.0MG
- Water Tank - 0.1MG

Jurisdictional and Infrastructure

- City Boundary
- City Sphere of Influence
- Railroad
- Water Ways

City of Loma Linda General Plan

FLOOD HAZARD AREAS AND FLOOD CONTROL FACILITIES

*Flood Zone AE is located within the confines of the San Timoteo Creek Channel
SOURCE: FEMA DFIRM 2008; Thomas Bros 2009
R:\LLD130\GIS\Reports\GenPlan_2008_Oct\fig10-2_FloodHazards.mxd (10/29/08)

4.3 Inventory Assets

The third step in the Risk Assessment process is to describe the various assets exposed to the identified hazards, including residential, commercial and industrial buildings throughout the impacted area, essential facilities, as well as critical infrastructure.

4.3.1 Population

There are approximately 21,000 residents; however, the daytime population can rise to almost 60,000 people due to the employment, students, and healthcare that these facilities attract.

4.3.2 Buildings

Regional building inventory databases were used to analyze the building inventory for the following tables which were developed from County Assessor's data, under FEMA funding, as part of the San Bernardino County Essential Facilities Risk Assessment (SBEFRA) Project completed in 2009. The SBEFRA project report may be downloaded from: http://www.fema.gov/library/viewRecord.do?id=3804

The table below (*Figure 4.5)* summarizes the number and value of structures in the City by "general occupancy class" listing the building inventory, building replacement value, contents replacement value, building square footage, and building count. This information is necessary to generate the loss estimations.

Building Inventory Information by General Occupancy

Building Inventory Information by General Occupancy	Building Replacement Value ($1,000)	Contents Replacement Value ($1,000)	Building Square Footage (1,000 Sq. Ft.)	Building Count
Residential	$1,375,594	$687,796	12,521	5,914
Commercial	$512,339	$636,511	3,823	130
Industrial	$14,024	$21,036	186	12
Other	$83,360	$71,367	411	79
TOTAL	**$1,985,317**	**$1,416,710**	**16,941**	**6,135**

Figure 4.5

The table below *(Figure 4.6)* displays the number and value of structures in the City by "general building type" by listing the building replacement value (by dollars and percent), estimated building count, and percent of building count.

Selected Building Inventory Data by General Building Type

Selected Building Inventory Data by General Building Type	Building Replacement Value ($1,000)	Building Replacement Value (%)	Estimated Building Count	% of Building Count
Concrete	$95,887	4.8%	32	1%
Manufactured Housing	$15,867	0.8%	406	7%
Precast Concrete	$74,517	3.8%	25	0%
Reinforced Masonry	$157,387	7.9%	67	1%
Steel	$91,868	4.6%	21	0%
Unreinforced Masonry	$7,095	0.4%	2	0%
Wood Frame (Other)	$478,852	24.1%	296	5%
Wood Frame (Single-family)	$1,063,844	53.6%	5,286	86%
TOTAL	**$1,985,317**		**6,135**	

Figure 4.6

4.3.3 Essential Facilities

The Essential Facility List includes facilities that are necessary to remain in operation during and immediately after a catastrophic event. This list remains the same as the 2005 HMP except for an additional Fire Station built in 2009. The types of essential facilities are as follows:

- Jerry L. Pettis VA Medical Center
- Loma Linda University Medical Center (LLUMC)
- LLUMC Children's Hospital
- LLUMC Behavioral Medicine Center
- LLUMC East Campus Hospital
- LLUMC Heart and Surgical Hospital
- City Hall (Includes EOC and Police Dept.)
- Fire Station 251
- Fire Station 252

4.4 Vulnerability Assessment

The vulnerability assessment assesses the highest priority hazards (earthquake, fire, flood) and their impact to the population and buildings.

4.4.1 Earthquake Results

The following table *(Figure 4.7)* summarizes citywide earthquake loss estimates, critical facility damage, and functionality have been estimated using the latest version of HAZUS (HAZUS-MH MR-4). This includes the improved regional building and essential facility inventory databases developed under FEMA funding for the San Bernardino County Essential Facilities Risk Assessment (SBEFRA) Project.

Earthquake Loss Estimates

		Earthquake Scenario		
		M7.8 ShakeOut Scenario (including Liquefaction)	**M6.7 San Jacinto Fault (including Liquefaction)**	**M6.7 Chino Hills Fault (including Liquefaction)**
Direct Economic Losses for Buildings ($1,000)				
	Total Building Exposure Value	1,985,317		
Capital Stock Losses	Cost of Structural Damage	52,995	27,611	160
	Cost of Non-Structural Damage	239,182	122,670	1,659
	Total Building Damage (Str. + Non-Str.)	292,177	150,282	1,819
	Building Loss Ratio %	14.7%	7.6%	0.1%
	Cost of Contents Damage	97,404	48,646	826
	Inventory Loss	1,158	551	10
Income Losses	Relocation Loss	33,704	18,833	46
	Capital-Related Loss	30,318	15,263	30
	Rental Income Loss	19,082	9,488	34
	Wage Losses	48,372	24,431	45
	Total Direct Economic Loss	**522,215**	**267,494**	**2,810**
	% Of Countywide Loss	2.4%	5.3%	0.1%
Casualties				
Day Casualties	**Casualties - 2 pm**			
	Fatalities	7	2	0
	Trauma injuries	2	1	0
	Other (non-trauma) hospitalized injuries	13	7	0
	Total hospitalized injuries	**15**	**8**	0
	Injuries requiring Emergency Department Visits	316	112	0
	Injuries treated on an Outpatient basis	548	205	1
	Total injuries	**886**	**327**	1

	Hospital visits requiring EMS transport	24	7	0
Night Casualties	**Casualties - 2 am**			
	Fatalities	2	1	0
	Trauma injuries	1	0	0
	Other (non-trauma) hospitalized injuries	7	0	0
	Total hospitalized injuries	**8**	**0**	**0**
	Injuries requiring Emergency Department Visits	228	104	1
	Injuries treated on an Outpatient basis	414	195	1
	Total injuries	**652**	**300**	**2**
	Hospital visits requiring EMS transport	15	6	0
Shelter				
Shelter	Number of Displaced Households	1,039	533	0
	Number of People Requiring Short-term Shelter	372	186	0
Debris (thousands of tons)				
Debris	Brick, Wood & Other (Light) Debris	42	24	< 1
	Concrete & Steel (Heavy) Debris	75	30	< 1
	Total Debris	**117**	**54**	**< 1**
Building Damage Count by General Building Type				
Concrete	None	4	6	31
	Slight	8	11	0
	Moderate	8	10	0
	Extensive	6	5	0
	Complete	6	1	0
	TOTAL	**32**	**32**	**32**
Manuf. Housing	None	0	0	280
	Slight	0	1	102
	Moderate	0	28	24
	Extensive	10	191	0
	Complete	396	186	0
	TOTAL	**406**	**406**	**406**
Precast Concrete	None	4	5	25
	Slight	11	11	1
	Moderate	9	8	0
	Extensive	1	2	0
	Complete	0	0	0
	TOTAL	**25**	**25**	**25**
rced Maso	None	22	20	66
	Slight	23	25	1

	Moderate	15	16	0
	Extensive	6	5	0
	Complete	1	1	0
	TOTAL	**67**	**67**	**67**
Steel	None	1	2	21
	Slight	3	7	0
	Moderate	8	9	0
	Extensive	6	3	0
	Complete	3	0	0
	TOTAL	**21**	**21**	**21**
Unreinforced Masonry	None	0	0	2
	Slight	0	0	0
	Moderate	0	0	0
	Extensive	0	1	0
	Complete	2	1	0
	TOTAL	**2**	**2**	**2**
Building Damage Count by General Building Type (Continued)				
Wood Frame (Other)	None	62	71	290
	Slight	104	112	6
	Moderate	48	66	0
	Extensive	23	40	0
	Complete	60	7	0
	TOTAL	**296**	**296**	**296**
Wood Frame (Single-family)	None	2,361	1,794	5,222
	Slight	2,553	2,863	63
	Moderate	352	402	0
	Extensive	20	183	0
	Complete	1	44	0
	TOTAL	**5,286**	**5,286**	**5,286**
ALL BUILDING TYPES	None	2,455	1,898	5,937
	Slight	2,702	3,029	174
	Moderate	440	538	25
	Extensive	71	429	0
	Complete	468	241	0
	TOTAL	**6,135**	**6,135**	**6,135**

Figure 4.7

4.4.2 Wildfire Results

The following information displays the 2005 potential losses due to wildfires confronting the community. However, due to slow growth in the City, this data is still pertinent.

Summary of Economic Losses:

a. The economic loss resulting from wildfires is approximately $10,000
b. The loss from damage to structures from wildfires is approximately $6,000,000
c. The following is a description of the estimated losses: Structural damage to houses directly adjacent to, or intermixed with, the Hazardous Fire Area.

Summary of Human Losses

a. There is no estimated number of fatalities resulting from wildfires.
b. The estimated number of injuries resulting from wildfires is approximately 2.
c. The estimated number of displaced people resulting from wildfires is approximately 50
d. Total number of people affected: 52
e. Percent of community's population at risk: 0.25%

4.4.3 Flooding Results

The following information displays the 2005 potential losses due to flooding confronting the community. However, due to slow growth in the City, this data is still pertinent.

Summary of Economic Losses:

a. The economic loss resulting from this hazard is approximately $250,000
b. The loss from damage to structures from this hazard is approximately $500,000
c. The following is a description of the estimated losses:

Flood damage to the LLU wells would have a temporary impact on the ability of the system to provide pure, clean water to LLU and LLUMC. However, the tie-ins with the City of Loma Linda's water system would minimize the impact to the time it takes for the appropriate personnel to isolate the LLU water supply and activate the supply from the City.

Loma Linda Academy lies directly adjacent to the San Timoteo Creek channel, and has suffered severe damage from flooding in the past. In the case of another major flood, which overflows the limits of the concrete channel, the school would again suffer major damage and disruption to school activities.

Summary of Human Losses

a. The estimated number of fatalities resulting from this hazard is approximately 0
b. The estimated number of injuries resulting from this hazard is approximately 5
c. The estimated number of displaces resulting from this hazard is approximately 1000
d. Total number of people affected: 1005
e. Percent of community's population at risk: 4.79%

Section 5 Community Capability Assessment

This section describes the resources and tools the City has in place that can assist, promote, and implement mitigation actions in the community.

5.1 Agencies and People

The table below *(Figure 5.1)* displays City Departments, agency, or organizations that are involved in promoting or implementing mitigation and risk reduction activities.

Agencies and People Involved with Mitigation and Risk Reduction

City Departments and Other Agencies	Role in Disaster Mitigation and Management
Mayor and City Council	• Adopts policies, codes and standards and approves plans. • Comprise the Disaster Council.
Fire Department	• Ensure emergency response equipment is in working order.
Emergency Services	• Coordinates CERT Program. • Coordinates RACES Program. • Conducts Community Disaster Preparedness Meetings.
Police Department	• Coordinates VIPS program.
Community Development	• General Plan, land use regulations, environmental assessments. • Regulates construction and occupancy of all residential, commercial and industrial buildings in order to ensure life, fire, and health safety. • Conducts post-disaster safety assessments.
Public Works	• Provides leadership, planning, and administration of all public works programs, including engineering for capital projects. • Conducts post-disaster safety assessments. • Coordinates mitigation programs and projects.
IT	• Ensure technical readiness of Emergency Operations Center. • Collects, maintains and provides digital mapping services.
Finance	• Establishes vendor resources list for disaster response.
Loma Linda University	• Collaboration with City and other agencies in emergency preparedness.
Loma Linda University Medical Center	• Collaboration with City and other agencies in emergency preparedness. • Conduct emergency exercises/drills. • Develops Emergency Operations Plans for each of its facilities. • Stores emergency caches for Medical Center personnel.
Chamber of Commerce	• Collaboration with City and other agencies in emergency preparedness.
American Red Cross	• Provides support in emergencies. • Provides training for citywide mass care and sheltering.
Community Based Organizations (i.e., churches, community organizations)	• Collaboration with City and other agencies in emergency preparedness.

Figure 5.1

5.2 Existing Plans

The City of Loma Linda has adopted the philosophy that Plan integration is an essential element to future and long-term community sustainability. The City's long-term goal is to integrate all aspects of comprehensive planning and development to correlate with a continuum of adopted codes and standards to support this philosophy. Current and future Plans will define important City policies and support the ordinances and activities described below. For example, the goal is to enhance the objectives of hazard mitigation, including the Health and Safety Element of the General Plan. Other Plans focus on different aspects of disaster management such as emergency response. Other Plans have implications that are relevant to hazard mitigation, such as plans related to spending on public facilities and storage of hazardous materials. These plans are listed below:

- 2009 General Plan
- Emergency Operations Plan
- Urban Water Management Plan
- Master Plan of Drainage
- Capital Improvement Program (CIP)
- Mutual Aid Agreements

5.3 Regulations, Codes, Policies, and Ordinances

The following titles of the City of Loma Linda Municipal Code (http://qcode.us/codes/lomalinda/) include regulations and ordinances on the following issues and topics related to hazard mitigation:

Title 2 Administration and Personnel
Emergency and Disaster Organization
Fire Department

Title 3 Revenue and Finance
Fire Protection Charges and Assessments

Title 8 Health and Safety
Underground Storage of Hazardous Substances

Title 9 Public Peace, Morals and Welfare
Administrative Code for Enforcement Remedies

Title 12 Streets and Sidewalks
Underground Utilities

Title 13 Water and Sewers
Water Rules and Regulations
Wastewater Facilities Regulations
Drainage Plan

Title 15 Buildings and Construction
Building Code and Building Code Standards
Electrical Code
Plumbing Code
Mechanical Code
Fire Code
Wildland-Urban Interface Code
Fire Zones
Safety Assessment Placards
Conditions for Building Permits
Repair of Damaged Structures

Title 17 Zoning
All chapters listed within code.
Title 19 Development Restrictions
Hillside Area Development
Flood Control Measures
Residential and Hillside Development Control Measure

Title 20 Environmental Protection
Environmental Health Code
Environmental Impact Reports
Environmental Quality Act
Hillside Areas Preservation

5.4 Mitigation Programs and Guiding Policies

This section describes the City's 2009 General Plan guiding policies for the highest priority hazards (earthquake, fire, flood). This will help facilitate the implementation of local mitigation strategies. These policies and activities may not actually use PDM, HMGP, or FMA funding, but they display how the city is being pro-active in hazard mitigation. Actual mitigation projects can be found in Section 6.3, *Mitigation Goals, Objectives and Projects*.

5.4.1 Earthquakes

Earthquake Guiding Policy
Minimize the risks of property damage and personal injury resulting from seismic and geologic hazards.

Implementing Policies
a. Limit development to low density in areas near geologic hazards such as the San Jacinto Fault that would create adverse conditions to those inhabiting the area and to the overall community.

b. Enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act.

c. Require geologic and soils reports to be prepared for proposed development sites, and incorporate the findings and recommendations of these studies into project development requirements.

d. Provide information and establish incentives such as free inspections or possibly reduced fees for property owners to rehabilitate existing buildings using construction techniques to protect against seismic hazards particularly in buildings with high occupancy such as churches and other places of assembly.

e. Identify and publicize the geologic and seismic hazards within Loma Linda and advise residents and property owners of appropriate protection measures to reduce or eliminate structural damage.

f. Encourage continued investigation by State agencies of geologic conditions within the Inland Empire to update knowledge of seismic hazards and promote public awareness.

g. Require that engineered slopes be designed to resist seismically induced failure.

h. Require that structures overlying both cut and fill areas within a grading operation be over excavated to mitigate the potential for seismically induced differential settlement.

i. Require specialized soils reports in areas suspected of having problems with potential liquefaction and areas depicted as liquefaction zones as shown on *Figure 10.1 (Geologic Hazards)*, bearing strength, expansion, settlement, or subsidence, including implementation of the recommendations of these reports into the project development.

j. Work with Southern California Edison, the Southern California Gas Company, pipeline companies, and industrial companies to implement measures to safeguard the public from seismic hazards associated with high voltage transmission lines, caustic and toxic gas and fuel lines, and flammable storage facilities.

5.4.2 Wildfires

Wildfire Guiding Policy

Minimize the threat to persons, property, and the environment resulting from wildfires.

Implementing Policies

a. Require fire protection agency review of all development in high fire risk areas and minimize risks accordingly.

b. Require new development in areas of high wildfire hazard to utilize fire-resistant building materials. As appropriate, require on-site fire suppression systems, including, automatic sprinklers, buffers and fuel breaks, and fire retardant landscaping.

c. Require detailed fire prevention and control measures, including, community firebreaks, for development projects in high fire hazard zones.

d. Require fire sprinklers in all structures greater than 200 square feet.

e. Prohibit single-access neighborhoods in high fire hazard areas. Provide adequate access for fire and other emergency response personnel and vegetation management program

5.4.3 Floods

Flood Guiding Policy

Protect the community from risks to lives and property created by flooding and storm water runoff.

Implementing Policies

a. Through the San Bernardino County Flood Control District Citizen's Advisory Committee, continue to make recommendations to the County Board of Supervisors for improvements to the flood control facilities in the City of Loma Linda to reduce the potential of 100 – 500 year floods within the City.

b. In areas where local and sub-regional drainage facilities are not currently provided, require new development to prepare hydrologic studies to assess storm runoff on the local and sub regional storm drainage systems and/or creek corridors and incorporate appropriate mitigation in project development.

c. Require new development to provide for the perpetual maintenance of detention basins, if necessary to support the new development.

d. Require new development to incorporate features into drainage plans that would reduce impermeable surface area, increase surface water infiltration, and minimize surface water runoff during storms.

e. Cooperate with the State and Federal agencies to encourage that streams and creeks in the south hills area be left in their natural state in order to preserve their value as percolation and recharge areas, natural habitat, scenic resources, and recreation corridors, if technically and financially feasible. If not, then the loss or modification of a creek stream should be appropriately mitigated.

f. Cooperate with San Bernardino County Flood Control District to reduce hazards caused by local flooding through maintenance and improvements to the area's storm drain system such as the jointly maintained Loma Linda storm drain.

g. Maintain current flood hazard data, and coordinate with the Federal Emergency Management Agency, San Bernardino Flood Control District, U.S. Army Corps of Engineers, and other responsible agencies to coordinate flood hazard analysis and management activities.

5.5 Fiscal Resources

As in 2005, the fiscal resources available to the City to complete mitigation projects are federal and state grant programs, and local City General Funds.

Section 6 Mitigation Strategies

6.1 Overview

The Mitigation Strategy is derived from the review of the existing vulnerabilities (Risk Assessment) and capabilities (Community Capability Assessment) outlined in previous sections of this Plan. It is the long-term approach for reducing and/or eliminating the potential losses identified in the Risk Assessment section.

6.2 Mitigation Projects 5-Year Progress Report

The table below, *Figure 6.1*, displays the status of the four (4) mitigation projects described in the City's 2005 LHMP.

5-Year Mitigation Project Progress Report

2005 Mitigation Project	2010 Status	Comments
San Timoteo Creek Project: Reach 3B	Completed	Project completed in 2009.
San Timoteo Creek Project: Reach 2	Completed	Project completed in 2009.
Urban-Wildland Interface Fire Project	On-going	Weed abatement activities are an annual process.
Loma Linda University Medical Center: Seismic Retrofit Project	On-going	Unforeseen obstacles have prevented this project from being completed at this time.

Figure 6.1

6.3 Mitigation Goals, Objectives, and Projects

The table below, *Figure 6.2*, describes the City's 2005 HMP mitigation goals and objectives for each of the high priority hazards followed by 2011 mitigation projects. In addition to the listed mitigation projects the city also implements state and federal fire and building codes.

2005/2011 Mitigation Goals and Objectives

High Priority Hazard	2005 Goals	2005 Objectives	2011 Goals	2011 Object-ives
Earth-quakes	Reduction of damage caused by a significant earthquake in or near Loma Linda.	Substantially retrofit structures that don't meet current seismic construction standards.	Same	Same
Fire	Prevention or mitigation of damage caused to structures and infrastructure by uncontrolled wildfire.	Require adequate defensible space around all structures. Require building construction features appropriate to the wildfire hazard. Provide education to all homeowners/occupants of dwellings within the Hazardous Fire Area.	Same	Same
Flood	Reduction or elimination of potential damage to structures and infrastructure caused by flooding from the San Timoteo Creek and tributaries.	Channelization of the San Timoteo Creek through the City of Loma Linda, with accompanying development of catch and retention basins upstream (San Timoteo Canyon).	Reduce or eliminate potential damage to structures and infrastructures cause by mudslides.	Slope stabilization and mudslide hazard mitigation.

Figure 6.2

6.3.1 Earthquake Mitigation Projects

Name: Anderson Bridge Seismic Retrofit
Description: To bring bridge up to current earthquake standards.
Strategy:
Status: The City currently has plans and is waiting for CalTrans grant approval.
Completion Date: 90 days or less
Total Cost: $259,000
Funding Description: Federal Transportation Grant administered by CalTrans

Name: Loma Linda University Medical Center: Seismic Retrofit Project
Description: Seismic structural retrofit of Loma Linda University Medical Center
Strategy: In Progress.
Status: On-going
Completion Date: TBD
Total Cost: TBD
Funding Description: Corporate operating and capital funds, Federal Stafford Act appropriation administered by CA OES.

6.3.2 Fire Mitigation Projects

Name: Urban-Wildland Interface Hillside Weed Abatement
Description: Ensuring that residents and City properties remove and clear away all dead/combustible weeds or other combustible vegetation from all areas of parcels, including slopes, within 100 feet of all buildings or structures on parcel. Combustible weeds should also be removed from the edges of roadways.
Strategy: Develop weed abatement protocol and distribute educational materials to residents.
Status: The Fire Marshal and staff are currently updating weed abatement protocol and meeting with residents.
Completion Date: on-Going
Total Cost: TBD
Funding Description: Fire Department Budget

6.3.3 Flood Mitigation Projects

Name: Zanja Channel Improvement
Description: To improve channel flow in conjunction with the realignment of Redlands Blvd. and California Street project.
Strategy: Include channel improvements during phase 1 of the realignment project.
Status: In planning stages.
Completion Date: TBD
Total Cost: $6,000,000 (appx.)
Funding Description: TBD

6.4 Mitigation Priorities

Hazard mitigation has been a high priority in the City since it's incorporation in 1970. The City has implemented several mitigation projects in the past that has brought the City up to exceptionally safe standards. Currently, because there are four mitigation projects, prioritizing projects is not necessary. However, if we had additional projects the City would use the following methodology to prioritize mitigation projects. The four mitigation projects were described in Section 6.3 of this Plan that all require different funding sources.

To assist in identifying mitigation priorities, the following priority ranking was developed:

- *High Priority* – Projects that will be the primary focus of implementation over the next five (5) years.
- *Medium Priority* – Projects that may be implemented over the next five (5) years.
- *Low Priority* – Projects that will not be implemented over the next five (5) years unless conditions change (i.e., new program, funding sources, etc.)

To assist in validating these priorities, each project received criteria/factor questions to confirm priority levels:

Does the mitigation project:

1. solve the problem?
2. address Vulnerability Assessment?
3. reduce the exposure or vulnerability to the highest priority hazards?
4. address multiple hazards?
5. address more than one (1) Goal/Objective?
6. benefits equal or exceed costs?

Can the mitigation project:

7. be implemented with existing funds?
8. be implemented by existing stated or federal grant programs?
9. be completed within the 5-year life cycle of the LHMP?
10. be implemented with currently available technologies?

Will the mitigation project:

11. be accepted by the community?
12. be supported by community leaders?
13. adversely impact segments of the population or neighborhoods?
14. require a change in local ordinances or zoning laws?
15. result in legal action such as a lawsuit?
16. positively or negatively impact the environment?
17. comply with all local, state, and federal environmental laws and regulations?

Is there:

18. sufficient staffing to undertake the project?
19. existing authority to undertake the projects?

6.5 Implementation Strategy

To assist in implementing the mitigation projects, the *Implementation Strategy (Figure 6.3)* matrix below was developed to identify the strategies that will focus on the 2011 high priority mitigation projects which can be implemented during the 5-year LHMP cycle. The matrix includes the 2011 mitigation project, the responsible lead agency, the hazard being mitigated, funding source, cost (if known), and expected timeframe.

Implementation Strategy

Mitigation Project	Lead Agency	Hazard	Funding Source	Cost	Timeframe
Anderson Bridge Seismic Retrofit	City Public Works	Earthquake	Federal Transportation Grant (CalTrans)	$259,000	Short-term
Zanja Channel Improvement	City Public Works	Flood	TBD	$6,000,000	Short-term
Urban-Wildland Interface Hillside Weed Abatement	City Fire Department	Fire	Fire Department Annual Budget	TBD	Long-term
Loma Linda University Medical Center: Seismic Retrofit Project	Loma Linda University Medical Center	Earthquake	TBD	TBD	Long-term

Figure 6.3

Section 7 Plan Maintenance

7.1 Monitoring, Evaluating and Updating the Plan

The City of Loma Linda will continue to monitor hazards for a better understanding of these hazards and identification of new hazards. As the City monitors these hazards and learns how to mitigate these hazards more efficiently, additional projects may be developed over time.

The inclusion of the LHMP into other existing Loma Linda municipal plans will continue to be a collaborative process that involves multiple stakeholders from associated agencies and departments. Because the LHMP is a living document that reflects ongoing hazard mitigation activities, the process of monitoring, evaluating, and updating will be critical to the effectiveness of hazard mitigation within the City. To facilitate the hazard mitigation planning process, the LHMP will be reviewed annually and revisions will be provided to FEMA in a 5-year cycle, as required.

Departments who are managing mitigation projects will track the status of the projects through the entire life cycle from concept to completion. Each year proposed projects are reviewed during budget development and selected projects are submitted for funding to the appropriate funding source. These funding sources include, General Fund, grant funds, and private funds.

On an annual basis, the Emergency Services Coordinator (ESC) and the Planning Team will review the plan annually and update project status and other sections as necessary. The ESC will also update the LHMP every five (5) years and submit the Plan to Cal EMA and FEMA.

7.2 Implementation Through Existing Programs

The 2005 Hazard Mitigation Plan update includes updated information from the City of Loma Linda 2009 General Plan, Public Health and Safety Element. City ordinances were followed to ensure proper fuels reduction was completed in Hazardous Fire Areas.

The LHMP goals and actions will be incorporated into various general operations of government. For example, some information from the LHMP will be included in the City of Loma Linda Emergency Operations Plan (EOP) that is expected to be updated in 2011. As future plans are developed, the LHMP will be an asset in any plan development efforts. As noted earlier, much of the information contained in this LHMP is from the City's 2009 General Plan and is already part of the planning process.

7.3 Continued Public Involvement

By interacting with various City departments, agencies, community based organizations, private entities, and public forums, the City will have the opportunity to continue to have public involvement in mitigation planning efforts. The City will also inform the public through our website, local television station, and twittering to let them know updates to the plan will be available for their review.

Appendix A

Planning Materials

HMP Planning Team Meeting Agenda

July 1, 2010
10:00 am – 11:00 am

Loma Linda Fire Department, EOC

25541 Barton Road

I. Welcome/Introductions

II. Planning Team Members

III. Hazard Mitigation Planning Process

IV. Hazard Mitigation Plan Next Steps

V. Next Meeting

a. **August 24, 2010**

Loma Linda

DRAFT Hazard Mitigation Planning Process

Local Hazard Mitigation Plans (LHMP) are required to be updated every 5 years. The City of Loma Linda's current plan was submitted April 2005 as part of the County's Multi-Jurisdictional Hazard Mitigation Plan and is due to be updated in 2010.

All 24 cities/towns and approximately 30 special districts throughout the County of San Bernardino are participating in the 2010 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The County hired a consultant to assist all stakeholders (participants) in the development of the plan. The Consultant will be conducting monthly meetings with stakeholders to ensure forward progress of MJHMP.

2010 Multi-Jurisdictional Timeline:

July 1	HMP Portal Rollout
July 15	Stakeholder Conference Call
Aug. 19	Stakeholder Conference Call
Sept. 16	Stakeholder Conference Call
Sept. 20	Submit LHMP to consultant for review
Sept. 20 – Oct. 10	Consultant reviews all 54 plans
Oct. 11	LHMP is submitted to SB County OES for review and "roll-up"
Oct. 11 – Oct. 17	SB County reviews/rolls up all 54 plans
Oct. 18	MJHMP is submitted to Cal EMA/FEMA for review
Dec. 13	FEMA approved by this date
Jan. 10, 2011	Local approval/adoption by this date

Internal Timeline:

July 1	Kick-Off Meeting (planning team members)
August 12	LHMP initial updates complete
Aug 16 – 26	Internal review
Aug 26	LHMP Planning Team Meeting
Aug 31	Updates complete from internal review
Sept. 1	Public Meeting – Planning Commission Meeting
Sept. 14	Public Meeting – City Council Meeting
Sept. 16	Submit LHMP to consultant for review
Dec. 14	City Council – HMP Approval/Adoption (tentative 1/4/2011)

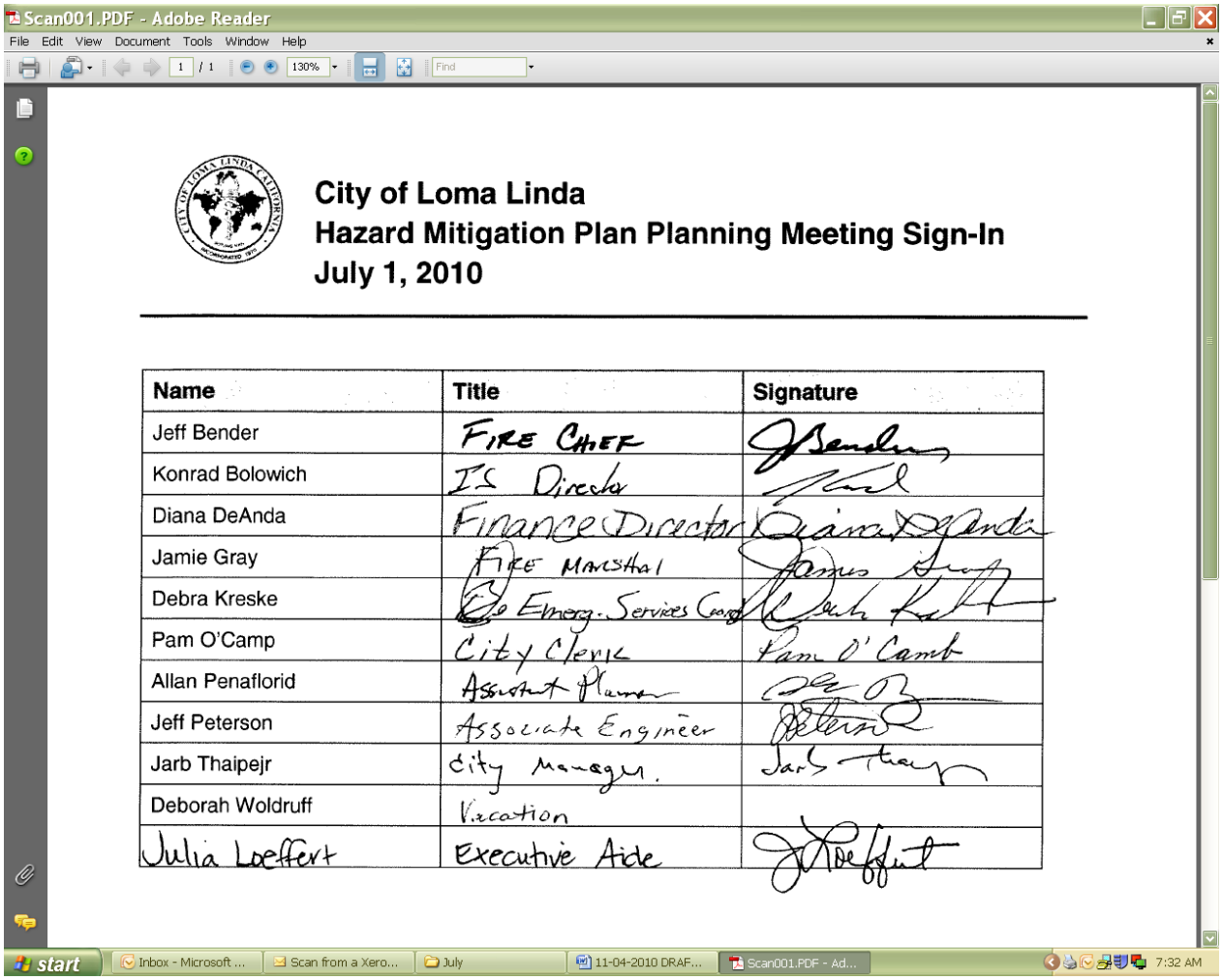
Planning Team:

Jeff Bender	Fire Department
James Gray	Fire Department
Debra Kreske	Fire Department
Jarb Thaipejr	City Manager/Public Works
Jeff Peterson	Public Works
Deborah Woldruff	Community Development
Konrad Bolowich	IT Manger
Diana DeAnda	Finance
Pamela Byrnes-O'Camb	Risk Manager

City of Loma Linda
Hazard Mitigation Plan Next Steps
July 2010

Next Steps:

- Update population data
- Update critical facilities
- Status of mitigation projects listed in 2005
- Identify new mitigation projects for 2010
- Identify hazard events since April 2005



City of Loma Linda
Hazard Mitigation Plan Planning Meeting Sign-In
July 1, 2010

Name	Title	Signature
Jeff Bender	FIRE CHIEF	
Konrad Bolowich	IS Directo	
Diana DeAnda	Finance Director	
Jamie Gray	FIRE MARSHAL	
Debra Kreske	Emerg. Services Coord	
Pam O'Camp	City Clerk	
Allan Penaflorid	Assistant Planner	
Jeff Peterson	Associate Engineer	
Jarb Thaipejr	City Manager	
Deborah Woldruff	Vacation	
Julia Loeffert	Executive Aide	

HMP Planning Team Meeting Agenda

August 24, 2010
10:00 am – 11:00 am

Loma Linda Fire Department, EOC

25541 Barton Road

I. Welcome/Introductions

II. Planning Team Members

III. LHMP Timeline Update

IV. LHMP Status

V. Next Meeting

a. **August 26, 2010 <u>Meeting Cancelled</u>**

b. **Sept. 13, 2010, 10:00 am – 11:00 am**

.Loma Linda

Hazard Mitigation Planning Process

Local Hazard Mitigation Plans (HMP) are required to be updated every 5 years. The City of Loma Linda's current plan was submitted April 2005 as part of the County's Multi-Jurisdictional Hazard Mitigation Plan and is due to be updated in 2010.

All 24 cities/towns and approximately 30 special districts throughout the County of San Bernardino are participating in the 2010 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The County hired a consultant to assist all stakeholders (participants) in the development of the plan. The Consultant will be conducting monthly meetings with stakeholders to ensure forward progress of MJHMP.

Updated Internal Timeline:

July 1		Kick-Off Meeting
Aug. 24		HMP Planning Team Meeting
Sept. 9	(~~Aug. 12~~)	Initial updates complete
Sept. 13		HMP Planning Team Meeting (Plan Distribution)
Sept. 13 – 23	(~~Aug 16 – 26~~)	HMP Planning Team Plan review
Sept. 23	(~~Aug. 26~~)	HMP Planning Team Meeting (Document Review)
Sept. 30	(~~Aug. 31~~)	Updates complete from internal review
Oct. 6	(~~Sept. 1~~)	Public Meeting – Planning Commission Meeting
Oct. 12	(~~Sept. 14~~)	Public Meeting – City Council Meeting
Oct. 22	(~~Sept. 16~~)	Submit Loma Linda's HMP to consultant for review
Dec. 14		City Council – HMP Approval/Adoption (tentative 1/4/2011)

Loma Linda LHMP Planning Team:

Name	Title
Jeff Bender	Fire Chief
Konrad Bolowich	IS Director
Diana DeAnda	Finance Director
James Gray	Fire Marshal
George Johnston	LLU Assistant Vice President
Debra Kreske	Emergency Services Coordinator
Julia Loeffert	Executive Aide
Pamela Byrnes-O'Camb	City Clerk
Jim O'Neill	Bryn Mawr E.S. Principal
Allan Penaflorida	Assistant Planner
Jason Peterson	LLUAHSC Emergency Management Specialist
Jeff Peterson	Associate Engineer
Jarb Thaipejr	City Manager
Deborah Woldruff	Community Dev. Director

2010 HMP Next Steps Follow-up

Update Population Data

- Newest Census data from Henry.
- **ACTION:** Julie will you please ask Henry if he has the 2010 Census LL population?

Update Critical Facilities

- 2005 HMP critical facilities were; LLUMC, VA Med Ctr, City Hall, and Fire Station 1
- I'll add Fire Station 2.
- **ACTION:** All, is there any additional critical facilities we want to add? (Whatever we add we'll have to include in the "risk analysis".)

Status of 2005 HMP Mitigation Projects

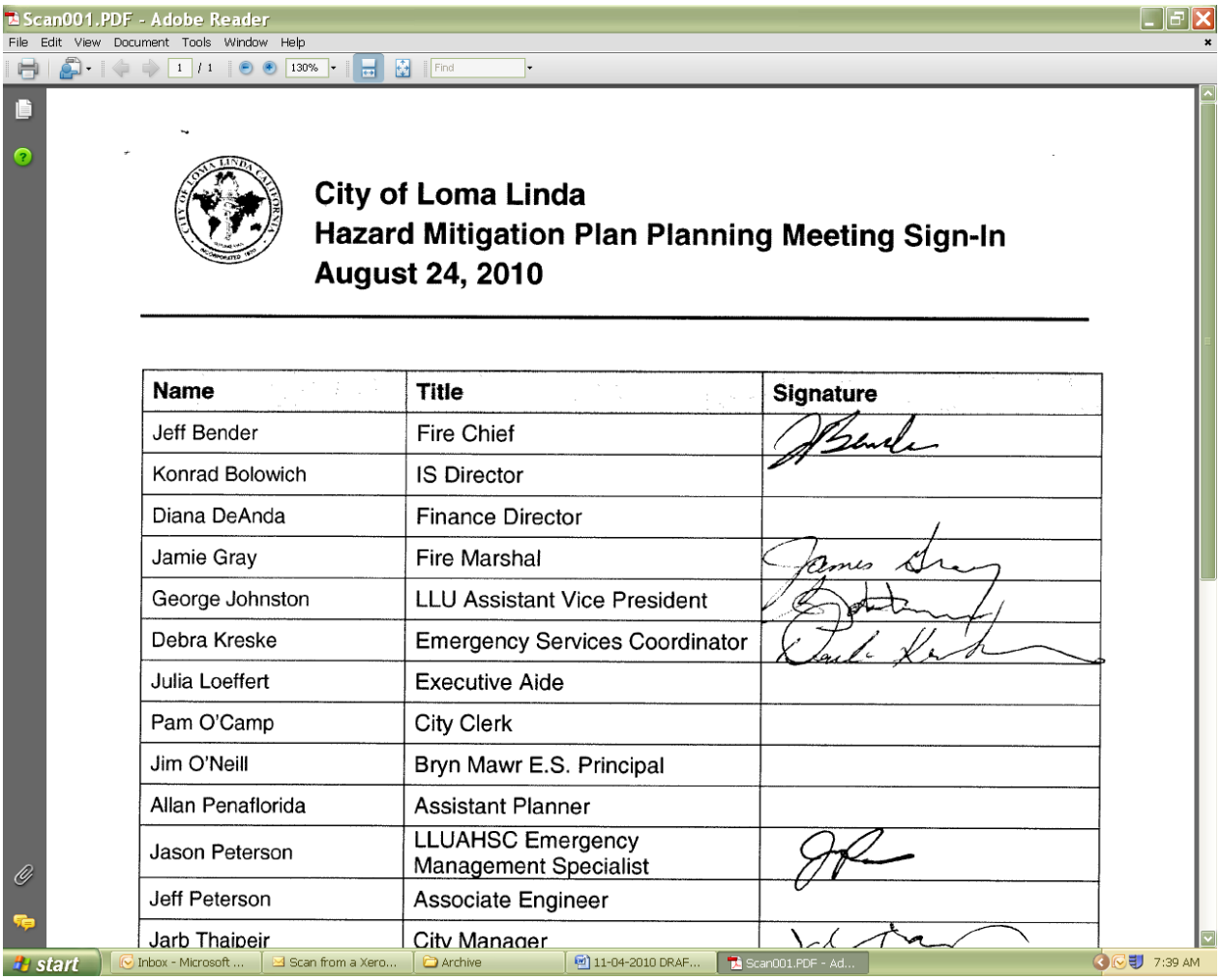
- Projects listed in HMP:
  - Reach 2(San Tim. Creek)
  - Reach 3B(San Tim Creek)
  - UWI-1(Urban Wildland Interface Fire)
  - LLUMC (Seismic Retrofit)
- **ACTION:** Public Works and Fire Department identify status of above mitigation projects.

Identify New Mitigation Projects for 2010

- **ACTION:** Public Works, Fire Department, Medical Centers need to start identifying mitigation projects that happened after April 2005, identify current projects, and future known projects.
- It will take awhile to get the details of these projects, but we will need to know the following information regarding each of the projects:
  - Name
  - Description
  - Alternatives
  - Strategy
  - Status
  - Completion Date
  - Local Priority
  - Longitude
  - Latitude
  - Hazards Mitigated
  - Total Cost
  - Calculated BC Ratio
  - Custom BC Ratio
  - Funding Description

Identify Hazard Events Since April 2005

- 2005 HMP events were described for the top 3 hazards; Earthquake, Flood, Fire.
- Looking at the events listed in 2005 HMP will help identify the degree of events that need to be listed in the 2010 HMP. The 2005 HMP events listed were:
  - Earthquakes
    1. Landers Earthquake 6/28/1992
    2. San Jacinto 4/9/1968
    3. San Andreas Fault (last rupture in So. Cal. 1/9/1857)
  - Flooding
    1. Flood of 1969 1/18/1969
    2. Flood of 1916 1/1/1916
    3. Flood of 1862 1/22/1862
    4. Flood of 1938
  - Fire
    1. “South Hills” 2001 – one wildfire
    2. “South Hills” 1999 – two wildfires
    3. “South Hills” 1998 – seven wildfires
- **ACTION:** All, start identifying hazards that have happened to Loma Linda since April 2005.



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City of Loma Linda
Hazard Mitigation Plan Planning Meeting Sign-In
August 24, 2010

Name	Title	Signature
Jeff Bender	Fire Chief	
Konrad Bolowich	IS Director	
Diana DeAnda	Finance Director	
Jamie Gray	Fire Marshal	
George Johnston	LLU Assistant Vice President	
Debra Kreske	Emergency Services Coordinator	
Julia Loeffert	Executive Aide	
Pam O'Camp	City Clerk	
Jim O'Neill	Bryn Mawr E.S. Principal	
Allan Penaflorida	Assistant Planner	
Jason Peterson	LLUAHSC Emergency Management Specialist	
Jeff Peterson	Associate Engineer	
Jarb Thaipeir	City Manager	

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HMP Planning Team Meeting Agenda

September 13, 2010
10:00 am – 11:00 am

Loma Linda Fire Department, EOC

25541 Barton Road

I. Welcome

II. LHMP Timeline Update

III. LHMP Distribution

IV. LHMP Review Period

a. **Sept. 13 – 29**

V. Next Meeting

a. **September 29, 10:00 am – 11:00 am**

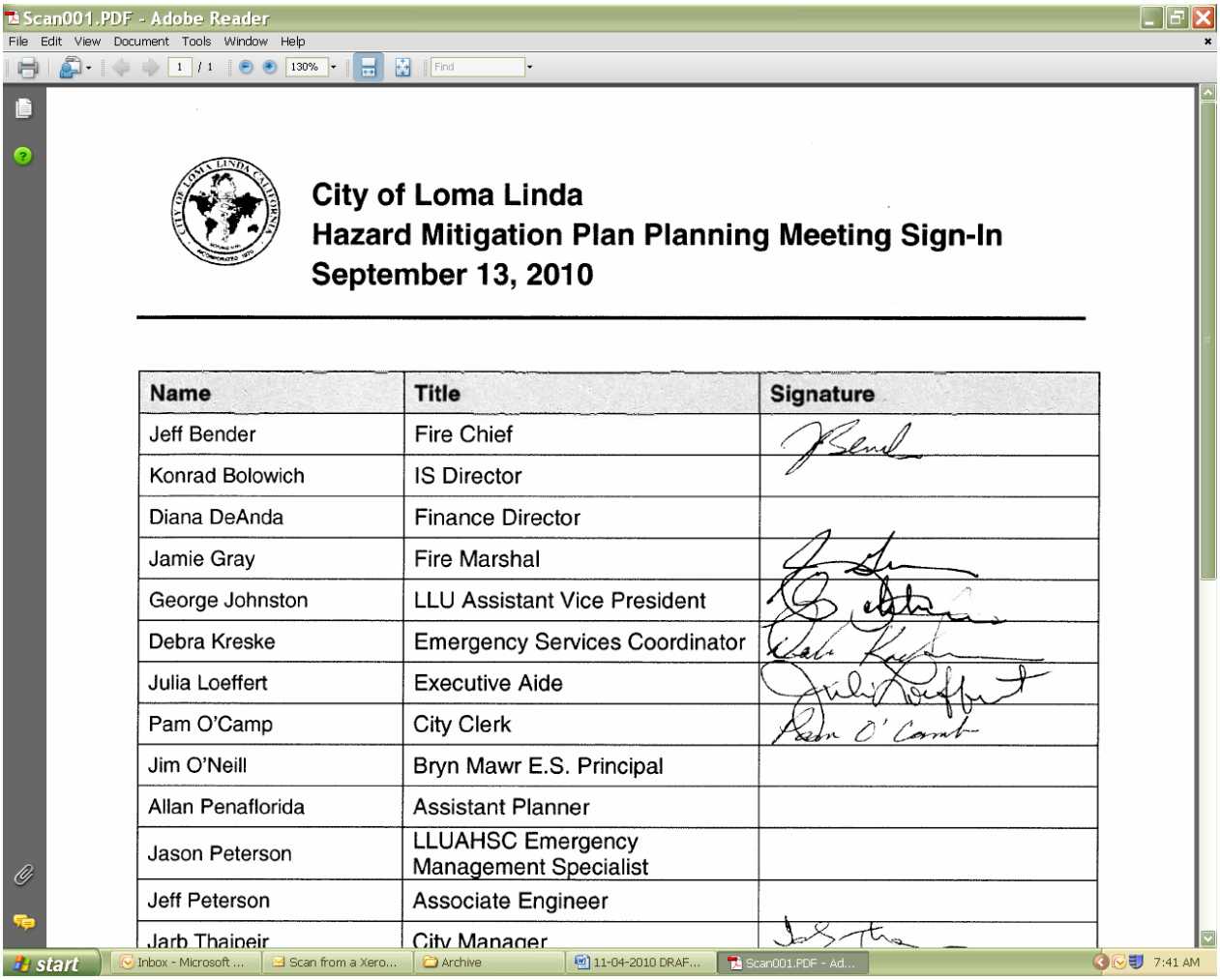
City of Loma Linda
Hazard Mitigation Planning Process

Updated Internal Timeline:

July 1	Kick-Off Meeting
Aug. 24	HMP Planning Team Meeting
Sept. 9	Initial updates complete
Sept. 13, 10:00am	HMP Planning Team Meeting (Plan Distribution)
Sept. 13 – 29	HMP Planning Team Plan review
Sept. 29, 10:00am	HMP Planning Team Meeting (Document Review)
Oct. 4	Updates complete from internal review
Oct. 6	Public Meeting – Planning Commission Meeting
Oct. 12	Public Meeting – City Council Meeting
Oct. 20	Public Meeting – CERT Meeting
Oct. 22	Submit Loma Linda's HMP to consultant for review
Dec. 14	City Council – HMP Approval/Adoption (tentative 1/4/2011)

Loma Linda LHMP Planning Team:

Name	Title
Jeff Bender	Fire Chief
Konrad Bolowich	IS Director
Diana DeAnda	Finance Director
James Gray	Fire Marshal
George Johnston	LLU Assistant Vice President
Debra Kreske	Emergency Services Coordinator
Julia Loeffert	Executive Aide
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Jim O'Neill	Bryn Mawr E.S. Principal
Allan Penaflorida	Assistant Planner
Jason Peterson	LLUAHSC Emergency Management Specialist
Jeff Peterson	Associate Engineer
Jarb Thaipejr	City Manager
Deborah Woldruff	Community Dev. Director



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City of Loma Linda
Hazard Mitigation Plan Planning Meeting Sign-In
September 13, 2010

Name	Title	Signature
Jeff Bender	Fire Chief	
Konrad Bolowich	IS Director	
Diana DeAnda	Finance Director	
Jamie Gray	Fire Marshal	
George Johnston	LLU Assistant Vice President	
Debra Kreske	Emergency Services Coordinator	
Julia Loeffert	Executive Aide	
Pam O'Camp	City Clerk	
Jim O'Neill	Bryn Mawr E.S. Principal	
Allan Penaflorida	Assistant Planner	
Jason Peterson	LLUAHSC Emergency Management Specialist	
Jeff Peterson	Associate Engineer	
Jarb Thaipeir	City Manager	

HMP Planning Team Meeting Agenda

October 18, 2010
10:00 am

Loma Linda Fire Department, EOC

25541 Barton Road

I. Welcome

II. LHMP Timeline Update

III. LHMP Distribution

IV. LHMP Review Period

a. **October 18 - 28**

V. Next Meeting

a. **October 28, 10:00 am**

City of Loma Linda
Hazard Mitigation Planning Process
October 18, 2010

Internal Timeline:

Oct. 18, 10:00am	HMP Planning Team Meeting (Plan Distribution)
Oct. 18 – 28	HMP Planning Team Plan review
Oct. 28, 10:00am	HMP Planning Team Meeting (Document Review Discussion)
Nov. 1	Updates complete from internal review
Nov. 3	Public Meeting – Planning Commission Meeting
Nov. 9	Public Meeting – City Council Meeting
Nov. 9	Public Outreach – CERT Distribution
Nov. 9	Public Outreach – RACES Distribution
Dec. 2	Submit Loma Linda's HMP to consultant for review
2011	City Council – HMP Approval/Adoption

Loma Linda LHMP Planning Team:

Name	Title
Jeff Bender	Fire Chief
Konrad Bolowich	IS Director
Diana DeAnda	Finance Director
James Gray	Fire Marshal
George Johnston	LLU Assistant Vice President
Debra Kreske	Emergency Services Coordinator
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Jim O'Neill	Bryn Mawr E.S. Principal
Allan Penaflorida	Assistant Planner
Jason Peterson	LLUAHSC Emergency Management Specialist
Jeff Peterson	Associate Engineer
Jarb Thaipejr	City Manager
Deborah Woldruff	Community Dev. Director



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City of Loma Linda
Hazard Mitigation Plan Planning Meeting Sign-In
~~September~~ 18, 2010
October

Name	Title	Signature
Jeff Bender	Fire Chief	
Konrad Bolowich	IS Director	
Diana DeAnda	Finance Director	
Jamie Gray	Fire Marshal	
George Johnston	LLU Assistant Vice President	
Debra Kreske	Emergency Services Coordinator	
Julia Loeffert	Executive Aide	
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Allan Penaflorida	Assistant Planner	
Jason Peterson	LLUAHSC Emergency Management Specialist	
Jeff Peterson	Associate Engineer	
Jarb Thaipejr	City Manager	
Deborah Woldruff	Community Dev. Director	

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HMP Planning Team Meeting Agenda

November 8, 2010
3:00pm

Loma Linda Fire Department, EOC

25541 Barton Road

I. Welcome

II. LHMP Timeline Update

III. LHMP Updates

IV. LHMP Final Update Submittals

a. **November 24, 2010**

V. Next Meeting

a. **TBD**

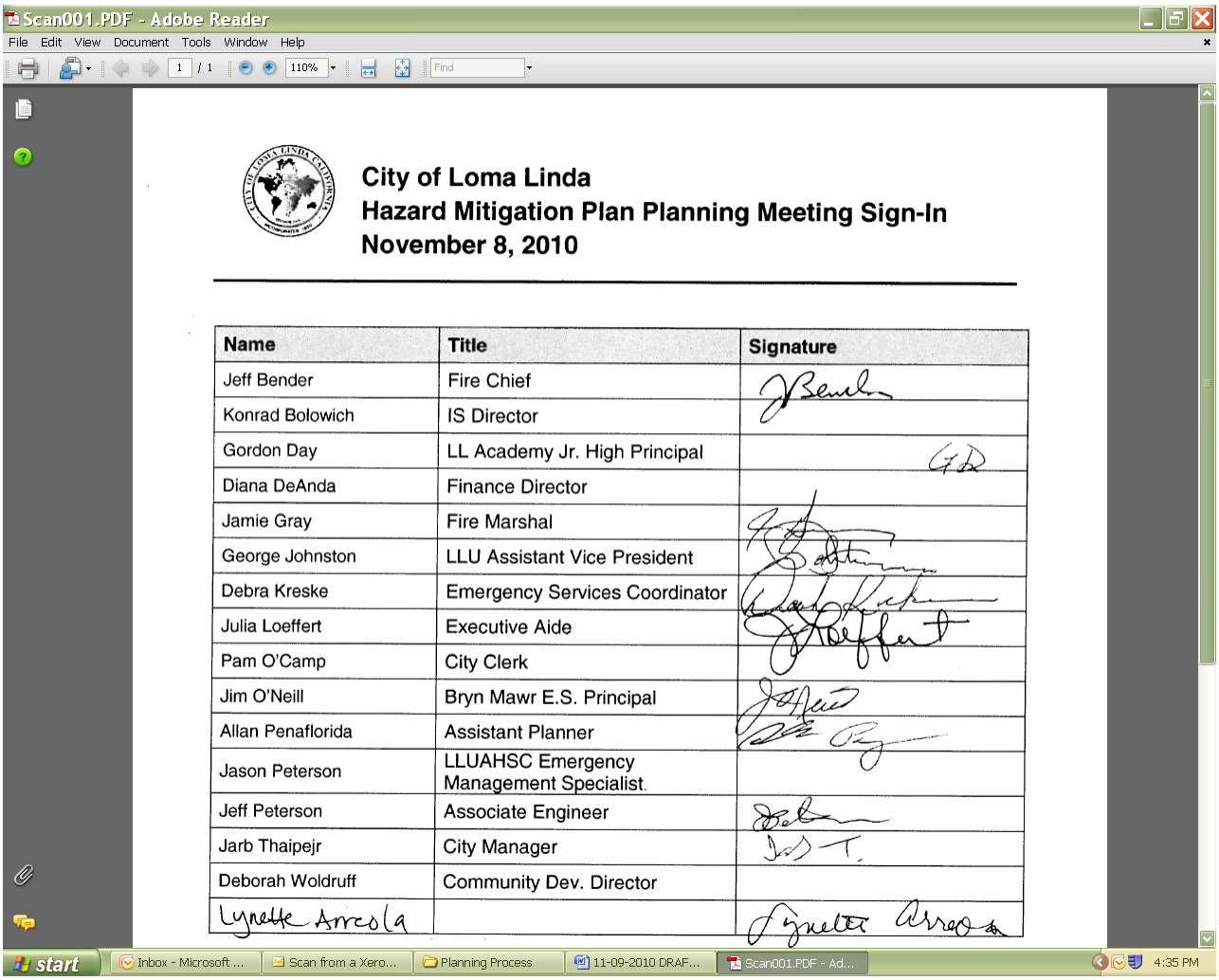
City of Loma Linda
Hazard Mitigation Planning Process
November 8, 2010

Internal Timeline:

Nov. 8 @ 3:00pm	HMP Planning Team Meeting (Document Review Discussion)
Nov. 9	Public Meeting – City Council Meeting
Nov. 9	Public Outreach – CERT Distribution
Nov. 9	Public Outreach – RACES Distribution
Nov. 17	Public Meeting – Planning Commission Meeting
Nov. 24	Review Comments Due for Final HMP Updates
Dec. 2	Submit Loma Linda's HMP to consultant for review
2011	City Council – HMP Approval/Adoption

Loma Linda LHMP Planning Team:

Name	Title
Jeff Bender	Fire Chief
Konrad Bolowich	IS Director
Gordon Day	Loma Linda Academy Jr. High Principal
Diana DeAnda	Finance Director
Jamie Gray	Fire Marshal
George Johnston	LLU Assistant Vice President
Debra Kreske	Emergency Services Coordinator
Julia Loeffert	Executive Aide
Pam O'Camp	City Clerk
Jim O'Neill	Bryn Mawr E.S. Principal
Allan Penaflorida	Assistant Planner
Jason Peterson	LLUAHSC Emergency Management Specialist
Jeff Peterson	Associate Engineer
Jarb Thaipejr	City Manager
Deborah Woldruff	Community Dev. Director



City of Loma Linda
Hazard Mitigation Plan Planning Meeting Sign-In
November 8, 2010

Name	Title	Signature
Jeff Bender	Fire Chief	
Konrad Bolowich	IS Director	
Gordon Day	LL Academy Jr. High Principal	
Diana DeAnda	Finance Director	
Jamie Gray	Fire Marshal	
George Johnston	LLU Assistant Vice President	
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Julia Loeffert	Executive Aide	
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Jim O'Neill	Bryn Mawr E.S. Principal	
Allan Penaflorida	Assistant Planner	
Jason Peterson	LLUAHSC Emergency Management Specialist.	
Jeff Peterson	Associate Engineer	
Jarb Thaipejr	City Manager	
Deborah Woldruff	Community Dev. Director	
Lynette Arreola		

CITY OF LOMA LINDA

LOCAL HAZARD MITIGATION PLAN UPDATE

November 9, 2010

Background

- The Hazard Mitigation Plan (HMP) identifies hazards and the mitigation actions to reduce these hazards.
- FEMA emphasizes that HMP should be "performance standard" rather that "prescriptive"; meaning "what" needs to be done rather than "how" it should be done.
- The HMP is required for federal assistance programs:
  - Hazard Mitigation Grant Program (HMGP)
  - Pre Disaster Mitigation (PDM) program
  - Assembly Bill No. 2140

Background (Con't)

- HMP's are required to be updated every 5 years. Loma Linda's HMP was originally developed in 2005.
- Disaster Mitigation Act of 2000 (DMA2000) encourages participation in Multi-Jurisdictional HMP (MJHMP).
  - In 2005 the City was one of 56 partners in the County of San Bernardino's MJHMP.
  - In 2010 the City is one of 54 partners in the County's MJHMP.

Planning Team Members

- Jeff Bender, Fire Chief
- Konrad Bolowich, IS Director
- Gordon Day, Loma Linda Academy Jr. High Principal
- Diana DeAnda, Finance Director
- Jamie Gray, Fire Marshal
- George Johnston, LLU Assistant Vice President
- Debra Kreske, Emergency Services Coordinator
- Julia Loeffert, Fire Department Executive Aide
- Pam O'Camp, City Clerk
- Jim O'Neill, Bryn Mawr E.S. Principal
- Allan Penaflorida, Assistant Planner
- Jason Peterson, LLUAHSC Emergency Management Specialist
- Jeff Peterson, Associate Engineer
- Jarb Thaipejr, City Manager
- Deborah Woldruff, Community Dev. Director

Hazard Identification

- 2010 HMP's hazards as identified in the City's 2009 General Plan

1. Earthquake
2. Wildfires
3. Flooding
4. Hazardous Waste
5. Slope Failure
6. Airplane Crash
7. Railroad Accidents
8. Terrorism

Hazard Assessment Matrix

		Impact		
		High	Medium	Low
Probability	High	Earthquake	Wildfires	
	Medium	Flooding	Hazardous Waste and Materials	Slope Failure Airplane Crash Railroad Accidents
	Low	Terrorism		

Hazard Mitigation Projects

- Earthquakes
  - Anderson Bridge Seismic Retrofit (Proposed)
  - Loma Linda University Medical Center Seismic Retrofit Project
- Wildfires
  - Urban-Wildland Interface Hillside Weed Abatement Program
- Floods
  - Zanja Channel Improvement (Proposed)

Timeline

- City of Loma Linda's Timeline
  - Nov. 9; City Council Presentation, CERT & RACES Distribution
  - Nov. 17; Planning Commission Meeting Presentation
  - Nov. 24; All "Review Comments" Due to Fire Department
  - Dec. 2; Submit Loma Linda's HMP to County OES

2010 Mitigation Plan Review

- The City of Loma Linda's Hazard Mitigation Plan is available for Public Review at the Fire Department:

Loma Linda Fire Department
25541 Barton Road
Loma Linda, CA 92354

Response from Tom Dodson and Associates including the City of Loma Linda's Initial Study and Negative Declaration for the South Hills Preserve Annexation and Pre Zoning

Attachment 4

TOM DODSON & ASSOCIATES

Mailing Address: **PO Box 2307, San Bernardino, CA 92406**
Physical Address: **2150 N. Arrowhead Avenue, San Bernardino, CA 92405**
Tel: (909) 882-3612 ✦ Fax: (909) 882-7015 ✦ Email: tda@tdaenv.com

July 1, 2020

Mr. Samuel Martinez
Executive Officer
Local Agency Formation Commission
1170 West 3rd Street, Unit 150
San Bernardino, CA 92415-0490

Dear Sam:

LAFCO 3239 consists of a request by the City of Loma Linda (City) for a Reorganization to include Annexation to the City and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70, which are City owned parcels. The proposed Reorganization area consists of 11 City-owned parcels that comprise approximately 664 acres. The Reorganization area is generally located south of Beaumont Avenue (the existing City of Loma Linda boundary), west of Wittier Avenue, north of the Riverside/San Bernardino county line, and east of Mountain View Avenue (existing City boundary) within the City of Loma Linda's southeastern sphere of influence. No specific development is contingent on this Reorganization.

The City prepared an Initial Study and adopted a Negative Declaration for this project. This document concluded that the proposed Reorganization would not result in significant adverse environmental impacts to the environment without implementation of any mitigation measures. Therefore, I am recommending that the Commission consider the adopted Negative Declaration as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO 3239.

Based on a review of LAFCO 3239 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the City's Negative Declaration as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. The CEQA review process was carried out in 2019 (October 28, 2019) through November 26, 2019) and the City approved the proposed action on February 11, 2020. The Notice of Determination for the project was filed on February 13, 2020. Based on a field review of the site and review of the environmental issues in the City's document, no substantial changes in circumstances have occurred since its adoption that would require additional environmental documentation or review. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO 3239, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the City's Initial Study and Negative Declaration and found them adequate for the City's proposed Reorganization.

2. The Commission needs to indicate that it has considered the Negative Declaration and environmental effects (none), as outlined in the Initial Study, prior to reaching a decision on the project and finds the information substantiating the Negative Declaration adequate for approval of the Reorganization.

3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. No mitigation measures were required for this project.

4. File a Notice of Determination with the County Clerk of the Board as a CEQA Responsible Agency.

If you have any questions regarding these recommendations, please feel free to give me a call.

Sincerely,

Tom Dodson

TD/cmc

LA-3239 Resp Agency Memo

CITY OF LOMA LINDA
ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

Project Title: South Hills Preserve Annexation and Pre-Zoning

Lead Agency Name: City of Loma Linda Community Development Department
Address: 25541 Barton Road
Loma Linda, CA 92354

Contact Person: Lorena A. Matarrita
Phone Number: (909) 799-2830

Project Sponsor: City of Loma Linda
Address: 25541 Barton Road
Loma Linda, CA 92354

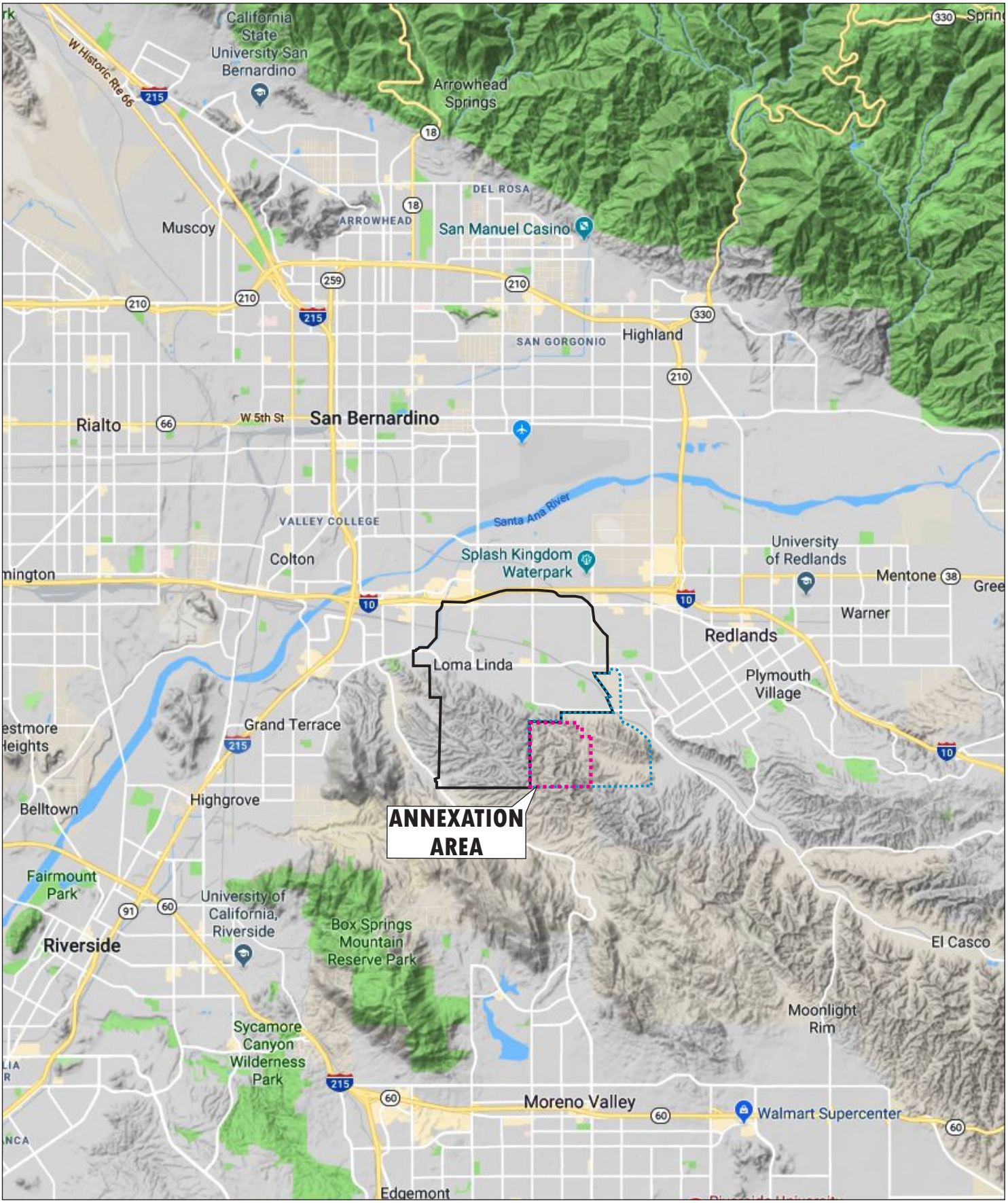
General Plan Designation: Hillside Conservation (HR-C) and Low Density Hillside Preservation (HR-LD) (City of Loma Linda); Rural Living (RL-10) (County of San Bernardino)

Zoning: Rural Living (County of San Bernardino)

Project Location: The Annexation/Pre-zoning area ("Annexation area") is located within the unincorporated portion of San Bernardino County within the City of Loma Linda's Sphere of Influence (see Figure 1) and encompasses an approximate 664-acre area generally located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue (see Figure 2 –Annexation Area and Proposed Pre-Zoning). The approximate 664-acre Annexation area is currently vacant, owned by the City of Loma Linda, and includes 11 parcels (APNs 0294-011-01, 02, 30, 31, 32, 33, 34, 35, 0294-021-020, 21, and 22).

Project Description:

The City of Loma Linda is initiating the annexation of an approximate 664-acre City-owned site located near the existing southern City limit boundary and within the City's Sphere of Influence (SOI). The Annexation area is located within an unincorporated portion of San Bernardino County generally located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. The Annexation area occurs within an area designated by the County of San Bernardino as Rural Living (RL-10) and by the City's General Plan Amendment adopted by the 2006 Measure V Initiative as: Hillside Conservation (HR-C) for approximately 374 acres: and Low Density Hillside Preservation (HR-LD) for approximately 290 acres (see Figure 3 – Existing County of San Bernardino Land Use Zoning Districts). The City of Loma Linda is pre-zoning the Annexation area to include approximately 374 acres of HR-C (0 to 1 dwelling unit per 10 acres) for the western two-thirds of the Annexation area and approximately 290 acres of HR-LD (0 to 1 dwelling unit per 10 acres) for both the eastern one-third of the Annexation area and a 12-acre area located at the southwest corner of the Annexation area (see Figure 4 City of Loma Linda Zoning Map). The Pre-Zoning of the 664-acre area is in accordance with Measure V (a growth-restricting initiative passed by city voters in November 2006) which established the proposed land use designations within the City's Sphere of Influence including the Annexation area.



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Miles

Source: Lilburn Corp., June, 2019.

LILBURN CORPORATION

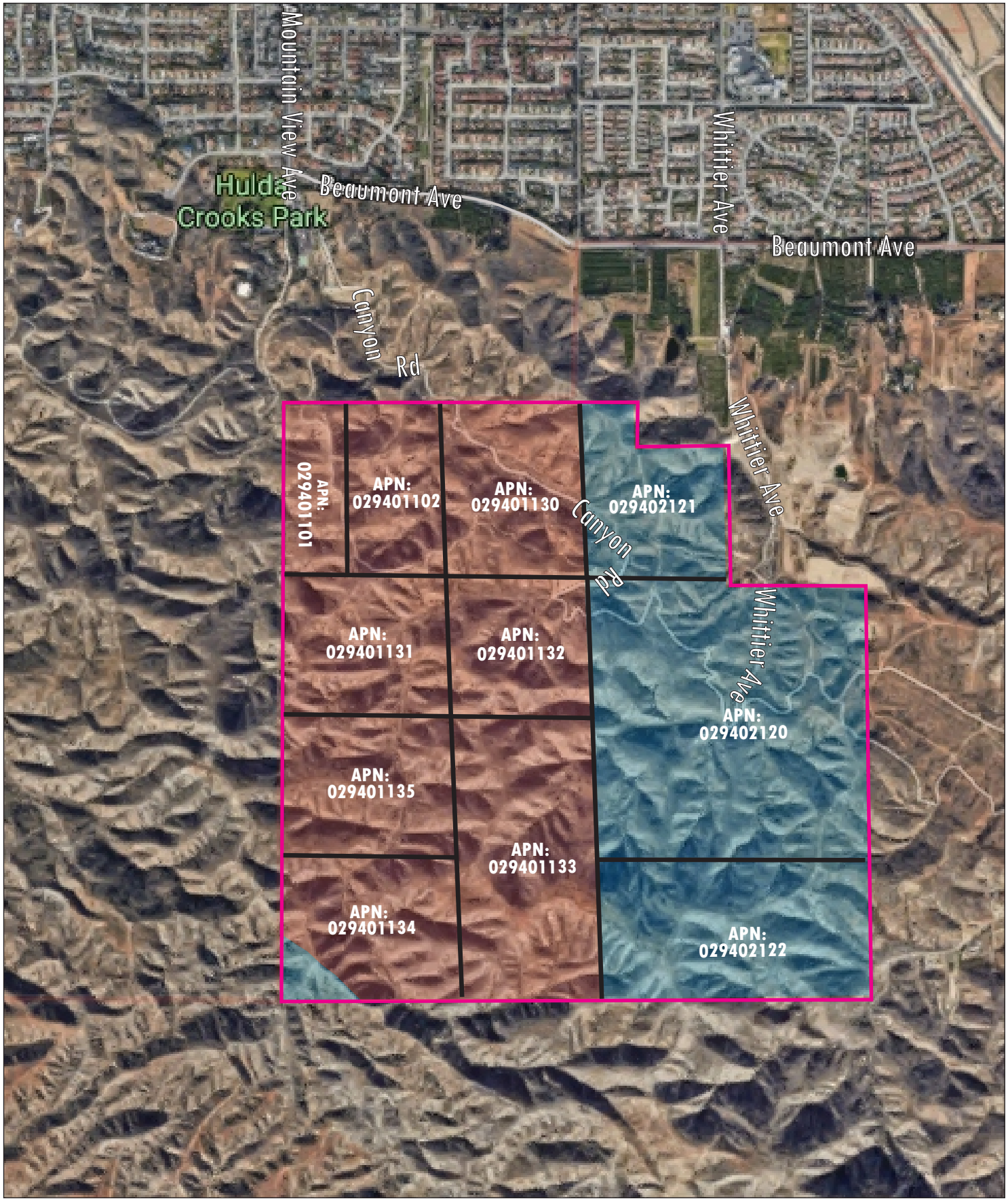
LEGEND

- City Limits
- Sphere of Influence
- Annexation Area

REGIONAL LOCATION

South Hills Preserve Annexation

FIGURE 1



ANNEXATION AREA WITH PROPOSED PRE-ZONE

South Hills Preserve Annexation

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Feet

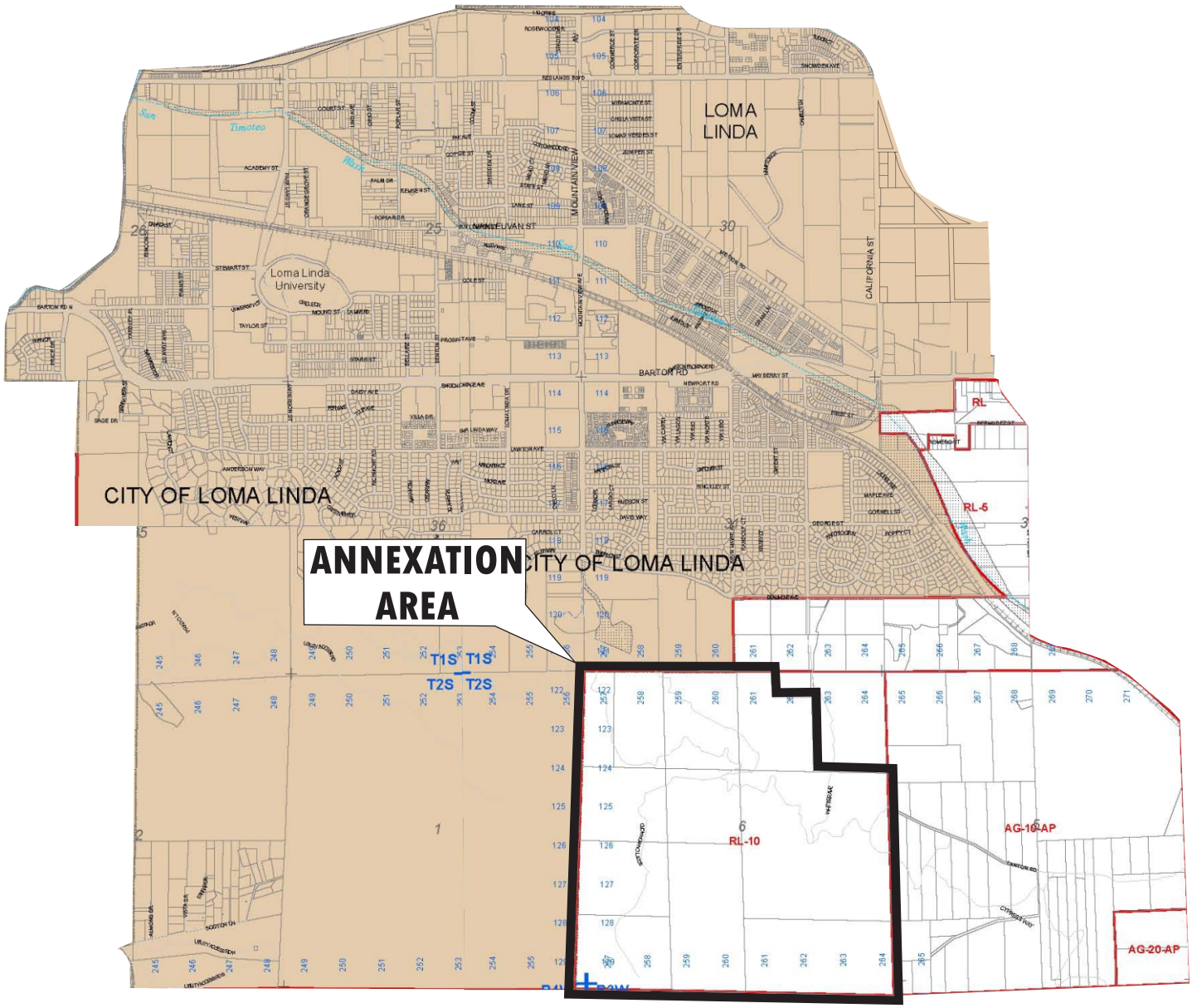
Source: Lilburn Corp., June, 2019.

LILBURN CORPORATION

- Annexation Boundary and General Plan Designation: South Hills Preserve
- Low Density Hillside Preservation (HR-LD)
- Hillside Conservation (HR-C)

Measure "V" D. Principle Four, 1: City-owned land cannot be developed, may only be traded for other undevelopable land with some very strict conditions which would impose the ban on development on the acquired land for a net zero development change.

FIGURE 2



Land Use Zoning Districts

AG – Agriculture
CG – General Commercial
CH – Highway Commercial
CN – Neighborhood Commercial
CO – Office Commercial
CR – Rural Commercial
CS – Service Commercial
FW – Floodway
IC – Community Industrial
IN – Institutional
IR – Regional Industrial
OS – Open Space
RC – Resource Conservation
RL – Rural Living
RM – Multiple Residential
RS – Single Residential
SD – Special Development
SP – Specific Plan

County designated Land Use Zoning Districts do not apply to Federal or State owned property.

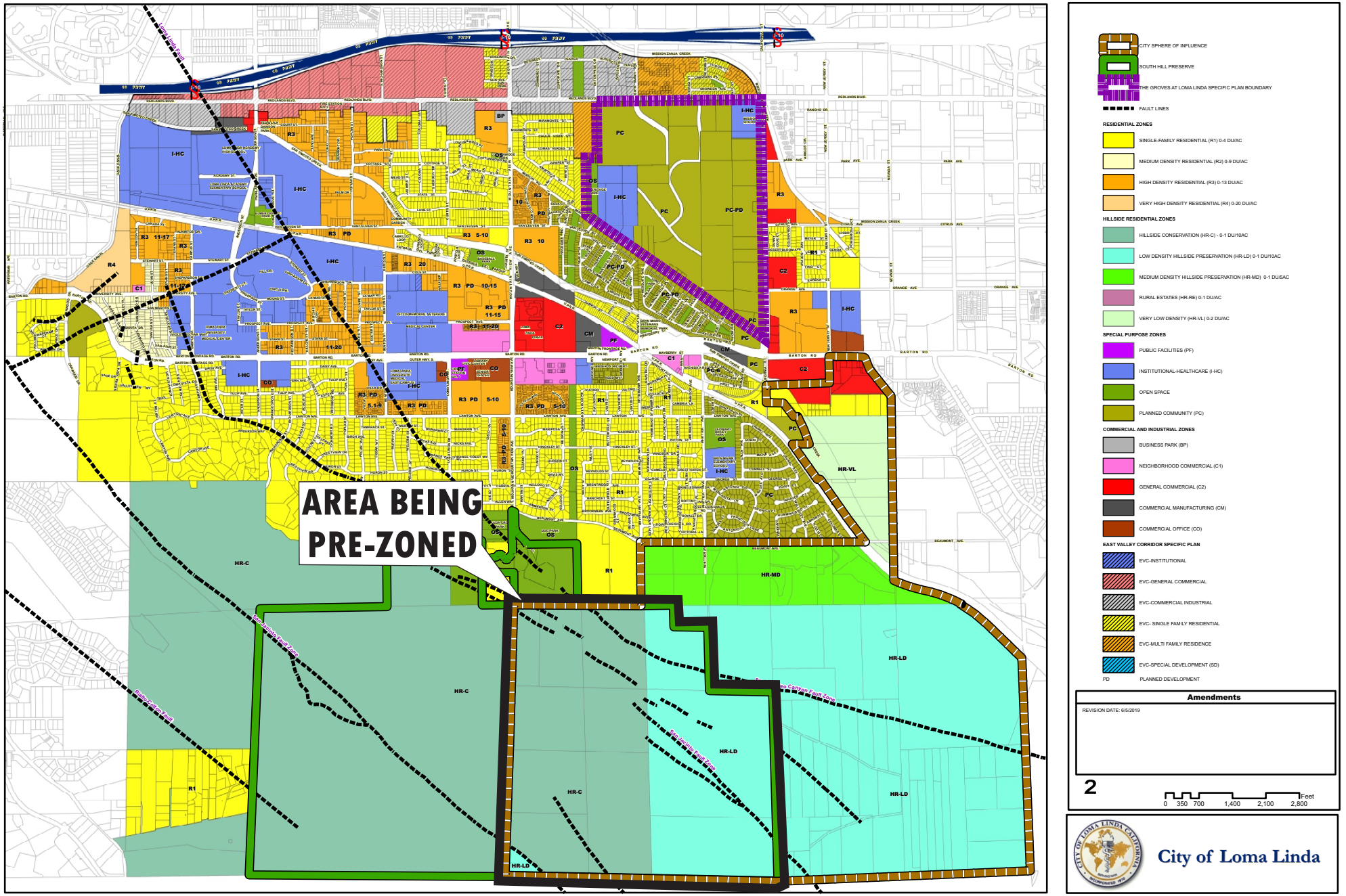
Source: Lilburn Corp., June, 2019.

LILBURN CORPORATION

EXISTING COUNTY OF SAN BERNARDINO ZONING

South Hills Preserve Annexation

FIGURE 3



Source: Lilburn Corp., June, 2019.

LILBURN CORPORATION

CITY OF LOMA LINDA ZONING MAP

South Hills Preserve Annexation

FIGURE 4

The Annexation area is currently vacant and in accordance with Measure V is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. No future development could be permitted in the annexation area unless Measure V is rescinded. The Annexation area does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.) except for fire and police services, nor would the area require an extension of any services upon annexation. The Proposed Project does not include development and the Annexation area would continue to be used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails.

Annexation of the approximate 664-acre area would not incur costs associated with the extension of service as no development is proposed. The annexation would result in the transfer of property tax revenue from the County of San Bernardino to the City of Loma Linda. A total of 11 parcels occur within the South Hills Preserve annexation area. For fiscal year 2019 a total of $18,470.33 was paid to San Bernardino County by the City of Loma Linda as part of the general tax levy paid by landowners through their property taxes. Upon annexation the payment of property taxes to the County of San Bernardino would cease and the City would thereby realize an increase in current assets. No other fiscal impact associated with the annexation or de-annexation would result.

Development of Annexation Area Under County of San Bernardino Land Use Designation (RL-10)

The 664-acre Annexation area is currently vacant. Under the County of San Bernardino General Plan, the Annexation area is zoned Rural Living (RL-10) and could be developed with up to one dwelling unit per 10 acres[1]. Under the County's designation of RL-10 (and assuming Measure V were rescinded) the Annexation area could be developed with approximately 64 dwelling units.

Development Under Proposed City of Loma Linda Land Use Designations HR-C and HR-LD.

Upon annexation and under City of Loma Linda Pre-Zoning conditions, the Annexation area would be HR-C and HR-LD. These land use designations as adopted by Measure V for the Annexation area would allow development of up to one unit per 10 acres; resulting in a total of 64 dwellings units. However, the 664-acre Annexation area is owned by the City and the City intends long-term preservation of open space. Additionally, with Measure V in place no future development would be permitted for City-owned land occurring within the area.

Comparison of Development Under County Verses City Land Use Designations

Under the existing County designation of RL-10, a total of 64 dwelling units could be developed. Under the proposed City Pre-Zoning designation of HR-C and HR-LD, a total of 64 dwelling units could also be developed. Therefore, upon annexation the City's zoning would allow for the

[1] Maximum housing density of the RL Land Use Zone District is one unit per 2.5 acres. The actual number of units allowed is determined by the County through subdivision or planning permit approval, as applicable. The designation of RL-10 denotes a standard of one unit per 10 acres.

same number of units within the 664-acre Annexation area when compared to the County. However, the 664-acre Annexation area is owned by the City. The City intends to annex the area for the purposes of the long-term preservation of open space and eliminating the property tax liability. With Measure V in place (City of Loma Linda General Plan Chapter 2A Growth Management Element) no future development would be permitted for City-owned land occurring within the Hillside Conservation Area, the Expanded Hillside Area, and the Hillside Preservation Area except as provided in Chapter 2A.

Vacant areas that are potentially developable were examined for purposes of comparing existing conditions and development under the County designations versus what the area would be potentially developed with upon annexation to the City of Loma Linda.

Surrounding Land Uses and Setting:

Surrounding properties and associated land use designations are shown on Figure 5 (Proposed City of Loma Linda Pre-Zoning). Property to the north of the 664-acre annexation area within the City of Loma Linda land use designations of Open Space (OS), Rural Estates (HR-RE; 0-1 dwellings units per acre), and Medium Density Hillside Preservation (HR-MD; 0-1 dwelling units per acre), and contains recreational uses (Hulda Crooks Park), agricultural land uses, and vacant land. Properties to the west occur within the City of Loma Linda and include vacant lands that have a land use designation of South Hill Preserve and are zoned Hillside Conservation (HR-C). Properties to the east are vacant, occur within the City's Sphere of Influence and within unincorporated County area and are designated Rural Living (RL-10).

Existing Service Conditions

The 664-acre Annexation area currently receives fire protection services from the City of Loma Linda through contract with the County of San Bernardino Fire Department. Upon annexation responsibility for providing fire protection services for the 664-acre area would transfer from the County to the City. Law enforcement services for the Annexation Area are currently provided under contract by the County of San Bernardino Sheriff's Department. Upon annexation law enforcement services would transfer from the County of San Bernardino to the City of Loma Linda. The Annexation area does not receive water or sewer service, or any other public/private utility services and the Proposed Project does not include an extension of any services to the annexation area.

Concurrent with the proposed Pre-Zoning Application, an Annexation application will be filed and processed through the San Bernardino County Local Agency Formation Commission (LAFCO) to annex the 664-acre Annexation area into the City of Loma Linda. All parcels within the 664-acre area are required to be pre-zoned before annexation can occur. The Annexation area is adjacent to the City's southern boundary and within its Sphere of Influence.

Other Agency Approval

- **Local Agency Formation Commission (LAFCO)** is authorized and mandated by State law as the agency responsible for evaluating and approving annexations to an incorporated city. Subsequent to the initial consideration of an annexation request, a public hearing is held before the LAFCO Commission where the annexation proposal is approved, denied, or modified. LAFCO will serve as the "Conducting Authority" for the city boundary change.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

The discussion of an "Environmental Setting" as mandated in Section 15063(d)(2) of the 2019 CEQA Statute & Guidelines, is not descripted in great detail for certain sections of this Initial Study for the reason that the Proposed Project will not change the existing physical environment.

DETERMINATION

On the basis of this initial evaluation:

(✓) I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

( ) I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the Proposed Project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature: _____ Date: 10-22-19
Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial effect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	( )	( )	(✓)
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point), If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	( )	( )	( )	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** The City of Loma Linda's General Plan identifies the South Hills Preserve which includes the approximate 664-acre Annexation area, as an important scenic backdrop to the City. In addition, the San Bernardino Mountains are visible north of the Annexation area. Under the proposed Annexation, the approximate 664-acre area would remain vacant, and therefore no substantial effects on a scenic vista including the San Bernardino Mountains and the South Hills Preserve would result. No impact is identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Annexation area does not occur near a State Scenic Highway. In addition, no development is associated with the Annexation which includes the Pre-Zoning of the approximate 664-acre area, and therefore no damage to a scenic resource including any trees, rock outcroppings or historic buildings within a State Scenic Highway would result. No impact is identified or anticipated, and no mitigation measures are required.

c) **No Impact.** No development is associated with the Annexation, and Pre-Zoning of the area would not indirectly result in growth for the area. Therefore, no substantial degradation to the existing visual character or quality of public views of the site and its surroundings would result. No impact is identified or anticipated, and no mitigation measures are required.

d) **No Impact.** The Annexation and Pre-Zoning of the approximate 664-acre area would not result in any new development and therefore would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. No impact is identified or anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURAL AND FORESTRY RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	( )	( )	( )	(✓)
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	( )	( )	( )	(✓)
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** According to the California Department of Conservation Farmland Mapping and Monitoring Program Map "San Bernardino County Important Farmland 2010 Sheet 2 of 2" the Annexation area is located on land identified as grazing land. The City of Loma Linda General Plan Conservation and Open Space Element (Figure 9.2, Land Use and Vegetation), identifies the Annexation area as being vegetated with coastal sage scrub/non-native grasslands. Implementation of the proposed Annexation and Pre-Zoning of the 664-acre area would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impact is identified or anticipated, and no mitigation measures are required.

b) **No Impact**. The Annexation area is mapped within the California Department of Conservation, Conservation Program Support map "San Bernardino County South Williamson Act FY 2012/2013," and is identified as not enrolled in a Williamson Act contract and is mapped by Farmland Mapping & Monitoring Program (FMMP) as grazing land. No Williamson Act land occurs within the Annexation area. No impact is identified or anticipated, and no mitigation measures are required.

c) **No Impact.** The Annexation Area is classified as grazing land by the California Department of Conservation but neither the County's or City's general plan designates the area for future agricultural use. Additionally, neither the County's or City's general plan identifies the area for forest land uses. Therefore, no impacts are anticipated related to the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified or anticipated, and no mitigation measures are required.

d) **No Impact**. The Proposed Annexation and Pre-zoning of the 664-acre area would not result in the loss of forest land or conversion of forest land to non-forest use. The Annexation area is designated by the County of San Bernardino as Rural Living and occurs within the City's Sphere of Influence which does not have a zoning designation for forest land, timberland, or timberland zoned for timberland production within City limits. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact.** The Annexation area is classified as grazing land by the California Department of Conservation and is not planned for future agricultural use in either the County's General Plan or City's General Plan. Additionally, the Annexation Area does not occur within an area identified as forest land. No impact is identified or anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?	( )	( )	( )	(✓)
c)	Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	( )	(✓)
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** The Annexation area is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. No development is associated with the proposed Annexation or Pre-Zoning and none is foreseen in the future as, in accordance with Measure V, the City intends to preserve the area as vacant, open space. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact**. No development is associated with the proposed Annexation and none is foreseen in the future as the City intends to preserve the area as vacant, open space. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **No Impact.** No development is associated with the proposed Annexation. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

d) **No Impact.** Since no development is associated with the Proposed Annexation and Pre-Zoning of the 664-acre area, the Proposed Project would not result in any emissions, including odors that would adversely affect a substantial number of people. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV.	**BIOLOGICAL RESOURCES.** Would the project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b)	Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(✓)
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** Since no development is associated with the Proposed Annexation and Pre-Zoning of the 664-acre area, the Project would not result in an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact.** Since no development is associated with the Proposed Annexation and Pre-Zoning, the Project would not result in any adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **No Impact.** The proposed Annexation and Pre-Zoning would not have a substantial adverse effect on any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, as no development is associated with the Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

d) **No Impact.** Since the proposed Annexation and Pre-Zoning does not include development, it would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

e) **No Impact.** The proposed Annexation and Pre-Zoning would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no development is proposed which would require the removal of such resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

f) **No Impact.** The Annexation area does not occur within, nor would its approval interfere with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V.	**CULTURAL RESOURCES.** Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	( )	( )	( )	(✓)
b)	Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	( )	( )	(✓)
c)	Disturb any human remains, including those interred outside of formal cemeteries?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact**. The Annexation area is located within an unincorporated portion of San Bernardino County generally located west of Whittier Avenue, east of Mountain View

Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. Since no development is proposed as part of the Project, no adverse change in the significance of a historical resource would result. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact**. No development is associated with the Annexation and Pre-Zoning of the 664-acre area. Therefore, the Project would not cause a substantial adverse change in the significance of an archeological resource. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **No Impact**. The Project does not include earthwork of any type which would have the potential for disturbing human remains. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	( )	( )	( )	(✓)
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact**. The Project includes the Annexation of 664-acres and a Pre-Zoning of the area to include Hillside Conservation (HR-C) for approximately 374 acres, and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. The Annexation and Pre-Zoning does not include development and therefore would not result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact**. The proposed Annexation and Pre-Zoning does not include development which would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	( )	(✓)
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	( )	(✓)
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	( )	(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	( )	( )	( )	(✓)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

Impact Discussion:

The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.

a)

i) **No Impact.** According to the Alquist Priolo Fault Activity Map of California the Loma Linda fault and the San Jacinto fault occur within the Annexation area. Both faults are within the San Jacinto fault zone. The Loma Linda fault is

identified as inactive and the San Jacinto fault is identified as active. Additionally, the Live Oak Canyon fault from the Crafton Hills fault zone also intersects the Annexation area from the east. The Annexation area is currently vacant and strictly used for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. Since no development is proposed, no people or structures will be subject to the rupture of a known earthquake fault. No impact is identified or anticipated, and no mitigation measures are required.

ii) **No Impact.** The San Jacinto fault zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the Annexation area and is considered the most important fault to the site with respect to the hazards of seismic shaking and ground rupture, Historically, more significant earthquakes have occurred on the San Jacinto fault zone than any other fault in Southern California. However, the Annexation area does not include any habitable structures and in accordance with the City's Measure V, no development will be allowed in the annexation area unless Measure V is rescinded. Based on the incorporation of applicable measures and the proposed continuation of the existing passive recreational activities, no impacts are identified or anticipated, and no mitigation measures are required.

iii) **No Impact**. Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. According to the City of Loma Linda's Geologic Hazards map, the Annexation area is not within a liquefaction zone. Additionally, there are no canals, levees, or flood control channels that may be vulnerable to the earthquake-induced effects of liquefaction, lateral spreading and primary fault rupture within the Annexation area. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

iv) **No Impact**. The Annexation area is mapped within a Moderate to High landslide susceptibility zone with the addition of a few Existing Landslide zones within the San Bernardino County's Geologic Hazard Overlay. However, the approximate 664-acre Annexation area is currently vacant and in accordance with the City's Measure V, no new development is proposed or will be allowed in the annexation area unless Measure V is rescinded. Therefore, people or structure would not be subject to the risk of loss, injury or death involving landslides. No impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Annexation area is currently vacant and includes unmaintained trails for pedestrian and bicycle uses strictly for passive recreational activities. No new development is being proposed within the 664-acre Annexation area. According to the City of Loma Linda's Geologic Hazards map, the Annexation area is within an area of steep slopes and slope instability. The Loma Linda General Plan further characterizes the South Hills Preserve area as having steep natural slopes, which are susceptible to instability. The type of instability anticipated in this area includes deep-seated landslides, surficial soil slips, wet debris flows, and surficial creep. Most of these mapped landslides appear to be relatively recent (less than 11,000 years). No grading or development is proposed. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

c) **No Impact.** According to the United States Department of Agriculture's Web Soil Survey, the Annexation area consists mainly of Saugus sandy loam (ShF) that covers approximately 93.3 percent of the area. The second most prominent soil is the San Timoteo loam (SgF2) with an approximate cover of 5.3 percent. Both soils are typical of 30 to 50 percent slopes and are classified as well-drained soils typical of hillsides. No development is proposed and no potential risk to life and property from unstable geologic units or soils is anticipated. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

d) **No Impact**. The Annexation area does not consist of expansive soils. The Saugus sandy loam and the San Timoteo loam soils are considered well drained and do not consist of clay. No development is proposed in the Annexation area and therefore, no substantial risks to life or property are expected from the potential shrinking and swelling of soils. No impacts are identified or anticipated, and no mitigation measures are required

e) **No Impact.** The Annexation area is currently vacant and does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.) except for fire and police services, nor would the extension of any services be required upon approval of the Annexation. No septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater are proposed. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project*:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	( )	( )	( )	(✓)
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** Many gases make up the group of pollutants which contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO_2), Methane (CH_4), and Nitrous oxide (N_2O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 3,000 $MTCO_2E$ per year has been adopted by SCAQMD for all non-industrial uses. Since the Annexation and Pre-Zoning does not include development, no construction or operational emissions are associated with the Project. Therefore, the Project would not generate greenhouse gas emissions, either directly or indirectly. No impact is identified or anticipated, and no mitigation measures are required.

b) **No Impact.** There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD. Since there are no project-related activities associated

with the Annexation and Pre-Zoning of the approximate 664-acre area, the Project would not conflict with any local or regional greenhouse gas plans. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX.	**HAZARDS AND WASTE MATERIALS.** Would the project*:*	( )	( )	( )	(✓)
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	( )	( )	( )	(✓)
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	( )	( )	( )	(✓)
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	( )	( )	( )	(✓)

Impact Discussion:

Pre-Zoning for the approximate 664-acre Annexation area will be Hillside Conservation (HR-C) for approximately 374 acres and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. The 664-acre area is currently vacant and used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. The proposed Pre-Zoning is in

accordance with Measure V, the growth-restricting initiative passed by city voters in November 2006. No development will be allowed in the Annexation area unless Measure V is rescinded.

a) **No Impact.** The Annexation would not result in changes that would include routine transport, use or disposal of hazardous material. If future development occurs, any hazardous material uses would be required to comply with all applicable local, state, and federal standards associated with the handling and storage of hazardous materials. No construction or post-construction operational uses are proposed. Therefore, there would be no routine transport or use of hazardous materials. No impact is identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Annexation is the change in jurisdictional boundaries and includes no direct construction or site improvements. Currently, the 664-acres are used for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. The Annexation and Pre-Zoning would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment as no development would occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** The Annexation area is within the City of Loma Linda's Sphere of Influence and is generally located west of Whittier Avenue, east of Mountain View Avenue, north of the riverside/San Bernardino county line, and south of Beaumont Avenue. No existing or proposed school is within a quarter-mile of the proposed Annexation area, and hazardous emissions will not be emitted and no acutely hazardous materials, substances, or waste will be used on-site as no development is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact.** Pursuant to California Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A copy of the most recent Cortese List was retrieved from DTSC EnviroStor online database on May 22, 2019 and the Annexation area is not identified on the list nor are there any listed sites in the immediate surrounding area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact.** As identified in the San Bernardino County General Plan- Hazard Overlay Map FH31B and in the City of Loma Linda General Plan, there are no existing public airports or adopted airport land use plans within two miles of the Annexation area. The nearest airport to the Annexation area is the San Bernardino International Airport approximately 6.5 miles north of the Annexation area. Approval of the Annexation area would not result in a safety hazard or excessive noise. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

f) **No Impact.** The proposed Annexation and Pre-Zoning of the approximately 664-acre area is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The current use of the 664-acre City-owned site includes passive recreational activities. The approval of the

Pre-Zoning application would not change the current use of the Annexation area and would not create an obstruction to surrounding roadways or other access routes used by emergency response units. Currently, access to the South Hills Preserve is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

g) **No Impact**. The Annexation area lies within Fire Safety Overlay District Area 3 (FS3) as identified in the San Bernardino County General Plan- Hazard Overlay Map FH31-B. FS3 includes lands that are primarily within the wildland-urban interface of the Valley Region and consist of varying terrain from relatively flat to steeply sloping hillside areas. These areas are subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fires during extreme fire behavior conditions. Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails. No people or structures, either directly or indirectly, are expected to be exposed to a significant risk of loss, injury or death involving wildland fires as no development is proposed. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project*:*	( )	( )	( )	(✓)
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	( )	( )	( )	(✓)
(i) result in substantial erosion or siltation on- or off-site;	( )	( )	( )	(✓)
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	( )	( )	( )	(✓)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	( )	( )	( )	(✓)
(iv)	impede or redirect flood flows?	( )	( )	( )	(✓)
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	( )	( )	( )	(✓)
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	( )	( )	( )	(✓)

Impact Discussion:

The Annexation area is currently within an unincorporated area of San Bernardino County and within the City of Loma Linda's Sphere of Influence. The 664-acre area is currently used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. Under Measure V, a growth-restricting initiative passed by city voters in November 2006, the Annexation area would be zoned as Hillside Conservation and Low Density Hillside Preservation; both of which allow 0 to 1 dwelling units per 10 acres.

a) **No Impact.** The Proposed Annexation and Pre-Zoning of the 664-acre area does not include construction that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The proposed Annexation would not decrease groundwater supplies or interfere substantially with groundwater recharge as no changes in the existing use (i.e., vacant land) would result. The Annexation area is currently used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. The City of Loma Linda currently provides water services and potable water to the City via the Bunker Hill groundwater basin, a long-term water source for the City. The Annexation does not include development nor is any major development anticipated within the South Hills Preserve. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

c) **No Impact**. The Annexation of the approximately 664-acre area into the City of Loma Linda is a jurisdictional change and does not include any development. No alteration to the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces will occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

i) **No Impact**. The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include

development. No change in erosion or siltation are anticipated. Currently the Annexation area includes passive recreational activities including unmaintained trails for pedestrian and bicycle use. No impact is identified or anticipated, and no mitigation measures are required.

ii) **No Impact**. The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include development. The Annexation would cause no direct increase in water runoff. No impact is identified or anticipated, and no mitigation measures are required.

iii) **No Impact**. The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include development. It would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impact is identified or anticipated, and no mitigation measures are required.

iv) **No Impact**. The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include development. No flood flows would be redirected or impeded. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

d) **No Impact**. The Annexation area is within an area of minimal flood hazard as designated in the Federal Emergency Management Agency (FEMA) Flood Map No. 06071C8711H for the Annexation area. The Annexation area lies approximately 50 miles inland and is not adjacent to any marine or inland water bodies. The Annexation area would not be subject to inundation by seiche, tsunami, or mudflow. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact**. The Annexation area is within the planning area of the 2015 San Bernardino Valley Regional UWMP which provides regional planning for groundwater management. The change in jurisdiction from County of San Bernardino to City of Loma Linda would not change any details of the UWMP. The proposed Annexation does not include any development and therefore would not change groundwater levels or quality. The Annexation would therefore not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impacts are identified or anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	**LAND USE AND PLANNING.** Would the project:				
a)	Physically divide an established community?	( )	( )	( )	(✓)
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** The City of Loma Linda is initiating the annexation of an approximate 664-acre City-owned site located near the City's southern boundary and within the City's Sphere of Influence. The Annexation area is located within an unincorporated portion of San Bernardino County generally located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. The Annexation area occurs within an area designated by the County of San Bernardino as Rural Living (RL-10) and is identified within the City's Sphere of Influence and Measure V as Hillside Conservation (HR-C) for approximately 374 acres, and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. The Proposed Pre-Zoning is in accordance with Measure V and the Project does not include any alterations which would result in physically dividing an established community. No impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Proposed Annexation and Pre-Zoning of the 664-acre area does not include a change in City-designated land uses from that which was approved by the voters in 2006. The Proposed Pre-Zoning is in accordance with Measure V which includes Hillside Conservation (HR-C) for approximately 374 acres, and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. Therefore, the Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impacts are identified or anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** The Annexation area is composed of hills classified primarily as a Pleistocene non-marine sedimentary unit referred to as the San Timoteo Formation. This formation contains a high percentage of poorly indurated conglomerate and residual clays. The Annexation area is classified as a Mineral Resource Zone 3 (MRZ-3) zone within the San Bernardino P-C Region. These areas incorporate land containing aggregate mineral deposits, the significance of which cannot be evaluated from available data. However, the 664-acre Annexation area is currently vacant and used strictly for passive recreational activities and does not propose any development or excavating. Therefore, the Project would not result in the loss of

availability of a known mineral resource in the area. No impact is identified or anticipated, and no mitigation measures are required.

b) **No Impact.** No mineral resource sites are identified in the Annexation area on any general plan, specific plan, or other land use plan. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	( )	( )	(✓)
b) Generation of excessive groundborne vibration or groundborne noise levels?	( )	( )	( )	(✓)
c) For a project located within-the vicinity of a private airstrip or-an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact**. Annexation and Pre-Zoning of the 664-acre site would not result in the generation of any temporary or permanent increase in ambient noise levels in the vicinity of the area in excess of standards established in the County and City's general plans and/or noise ordinance, as no development is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Project would not result in any groundbourne vibrations as no construction activities would occur as part of Annexation and Pre-Zoning of the 664-acre area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact**. There are no existing private airstrips, public airports or adopted airport land use plans within two miles of the Annexation area. The nearest airport to the Annexation area is the San Bernardino International Airport approximately 6.5 miles north of the Annexation area. Approval of the Annexation area would not result in the exposure of people residing or working in the Annexation area to excessive noise levels as no such uses are proposed as part of the Project and no such uses beyond recreational trails

exist within the Annexation area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** The Proposed Annexation and Pre-Zoning does not include development or the extension of utilities or infrastructure which would result in an indirect population growth for the 664-acre area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Proposed Annexation and Pre-Zoning would not displace any existing housing as none currently exists within the Annexation area. No impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	( )	( )	( )	(✓)
Police protection?	( )	( )	( )	(✓)
Schools?	( )	( )	( )	(✓)
Parks?	( )	( )	( )	(✓)
Other public facilities?	( )	( )	( )	(✓)

Impact Discussion:

Fire Protection

No Impact. Currently, the Project Site is within the City of Loma Linda's Sphere of Influence and is served by the City of Loma Linda Fire Station 251 (approximately 1.5 miles north of the Annexation area) through a joint response/automatic aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. The Fire and Rescue Division handles structural, wildland, vehicle, and refuse fire suppression and has experienced an increase in call volume in the recent years. The need to expand services is being addressed in the budgetary process due to a rapidly increasing rate of calls for service. However, no development or extension of utilities is proposed with the Annexation area. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

Police Protection

No Impact. The 664-acre Annexation area currently receives police protection from the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged. The nearest police station to the Annexation area is the Loma Linda Police Department located approximately 1.4 miles north of the Annexation area. Other than the use of recreational trails, the Annexation area is currently vacant and no development is proposed as part of the Project. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

Schools

No Impact. The nearest schools to the Annexation area are Bryn Mawr Elementary School located approximately 1.3 miles northeast of the Annexation area. Additionally, the Loma Linda University is approximately two miles northwest of the Annexation area. However, the proposed Annexation and Pre-Zoning would not include development nor the extension of infrastructure or utilities. Therefore, approval of the Annexation and Pre-Zoning would not increase the number of students currently enrolled in public or private education. No impact is identified or anticipated, and no mitigation measures are required.

Parks

No Impact. The proposed Project includes the Annexation and Pre-Zoning of a 664-acre area within the City of Loma Linda's Sphere of Influence. Currently, the nearest park is the Hulda Crooks Park located south and adjacent to the Annexation area's northern boundary. The Annexation area is currently vacant and is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. No extension of the existing recreational services is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Other Public Facilities

No Impact. The Annexation area is currently vacant and does not receive public services or utilities aside from fire protection and police protection. The area would not require the extension of City services including water, sewer, and storm drain facilities, as the Annexation

area would continue to be used for passive recreational activities. No impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	( )	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** Approval of the Annexation and Pre-Zoning of the 664-acre area would not directly or indirectly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Annexation, which is part of the South Hills Preserve, would continue to be used for passive recreational trails and approval of the Annexation and Pre-Zoning of the 664-acre area would not increase this use. No impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The proposed Annexation and Pre-Zoning would not require the extension of services as no development is proposed. The Annexation and Pre-Zoning does not include the construction of recreational facilities or require the expansion of recreational facilities and would not result in an adverse physical effect on the environment. The 664-acre Annexation area includes unmaintained trials; no addition to this existing use is proposed. No impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	( )	( )	( )	(✓)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	( )	( )	( )	(✓)
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	( )	(✓)
d)	Result in inadequate emergency access?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** Approval of the Annexation and Pre-Zoning would not directly or indirectly increase traffic at the site or surrounding area. The Annexation, which is part of the South Hills Preserve, would continue to be used for passive recreational trails and approval of the Annexation and Pre-Zoning would not increase this use. The Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** Approval of the Annexation and Pre-Zoning would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, including impacts associated with the Project's "vehicle miles traveled," as the Project would not result in the generation of any new vehicle miles traveled either directly or indirectly. The Annexation area would continue to be used for passive recreational use; no changes or expansion of trails or services is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** Approval of the Annexation and Pre-Zoning would not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) as no changes to existing roadways or construction of new roadways are proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact.** Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails. The Annexation and Pre-Zoning does not include the extension of existing roadways, changes to roadways or construction of new access points. Therefore, the Project would not result in inadequate emergency access. No impacts are identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21704 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	( )	( )	( )	(✓)
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact**. The Project would not cause a change in the significance of a tribal cultural resource, as no earthwork or construction is proposed. There are no structures on site that would be considered eligible for listing in the California Register of Historical Resources as the Annexation area is currently vacant. On August 27, 2019, the City of Loma Linda Community Development Department mailed a notice of tribal consultation to the interested tribes. In accordance with AB52, requests to consult with the City will be conducted prior to the adoption of this Negative Declaration. Since no development is proposed, the City is not anticipating mitigation measures from the tribes. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	( )	( )	( )	(✓)
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	( )	( )	( )	(✓)
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	( )	( )	( )	(✓)
e)	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?	( )	( )	( )	(✓)

Impact Discussion: Currently, the 664-acre Annexation area is used for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. The Annexation area is currently vacant and does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.). Aside from the existing fire protection services and police protection services, the Proposed Project would not change or include the extension of water or sewer services to the area.

a) **No Impact**. The Annexation area is currently used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. No extension of services nor development of infrastructure is proposed. Therefore, there would be no relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. No impact is identified or anticipated, and no mitigation measures are required.

b) **No impact.** Currently the Annexation area does not receive water service or sewer service and the Proposed Project does not include the extension of these services. The proposed Annexation and Pre-Zoning is a change in jurisdictional boundaries and does

not include new development. Therefore, no change in water supply demand would occur. No impact is identified or anticipated, and no mitigation measure is required.

c) **No Impact.** The Proposed Project involves a change in jurisdictional boundaries. It does not include new development nor an increase or change in wastewater treatment. Therefore, no impact is identified or anticipated, and no mitigation measure is required.

d) **No Impact.** The Proposed Project includes a Pre-Zoning of the Annexation area in accordance with Measure V which designates the area as Hillside Conservation and Low Density Hillside Preservation and currently consists of unmaintained trails for pedestrian and bicycle use. No solid waste utilities exist or are being proposed as no development is proposed as part of the Project. Therefore, no impact is identified or anticipated, and no mitigation measure is required.

e) **No Impact.** No change in solid waste generation is anticipated within the Annexation area. Hikers and other patrons of the existing trails are expected to pack up any refuse they may generate and abide the understanding of "Leave No Trace" after visiting the area. No development is proposed, and the area will remain as unmaintained trails for passive recreational use. No impact is identified or anticipated, and no mitigation measures are required

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX.	**Wildfire –** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	( )	( )	( )	(✓)
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	( )	( )	( )	(✓)
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	( )	( )	( )	(✓)

Impact Discussion: The Annexation area is located south of the City of Loma Linda and within the City's Sphere of Influence. The area is within a Hazardous Fire Area as identified in Figure 10.3 of the City of Loma Linda's General Plan, Urban Wildland Interface Division Line/Hazardous Fire Area.

a) **No Impact**. Access to the Annexation area is provided from the northern boundary via Mountain Avenue/Canyon Road and from Whittier Avenue which functions as both fire access and hiking/bicycle trails. Annexation and Pre-Zoning of the area would not change the current state of the site or the surrounding area as no development is associated with the Project. Therefore, the Project would not impair an adopted emergency response plan or emergency evacuation plan currently in place. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b) **No impact.** The Annexation area is within a Hazardous Fire Area as depicted in Figure 10.3 of the City of Loma Linda's General Plan, Urban Wildland Interface Division Line/Hazardous Fire Area. This area as well as most of the City's southern Sphere of Influence, is located south of the Urban Wildland Interface Division Line and has a high susceptibility to wildland fire hazards due to a combination of its topography, weather, fuel, which could be exacerbated by possible high winds and limited access. The Annexation and Pre-Zoning of the 664-acre area does not include development and therefore would not expose people or occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** The approximate 664-acre Annexation area is currently vacant and would not include development nor the extension of services to the area. Currently, the Annexation area does not receive water or sewer service and extension of these services is not proposed. The Project does not include the installation or maintenance of any roads, fuel breaks, emergency water sources, power lines or other utilities that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact.** The nearest residential structure to the proposed Annexation area is approximately 0.34 miles to the north. The Pre-Zoning of the 664-acre area is in accordance with Measure V (a growth-restricting initiative passed by city voters in November 2006) which established the proposed land use designations within the City's Sphere of Influence including the Annexation area. No residential structures are proposed as part of the Project. Therefore, no people or structures would be exposed to significant risks including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage changes. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(✓)
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	( )	(✓)
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	( )	(✓)

Impact Discussion:

a) **No Impact.** Approval of the Annexation and Pre-Zoning does not involve construction or earthwork and therefore would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No significant adverse impacts are identified or anticipated, and no mitigation measures are required

b) **No Impact.** No significant impacts have been identified in this Initial Study for the Proposed Annexation and Pre-Zoning. Therefore, the Project does not have the potential to result in impacts that are individually limited but cumulatively considerable. No earthwork, construction or post-construction impacts, and impacts associated from these activities would result for: air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, and tribal cultural resources. In addition, no impacts to aesthetics, agricultural and forestry resources, land use and planning, population and housing, public services, recreation, transportation, utilities and

service systems or wildfire have been identified. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact**. As discussed in response "b" above, no significant impacts have been identified in this Initial Study for the Proposed Annexation and Pre-Zoning of the 664-acre site. The Proposed Annexation and Pre-Zoning does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No mitigation measures would be required as a result of approving the Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

REFERENCES

California Department of Conservation. San Bernardino County Williamson Act FY 2015/2016 Sheet 2 of 2. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/

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California Department of Conservation. Important Farmland Finder 2010 Sheet 2 of 2. http://maps.conservation.ca.gov/ciff/ciff.html.

California Department of Toxic Substances Control. EnviroStor Database. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=71003540&zl=12

California Department of Transportation. California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

City of Loma Linda General 2009. http://www.lomalindaca.gov/UserFiles/Servers/Server_7279443/File/Our%20City/General%20Plan/GP-Adopted-May09.pdf

Federal Emergency Management Agency. Flood Map City of Loma Linda 06071C8711H. https://msc.fema.gov/portal/search?AddressQuery=grand%20terrace%2C%20ca#searchresultsanchor

San Bernardino County Geologic Hazard Overlay FH31C. http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH31C_20100309.pdf

San Bernardino County Hazard Overlay Map FH31B. http://www.sbcounty.gov/Uploads/lus/HazMaps/FH31B_20100309.pdf

San Bernardino Valley Regional. Urban Water Management Plan 2015. https://wwwd.org/wp-content/uploads/2018/03/SBVMWD_RUWMP_Rev20160615.pdf

United Stated Department of Agriculture. Natural Resources Conservation Service web soil survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx Accessed on 1/23/19.

LIST OF PREPARERS

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Cheryl Tubbs, Vice President

Draft Resolution No. 3310

Attachment 5

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

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lafco@lafco.sbcounty.gov
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PROPOSAL NO.: LAFCO 3239

HEARING DATE: JULY 15, 2020

RESOLUTION NO. 3310

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3239 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF LOMA LINDA AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (CITY-OWNED PARCELS. The reorganization area encompasses approximately 664 acres, which is generally located south of Beaumont Avenue, west of Whitter Avenue, north of the county line, and east of Mountain View Avenue, within the City of Loma Linda sphere of influence.

On motion of Commissioner ___, duly seconded by Commissioner ___, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, an application for the proposed reorganization in San Bernardino County was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), and the Executive Officer has examined the application and executed his certificate in accordance with law, determining and certifying that the filings are sufficient; and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was called for July 15, 2020 at the time and place specified in the notice of public hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written support and/or opposition; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received

evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

NOW, **THEREFORE**, **BE IT RESOLVED**, that the Commission does hereby determine, find, resolve, and order as follows:

DETERMINATIONS:

SECTION 1. The proposal is approved subject to the terms and conditions hereinafter specified:

Condition No. 1. The boundaries of this change of organization are approved as set forth in Exhibits "A" and "A-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3239.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Loma Linda (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

Condition No. 4. The City of Loma Linda shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

Condition No. 5. Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

Condition No. 6. The date of issuance of the Certification of Completion shall be the effective date of the reorganization.

SECTION 2. The Commission determines that:

a) this proposal is certified to be legally uninhabited;

b) it has 100 % landowner consent; and,

c) no written opposition to a waiver of protest proceedings has been submitted by any subject agency.

Therefore, the Commission does hereby waive the protest proceedings for this action as permitted by Government Code Section 56662(d).

SECTION 3. **DETERMINATIONS**. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The San Bernardino County Registrar of Voters Office has determined that the reorganization area is legally uninhabited, containing zero (0) registered voters as of June 10, 2020.

2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area on the secured assessment roll is $1,536,008 (land - $1,536,008 -- improvements - $0).

3. The reorganization area is within the sphere of influence assigned the City of Loma Linda.

4. Commission review of this proposal has been advertised in *The Sun,* a newspaper of general circulation within the reorganization area. Individual notice has been provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notification.

5. LAFCO staff has provided individual notices to landowners and registered voters surrounding the reorganization area (totaling 58 notices for San Bernardino County and 7 notices for Riverside County) in accordance with State law and adopted Commission policies. Comments from registered voters and landowners and any affected local agency in support or opposition will be reviewed and considered by the Commission in making its determination.

6. The City's Pre-Zone is in accordance with Measure V, which established the proposed land use designations within the City's Sphere of Influence including the annexation area. The City of Loma Linda pre-zoned of the annexation area to include approximately:

    - 374 acres of Hillside Conservation (HR-C) - 0 to 1 dwelling unit per 10 acres, for the western two-thirds of the Annexation area, and
    - 290 acres of HR-LD (Low Density Hillside Preservation) - 0 to 1 dwelling unit per 10 acres, for both the eastern one-third of the Annexation area.

7. The Southern California Associated Governments (SCAG) recently adopted Connect SoCal, its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy pursuant to Government Code Section 65080. LAFCO 3239 has no direct impact on SCAG's Regional Transportation Plan.

8. The City of Loma Linda adopted a Local Hazard Mitigation Plan (LHMP) in August 2011 (Resolution No. 2714). Said LHMP identifies the South Hills Preserve area as a very high fire hazard zone as well as within existing earthquake fault lines. San Bernardino County Fire Protection District also has its Multi-Jurisdictional Hazard Mitigation Plan that was approved by FEMA in July 2017.

9. The City of Loma Linda, as a function of its review for the Pre-zone (P-19-067) and Annexation (P19-064), prepared an environmental assessment and adopted a Negative Declaration which indicates that approval of the project will not have any adverse impact on the environment.

    The Commission certifies that it has reviewed the City's Initial Study and Negative Declaration for this project and finds that the information substantiating the Negative

Declaration are adequate for its use in making a decision as a CEQA responsible agency. The Commission further finds that it does not intend to adopt alternatives or mitigation measures for this project and that no mitigation measures were required.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.

10. The reorganization areas are served by the following local agencies: County of San Bernardino, San Bernardino County Fire Protection District and its Valley Service Zone and its Zone FP-5, San Bernardino Valley Municipal Water District, Inland Empire Resource Conservation District, and County Service Area 70 (multi-function unincorporated area Countywide)

    The San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 will be detached as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

11. A plan was prepared for the extension of services to the reorganization area, as required by law. The Plan for Service indicates that the City can, at a minimum, maintain the existing level of service and/or improve the level and range of services currently available within the reorganization.

12. The reorganization area can benefit from the availability and extension of municipal services from the City of Loma Linda and has benefitted from law enforcement and fire protection/emergency medical response services (through its contract with the County Sheriff and San Bernardino County Fire Protection District, respectively, to provide the service).

13. This proposal will not affect the ability of the City of Loma Linda to achieve its fair share of the regional housing needs since the reorganization only includes parcels/areas that will remain as public facilities.

14. With respect to environmental justice, the reorganization proposal—wherein the parcels being annexed into the City of Loma Linda will remain as public facilities—will not result in the unfair treatment of any person based on race, culture or income.

15. The County of San Bernardino and City of Loma Linda Lake have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.

16. The maps and legal descriptions as revised are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

SECTION 4. The primary reason for this reorganization is to bring the remainder of the South Hills Preserve under City jurisdiction for long-term preservation of open space, as well as remove the property tax liability for these parcels.

SECTION 5. The affected territory shall not be taxed for existing bonded indebtedness or contractual obligations of the City of Loma Linda through the reorganization. The regular

County assessment rolls are utilized by the City of Loma Linda.

SECTION 6. Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

SECTION 7. The Commission hereby orders the territory described in Exhibits "A" and "A-1" reorganized. The Commission hereby directs, that following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer shall prepare and file a Certificate of Completion, as required by Government Code Section 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

SECTION 8. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

*** ***

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, SAMUEL MARTINEZ, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of July 15, 2020.

DATED: _____

_____
SAMUEL MARTINEZ
Executive Officer

DRAFT

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

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DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**
MICHAEL TUERPE, Senior Analyst
JEFFREY LUM, Analyst

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **AGENDA ITEM #10: LAFCO 3241 – REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF RANCHO CUCAMONGA AND DETACHMENT FROM COUNTY SERVICE AREA 70 (ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN)**

INITIATED BY:

City of Rancho Cucamonga Council Resolution

RECOMMENDATION:

The staff recommends that the Commission approve LAFCO 3241 by taking the following actions:

1. With respect to the environmental review:

   a. Certify that the Complete Final Environmental Impact Report (EIR) and other related environmental documents prepared by the City of Rancho Cucamonga for the Etiwanda Heights Neighborhood and Conservation Plan project have been independently reviewed and considered by the Commission, its staff and its Environmental Consultant;

   b. Determine that the Complete Final EIR for the project prepared by the City is adequate for the Commission's use as a California Environmental Quality Act (CEQA) Responsible Agency for its determinations related to LAFCO 3241;

   c. Determine that the Commission does not intend to adopt alternatives or mitigation measures for the Etiwanda Heights Neighborhood and Conservation Plan project and that the mitigation measures identified for the project are the responsibility of the City and others, not the Commission;

d. Adopt the Facts, Findings and Statement of Overriding Considerations as presented by the Commission's Environmental Consultant and attached to the staff report; and,

e. Direct the Executive Officer to file the Notice of Determination within five days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval since the City, as CEQA lead agency, has paid said fees.

2. Override the Commission's policy related to concurrent city-district annexation based on fact that the concurrent annexation to the Cucamonga Valley Water District and the Inland Empire Utilities Agency (including the Metropolitan Water District of Southern California) to include the entirety of the area being annexed into the City is not necessary since the area that is outside of these agencies' boundaries is to remain rural/conservation area and will not need services from these agencies.

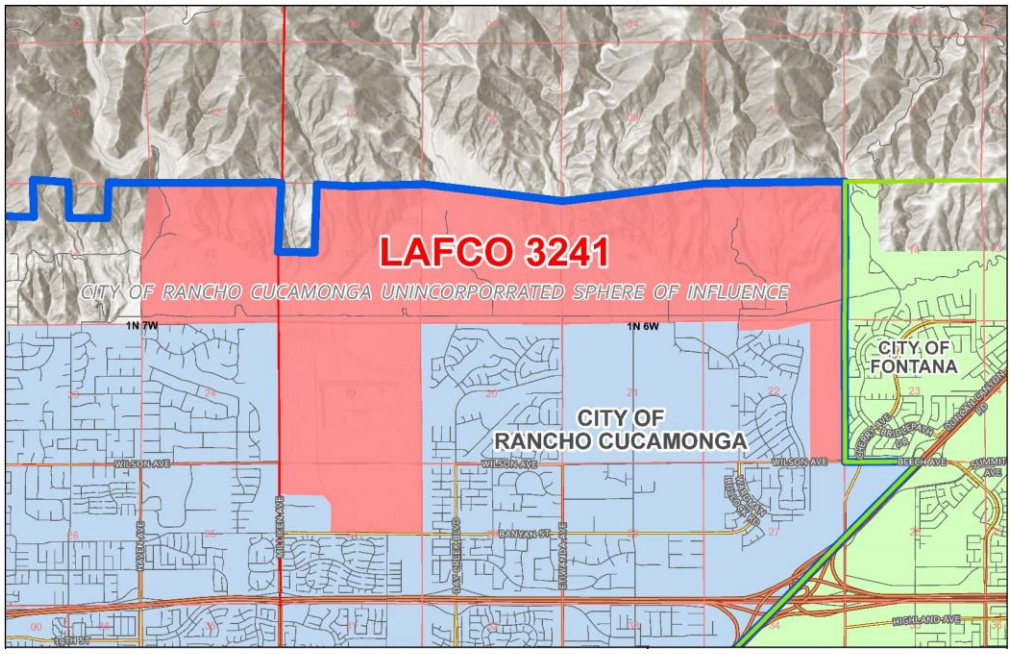
3. Approve LAFCO 3241, with the standard terms and conditions that include, but are not limited to, the "hold harmless" clause for potential litigation costs, continuation of fees, charges, assessments, and the identification that the transfer of utility accounts will occur within 90 days of the recording of the Certificate of Completion.

4. Adopt LAFCO Resolution No. 3312 setting forth the Commission's terms, conditions, findings and determinations for LAFCO 3241.

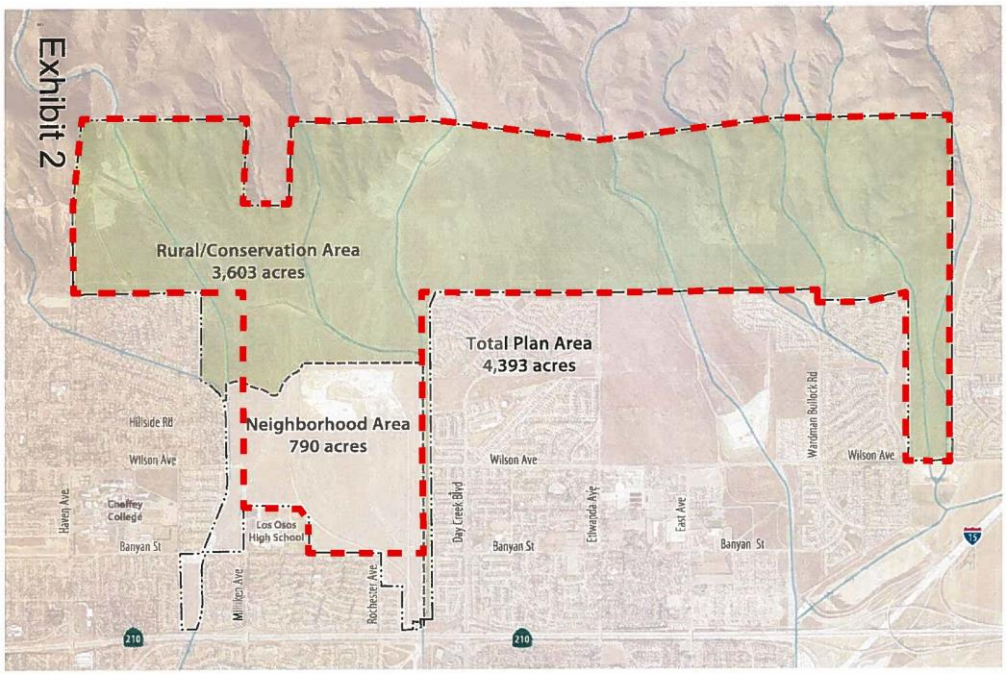
BACKGROUND INFORMATION:

LAFCO 3241 is a reorganization proposal initiated by the City of Rancho Cucamonga (hereafter the "City") that includes annexation of approximately 4,085 acres to the City of Rancho Cucamonga and detachment from County Service Area 70. The proposed reorganization area generally includes the northern unincorporated sphere of influence for the City of Rancho Cucamonga easterly of Haven Avenue.

The area is bordered by the natural extension of Haven Avenue on the west, parcel lines along the San Bernardino National Forest boundary on the north, parcel lines (City of Fontana boundary) on the east, and a combination of parcel lines, Wilson Avenue, Wilson Street and Milliken Avenue (City of Rancho Cucamonga boundary) on the south. Below is a vicinity map of the reorganization area. Location and vicinity maps are also included as Attachment #1 to this report.



The City's purpose in initiating this reorganization, as outlined in its application, is to annex the entire Etiwanda Heights Neighborhood and Conservation Plan (hereafter "EHNCP" or the "Plan") into the City, which is a specific plan that it prepared in order for the City to regulate the development within the Plan area. The EHNCP encompasses a total of approximately 4,393 acres, most of which is unincorporated County area with a small section already within the City. Below is a map of the reorganization area as it relates to the Plan area.



The City of Rancho Cucamonga's Specific Plan Planning Process

The City has long held a vision for the conservation of the alluvial fan and foothills between its northern most neighborhoods and the National Forest and recognized much of the land north of the City was subject to development regulations by the County of San Bernardino (County).

In 2007, the County informed the City that the San Bernardino County Flood Control District intended to sell up to 1,070 acres of surplus property on the northern edge of the City. The City realized that it had the opportunity to gain local control to ensure City standards are met by annexing the entire Plan area that is generally within County jurisdiction.

This led to the City's interest in exploring annexation of the said area. In 2015, the Plan area was defined during an earlier phase of planning, known as the "North Eastern Sphere Annexation Proposal" planning process. The City conducted this planning process to have a say in how (and how much of) the land is developed, making sure impacts are mitigated and ensuring that development pays for itself. In the fall of 2017, the City hosted a number of community meetings to invite community input on a preliminary concept, but participants had many questions and concerns about the process including the preliminary concept itself, the number and type of residential units proposed particularly the multi-family units proposed, and the amount and type of commercial uses. Due to the level of concern, the City set aside the preliminary concept.

In early 2018, the City came back to gather more input through meetings, online surveys, and public workshops to explore other options. In those surveys, majority of the respondents wanted local control. In addition, there was a strong desire for open space and habitat across the entire annexation area but wanted no new taxes. The community, in general, expressed a desire for some high-quality neighborhood development to cover the cost of habitat conservation and maintaining open space for majority of the annexation area. At the May 16, 2018 City Council meeting, the Council directed its staff to work toward a neighborhood and conservation plan that would facilitate the community's direction to achieve this outcome.

As this effort moved into the next phase of creating a specific plan, the City created a new name for the specific plan—the "Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)"—that communicates the location of the planning area within the City and the intended purpose of the Plan. The name reflects the City's intent to balance the Community's Vision for conservation in the rural northern portion of the planning area, and appropriate development in the southern neighborhood area that lies between two existing neighborhoods in the City.

In the summer of 2018, the City hosted a community-based planning process to learn more about priorities and how to best balance them in order to help design a new preliminary concept. The survey results indicated a ranking of priorities:

Priority #1: Plant and animal habitat
Priority #2: Minimize wildfire risk

Priority #3: Range of housing
Priority #4: Semi-rural character
Priority #5: Minimize traffic impacts
Priority #6: Pathways for walking/biking/horses
Priority #7: Gathering spaces and parks
Priority #8: Beautiful, well maintained neighborhoods

The City took these priorities into consideration and, on September 21, 2018, hosted an Open House event to present a new and improved initial concept for the Plan area. The Draft EHNCP was developed from fall 2018 to spring 2019 and was developed based on, the following Guiding Principles: 1) Local control, 2) Open space conservation, 3) Active healthy living, 4) Fiscal responsibility, 5) Public safety, and 6) Unique sense of place. The Draft EHNCP was made available to the public on April 15, 2019.

Between April 2019 and June 2019, the Draft EIR for the EHNCP was circulated for review and comment. The Final EIR was issued in August 2019.

On August 28, 2019, the City's Planning Commission recommended approval of the proposed EHNCP to the City Council. The City Council first considered the proposed EHNCP on October 2, 2019 and ultimately approved and adopted the EHNCP, including certifying the Final EIR for the EHNCP, on November 6, 2019.

Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)

The specific plan is both a vision document and regulatory tool. The EHNCP is divided into two distinct areas—Neighborhood Area and Rural/Conservation Area. A copy of the Etiwanda Heights Neighborhood and Conservation Plan is included as Attachment #3 to this report.

Within the 790-acre Neighborhood Area, the Plan proposes 2,700 (up to 3,000) residential homes, 85 acres of parks, and 180,000 square feet of shops, retail, and community center that specifies a vision for a series of walkable, traditional neighborhoods designed to incorporate the rural heritage of our foothill neighborhoods. The proposed neighborhoods would be comprised of a range of single-family residences, from half-acre equestrian estates to smaller starter homes to active adult living options. Every home would be within a two- to four-minute walk of a park or trail. A small "Main Street" shopping area would provide residents with shopping and dining opportunities within walking and biking distance of their homes. The new neighborhoods would be built around a new elementary school, and connected via a network of small, traditionally sized blocks and tree-lined streets.

The remaining 3,603 are proposed as Rural/Conservation and would provide for a mix of conserved habitat mitigation lands and open space, existing open space preserves, and very low-density rural residential. The Rural/Conservation Area comprises 82% of the Plan area. The EHNCP proposes to do this by, first, prioritizing and directing new mitigation land into the creation of three new preserves. Second, the EHNCP applies the City's General Plan land uses, proposed for this area ten years ago, applying stronger hillside design standards to undeveloped lands, and providing for no more than 100 new homes in the

Rural/Conservation Area. The Plan further defines and clarifies these standards, including requiring clustering of houses, smaller roadways, and vegetation buffers, so as to further minimize the impact of potential new development and reduce fire risks to new homes. Third, the EHNCP establishes a voluntary transfer of development rights program. This program would provide an incentive and a mechanism for land owners within the Rural/Conservation Area to sell the development potential of their lands to developers in the Neighborhood Area, providing Rural/Conservation Area landowners with a way of increasing the value of their lands without having to undergo all of the efforts necessary to develop those lands first.

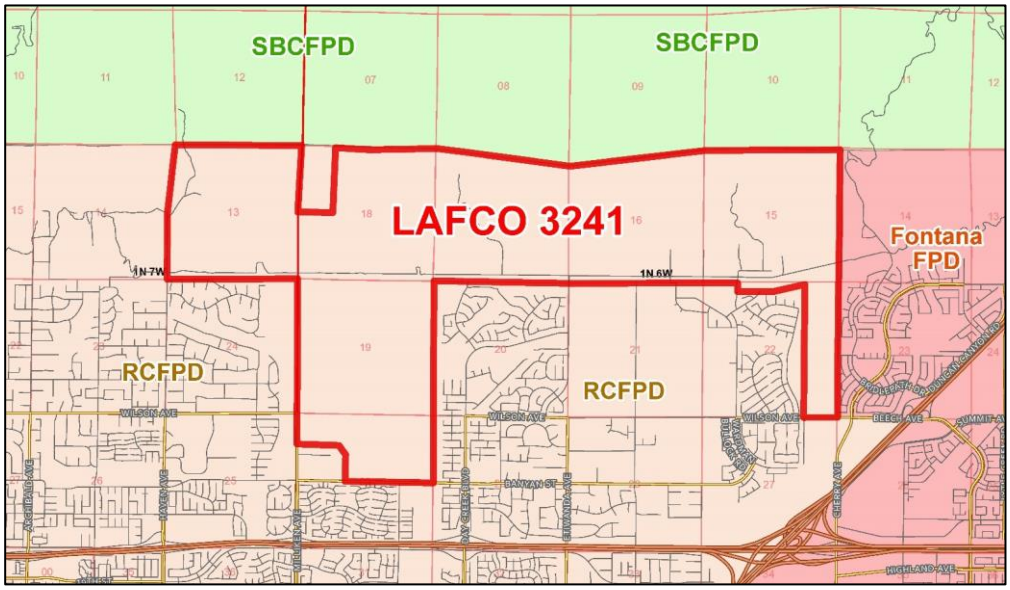
Finally, the City's proposed trail network will thread through both the Neighborhood Area and the Rural/Conservation Area, tying the new open spaces and neighborhoods together and connecting them to the City's existing foothill neighborhoods.

Concurrent City-District Annexation Policy:

The community-based districts for the City of Rancho Cucamonga are: Rancho Cucamonga Fire Protection District (a subsidiary district of the City), Cucamonga Valley Water District, Inland Empire Utilities Agency, and Metropolitan Water District of Southern California.

<u>Rancho Cucamonga Fire Protection District</u>

The Rancho Cucamonga Fire Protection District already overlays the entire reorganization area (including the rest of the City's sphere of influence); therefore, the reorganization area will continue to receive fire protection (including wildland fire protection) and emergency medical response services from the Rancho Cucamonga Fire Protection District.



Cucamonga Valley Water District, Inland Empire Utilities Agency and Metropolitan Water District of Southern California

The boundary for Cucamonga Valley Water District (retail water and wastewater collection service provider), and the coterminous boundaries for Inland Empire Utilities Agency and the Metropolitan Water Agency of Southern California (wastewater treatment and wholesale water service providers) are shown below.



Neighborhood Area of EHNCP

The boundaries of Cucamonga Valley Water District and the Inland Empire Utilities Agency (including the Metropolitan Water District of Southern California) already encompass all of the Neighborhood Area of the Plan, which is the area that will require municipal services from these underlying service providers based on the development anticipated for the area.

Rural/Conservation Area of EHNCP

The rest of the Plan area, the Rural/Conservation Area, is being set aside for conservation. The Rural/Conservation Area will be subject to standards and strategies intended to conserve and manage the area as open space that will not require municipal services from either the Cucamonga Valley Water District or the Inland Empire Utilities Agency (including the Metropolitan Water District of Southern California).

However, the Commission has a policy that requires the concurrent annexation of all community-based agencies. The policy (Policy #3 of Chapter 1 - Proposals, Section IV - Application Processing), reads as follows:

> *"For any annexation within a community served by a variety of community-based local agencies, the Commission shall require concurrent annexation to all of the local agencies serving the community (concurrent city/district annexations).*

As noted above, the Rural/Conservation Area portion of the reorganization area will not require such services to be provided by Cucamonga Valley Water District, Inland Empire Utilities Agency, and the Metropolitan Water District of Southern California. Which means, there will be no need to annex said area into these community-based agencies.

Therefore, LAFCO staff is recommending that the Commission override its policy related to Concurrent City-District Annexation for LAFCO 3241 on the basis that— there is no need for services to be provided by the Cucamonga Valley Water District, the Inland Empire Utilities Agency, and the Metropolitan Water District of Southern California within the portion of the reorganization area that is outside of their current boundaries.

The rest of the report will provide the Commission with the information related to the four major areas of consideration required for a jurisdictional change – boundaries, land uses, service issues and the effects on other local governments, and environmental considerations.

BOUNDARIES:

The reorganization area is bounded by the natural extension of Haven Avenue on the west, parcel lines along the San Bernardino National Forest boundary on the north, parcel lines (City of Fontana boundary) on the east, and a combination of parcel lines, Wilson Avenue, Wilson Street and Milliken Avenue (City of Rancho Cucamonga boundary) on the south all within the City of Rancho Cucamonga's northern unincorporated sphere of influence. The area proposed for inclusion into the City will place the entirety of the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) into the City. As noted earlier, the EHNCP is divided into two areas, the southerly Neighborhood Area, that specifies a vision for a series of walkable, traditional neighborhoods designed to incorporate the rural heritage of the City's foothill neighborhoods and the northerly Rural/Conservation Area that would provide for a mix of conserved habitat mitigation lands and open space, existing open space preserves, and very low-density rural residential.

The Commission is directed by statute to protect and preserve open space uses that exist. Specifically, Government Code Section 56301 outlines the purposes of a Commission as:

> *"Among the purposes of a commission are discouraging urban sprawl,* ***preserving open-space*** *and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances…* (Emphasis added)

Open space is defined, pursuant to Government Code Section 65560, as those "for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands… for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to… rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors."

It is LAFCO staff's position that this reorganization proposal provides for a logical boundary since it places the entirety of Etiwanda Heights Neighborhood and Conservation Plan within the City, which is an easily identifiable service boundary, particularly for the Neighborhood Area of the Plan. In addition, annexing the area into the City allows it to preserve the open space lands within the Rural/Conservation Area of the Plan.

LAND USE:

The reorganization area is primarily undeveloped, with the exception of a number of flood control facilities and power transmission lines, a closed gravel mining facility, water supply storage facilities, three single-family residences, and the Ling Yen Mountain Temple. At the

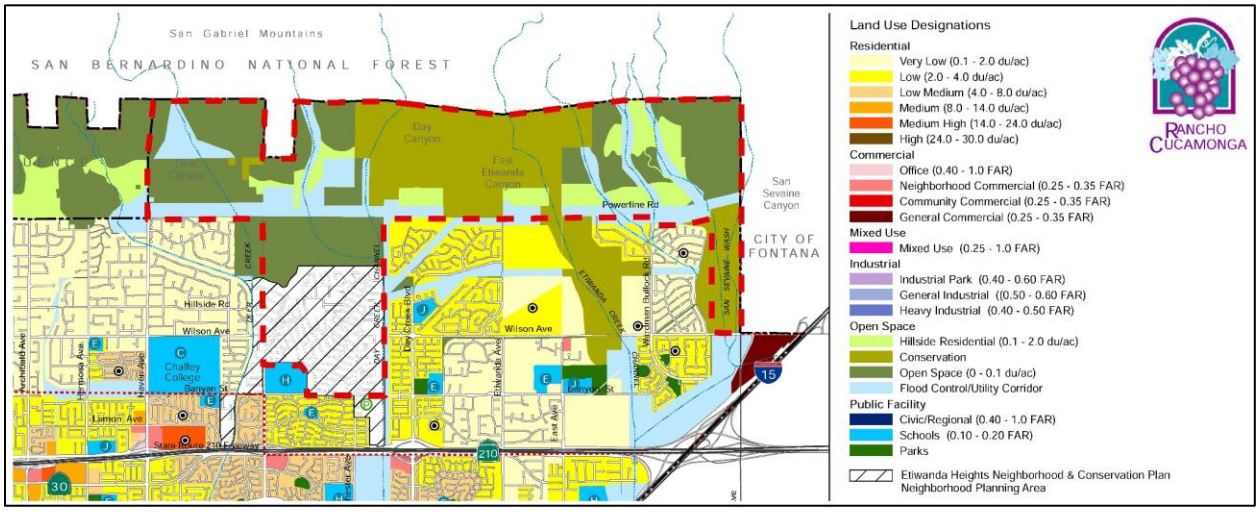
core of the Rural/Conservation Area lies the North Etiwanda Preserve, a habitat preservation and conservation area currently managed by County Service Area 120.

County Land Use Designations:

The County's current land use designations for the reorganization area are Resource Conservation (open space, limited rural residential development), Rural Living (rural residential), Single Residential (single-family residential), Special Development-Residential (residential development as part of a specific plan/master planned development), Open Space, Institutional (public and quasi-public uses and facilities), and Floodway no habitable structures permitted).

City's General Plan:

The City of Rancho Cucamonga has assigned the Neighborhood Area of the reorganization area as "EHNCP Neighborhood Planning Area" and the Rural/Conservation Area of the reorganization area have the underlying Open Space General Plan land use designations of Hillside Residential, Conservation, Open Space, and Flood Control/Utility Corridor land use designations.



City's Pre-Zone Designations:

Through the adoption of the Etiwanda Heights Neighborhood and Conservation Plan, the City has identified the ultimate land uses within the Plan area.

A copy of the Etiwanda Heights Neighborhood and Conservation Plan was provided to the Commission on June 17, 2020 as a part of the distribution of the environmental documents for LAFCO 3241 and, as noted previously, is included as Attachment #3 to this report. The following is a general description of each of the Plan's underlying zone designations within the entire reorganization area:

Rural/Conservation Area

The Rural/Conservation Area consists of a single regulating zone known as Rural, which is subdivided into sub-zones that correspond to the existing General Plan Open Space land use designations:

- Rural – Hillside (R-H)

  The Hillside designation is established to limit development, grading and erosion to protect the unique character and resources of natural and rural open space, protect against wildland fire, fault, and flooding hazards, and protect natural resources such as water, plant, and animal life. Limited development is permitted in this sub-zone, with a maximum residential density of one unit per two acres.

- Rural – Open Space (R-OS)

  The Open Space designation is established to limit development in steeper terrain and areas of high fire, geologic seismic, or flood hazards through restriction of intensive uses, and to promote the retention and preservation of rural open spaces that protect natural features. Very limited development is permitted in this sub-zone, with a maximum residential density of one unit per ten acres.

- Rural – Conservation (R-C)

  The Conservation designation is established to prohibit development in particularly environmentally sensitive areas such as Riversidean Alluvial Fan Sage Scrub habitat, which will be managed by a variety of public and private non-profit entities to maximize preservation of open space, watershed and wildlife habitat areas. This land is to be maintained as habitat in perpetuity. Development of structures within this sub-zone is limited to publicly owned facilities designed to blend into the natural landscape and intended to support public education and interpretation of natural habitats and resources.

- Rural – Flood Control/Utility Corridor (R-FC/UC)

  The Flood Control/Utility Corridor designation identifies lands used for flood control purposes and to support public utilities. Much of this area is owned by or within recorded easements under the management of either the San Bernardino County Flood Control District or public utilities, though some property is privately held. Some privately-held property are within floodway hazard zones where no development is permitted. Development of habitable structures is not permitted in this sub-zone. Some agricultural uses and limited agricultural support structures may be allowed.

Neighborhood Area

The Neighborhood Area is subject to development standards intended to promote appropriate and well-designed residential, limited commercial, and recreational development. The Neighborhood Area consists of the following regulating zones:

- Neighborhood Estate (NE)

  The Neighborhood Estate regulating zone is for large homes on large lots, with large setbacks and yards, and expansive views of the mountains to the north and/or valley to the south. A semi-rural, equestrian design character is envisioned, with curbless streets that lead directly to multi-purpose trails to the foothills.

- Neighborhood General 1 (NG-1)

  This walkable neighborhood regulating zone includes single-family detached homes on a range of lot sizes, knitted together by a connective network of landscaped pedestrian-oriented streets, parks, and trails. Well-landscaped front yards and private rear and side yard areas for family activities surround each home.

- Neighborhood General 2 (NG-2)

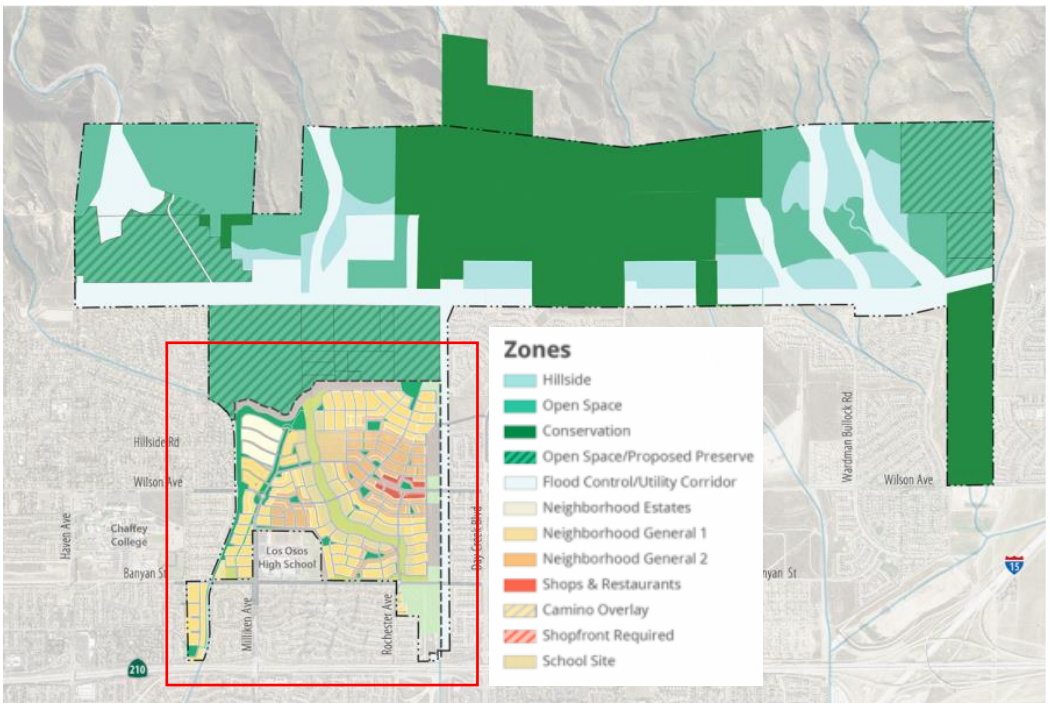
  This walkable neighborhood regulating zone includes single-family detached and attached homes, knitted together by a network of pedestrian-oriented streets and Paseos, and in proximity to neighborhood parks or squares for family recreation and community gatherings. Homes greet the visitor with well-landscaped front yards and welcoming entries, and garages are accessed by rear lanes.

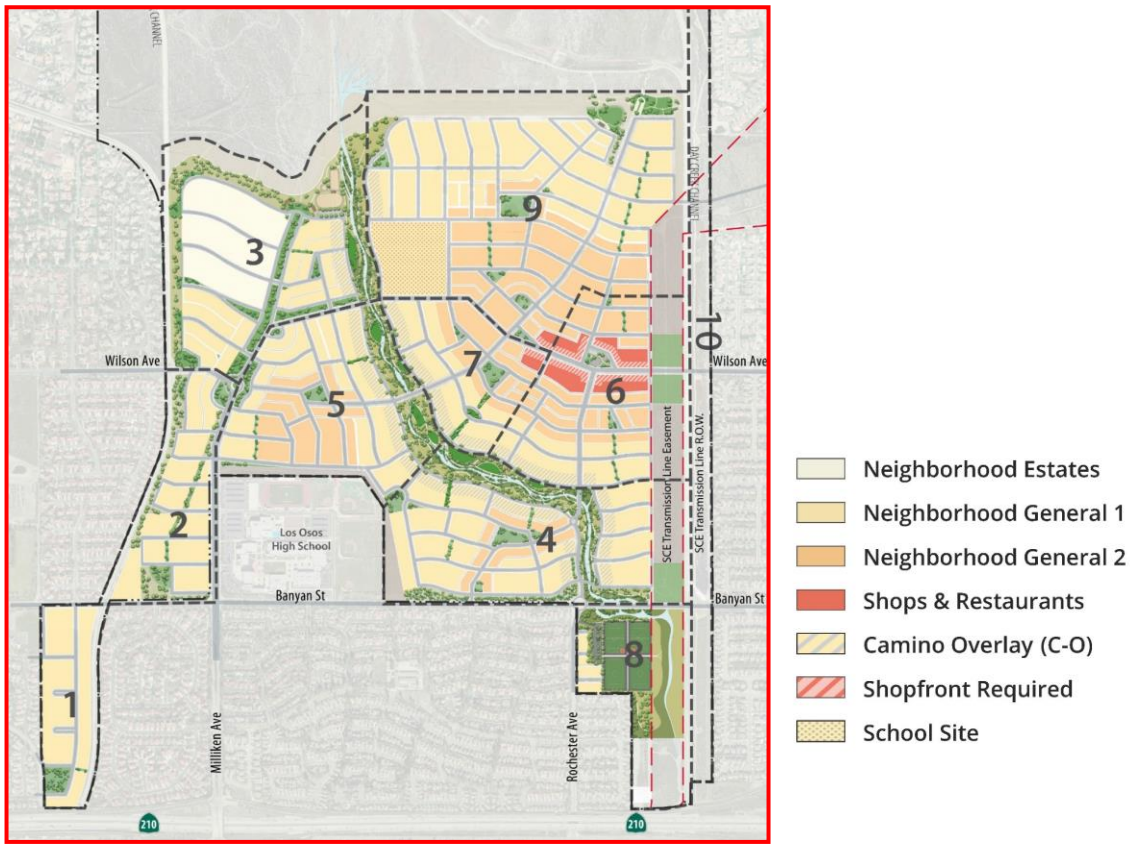
- Shops & Restaurants (SR)

  This two-block area centered on the intersection of Wilson and Rochester Avenues has a classic Southern California small-town “Main Street” character with a distinctly rural twist. Neighborhood-serving shops and restaurants have large shopfronts and wide sidewalks for strolling, dining, and visiting. Parking is provided on the street and in rear parking lots that are accessed by courts and Paseos.

- Camino Overlay (C-O)

  This regulating overlay is one lot deep and applies to the majority of houses adjacent to the Camino de las Alturas. Specific standards apply to the properties within this overlay that either differ from or are in addition to the standards of the base zone (NG-1).


Zones
Hillside
Open Space
Conservation
Open Space/Proposed Preserve
Flood Control/Utility Corridor
Neighborhood Estates
Neighborhood General 1
Neighborhood General 2
Shops & Restaurants
Camino Overlay
Shopfront Required
School Site
Hillside Rd
Wilson Ave
Haven Ave
Chaffey College
Banyan St
Los Osos High School
Milliken Ave
Rochester Ave
Wardman Bullock Rd
210
15


1
2
3
4
5
6
7
8
9
10
Wilson Ave
Banyan St
Los Osos High School
Milliken Ave
Rochester Ave
SCE Transmission Line Easement
SCE Transmission Line R.O.W.
210
Neighborhood Estates
Neighborhood General 1
Neighborhood General 2
Shops & Restaurants
Camino Overlay (C-O)
Shopfront Required
School Site

The City's Etiwanda Heights Neighborhood and Conservation Plan's underlying zone designations are the pre-zoning for the reorganization area as required by Government Code Section 56375(a)(7). Once annexed, pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for a period of two (2) years following annexation. The law allows for a change in designation if the City Council makes the finding, at a public hearing, that a substantial change in circumstance has occurred that necessitates a departure from the underlying zone designations outlined in the application made to the Commission.

It is the staff's position that the land uses identified in the Neighborhood Area of the Etiwanda Heights Neighborhood and Conservation Plan require a broad range of municipal services which can be most effectively and efficiently provided by the City of Rancho Cucamonga and its existing municipal service providers – the Cucamonga Valley Water District, the Inland Empire Utilities Agency, the Metropolitan Water District for Southern California, and the Rancho Cucamonga Fire Protection District.

SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area. Due to the vacant nature of the lands currently, government service requirements are minimal – primarily consisting of law enforcement and fire protection.

The service providers within the Neighborhood Area portion of the reorganization area are Cucamonga Valley Water District (water and wastewater collection provider), Inland Empire Utilities Agency (wastewater treatment provider) and the Metropolitan Water District of Southern California (State Water Contractor). The current County service providers for the reorganization area are County Service Area 70 (multi-function entity) and County Service Area 120 (portion; open space and habitat conservation). In addition, the Inland Empire Resource Conservation District, the West Valley Mosquito and Vector Control District, and the Rancho Cucamonga Fire Protection District (City subsidiary district – providing fire protection and emergency medical response services) overlay the reorganization area.

Plan for Service:

The City of Rancho Cucamonga has provided a "Plan for Service" for this proposal as required by law and Commission policy. The Plan includes a Fiscal Impact Analysis outlining its ability to provide its range of services to the area. Copies of the City's certified Plan for Service and Fiscal Impact Analysis are included as a part of Attachment #2.

- Fire Protection:

  The area is already within the boundaries of the city's subsidiary district, the Rancho Cucamonga Fire Protection District (FPD), which serves the entire City and its sphere of influence. No change in service will occur upon approval of LAFCO 3241.

Fire protection and emergency medical response services are currently funded through its share of property tax and Community Facilities District (CFD) 88-1.

Rancho Cucamonga FPD currently maintains 89 firefighters. Three of the eight fire stations will serve the reorganization area, with Station 175 as the primary station serving the planned development area (Neighborhood Area):

- Station 173 – 12158 Baseline Road (12270 Firehouse Ct)
- Station 175 – 11108 Banyan Avenue
- Station 176 – 6840 East Avenue

In addition to fire protection and emergency medical response, the Rancho Cucamonga FPD also provides wildland fire protection and contracts with CALFIRE for additional resources for wildland fires. The current contract with CALFIRE will be amended to include wildland fire support for the Rural/Conservation Area.

The American Medical Response (AMR) a private ambulance service provider, provides ambulance services to the City.

- Law Enforcement:

  There will be no change in service provider as a result of this reorganization. Law enforcement responsibilities, which are currently the responsibility of the San Bernardino County Sheriff's Department, will transition to the City's contract with the Sheriff's Department for service following the completion of the reorganization. Currently, there are 182 Sheriff personnel, with 41 professional staff and 141 sworn officers serving the City. Law enforcement services are funded through the City's General Fund. Each year, the City's annual budget for law enforcement is negotiated with the County's Sherriff's Department.

- Park and Recreation:

  Regional park and recreation services are currently provided by the County Regional Parks system. The closest regional park is Cucamonga Guasti Regional Park in Ontario, which has various recreation activities. Due to the primarily vacant nature of the reorganization area, local park amenities are not currently provided. The City of Rancho Cucamonga has a variety of parks and recreation facilities. The EHNCP includes numerous neighborhood parks, play areas, and the "Camino de las Alturas" greenway. In addition, the EHNCP provides for more than 11 miles of new trails.

- Water Service:

  Water service to the Neighborhood Area of the reorganization areas is to be provided by Cucamonga Valley Water District (CVWD). CVWD prepared a Water Supply Assessment (WSA) for the EHNCP. The WSA, approved by the District in July 2019 (Resolution No. 2019-7-1), concluded that CVWD has sufficient supplies available in

normal, single, and multiple dry years to meet the demands of the EHNCP including the existing demands and planned growth in CVWD's service area.

Private property owners within the Rural/Conservation Area of the reorganization area will be served by private water wells.

- Sewer Service:

  Wastewater collection within the Neighborhood Area of the reorganization area is also to be provided by CVWD. Wastewater generated from the within CVWD service area is collected and then treated by the Inland Empire Utilities Agency (IEUA). A Backbone Water and Wastewater Plan of Service Technical Report was prepared for the EHNCP to determine the impacts from the wastewater generation. In summary, along with the construction of the necessary improvements, there is sufficient available wastewater capacity to serve the EHNCP.

  Private property owners within the Rural/Conservation Area of the reorganization area would be served by private septic systems.

As required by Commission policy and State law, the Plan for Service submitted by the City of Rancho Cucamonga show that the extension of its services to the reorganization area are required to provide the level of service anticipated by the Etiwanda Heights Neighborhood and Conservation Plan, especially within the Neighborhood Area of the Plan. Such service extensions will exceed current service levels provided through the County as the area is primarily vacant at the present time.

ENVIRONMENTAL CONSIDERATIONS:

The City's processing of the Etiwanda Heights Neighborhood and Conservation Plan project included the preparation and certification of an Environmental Impact Report (SCH No. 2017091027) that was finalized by the City on November 6, 2019. LAFCO's Environmental Consultant, Tom Dodson and Associates, has reviewed the City's Complete Final Environmental Impact Report (EIR), which includes the Draft EIR, the Final EIR and indicated that the City's environmental documents are adequate for the Commission's use as a responsible agency for LAFCO 3241. Copies of the City's Complete Final EIR and all associated documents, were provided to the Commission on June 17, 2020. Mr. Dodson has indicated in his letter to the Commission, included as Attachment #6 to this report, the actions that are appropriate for the review of LAFCO 3241, which are:

- Certify that the Commission, its staff, and its Environmental Consultant have individually reviewed and considered the environmental assessment by the City of Rancho Cucamonga for its Etiwanda Heights Neighborhood and Conservation Plan;

- Determine that the Complete Final EIR is adequate for the Commission's use in making its decision related to LAFCO 3241;

- Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project. Mitigation measures required for the project are the responsibility of the City and others, not the Commission;

- Adopt the Facts, Findings and Statement of Overriding Considerations as presented by Mr. Dodson, which are the conclusions made regarding the significance of a project in light of the impacts and mitigation measures that have been identified. A copy of this Statement is included as a part of Attachment #6 to this report; and,

- Direct the Executive Officer to file the Notice of Determination within five days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval since the City, as lead agency, has paid said fees.

CONCLUSION:

The City's purpose in initiating this reorganization, as outlined in its application, is to annex the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP), which is a specific plan that the City prepared in order to regulate the development within the area. The EHNCP was developed with meaningful outreach to the community and extensive public participation. The EHNCP encompasses a total of approximately 4,393 acres, most of which is unincorporated County area with a small portion already within the City.

The City has long held a vision for the conservation of the alluvial fan and foothills between its northern most neighborhoods and the National Forest and realized it had the opportunity to gain local control to ensure City standards are met by annexing the entire Plan area, with the intent of balancing the community's priorities for conservation in the northern Rural/Conservation Area portion of the planning area, and appropriate development in the southern Neighborhood Area of the Plan.

Therefore, for these reasons, and those outlined throughout the staff report, staff recommends approval of LAFCO 3241 as outlined on pages one and two of this report.

DETERMINATIONS:

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any changes of organization/reorganization proposal:

1. The reorganization proposal is legally uninhabited containing 10 registered voters within all of the reorganization areas as certified by the Registrar of Voters as of May 13, 2020.

2. The County Assessor's Office has determined that the total assessed value of land and improvements within the reorganization area is $24,763,577 (land--$22,593,649; improvements--$2,169,928) as of February 26, 2020.

   Pursuant to the provisions of Government Code Section 56126, the County Assessor's office has been requested to assign a land value for protest purposes to the exempt lands within the reorganization boundary. The values for these publicly held lands are listed separately as shown below for each of the individual parcels:

Landowner Name	Assessor Parcel Number	Land Value Assigned for Protest Purposes
City of Rancho Cucamonga	0225-091-03	$0
County of San Bernardino	1087-051-08	$0
	1087-061-17	$100,000
County Service Area 120	0201-281-06	$87,861
	0226-061-63	$13,488
	0226-082-08	$279,005
	0226-082-20	$63,961
	0226-082-21	$209,916
	1087-051-04	$338,040
	1087-051-05	$6,872,341
	1087-051-16	$256,865
	1087-051-18	$10,451,793
	1087-051-19	$286,562
	1087-061-02	$4,150,860
County Service Area 70 Improv Zone 0	1087-061-03	$196,117
Cucamonga County Water District	0201-033-36	$0
	0201-281-18	$0
Government Land	0201-281-02	$25,000
	0201-281-04	$50,000
	0201-281-17	$25,000
Inland Empire Resource Conservation District	0226-061-16	$173,189
	0226-061-62	$54,122
Metropolitan WD of Southern California	0226-082-19	$0
San Bernardino County Flood Control District	0201-033-35	$0
	0201-033-37	$0
	0201-033-38	$0

	0201-281-19	$0
	0201-281-22	$0
	0225-091-05	$0
	0225-091-06	$0
	0225-092-01	$0
	1087-051-13	$0
	1087-051-14	$0
	1087-061-13	$0
	1087-071-01	$0
	1087-071-02	$0
	1087-071-03	$0
	1087-071-04	$0
	1087-071-05	$0
	1087-071-06	$0
	1087-071-07	$0
	1087-071-08	$0
	1087-071-09	$0
	1087-071-10	$0
	1087-071-11	$0
	1087-071-12	$0
	1087-071-13	$0
	1087-071-14	$0
	1087-071-18	$0
	1087-071-19	$0
	1087-071-20	$0
United States Of America (USDA)	1087-051-03	$69,677
Southern California Edison Company	0201-281-13	$2,000,000
	0226-082-30	$1,062,000
	1087-051-11	$2,448,000
	1087-051-12	$3,985,000
	1087-051-24	$1,815,000
Total Exempt Land Value		$35,013,797

3. The reorganization area is within the sphere of influence of the City of Rancho Cucamonga.

4. Legal advertisement of the Commission's consideration has been provided through publication in the *Inland Valley Daily Bulletin*, a newspaper of general circulation within the reorganization area. As required by State law, individual notice was provided to affected and interested agencies, County departments, and those individual and agencies having requested such notice.

5. LAFCO has provided individual notice to the landowners (126) and registered voters (10) within the reorganization area (totaling 136 notices) in accordance with State law and adopted Commission policies. Included as Attachment #4 to this report is a

comment received by LAFCO staff from a landowner within the reorganization area prior to the publication of the report.

Comments from landowners and registered voters and any affected local agency in support or opposition will be reviewed and considered by the Commission in making its determination.

6. The City of Rancho Cucamonga prepared the Etiwanda Heights Neighborhood and Conservation Plan which pre-zoned the reorganization area as Etiwanda Heights Neighborhood and Conservation Plan with the following underlying specific plan zone and sub-zone designations. For the Rural/Conservation Area, the pre-zone designations are intended to match the City's existing General Plan land use designations: Rural-Hillside (R-H), Rural-Open Space/Open Space Preserve (R-OS), Rural-Conservation (R-C), and Rural-Flood Control/Utility Corridor (R-FC/UC). For the Neighborhood Area, the pre-zone designations assigned are: Neighborhood Estate (NE), Neighborhood General 1 (NG-1), Neighborhood General 2 (NG-2), Shops and Restaurants (SR), including a Camino Overlay (C-O).

   These pre-zone/specific plan zone designations are consistent with the City's General Plan and surrounding land uses within the City and in the County. Pursuant to the provisions of Government Code Section 56375(e), these pre-zone designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council.

7. The Southern California Associated Governments (SCAG) recently adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3241 is nearby the I-15 Freeway, which is part of the RTP-SCS's regional express lane network that will be adding two express lanes in each direction for completion by 2040. The Sustainable Communities Strategy include strategies such as prioritizing infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods, which approval of LAFCO 3241 will support.

8. The City and the Rancho Cucamonga Fire Protection District are currently in the process of preparing a revised Local Hazard Mitigation Plan (prior version: January 2013) as well as a Community Wildfire Protection Plan. These plans will identify threats from wildfires and other natural and human-caused hazards and will recommend specific strategies and actions to proactively decrease these threats before disasters occur. San Bernardino County Fire Protection District also has its Multi-Jurisdictional Hazard Mitigation Plan approved by FEMA in July 2017.

   Information contained in the Safety Element of the City's General Plan is included as Attachment #5 (Natural Hazards - Existing Conditions Report).

9. As a CEQA responsible agency, the Commission's Environmental Consultant, Tom Dodson of Tom Dodson and Associates, has reviewed the City's environmental documents for the reorganization proposal and has indicated that the City's

environmental assessment for the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) project (SCH No. 2017091027) is adequate for the Commission's use as CEQA responsible agency. Copies of the City's Complete Final EIR and all associated documents were provided to Commission members on June 17, 2020 and are also included (as web links) as part of Attachment #6 to this report (Environmental Documents Related to the City of Rancho Cucamonga's Approval of the EHNCP). Mr. Dodson has prepared his recommended actions for LAFCO 3241, which are outlined in the narrative portion of the Environmental Considerations section (pages 16 and 17 of the staff report).

Attachment #6 also includes the Candidate Findings of Fact and Statement of Overriding Considerations that has been prepared for the Commission's use in addressing this project.

10. The areas in question are presently served by the following public agencies:

County of San Bernardino
Inland Empire Resource Conservation District
West Valley Mosquito and Vector Control District
Cucamonga Valley Water District (portion) and its Improvement Districts
Inland Empire Utilities Agency (portion) and its Improvement Districts
Metropolitan Water District of Southern California (portion)
Rancho Cucamonga Fire Protection District (city subsidiary district)
County Service Area 120 (portion)
County Service Area 70 (multi-function unincorporated area Countywide)

The area will be detached from County Service Area 70 and its sphere of influence reduced as a function of the reorganization. None of the other agencies are directly affected by this proposal.

11. A plan was prepared for the extension of services to the reorganization area, as required by law. The Plan for Service and the Fiscal Impact Analysis, as certified by the City, indicates that the City can maintain and/or improve the level and range of services currently available in the area. A copy of this plan is included as a part of Attachment #2 to this report.

The Plan for Service and Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the Plan for Service and the Fiscal Impact Analysis conform to those adopted standards and requirements.

The Plan indicates that the revenues to be provided through the transfer of property tax revenues and existing and potential financing mechanisms are anticipated to be sufficient to provide for the infrastructure and ongoing maintenance and operation of the services to be provided from the City of Rancho Cucamonga as well as the services from the Cucamonga Valley Water District, Inland Empire Utilities Agency

(including Metropolitan Water District of Southern California) and the Rancho Cucamonga Fire Protection District. A copy of the Plan for Service is included as a part of Attachment #2 to this report.

12. The reorganization proposal complies with Commission policies and directives and State law that indicate the preference for areas proposed for urban intensity development, as evidenced by the development proposed within the Neighborhood Area of the Plan, to be included within a City so that the full range of municipal services can be planned, funded, extended, and maintained.

13. The reorganization area can benefit from the availability and extension of municipal-level services from the City of Rancho Cucamonga, as evidenced by its Plan for Service certified by the City.

14. This proposal will have an effect on the City of Rancho Cucamonga's ability to achieve its fair share of the regional housing needs as it proposes the addition of 2,700 (up to 3,000) residential units.

15. With respect to environmental justice, which is the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services, the following demographic and income profile was generated using ESRI's Community Analyst for the City of Rancho Cucamonga and the reorganization and adjacent unincorporated areas (2020 data):

Demographic and Income Comparison	City of Rancho Cucamonga (%)	Reorganization Area and Adjacent Unincorporated Area (%)
Race and Ethnicity		
• African American Alone	9.0 %	3.4 %
• American Indian Alone	0,7 %	1.0 %
• Asian Alone	13.6 %	16.3 %
• Pacific Islander Alone	0.3 %	0 %
• Hispanic Origin (Any Race)	45.0 %	27.1 %
Median Household Income	$93,308	$83,160

Through future development, the reorganization area will benefit from the extension of services and facilities from the City and, at the same time, the approval of the reorganization proposal will not result in the unfair treatment of any person based on race, culture or income.

16. The County of San Bernardino and the City of Rancho Cucamonga have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.

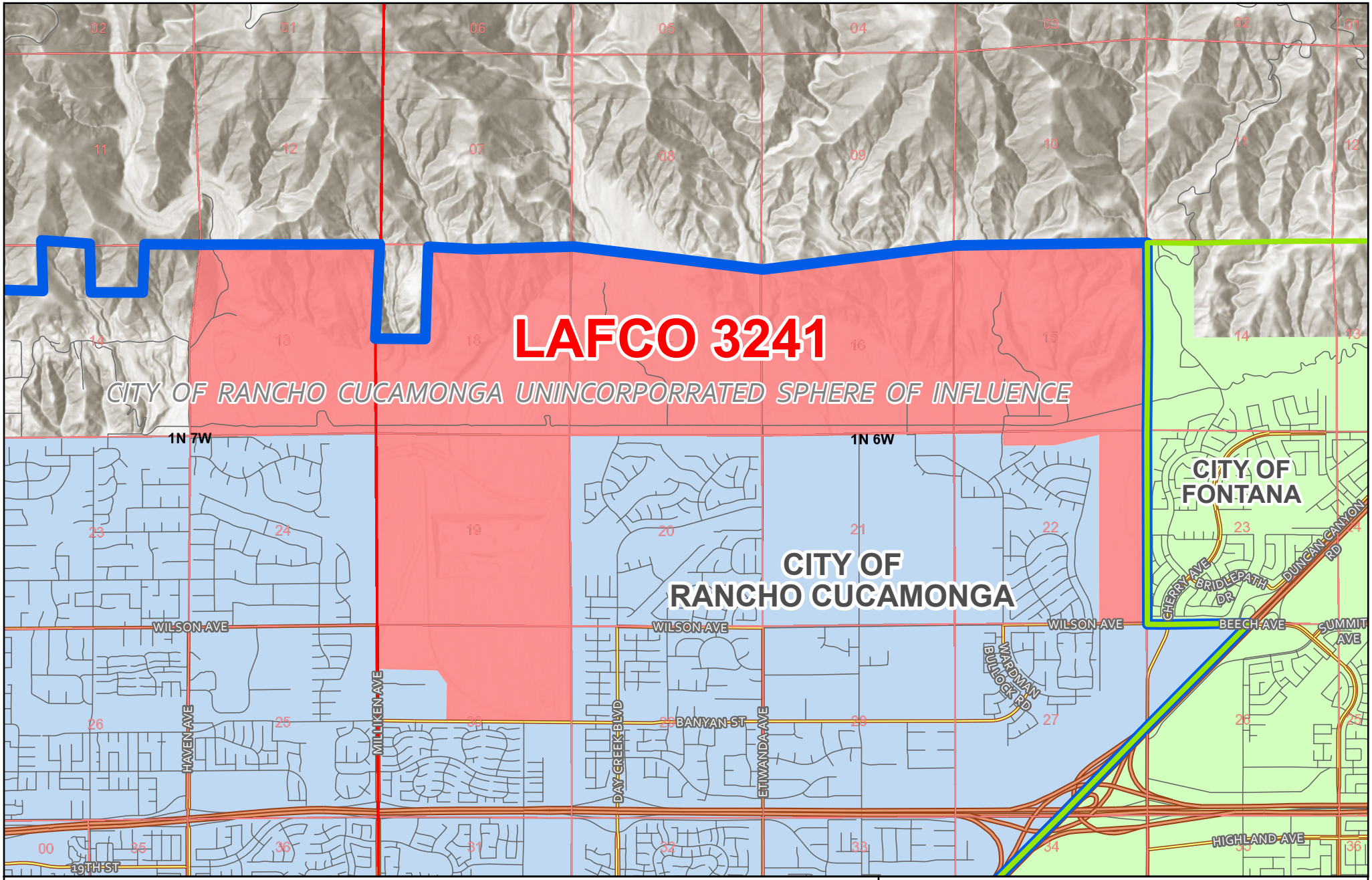
17. The maps and legal descriptions, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

Attachments:

1. Vicinity Maps and Reorganization Area Maps
2. City of Rancho Cucamonga Application and Plan for Service/Fiscal Impact Analysis
3. Etiwanda Heights Neighborhood and Conservation Plan (Specific Plan)
4. Comment Letter Received Prior to Staff Report Publication
5. Natural Hazards Portion of the City's General Plan Update
6. Letter from Tom Dodson and Associates and Candidate Findings of Fact and Statement of Overriding Considerations Regarding Environmental Effects from Approval of LAFCO 3241, Mitigation Monitoring and Reporting Program, and Environmental Documents Related to the City of Rancho Cucamonga's Approval of the Etiwanda Heights Neighborhood and Conservation Plan
7. Draft Resolution No. 3312 for LAFCO 3241

Vicinity Map and Reorganization Map

Attachment 1



LAFCO 3241 — Reorganization to Include Annexation to the City of Rancho Cucamonga and Detachment from County Service Area 70 (Etiwanda Heights Neighborhood & Conservation Plan)

LAFCO

Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

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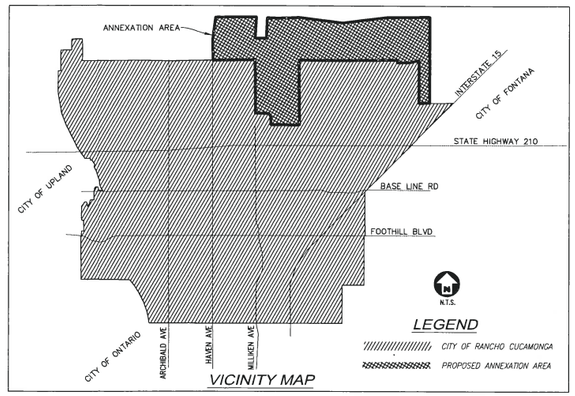
- LAFCO 3241 Proposed Annexation Area
- City of Rancho Cucamonga
- City of Rancho Cucamonga Sphere of Influence
- City of Fontana
- City of Fontana Sphere of Influence

Author: Jeffrey Lum Date Exported: 2/5/2020 5:09 PM

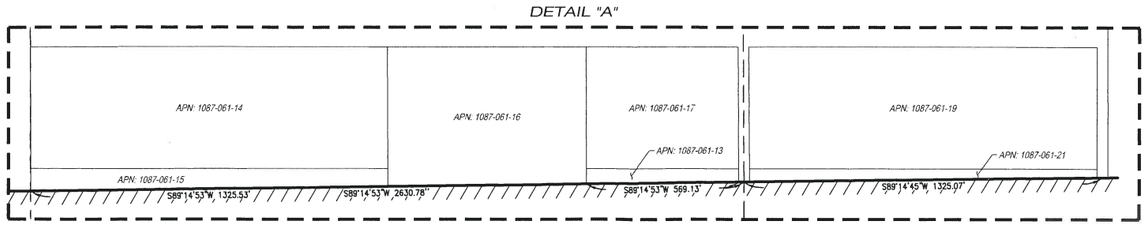
LAFCO 3241 - ANNEXATION TO THE CITY OF RANCHO CUCAMONGA AND DETACHMENT FROM COUNTY SERVICE AREA 70

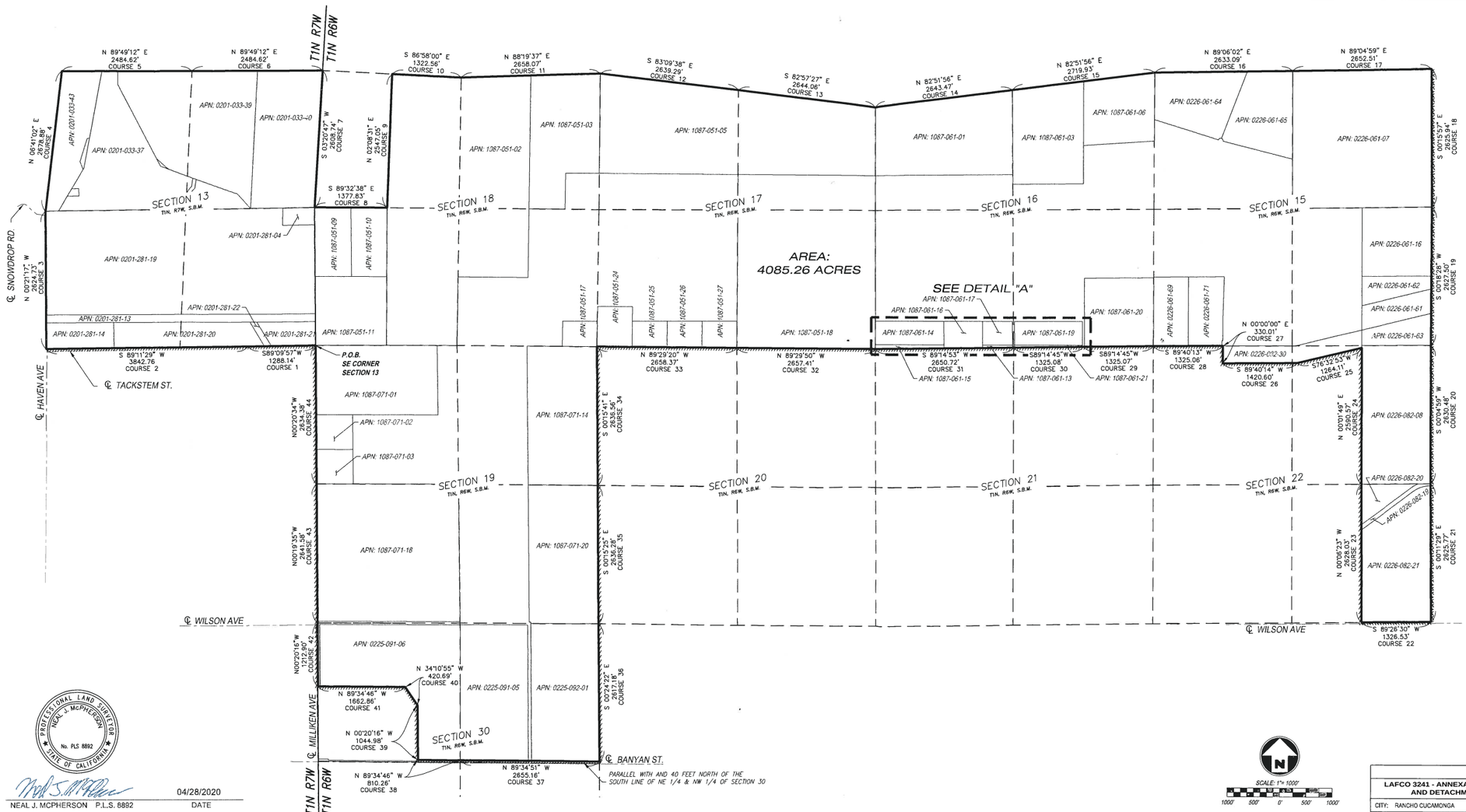
(ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN)

THOSE PORTIONS OF SECTIONS 15, 16, 17, 18, 19, 22, & 30, TOWNSHIP 1 NORTH, RANGE 6 WEST; AND SECTION 13, TOWNSHIP 1 NORTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.



VICINITY MAP





AFFECTED AGENCIES:
- CITY OF RANCHO CUCAMONGA
- WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

SURVEYOR'S NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION. A FULL BOUNDARY SURVEY WAS NOT PERFORMED TO ESTABLISH LINES SHOWN.

PROFESSIONAL LAND SURVEYOR
NEAL J. McPHERSON
No. PLS 8892
STATE OF CALIFORNIA

04/28/2020

NEAL J. MCPHERSON P.L.S. 8892 DATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

SCALE: 1"= 1000'
1000' 500' 0' 500' 1000'

EXHIBIT "B"			
LAFCO 3241 - ANNEXATION TO THE CITY OF RANCHO CUCAMONGA AND DETACHMENT FROM COUNTY SERVICE AREA 70			
CITY: RANCHO CUCAMONGA		COUNTY: SAN BERNARDINO	
SURVEYED BY: WLG	DRAWN BY: JP	CHECKED BY: NJM	
JOB NO.: 2019-151	DATE: 04-28-2020	SHEET: 1 OF 1	

WestLAND Group, Inc.
Land Surveyors- Civil Engineers - GIS
4150 Concours Street, Suite 100 Ontario, CA 91764
Phone: (909) 989-9789 Fax: (909) 989-9660

City of Rancho Cucamonga
Application and Plan for
Service/Fiscal Impact Analysis

Attachment 2

(FOR LAFCO USE ONLY)

SAN BERNARDINO LAFCO
APPLICATION AND PRELIMINARY
ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Etiwanda Heights Neighborhood & Conservation Plan - an annexation of 4,088 acres to the City of Rancho Cucamonga.

2. NAME OF APPLICANT: City of Rancho Cucamonga

APPLICANT TYPE: ☐ Landowner ☒ Local Agency
☐ Registered Voter ☐ Other_____

MAILING ADDRESS:
10500 Civic Center Dr, Rancho Cucamonga, CA 91730

PHONE: (909) 774-4308

FAX: (_____) N/A

E-MAIL ADDRESS: Anne.McIntosh@CityofRC.us

3. GENERAL LOCATION OF PROPOSAL: The annexation area is 4,088 acres in size and is located along the northeastern edge of the City of Rancho Cucamonga at the base of the San Gabriel Mountains. It is entirely within the City's Sphere of Influence (SOI) in unincorporated San Bernardino County. The annexation area boundaries are generally Haven Avenue (if it was extended north) to the west, City of Fontana to the east, San Gabriel Mountains (San Bernardino National Forest) to the north, and the existing City limits to the south. The southern portion of the annexation area is surrounded by residential neighborhoods in the City of Rancho Cucamonga on the west, south, and east, and is bounded by the Deer Creek Channel to the west and the Day Creek Channel to the east. See attached exhibit that identifies the annexation area boundary.

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ☐ NO ☒ If YES, provide written authorization for change.

5. INDICATE THE REASON(S) THAT THE PROPOSED ACTION HAS BEEN REQUESTED. The City of Rancho Cucamonga prepared the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) as a specific plan pursuant to State Planning and Zoning Law to regulate development in an area comprising approximately 4,393 acres (the "Project Area") extending roughly from Haven Avenue easterly to the City's boundary with Fontana, and from the northerly City limits to the San Bernardino National Forest boundary in the City's Sphere of Influence. Much of the Project Area is currently within unincorporated San Bernardino County, with a small portion located within the City's limits. Specifically, the 4,088-acre annexation area (the "Annexation Area") is located within the City's Sphere of Influence and the remaining 305 acres of the Project Area lie within the City. Development within the Annexation Area is currently governed by the San Bernardino County General Plan and zoning regulations. In order to implement the City-adopted EHNCP, the City seeks to annex the Annexation Area. Upon approval of the annexation, the Annexation Area would no longer be subject to the County's land use regulations, but would instead be regulated by the City, primarily through the Specific Plan. The proposed annexation will establish City control over the Annexation Area and allow the City to implement an adopted community-based Specific Plan that meets the City's high-quality standards.

(FOR LAFCO USE ONLY)

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): 4,088 acres.

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments): 3 homes (single-family residential).

3. Approximate current population within area: 12 people.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

The overarching goal and organizing framework of the EHNCP is to generate a limited amount of unique, high-quality neighborhoods that are in balance with, and supportive of, large amounts of contiguous open space and habitat. As such, the EHNCP is organized around two areas: the northern Rural/Conservation Area, which is 3,603 acres; and the Neighborhood Area, the southern 790-acre area that lies between two existing neighborhoods in the City (see attached exhibit that identifies the Rural/Conservation Area and Neighborhood Area within the EHNCP).

The City of Rancho Cucamonga General Plan designations and permitted uses for the Rural/Conservation Area are:

- Hillside Residential – Limited single family rural residential development.
- Conservation – No habitable structures permitted.
- Open Space – Very limited single family rural residential development.
- Flood Control/Utility Corridor – No habitable structures permitted.

The City of Rancho Cucamonga General Plan designation and permitted uses for the Neighborhood Area are:

- Etiwanda Heights Neighborhood & Conservation Plan - Neighborhood Planning Area – Uses permitted include attached and detached single family residential, neighborhood-scale shops and restaurants; school. See Table A-1.1, Allowed Uses, EHNCP.

(This summary reflects the "pre-zoning" of the proposed Annexation Area. The specific plan has been adopted and will take effect 30 days after the ordinance was adopted.)

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

The San Bernardino County General Plan designations and permitted uses are:

- Resource Conservation – Open space, limited rural residential development.
- Single Residential – Single family residential.
- Rural Living – Rural residential.
- Special Development Residential - Residential development as part of a Specific Plan or Master Planned Development.
- Open Space – Parks and open space.
- Institutional – Public and quasi-public uses and facilities.
- Floodway – No habitable structures permitted.

5. Describe any special land use concerns expressed in the above plans. in addition, for a city annexation or reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to government code section 65080 for the subject territory.

The Southern California Association of Governments (SCAG) adopted its most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in April 2016. The RTP/SCS emphasizes mobility, accessibility, safety, reliability, and sustainability and creates a framework for capital investment in transportation infrastructure. Implementation of the EHNCP would involve development of up to a maximum of 3,000 residential units, with approximately 9,090 new residents,

and approximately 415 employment opportunities. Approximately 48 percent of the population growth of 9,090 that would be generated by the EHNCP, 4,346 persons, is accounted for the SCAG RTP/SCS 2016-2040 Growth Forecasts. The remaining population growth of 4,744 is not accounted for the 2016-2040 Growth Forecasts. The draft 2020-2045 RTP/SCS Growth Forecasts account for approximately 76 percent of the population growth that would be generated by the Plan. Thus, while the Annexation Area is not --fully accounted for in SCAG's most recent growth projections for the City (although the City's General Plan anticipates annexation of the Project Area and accounts for the Plan's growth in residential units and population), the EHNCP is consistent with the goals, guiding policies, and strategies of the RTP/SCS in the following ways:

- Reduction in Vehicle Miles Traveled (VMT): The Specific Plan emphasizes design for people and improved accessibility. The Traffic Study prepared by Fehr & Peers for the Project in March 2019 indicates these neighborhoods will generate at least 15% less traffic per person than existing neighborhoods in the area. In part, the reduced need for cars is achieved by the extensive multi-purpose trails proposed within the Project Area. These trails will connect to, and complete, the City's trail network in the area. The Specific Plan enhances recreational opportunities for those with horses, bicyclists, hikers, and runners by providing for more than 11 miles of new trails. In addition, given the mixed-use nature of the Plan, it will not generate traffic in a similar manner as to what is typically evaluated for most traffic studies. As such, the combined effects of the Plan's mixed uses, regional location, demographics, and development scale all contribute to a reduction (when compared to national homogeneous development projects) in off-site average weekday vehicle "trips" (i.e., one vehicle trip is when a person drives from their home to school, shopping, or their job and their return drive home is another trip). This reduction is due largely to the Specific Plan's ability to "internally capture" these trips. That is, most of the reduction in total daily vehicle off-site trips generated by the Specific Plan is attributable to those trips beginning and ending within the Project Area. Therefore, the VMT calculated is showing that the development will operate more efficiently than the surrounding land use, meaning it will have a positive effect on VMT for the general region. Furthermore, a missing segment of Wilson Avenue will be completed and Rochester Avenue will be extended. This will increase much needed roadway capacity and provide accessibility into the foothill neighborhoods bringing residents traffic relief and improve first responders' ability to access area neighborhoods.

- Bicycle Facilities: The bicycle network is a primary consideration of the Specific Plan and significant amenity for the new neighborhoods of Etiwanda Heights and for existing surrounding neighborhoods. It is intended to enable and encourage bicycle use for a variety of functions and activities. To meet the needs of diverse user types - including children, adults, older residents, expert and adventurous bicyclists – the network includes Class 1, 2 and 3 types of facilities, woven together in a complete and interconnected bicycle network.

- Pedestrian Facilities and Trails: As indicated previously, the EHNCP provides for more than 11 miles of new trails. Trails within the Neighborhood Area are located and designed for use by pedestrians, runners, cyclists and equestrians with two primary intentions: 1) to provide neighborhood-to-neighborhood active transportation connections for recreation and daily travel; and 2) to provide access to trails within the Rural/Conservation Area and to the National Forest above. This conceptual plan of trails is intended to connect seamlessly to the existing and future multi-modal street network and existing trail network. Streets will be designed to be walkable, complete streets that provide safe, comfortable pedestrian and bicycle routes, and low-speed driving environments to promote safety and a calm, quiet ambiance.
- Transit: The existing public transit services in the City would serve the Project Area. The land use plan includes a mix of uses that will increase trip internalization to reduce transportation impacts from the Plan. In addition, the City and the Plan include measures and policies that support the use of alternative modes of travel, such as transit, and the Plan would not conflict with these measures and policies. It is expected that transit ridership would increase due to the new population introduced from the Plan. The Plan Area is located near the Metrolink Station and Omnitrans bus routes. At the time of development, plans will be reviewed by the City and/or transit agency for appropriate bus stops/shelter locations. Transit services may include, but are not limited to, carshare facilities, bike-share stations, transit pass kiosks, or concierge services. The existing transit facilities would have sufficient supply to serve the Plan's new population growth.

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6. Indicate the existing use of the subject territory.

The Rural/Conservation Area within the Annexation Area is largely undeveloped, with the exception of a number of large-scale flood control facilities and power transmission lines, water supply storage tanks, three private residences, and the Lingyen Mountain Temple. At the center of the Rural/Conservation Area lies the North Etiwanda Preserve, a habitat preservation area including a trail network and picnic areas. Consistent with its rural and natural character, the circulation network within this area is comprised of private rural roads and trails. The Neighborhood Area within the Annexation Area includes a large, closed gravel mining facility in the northeast portion. Existing flood control features include the large Day Creek Diversion Levee that runs east-west just north of the former gravel mine, the older Deer/Day Separation Levee running north-south to the west of the former gravel mine and sweeping to the east as it moves south, clipping the northeast corner of Los Osos High School and approaching Banyan Street at Rochester Avenue. The Deer Creek and Day Creek flood control channels run north to south near the west and east edges of the Neighborhood Area, respectively. A range of older flood control improvements are located throughout the Neighborhood Area, including rock berms constructed to intersect and disperse stormwater flows and increase infiltration. Undisturbed terrain also includes braided channels formed by historic seasonal stormwater flows. Such channels south of the Diversion Levee are no longer active, as flood control improvements have very effectively cut off the flows that formed them.

What is the proposed land use?

The Rural/Conservation Area comprises approximately 3,603 acres and is subject to development standards and strategies intended to conserve and manage the areas as open space. Up to 100 residential units could be developed within the Rural/Conservation area under the proposed development standards, with a Transfer of Development Rights (TDR) program that would allow property owners to transfer development rights for up to 300 residential units from the Rural/Conservation area to the Neighborhood Area. The Neighborhood Area is subject to development standards intended to promote appropriate and well-designed residential, limited commercial, and recreational development. The Specific Plan permits up to 2,700 residential units in the Neighborhood Area, which may be expanded to 3,000 units depending on property owner participation in the TDR program. Among other amenities, the Neighborhood Area includes a trail network that builds upon the City's existing trail network as identified in the General Plan and Trail Implementation Plan. Development within the Neighborhood Area is intended to help generate funds to support open space conservation within the Rural/Conservation Area.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)?

☒ YES ☐ NO

If YES, please explain:

Schools: Although LAFCO does not have jurisdiction over school districts, this is the only service operating at or near capacity. The primary elementary school public education services are provided to the proposed annexation area by the Alta Loma School District (ALSD) and Etiwanda School District (ESD), and secondary public education is provided by the Chaffey Joint Union High School District (CJUHSD). ESD and CJUHSD are currently operating at or near capacity. The 3,000 single-family residences that would be permitted by the EHNCP would generate an estimated 2,188 students. ALSD would have sufficient capacity to meet these students' needs, but ESD is already over current capacity and would need new schools in order the meet the Plan's demand. The City will continue coordination efforts with the local School Districts regarding adjustment of boundaries for the mutual benefit of the School Districts, current City residents, and future residents of the Plan Area with the intent to minimize construction of new schools in one District if space is available at facilities in another District. Also, since development impact fees will be paid as individual development projects are built in the Neighborhood Area of the EHNCP, each future development project would mitigate the impacts associated with its activities. The impact fees would be added to the funding of the new approximately 14-acre school site within the Neighborhood Area of the EHNCP, as well as for other future-planned facilities within the City to help meet future projections within the City. The 14-acre site has been determined to be enough to meet the future demand within the Plan Area, as other projected growth would be included at existing school sites.

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Water: Currently no water is supplied to the Annexation Area. Potable water will be provided by the Cucamonga Valley Water District (CVWD) to the Neighborhood Area, but not to the Rural/Conservation Area. Private property owners in the Rural/Conservation Area would be served by private water wells. CVWD prepared a Water Supply Assessment (WSA) for the EHNCP. The WSA, has been reviewed and approved by the CVWD Board. CVWD concluded in the WSA that sufficient supplies will be available in normal, single and multiple dry years to meet the demands of the EHNCP, existing demand, and planned growth in CVWD's service area.

Sewer: The wastewater purveyor for the Neighborhood Area will be the CVWD. Wastewater generated within the CVWD service area is collected and then treated outside of its service area by Inland Empire Utilities Agency (IEUA). Sewer services would be extended to the Neighborhood Area of the EHNCP, but not to the Rural/Conservation Area of the EHNCP. Private property owners in the Rural/Conservation would be served by private septic systems. A Backbone Water and Wastewater Plan of Service Technical Report was prepared for the EHNCP to determine the impacts from the wastewater generation. In summary, there is sufficient available wastewater treatment capacity to serve the EHNCP. With construction of improvements to any downstream sewer mains as determined needed by CVWD (through implementation of Mitigation Measure MM UTIL-1 identified in the Final EIR) to provide adequate capacity to accommodate and convey wastewater flows from the EHNCP.

Police: The City has contracted with the County of San Bernardino Sheriff's Department for police service since 1977. Increased demands for police protection services would result from the increases in permanent population and nonresidential uses the Plan would permit, consisting of the development of up to 3,000 total residential units, approximately 180,000 sf of neighborhood oriented shops and restaurants and new supporting public facilities including parks and a new school. The 3,000 residential units would result in an increase of approximately 9,090 individuals in the City's population. Based on the size/intensity of the EHNCP area, the types of proposed land uses, and the population growth, there would be an increase in service calls in the area compared to existing conditions. Based on consultation with Rancho Cucamonga Police Department (RCPD), the RCPD would have adequate service provided from existing Sheriff's department facilities. The EHNCP also includes a police substation as part of a planned Joint Use Public Facility, which would provide additional facilities within the Neighborhood Area to meet service needs. As individual projects are proposed in the City, RCPD service levels and staffing requirements are evaluated to determine if additional staffing and/or facilities would be required. The funding for new positions needed to maintain acceptable citywide police protection service levels would come from the City's General Fund. Property taxes assessed on future property owners within the boundaries of the Plan Area would also contribute to the General Fund revenues. In addition, in compliance with the Rancho Cucamonga Municipal Code, the Property Owner/Developer would pay the required City Police Impact Fee, which is collected to fund new facilities, vehicles, and equipment, and any fees established through a Community Facilities District.

Fire: Based on consultation with the Rancho Cucamonga Fire Protection District (RCFPD), the EHNCP Area can be adequately served by existing fire stations and no new or altered facilities would be needed to serve the uses that would be allowed by the Plan as Station 175, with additional assistance from stations 173 and 176, would have sufficient staffing and equipment from RCFPD. All development within the Plan Area would be reviewed by the RCFPD for compliance with applicable provisions of the California Fire and Residential Codes along with the requirements of the RCFPD's Standards and Guidance documents, including but not limited to, requirements for fire apparatus access roads, gates, address and building signage, Knox boxes, fire protection water supply systems, and site plan criteria. Development plans would be reviewed by the RCFPD to ensure compliance with the RCFPD's Fire Protection Standards, Guidance Documents, and the California Fire Code.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

☐ Agricultural Land Uses ☐ Agricultural Preserve Designation

☐ Williamson Act Contract ☐ Area where Special Permits are Required

☒ Any other unusual features of the area or permits required: The Annexation Area contains the North Etiwanda Preserve, and three future preserves proposed by the EHNCP for habitat and open space conservation.

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9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The proposed annexation promotes environmental justice in several ways, which are described in more detail below:

- The EHNCP planning process included an extensive public involvement and community engagement that included a diversity of residents from all areas of the community. This outreach and engagement process included translation when needed.
- The Neighborhood Area of the EHNCP will provide up to 3,000 new dwelling units which include a range of housing types and sizes for varying income levels and lifestyles, and which will increase housing options to help address current regional housing shortages.
- The Neighborhood Area will also be designed to promote balanced transportation by providing facilities for walking, bicycling, and equestrians, in addition to transit and automobiles.
- The conservation component of the EHNCP will provide increased access to open space in the foothills of the San Gabriel Mountains for all members of the community.
- The Neighborhood Area will provide new public facilities and public services, including parks, trails and open space areas, that are within walking distance of every house in the new neighborhood, and will also be available and accessible to the general public.
- The EHNCP supports the efforts of Healthy RC and others to promote healthy active living. Healthy RC has been a successful City-community partnership since 2008, and includes a diverse cross-section of the community. The Healthy RC partnership is comprised of dedicated residents, community organizations, and public and private entities to make Rancho Cucamonga the healthiest it can be.
- The proposed annexation does not require the development of new large-scale facilities, such as a power plant or sewage treatment plant, therefore no one community has to bear the burden of this project.

Community Involvement, Public Participation, Access to the Decision-Making Process: The EHNCP was developed with the most extensive and meaningful public participation and community involvement efforts to date in the City of Rancho Cucamonga. In the fall of 2017, the City conducted four community meetings to solicit comments from interested individuals and community groups on the initial planning concepts. Participants had many questions and concerns about the process, the preliminary concept, including the number and type of residential units proposed, particularly multi-family units, and the amount and type of commercial uses. In addition, there were concerns about fire safety and habitat associated with the configuration of open space in the heart of the neighborhood. Due to the level of concern, the City set aside the preliminary concept and conducted further outreach to better understand the priorities of the Rancho Cucamonga community. Then, during the first half of 2018, City staff worked with the community through a series of meetings and online engagements to consider whether or not to:

- Halt planning and annexation efforts altogether and allow the land to develop under County standards;
- Raise funds through a new parcel tax to purchase the land for permanent open space conservation, or;
- Prepare a plan for new neighborhoods that would allow for conservation of much of the open space.

Throughout the community engagement process, the majority of participants continually supported local control and some sort of neighborhood development as a mechanism for achieving local control through annexing the land into the City. At the May 16, 2018 City Council meeting, the Council directed Staff to work toward a neighborhood and conservation plan that would facilitate the community's direction to achieve this outcome. After this direction from the City Council, Staff continued the community engagement process, received and evaluated the community's input, and began to draft the plan.

In the Summer of 2018, the City started an extensive public engagement process to learn more about the community's priorities and how to best balance them in order to create a community-based plan. The public engagement process included small group meetings, pop-up events, multiple online surveys, and a large, well-attended public open house where attendees provided feedback on an initial concept plan. The Public Review Draft EHNCP was developed in response to the community's feedback received during this period. The following highlights the outreach efforts:

- July, August, and September 2018 – The City hosted popup outreach. At each popup, the City went to stakeholders at events planned for the community. The popups were intended to raise awareness, to distribute accurate information, and to promote later public engagement opportunities, including the online survey and public Open House. Through nine popups events, the City staff and consultant team interfaced with approximately 839 people.
- August 21 through August 29, 2018 – The City met with four different small groups to learn about their preferences for various types of housing, parks, and neighborhood amenities. The groups represent unique perspectives on the future of the Project Area. Small group meetings were held with Campeones para la Comunidad (Community Champions), Healthy RC Steering Committee, Healthy RC Youth Leaders, and several home owners associations (HOAs) that include residents who live to the west of the Project Area.
- August 28 through September 24, 2018 – The City hosted an online survey to gather input on emerging priorities and concepts under consideration for the EHNCP. A total of 1,099 respondents participated.
- September 21, 2018 – The City hosted an open house at the Victoria Gardens Cultural Center Courtyard to share concepts and gather input for the EHNCP. The open house attracted approximately 200 people and was organized around five stations spotlighting the main planning topics.
- October 2018 through February 2019 – Staff engaged over 200,000 digital impressions and reached nearly 89,000 through various digital survey tools such as Facebook LIVE, Facebook posts, Twitter, Instagram, Nextdoor, videos, and eNews.
- In addition to the outreach and engagement with the general public described above, staff conducted outreach and engagement that included, or were conducted directly with, property owners in the Sphere of Influence at almost twenty small group and individual meetings throughout 2018 and 2019.
- Tribal consultations with the potentially affected tribes: Gabrieleno Band of Mission Indians Kizh Nation, San Manual Band of Mission Indians, and Morongo Band of Mission Indians.
- The City has maintained a website for the EHNCP that includes access to all materials related to the process. The website address is: www.cityofrc.us/EtiwandaHeights.

Increased Housing Supply, Healthy Living and Balanced Transportation: The Neighborhood Area of the EHNCP will provide up to 3,000 new dwelling units which include a range of housing types and sizes for varying income levels and lifestyles. In addition, healthy living is a crucial guiding principle of the Plan, and the vision for the Plan carefully considers the elements of the Healthy Development Checklist created by the Riverside University Health System - Public Health. As such, the Plan will require developers, as part of their Precise Neighborhood Plan application process, to complete the Healthy Development Checklist to demonstrate compliance with healthy development principles. For each Neighborhood Sub-area, a Precise Neighborhood Plan shall be reviewed, found consistent with the intent and regulations of this Plan, and approved by the Planning Commission pursuant to the major Design Review Process as outlined in 17.20.040 of the Rancho Cucamonga Municipal Code (RCMC). The Healthy Development Checklist addresses the following principles:

- Active Design: The Neighborhood Area will provide a comprehensive system of public realm-enhancing strategies that cooperate effortlessly in the making of an attractive, activity-oriented, comfortable place. The network of sidewalks creates an environment of comfortable walkability, due to the combination of small block sizes, well-shaded streets, human-scale frontage design, paths for multi-modal transit, and frequent public open spaces. The Plan ensures that every resident will live within walking distance of community park space, and the framework provides opportunities for flexible ground floor uses in a traditional town-form pattern, meaning that with the right market conditions and community interest, neighborhood amenities would flourish.

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- Connectivity: The Plan proposes a number of neighborhoods that are all connected conveniently by a network of public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails, which promotes walkability in a variety of perspectives. The Plan also affords bicyclists easy transportation around the neighborhoods through safe, well-marked and complete bicycle travel lanes.
- Public Safety: The standards and guidelines for streetscapes provided in the Plan foster injury prevention through the use of traffic calming features, such as bulb outs, safe pedestrian crossings, and roadway speeds moderated by tactical design elements, such as medians, on-street parking, and other physical and visual cues. The Plan locates a school in the center of the new development, within a reasonable walking distance to a majority of neighborhoods. Adequate lighting is mandated in the public realm.
- Environmental Health: The Plan is carefully calibrated so that high volume roads do not have a presence within the Neighborhood Area. While a hierarchy of street exists to allow easy movement, the provision of plentiful low-volume, neighborhood streets ensures that traffic is not concentrated in dangerous arterials, eliminating the effects of near-road pollution and noise pollution. The project as a whole prioritizes environmental impact reduction and mitigation, establishing a crucial conservation-oriented program of development and restrictions on development and an emphasis on keeping naturalistic open spaces in neighborhoods as an attractive amenity and benefit to stormwater management and air quality.
- Community Cohesion: The Open Space network established in the Plan incorporates plentiful engaging spaces that facilitate social interaction, at the scale of the neighborhood and at the scale of the larger community in the form of a town square. Both park spaces and the town square offer a variety of recreational opportunities for users of all ages, from playgrounds, to farmers' markets and retail. In addition to well-design plazas and parks, within the town square, a proposed community center facilitates access to a multi-purpose community space accessible to the public.
- Access to Food, Services and Jobs: The proposed town square, due to its combined design of town-scale mixed-use structures around a large plaza, hosts a number of important community amenities, including a potential full-service grocery store site, farmer's market, center of employment (in town-scale retail and offices above shops), available space for health service retail or office locations, and childcare centers. The neighborhoods are designed with a variety of housing options that allow all potential household sizes, incomes, and types to become neighbors and share amenities, such as community parks and gardens within every neighborhood.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

   Like the rest of the foothill neighborhoods in Etiwanda, Alta Loma, Fontana (to the east), and Upland (to the west), the Annexation Area is characterized by alluvial fans from the San Gabriel Mountains. Within the Rural/Conservation Area of the EHNCP, terrain slopes of 30% and more are typical within the foothills, with alluvial fans sloping from 20% to 10% to the south. In the Neighborhood Area of the EHNCP, slopes range from 7% at the Diversion Levee down to about 5% at Banyan Street. See attached exhibit that identifies existing topography within the in the Project Area.

2. Describe any existing improvements on the subject territory as % of total area.

Residential	Less than 1%	Agricultural	0%
Commercial	0%	Vacant	99%
Industrial	0%	Other: Less than 1% (religious assembly – Lingyen Mountain Temple)	

(FOR LAFCO USE ONLY)

3. Describe the surrounding land uses:

NORTH — San Gabriel Mountains (San Bernardino National Forest).

EAST — City of Fontana to the east of the Rural/Conservation Area and existing single-family residential neighborhood to the east of the Neighborhood Area.

SOUTH — Single-family residential neighborhoods.

WEST — Vacant foothill land in the City's Sphere of influence to the west of the Rural/Conservation Area and existing single-family residential neighborhoods to the west of the Neighborhood Area.

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

In the Neighborhood Area, site alterations will include installation of water and sewer facilities, grading, and neighborhood development of up to 3,000 residential units, 180,000 square feet of shops and restaurants, public facilities, school, parks, open space and trails, and associated streets and other related improvements. In the Rural/Conservation Area, the majority of publicly-owned land is anticipated to be conserved as open space. The EIR analyzes up to 100 rural residential units, but conservation of privately-owned land in the Rural/Conservation Area is encouraged through the Transfer of Development Rights (TDR) Program in the EHNCP.

5. Will service extensions accomplished by this proposal induce growth on this site?

☒ YES ☐ NO Adjacent Sites? ☐ YES ☒ NO Unincorporated ☐ Incorporated ☐

6. Are there any existing out-of-agency service contracts/agreements within the area?

☒ YES ☐ NO

Please identify:

The RCFPD has an agreement with the California Department of Forestry and Fire Protection (Cal Fire) to provide supplemental wildland fire protection for Local Responsibility Area (LRA) wildlands within the District. The current State Responsibility Area (SRA) will become LRA as part of the annexation (see attached exhibit). The increase in acreage due to the annexation will only change the acreage reflected in the contract but not the scope. The RCFPD will continue to be supported with resources and a level of service that are provided on the adjacent SRA lands without the burden of a significant unfunded liability. The Fire Protection District also has Mutual/Auto Aid Agreements with the West End Agencies. See attached exhibit that identifies LRA and SRA upon annexation.

7. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☒ If YES, please explain.

(FOR LAFCO USE ONLY)

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME: John Gillison TELEPHONE NO. 909-774-2000

ADDRESS: 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

NAME: Matt Burris TELEPHONE NO. 909-774-4201

ADDRESS: 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

NAME: Anne McIntosh TELEPHONE NO. 909-774-4308

ADDRESS: 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

CERTIFICATION

As a part of this application, the City/Town of City of Rancho Cucamonga, or the _____ District/Agency,_____(the applicant) and/or the_____(real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 1/9/2020

SIGNATURE

John R. Gillison
Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager
Title and Affiliation (if applicable)

011

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PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- [X] ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- [ ] SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- [ ] CITY INCORPORATION SUPPLEMENT
- [ ] FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- [ ] ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

KRM-Rev. 8/19/2015

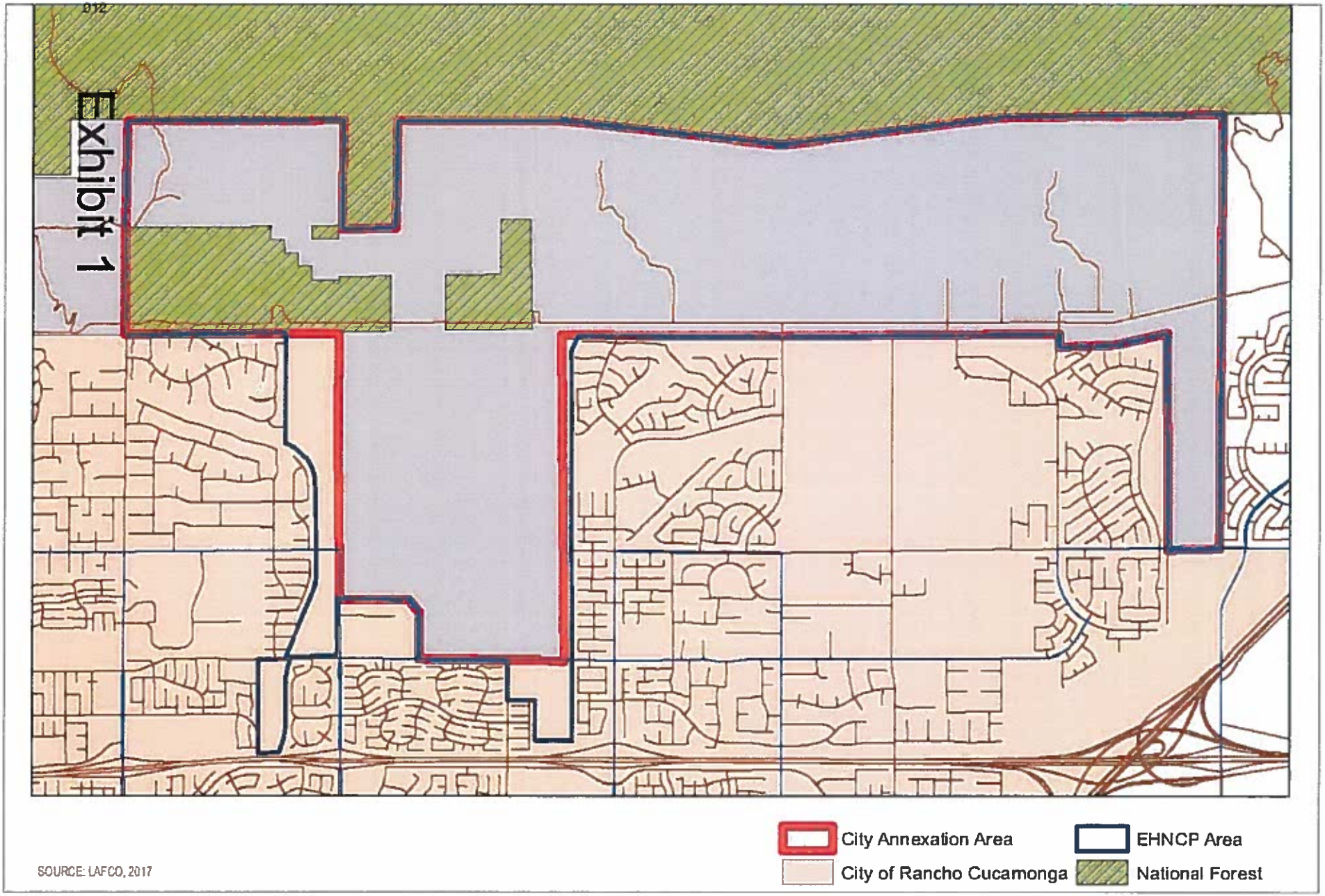
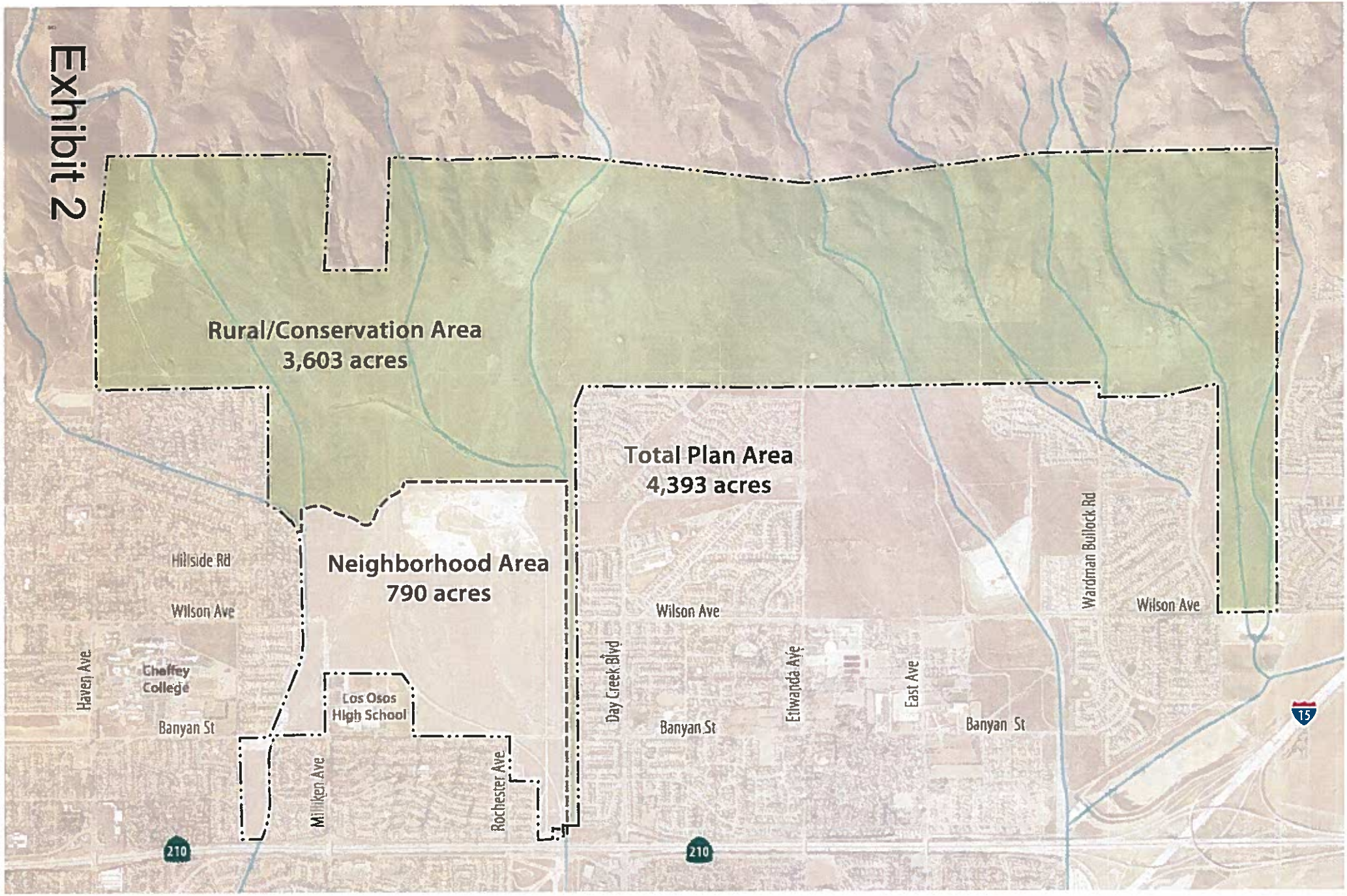
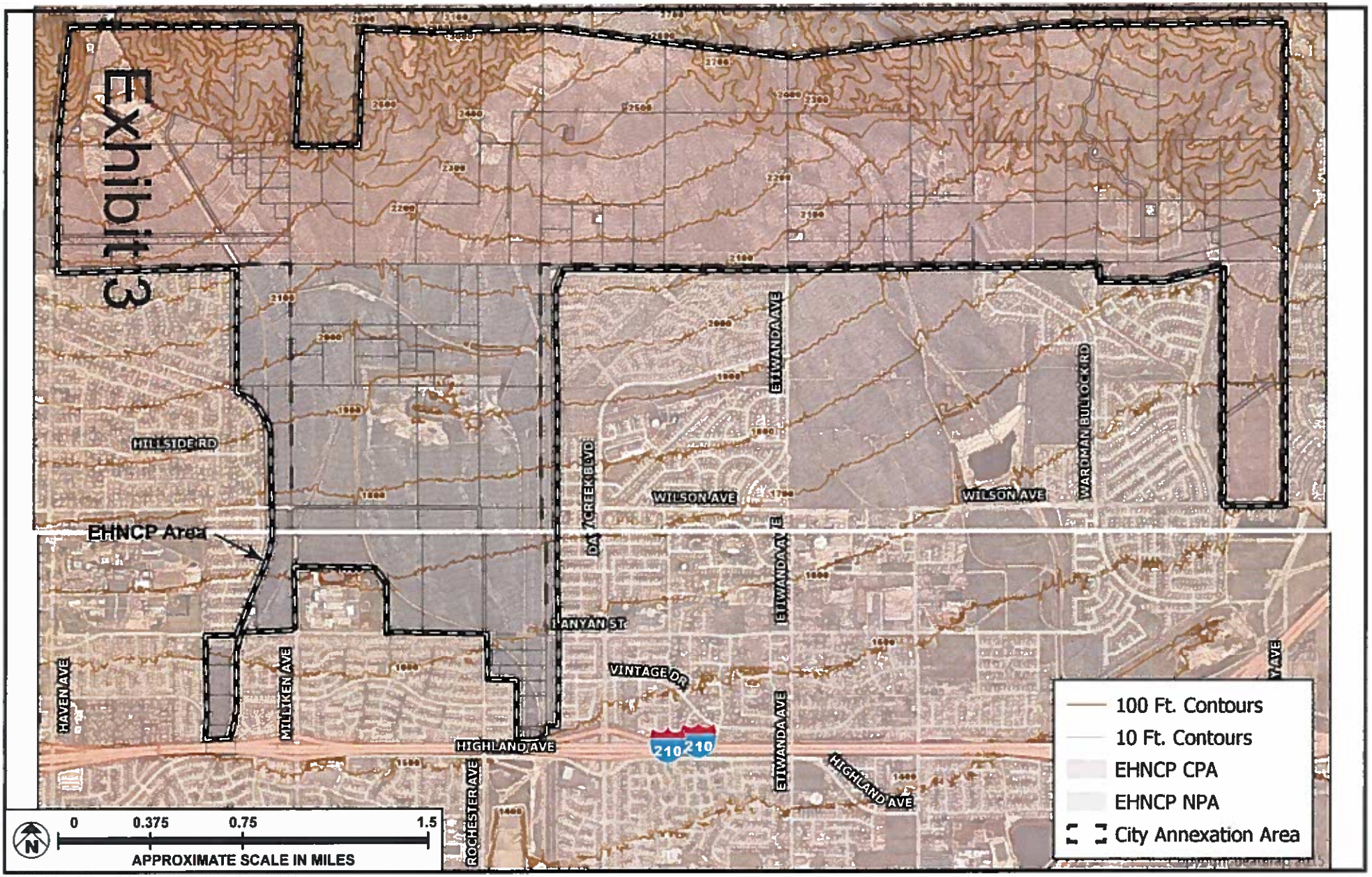


FIGURE 6

City of Rancho Cucamonga Annexation Boundary

Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)


Exhibit 2
Rural/Conservation Area
3,603 acres
Total Plan Area
4,393 acres
Neighborhood Area
790 acres
Hillside Rd
Wilson Ave
Haven Ave.
Cheffey College
Banyan St
Los Osos High School
Milliken Ave
Rochester Ave
Day Creek Blvd
Wilson Ave
Banyan St
Etiwanda Ave
East Ave
Banyan St
Wardman Bullock Rd
Wilson Ave
210
210
15



SOURCE: City of Rancho Cucamonga - 2019

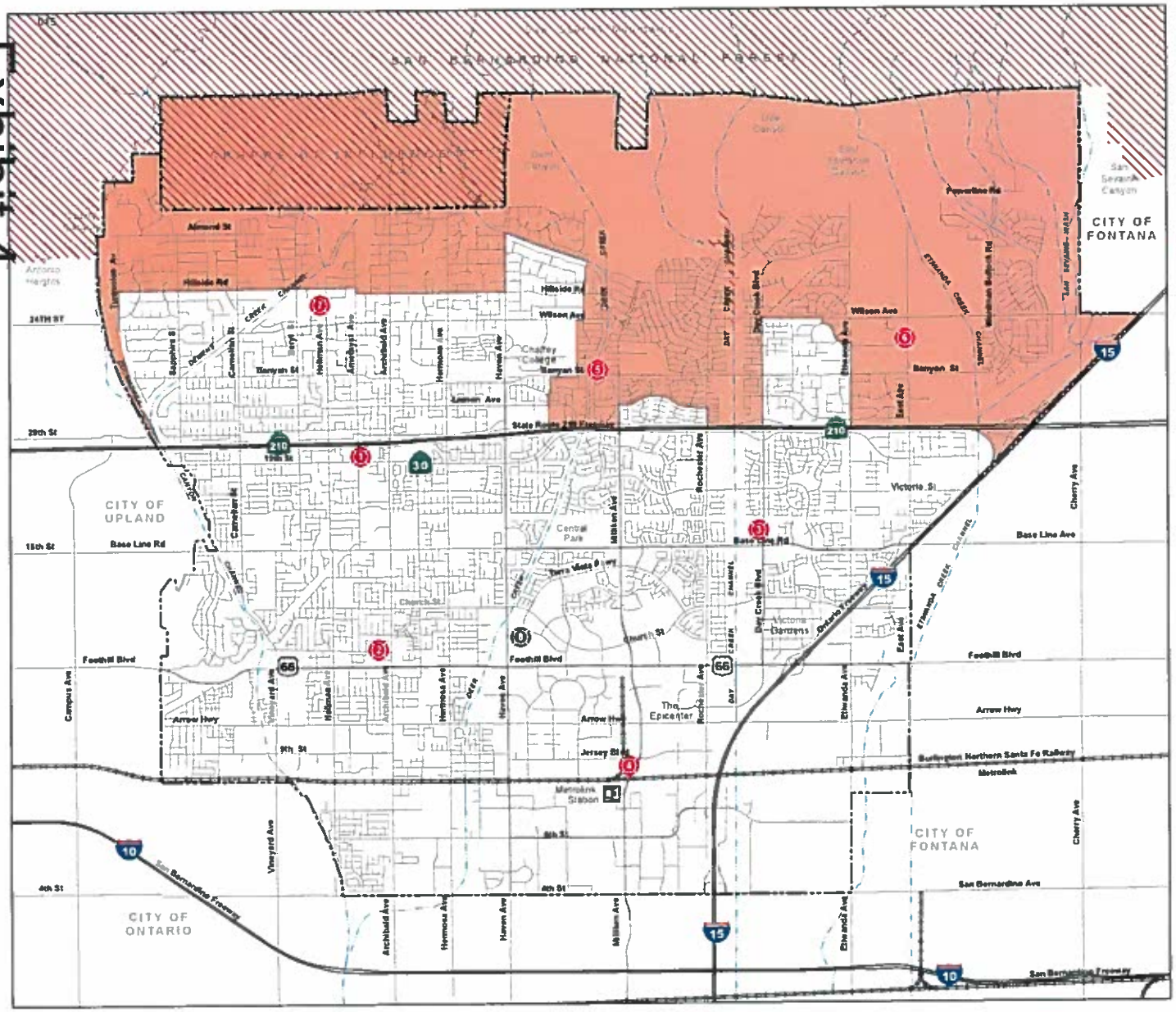
FIGURE **2.0-3**

Meridian Consultants

Existing Topography

072-004-18

Exhibit 4



Fire Protection Responsibility Areas

- Federal and State Responsibility Areas
- Local Responsibility Areas (LRA) - Incorporated

Rancho Cucamonga Wildland-Urban Interface Fire Area

- Wildland-Urban Interface Fire Area (WUIFA)

Fire Stations

Existing Fire Stations (2009)

1. Fire Station No. 171
2. Fire Station No. 172
3. Fire Station No. 173
4. Fire Station No. 174
5. Fire Station No. 175
6. Fire Station No. 176
7. Fire Station No. 177

Future Fire Station

8. Fire Station No. 178

Base Map

- Rancho Cucamonga City Boundary
- Sphere of Influence

Notes: The Rancho Cucamonga Wildland-Urban Interface Fire Area (WUIFA) is inclusive of all Cal Fire Very High Fire Hazard Severity Zone designations in the State Responsibility Area (SRA) within the Rancho Cucamonga Fire Protection District, Local Agency Very High Fire Hazard Severity Zone designations based on recommendations from Cal Fire, and other areas designated by the Fire District to be at significant risk from wildfires based on local fire history, weather, and vegetation.

Source: Rancho Cucamonga Fire Protection District, 2010.

Figure PS-1:
Wildland-Urban Interface Fire Area

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SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO	DETACHED FROM
City of Rancho Cucamonga	County of San Bernardino County of San Bernardino Service Area 70

2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

   a. Has pre-zoning been completed? YES ☒ NO ☐
   b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ☐ NO ☐

   Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

   On November 6, 2019, the Rancho Cucamonga City Council adopted Ordinance No. 959 that pre-zoned the Annexation Area. The Annexation Area was pre-zoned as "Etiwanda Heights Neighborhood & Conservation Plan (SP-EHNCP)". A discussion of the various land use classifications within the EHNCP Specific Plan follows. Also see attached exhibit.

   Etiwanda Heights Neighborhood & Conservation Plan Pre-Zoning Classifications (see attached exhibit that identifies the pre-zoning classifications of the EHNCP):

   Rural/Conservation Area: The regulating zones in the Rural/Conservation Area are intended to match the City's existing General Plan designations for the Sphere of Influence.
   Rural – Hillside (R-H). The Hillside designation is established to limit development, grading and erosion, to protect the unique character and resources of natural and rural open space, protect against wildland fire, fault, and flooding hazards, and protect natural resources such as water, plant, and animal life. Limited development is permitted in this Sub-zone, which is applied to some of the flatter areas within the sloping foothill terrain, with a maximum residential density of one unit per two acres.
   Rural – Open Space (R-OS). The Open Space designation is established to limit development in steeper terrain and areas of high fire, geologic, seismic, or flood hazards through restriction of intensive uses, and to promote the retention and preservation of rural open spaces that protect natural features. Very limited development is permitted in this sub-zone, with a maximum residential density of one unit per ten acres.
   Rural – Conservation (R-C). This designation is established to prohibit development in particularly environmentally sensitive areas such as Riversidian Alluvial Fan Sage Scrub (AFSS) habitat, which will be managed to preserve and protect natural resources. This area has high scenic values and steep terrain, allowing limited or no infrastructure facilities and limited access. Parcels within this sub-zone are owned and managed by a variety of public and private non-profit entities to maximize preservation of open space, watershed and wildlife habitat areas. This land is to be maintained as habitat in perpetuity. Development of structures within the Conservation designation is limited to publicly owned facilities designed to blend into the natural landscape and intended to support public education and interpretation of natural habitats and resources.
   Rural – Flood Control / Utility Corridor (R-FC/UC). This sub-zone identifies lands used for flood control purposes and to support public utilities. Much of this area is owned by or within recorded easements under the management of either the San Bernardino County Flood Control District or public utilities, though some

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property is privately held. Some privately-held property is within floodway hazard zones, where no development is permitted, though some agricultural uses including very limited agricultural support structures may be allowed. Development of habitable structures is not permitted within this sub-zone.

Neighborhood Area: The types of housing allowed per the Specific Plan are single-family (attached and detached), and the development standards regulate the layout of new blocks and lots and building types, including lot size, setbacks, height, and massing for each building type. These development standards, which regulate lot size and building envelope, result in average gross densities in the Sub-Areas of the Neighborhood Area ranging from approximately 1.5 dwelling units per gross acre (in the estate lots), up to approximately 5.5 dwelling units per gross acre. Descriptions of each regulating zone in the Neighborhood Area are described below.

Neighborhood Estate (NE). The Neighborhood Estate regulating zone is for large homes on large lots, with large setbacks and yards, and expansive views of the mountains to the north and/or valley to the south. A semi-rural, equestrian design character is envisioned, with curbless streets that lead directly to multi-purpose trails to the foothills.

Neighborhood General 1 (NG-1). This walkable neighborhood regulating zone includes single-family detached homes on a range of lot sizes, knitted together by a connective network of landscaped pedestrian-oriented streets, parks, and trails. Well-landscaped front yards and private rear and side yard areas for family activities surround each home.

Neighborhood General 2 (NG-2). This walkable neighborhood regulating zone includes single-family detached and attached homes, knitted together by a network of pedestrian-oriented streets and paseos, and in proximity to neighborhood parks or squares for family recreation and community gatherings. Homes greet the visitor with well-landscaped front yards and welcoming entries, and garages are accessed by rear lanes.

Shops & Restaurants (SR). This two-block area centered on the intersection of Wilson and Rochester Avenues has a classic Southern California small-town "Main Street" character with a distinctly rural twist. Neighborhood-serving shops and restaurants have large shopfronts and wide sidewalks for strolling, dining, and visiting. Parking is provided on the street and in rear parking lots that are accessed by courts and paseos.

Camino Overlay (C-O). This regulating overlay is one lot deep and applies to the majority of houses adjacent to the Camino de las Alturas. Specific standards apply to the properties within this overlay that either differ from, or are in addition to the standards of the base zone (NG-1).

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?
YES ☐ NO ☒ If YES, please provide a written justification for the proposed boundary configuration.

4. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

No, the annexation area will not be subject to any new or additional special taxes.

5. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

No, the annexation area will not be relieved of any existing special taxes, assessments or district charges.

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

No Williamson Act Contracts exist within the area proposed for annexation.

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

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The EHNCP provides pre-zoning to accommodate up to 3,000 new dwelling units, which include a range of housing types and sizes for varying income levels and lifestyles. This will assist the City of Rancho Cucamonga in meeting State-mandated fair share housing production targets as outlined in SCAG's RHNA. Currently, the City has a shortfall of sites for meeting its moderate income RHNA goal; however, there is a surplus of sites for lower income units. The proposed new neighborhoods would include attached and detached single family. Live/Work Units and Shopkeeper Units would also be allowed, along with carriage houses (residential space above garages) in some areas of the Plan, and the potential for other accessory dwelling units pursuant to State law and local ordinances. These housing units would provide options to meet the City's existing housing needs and are conducive to housing opportunities for a wide variety of income levels. The goals and policies of the City's Housing Element support the development of housing within the Plan Area through implementation of the Plan. The Plan is consistent with the City's overarching Housing Element goal to provide opportunities and incentives for the provision of a variety of housing types for all economic segments wishing to reside in the community regardless of race, religion, sex, or income group.

8. **PLAN FOR SERVICES**:

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

A. A description of the level and range of each service to be provided to the affected territory.

B. An indication of when the service can be feasibly extended to the affected territory.

C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)- year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

The Plan for Services and Fiscal Impact Analysis for the Etiwanda Heights Neighborhood & Conservation Plan is attached.

CERTIFICATION

As a part of this application, the City/Town of City of Rancho Cucamonga, or the _____ District/Agency,_____(the applicant) and/or the_____(real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval

(FOR LAFCO USE ONLY)

of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the City/Town of City of Rancho Cucamonga or the _____District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 1/9/2020

SIGNATURE

John R. Gillison
Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager
Title and Affiliation (if applicable)

/REVISED: krm – 8/19/2015

Regulating Plan

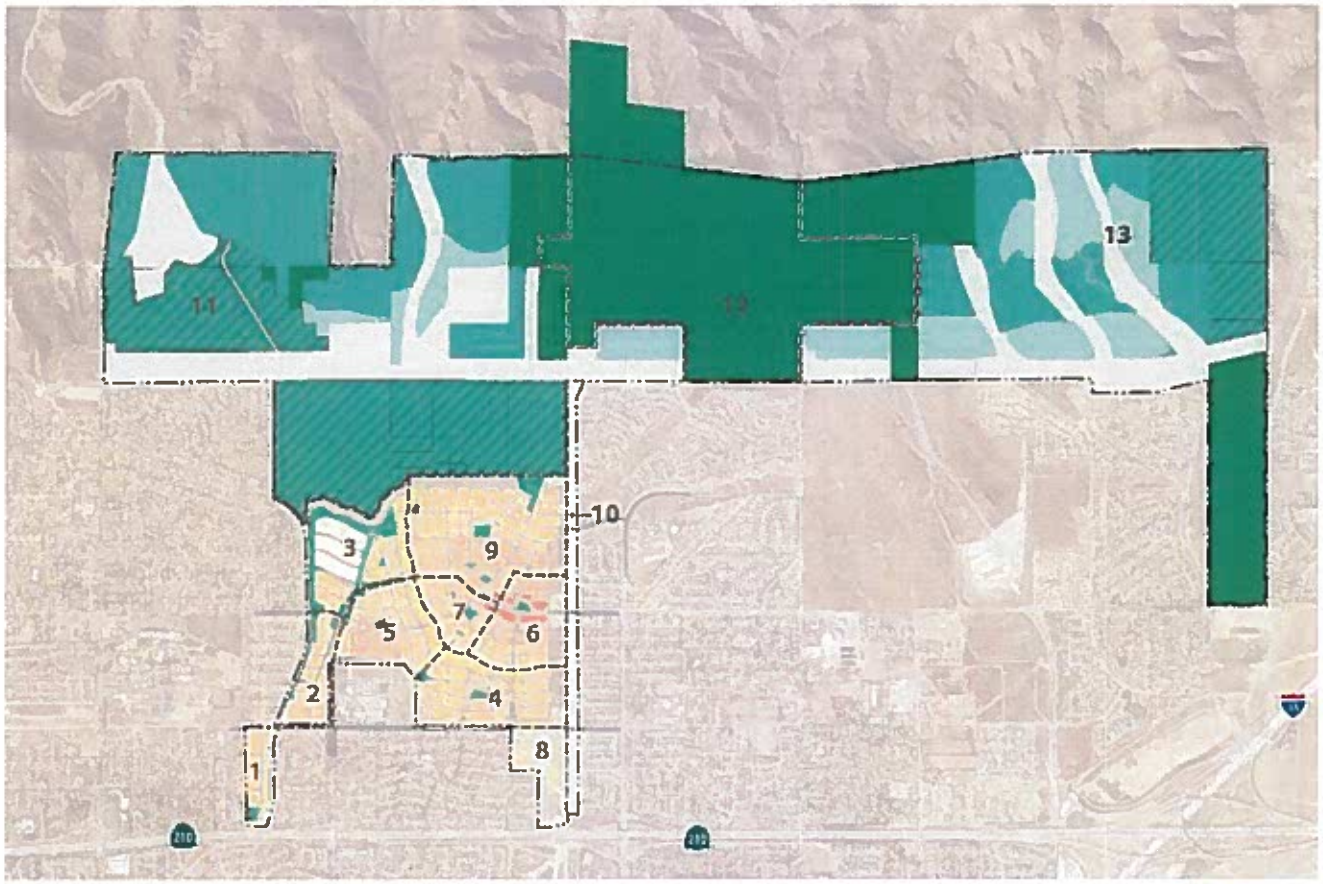
Exhibit 1

Rural/Conservation Area
(mirrors General Plan designations)

Hillside	(R-H)
Open Space	(R-OS)
Conservation	(R-C)
Open Space/Proposed Preserve	(R-OS)
Flood Control/Utility Corridor	(R-FC/UC)

Neighborhood Area

Neighborhood Estates	(NE)
Neighborhood General 1	(NG-1)
Neighborhood General 2	(NG-2)
Shops & Restaurants	(SR)
Camino Overlay (C-O)	
Shopfront Required	
School Site	



RANCHO CUCAMONGA

005

Etiwanda Heights Neighborhood & Conservation Plan
Plan for Service and Fiscal Impact Analysis
City of Rancho Cucamonga

Prepared for:

City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91729
Attn: Michael Smith, Principal Planner
909.477.2750

December 12, 2019

SRHA Job #1276

Exhibit 2

STANLEY R. HOFFMAN ASSOCIATES
11661 San Vicente Blvd. Suite 306
Los Angeles, California 90049-5111
310.820.2680-p, 310.820.8341-f
www.stanleyrhoffman.com

007

CERTIFICATION

The City of Rancho Cucamonga hereby certifies that this document presents the data and information required for the Plan for Service and Fiscal Impact Analysis for the *Etiwanda Heights Neighborhood & Conservation Plan* to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 1/9/2020

SIGNATURE OF APPLICANT

TITLE OF APPLICANT

City of Rancho Cucamonga, California

CONTENTS

Tables iii
Figures iv

EXECUTIVE SUMMARY v

CHAPTER 1 INTRODUCTION 1

1.1 Purpose of the Study 1
1.2 Organization of the Report 1

CHAPTER 2 PROJECT DESCRIPTION 3

2.1 Development Description after Buildout 4
2.2 Assessed Valuation and Property Tax 6
2.3 Sales and Use Tax 8

CHAPTER 3 PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION 10

3.1 General Government and Development Services 13
3.2 Fire Protection and Emergency Medical Services 13
3.3 Wildland Fire Prevention and Protection 16
3.4 Law Enforcement 17
3.5 Library 18
3.6 Parks and Recreation 18
3.7 Animal Control 19
3.8 Street Lighting 19
3.9 Landscape Maintenance 20
3.10 Water 20
3.11 Wastewater 21
3.12 Transportation 22
3.13 Flood Control and Drainage 22
3.14 Utilities 23
3.15 Schools 23

CHAPTER 4 ONE-TIME FEES AND CHARGES 25

CHAPTER 5 FISCAL IMPACTS OF ANNEXATION AREA 28

5.1 Projected Fiscal Impacts after Buildout 28
5.2 Phased Fiscal Impacts 32

CHAPTER 6 CITY OF RANCHO CUCAMONGA FISCAL ASSUMPTIONS 34

6.1 City General Assumptions 34
6.2 Revenue Assumptions 36
6.3 City Cost Assumptions 43

APPENDIX A PUBLICALLY AND PRIVATELY MAINTAINED INFRASTRUCTURE 49

APPENDIX B RANCHO CUCAMONGA FIRE DISTRICT 51

APPENDIX C SUPPORTING FISCAL TABLES 53

APPENDIX D PROJECT REFERENCES 65

TABLES

1 Development Summary after Buildout vii
2 Summary of Projected Fiscal Impacts after Buildout viii
3 Summary of Phased Fiscal Impacts x
4 Summary of Estimated Major One-Time City Development Impact Fees after Buildout .. xi

2-1 Development Summary after Buildout 5
2-2 Assessed Valuation and Property Tax 7
2-3 Sales and Use Tax after Buildout 9

3-1 Service Providers Before and After Proposed Annexation 11

4-1 Summary of Development Impact Fees 26
4-2 Estimated Major One-Time City Development Impact Fees 27

5-1 Summary of Projected Fiscal Impacts after Buildout 28
5-2 City Funds Detailed Projected Fiscal Impacts after Buildout 29
5-3 Fire Protection District Detailed Projected Fiscal Impacts after Buildout 32
5-4 Summary of Phased Fiscal Impacts 33

6-1 City Population, Housing and Employment Assumptions 35
6-2 General Fund Recurring Revenue Factors 37
6-3 Library Fund and Fire District Recurring Revenue Factors 42
6-4 Recurring Cost Factors 44
6-5 Calculation of City General Government Overhead Rate 46

A-1 Publically and Privately Maintained Streets 49
A-2 Publically and Privately Maintained Parks and Trails 50

B-1 Estimated CFD 88-1 Special Tax after Buildout 51
B-2 Estimated City Fire and Cal Fire Costs after Buildout 52

C-1 Estimated Percent of Employment Living and Working in Rancho Cucamonga 53
C-2 Employment: Inflow/Outflow Report 53
C-3 General Fund Recurring Revenues 54
C-4 City Share of One Percent Property Tax Levy: Annexation Area 56
C-5 Current Tax Rate Area (TRA) Allocations: City Area 57
C-6 Estimated Annual Residential Turnover 57
C-7 Estimated Property Tax In Lieu Vehicle License Fee (VLF) Factor 58
C-8 Calculation of Use Tax Factor 58
C-9 Gas Tax, Recreation and Library Recurring Revenues 59
C-10 Rancho Cucamonga Fire District Recurring Revenues 60
C-11 Estimated Police Calls by Land Use and Cost per Call 61
C-12 Net Project and Safety, Engineering and Planning Cost Factors 62
C-13 Gas Tax, Recreation and Library Recurring Costs 63
C-14 Estimated Fire Calls by Land Use and Cost per Call 64

FIGURES

1 Total Plan Area v
2 Projected Recurring Surplus after Buildout viii

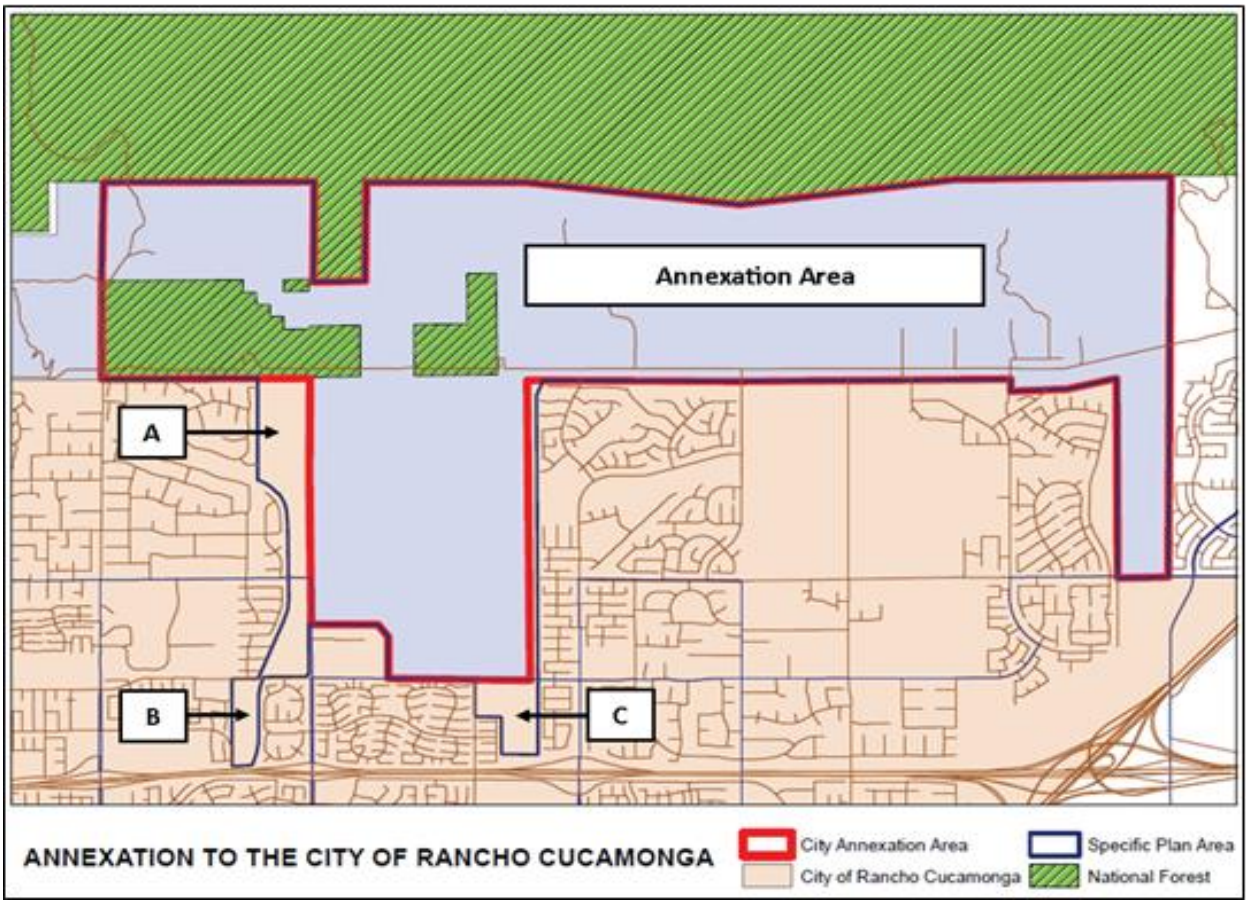
2-1 EHNCP Sub-areas 3

3-1 Total Plan Area 14
3-2 Community Facilities District (CFD) 88-1 15

EXECUTIVE SUMMARY

This report provides an assessment of public service delivery capabilities of the City of Rancho Cucamonga and other agencies or special districts affected by the proposed Etiwanda Heights Neighborhood & Conservation Plan (EHNCP). As shown in Figure 1, the majority of the EHNCP is located in unincorporated San Bernardino County, with the areas identified as A, B and C located within the current City boundary. The annexation area is within the City's sphere of influence.

Figure 1
Total Plan Area
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga



Sources: Stanley R. Hoffman Associates, Inc.
Sargent Town Planning

This report is being submitted to the County of San Bernardino Local Agency Formation Commission (LAFCO) as a "Plan for Service" required by California Government Code Section

56653. After annexation of the unincorporated area, the City of Rancho Cucamonga would provide services including police protection; animal control and services; economic and community development; building, safety and engineering services; public works, including park maintenance; community services; library services; and general government services through the City General Fund and the City Gas Tax Fund. The Rancho Cucamonga Fire Protection District (RCFPD) provides fire protection and emergency medical services to the annexed area. The Cucamonga Valley Water District (CVWD), Inland Empire Utilities Agency (IEUA), and Metropolitan Water District (MWD) currently provide service with the Neighborhood Area of the EHNCP that is proposed to be annexed into the City. The County of San Bernardino will continue to provide the Countywide services that are provided to all County residents, such as regional parks and recreation; regional flood control and drainage; law and justice; and health and welfare. The detailed Plan for Service is included in Chapter 3.

Based on an analysis of current service delivery capabilities, the City and the Fire District are equipped to handle additional demand from the proposed annexation of the EHNCP. This report explains the transfer of service requirements upon annexation, projects recurring fiscal impacts to the City and estimates one-time development impact fees generated by the EHNCP.

Development Description after Buildout

The overall Plan Area is organized into 2 major subareas, the Neighborhood Area (NA) and the Rural/Conservation Area (RCA). As shown in Table 1, a conservative estimate of 2,800 total housing units are included in the fiscal analysis for buildout of the EHNCP, with 2,700 units located in the Neighborhood Area and a maximum of 100 units estimated in the Rural/Residential Area. Under the transfer development right (TDR) program the buildout of the EHNCP could increase to 3,000 units. However the TDR program is an optional program for property owners and therefore it is speculative to include TDR units in this analysis.

Total population after buildout is projected at 8,652 for the 2,800 units based on the January 1, 2019 citywide average of 3.09 persons per household reported by the California Department of Finance. About 181,938 square feet of office, restaurant and retail space are included in the EHNCP. As shown in Table 1, on-site employment is estimated at 424 after buildout.

As also shown in Table 1, a total of 25.3 linear miles of streets; about 118.4 acres of parks, open space and greens; and about 93,483 lineal feet of trails and paseos are planned for the EHNCP after buildout.

Table 1
Development Summary after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Neighborhood Area			Rural/Residential	Total
	Current City Area	Annexing County Area	TOTAL	Annexing County Area	EHNCP
Gross Acres	233	557	790	3,604	4,394
Residential Development					
Estimated Units	352	2,348	2,700	100	2,800
Estimated Population (@ 3.09 persons per unit)	1,088	7,256	8,344	308	8,652
Non-Residential Development					
Estimated Non-Residential Building Square Feet	0	181,938	181,938	0	181,938
Estimated Employment	0	424	424	0	424
Maintained Streets, Parks and Open Space [1]					
Total Street Linear Miles	5.68	19.66	25.34	0.00	25.34
Total Parks and Paseo Acres	58.4	60.0	118.4	0.0	118.4
Total Parks and Paseo Linear Feet	11,456	21,842	33,298	60,185	93,483

1. Based on discussion with City staff, all streets and parks will be maintained through a community Facilities District (CFD) or a homeowners' association (HOA).

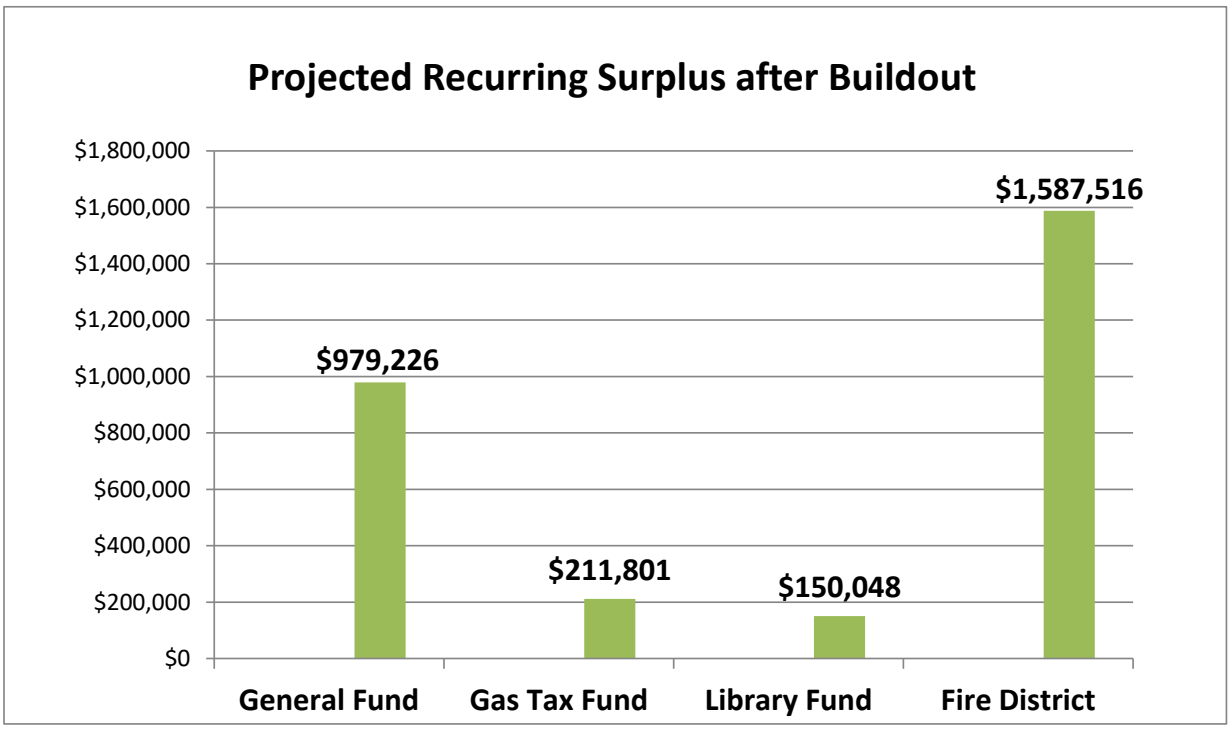
Sources: Stanley R. Hoffman Associates, Inc.
City Administrative Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

Fiscal Impacts after Buildout

As shown in Figure 2, a recurring surplus is projected to the City General Fund, the City Gas Tax Fund and the City Library Fund for the total EHNCP after buildout. A recurring surplus is also projected to the Rancho Cucamonga Fire District after buildout of the total EHNCP.

Table 2 summarizes the projected fiscal impacts to the City Funds and the Fire District allocated between the Current City Area and the Annexing County Area of the total EHNCP after buildout. Property tax allocations of the basic one percent levy are different for property currently located in the City and property that will be annexed into the City. Chapter 2 presents the City and County area shares for the General Fund, the Library Fund and the Fire District.

Figure 2
Projected Recurring Surplus after Buildout
Etiwanda Heights Neighborhood & Conservation Plan
City of Rancho Cucamonga



Source: Stanley R. Hoffman Associates, Inc.

Table 2
Summary of Projected Fiscal Impacts after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

City Fund or District	Total EHNCP after Buildout		
	Current City Area	Annexing County Area	Total
General Fund Annual Recurring Surplus	$222,343	$756,883	$979,226
Gas Tax Fund Annual Recurring Revenues	$26,646	$185,155	$211,801
Library Fund Annual Recurring Surplus	$39,281	$110,767	$150,048
Fire District Annual Recurring Surplus	$317,845	$1,269,671	$1,587,516

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Deputy City Manager
City Planning Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

General Fund. As shown in Table 2, a recurring surplus of about $979,226 is projected to the General Fund after buildout of the EHNCP. The surplus is based on the projected surplus of $222,343 for the Current City Area of the EHNCP combined with the projected recurring surplus of $756,883 for the Annexing County Area.

The projected surplus to the General Fund assumes maintenance costs of the new streets; community parks; central open space; neighborhood parks and greens; and trails and paseos will be funded through a Community Facilities District (CFD) special tax or homeowners' associations (HOAs) dues.

Gas Tax Fund. As shown in Table 2, total projected recurring revenues after buildout for the Gas Tax Fund are $211,801 and include recurring revenues projected at $26,646 for the Current City Area and $185,155 for the Annexing County Area.

Library Fund. A total recurring surplus of $150,048 is projected for the Library Fund after buildout, with a surplus of $39,281 projected for the Current City Area and a surplus of $110,767 projected for the Annexing County Area.

Fire District. As shown in Table 2, after buildout of the EHNCP, a recurring annual surplus of about $1.59 million is projected to the Fire District, with $317,845 of this total projected for the Current City Area and about $1.27 million projected for the Annexing County Area.

Phased Fiscal Impacts

The overall Plan Area is organized into 2 major subareas, the Neighborhood Area (NA) and the Rural/Conservation Area (RCA). Projected fiscal impacts for three 5-year periods from 2021 to 2035 are presented in Table 3. A recurring surplus is projected to the City General Fund and to the City Library Fund for all three periods in the Neighborhood Area. The projected deficit to the General Fund for the Rural/Residential in the third period is offset by the cumulative surplus from the Neighborhood Area, so that by buildout, a recurring surplus of about $1.07 million is projected to the City General Fund.

As also shown in Table 3, a surplus is projected to the Rancho Cucamonga Fire District for the Neighborhood Area for all three time periods of the EHNCP. With development of the Rural/Residential, a deficit is projected for period three of the development plan. However, the

Table 3
Summary of Phased Fiscal Impacts
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

City Funds and Fire District	Net Fiscal Impacts				
	Neighborhood Area			Rural/Residential	TOTAL EHNCP
A. FIVE-YEAR PERIOD TOTALS	**(2021-2025)**	**(2026-2030)**	**(2031-2035)**	**(2031-2035)**	
General Fund Recurring Surplus or (Deficit)	$209,774	$838,703	$188,847	($258,098)	**$979,226**
Gas Tax Fund Revenues	$26,854	$151,991	$25,416	$7,540	**$211,801**
Library Fund Recurring Surplus	$28,634	$94,704	$21,079	$5,631	**$150,048**
Fire District Recurring Surplus or (Deficit)	$262,908	$1,148,805	$239,403	($63,600)	**$1,587,516**
B. CUMULATIVE TOTALS	**(2021-2025)**	**(2021-2030)**	**(2021-2035)**	**(2021-2035)**	
General Fund Recurring Surplus	$209,774	$1,048,477	$1,237,324	***$979,226***	
Gas Tax Fund Revenues	$26,854	$178,845	$204,261	***$211,801***	
Library Fund Recurring Surplus	$28,634	$123,338	$144,417	***$150,048***	
Fire District Recurring Surplus	$262,908	$1,411,713	$1,651,116	***$1,587,516***	

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Deputy City Manager
City Planning Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

cumulative surplus from the Neighborhood Area offsets the projected Rural/Residential deficit, resulting in a projected surplus of about $1.59 million to the Fire District after buildout.

Detailed fiscal projections and supporting fiscal tables for the City Funds and the Fire Protection District are included in Chapter 5.

Major City One-Time Development Impact Fees

As shown in Table 4, major one-time City DIFs are estimated at about $61.52 million after buildout of the EHNCP. Based on information from the City Engineer, the General City Drainage Fee is not estimated because the EHNCP is outside the boundary for the fee and the EHNCP will not create a need for new general city drainage capacity. Any construction of drainage improvements would be covered by the master developer or potentially an infrastructure CFD. Development impact fees for undergrounding utilities are not included as it is assumed that the proposed EHNCP will require all undergrounding of future utilities. Processing fees, such as application, construction, and planning fees are not estimated. The calculations of the major one-time development impact fees for the EHNCP are shown in Chapter 4.

Table 4
Summary of Estimated Major One-Time City Development Impact Fees after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Fee Category [1]	EHNCP Buildout
Transportation Development Fees	$33,292,880
Library Impact Fees	$1,560,489
Animal Center Impact Fee	$336,065
Police Impact Fee	$630,133
Park/Recreation Fees	$25,701,712
Total City Major One-Time Development Impact Fees	**$61,521,279**

1. Major development impact fees are included in this table. Based on information from the City Engineer, the General City Drainage Fee is not estimated because the EHNCP is outside the boundary for the fee and the EHNCP will not create a need for new general city drainage capacity. Any construction of drainage improvements would be covered by the master developer or potentially an infrastructure CFD. Development impact fees for undergrounding utilities are not included because it is assumed that the proposed EHNCP will require undergrounding of all future utilities. Application, construction and planning fees are not estimated.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Jason Welday, Director of Engineering Services, City Engineer
City of Rancho Cucamonga, *Engineering Fees, Updated March 1, 2019*
City of Rancho Cucamonga, *General Plan, Chapter 2*

CHAPTER 1
INTRODUCTION

This report presents the plan for service and fiscal analysis of the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP).

1.1 Purpose of the Study

The Local Agency Formation Commission (LAFCO) for San Bernardino County requires a Plan for Service and Fiscal Impact Analysis be prepared and certified when a jurisdiction is affected by a proposed change of organization or reorganization (e.g., annexation, formation). The unincorporated portion of the proposed project intends to annex into the City of Rancho Cucamonga, which requires the City to show that the necessary infrastructure improvements and services can be provided to the proposed development. Per the LAFCO *Policy and Procedure* Manual, the Plan for Service must include the following components:

a. *A description of the level and range of each service to be provided to the affected territory.*

b. *An indication of when those services can feasibly be extended to the affected territory.*

c. *An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.*

d. *The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.*

e. *An indication of whether the affected territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.*

f. *If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Ch3 65352.5.*

1.2 Organization of the Report

Chapter 2 contains the land use and market description of the (EHNCP). The analysis of existing public service delivery in the annexation area and upon annexation into the City is presented in Chapter 3. Chapter 4 discusses the development impact fees and charges for infrastructure associated with the proposed project.

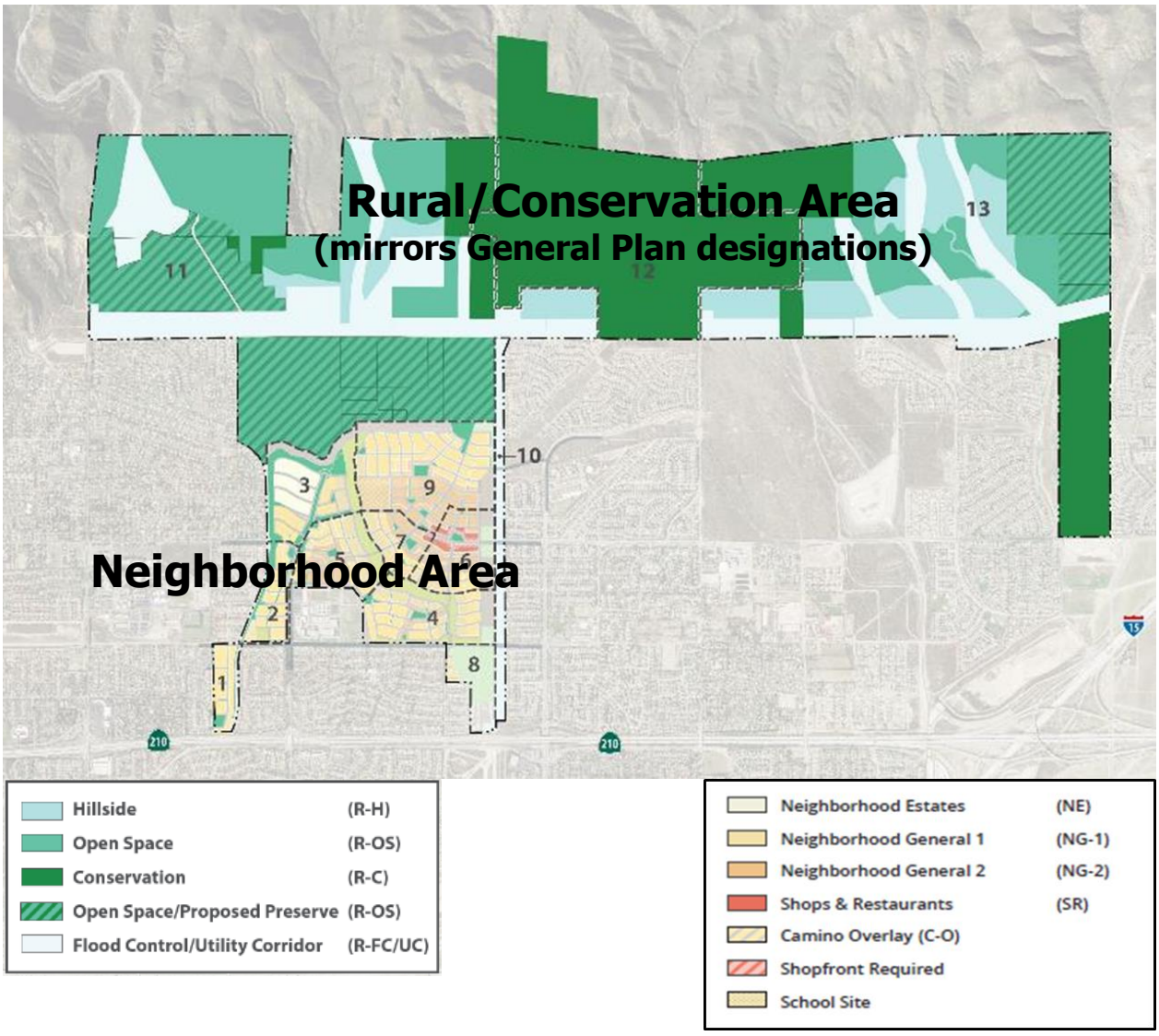
The fiscal impact analysis of the annual operations and maintenance costs for the provision of services to the EHNCP is provided in Chapter 5. Chapter 6 covers the revenue and cost assumptions used for the fiscal analysis.

Appendix A includes the detailed descriptions of the streets, parks and trails. Supporting tables the Rancho Cucamonga Fire District appear in Appendix B, and Appendix C presents supporting tables for the fiscal assumptions presented in Chapter 6. Appendix D lists the project contacts and references used in the preparation of this study.

CHAPTER 2
PROJECT DESCRIPTION

This chapter presents the detailed development description for the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) assuming full buildout of the project. The Plan Area is organized by two major sub-areas; the Neighborhood Area (NA) and the Rural/Conservation Area (RCA). Within each of these two major sub-areas are 13 smaller sub-areas, as shown in Figure 2-1.

Figure 2-1
EHNCP Sub-areas
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga



Sources: Stanley R. Hoffman Associates, Inc.
Sargent Town Planning

Sub-areas 1 through 10 serve as development phases for infrastructure and plan implementation. The numbering reflects expectations for the likely sequencing of neighborhood development, but the EHNCP will not require that the sub-areas be developed in that order. It is possible that more than one sub-area might be constructed as a single phase, or that less than all of one sub-area may be part of a phase. Therefore, the development description focuses on the two major sub-areas of the NA and the RCA.

2.1 Development Description after Buildout

Acres. As shown in Panel A of Table 2-1, the total EHNCP includes about 4,394 acres, with about 790 acres in the NA and the remaining 3,604 acres in the RCA.

Units and Population. As shown in Panel B of Table 2-1, a conservative estimate of 2,800 total housing units are included in the fiscal analysis for the EHNCP, with 2,700 units located in the NA and a maximum of 100 units estimated in the RCA. Under the transfer development right (TDR) program the buildout of the EHNCP could increase to 3,000 units. However the TDR program is an optional program for property owners and therefore it is speculative to include TDR units in this analysis.

Total population after buildout is projected at 8,652 for the 2,800 units based on the January 1, 2019 citywide average of 3.09 persons per household reported by the California Department of Finance.

Office, Restaurant and Commercial Square Feet and Employment. As shown in Panel C of Table 2-1, there are 181,938 square feet of office, restaurant and retail space included in the EHNCP. On-site employment is estimated at 424 after buildout.

Street Linear Miles. A total of 25.3 linear miles of streets are planned for the EHNCP, as shown in Panel D of Table 2-1. Based on discussion with City staff, all streets will be maintained through a Community Facilities District (CFD) or homeowners' associations (HOAs), as shown in Appendix Table A-1.

Park Acres. As also shown in Panel D of Table 2-1, a total of 118.4 acres of parks are included in the EHNCP. All parks, open space and greens are assumed to be maintained through a CFD or HOAs, as shown in Panel A of Appendix Table A-2.

Table 2-1
Development Summary after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Neighborhood Area			Rural/Residential	
	Current City Area	Annexing County Area	TOTAL	Annexing County Area	Total EHNCP
A. Gross Acres	233	557	790	3,604	4,394
B. Residential Development					
Residential Development Acres	159	434	593	480	1,073
Estimated Units	352	2,348	2,700	100	2,800
Estimated Population (@ 3.09 persons per unit)	1,088	7,256	8,344	308	8,652
C. Non-Residential Development					
Non-Residential Development Acres	0	13	13	0	13
Non-Residential Building Square Feet					
Office	0	18,194	18,194	0	18,194
Restaurant [1]	0	24,561	24,561	0	24,561
Retail	0	139,183	139,183	0	139,183
Total Non-Residential Building Square Feet	0	181,938	181,938	0	181,938
Estimated Employment					
Office (@ 250 square feet per employee)	0	72	72	0	72
Restaurant (@ 350 square feet per employee)	0	72	72	0	72
Retail (@ 500 square feet per employee)	0	280	280	0	280
Total Estimated Employment	0	424	424	0	424
D. Maintained Streets, Parks and Open Space [2]					
Street Linear Miles					
CFD Maintained Streets	0.81	3.24	4.05	0.00	4.05
HOA Maintained Streets	4.87	16.42	21.29	0.00	21.29
Total Street Linear Miles	5.68	19.66	25.34	0.00	25.34
Park Acres					
CFD Maintained External Community Parks	40.6	17.9	58.5	0.0	58.5
CFD Maintained Internal Parks and Spaces	11.3	19.8	31.1	0.0	31.1
HOA Maintained Internal Parks and Spaces	6.5	22.3	28.8	0.0	28.8
Total Parks and Paseo Acres	58.4	60.0	118.4	0.0	118.4
Trails and Mid-Block Paseos Linear Feet					
CFD Maintained Multi-Use Trails	2,935	3,909	6,844	60,185	67,029
HOA Maintained Horse Trails	7,008	14,161	21,169	0	21,169
HOA Maintained Mid-Block Paseos	1,513	3,772	5,285	0	5,285
Total Parks and Paseo Linear Feet	11,456	21,842	33,298	60,185	93,483

1. Based on discussion with City staff, restaurant space is estimated at 15 percent of the total designated retail space of 163,744 square feet.
2. Based on discussion with City staff, all streets and parks will be maintained through a community Facilities District (CFD) or a homeowners' association (HOA).

Sources: Stanley R. Hoffman Associates, Inc.
City Administrative Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

Trails and Paseos. About 93,483 lineal feet of trails and paseos are planned for the EHNCP. Of this total, about 67,029 lineal feet of multi-use trails are estimated to be maintained by a CFD and 21,169 lineal feet of horse trails are estimated to be maintained by HOAs, as shown in Panel B of Appendix Table A-2. The remaining 5,285 lineal feet of mid-block paseos are estimated to be maintained through HOAs.

2.2 Assessed Valuation and Property Tax

Based on valuation provided by Sargent Town Planning, net assessed valuation for the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) after buildout is projected at about $2.10 billion, as shown in Panel A of Table 2-2.

Projected Property Tax

Property tax revenues are projected based on the City's share of the one percent property tax levy on the estimated assessed valuation for the proposed development in the EHNCP. Property tax allocations of the basic one percent levy are different for property that will be annexed into the City and property currently located in the City. Based on discussion with City staff, City property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the total allocation.

The average property tax allocation of the one percent levy in the current City area is about 5.714 percent. The General Fund is assumed to receive 65 percent of this allocation, or about 3.340 percent of the one percent levy, and the Library Fund is estimated to receive about 1.834 percent of the 5.714 total City area allocation. Based on information provided by City staff, the total allocation of the one percent levy to the City for the annexation area is 4.106 percent of the one percent levy, with the General Fund receiving 65 percent of the 4.106 allocation, or about 2.651 of the one percent levy. The Library Fund would receive the remaining 1.455 share of the 4.106 allocation in the annexation area.

As shown in Panel B of Table 2-2, annual total property tax to the City General Fund for the total EHNCP after buildout is projected at $587,771. The Library Fund is projected to receive about $322,653 annually in property tax after buildout of the EHNCP. The Rancho Cucamonga Fire District is projected to receive about $2.70 million annually in property tax based on an allocation of 12.631 of the basic one percent levy.

Table 2-2
Assessed Valuation and Property Tax after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category		Neighborhood Area	Rural/Residential Area	TOTAL
A. NET NEW VALUATION				
New Valuation				
Current City Area		$332,618,001	$0	$332,618,001
Current County Area		1,681,783,149	80,909,150	1,762,692,299
Total New Valuation		$2,014,401,150	$80,909,150	$2,095,310,300
	minus			
Current Valuation				
Current City Area		$1,734,159	$0	$1,734,159
Current County Area		0	0	0
Total Current Valuation		$1,734,159	$0	$1,734,159
	equals			
Net New Valuation				
Current City Area		$330,883,842	$0	$330,883,842
Current County Area		1,681,783,149	80,909,150	1,762,692,299
Total Net New Valuation		$2,012,666,991	$80,909,150	$2,093,576,141
B. PROJECTED PROPERTY TAX				
Annual 1 Percent Property Tax Levy				
(@ 1% of net new valuation)				
Current City Area		$3,326,180	$0	$3,326,180
Current County Area		17,170,792	809,092	17,170,820
Total 1 Percent Property Tax Levy		$20,496,972	$809,092	$20,497,000
	Share of 1% Levy			
Annual General Fund Property Tax				
City Area	3.340%	$111,111	$0	$111,111
County Area	2.651%	455,210	21,450	476,660
Total Annual General Fund Property Tax		$566,321	$21,450	$587,771
Annual Library Fund Property Tax				
City Area	1.834%	$60,993	$0	$60,993
County Area	1.455%	249,885	11,775	261,660
Total Annual Library Fund Property Tax		$310,878	$11,775	$322,653
Annual City Fire District Property Tax				
City Area	12.631%	$420,132	$0	$420,132
County Area	12.631%	2,168,858	102,197	2,271,055
Total Annual City Fire District Property Tax		$2,588,990	$102,197	$2,691,187
C. PROJECTED PROPERTY TAX VLF				
Total Projected Property Tax In Lieu VLF				
(@ $730 per $1,000,000 Net New Assessed Valuation)				
Current City Area		$241,545	$0	$241,545
Current County Area		1,227,701	59,064	1,286,765
Total Property Tax VLF		$1,469,246	$59,064	$1,528,310

Sources: Stanley R. Hoffman Associates, Inc.
Sargent Town Planning, August 7, 2019

Projected Vehicle License Fees (VLF) - Property Tax In Lieu

The City General Fund will also receive VLF - property tax in lieu based on the increase in assessed valuation in the City. Per State law, when an annexation occurs the existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City. The City will receive VLF - property tax in-lieu based on the change in its gross assessed valuation of taxable property for new development in the annexed area. As shown in Appendix Table C-7, the VLF - property tax in lieu in the City is projected to increase at $730 per million dollars of new assessed valuation (AV).

Based on the total net new assessed valuation for the EHNCP after buildout, total property tax in lieu of VLF is projected at about $1.53 million.

2.3 Sales and Use Tax

As shown in Panel C of Table 2-3, total sales and use tax after buildout of the EHNCP is projected at about $1.01 million. Sales and use tax is projected for the retail taxable sales that will be captured in the City from both on-site retail establishment and off-site purchases made by the future residents of the EHNCP.

As shown in Panel A of Table 2-3, retail taxable sales are projected at $233 per square foot based on data provided by the project's market consultant. Off-site retail sales and use tax from taxable purchases made by future EHNCP residents is projected based on the residents' estimated household income and the estimated taxable retail purchases made in the City. Household income is estimated at 24 percent of average housing value based on a mortgage cost analysis by Stanley R. Hoffman Associates. Based on the U.S. Bureau of Labor Statistic, *Consumer Expenditure Survey*, the fiscal analysis estimates the EHNCP residents will generate total taxable retail purchases at about 32 percent of household income.

Table 2-3
Sales and Use Tax after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Neighborhood Area	Rural/Residential Area	TOTAL
A. ON-SITE RETAIL SALES AND USE TAX			
Retail Commercial Square Feet	163,744	0	163,744
Retail Commercial (@ $233 per square foot)	$38,152,445	$0	$38,152,445
On-Site Retail Projected Sales and Use Tax to City			
Sales Tax (@ 1% of taxable sales)	$381,524	$0	$381,524
Use Tax (@ 12.3% of sales tax)	$46,926	$0	46,926
Total Projected On-Site Sales and Use Tax	$428,450	$0	$428,450
minus			
50% Estimated from Off-Site Existing Shoppers	$214,225	$0	$214,225
equals			
Net New Household On-Site Sales and Use Tax	**$214,225**	**$0**	**$214,225**
B. OFF-SITE RESIDENTIAL SALES AND USE TAX			
New Residential Valuation	$1,992,153,381	$80,909,150	$2,073,062,532
Household Income (@ 24% of residential valuation)	$475,856,883	$19,418,196	$495,275,079
Retail Taxable Sales (@ 32% of household income)	$152,274,202	$6,213,823	$158,488,025
Residential Projected Sales and Use Tax to City			
Sales Tax (@ 1% of captured taxable sales)	$1,522,741	$62,138	$1,584,879
Use Tax (@ 12.3% of sales tax)	$187,296	$7,643	$194,939
Total Projected Residential Sales and Use Tax	$1,710,037	$69,781	$1,779,818
minus			
Net New Household On-Site Sales and Use Tax	$214,225	$0	$214,225
equals			
Net Projected Off-Site Residential Sales and Use Tax	$1,523,126	$69,781	$1,592,907
Projected Off-site Residential Retail Sales Tax Captured in City (@ 50% of net projected residential retail sales)	**$761,563**	**$34,891**	**$796,454**
C. TOTAL SALES AND USE TAX			
Estimated Net New Household On-Site	$214,225	$0	$214,225
Estimated Off-Site from Project Households	$761,563	$34,891	$796,454
Total Sales and Use Tax	**$975,788**	**$34,891**	**$1,010,679**

Sources: Stanley R. Hoffman Associates, Inc.
Bureau of Labor Statistics, *Consumer Expenditure Survey*

CHAPTER 3
PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION

This section describes the existing and anticipated future service providers for the proposed Etiwanda Heights Neighborhood & Conservation Plan (EHNCP). The level and range of the services for the annexation area are described, if they are known. The following services are detailed in this chapter:

- General Government and Development Services
- Fire Protection and Emergency Medical Services
- Wildland Fire Prevention and Protection
- Law Enforcement
- Library
- Parks and Recreation
- Animal Control
- Street Lighting
- Landscape Maintenance
- Water
- Wastewater
- Transportation
- Flood Control and Drainage
- Utilities
- Schools
- Solid Waste Management

Table 3-1 presents current and anticipated service providers in the EHNCP. In many cases, such as general government and development services, fire protection and emergency medical services, and law enforcement, responsibilities shift from the County of San Bernardino to the City of Rancho Cucamonga. Other services provided by special districts or utility companies, such as water, wastewater, and utilities, remain unchanged before and after annexation. These changes are detailed in subsequent sections of this chapter.

Table 3-1
Service Providers Before and After Proposed Annexation
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga

Service Type	Current Service Provider	Anticipated Service Provider
General Government - Administrative Services	County of San Bernardino	City of Rancho Cucamonga
Development Services:		
Planning	County of San Bernardino	City of Rancho Cucamonga
Building Services	County of San Bernardino	City of Rancho Cucamonga
Development Review	County of San Bernardino	City of Rancho Cucamonga
Code Compliance	County of San Bernardino	City of Rancho Cucamonga
Business Licensing	County of San Bernardino	City of Rancho Cucamonga
Fire Protection and Emergency Medical Services	Rancho Cucamonga Fire Protection District (RCFPD), California Department of Forestry (Cal Fire), American Medical Response (AMR)	Rancho Cucamonga Fire Protection District (RCFPD), American Medical Response (AMR)
Wildland Fire Prevention and Protection	Fire Hazard Abatement/Vegetation Management Inspections - RCFPD Structure Fires - RCFPD Wildland Fires - Cal Fire	Fire Hazard Abatement/Vegetation Management Inspections - RCFPD Structure Fires - RCFPD Wildland Fires - RCFPD with supporting services and equipment provided by Cal Fire under contract with the Fire District
Law Enforcement	County of San Bernardino Sheriff's Department	City contract with County of San Bernardino Sheriff's Department
Library	San Bernardino County Public Library	Rancho Cucamonga Public Library
Parks and Recreation:		
Regional Facilities	County of San Bernardino	County of San Bernardino
Local Facilities	None	Community Facilities District (CFD) or Homeowners Association (HOA)
Animal Control	San Bernardino County Animal Care and Control	Rancho Cucamonga Animal Care and Services Department
Street Lighting	Currently no street lights in Annexation area	City owned; maintenance funded by CFD or HOA
Landscape Maintenance	San Bernardino County	CFD or HOA
Water	Inland Empire Utilities Agency (IEUA) - wholesale Cucamonga Valley Water District (CVWD)	Inland Empire Utilities Agency (IEUA) - wholesale Cucamonga Valley Water District (CVWD)

	Metropolitan Water District of Southern California	Metropolitan Water District of Southern California
Wastewater	Inland Empire Utilities Agency (IEUA) - regional Cucamonga Valley Water District (CVWD)	Inland Empire Utilities Agency (IEUA) - regional Cucamonga Valley Water District (CVWD)
Transportation:		
Freeways and Interchanges	Cal Trans	Cal Trans
Arterials and Collectors	San Bernardino County - Public Works	City owned and maintained by City Public Works and funded by CFD or HOA
Local Roads	San Bernardino County - Public Works	Owned and maintained by CFD or HOA
Transit	Omnitrans	Omnitrans
Flood Control and Drainage:		
Regional Facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
Local Facilities	San Bernardino County - Public Works	City of Rancho Cucamonga Public Works Department
Utilities:		
Cable/Internet Provider/Phone	Charter Communications, Spectrum, Frontier	Charter Communications, Spectrum, Frontier, Rancho Cucamonga Municipal Utility (RCMU)
Power	Southern California Edison	RCMU
Natural Gas	Southern California Gas Company	Southern California Gas Company
Schools	Alta Loma School District (K-8) Etiwanda School District (K-8) Chaffey Joint Union High School District (9-12)	Alta Loma School District (K-8) Etiwanda School District (K-8) Chaffey Joint Union High School District (9-12)
Solid Waste Management	Burrtec Waste Management Industries through franchise agreement with San Bernardino County Solid Waste Management Division	Burrtec Waste Management Industries through franchise agreement with City

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, website
San Bernardino County Local Agency Formation Commission

3.1 General Government and Development Services

Before Annexation

The County of San Bernardino provides general government services, including: administrative services and development services to the annexation area. In addition, the County provides selected countywide services, such as health and welfare services and criminal justice system services that are provided to all residents whether they reside in the unincorporated area or in a City.

After Annexation

After the annexation, the City of Rancho Cucamonga will provide the general government services, which includes administrative services as well as general governance and development services. The County will continue to provide countywide health and welfare services and the countywide criminal justice system services that are provided to all residents of the County whether they reside in the unincorporated area or in a City.

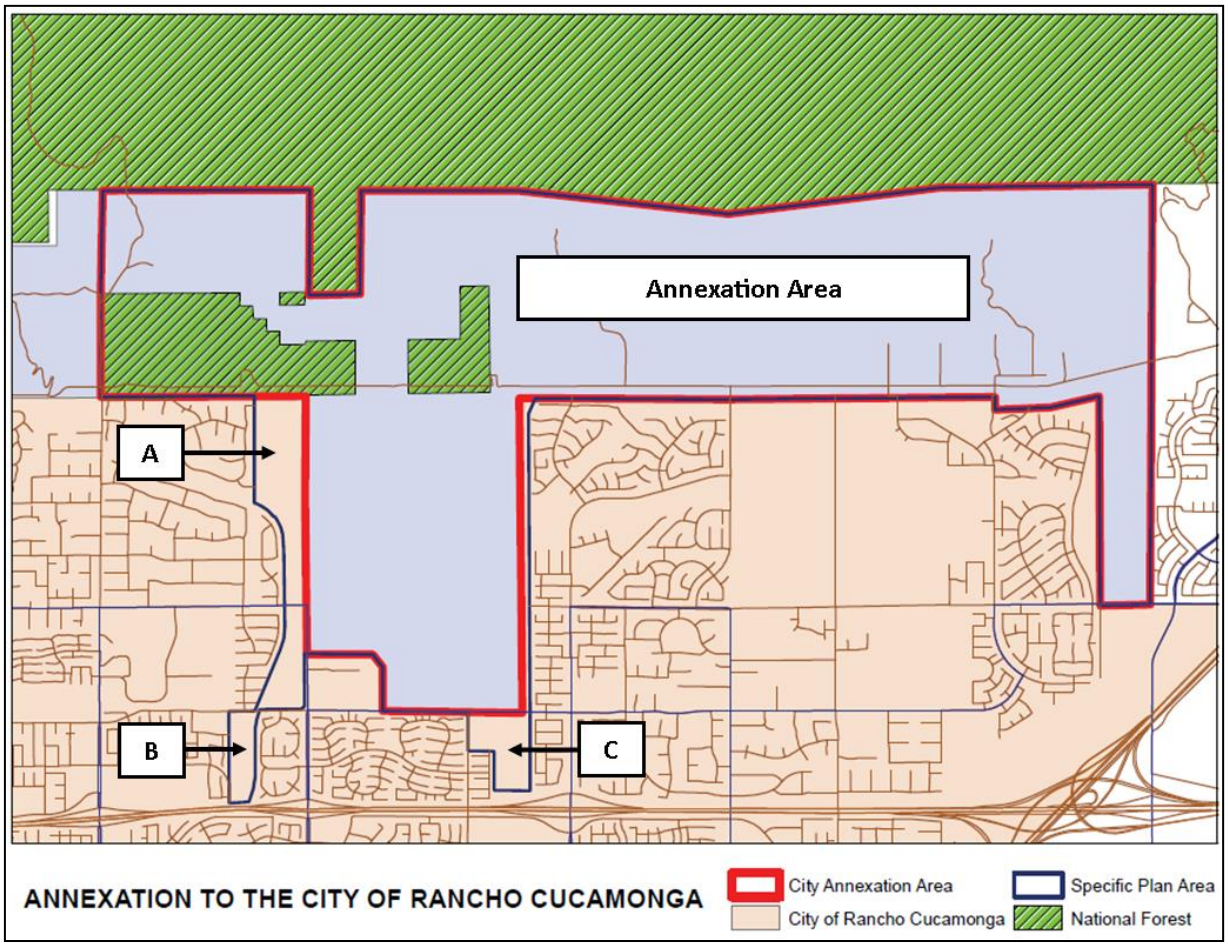
3.2 Fire Protection and Emergency Medical Services

Before Annexation

The Rancho Cucamonga Fire Protection District (RCFPD) provides fire protection and emergency medical response services to approximately 50 square miles, which includes the City's Sphere of Influence area (SOI). Fire protection and emergency medical response services for the annexation area, as shown in Figure 3-1, are currently funded by the Fire Protection District's share of the property tax and Community Facilities 88-1 District's (CFD 88-1) special tax.

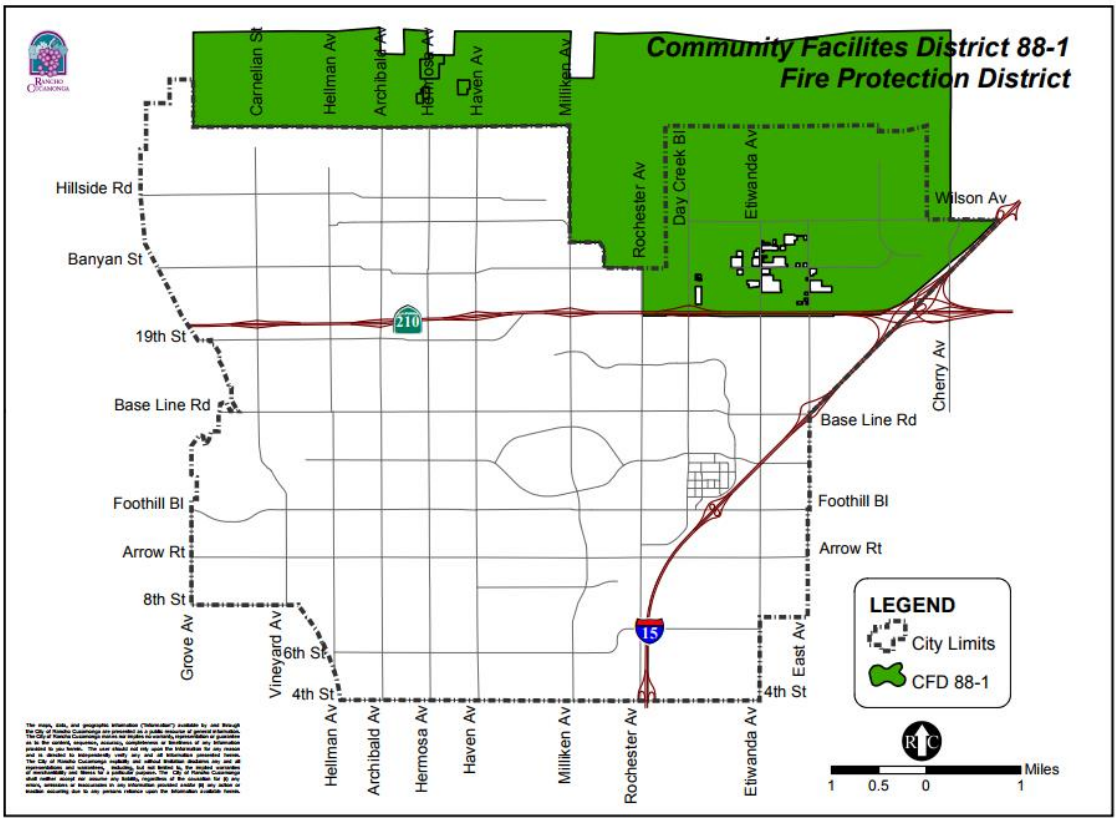
The existing boundaries of CFD 88-1 are shown in Figure 3-2. CFD 88-1 also funds fire protection and emergency medical response services for the portion of planned development within Area C, just south of the annexation area and within City boundaries, as depicted in Figure 3-1. Furthermore, the annexation area is located within a State Responsibility Area (SRA) which requires additional wildland fire protection services from the California Department of Forestry and Fire Protection (Cal Fire). The RCFPD currently has a contract with (Cal Fire) to also provide wildland fire protection services to Area A, which is within City boundaries, as shown in Figure 3-1. Areas A and B are not currently within CFD 88-1.

Figure 3-1
Total Plan Area
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga



Sources: Stanley R. Hoffman Associates, Inc.
Sargent Town Planning

Figure 3-2
Community Facilities District (CFD) 88-1
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga



Sources: Stanley R. Hoffman Associates, Inc.
Rancho Cucamonga Fire Protection District, San Bernardino County, California

The RCFPD currently maintains 89 firefighters, or a ratio of about 0.50 firefighters per 1,000 residents, based on the California Department of Finance (DOF) January 1, 2019 population estimate of 179,412. The goal of RCFPD is to provide a four-minute travel time for emergency calls placed within the City.

The existing fire stations that would provide first-response service to the area include the following three stations, with Station 175 as the primary station serving the planned development area:

Station 173 – 12158 Base Line Road
Station 175 – 11108 Banyan Avenue
Station 176 – East Avenue at 23rd Street

The American Medical Response (AMR), a private ambulance service, provides ambulance services to the annexation area. AMR is located at 7925 Center Avenue in Rancho Cucamonga.

After Annexation

CFD 88-1 will continue to fund fire protection and emergency medical response services in the annexation area when it becomes part of the City, as well as the portion of planned development located in Area C, as depicted in Figure 3-1. Additionally, the portion of planned development within Area A, which is already within City boundaries, will be annexed into CFD 88-1. Also, when it is developed, and is no longer a wildland area, Area A will be removed from the Cal Fire contract. Area B will not be annexed into CFD 88-1 which is consistent with the surrounding development to the east and west of this area. According to RCFPD staff, the relatively small amount of development within Area B is not considered large enough to alter the revenue/cost balance of fire protection services in this area, and the RCFPD is expected to have sufficient funds to provide needed services to the area.

The RCFPD will continue the agreement with Cal Fire to provide supplemental wildland fire protection services to 1,206.06 acres of Local Responsibility Area (LRA) within the RCFPD. The current State Responsibility Area (SRA) will become LRA as part of the annexation. The increase in acreage due to the annexation will only change the acreage reflected in the contract but not the scope of the contract. The RCFPD will continue to be supported with Cal Fire resources consistent with the level of service provided on adjacent SRA lands. The contract will prevent significant unfunded liabilities that could result from a large wildland fire.

The RCFPD also participates in mutual/automatic aid agreements with neighboring fire departments to send the closest fire engine to a reported structural fire. American Medical Response (AMR), a private ambulance service, will continue to provide ambulance service for the development.

3.3 Wildland Fire Prevention and Protection

Before Annexation

Cal Fire has primary responsibility for wildland fires in the unincorporated SRA north of Rancho Cucamonga. The Fire District has a wildland fire fighting contract with Cal Fire that

makes Cal Fire's resources available to the Fire District for wildland fires in the LRA within the City.

After Annexation

The Fire District will have primary responsibility for all fires, including wildland fires in the conservation areas. The current contract with Cal Fire will be amended to include wildland fire support for the conservation areas. Developed areas within the City will not be covered by the Cal Fire contract.

3.4 Law Enforcement

Before Annexation

The San Bernardino County Sheriff-Coroner's Department provides public safety services to the unincorporated areas. The City of Rancho Cucamonga has contracted with the County of San Bernardino Sheriff's Department for police service since 1977. The department's main office is located at 10510 Civic Center Drive, adjacent to City Hall, in the City of Rancho Cucamonga. The California Highway Patrol provides traffic patrol on any State Highways within the unincorporated areas of the County.

After Annexation

The City of Rancho Cucamonga will continue to contract with the County of San Bernardino Sheriff's Department for police services after annexation of the unincorporated areas of the EHNCP. Currently there are 182 County Sheriff personnel, with 41 professional staff and 141 sworn officers serving the City. The sworn officers include 15 detectives, 13 sergeants, 2 lieutenants and one captain. With an estimated population of 179,412 (January 1, 2019 Department of Finance estimate), the current ratio of Sheriff personnel to residents is about 1.01 personnel for every 1,000 residents. The current ratio of sworn officers to residents is about 0.79 sworn officers for every 1,000 residents.

Police service calls will increase as a result of the potential development. The funds for additional police officers are provided as part of the City's General Fund. Each year the City's annual budget is negotiated with the Sheriff's department to define the need for additional officers.

3.5 Library

Before Annexation

Currently, the annexation area is served by the San Bernardino County Library system. The nearest County library is the Summit Branch Library located at 15551 Summit Avenue in Fontana.

After Annexation

The Rancho Cucamonga Public Library will serve the area after annexation. The Archibald Library is located in the City of Rancho Cucamonga on Archibald Avenue, north of Interstate 10 Freeway and west of Interstate 15 Freeway. The Library is about 24,200 square feet and contains approximately 120,000 volumes. In addition, the Paul A. Biane Library is located within the Victoria Gardens Mall, the City's regional shopping center. This library includes approximately 23,150 square feet with a collection of about 102,000 volumes, and is expandable to 41,000 square feet. The City prepared a Library Master Plan in July 2000 that addresses the short term, intermediate and long-term growth needs of the City's Library.

The State service standard is 0.2 square feet of library facility per capita (equal to the service standard of 10,000 square feet per 50,000 residents) for the purpose of projecting the number and location of new library facilities needed to serve residential communities. The existing libraries, at about 47,350 square feet, can serve an estimated population of 236,750 based on this square footage standard. Based on the City's current population of 177,324, current library facilities are adequate to serve the existing population and the projected population growth of the annexation area.

Library operations and maintenance funding is primarily derived from a percentage of the basic 1% property tax allocation and library fees and charges. The Library also receives State grants and loans, periodically.

3.6 Parks and Recreation

Before Annexation

The County Regional Parks Department provides regional park services to all residents within the County, including both incorporated and unincorporated areas. The closest regional park is Cucamonga Guasti Regional Park in Ontario, which has various recreation areas with amenities

for fishing, swimming, and picnicking. However, the County does not provide local park services, and, currently, there are no local parks within the annexation area. The North Etiwanda Preserve is maintained through a Special District, County Service Area (CSA) 70 Improvement Zone OS-1.

After Annexation

The City of Rancho Cucamonga's Community Services Department will operate and maintain the City's local parks and recreation facilities after annexation. The existing recreational amenities and programs include: the Community Center at Lions East and Lions West, Family Resource Center, Central park Senior/Community Center, Rancho Cucamonga Sports Center, Epicenter/Sports Complex and 30 park sites throughout the City. All recreational programs and facility maintenance is funded through a combination of user fees and City General Fund revenues. The City is planning to form a new Community Facilities District (CFD) that will fund Parks and Recreation Services to future development in the annexation area. Additionally, the new CFD will provide an established fair share of funds to the operations and maintenance of existing citywide parks.

3.7 Animal Control

Before Annexation

The San Bernardino County Animal Care and Control Program currently offers field services, animal licensing and education for dog owners in the unincorporated areas of the County. The County Program operates two animal shelters that are relatively remote from the annexation area: 1) Big Bear Animal Shelter is located at Northshore Road, Big Bear City, and 2) Devore Animal Shelter is located at 19777 Shelter Way, Devore.

After Annexation

Animal control services for the annexation area will be provided by the Rancho Cucamonga Animal Care and Services Department, located at 11780 Arrow Route. The Center was opened in 2006 and oversees field services, pet licensing, and operation of the City's animal shelter.

3.8 Street Lighting

Before Annexation

The annexation area presently does not contain any streetlights.

After Annexation

Upon annexation, the Rancho Cucamonga Municipal Utility (RCMU) Public Works Services Department will be responsible for administering street lighting services to the annexation area. Currently, the City has a citywide street lighting district (SLD 1) and the annexation area will become a part of SLD 1. A new, local street lighting district or a CFD is planned to be formed that will fund local street lighting services within the future neighborhoods.

3.9 Landscape Maintenance

Before Annexation

Currently, the County of San Bernardino is responsible for any minimal landscaping maintenance in the annexation area.

After Annexation

Upon annexation, the City of Rancho Cucamonga's Public Works Services Department will be responsible for providing operations and maintenance services for the landscaping of publically owned parkways and medians on public streets (Milliken, Rochester and Wilson Avenues). Funding for these services will be provided by a CFD. For local facilities, a new CFD is planned to be formed that will fund maintenance of local medians, parkways, trails, parks, and other open space within the annexation area.

3.10 Water

Before Annexation

The Cucamonga Valley Water District (CVWD) covers approximately 50 square miles, and provides water treatment, storage, and distribution of domestic water to all of Rancho Cucamonga, adjacent unincorporated County areas, and portions of the Cities of Ontario, Fontana and one tract in Upland. The CVWD derives water from four sources – groundwater (48%), local canyon and tunnel water (3%), imported water (46%), and recycled water (3%). Groundwater is derived primarily from the Chino Groundwater Basin and the Cucamonga Basin. The current daily usage in the CVWD service area is approximately 50 million gallons per day. CVWD collects developer fees for the construction of necessary water facilities.

The Metropolitan Water District of Southern California (MWD) is a regional wholesaler that delivers water to 26 member public agencies (14 cities, 11 municipal water districts, plus

one county water authority), including CVWD. MWD delivers an average of 1.5 billion gallons of water per day to a 5,200 square mile service area. The Inland Empire Utilities Agency (IEUA) is a state water contractor for MWD.

After Annexation

The CVWD is the retail water provider for the future homes and businesses in the Neighborhood Area. Part of the annexation area is already within CVWD and the Rural Conservation Area (RCA) will remain not-a-part of CVWD. Private property owners in the Rural/Conservation Area (RCA) would be served by private water wells.

3.11 Wastewater

Before Annexation

The Inland Empire Utilities Agency (IEUA) is a regional wastewater treatment agency and wholesale distributor of imported water that operates wastewater treatment facilities. The Cucamonga Valley Water District (CVWD) owns and operates local sewer lines that feed into IEUA's trunks. The closest existing sewers occur along the southeastern and southwestern boundaries of the Neighborhood Area. Development impact fees are collected by member agencies, including CVWD, for wastewater treatment facilities and passed on to the IEUA to use for new treatment plant facilities.

After Annexation

Preliminary analyses provided by CVWD indicate that existing sewers will be insufficient to convey the wastewater flows for the whole Neighborhood Area of the EHNCP. The Neighborhood Area will require a grid main system and trunk main system to collect wastewater generated by the Neighborhood Area. A trunk main will be extended 2.5 miles south to Foothill Boulevard utilizing the north-south utility corridor. A 21-inch trunk main could carry wastewater from the Neighborhood Area to an existing 27-inch CVWD trunk main with the necessary capacity to accept wastewater flows for full build out of the Neighborhood Area.

The EHNCP is located within the Sphere of the IEUA, however it is not annexing into the agency. Part of the annexation area will be within IEUA and the majority of the Conservation Area will remain not-a-part of IEUA. IEUA services would be extended to the Neighborhood Area, but

not to the Rural/Conservation Area (RCA). Private property owners in the RCA would be served by private septic systems.

3.12 Transportation

Before Annexation

Current transportation services for the City of Rancho Cucamonga include freeways and interchanges serviced by Caltrans; arterials and collectors are serviced by the Public Works Department of San Bernardino County; local roads also serviced by the Public Works Department of San Bernardino County; and public transit is serviced by Omnitrans.

After Annexation

Caltrans and Omnitrans will continue to provide their services post-annexation for freeways, interchanges, and public transit. The City of Rancho Cucamonga will assume responsibility for pavement maintenance of public arterial roadways (Milliken, Rochester and Wilson Avenues) within the annexation area.

According the County Assessor's parcel data, the proposed annexation area includes about 22.32 acres of minimally improved roads, primarily serving an estimated three (3) low density, single family residential units and a religious facility within the northern portion of the annexation area. Major arterials will be maintained by the Rancho Cucamonga Public Works Services Department. A CFD will fund the maintenance of the future extension of Wilson Avenue. A local CFD or a homeowners association (HOA) will be used to fund the maintenance of interior roads and the future extension of Rochester and Milliken Avenues.

3.13 Flood Control and Drainage

Before Annexation

On a regional level, the San Bernardino County Flood Control District is responsible for drainage services. On a local level, drainage services are provided by the San Bernardino County Public Works Department. The Neighborhood Area is part of two major watersheds which drain into the Deer Creek Channel along the western side of the annexation area and into the Day Creek Channel on the eastern side of the project site. The main discharge points are in the southwest and southeast corners of the Neighborhood Area.

After Annexation

The Deer Creek Wash in the Neighborhood Area is proposed to be improved with a greenway of flattened, natural, wide, earthen, channel that terminates at the existing detention basin at Banyan Street. The Day Creek sub-watershed areas are proposed to generally drain into a large new greenway with a flattened, natural, wide, earthen, channel that will terminate at proposed detention basins at the north side of Banyan Street.

Detention basins, park ponds, on-street bioswales and alley French drains are proposed throughout the Neighborhood Area as part of an integrated and distributed rainwater treatment and conveyance system. The system will be sized to pass the 100-year, 24-hour storm. Where needed, catch basins and storm drain laterals will be sized according to San Bernardino County design guidelines. The regional facilities will continue to be maintained by the San Bernardino County Flood Control District. Local drainage facilities will be maintained by a future CFD.

3.14 Utilities

Before Annexation

Utilities include cable television, internet, telephone, electric power, and natural gas. Currently, Charter Communications, Spectrum and Frontier are the cable television and internet service providers. Frontier also maintains telephone service to the annexation area. Electricity is provided by Southern California Edison, while natural gas is supplied by the Southern California Gas Company.

After Annexation

The only anticipated change for utilities upon annexation is that cable service could be provided by Rancho Cucamonga Municipal Utility (RCMU) and electricity will be provided by RCMU.

3.15 Schools

Before and After Annexation

Primary elementary school public education services are provided to the proposed annexation area by the Alta Loma School District (ALSD) and Etiwanda School District (ESD), and secondary public education is provided by the Chaffey Joint Union High School District (CJUHSD).

ESD and CJUHSD are currently operating at or near capacity. The 3,000 single-family residences that would be permitted by the EHNCP would generate an estimated 2,188 students. ALSD

would have sufficient capacity to meet these students' needs, but ESD is already over current capacity and would need new schools in order the meet the Plan's demand. The City will continue coordination efforts with the local School Districts regarding adjustment of boundaries for the mutual benefit of the School Districts, current City residents, and future residents of the Plan Area with the intent to minimize construction of new schools in one District if space is available at facilities in another District.

Also, since development impact fees will be paid as individual development projects are built in the Neighborhood Area of the EHNCP, each future development project would mitigate the impacts associated with its activities. The impact fees would be added to the funding of the new approximately 14-acre school site within the Neighborhood Area of the EHNCP, as well as for other future-planned facilities within the City to help meet future student projections within the City. The 14-acre site has been determined to be enough to meet the future demand within the Plan Area, as other projected growth would be included at existing school sites.

CHAPTER 4
ONE-TIME FEES AND CHARGES

Detailed development impact fee calculations are summarized in Table 4-1 below and the calculation of the residential and non-residential development impact fees are presented in Table 4-2.

As shown in Table 4-1, major one-time City DIFs are estimated at about $61.52 million after buildout of the EHNCP. Based on information from the City Engineer, the General City Drainage Fee is not estimated because the EHNCP is outside the boundary for the fee and the EHNCP will not create a need for new capacity. Any construction of drainage improvements would be covered by the master developer or potentially an infrastructure CFD. Development impact fees for undergrounding utilities are not included as it is assumed that the proposed EHNCP will require all undergrounding of future utilities. Processing fees, such as application, construction, and planning fees are not estimated.

As shown in Panel A of Table 4-2, the total City residential one-time development impact fees (DIF) for the EHNCP are estimated at $58.52 million after buildout. Major one-time residential impact fees include transportation, library, animal center, police, park land acquisition, park improvement and community/recreation. The largest amount of the total estimated City development impact fees are for transportation and are estimated at about $30.39 million after buildout. Park land acquisition impact fees represent the next largest category of one-time fees and are estimated at about $14.12 million. Other significant one-time impact fees are park improvement fees estimated at $6.88 million and community/recreation center fees estimated at about $4.70 million after buildout.

As shown in Panel B of Table 4-2, total non-residential one-time development impact fees are estimated at about $3.00 million for the EHNCP after buildout. The majority of the non-residential one-time fees are transportation development fees.

Table 4-1
Summary of Development Impact Fees
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Fee Category [1]	EHNCP Buildout
Transportation Development Fees	$33,292,880
Library Impact Fees	$1,560,489
Animal Center Impact Fee	$336,065
Police Impact Fee	$630,133
Park/Recreation Fees	$25,701,712
Total City Major One-Time Development Impact Fees	**$61,521,279**

1. Major development impact fees are included in this table. Based on information from the City Engineer, the General City Drainage Fee is not estimated because the EHNCP is outside the boundary for the fee and the EHNCP will not create a need for new general city drainage capacity. Any construction of drainage improvements would be covered by the master developer or potentially an infrastructure CFD. Development impact fees for undergrounding utilities are not included because it is assumed that the proposed EHNCP will require undergrounding of all future utilities. Application, construction and planning fees are not estimated.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Jason Welday, Director of Engineering Services, City Engineer
City of Rancho Cucamonga, *Engineering Fees, Updated March 1, 2019*
City of Rancho Cucamonga, *General Plan, Chapter 2*

Table 4-2
Estimated Major One-Time City Development Impact Fees
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga

A. RESIDENTIAL DEVELOPMENT IMPACT FEES

Fee Category [1]	EHNCP Unit Category	Fee Schedule Land Use [2]	Acres	New Units	Fee per Unit	Total Fees
Transportation Development Fees						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$10,854	$19,101,823
	SF Small, SFA	Residential, Single Family	n/a	1,040	$10,854	11,288,160
	Total Transportation Development Impact Fees					$30,389,983
Library Impact Fees						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$632	$1,112,249
	SF Small, SFA	Residential, Multi Family	n/a	1,040	$431	448,240
	Total Library Impact Fees					$1,560,489
Animal Center Impact Fee						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$136	$239,345
	SF Small, SFA	Residential, Multi Family	n/a	1,040	$93	96,720
	Total Animal Center Impact Fees					$336,065
Police Impact Fee						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$182	$320,300
	SF Small, SFA	Residential, Multi Family	n/a	1,040	$207	215,280
	Total Police Impact Fees					$535,580
Park Land Acquisition Impact Fee (In Subdivisions)						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$5,722	$10,070,078
	SF Small, SFA	Residential, Multi Family	n/a	1,040	$3,898	4,053,920
	Total Park Land Acquisition Fees					$14,123,998
Park Improvement Impact Fee						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$2,788	$4,906,567
	SF Small, SFA	Residential, Multi Family	n/a	1,040	$1,900	1,976,000
	Total Park Improvement Impact Fees					$6,882,567
Community and Recreation Center Impact Fee						
	SF Rural, Estate, XL, Large, Medium	Residential, Single Family	n/a	1,760	$1,902	$3,347,307
	SF Small, SFA	Residential, Multi Family	n/a	1,040	$1,296	1,347,840
	Total Park Improvement Impact Fees					$4,695,147
TOTAL RESIDENTIAL FEES						**$58,523,828**

B. NON-RESIDENTIAL DEVELOPMENT IMPACT FEES

Fee Category [1]	EHNCP	Fee Schedule Land Use [2]	Acres	Feet	Fee per 1,000 Foot	Total Fees
Transportation Development Fees						
	Office	Office/Business Park	n/a	18,194	$13,025	$236,975
	Restaurant	Commercial		24,561	$16,281	399,878
	Retail	Commercial	n/a	139,183	$16,281	2,266,045
	Total Transportation Development Fees					$2,902,898
Police Impact Fee						
	Office	Office	n/a	18,194	$130	$2,365
	Restaurant	Commercial/Retail		24,561	$563	13,828
	Retail	Commercial/Retail	n/a	139,183	$563	78,360
	Total Police Impact Fees					$94,553
TOTAL NON-RESIDENTIAL FEES						**$2,997,451**
C. TOTAL CITY MAJOR DEVELOPMENT IMPACT FEES						**$61,521,279**

1. Major development impact fees are included in this table. Based on information from the City Engineer, the General City Drainage Fee is not estimated because the EHNCP is outside the area for the fee and the EHNCP will not create a need for new general city drainage capacity. Any construction of drainage improvements would be covered by the master developer or potentially an infrastructure CFD. Development impact fees for undergrounding utilities are not included because it is assumed that the proposed EHNCP will require undergrounding of all future utilities. Application, construction and planning fees are not estimated.
2. The City fee schedule land use category which most closely represents the proposed EHNCP land use is used. Based on information from the City Engineer, the Single Family Dwelling Unit fee of $10,854 per unit for the Residential Transportation Development Fee would apply to all units because of the design of the EHNCP. For the remaining fee categories, the allocation of residential units to single family and multi family is based on the City established General Plan densities where medium residential (8.0 to 14.0 dwelling units per acre) and above are considered multi family units.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Jason Welday, Director of Engineering Services, City Engineer
City of Rancho Cucamonga, *Engineering Fees, Updated March 1, 2019*
City of Rancho Cucamonga, *General Plan, Chapter 2*

CHAPTER 5
FISCAL IMPACTS OF ANNEXATION AREA

This chapter presents the fiscal analysis of the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) to the City General Fund, the City Library Fund and the Rancho Cucamonga Fire District after buildout. Fiscal impacts are shown in Constant 2019 dollars with no adjustment for possible future inflation. The fiscal assumptions for the fiscal analysis are presented in Chapter 6.

5.1 Projected Fiscal Impacts after Buildout

Table 5-1 summarizes the projected fiscal impacts to the City Funds and the Fire District allocated between the Current City Area and the Annexing County Area of the total EHNCP after buildout. As shown in Table 5-1, a recurring annual surplus is projected to the City General Fund, the City Library Fund and the City Fire District for the EHNCP after buildout.

Detailed fiscal impacts are presented in Table 5-2.

Table 5-1
Summary of Projected Recurring Net Fiscal Impacts after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

City Fund or District	Total EHNCP after Buildout		
	Current City Area	Annexing County Area	Total
General Fund Annual Recurring Surplus	$222,343	$756,883	$979,226
Gas Tax Fund Annual Recurring Revenues	$26,646	$185,155	$211,801
Library Fund Annual Recurring Surplus	$39,281	$110,767	$150,048
Fire District Annual Recurring Surplus	$317,845	$1,269,671	$1,587,516

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Deputy City Manager
City Planning Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

General Fund

A recurring surplus of $979,226 is projected to the General Fund after buildout of the EHNCP. The surplus is based on the projected surplus of $222,343 for the Current City Area of the

Table 5-2 (page 1 of 2)
City Funds
Detailed Projected Annual Net Fiscal Impacts after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Total EHNCP after Buildout			
	Current City Area	Annexing County Area	Total	Percent of Total
A. GENERAL FUND				
Annual Recurring Revenues				
Property tax	$111,111	$476,660	$587,771	16.1%
Property transfer tax-turnover	7,318	38,779	46,097	1.3%
Property tax in lieu-VLF	241,545	1,286,765	1,528,310	42.0%
On-site retail sales and use tax	0	214,225	214,225	5.9%
Off-site residential retail sales and use tax	143,436	653,018	796,454	21.9%
Proposition 172 Sales Tax-Public Safety	2,636	15,938	18,574	0.5%
Franchise fees	25,252	188,429	213,681	5.9%
Business licenses	0	14,615	14,615	0.4%
Animal licenses and fees	2,133	14,824	16,958	0.5%
Fines and forfeitures	5,464	39,800	45,263	1.2%
Current services	1,371	9,530	10,901	0.3%
Motor vehicle in lieu tax	522	3,631	4,153	0.1%
Other revenues	8,740	63,664	72,404	2.0%
Transfers in - Municipal Utility	6,596	48,045	54,641	1.5%
Interest on General Fund invested revenues	2,455	13,541	15,996	0.4%
Total Recurring Revenues	$558,580	$3,081,465	$3,640,045	100.0%
Annual Recurring Costs				
Police protection	$132,232	$1,128,940	$1,261,172	47.4%
Animal control and services	20,724	144,010	164,734	6.2%
Economic and community development	13,075	57,405	70,480	2.6%
Building and safety	23,850	104,710	128,559	4.8%
Engineering services	25,665	112,679	138,344	5.2%
Public works-City vehicle and facilities maintenance	23,292	102,261	125,554	4.7%
Public works-street maintenance [1]	0	0	0	0.0%
Public works-park maintenance [2]	0	0	0	0.0%
Community services	33,741	234,470	268,211	10.1%
General government for General Fund	33,092	228,781	261,872	9.8%
Subtotal Recurring Costs	$305,670	$2,113,255	$2,418,925	90.9%
Contingency/reserves (@ 10% of recurring costs)	30,567	211,327	$241,894	9.1%
Total Recurring Costs	$336,237	$2,324,582	$2,660,819	100.0%
General Fund Annual Net Recurring Surplus or (Deficit)	**$222,343**	**$756,883**	**$979,226**	

Table 5-2 (page 2 of 2)
City Funds
Detailed Projected Annual Net Fiscal Impacts after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Total EHNCP after Buildout			
	Current City Area	Annexing County Area	Total	Percent of Total
B. GAS TAX FUND				
Annual State gasoline tax [3]	**$26,646**	**$185,155**	**$211,801**	
C. LIBRARY FUND				
Recurring Revenues				
Property tax	$60,993	$261,660	$322,653	86.5%
Library fees, charges and other income for services	6,356	44,171	50,527	13.5%
Total Recurring Revenues	$67,350	$305,831	$373,181	100.0%
Recurring Library Services Costs	$28,069	$195,064	$223,133	
Library Fund Annual Net Recurring Surplus	**$39,281**	**$110,767**	**$150,048**	

1. Streets are assumed to be maintained through a Community Facilities District (CFD) special tax or a homeowners' association (HOA). The maintenance responsibility for each street is included in Appendix Table B-1.
2. Maintenance of parks are assumed to be covered by a CFD special tax or a HOA. The maintenance responsibility for parks, trails and paseos is included in Appendix Table B-2.
3. State gasoline taxes are earmarked for street related expenditures. These revenues are projected at $24.48 per capita based on the current budget amount of $4,392,770 and the City population estimate of 176,671.

Source: Stanley R. Hoffman Associates, Inc.

EHNCP combined with the projected recurring surplus of $756,883 for the Annexing County Area. General Fund detailed projected recurring revenues and costs are presented in Panel A of Table 5-2.

- Recreation Fund program revenues and costs are accounted for in a separate fund from the General Fund and are removed as these costs are assumed to be covered with non-General Fund revenues of program fees and contributions.
- The analysis assumes that all streets are to be maintained through a Community Facilities District (CFD) or Homeowners' Associations (HOAs), as shown in Appendix Table A-1.
- This fiscal analysis assumes that public parks, trails, and open space maintenance services are covered by a combination of Community Facilities District (CFD) special tax and homeowners' associations (HOAs). Appendix Table A-2 identifies the estimated amounts maintained by the CFD or HOAs.

General Fund Recurring Revenues. The largest projected recurring revenue to the City General Fund after buildout of the EHNCP is property tax in-lieu-VLF, representing about 42 percent of

total projected revenues after buildout. The next largest projected recurring revenue is off-site residential retail sales and use tax, projected at about 22 percent of total projected recurring revenues after buildout. Property tax represents the third largest projected recurring revenue at about 16 percent of total projected recurring revenues after buildout. These three revenue sources account for about 80 percent of total projected recurring revenues after buildout of the EHNCP.

General Fund Recurring Costs. Police protection represents the largest projected recurring cost to the City General Fund after buildout of the EHNCP at about 47 percent of total projected costs after buildout. The next largest projected recurring cost categories are community services and general government, each projected at about 10 percent of total projected recurring costs after buildout. Contingency costs are projected at about 9 percent of total projected recurring costs after buildout. These four costs account for about 76 percent of total projected recurring costs revenues after buildout of the EHNCP.

Gas Tax Fund

Total projected recurring revenues after buildout for the Gas Tax Fund are $211,801 and include recurring revenues projected at $26,646 for the Current City Area and $185,155 for the Annexing County Area. The projected recurring revenues to the City Gas Tax Fund are State gasoline tax allocated to the City and earmarked for road related expenditures provided by the City Public Works' Department. These revenues for the EHNCP are projected at $24.48 per capita.

Library Fund

A total recurring surplus of $150,048 is projected for the Library Fund after buildout, with a surplus of $39,281 projected for the Current City Area and a surplus of $110,767 projected for the Annexing County Area.

As shown in Panel C of Table 5-2, property tax represents about 87 percent of the projected recurring revenues to the Library Fund after buildout of the EHNCP. The remaining projected revenues are fees and charges. Library service costs are projected at about $24.48 per capita.

Rancho Cucamonga Fire Protection District

After buildout of the EHNCP, a recurring annual surplus of about $1.59 million is projected to

the Fire District, with $317,845 of this total projected for the Current City Area and about $1.27 million projected for the Annexing County Area.

Property tax represents about 88 percent of the total projected recurring revenues to the fire District after buildout of the EHNCP. CFD 88-1 Special Tax accounts for about 9 percent of total projected revenues. Appendix Table B-1 presents the calculation of the estimated CFD 88-1 special tax for the EHNCP and Appendix Table B-2 includes the calculation of the estimated fire costs after buildout of the EHNCP.

Table 5-3
Rancho Cucamonga Fire Protection District
Detailed Projected Annual Net Fiscal Impacts after Buildout
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Total EHNCP after Buildout			
	Current City Area	Annexing County Area	Total	Percent of Total
Recurring Revenues				
Property tax	$420,132	$2,271,055	$2,691,187	88.4%
CFD 88-1 special tax: residential	47,238	228,838	276,076	9.1%
CFD 88-1 special tax: commercial	0	2,913	2,913	0.1%
Licenses, fines, fees, charges and other revenues	4,234	30,841	35,075	1.2%
Interest on invested revenues	6,059	32,557	38,616	1.3%
Total Recurring Revenues	$477,665	$2,566,204	$3,043,869	100.0%
Recurring Costs				
City fire protection costs	$159,820	$1,164,591	$1,324,411	90.9%
Cal Fire contract (wildlands)	0	131,942	131,942	9.1%
Total Recurring Costs	$159,820	$1,296,533	$1,456,353	100.0%
Fire District Annual Net Recurring Surplus	**$317,845**	**$1,269,671**	**$1,587,516**	
Revenue/Cost Ratio	2.99	1.98	2.09	

Source: Stanley R. Hoffman Associates, Inc.

5.2 Phased Fiscal Impacts

The overall Plan Area is organized into 2 major subareas, the Neighborhood Area (NA) and the Rural/Conservation Area (RCA). Projected fiscal impacts for three 5-year periods from 2021 to 2035 are presented in Table 5-4. A recurring surplus is projected to the City General Fund and to the City Library Fund for all three periods in the Neighborhood Area. The projected deficit to

Table 5-4
Summary of Phased Fiscal Impacts
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

City Funds and Fire District	Net Fiscal Impacts				
	Neighborhood Area			Rural/Residential	TOTAL EHNCP
A. FIVE-YEAR PERIOD TOTALS	**(2021-2025)**	**(2026-2030)**	**(2031-2035)**	**(2031-2035)**	
General Fund Recurring Surplus or (Deficit)	$209,774	$838,703	$188,847	($258,098)	**$979,226**
Gas Tax Fund Revenues	$26,854	$151,991	$25,416	$7,540	**$211,801**
Library Fund Recurring Surplus	$28,634	$94,704	$21,079	$5,631	**$150,048**
Fire District Recurring Surplus or (Deficit)	$262,908	$1,148,805	$239,403	($63,600)	**$1,587,516**
B. CUMULATIVE TOTALS	**(2021-2025)**	**(2021-2030)**	**(2021-2035)**	**(2021-2035)**	
General Fund Recurring Surplus	$209,774	$1,048,477	$1,237,324	***$979,226***	
Gas Tax Fund Revenues	$26,854	$178,845	$204,261	***$211,801***	
Library Fund Recurring Surplus	$28,634	$123,338	$144,417	***$150,048***	
Fire District Recurring Surplus	$262,908	$1,411,713	$1,651,116	***$1,587,516***	

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Deputy City Manager
City Planning Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

the General Fund for the Rural/Residential in the third period is offset by the cumulative surplus from the Neighborhood Area, so that by buildout, a recurring surplus of about $1.07 million is projected to the City General Fund.

As also shown in Table 5-4, a surplus is projected to the Rancho Cucamonga Fire District for the Neighborhood Area for all three time periods of the EHNCP. With development of the Rural/Residential, a deficit is projected for period three of the development plan. However, the cumulative surplus from the Neighborhood Area offsets the projected Rural/Residential deficit, resulting in a projected surplus of about $1.59 million to the Fire District after buildout.

CHAPTER 6
CITY OF RANCHO CUCAMONGA FISCAL ASSUMPTIONS

This chapter presents the revenue and cost assumptions for the fiscal analysis of the proposed Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) to Rancho Cucamonga. Fiscal impacts are projected for the City's operating General Fund, the Library Fund and the Fire District. All projections are in Constant 2019 dollars with no adjustment for future inflation.

The general City demographic and economic assumptions used for calculating fiscal factors are first presented. The assumptions for projecting recurring revenues are then presented followed by the assumptions for projecting recurring costs. The City's revenues and costs as presented in the *City of Rancho Cucamonga, Fiscal Year 2019/20 Adopted Budget* and discussions with key City staff are the sources for calculating fiscal factors.

6.1 City General Assumptions

Fiscal impacts that are not based on valuation and taxable sales are generally projected based on a per capita, per employee, or per service population basis. Some fiscal impacts are projected based on other factors, such as per developed acre. General fund revenue and cost factors are estimated by dividing the Fiscal Year (FY) 2019/20 Adopted budget categories by the City's resident population, employment, total service population or developed acre. Table 6-1 provides the City's general assumptions for this fiscal analysis.

Population

Rancho Cucamonga's total population of 179,412 is based on the State Department of Finance (DOF) estimate as of January 1, 2019. The City population estimate is used for projecting certain revenues and costs on a per capita basis, such as State subvened gas taxes.

Employment

For fiscal factors that are impacted by only employment, such as commercial franchise fees and business license taxes, the City's total employment is used as the basis for calculating the factor. The City employment estimate of 80,637 for the year 2019 represents an interpolation of the years 2012 and 2020 from the Southern California Association of Governments (SCAG) *Adopted 2016 Regional Transportation Plan Growth Forecast.* As shown in Appendix Table C-1

Table 6-1
City Population, Housing and Employment Assumptions
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga

Assumption	Description
	2019 Population and Housing [1]
176,595	Household Population
2,817	Group Quarters Population
179,412	Total Population
59,399	Total Housing Units
57,220	Occupied Housing Units (Households)
3.09	Persons per Household
	2019 Employment [2]
80,637	Estimated Employment
times	
86%	Estimated Share of Total Employment from Outside the City [3]
equals	
69,348	Estimated Employment from Outside the City [3]
	2018 Service Population
179,412	Total Population
plus	
69,348	Estimated Employment at 50 Percent of Employment from Outside the City [4]
equals	
248,760	Estimated Total Service Population
	City Developed Acres
14,370	Estimated total City developed acres [4]

1. Population and housing estimates are from the California Department of Finance (DOF) for January 1, 2019.
2. The total employment estimate is for 2019 based on an interpolation of the 2012 and 2020 estimates from the Southern California Association of Governments (SCAG), *RTP Adopted 2016 Growth Forecast* , as shown in Appendix Table B-1.
3. The 2019 total estimated City employment is weighted by 86 percent based on the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Survey estimates of the share of total employment that comes from outside the City, as shown in Appendix Table B-2.
4. Estimated private developed acres in the City are provided by City GIS staff.

Sources: Stanley R. Hoffman Associates, Inc.
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019,* Sacramento, California, May 2019
Southern California Association of Governments (SCAG), *Adopted Regional Transportation Plan (RTP),* 2016
U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, *OnTheMap for Rancho Cucamonga, California* , 2015
City of Rancho Cucamonga, Community Development

and Appendix Table C-2, according to the latest Bureau of Census Longitudinal Employer-Household Survey for 2015, about 86 percent of the City's employment (or 67,947 of the current jobs) represents workers from outside the City.

Service Population

Fiscal factors that are impacted by population and employment are estimated by allocating total budgeted revenues or costs to the estimated service population. Service population includes the City's resident population (179,412) plus 50 percent of the estimated employment commuting in to the City (69,348). As shown in Table 6-1, the service population for the City is estimated at 248,760.

Estimated Total City Developed Acres

Some costs, such as public works and planning, are projected on a per-developed acre basis. As shown in Table 6-1, the number of developed acres within the City is estimated at 14,370, as provided by City Geographic Information System staff.

6.2 Revenue Assumptions

City General Fund

The General Fund revenue factors for projecting recurring revenues in the fiscal analysis are summarized in Table 6-2. These revenue factors are based on the City's FY 2019/20 adopted budget revenues included in Appendix Table C-3 and the City's population, employment, housing unit and service population estimates that are presented in Table 6-1.

As shown in Table 6-2, projected General Fund revenues include property tax; property transfer tax; property tax in lieu of vehicle license fees (VLF); sales and use tax; Proposition 172 half-cent sales tax; franchise fees; business licenses; animal licenses; fines and forfeitures; interest on investments; charges for services; motor vehicle in lieu tax; other revenue; transfers to the General Fund from the municipal utility; state gasoline tax; and recreation fees and charges.

Property Tax. Property tax revenues are projected based on the City's share of the one percent property tax levy on the estimated assessed valuation for the proposed development in the Etiwanda Heights Neighborhood & Conservation Plan. Property tax allocations of the basic one percent levy are different for property that will be annexed into the City and property currently located in the City.

Table 6-2
General Fund Recurring Revenue Factors
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

General Fund Revenue Source [1]	Fiscal Year 2019/20 Adopted Budget	Projection Basis [2]	Projection Factor [2]
Tax Revenue			
Property Tax	$6,182,690	Case Study: Project Valuation	2.651% City share of 1% levy - annexation [3]
			3.340% City share of 1% levy - City area [4]
Property Transfer Tax	$1,168,640	Property Turnover	4.0% Residential turnover rate
		and	5.0% Non-residential turnover rate
		Valuation Assumptions	$0.55 per $1,000 assessed valuation
Property Tax In Lieu Vehicle License Fees (VLF)	$20,193,480	Case Study	$730 per $1,000,000 assessed valuation
Sales and Use Tax	$31,965,020	Taxable Sales	1% of taxable sales
Use Tax Factor		Use Tax as Percent	
		of Sales Tax	12.3% of sales tax
Proposition 172 - Half Cent Sales Tax	$587,460	Per $1,000 of Sales and Use Tax	$18.38 per $1,000 sales and use tax
Franchise Fees:			
Gas and Electric	$2,530,760	Service Population = 248,760	$10.17 per service population
Refuse-Residential	$921,260	Population = 179,412	$5.13 per capita
Refuse-Commercial	$1,749,060	Employment = 80,637	$21.69 per employee
Cable	$1,450,990	Housing Units = 59,399	$24.43 per unit
Licenses and Permits			
Business Licenses	$2,779,690	Employment = 80,637	$34.47 per employee
Animal Licenses	$351,740	Population = 179,412	$1.96 per capita
Fines and Forfeitures	$1,249,420	Service Population = 248,760	$5.02 per service population
Use of Money and Property			
Interest on Investments	$332,400	Percent of Recurring Revenues	0.44% of projected recurring revenues
		Revenues of $75,316,390	non-interest revenues
Charges for Current Services			
Animal Control Fees [5]	$206,000	Population = 179,412	$1.15 per capita
Other Current Services [6]	$19,440	Population = 179,412	$0.11 per capita
Motor Vehicle in Lieu Tax	$85,840	Population = 179,412	$0.48 per capita
Other Revenue	$1,998,030	Service Population = 248,760	$8.03 per service population
Transfers In - Municipal Utility	$1,507,760	Service Population = 248,760	$6.06 per service population
Gas Tax Fund State Gasoline Tax [7]	$4,392,700	Population = 179,412	$24.48 per capita

1. Detailed General Fund revenues are included in Appendix Table C-3.
2. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the total population plus estimated employment that commutes into the City.
3. The total City's share of the basic one percent property tax levy for the County annexation area is 4.106 percent, as shown in Appendix Table C-4. Based on discussion with City staff, property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the 4.106 allocation, or about 2.561 percent of the one percent levy.
4. The total City's share of the basic one percent property tax levy for the City areas is 5.174 percent, as shown in Appendix Table C-5. Based on discussion with City staff, property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the 5.174 allocation, or about 3.340 percent of the one percent levy.
5. Animal control fees include adoption, spay/neuter, boarding, impound, surrender, pick-up, micro chipping and vaccination.
6. Other current services include sports lighting fees, fingerprinting, returned item charges and sale of printed materials.
7. Detailed Gas Tax revenues are included in Appendix Table C-9.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019,* Sacramento, California, May 2019
Southern California Association of Governments (SCAG), *Adopted Regional Transportation Plan (RTP), 2016*

Annexation Area. Based on information provided by City staff, the total allocation of the one percent levy to the City for the annexation area is 4.106 percent of the one percent levy, as shown in Appendix Table C-4. Based on discussion with City staff, City property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the 4.106 allocation, or about 2.651 of the one percent levy.

Current City Area. As shown in Appendix Table C-5, the average property tax allocation of the one percent levy in the current City area is about 5.714 percent. The General Fund is assumed to receive 65 percent of this allocation, or about 3.340 percent of the one percent levy.

Property Transfer Tax. Sales of real property are taxed by San Bernardino County at a rate of $1.10 per $1,000 of property value. For property located in the City, property transfer tax is divided equally between the City and the County, with the City receiving $0.55 per $1,000 of transferred property value. Based on the U.S. Census Bureau, 2012-2016 American Community Survey, City owner-occupied units change ownership at an average rate of about 4.0 percent per year (Appendix Table C-6). However, a turnover rate of 5 percent is assumed for the proposed non-residential property.

Property Tax In Lieu Vehicle License Fees (VLF). Cities and counties began receiving additional property tax revenue to replace vehicle license fee (VLF) revenue that was lowered when the state reduced the vehicle license tax in 2004. This property tax in lieu of VLF is projected to grow with the change in the citywide gross assessed valuation (AV) of taxable property from the prior year. Property tax in lieu of VLF revenue is allocated in addition to other property tax apportionments. Property tax in lieu of VLF in the City is projected to increase at an average of $730 per million dollars of new AV (see Appendix Table C-7). This factor is based on the change in AV and the change in property tax in lieu of VLF in the City over the last 5 years.

Sales and Use Tax. As part of the total sales tax levied by the State, all cities and counties in the State generally receive a basic one percent (1.0 percent) sales tax and have the option to levy additional sales taxes under certain circumstances. The fiscal analysis projects sales and use tax based on the estimated retail taxable sales made at establishments in the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) and retail taxable sales made in the City by the future residents of the EHNCP.

In addition to sales tax revenue, the City receives revenues from use tax, which is levied on shipments into the state and on construction materials for new residential and non-residential development not allocated to a situs location. Use tax is allocated by the State Board of Equalization (BOE) to counties and cities based on each jurisdiction's proportion of countywide and statewide direct taxable sales.

Use tax revenues to Rancho Cucamonga are estimated at an additional 12.3 percent of point-of-sale sales tax, as shown in Appendix Table C-8. Calendar Year 2017 sales tax data provided by HdL Companies estimates that $3,360,694 of total sales and use tax revenues were made from levies designated as use tax and the remaining $27,220,395 of the sales and use tax was point-of-sale sales tax. Therefore, use tax revenues to the City of Rancho Cucamonga are estimated at an additional 12.3 percent of point-of-sale sales tax.

Proposition 172 (Half Cent Sales Tax). As shown in Table 6-2, these revenues are projected at $18.38 per $1,000 of sales and use tax based on City estimated FY 2019/20 Proposition 172 revenues of $587,460 and the City's total sales and use tax estimate of $31,965,020.

Franchise Fees. The City receives franchise fees from gas and electric; residential and commercial refuse; cable providers; and towing services for use of the City's rights-of-way.

Gas and Electric Franchise Fees. As shown in Table 6-2, gas and electric franchise fees are projected at $10.17 per service population based on the City budget revenues of $2,530,760 and the City service population estimate of 248,760.

Refuse – Residential Franchise Fees. As shown in Table 6-2, franchise fees for residential refuse services are projected at $5.13 per capita, based on City budget revenues of $921,260 and the City population estimate of 179,412.

Refuse – Commercial Franchise Fees. Commercial (non-residential) refuse franchise fees are projected at $21.69 per employee based on commercial refuse revenues of $1,749,060 and the City employment estimate of 80,637.

Cable Franchise Fees. Cable franchise fees are projected at $24.43 per housing unit based on City budget cable revenues of $1,450,990 and the estimated City housing units of 59,399.

Business Licenses. Business licenses are projected at $34.47 per employee based on City budget revenues of $2,779,690 and the City's current employment estimate of 80,637.

Animal Licenses. Based on City budget revenues of $351,740 for animal licenses and the City's estimated current population of 179,412, animal licenses are projected at $1.96 per capita.

Fines and Forfeitures. These revenues are projected at $5.02 per service population, based on total revenues of $1,249,420 and the City service population estimate of 248,760, as shown in Table 6-2. Revenues in this category include vehicle code fines, parking citations, vehicle release fees, citation fees and ordinance fines.

Interest Earned on Investments. Interest earned on investments is projected at 0.44 percent of projected recurring revenues based on City estimated FY 2019/20 interest revenues of $332,400 and projected recurring non-interest revenues of $75,316,390.

Charges for Current Services. This category includes animal control fees and other service charges.

> Animal Control Fees. Animal control fees are projected at $1.15 per capita based on City budget animal control fees of $206,000 and the City's estimated current population of 179,412. These fees include adoption, spay/neuter, boarding, impound, surrender, animal pick-up, micro chipping and vaccination
>
> Other Current Services. These revenues are projected at $0.11 per capita based on FY 2019/20 revenues of $19,440 and the City's estimated population of 179,412. These other current service charges include fingerprinting, returned check charges and sales of printed materials.

Motor Vehicle In Lieu Tax. Based on City budget revenues of $85,840 and the estimated City population of 179,412, these revenues are projected at $0.48 per capita.

Other Revenue. As shown in Table 6-2, these revenues are projected at $8.03 per service population based on contributions, reimbursement and other revenues of $1,998,030 and the City's estimated service population of 248,760.

Transfers In – Municipal Utility. These revenues represent charges for services provided by the City General Fund for the benefit of the City's municipal utility. Based on City budget revenues of $1,507,760 and the City's estimated service population estimate of 248,760, these revenues are projected at $6.06 per service population, as shown in Table 6-2.

State Gas Tax. State gasoline taxes are projected at $24.48 per capita based on the FY 2019/20 revenue amount of $4,392,700 and the City population estimate of 179,412. State Gasoline tax accrues to the Gas Tax Fund, and these revenues contribute to expenditures for street related maintenance. Detailed FY 2019/20 gas tax revenues are included in Appendix Table C-9.

Library Fund

Library Fund Property Tax. Property tax revenues are projected based on the City's share of the one percent property tax levy on the estimated assessed valuation for the proposed development in the Etiwanda Heights Neighborhood & Conservation Plan. Property tax allocations of the basic one percent levy are different for property that will be annexed into the City and property currently located in the City.

Annexation Area. Based on information provided by City staff, the total allocation of the one percent levy to the City for the annexation area is 4.106 percent of the one percent levy, as shown in Appendix Table C-4. Based on discussion with City staff, The City's current policy is that property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the 4.106 allocation and the Library Fund receiving 35 percent of the 4.106 allocation or about 1.455 of the one percent levy.

Current City Area. As shown in Appendix Table C-5, the average property tax allocation of the one percent levy in the current City area is about 5.174 percent. The General Fund is assumed to receive 65 percent of this allocation and the Library Fund is assumed to receive 35 percent of the 5.174 allocation, or about 1.834 percent of the one percent levy.

Library Fees, Charges and Other Income. As shown in Panel A of Table 6-3, these FY 2019/20 revenues are estimated at $1,047,750. Based on these revenues and the City's estimated population of 179,412, these revenues are projected at $5.84 per capita. These revenues are presented in detail in Appendix Table C-9.

Library Interest Earned on Investments. Interest earned on investments is projected at 1.55 percent of projected recurring revenues based on City estimated FY 2019/20 interest revenues of $92,740 and projected recurring non-interest library revenues of $5,966,050.

Rancho Cucamonga Fire District

As shown in Panel B of Table 6-3, the Rancho Cucamonga Fire Protection District (RCFPD) receives property tax; CFD 88-1 Special Tax; revenues from licenses, fines, fees and charges; and interest earned on investments. The detailed RCFPD revenues are included in Appendix Table C-10.

Table 6-3
Library Fund and Fire District Recurring Revenue Factors
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Revenue Source	Fiscal Year 2019/20 Adopted Budget	Projection Basis [1]	Projection Factor [1]
A. LIBRARY FUND (Fund 290) [2]			
Library Fund Property Tax	$4,918,300	Case Study: Project Valuation	1.455% Library share of 1% levy - annexation [3]
			1.834% Library share of 1% levy - City area [4]
Fees, Charges and Other Income	$1,047,750	Population = 179,412	$5.84 per capita
Interest Income	$92,740	Percent of Projected Recurring	1.55% of projected Library Fund recurring
Total Projected Library Fund Revenues	$6,058,790	Revenues of $5,966,050	non-interest revenues
B. FIRE DISTRICT OPERATIONAL FUNDS [5]			
(Funds 281 and 283)			
Property Tax to Fund 281 [6]	$26,438,580	Case Study: Project Valuation	12.63% Fire District share of 1% levy
CFD 88-1 Special Tax	$2,394,810	CFD Special Tax: Residential	per residential unit by size:
			$144.12 Class I (over 3,590 sq. ft.)
			$110.86 Class II (3,077 to 3,589 sq. ft.)
			$88.69 Class III (2,564 to 3,076 sq. ft.)
			$77.60 Class IV (2,308 to 2,563 sq. ft.)
			$66.52 Class V (2,051 to 2,307 sq. ft.)
			$60.97 Class VI (1,795 to 2,050 sq. ft.)
			$55.43 Class VII (less than 1,795 sq. ft.)
		Commercial	$221.72 per commercial acre, or
			$0.010 per building square foot, whichever is greater
		Approved Property	$99.77 per lot or parcel
		Vacant Property	$5.54 per acre
Licenses, Fines, Fees, Rentals and Charges	$968,080	Service Population = 248,760	$3.89 per service population
Interest Income	$382,940	Percent of Projected Recurring	1.28% of projected Fire District recurring
Total Projected Fire District Revenues	$30,184,410	Revenues of $29,801,470	non-interest revenues

1. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the total population plus estimated employment that commutes into the City.
2. Detailed Library Fund revenues are included in Appendix Table C-9.
3. The total City's share of the basic one percent property tax levy for the County annexation area is 4.106 percent, as shown in Appendix Table C-4. Based on discussion with City staff, property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the 4.106 allocation and Library Fund receiving 35 percent of the 4.106 allocation, or about 1.455 percent of the one percent levy.
4. The total City's share of the basic one percent property tax levy for the City areas is 5.174 percent, as shown in Appendix Table C-5. Based on discussion with City staff, property tax is shared between the General Fund and the Library Fund, with the General Fund receiving about 65 percent of the 5.174 allocation and the Library Fund receiving 35 percent of the 5.174 allocation, or about 1.834 percent of the one percent levy.
5. Detailed Fire District revenues are included in Appendix Table C-10.
6. Fire District property tax is projected at about 12.63 of the basic one percent property tax levy, as shown in Appendix Table C-5.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019,* Sacramento, California, May 2019
Southern California Association of Governments (SCAG), *Adopted Regional Transportation Plan (RTP), 2016*
Rancho Cucamonga Fire Protection District, *Community Facilities District No. 88-1, Resolution No. FD-XXX, Fiscal Year 2019/20*

RCFPD Property Tax. Based on TRA allocations for the project area shown in Appendix Table C-5, the RCFPD will receive an estimated 12.63 percent of the basic one percent property tax levy for the Etiwanda Heights Neighborhood & Conservation Plan.

CFD 88-1 Special Tax. The EHNCP will annex to Community Facilities District (CFD) 88-1. As shown in Panel B of Table 6-3, a special tax will be collected on residential units based on the size of the unit and on commercial property on an acre or square foot basis.

RCFPD Licenses, Fines, Fees and Charges. As shown in Panel B of Table 6-3, these revenues are projected at $3.89 per service population based on FY 2019/20 revenues of $968,080 and the City's estimated service population of 248,760.

RCFPD Interest Earned on Investments. Interest earned on investments is projected at 1.28 percent of projected recurring revenues based on City estimated FY 2019/20 interest revenues of $382,940 and projected recurring non-interest RCFPD revenues of $29,801,470.

6.3 City Cost Assumptions

The cost factors that are used in preparing the fiscal analysis for the EHNCP are presented in Table 6-4. These factors are based on the adopted expenditures in the City's FY 2019/20 Adopted Budget and the City's population, service population and developed acres estimates that are presented in Table 6-1.

General Fund

As shown in Panel A of Table 6-4, projected General Fund expenditures include general government, or overhead functions, and the following non-general government services of police; animal control and services; economic and community development; building and safety; engineering services; planning and planning commission; facilities maintenance; vehicle and equipment maintenance; street maintenance; park maintenance; community services; and contingency costs.

General Government. General government costs include administration and support of departmental line costs such as police, fire and public works. These costs are usually viewed as citywide overhead and are projected using an overhead rate applied to departmental line costs.

General government categories include Non-Departmental, City Council, City Management, City Clerk, Records Management, Healthy RC Program, Communications, Administration, Business Licensing, City Facilities, Finance, Innovation and Technology, Personnel, Procurement, Risk Management, Treasury Management and City Telecommunications.

Table 6-4
Recurring Cost Factors
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Cost Category	FY 2019/20 Adopted Budget Total	FY 2019/20 Adopted Budget Adjusted	Projection Basis [1]	Cost Factor [1]
A. GENERAL FUND (Fund 001)				
General Government	$17,249,200	$8,624,600	Percent of General Fund Costs	12.1% of direct department costs, at a 50% marginal rate
Police Protection [2]	$42,327,060	$42,327,060	Case Study	
				$280.56 police cost per call
				1.323 police calls per SF Unit
				1.333 police calls per MF Unit
				1.181 police calls per 1,000 office square foot
				2.774 police calls per 1,000 commercial square foot
				0.101 police calls per recreation/open space acre
Animal Control and Services	$3,416,210	$3,416,210	Population = 179,412	$19.04 per capita
Economic and Community Development	$805,350	$805,350	Developed Acre = 14,370	$56.04 per developed acre
Building and Safety [3]	$2,676,520	$1,468,940	Developed Acre = 14,370	$102.22 per developed acre
Engineering Services [4]	$2,780,770	$1,580,770	Developed Acre = 14,370	$110.00 per developed acre
Planning and Planning Commission [5]	$1,810,830	($189,170)	Developed Acre = 14,370	not projected
Public Works:				
Fire Facilities Maintenance [6]	$356,160	$71,232	Developed Acre = 14,370	$4.96 per developed acre, at a 20% marginal rate
City Facilities Maintenance [6]	$3,997,670	$799,534	Developed Acre = 14,370	$55.64 per developed acre, at a 20% marginal rate
City Vehicle and Equipment Maintenance [6]	$1,127,540	$563,770	Developed Acre = 14,370	$39.23 per developed acre, at a 50% marginal rate
Street Maintenance [7]	$2,889,140	$2,889,140	City lineal Miles = 533	$0 per lineal street mile
Park Maintenance [7]	$3,291,770	$3,291,770	City Park Acres = 346	$0 per acre
Community Services	$5,562,050	$5,562,050	Population = 179,412	$31.00 per capita
Contingency	n/a	n/a	Case Study	10.0% of total recurring costs
B. LIBRARY FUND (Fund 290)				
Library Services	$4,626,230	$4,626,230	Population = 179,412	$25.79 per capita
C. FIRE PROTECTION DISTRICT OPERATIONAL FUNDS				
Fire Protection Costs [8]	$37,144,160	$37,144,160	Case Study	
				$2,588.08 fire cost per call
				0.175 fire calls per SF Unit
				0.155 fire calls per MF Unit
				0.146 fire calls per 1,000 office square foot
				0.143 fire calls per 1,000 commercial square foot
				0.127 fire calls per recreation/open space acre
Cal Fire Contract [8]	$151,256	$151,256	Total Cal Fire Acres Upon Annexation = 4,088	$37 per Cal Fire contract acre
				$151,256 total Cal Fire protection costs upon annexation
				minus
				$19,314 Cal Fire fire costs in neighborhood area after buildout (@ $37 times 522 acres in contract in neighborhood area)
				equals
				$131,942 Cal Fire rural/residential wildland fire protection costs after buildout of wildland areas in neighborhood area

1. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the total population plus estimated employment that commutes into the City.
2. The calculation of police calls by land use and the estimated cost per call is presented in Appendix Table C-11.
3. Building and safety includes community improvement costs. These net costs of $1,468,140 are the budgeted costs of $2,676,520 minus projected one-time development processing licenses and permit revenues of $1,207,580, as shown in Panel A of Appendix Table C-12.
4. Net engineering costs of $1,580,770 represent engineering budget costs of $2,780,770 minus projected one-time development processing charges for services revenues of $1,200,000, as shown in Panel B of Appendix Table C-12.
5. Net planning and planning commission costs are not projected because budgeted costs of $1,810,830 are off set by projected one-time charges for services of $2,000,000, as shown in Panel C of Appendix Table C-12.
6. Based on previous fiscal analyses prepared for the City, budgeted maintenance costs of fire and city facilities are assumed at a marginal rate of 20 percent and City vehicle and equipment maintenance costs are assumed at a marginal rate of 50 percent.
7. Based on information from City staff all streets and parks will be maintained through a community facilities district or a homeowner's association. Therefore, street and park maintenance costs are not projected for the General Fund.
8. The calculation of fire calls by land use and the estimated fire cost per call is presented in Appendix Table C-14.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*
State of California, Department of Finance, *E-5 City/County Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019,* Sacramento, California, May 2019

As shown in Table 6-5, FY 2019/20 general government costs of $17,249,200 represent about 24.3 percent of direct line costs of $71,041,070. However, overhead costs are not assumed to increase on a one-to-one basis for new development. Based on discussion with City staff for previous fiscal analyses, general government costs are projected at a marginal rate of 50 percent, or at 12.1 percent of direct costs.

Police Protection. As shown in Table 6-4, police costs are projected at $280.56 per service call. This estimated cost and the estimated calls by land use are calculated in Appendix Table C-12.

Animal Control and Services. Based on budget costs of $3,416,210 and the City's estimated population of 179,412, animal control and services costs are projected at $19.04 per capita.

Economic and Community Development. As shown in Table 6-4, these costs are projected at $56.04 per developed acre based on FY 2019/20 economic and community development costs of $805,350 and the City's estimated developed acres of 14,370.

Building and Safety. Building and safety costs are projected at $102.22 per developed acre based on net building and safety costs of $1,468,940 and the City's estimated 14,370 developed acres. Net building and safety costs represent the budgeted costs of $2,676,520 minus budgeted one-time development building and safety processing revenues of $1,207,580, as shown in Panel A of Appendix Table C-12.

Engineering Services. Based on City 2019/20 budget information, engineering costs are estimated to total $2,780,770. These revenues are offset with one-time development processing engineering revenues estimated at $1,200,000, resulting in estimated net engineering costs of $1,580,770, as shown in Panel B of Appendix Table C-12. Based on the estimated City developed acres of 14,370 and these net engineering costs, engineering costs are projected at $110.00 per developed acre.

Planning and Planning Commission. These costs are not projected because budgeted costs of $1,810,830 are off-set by one-time development processing planning related charges for services revenues of $2,000,000, as shown in Panel C of Appendix Table C-12.

Table 6-5
Calculation of City General Government Overhead Rate
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

General Fund Expenditures	Fiscal Year 2019/20 Adopted Budget		
	Total	General Government	Non-General Government
General Government			
Non-Departmental General	$6,047,620	$6,047,620	
Non-Departmental Personnel	129,310	129,310	
City Council	118,110	118,110	
City Management	991,920	991,920	
City Clerk	1,960	1,960	
Records Management	505,450	505,450	
Healthy RC Program	628,910	628,910	
Communications	236,420	236,420	
Administrative Services - Administration	277,430	277,430	
Business Licensing	369,680	369,680	
City Facilities	1,062,520	1,062,520	
Finance	1,507,700	1,507,700	
Innovation and Technology Services	3,855,130	3,855,130	
Personnel	735,110	735,110	
Procurement	274,510	274,510	
Risk Management	282,440	282,440	
Treasury Management	12,420	12,420	
City Telecommunications	212,560	212,560	
Non-General Government			
Animal Care and Services	$3,416,210		$3,416,210
Economic and Community Development	805,350		805,350
Building and Safety	1,916,950		1,916,950
Engineering - Administration	433,040		433,040
Engineering - Development Management	1,106,870		1,106,870
Engineering - NPDES	381,340		381,340
Engineering - Project Management	603,800		603,800
Engineering - Traffic Management	255,720		255,720
Fire Facilities Maintenance	356,160		356,160
City Facilities Maintenance	3,997,670		3,997,670
Planning	1,793,550		1,793,550
Planning Commission	17,280		17,280
Vehicle and Equipment Maintenance	1,127,540		1,127,540
Street Maintenance	2,889,140		2,889,140
Park Maintenance	3,291,770		3,291,770
Community Improvement	759,570		759,570
Community Services - Administration	5,562,050		5,562,050
Police - Administration	42,327,060		42,327,060
GRAND TOTAL GENERAL FUND	**$88,290,270**	**$17,249,200**	**$71,041,070**
Current General Government Overhead Rate			
General Government Expenditures			$17,249,200
		divided by	
Direct General Fund Expenditures			$71,041,070
		equals	
Current General Government Overhead Rate			24.3%
		times	
Marginal Factor			50.0%
		equals	
Overhead Rate at 50 Percent Marginal Rate			**12.1%**

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

Fire Facilities Maintenance. Fire facilities maintenance costs in the City 2019/20 budget are $356,160. Based on the fiscal methodology used for the General Plan Update (GPU), it is assumed that the proposed project would incur a marginal increase in facilities maintenance costs of 20 percent, or an increase of $71,232. This marginal increase is divided by the total 14,370 estimated developed acres in the City, for projected fire facilities maintenance costs of $4.96 per developed acre, as shown in Table 6-4.

City Facilities Maintenance. City facilities maintenance is budgeted at $3,997,670 in the City 2019/20 budget. Again, based on the fiscal methodology used for the GPU, it is assumed that the proposed project would incur a marginal increase in City facilities maintenance costs of 20 percent, or an increase of $799,534. This marginal increase is divided by the total 14,370 estimated developed acres in the City, for projected City facilities maintenance costs of $55.64 per developed acre.

Vehicle and Equipment Maintenance. Based on the fiscal methodology used for the GPU, it is assumed that the proposed project would incur a marginal increase in vehicle and equipment maintenance costs of 50 percent, or an increase of $563,770 (budgeted costs of $1,127,540 times 50 percent). As shown in Table 6-4, costs for vehicle and equipment maintenance are projected at $39.23 per developed acre based on the marginal increase of $563,770 and the City's estimated developed acres of 14,370.

Street Maintenance. The pavement maintenance for Milliken, Rochester and Wilson Avenues will be performed by the City Public Works Department with funding provided by a CFD. All other streets for the EHNCP are assumed to be maintained and funded by a CFD or HOA.

Park Maintenance. All parks for the Etiwanda Heights Neighborhood & Conservation Plan are assumed to be maintained by a Community Facilities District or a homeowners' association.

Community Services. As shown in Table 6-4, City Community Services costs are estimated to total $5,562,050 in FY 2019/20. Based on this cost and the City's estimated population of 179,412, community services costs are projected at $31.00 per capita.

Contingency Costs. City General Fund contingency costs of 10 percent are applied to projected costs to account for budget and economic uncertainties, based on discussion with City Finance Department staff during preparation of the fiscal analysis of the GPU.

Library Fund

As shown in Panel B of Table 6-4, library services costs are projected at $25.79 per capita based on the FY 2019/20 budget costs of $4,626,230 and the City's estimated population of 179,412.

Rancho Cucamonga Fire District

Fire protection costs are projected at $2,588.08 per fire call, as shown in Panel C of Table 6-4. This projection factor is based on FY 2019/20 fire protection costs of $37,144,160 and the City's estimated to fire calls. The calculation of the cost per fire call and the allocations of calls by land use type are presented in Appendix Table C-14.

APPENDIX A
PUBLICALLY AND PRIVATELY MAINTAINED INFRASTRUCTURE

Table A-1
Publically and Privately Maintained Streets
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Maintenance Funding Responsibility		Total EHNCP
	Community Facilities District	Homeowners' Association	
Street Linear Feet (includes left turn lanes)			
Milliken	946	0	946
Neighborhood Avenue 1	7,788	0	7,788
Neighborhood Avenue 2	3,355	0	3,355
Neighborhood Avenue 3	2,052	0	2,052
Main Street	1,691	0	1,691
Neighborhood Street 1	0	79,747	79,747
Neighborhood Street 2	0	10,416	10,416
Edge Drive	18,736	0	18,736
Edge Lane	0	9,064	9,064
Total Street Linear Feet	34,568	99,227	133,795
Street Linear Miles (includes left turn lanes)			
Milliken	0.18	0.00	0.18
Neighborhood Avenue 1	1.48	0.00	1.48
Neighborhood Avenue 2	0.64	0.00	0.64
Neighborhood Avenue 3	0.39	0.00	0.39
Main Street	0.32	0.00	0.32
Neighborhood Street 1	0.00	15.10	15.10
Neighborhood Street 2	0.00	1.97	1.97
Edge Drive	3.55	0.00	3.55
Edge Lane	0.00	1.72	1.72
Total Street Linear Miles	6.55	18.79	25.34

Sources: Stanley R. Hoffman Associates, Inc.
City Planning Staff, July 25, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

Table A-2
Publically and Privately Maintained Parks and Trails
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Maintenance Responsibility [1]			Total
	City General Fund	Community Facilities District	Homeowners' Association	EHNCP
A. Park Acres				
Community Parks (External of Neighborhoods)	0.0	58.5	0.0	58.5
Central Open Space	0.0	31.1	0.0	31.1
Neighborhood Parks & Greens	0.0	0.0	28.8	28.8
Total Park Acres	0.0	89.5	28.8	118.4
B. Trails and Paseos Linear Feet				
Trails-Multi Use	0	6,844	0	6,844
Trails-Horse	0	0	81,354	81,354
Mid-Block Paseos	0	0	5,285	5,285
Total Lineal Feet	0	6,844	86,639	93,483

1. Based on discussion with City staff, the fiscal analysis assumes maintenance of all parks, trails and paseos will be funded through a community facilities disctrict or homeowners' associations.

Sources: Stanley R. Hoffman Associates, Inc.
City Planning Staff, September 11, 2019
Sargent Town Planning, August 7, 2019
New Urban Realty Advisor, August 7, 2019

APPENDIX B
RANCHO CUCAMONGA FIRE DISTRICT

Table B-1
Estimated CFD 88-1 Special Tax after Buildout
Rancho Cucamonga Fire Protection District
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

EHNCP Category	Average Square Feet per Unit	CFD 88-1 Special Tax Category	Special Tax per Unit	Total EHNCP after Buildout: Current City Area: Number of Units or Square Feet	Current City Area: Estimated Special Tax	Annexing County Area: Number of Units or Square Feet	Annexing County Area: Estimated Special Tax	Total: Number of Units or Square Feet	Total: Estimated Special Tax
A. Residential Units									
Rural (R/C-1)	3,000	Class III (2,564 to 3,076 sq. ft.)	$88.69	0	$0	39	$3,428	39	$3,428
Residential (R/C-2)	3,000	Class III (2,564 to 3,076 sq. ft.)	$88.69	0	0	61	5,431	61	5,431
SFD Estate	4,000	Class I (over 3,590 sq. ft.)	$144.12	46	6,630	14	2,018	60	8,647
SFD XL	3,875	Class I (over 3,590 sq. ft.)	$144.12	99	14,268	201	28,968	300	43,236
SFD 8,000	3,733	Class I (over 3,590 sq. ft.)	$144.12	144	20,753	440	63,413	584	84,166
SFD 5,000	2,816	Class III (2,564 to 3,076 sq. ft.)	$88.69	63	5,587	653	57,915	716	63,502
SFD 3,000	2,086	Class V (2,051 to 2,307 sq. ft.)	$66.52	0	0	767	51,021	767	51,021
SFA	1,849	Class VI (1,795 to 2,050 sq. ft.)	$60.97	0	0	273	16,645	273	16,645
Total Residential				**352**	**$47,238**	**2,448**	**$228,838**	**2,800**	**$276,076**
B. Non-Residential Square Feet			Special Tax per Acre/ Square Foot						
Commercial		**Commercial**	**$221.72** (per acre)	**0**	**$0**	**13**	**$2,913**	**13**	**$2,913**

Sources: Stanley R. Hoffman Associates, Inc.
Sargent Town Planning, August 7, 2019
Rancho Cucamonga Fire Protection District, *Community Facilities District No. 88-1, Resolution No. FD-XXX Establishing Annual Special Tax for Fiscal Year 2019/20*
Rancho Cucamonga Fire Department, Fire Marshall

Table B-1
Estimated City and Cal Fire Costs after Buildout
Rancho Cucamonga Fire Protection District
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

A. CITY ESTIMATED FIRE COSTS AFTER BUILDOUT

Estimated City Service Calls by Land Uses

Allocation of Calls to Residential and Non-Residential Land Uses					
Land Use Category	Total 3-Year Calls Allocated to Major Land Uses	Total Annualized Calls Allocated to Major Land Uses	Square Feet or Housing Units	Calls per Building Square Feet or per Housing Unit	Calls per 1,000 Building Square Feet or per Housing Unit
Commercial (sf)	3,589	1,196	8,369,867	0.000143	0.142894
Commercial-Office (sf)	2,285	762	5,229,676	0.000146	0.145707
Industrial (sf)	4,568	1,523	40,955,018	0.000037	0.037187
Institutional (sf)	846	282	NA	NA	NA
Multi-Family (units)	8,642	2,881	18,556	0.155260	0.155260
Parking (NA)	0	0	NA	NA	NA
Recreation/Open Space (acres)	582	194	NA	NA	NA
ROW/Road (Freeway)	703	234	NA	NA	NA
Single-Family (sf)	21,454	7,151	40,762	0.175433	0.175433
Vacant (sf)	387	129	NA	NA	NA
Total Calls	43,056	14,352			

Estimated Average City Fire Cost per Service Call

Total City Fire Costs: FY 2019-20	$37,144,160
divided by	
Total Annual City Fire Calls	14,352
equals	
Annual City Fire Cost per Call	$2,588.08

EHNCP Estimated City Fire Service Calls

EHNCP Estimated Calls after Buildout				
Land Use Category	Calls per Unit	Calls per 1,000 Square Feet	EHNCP Units and Square Feet	Calls per Land Use
Single Family Residential	0.175		2,527	443
Multi Family Residential	0.155		273	42
Office		0.146	18,194	3
Retail		0.143	163,744	23
Total EHNCP Fire Calls				512

EHNCP Estimated City Fire Costs after Buildout

Total EHNCP Fire Calls after Buildout	512
times	
Average City Cost per Call	$2,588.08
equals	
EHNCP City Costs after Buildout	**$1,324,411**

B. CAL FIRE ESTIMATED FIRE COSTS AFTER BUILDOUT

Cal Fire Wildland Fire Contract

Cost per Acre $37

Estimated 2019-2020 Fire Costs

	Acres in Contract		
Category	Total	Outside Neighborhood Area	Neighborhood Area
Acres in Contract	4,088	3,566	522
times			
Total Cost of $37 per Acre	$151,256	$131,942	$19,314

Estimated Cal Fire Contract Costs after Buildout [1]

For Acres Outside Neighborhood Area $131,942

1. Based on information from the Fire District staff, the neighborhood area is considered wildland fire area until construction is completed. Therefore, the Cal Fire contract will decrease from $151,256 at the beginning of construction to the amount of $131,942 is constructed. The $151,256 represents the currently estimated annual buildout amount for Cal Fire wildland protection, and may change in future years based on contract changes.

Sources: Stanley R. Hoffman Associates, Inc.
Rancho Cucamonga Fire Department, Fire Marshall
Rancho Cucamonga GIS Supervisor
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

APPENDIX C
SUPPORTING FISCAL TABLES

Table C-1
Estimated Percent of Employment Living and Working in Rancho Cucamonga
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Total	Working and Living in Rancho Cucamonga	
		Amount	Percent [2]
Employment [1]	71,804	9,770	14%

1. Employment is based on the Longitudinal Employer-Household Dynamics (LEHD) program which shows where people live and where people work, as shown in Appendix Table C-2.
2. Based on the LEHD data, about 86 percent of the total employment in the City represents workers from outside the City.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics, Rancho Cucamonga, California, 2015

Table C-2
Rancho Cucamonga Employment: Inflow/Outflow Report
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	2015	
	Count	Share
Selection Area Labor Market Size (Primary Jobs)		
Employed in the Selection Area	71,804	100%
Living in the Selection Area	69,442	97%
Net Job Inflow (+) or Outflow (-)	-592	
In-Area Employment Efficiency (Primary Jobs)		
Employed in the Selection Area	71,804	100%
Employed and Living in the Selection Area	9,770	14%
Employed in the Selection Area but Living Outside	62,034	86%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics, Rancho Cucamonga, California, 2015

Table C-3 (page 1 of 2)
General Fund Recurring Revenues
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Revenue Category	Fiscal Year 2019/20 Adopted Budget	One-Time Development Processing Revenue [1]	Revenues Not Projected in Fiscal Analysis [2]	Revenues Projected in Fiscal Analysis
Taxes				
Property Taxes	$6,182,690	$0	$0	$6,182,690
Property Transfer Tax	1,168,640	0	0	1,168,640
Property Tax In-Lieu of Vehicle License Fees (VLF)	20,193,480	0	0	20,193,480
Property Tax - Post RDA Res Blc	2,321,430	0	2,321,430	0
Sales and Use Tax	31,965,020	0	0	31,965,020
Proposition 172 - Half Cent Sales Tax	587,460	0	0	587,460
Transient Occupancy Tax	4,613,410	0	4,613,410	0
Admissions Tax	5,170	0	5,170	0
Franchise Fee - Gas and Electric	2,530,760	0	0	2,530,760
Franchise Fee - Residential Refuse	921,260	0	0	921,260
Franchise Fee - Commercial Refuse	1,749,060	0	0	1,749,060
Franchise Fee - Cable	1,450,990	0	0	1,450,990
Franchise Fee - Towing Services	0	0	0	0
Subtotal Taxes	*$73,689,370*	*$0*	*$6,940,010*	*$66,749,360*
Licenses and Permits				
Business Licenses and Penalties	$2,779,690	$0	$0	$2,779,690
Building Permits (including SB1473)	1,201,760	1,201,760	0	0
Building Permits - Strong Motion Fees	9,110	0	0	9,110
Mobile Home Permit	4,120	4,120	0	0
Animal Licenses	351,740	0	0	351,740
Parking Permits	710	710	0	0
Other Licenses and Permits	990	990	0	0
Subtotal Licenses and Permits	*$4,348,120*	*$1,207,580*	*$0*	*$3,140,540*
Fines and Forfeitures				
Vehicle Code Fines	$0	$0	$0	$0
Parking Citations	563,790	0	0	563,790
Vehicle Release Fees	266,700	0	0	266,700
Citation Proof of Corrected Fees	6,840	0	0	6,840
General Ordinance Fines	227,890	0	0	227,890
False Alarm Fees	81,770	0	0	81,770
Other Fines and Forfeitures	102,430	0	0	102,430
Subtotal Fines and Forfeitures	*$1,249,420*	*$0*	*$0*	*$1,249,420*
Use of Money & Property				
Interest Earnings	$332,400	$0	$0	$332,400
Other Rental /Lease Income	27,860	0	27,860	0
Sale of Fixed Assets	50,070	0	50,070	0
Subtotal Use of Money & Property	*$410,330*	*$0*	*$77,930*	*$332,400*
Charges For Services				
Plan Check Fees	$1,030,000	$1,030,000	$0	$0
Planning Fees	750,000	750,000	0	0
Planning - Special Service Fee	220,000	220,000	0	0
Engineering Fees	1,200,000	1,200,000	0	0
Park Maintenance Fees	0	0	0	0
Sports Lighting Fees	300	0	0	300
Fingerprinting Fees	9,220	0	0	9,220
Candidates Filing Fees	0	0	0	0
Returned Item Charge	860	0	0	860

Table C-3 (page 2 of 2)
General Fund Recurring Revenues
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Revenue Category	Fiscal Year 2019/20 Adopted Budget	One-Time Development Processing Revenue [1]	Revenues Not Projected in Fiscal Analysis [2]	Revenues Projected in Fiscal Analysis
Sale of Printed Materials	9,060	0	0	9,060
Animal Adoption Fees	130,000	0	0	130,000
Animal Spay/Neuter Fees	17,000	0	0	17,000
Animal Boarding Fees	9,000	0	0	9,000
Animal Impound Fees	21,000	0	0	21,000
Owner Surrender Fees	15,000	0	0	15,000
Micro Chipping Fee	7,500	0	0	7,500
Vaccination Services	6,500	0	0	6,500
Towing Services Agreement Fees	360,000	0	0	360,000
Subtotal Charges for Current Services	*$3,785,440*	*$3,200,000*	*$0*	*$585,440*
Intergovernmental				
Motor Vehicle In Lieu Fees	$85,840	$0	$0	$85,840
Homeowners Property Tax Relief	73,240	0	73,240	0
Subtotal Intergovernmental	*$159,080*	*$0*	*$73,240*	*$85,840*
Other Revenue				
Other Revenue	$908,230	$0	$0	$908,230
Contributions/Fundraising	125,160	0	0	125,160
Reimbursements from Other Funds	964,640	0	0	964,640
State Mandated Reimbursements	42,710	0	42,710	0
Non-Abated Reimbursements	366,090	0	366,090	0
Bad Debt Recovery	810	0	810	0
RDASA Administration Allowance	250,000	0	250,000	0
Housing SA Administration Allowance	200,000	0	200,000	0
Subtotal Other Revenue	*$2,857,640*	*$0*	*$859,610*	*$1,998,030*
Transfers In				
Transfers In - Fund 006 (Cucamonga Valley Water District)	$64,720	$0	$64,720	$0
Transfers In - Fund 188 (Integrated Waste Management)	218,390	0	218,390	0
Transfers In - Municipal Utility	1,507,760	0	0	1,507,760
Subtotal Transfers In	*$1,790,870*	*$0*	*$283,110*	*$1,507,760*
General Fund Total	**$88,290,270**	**$4,407,580**	**$8,233,900**	**$75,648,790**

1 Development-related one-time processing fee revenues are deducted from projected departmental costs for development services and engineering.

2. Revenues not impacted by the project and certain revenues, such as fixed payments and grants, are not projected in the analysis.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

Table C-4
City Share of One Percent Property Tax Levy: Annexation Area
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga

	TRA 52043	TRA 70008	TRA 70030
City Percentage in TRA with largest Assessed Value (TRA 15022)	5.112112%	5.112112%	5.112112%
Share the Pain Calculation			
City Percentage in TRA with largest Assessed Value	5.112112%	5.112112%	5.112112%
Detaching Agencies (None)	-	-	-
Amount Subject to Share the Pain formula	5.112112%	5.112112%	5.112112%
50% - Share the Pain Percentage	2.556056%	2.556056%	2.556056%
Transfer From County General Fund	2.556056%	2.556056%	2.556056%
Transfer From County Library	1.550325%	1.459872%	1.450155%
Transfer To City of Rancho Cucamonga	4.106381%	4.015928%	4.006211%

	TRA 52043
Assessed Value (amount for illustration purposes only)	3,718,351.00
Revenue	37,183.51
City Percentage in TRA with largest Assessed Value (TRA 15022)	5.112112%
Share the Pain Calculation	
Full City Share	1,900.86
Detaching Agencies (None)	-
Amount Subject to Share the Pain formula	1,900.86
50% - Share the Pain Percentage	950.43
Transfer From County General Fund	950.43
Transfer From County Library	576.47
Transfer to City of Rancho Cucamonga	1,526.90
City of Rancho Cucamonga Share	4.106381%

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, Deputy City Manager

Table C-5
Current Tax Rate Area (TRA) Allocations: City Area
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga

	NEIGHBORHOOD AREA (NA)								
	Tax Rate Areas (TRAs)								
Agency [1]	15001	15007	15113	15122	15123	15125	70008	70030	Weighted Average [2]
San Bernardino County General Fund	0.1514	0.1514	0.1515	0.1483	0.1483	0.1482	0.0000	0.0000	0.1502
Educational Revenue Augmentation Fund (ERAF)	0.2293	0.2293	0.2294	0.2245	0.2246	0.2244	0.0000	0.0000	0.2274
Flood Control Zone 1	0.0266	0.0266	0.0267	0.0261	0.0261	0.0261	0.0000	0.0000	0.0264
Flood Control District, Administration, 1 & 2	0.0019	0.0019	0.0019	0.0018	0.0019	0.0018	0.0000	0.0000	0.0019
San Bernardino County Free Library	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**
County Superintendent of Schools, Countywide	0.0052	0.0052	0.0052	0.0051	0.0051	0.0051	0.0000	0.0000	0.0052
County Superintendent of Schools, Physically Handicapped	0.0020	0.0020	0.0020	0.0020	0.0020	0.0020	0.0000	0.0000	0.0020
County Superintendent of Schools, Mentally Handicapped	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0000	0.0000	0.0016
County Superintendent of Schools, Development Center	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0000	0.0000	0.0005
City of Rancho Cucamonga	**0.0522**	**0.0522**	**0.0522**	**0.0510**	**0.0511**	**0.0511**	**0.0000**	**0.0000**	**0.0517**
Rancho Cucamonga Fire District	**0.1273**	**0.1274**	**0.1274**	**0.1246**	**0.1247**	**0.1246**	**0.0000**	**0.0000**	**0.1263**
Chaffey Community College	0.0438	0.0438	0.0438	0.0429	0.0429	0.0429	0.0000	0.0000	0.0434
Alta Loma Elementary	0.1521	0.1521	0.1523	0.0000	0.0000	0.0000	0.0000	0.0000	0.0935
Etiwanda Elementary School District	0.0000	0.0000	0.0000	0.1687	0.1689	0.1688	0.0000	0.0000	0.0650
Chaffey Joint Union High School District	0.1597	0.1598	0.1599	0.1563	0.1565	0.1563	0.0000	0.0000	0.1585
Inland Empire Joint Resource Conservation District	0.0006	0.0006	0.0000	0.0021	0.0013	0.0021	0.0000	0.0000	0.0011
Inland Empire Utilities Agency, MID-VLY	0.0157	0.0157	0.0157	0.0154	0.0154	0.0154	0.0000	0.0000	0.0156
Inland Empire Utilities Agency, IMP C	0.0298	0.0298	0.0298	0.0292	0.0292	0.0292	0.0000	0.0000	0.0296
Total	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
TRA Valuation	$1,277,199,245	$120,966,930	$243,363	$137,223,511	$347,027,005	$392,039,572	$0	$0	$2,274,699,626
Percent of Total Valuation	*56.15%*	*5.32%*	*0.01%*	*6.03%*	*15.26%*	*17.23%*	*0.00%*	*0.00%*	*100.0%*

tax allocations highlighted in bold are impacted by the proposed annexation.
tax allocations are weighted based on each TRA's valuation as a share of the total valuation.

y R. Hoffman Associates, Inc.
ernardino County Auditor-Controller, Property Tax Division, *Property Tax Allocation, Report PI739DYL*
ernardino County Auditor-Controller, Property Tax Division, *Property Tax Allocation, Report PI164*

Table C-6
Estimated Annual Residential Turnover
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

City of Rancho Cucamonga	Occupied Housing Units	Percent Turnover
Total Owner Occupied Units	**34,353**	
Moved in 2015 or later	670	
Moved in 2010 to 2014	7,074	
Moved in 2000 to 2009	13,152	
Total Moved 2000 to 2010 or Later	20,896	
Annual Turnover Rate: 2000 to 2016 [1]	**1,229**	**4%**

1. The annual turnover rate is based on the assumption of seventeen years for the 2000 to 2016 period.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, *2012-2016 American Community Survey, 5-Year Estimates, Table B25038*

Table C-7
Estimated Property Tax In Lieu Vehicle License Fees (VLF) Factor
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Fiscal Year	Property Tax In-Lieu of VLF [1]	Assessed Valuation (AV) [2]	VLF per $1,000,000 AV [3]
2013	$14,806,232	$20,190,842,584	$730
2014	$15,846,849	$21,615,852,460	$730
2015	$16,638,217	$22,690,238,812	$730
2016	$17,227,705	$23,499,672,697	$730
2017	$18,033,960	$24,938,308,753	$720
Average			***$730***

1. The property tax in lieu VLF amounts are from the City budget documents cited below.
2. Assessed valuation amounts are from the County Assessor Office assessment rolls, as cited below.
3. Estimated VLF per $1,000,000 AV is rounded to the nearest tens.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2014/15 Adopted Budget, Fiscal Year 2015/16 Adopted Budget, Fiscal Year 2016/17 Adopted Budget, Fiscal Year 2018/19 Preliminary Budget*
San Bernardino County, Office of Assessor, *2013 - 2017 Assessment Rolls, City of Rancho Cucamonga*

Table C-8
Calculation of Use Tax Factor
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Rancho Cucamonga	Amount
Use Tax	
County Pool	$3,348,295
State Pool	12,399
Total Use Tax	$3,360,694
divided by	
Point-of-Sale Sales Tax	$27,220,395
equals	
Use Tax Rate [1]	**12.3%**

1. The use tax rate is the County Pool plus the State Pool divided by point-of-sale taxable sales tax.

Sources: Stanley R. Hoffman Associates, Inc.
The HdL Companies, *Sales Tax Allocation Totals, Calendar Year 2017*

Table C-9

Gas Tax, Recreation and Library Recurring Revenues [1]

Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga

(In Constant 2019 Dollars)

Revenue Category	Fiscal Year 2019/20 Adopted Budget	Revenues Not Projected in Fiscal Analysis [2]	Revenues Projected in Fiscal Analysis
Gas Tax Fund			
Section 2105-Proposition 111	$981,180	$0	$981,180
Section 2106	608,380	0	608,380
Section 2107	1,281,500	0	1,281,500
Section 2107.5	10,000	10,000	0
R&T 7360	1,521,640	0	1,521,640
State GF Loan Repayment-HUTA	199,240	199,240	0
Transfer In - Fund 006 (CVWD Reimbursements)	150,000	0	0
Interest Earnings	151,370	151,370	0
Total State Gas Tax	*$4,903,310*	*$360,610*	*$4,392,700*
250 - Recreation Services			
Interest Earnings	$37,600	$37,600	$0
Other Rental/Lease Income	725,370	0	725,370
Recreation Fees	1,816,400	0	1,816,400
Sale of Taxable Items	28,000	0	28,000
Ticket Sales	44,550	0	44,550
Advertising Revenue	0	0	0
Other Revenue	183,060	0	183,060
Contributions/Fundraising	130,880	0	130,880
Non-Abated Reimbursements	0	0	0
Total Recreation Services	*$2,965,860*	*$37,600*	*$2,928,260*
290 - Library Fund			
Taxes	$4,918,300	$0	$4,918,300
Fines and Fees	0	0	0
Interest Earnings	92,740	92,740	0
Rentals/Lease Income	10,000	0	10,000
Charges for Services	202,200	0	202,200
Grant Income	10,000	10,000	0
Other	835,550	0	835,550
Total Library Fund	*$6,068,790*	*$102,740*	*$5,966,050*

1. This table includes only the special fund revenues that are projected in the fiscal analysis.
2. Interest earnings, Section 2107.5 gas tax revenues and grant income are not projected in the fiscal analysis. Section 2107.5 gas tax revenues are allocated from the State based on a City's population size-range. The City currently receives $10,000 annually for being within the population size-range of 100,000 to 500,000. The population of the proposed project will not move the City to a new size-range, therefore Section 2107.5 gas tax revenues are not projected in the fiscal analysis.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

Table C-10
Rancho Cucamonga Fire District Recurring Revenues
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Revenue Category	Fiscal Year 2019/20 Adopted Budget	Revenues Not Projected in Fiscal Analysis [1]	Revenues Projected in Fiscal Analysis
281 - Fire Fund			
Taxes	$26,438,580	$0	$26,438,580
Licenses and Permits	16,500	0	16,500
Fines and Forfeitures	118,000	0	118,000
Interest Earnings	382,940	0	382,940
Rental/Lease Income	107,460	0	107,460
Charges for Services	5,320	0	5,320
Other	1,572,060	851,260	720,800
Total Fund 281	*$28,640,860*	*$851,260*	*$27,789,600*
282 - Community Facilities District 85-1			
Taxes	$5,987,200	$5,987,200	$0
Use of Money and Property	43,570	43,570	0
Total Fund 282	*$6,030,770*	*$6,030,770*	*$0*
283 - Community Facilities District 88-1			
Taxes	$428,200	$0	$428,200
Transfer In-Fire Fund	1,966,610	0	1,966,610
Total Fund 283	*$2,394,810*	*$0*	*$2,394,810*
Fire Protection District Total	**$37,066,440**	**$6,882,030**	**$30,184,410**

1. Taxes for Community Facilities District 85-1 are not projected because the proposed project is located in Community Facilities District 88-1. Also Fire Protection Capital Fund revenues included in the City Budget in the Other category of the Fire Fund are not projected.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

Table C-11
Estimated Police Calls by Land Use and Cost per Call
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

A. Estimated Police Calls by Land Use and Cost per Call

Zoning Category	Distribution of Police Service Calls	Estimated Square Footage and Housing Units	Calls per Square Foot and Housing Unit	Parcel Acreage	Calls per 1,000 Square Feet or Housing Unit	Calls per Acre
Commercial	23,214	8,369,867	0.00277	n/a	2.77	n/a
Commercial-Office	6,175	5,229,676	0.00118	n/a	1.18	n/a
Industrial	27,618	40,955,018	0.00067	n/a	0.67	n/a
Institutional	2,566	n/a	n/a	n/a	n/a	n/a
Multi-Family	24,742	18,556	1.33337	n/a	1.33	n/a
Recreation/Open Space	3,094	n/a	n/a	30,596	n/a	0.10
Single-Family	53,935	40,762	1.32317	n/a	1.32	n/a
Highway ROW [1]	4,421	n/a	n/a	n/a	n/a	n/a
Other	5,103	n/a	n/a	n/a	n/a	n/a
Total	150,868	n/a	n/a	n/a	n/a	n/a

B. Estimated Cost per Police Call

Fiscal Year 2019-20 Police Costs		$42,327,060
	divided by	
Total Number of Police Calls		150,868
	equals	
Estimated Cost per Police Calls		**$280.56**

1. Police calls include calls for service in Rights-of-Way (ROW) of the I-210 and the I-15 freeways, which have a large percentage of through trips.

Sources: Stanley R. Hoffman Associates, Inc.
Rancho Cucamonga Police Department
Rancho Cucamonga GIS Supervisor

Table C-12
Net Project and Safety, Engineering and Planning Cost Factors
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Category	Amount
A. Building and Safety and Community Improvement Net Costs	
FY 2019/20 Building and Safety and Community Improvement Costs	
Building and Safety	$1,916,950
Community Improvement	$759,570
Total FY 2019/20 Building and Safety and Community Improvement Costs	$2,676,520
minus	
One-Time Development Processing Licenses and Permits	
Building Permits (including SB1473)	$1,201,760
Mobile Home Permit	4,120
Parking Permits	710
Other Licenses and Permits	990
Total One-Time Development Processing Licenses and Permits	$1,207,580
equals	
Recurring Net Building and Safety and Community Improvement Costs	$1,468,940
divided by	
City Developed Acres	14,370
equals	
Net Building and Safety and Community Improvement Costs per Developed Acre	**$102.22**
B. Engineering Net Costs	
FY 2019/20 Engineering Costs	$2,780,770
minus	
One-Time Development Processing Charges for Services	
Engineering Fees	$1,200,000
Engineering - Special Services	0
Total One-Time Development Processing Charges for Services	$1,200,000
equals	
Recurring Net Engineering Costs	$1,580,770
divided by	
City Developed Acres	14,370
equals	
Net Engineering Costs per Developed Acre	**$110.00**
C. Planning Net Costs	
FY 2019/20 Planning and Planning Commission Costs	$1,810,830
minus	
One-Time Development Processing Charges for Services	
Plan Check Fees	$1,030,000
Planning Fees	750,000
Planning - Special Services	220,000
Total One-Time Development Processing Charges for Services	$2,000,000
equals	
Recurring Net Planning and Planning Commission Costs	($189,170)
divided by	
City Developed Acres	14,370
equals	
Net Planning and Planning Commission Costs per Developed Acre	**($13.16)**

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

Table C-13
Gas Tax, Recreation and Library Recurring Costs
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

Cost Category	Fiscal Year 2019/20 Adopted Budget
Gas Tax Funds - State Gas Tax	
Fund 170 - Section 2105-Proposition 111	$714,620
Fund 172 - Section 2106 and 2107	2,201,500
Fund 174 - R&T 7360	2,201,500
Total State Gas Tax	$5,117,620
minus	
Capital Projects	$2,050,640
equals	
Operations and Maintenance Costs	**$3,066,980**
250 - Recreation Services	**$3,245,220**
290 - Library Fund Operating Budget	
Personnel Services	$3,543,130
Operations and Maintenance	1,483,310
Capital Outlay	98,000
Debt Service	1,790
Subtotal	$5,126,230
minus	
Capital Outlay	$500,000
equals	
Total Operations and Maintenance Costs	**$4,626,230**

Sources: Stanley R. Hoffman Associates, Inc.
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

Table C-14
Estimated Fire Calls by Land Use and Cost per Call
Etiwanda Heights Neighborhood & Conservation Plan, Rancho Cucamonga
(In Constant 2019 Dollars)

A. CITY ESTIMATED FIRE COSTS AFTER BUILDOUT

Estimated City Service Calls by Land Uses

	Allocation of Calls to Residential and Non-Residential Land Uses				
Land Use Category	Total 3-Year Calls Allocated to Major Land Uses	Total Annualized Calls Allocated to Major Land Uses	Square Feet or Housing Units	Calls per Building Square Feet or per Housing Unit	Calls per 1,000 Building Square Feet or per Housing Unit
Commercial (sf)	3,589	1,196	8,369,867	0.000143	0.142894
Commercial-Office (sf)	2,285	762	5,229,676	0.000146	0.145707
Industrial (sf)	4,568	1,523	40,955,018	0.000037	0.037187
Institutional (sf)	846	282	NA	NA	NA
Multi-Family (units)	8,642	2,881	18,556	0.155260	0.155260
Parking (NA)	0	0	NA	NA	NA
Recreation/Open Space (acres)	582	194	NA	NA	NA
ROW/Road (Freeway)	703	234	NA	NA	NA
Single-Family (sf)	21,454	7,151	40,762	0.175433	0.175433
Vacant (sf)	387	129	NA	NA	NA
Total Calls	43,056	14,352			

Estimated Average City Fire Cost per Service Call

Total City Fire Costs: FY 2019-20	$37,144,160
divided by	
Total Annual City Fire Calls	14,352
equals	
Annual City Fire Cost per Call	$2,588.08

EHNCP Estimated City Fire Service Calls

	EHNCP Estimated Calls after Buildout			
Land Use Category	Calls per Unit	Calls per 1,000 Square Feet	EHNCP Units and Square Feet	Calls per Land Use
Single Family Residential	0.175		2,527	443
Multi Family Residential	0.155		273	42
Office		0.146	18,194	3
Retail		0.143	163,744	23
Total EHNCP Fire Calls				512

EHNCP Estimated City Fire Costs after Buildout

Total EHNCP Fire Calls after Buildout	512
times	
Average City Cost per Call	$2,588.08
equals	
EHNCP City Costs after Buildout	**$1,324,411**

B. CAL FIRE ESTIMATED FIRE COSTS AFTER BUILDOUT

Cal Fire Wildland Fire Contract

Cost per Acre	$37

Estimated 2019-2020 Fire Costs

	Acres in Contract		
Category	Total	Outside Neighborhood Area	Neighborhood Area
Acres in Contract	4,088	3,566	522
times			
Total Cost of $37 per Acre	$151,256	$131,942	$19,314

Estimated Cal Fire Contract Costs after Buildout [1]

For Acres Outside Neighborhood Area	$131,942

1. Based on information from the Fire District staff, the neighborhood area is considered wildland fire area until construction is completed. Therefore, the Cal Fire contract will decrease from $151,256 at the beginning of construction to the amount of $131,942 is constructed. The $151,256 represents the currently estimated annual buildout amount for Cal Fire wildland protection, and may change in future years based on contract changes.

Sources: Stanley R. Hoffman Associates, Inc.
Rancho Cucamonga Fire Department, Fire Marshall
Rancho Cucamonga GIS Supervisor
City of Rancho Cucamonga, *Fiscal Year 2019/20 Adopted Budget*

APPENDIX D
PROJECT REFERENCES

CITY OF RANCHO CUCAMONGA

Administrative Services
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Etiwanda Heights Neighborhood and Conservation Plan (Specific Plan)

Attachment 3



Etiwanda Heights Neighborhood & Conservation Plan

CITY OF RANCHO CUCAMONGA | ADOPTED OCTOBER 2019

Relationship to General Plan and Other Documents

The Etiwanda Neighborhood & Conservation Plan is established through the authority granted to the City of Rancho Cucamonga by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Plans). As expressed in California law, Plans may be adopted either by ordinance or by resolution.

This Plan is a regulatory plan that provides the vision and zoning for the parcels in the Plan Area. Subsequent tract or parcel maps, development agreements, local public work projects, zoning text or map amendments, and any action requiring ministerial or discretionary approval related to Etiwanda Heights must be consistent with the Etiwanda Heights Neighborhood & Conservation Plan.

California Code Section 65302.4 authorizes the General Plan, and the zoning ordinances that implement the General Plan, to express community intentions regarding urban form and design. This means that the Etiwanda Heights Neighborhood & Conservation Plan may be used to express those intentions and that it may also provide the zoning and standards for implementation.

General Plan. The current City of Rancho Cucamonga General Plan (General Plan) was last updated in 2010.

Municipal Code. The provisions contained in this Plan constitute the primary land use and development standards for the Plan Area. These regulations are applied in addition to the provisions as set forth in the City of Rancho Cucamonga Municipal Code. As part of the implementation of this Plan, the Etiwanda North Specific Plan (ENSP) shall be amended to excise this Plan Area from the ENSP. The General Plan shall also be amended for consistency with this Plan.

CEQA. The Etiwanda Heights Plan has been prepared in compliance with the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and Local CEQA Guidelines, the City of Rancho Cucamonga has prepared an environmental impact report (EIR). The EIR is available for review in the Rancho Cucamonga Planning Department.

Table of Contents:

City of Rancho Cucamonga Etiwanda Heights Plan:

Chapter 1: The Making of the Plan

1.1 The Opportunity 1
1.2 The Planning Process 3
1.3 Community Engagement 7
1.4 The Vision for Etiwanda Heights 13
1.5 Guiding Principles 17
Acknowledgments 25

Chapter 2: Setting & Context:

2.1 Regional Context 27
2.2 Plan Area & Context 29
2.3 Physical Setting 31
2.4 Environmental Setting 33
2.5 Mobility Setting 39
2.6 Market Setting 41
2.7 Regulatory Setting 43

Chapter 3: Conservation Plan

3.1 Vision for Etiwanda Heights 47
3.2 Biological Setting 49
3.3 Conservation Setting 51
3.4 Conservation Goals & Priorities 53
3.5 Conservation Objectives 55
3.6 Conservation Implementation 59

Chapter 4: Neighborhood Plan

4.1 The Vision for Etiwanda Heights 61
4.2 Open Space Framework 67
4.3 The Neighborhoods 83
4.4 The Gateways 109

Chapter 5: Development Standards & Design Guidelines

5.1 Introduction 111
5.2 Neighborhood Area Regulating Zones 115
5.3 Block Standards 117
5.4 Building Standards 127
5.5 Private Frontages 159
5.6 Signage 167
5.7 Thoroughfares 185
5.8 Public Open Space 213
5.9 Rural Development Standards 239
5.10 Architectural & Landscape Guidelines 251

Chapter 6: Infrastructure & Public Services

6.1 Transportation 297
6.2 Grading 319
6.3 Stormwater 323
6.4 Water 329
6.5 Wastewater 331
6.6 Dry Utilities 333
6.7 Schools 335
6.8 Emergency Services 337

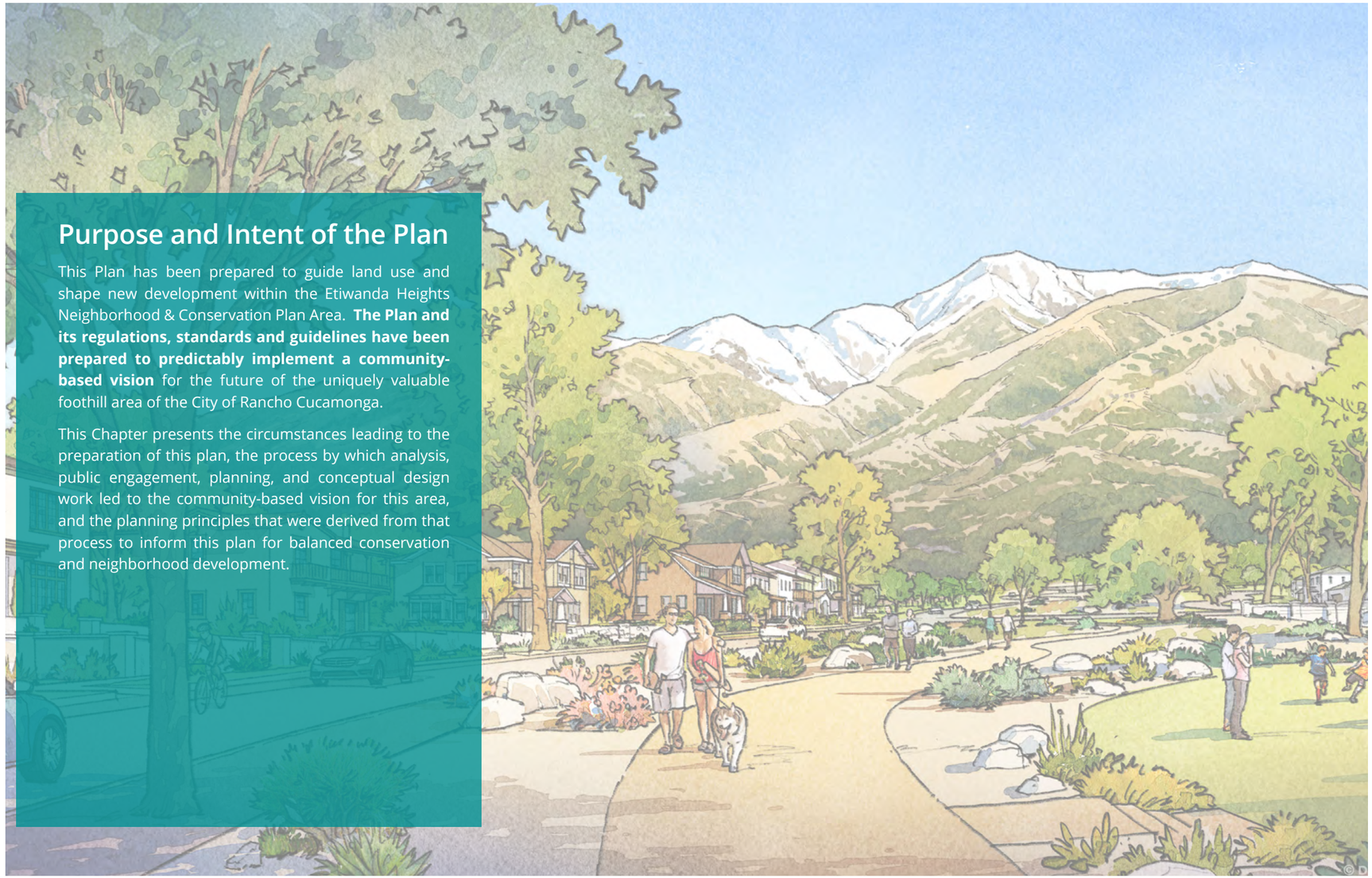
Chapter 7: Implementation

7.1 Purpose and Applicability 339
7.2 Regulatory Approach 340
7.3 Phasing 341
7.4 Conservation and Transfer of Development Rights 343
7.5 Infrastructure and Public Facilities 349
7.6 Financing Plan 351
7.7 Authority, Amendments, and Approvals 354
7.8 Implementation Actions 356

Appendices

Appendix 1 - Allowed Uses 1-1
Appendix 2 - Master Developer/Builder Design Review 2-1
Appendix 3 - Glossary 3-1
Appendix 4 - Conserved Parcels 4-1

1 The Making of the Plan



Purpose and Intent of the Plan

This Plan has been prepared to guide land use and shape new development within the Etiwanda Heights Neighborhood & Conservation Plan Area. **The Plan and its regulations, standards and guidelines have been prepared to predictably implement a community-based vision** for the future of the uniquely valuable foothill area of the City of Rancho Cucamonga.

This Chapter presents the circumstances leading to the preparation of this plan, the process by which analysis, public engagement, planning, and conceptual design work led to the community-based vision for this area, and the planning principles that were derived from that process to inform this plan for balanced conservation and neighborhood development.

This Chapter Covers:

1.1 The Opportunity 1

1.2 The Planning Process 3

1.3 Community Engagement 7

1.4 Vision for Etiwanda Heights 13

1.5 Guiding Principles 17

1.1 The Opportunity

The City of Rancho Cucamonga's identity is defined by many factors, key among them its family-centered quality of life, wide range of good housing and employment options, recreational open space amenities, agricultural and rural heritage, and location at the foot of the San Gabriel Mountains with dramatic views of Mt. Baldy and other peaks.

The Etiwanda Heights Plan Area represents a unique opportunity to permanently preserve unspoiled views of the San Gabriel foothills and mountains, permanently conserve rural open space and habitat resources, secure recreational access to the foothills, while providing unique new neighborhoods that reflect Rancho Cucamonga's heritage.

This area has long been under San Bernardino County's jurisdiction, and the County must manage millions of acres of rural land. The City has the interest and the focus to prepare and implement a very special plan for the future of this portion of rural land, taking control of it for future generations

2007: County Declares its Property as Surplus of 1,148 Acres

Starting in the early 20th century, San Bernardino County completed a series of flood control improvements to direct storm water from the San Gabriel Mountains into man-made flood control channels, enabling the development of present-day Rancho Cucamonga. With the completion of the Deer Creek and Day Creek debris basins in 1983, and the flood control channels, and the completion of the Day Creek Diversion Levee, the area to the south of that levee is protected from storm flows and no longer needed for flood control purposes. In 2007, San Bernardino County declared that property surplus and initiated efforts to sell its property.



2008: County Receives Proposals for Surplus Property

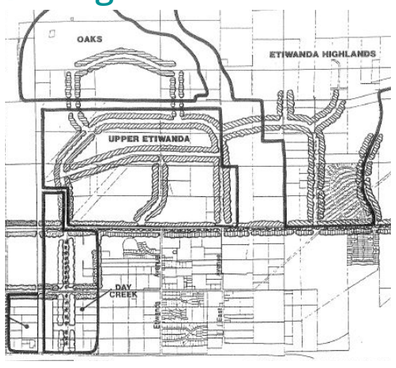
In 2008, the County issued an Request for Proposals (RFP) to solicit proposals from land developers interested in purchasing and developing the surplus property. A number of proposals were received, offering a range of prices for the land and proposing a number of combinations of residential and commercial development, along with open space amenities of various types including golf courses, equestrian centers and various types of parks. However, the Great Recession of 2008-2011 intervened and the County placed the land sale process on hold.



2008: City and County Agree – City to Lead Planning

In the early 1990s, the City of Rancho Cucamonga prepared the Etiwanda North Specific Plan to guide development of the foothill neighborhoods and conservation of foothill open spaces. The City's 2010 General Plan also called for conservation and very low intensity rural development within most of the Plan Area, whereas County zoning is much more permissive.

In 2008, the City approached the County, proposing to lead the planning effort, as this area is in any case perceived as a part of Rancho Cucamonga. The County agreed, creating a partnership in which the City's interest in conserving the foothills aligned with the County's interest in selling their property in the lower Plan Area.



City Goal: Connect and Protect Neighborhoods

Additional City priorities – long part of the City's General Plan – include the completion of Wilson Avenue as a critical east/west corridor through the gap between Day Creek Boulevard and Milliken Avenue, and the extension of a trail network from the foothill neighborhoods into the open space resources of the foothills and San Bernardino National Forest above.

Also, the lower portion of the Plan Area represents a major gap in the existing roadway and trail network, and a large intrusion of very high fire hazard area deep within the existing foothill neighborhoods.



City Goal: Conserve Foothills

The City has long wanted to protect the foothills from patchwork development, and conserve the foothills' unique habitat resources. The cooperative planning process led by the City offered a path to realizing those goals.

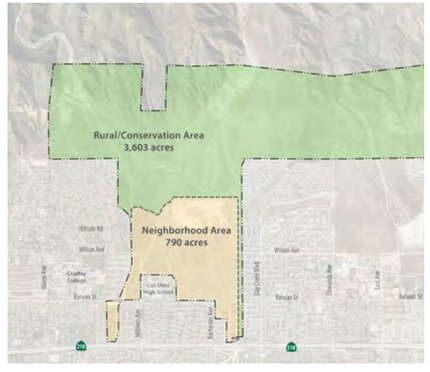
Conservation has been underway within this area, including the National Forest to the north, the North Etiwanda Preserve, and other lands conserved as natural open space to mitigate individual development projects in the area. However, the conserved lands are fragmented and the quality of those conservation efforts has been hampered by a lack of financial resources. A plan for the entire area offers the potential for more comprehensive, efficacious and better funded resource management.



Strategy: New Neighborhoods to Fund Conservation

Through the planning and public outreach process outlined in the following pages, it became clear that residents were not interested in being taxed to compensate the County for their surplus property, and fund open space conservation.

Neighborhood development within a limited portion of the lower Plan Area was determined to be the most practical way for the City to take control of the Area and generate funds to help conserve large portions of the upper Plan Area.



1.2 The Planning Process

1. Plan Area Analysis (2015-2016)

In 2015, the City conducted a competitive Request for Proposal (RFP) process and selected a team of consultants to assist City staff in studying the Plan Area and preparing a community-based plan for its future. The team included planners, designers, environmental scientists, transportation planners, engineers and economists.

Starting in May of 2015 and continuing into 2017, City staff and consultant team (collectively, the Team) undertook a comprehensive analysis of existing conditions that must be considered in making a new plan for Etiwanda Heights. This included extensive mapping, field reconnaissance, land and biological surveys and reviews of the General Plan, Etiwanda North Plan and existing City and County zoning regulations.

Those reports are on file with the City Planning Department and available for public review. An overview of the opportunities and constraints identified through that analysis is provided in ***Chapter 2***.

2. Interviews & Consultation (2015-2020)

During the same time period, the Team also met with a range of local stakeholders and public agencies to gain a clear understanding of the issues that a plan must resolve. Consultations included representatives of all City departments, County Flood Control and Real Estate, Etiwanda and Alta Loma Elementary School Districts, Chaffey Joint High School District, Cal Fire, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corps of Engineers, CalFire, Cucamonga Valley Water District, Inland Empire Utility Agency, Local Agency Formation Commission (LAFCO), the Alta Loma Riding Club, the Ling Yen Mountain Temple and others.

Based on those consultations, expanded environmental surveys were completed, including vegetation mapping of the entire 4,393-acre Plan Area, vegetation surveys, and focused small mammal trapping within the lower Plan Area to determine the presence or absence of the threatened San Bernardino Kangaroo Rat (SBKR), topographic surveys and stormwater flow modeling.

3. Initial Planning Concepts

Based on initial information received, to enable a more focused discussion of issues and alternatives, the Team prepared a series of diagrams and conceptual studies for review and evaluation by City staff, the City's Planning Commission and City Council, the County, and State and Federal regulatory agencies.

The purpose of these studies was to better understand the opportunities and constraints for open space conservation, completion of the street and trail network through the lower Plan Area, and for limited neighborhood development within that area.

4. Community Workshops (2017)

In the fall of 2017, the Team hosted four public workshops within the foothill neighborhoods, intended to share with the community the results of the Plan Area analysis and some initial planning concepts. It became clear during those workshops that the community wanted to take a more active role in defining the planning concepts and alternatives for the Area, so beginning in January 2018 City staff began reaching out to the community to start a fresh conversation about the alternatives for the Area's future. These events are expanded upon in ***Chapter 1.3***.

5. Community Re-engagement (2018)

From January - April of 2018, City staff conducted an intensive program of meetings and online surveys to gain a clearer understanding of community concerns and preferences.

The two clearest outcomes of that process were that a) the community favored taking local control of the Plan Area, and b) there was very little support for new taxes to pay for open space conservation. The conclusion was that some neighborhood development in the lower Plan Area would be needed to gain local control, and in May 2018 the City Council directed the Team to work with the community over the summer of 2018 to define a new community-based plan.

Over the course of the summer the Team conducted additional meetings and surveys, prepared new plan alternatives, and surveyed the community regarding its responses to the alternatives. Based on that input, a preferred alternative plan was outlined and presented in a Community Open House in September 2018. These events are expanded upon in ***Chapter 1.3***.

6. Draft Plan and EIR

Based on community responses in the Open House, the Team made further refinements to the preferred alternative – along with developing a set of Guiding Principles – as the foundation for a new Etiwanda Heights Neighborhood and Conservation Plan (the Plan) and Environmental Impact Report (EIR). This new Plan will replace the existing North Etiwanda Specific Plan within the Plan boundaries.

From October 2018 through March 2019 the Team prepared a Public Review Draft of those documents. That process included additional review of the General Plan and Etiwanda North Plan, extensive City staff/consultant Team collaboration, traffic analysis, infrastructure planning, environmental analysis, policy consistency analysis, and economic feasibility and fiscal impact analysis.

A Notice of Preparation (NOP) of an environmental impact report (EIR) was published on December 4, 2018 and public comments and government agency comments were received between December 4, 2018 and January 21, 2019. A scoping meeting for the EIR was held on December 12, 2018.





7. Public Review & Hearings

The Draft Etiwanda Heights Neighborhood & Conservation Plan and EIR were made available for public review from April 29 to June 14, 2019. Responses to comments were provided in late June and early July, and Planning Commission hearings will be held during the late summer. The City Council plans to conduct hearings in early fall of 2019. If approved, the Plan will be forwarded to the Local Agency Formation Commission (LAFCO) to initiate the annexation process in fall or winter of 2019.

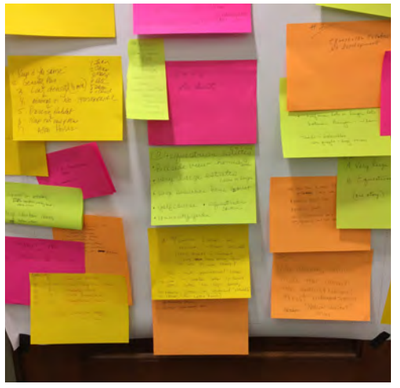
8. LAFCO Annexation Process

It is anticipated that LAFCO's review and approval process will be completed by the end of 2019 or within the first quarter of 2020.









2008

2008
County initiates efforts to find a development partner for the development of 1,212 acres of surplus land (former flood control land)

2008
Initial discussions with San Bernardino County regarding possible annexation

2009
Proposal delayed due to Great Recession resulting in economic impact on region

2015

Spring
City and County agree that City will take the lead in planning for this area. City begins a two-year process to study existing conditions and options for annexing the unincorporated land in this northeastern area

2017

Oct - Nov
City hosts four community meetings to receive input on initial design considerations for the Specific Plan

Winter
City Council provides direction to staff to revisit initial planning and design concept for the area in response to community input

2018

Mar - Apr
Two community workshops and online surveys to receive community input on community priorities for the area

May 16
City Council provides direction to move forward with a community-based plan for annexation

July
Plan is named Etiwanda Heights Neighborhood & Conservation Plan

July - September
Pop-up events, stakeholder meetings, and online survey to better understand community preferences for neighborhood and conservation areas

September 21
Open House to share conceptual Plan elements selected by the community

2019

October 2018 - July 2019
Develop Draft Plan & EIR; conduct public review of documents

August - October
Public hearings on Final Specific Plan & EIR

October - December
If Council approves Plan, start annexation proceedings

1.3 Community Engagement

Initial Engagement

May 2015 - December 2016

From May of 2015 through December 2016, the Team met with representatives of all City departments, San Bernardino County planning, flood control and real estate departments, Etiwanda and Alta Loma School Districts, Cucamonga Valley Water District, LAFCO, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Rancho Cucamonga Planning Commission and City Council, and various property owners and community stakeholders.

October - November 2017

The City hosted four community informational sessions in the foothill neighborhoods to present background information and the initial conceptual plan. After the four meetings, it was apparent to City staff that we needed additional time to gather more information from the community on what was and was not acceptable for the annexation area.

As part of the engagement process to determine community priorities, over **600** residents responded via an online survey indicating that **84.7%** preferred local control of the land and that **64.4%** support conserving the upper portion of the Plan Area.



After initial informal presentations, City staff determined that it needed more time for further community input.

Community Re-engagement

January - February 2018

After the four workshops in the fall of 2017, City staff met with several small groups and individuals on the initial conceptual plan to clarify concerns. This information was used to plan a more informed and meaningful engagement process.

March - April 2018

In March 2018, **626** residents participated in an online survey indicating that **70.9%** support local control and **58.9%** support some level of neighborhood developments under City standards to mitigate the costs to conserve as much open space as possible.

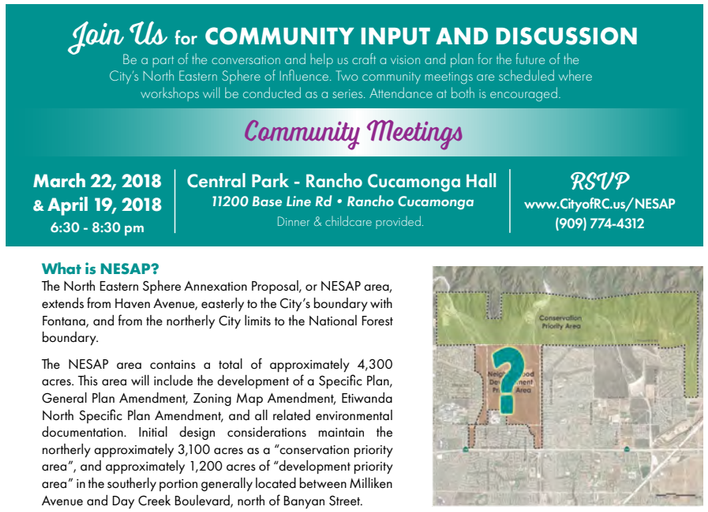
On March 22, 2018, Community Workshop #1 was held at Central Park involving approximately **100** community members. Participants were organized/seated around 16 numbered tables (of approximately 6-8 participants per table). Following an opening summary of work completed to date and workshop objectives, facilitators led the group through two "Table Activities" to identify community priorities for the Plan Area.

Community Members ranked their top priorities. A preliminary list of 20 "Possible Community Priorities" was provided to each table, with the invitation to identify new/alternative priorities if they so wished. Each table was given five colored dots to be used to identify their top five priorities on a large poster to consolidate and summarize the top priority trends of the larger group. Community members expanded the list with, "No Commercial, ½ to 1-Acre Homes, 1-Acre Lots Minimum, No Apartments, and No Condos."

April 2018 Pop Ups

Between April 5 and April 12, 2018, the City conducted 11 pop-up events throughout the city to gather community input as a follow up to the March 22, 2018 Community Workshop. This was an opportunity for Question & Answer sessions, and to inform the community about the Virtual Workshop and Community Workshop #2.

April Virtual Workshop: The Virtual Workshop was available on the City's website, emailed to topic subscribers, and posted on social media. A total of **264** surveys were submitted. The rankings and expanded list were evaluated through the Virtual Workshop.



Sample poster advertising Community Input Meetings







March 2018 Workshop



March 2018 Online Survey

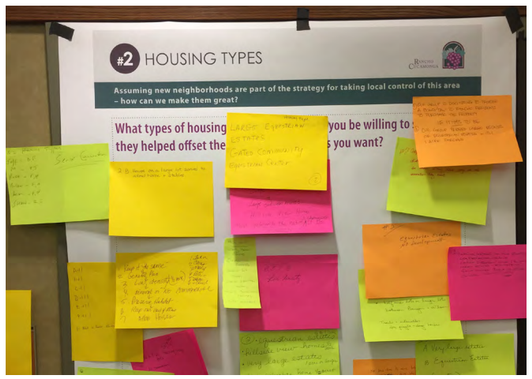
NORTH EASTERN SPHERE ANNEXATION PROPOSAL (NESAP) POP-UP WORKSHOP SCHEDULE

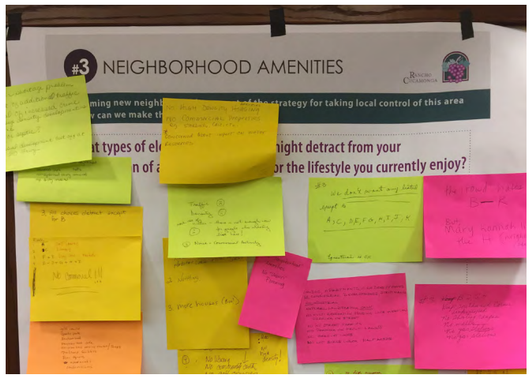
DATE	TIME	ACTIVITY/EVENT	LOCATION
Thursday, **April 5**	8 a.m. - 2 p.m.	Playschool, V.I.P. Club/V.I.P. Bingo, Senior Nutrition Program	Central Park (Lobby) 11200 Base Line Rd., Rancho Cucamonga
	Noon - 1 p.m.	Rancho Cucamonga Chamber of Commerce Business Connection Network Luncheon	Central Park (Goldy S. Lewis Comm. Ctr) 11200 Base Line Rd., Rancho Cucamonga
Friday **April 6**	8:30 a.m. - 9:30 a.m.	West End Real Estate Professionals (WEREP)	Central Park (Goldy S. Lewis Comm. Ctr) 11200 Base Line Rd., Rancho Cucamonga
	10 a.m. - 2 p.m	Victoria Gardens Farmers' Market	Victoria Gardens South Mainstreet, Rancho Cucamonga
Saturday **April 7**	9 a.m. - 2 p.m.	Terra Vista Farmers' Market	Terra Vista Town Center 10808 Foothill Blvd., Rancho Cucamonga
	1 p.m. - 3 p.m.	Ready Open Play	Biane Library (Rotunda) 12505 Cultural Center Dr., Rancho Cucamonga
	3 p.m. - 5 p.m.	Hamilton Brewery - Cat Adoption Event	Hamilton Family Brewery 9757 7th St., Suite 802, Rancho Cucamonga
Monday **April 9**	10 a.m. - 2 p.m.	Chaffey College	Chaffey College (in the Quad) 5885 Haven Ave., Rancho Cucamonga
Tuesday **April 10**	10 a.m. - Noon	Paul A. Biane Library	Biane Library (Rotunda) 12505 Cultural Ctr. Dr., Rancho Cucamonga
Wednesday **April 11**	10 a.m. - Noon	Archibald Library	Archibald Library 7368 Archibald Ave., Rancho Cucamonga
Thursday **April 12**	6 p.m. - 8 p.m.	RC Quakes Baseball, Opening Night	LoanMart Field at the Epicenter Sports Complex 8404 Rochester Ave., Rancho Cucamonga
Thursday **April 19**	6:30 p.m. - 8:30 p.m.	Community Workshop #2	Central Park (Goldy S. Lewis Comm. Ctr.) Rancho Cucamonga Hall 11200 Base Line Rd., Rancho Cucamonga

Throughout April 2018, public workshops were conducted frequently in many locations.

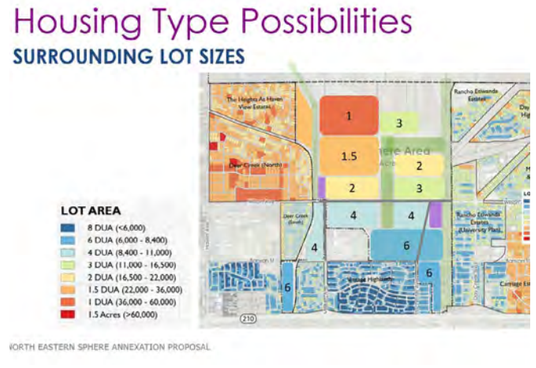
Community Workshop #2: This workshop was held at Central Park on April 19, 2018 with a turnout of approximately **230** Community Members, with participants organized/seated around tables (of approximately 8 participants per table). Following an opening summary of the annexation proposal, a recap of outreach efforts completed to date (with a general summary of results) and the goals for the workshop. Facilitators led the group through three "Table Discussions", 20-minute sessions to answer three questions (focused on Open Space Types, Neighborhood Types, and Neighborhood Amenities) designed to solicit refinements to the community priorities and preferences for the Plan Area expressed in previous outreach/engagement efforts.



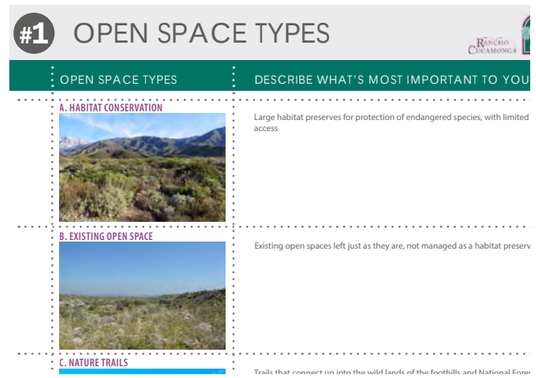




Each Table Group provided its answers to the three questions on a large post-it note that was stuck to three large-format posters for the entire group to view each response at the end of the workshop.







Following a presentation, Table Groups led by facilitators answered questions about Open Space Types, Housing Types, and Neighborhood Amenities.







Throughout 2018, pop-up outreach events were conducted in a variety of public spaces and at various times to maximize flexibility.

May - September 2018

On May 16, 2018, the City Council directed Staff to continue working with the community on a plan for neighborhoods and conservation in the northeastern area of the City.

Pop Up Events: During July, August, and September, the City hosted nine pop-up outreach events engaging with over **800** community members. At each of these events, participants were given informational materials, were able to discuss discussed the annexation proposal with City staff, and take a dot survey. For the dot survey, participants were given stickers and were invited to respond to questions on four different boards. Participants were asked to place a dot next to their top responses. In addition, they were offered an area on each board to suggest additional answers. The dot surveys illuminated what community members value helped inform preparation of the online survey.

Small Group Meetings: Also during this period, the City met with four different small groups to learn about their preferences for various types of housing, parks, and neighborhood amenities. The groups represent unique perspectives on the future of the Etiwanda Heights Neighborhood & Conservation Plan Area.

- **Campeones para la Comunidad (Community Champions), August 21, 2018:** The Community Champions is a group of Latino residents who provide leadership training and encourage participation in local government.
- **Healthy Rancho Cucamonga Steering Committee, August 28, 2018:** The Healthy Rancho Cucamonga Steering Committee is made up of residents, businesses, non-profit agencies, City and County staff, hospitals and community groups. The committee focuses their work on the City's health priorities as identified by residents.
- **Healthy RC Youth Leaders, August 29, 2018:** The Healthy RC Youth Leaders give teens a meaningful voice and focus on health issues that matter to youth.
- **Home Owner Association Leadership, August 29, 2018:** The Home Owner Association small group is made up of residents who live near the Etiwanda Heights Neighborhood & Conservation Plan Area to the west.

The Healthy RC Community Champions Meeting: During a regularly scheduled Healthy RC Community Champions meeting, the Etiwanda Heights Neighborhood & Conservation Plan was included in the agenda. Following a background presentation, attendees were shown a series of images and asked to rank them using green, yellow or red cards – green indicating a positive response, yellow a neutral, and red a negative response. They were asked to respond based on how well the image fit the character of Rancho Cucamonga and if it would be appropriate in the Etiwanda Heights neighborhoods. The general responses are described below:

- All uses gained mostly green response.
- Housing with front porches and trees, and the idea of a town square/central gathering space both received noticeably stronger responses.
- Townhomes received green responses, but a few yellow and red responses were given, with some participants noting the noise and other nuisances generated by living in close proximity to neighbors.
- Participants noted that estate and larger homes elevate the community overall, but that they are inaccessible to most.

Open House, September 21, 2018: The City hosted an open house to share concepts and gather input for the Etiwanda Heights Neighborhood & Conservation Plan. The open house attracted about **200** people. Of those, **92** people shared their name and contact information, **38** people submitted comment cards, and **three** people signed up for a talking session with staff. The open house was organized around five stations.

Station 1: Background & Overview

Station 2: Neighborhood Framework

Station 3: Conservation & Open Space

Station 4: Housing & Streets

Station 5: Community-Serving Amenities & Activities

Participants were given a guide and comment card and asked to record their input on the materials at Stations 2-4. Their responses for each are included on subsequent pages.

Social Media/Digital Engagement

Between October 2017 and February 2019, social media and other digital communication were used to achieve a priority to inform and engage with as many community members as possible. Being sensitive to the busy lives of our residents, virtual workshops and other digital engagement events were held to ensure those that were not able to attend in-person workshops were still able to receive information, ask questions, and provide feedback.

Using various digital survey tools, Facebook, Facebook LIVE, Twitter, Instagram, Nextdoor, videos and eNews, over **200,000** digital impressions were tallied with a reach of nearly **89,000**.[1]

Between May and July of 2019, the City utilized these tools to reach the community regarding the naming of the what had previously been referred to as the Central Greenway. Via Instagram story, votes were collected over a 24-hour period, resulting in over **1,000** impressions, nearly **800** views, and **107** votes. Based on this input, the greenway was renamed Camino de las Alturas.



The City engaging with the public during September 2018 Open House



Notes

1 *Impressions* are the number of times content was displayed, whether clicked or not. *Reach* is the total number of people who saw the content.

1.4 Vision for Etiwanda Heights



Community Vision

The Community Vision emerging from the planning process – as a synthesis of analysis, General Plan policy review, City Council direction, and community input – is for **large quantities of conserved rural and natural open space in the northern portion of the Plan Area, underwritten by and in balance with high quality neighborhood development in the southerly areas** already surrounded by existing neighborhoods.

These two Areas will comprise the Plan: The Rural/ Conservation Area (RCA) north of the Day Creek Diversion Levee, and the Neighborhood Area (NA) south of the Day Creek Diversion Levee. Each Area is described in detail on the following Chapters.

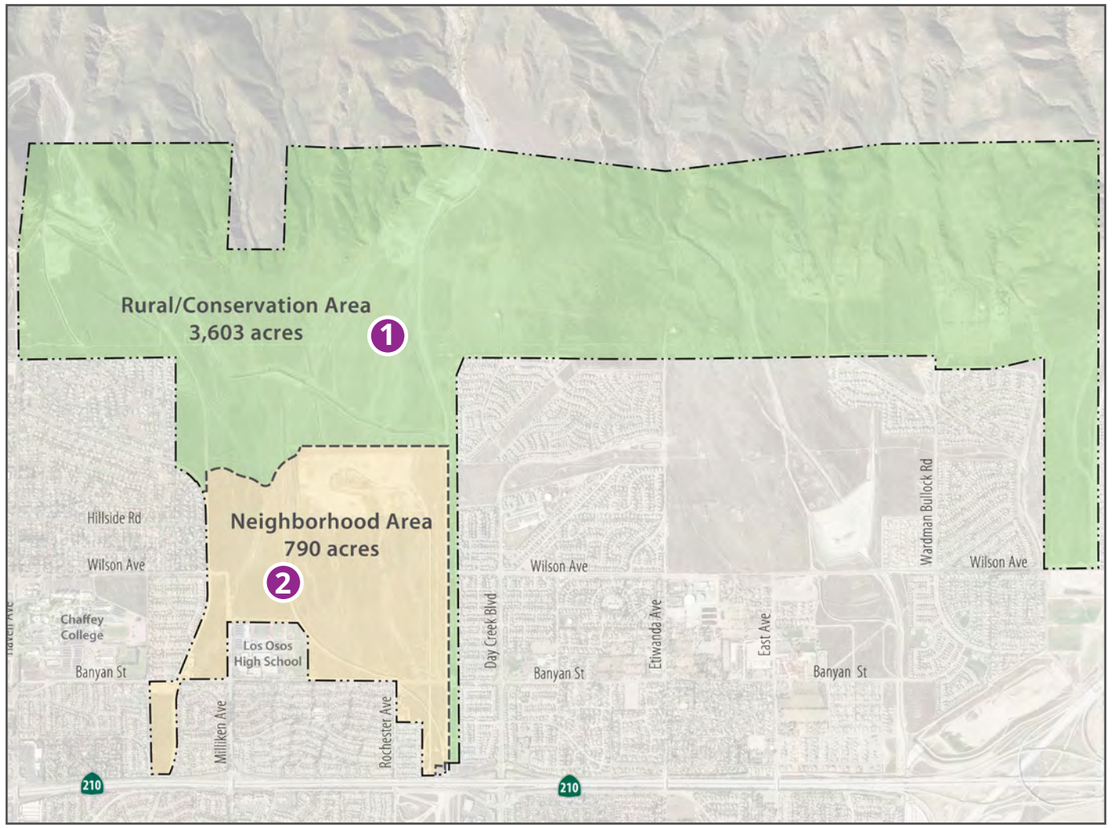


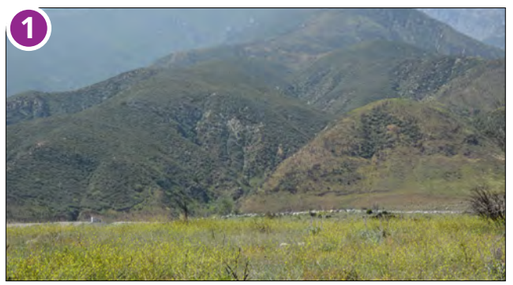






Figure 1.4 Conservation vs. Neighborhood Area





Rural/Conservation Area*:* over 82% of the Plan Area is in the Rural Conservation area, which contains several existing and planned preserves, numerous hiking trails, and breathtaking natural features.



Neighborhood Area*:* Central to the open space strategies for Etiwanda Heights is extending the characteristics of the foothills into the neighborhoods through an interwoven open space network.

Rural Conservation Area



Rural Open Space and Habitat Conservation: The top community priority expressed throughout the planning process was open space retention, habitat conservation, and recreational access. The Plan addresses this priority in the following ways:

A. **Conserving as much open space land as feasible**, protecting it from patchwork residential development, conserving and enhancing natural habitats, and providing controlled recreational and educational access to it.

B. **Generating conservation funding** by targeting habitat mitigation fees from neighborhood development for its acquisition, conservation, restoration, maintenance, and management.

C. **Prioritizing the conservation of lands adjacent to the existing North Etiwanda Preserve** to secure larger continuous areas of better-connected habitat, with improved levels of conservation management.

D. Ensuring that only **limited quantities of rural housing** can be built within the Rural/Conservation Area and that they are designed in a manner which enhances the rural character, reduces impacts on natural habitats, and respects property rights.

E. **Extending open space corridors and trails from foothill open spaces down into the neighborhoods** below, in the form of enhanced flood control and utility corridor trails and a large central greenway weaving park space and stormwater management through the neighborhoods and within a comfortable walk of every residence.

F. **Providing a variety of parks, greens, playgrounds and playfields** within and adjacent to every neighborhood, with at least one park or green within a safe and pleasant walk of every home.

Neighborhood Area



Unique, Amenity Rich Neighborhoods: Both the General Plan and community input emphasize the importance of providing a variety of living environments for a range of family sizes, ages, and preferred lifestyle. Accordingly, the vision for Etiwanda Heights includes:

A. **Neighborhoods with beautiful walkable streets** that provide safe, comfortable and beautiful pedestrian, bicycle and in many cases equestrian routes to trails, parks, and community amenities and gathering spaces.

B. **Very large lot equestrian homes,** with strong semi-rural design character, consistent with their adjacency to the rural open spaces of the foothills above, existing neighborhoods to the west, and the heritage of Etiwanda and Alta Loma.

C. **Homes in walkable neighborhoods** that emphasize views of the mountains above and valley below.

D. **Neighborhoods geared toward older individuals** seeking a healthy active lifestyle within reach of recreational and local retail amenities.

E. **Neighborhoods particularly well suited to and attainable by families with children**, offering parks, trails and a school within a safe, comfortable walk or bike ride.

F. **Neighborhood-serving shops and restaurants** in a location with convenient access by residents of existing and new neighborhoods, on foot, by bicycle, on horseback, and by car.

G. **Neighborhoods that also include smaller detached and attached single-family homes,** particularly surrounding the neighborhood shops, and around selected parks and open spaces.

H. **Homes and landscapes that reflect the heritage of Etiwanda and Alta Loma,** and that front the streets with well-landscaped front yards and welcoming entries as envisioned by the 1991 Etiwanda North Plan,

1.5 Guiding Principles

The following Guiding Principles were prepared based on the community input and Vision emerging from the September 2018 Community Open House, summarized above in ***Chapter 1.3***.

Based on that Vision and these Guiding Principles, the Team prepared a series of conceptual development studies to explore site organization, development intensity, and use mix alternatives to achieve the expected outcome. Those studies in turn informed a Regulating Plan (See ***Chapter 5***) that forms the physical armature and organization for the land use regulations, multi-modal mobility standards, and urban and architectural design guidelines within the Plan Area.



1 Local Control



2 Open Space Conservation



3 Active Healthy Living



4 Fiscal Responsibility



5 Public Safety



6 Unique Sense of Place





1 Local Control

Based on the City's initial discussions with the County in 2008 and thorough public engagement processes during 2017 and 2018, the City desires to take land use control of the Plan Area to ensure that future conservation and limited development meet with the City's high standards.







Strategies

- To gain land use control, the City must annex the Plan Area through the Local Agency Formation Commission (LAFCO) process.
- To gain County support for the process, the County's surplus property must have a reasonable market value, which means an appropriate level of development.
- The vehicle for such an agreement and annexation process must be a Plan that reflects the community's vision for the future of the Area.
- LAFCO must find that the Plan is feasible, which in this case must be a balance of conservation of foothill open space with limited new neighborhood development to help fund the conservation and to ensure that it is fiscally sustainable to Rancho Cucamonga.

2 Open Space Conservation

Community sentiment clearly favors conserving as much of the Plan Area as rural open space and habitat conservation as feasible.







Strategies

- Permanently conserve the maximum feasible amount of contiguous natural habitat and rural open space.
- Balance conservation objectives with recreational and educational access, financial feasibility, and respect for property rights.
- Adopt clear rural development standards and design guidelines to ensure that limited low intensity residential development is compatible with the surrounding rural and natural environment.
- Designate and fund a well-qualified conservation management entity (Land Manager) to acquire, conserve, restore and manage habitat and open space resources.

3 Active Healthy Living

Provide a clear vision and user-friendly standards and guidelines for the location, type, amount, scale, and design character of new development in the Etiwanda Heights Plan Area, with a focus on landscape conservation, preserving open space within neighborhoods and connecting residents to the foothills through a network of new and existing trails.

Strategies







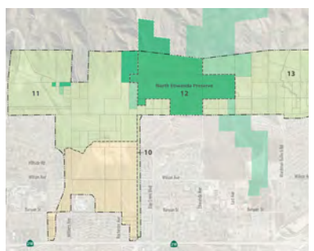
- Extend the City's pedestrian, bicycle and equestrian trail networks to connect existing and new neighborhoods to one another and to the foothill open spaces above.
- Provide a range of housing opportunities for families of many ages, sizes and lifestyles.
- Locate a variety of sizes and types of neighborhood parks, greens, playgrounds and playfields throughout the neighborhoods, and within a safe, pleasant walk of every home.
- Organize neighborhoods around a network of complete streets that provide safe, comfortable walking and biking routes and beautiful community gathering spaces.
- Locate small neighborhood-serving shops and restaurants for convenient access on foot, on horseback, by bike, or by car.
- Capture storm water to contribute towards groundwater recharge and manage the quantity and quality of flows using sustainable best practices.

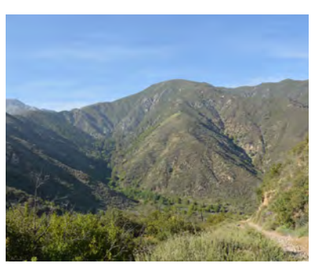
4 Fiscal Responsibility

Define a strategy for development that supports conservation objectives for the rural Etiwanda Heights foothills area. New development must make preservation of natural landscape feasible and fiscally self-sustaining at the local level beyond the foreseeable future.

Strategies







- Ensure that conservation and neighborhood development pay their own way and do not place new tax burdens on existing residents.
- Enable enough neighborhood development in the lower portions of the Plan Area to generate sufficient funds for the acquisition, conservation, restoration, and management of the conservation lands above.
- Provide enough sales tax generating shops and restaurants to offset the cost of services for the housing and to ensure the overall Plan is fiscally self-sustaining.

5 Public Safety

Provide connections from existing neighborhoods and streets into the Plan, ensuring access and prioritizing multi-modal safety – designated bike lanes, pedestrian-friendly sidewalks, and limited equestrian paths – while designing safe neighborhoods, complete stormwater management plans and natural fire-safety buffers to mitigate risks of wildfire spread.

Strategies







- Ensure that new and existing neighborhoods are protected from flood, wildfire, and geological hazards.
- Connect Wilson and Rochester Avenues through the Plan Area to complete the Foothill Neighborhoods circulation framework and improve access for emergency vehicles.
- Create a street network that both enhances access for police and fire and reduces traffic safety risks for pedestrians, bicyclists, equestrians, and drivers.

6 Unique Sense of Place

Emphasize the natural amenities of the Etiwanda Heights area – mountain views, foothill trails, etc. – with streets oriented toward peaks, networks of green spaces, and plentiful parks, while respecting the character of existing neighborhoods.

Strategies







- Plan and design new neighborhoods to emphasize views of the mountains above and the valley below.
- Ensure that new neighborhood edges are compatible with existing adjacent neighborhoods and respect existing viewsheds.
- Provide high quality design standards to ensure that the buildings and landscapes of Etiwanda Heights reflect the unique heritage of Etiwanda and Alta Loma.
- Create extensive networks of parks, open space and trails
- Provide high quality neighborhoods serving a variety of housing needs, ensuring that the Plan provides unique residential opportunities that are presently lacking in the area

Acknowledgments

We would like the acknowledge and thank the many members of the community of Rancho Cucamonga who gave their time to provide us with invaluable information, insights and input throughout the planning process. Their specific, local perspectives have been critical to the development of the Plan, and we look forward to their continued input as the Plan is finalized.

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*** Our dear friend and colleague Bill Dennis sadly passed away in August 2018. Throughout his lifetime of work, Bill's exceptional urban design abilities have added priceless value to the built environment, and it is with sincere gratitude that his contributions to the urban design vision of the Etiwanda Heights Neighborhood & Conservation Plan are acknowledged here.*

**** Our longtime friend and colleague Stan Hoffman passed away suddenly in July 2019, just as the EHNCP and supporting analyses were nearly complete. For many years, the City of Rancho Cucamonga and many members of the consultant team have relied on Stan's careful and thorough analysis of financial and fiscal dimensions of complex urban development projects and proposals, and we all miss him. We gratefully acknowledge the invaluable role that he and his very capable staff – who continue complete his firm's work on the EHNCP – have made to help the team ensure that the community's imperative that the EHNCP should "pay its own way" will be met.*

2 Setting & Context



The Chapter Covers:

2.1 Regional Context 27

2.2 Plan Area & Context 29

2.3 Physical Setting 31

2.4 Environmental Setting 33

2.5 Mobility Setting 39

2.6 Market Setting 41

2.7 Regulatory Setting 43

2.1 Regional Context



San Gabriel Mountains



Victoria Gardens



Comfortable Neighborhoods



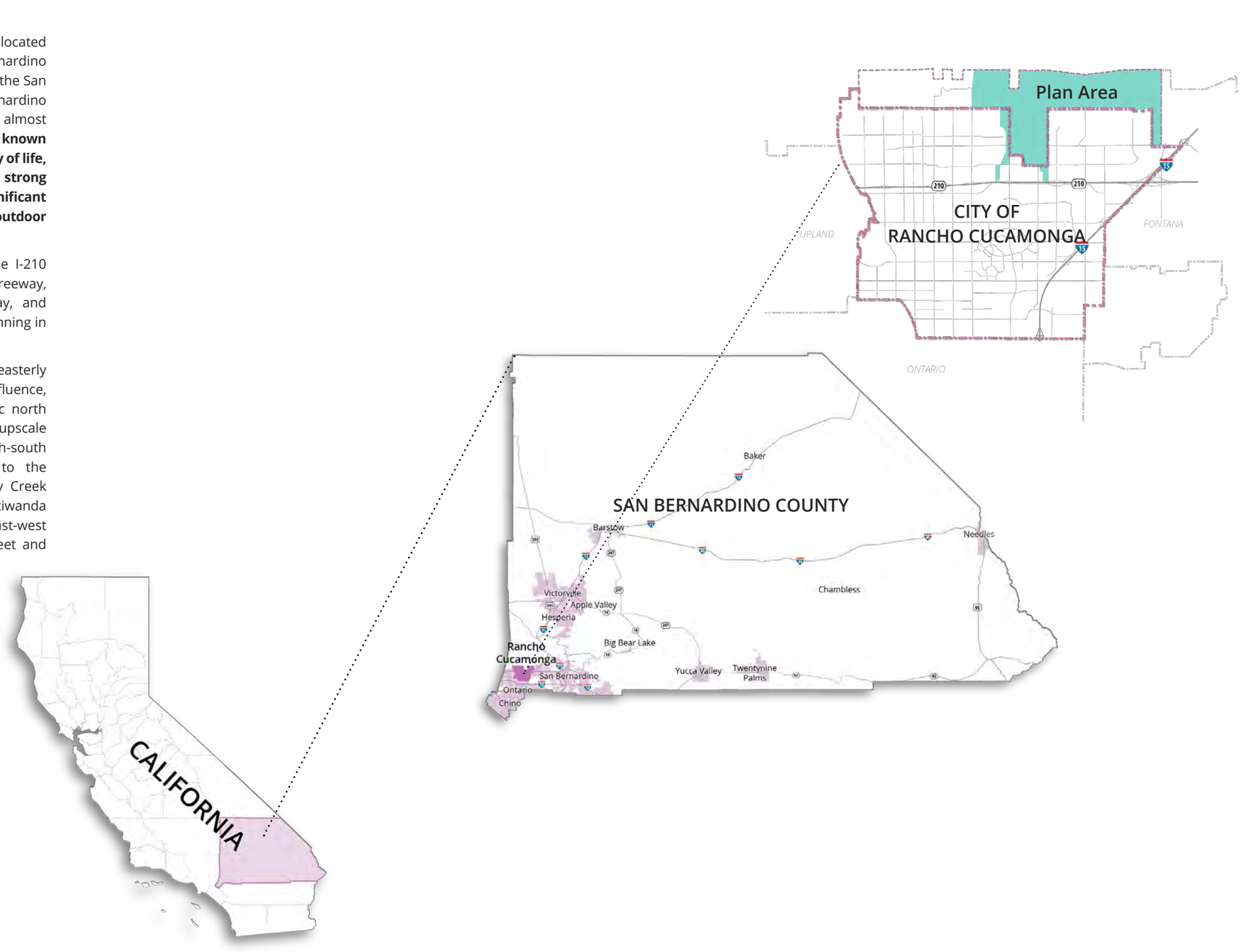
Rural and Agrarian landscape

Overview

The City of Rancho Cucamonga is located in the southwest corner of San Bernardino County, along the southerly foot of the San Gabriel Mountains and the San Bernardino National Forest. A growing City of almost 180,000, **Rancho Cucamonga is well known and widely respected for its quality of life, family-friendly neighborhoods, strong employment base, regionally significant retail centers, and active outdoor lifestyles.**

Regional access is provided by the I-210 Foothill Freeway, the I-15 Ontario Freeway, the 1-10 San Bernardino Freeway, and Metrolink's San Bernardino Line running in the Santa Fe Railroad right of way.

The Plan Area is located in the northeasterly corner of the City's sphere of influence, including a large gap in the fabric north of Banyan Street of the City's upscale foothill neighborhoods. Major north-south thoroughfares providing access to the area include Milliken Avenue, Day Creek Boulevard, Rochester Avenue, Etiwanda Avenue and Haven Avenue. East-west access is provided by Banyan Street and Wilson Avenue.



2.2 Plan Area & Context

Etiwanda Heights Plan Area

The 4,393-acre Etiwanda Heights Neighborhood & Conservation Plan Area is located in the northeast corner of Rancho Cucamonga's planning area, almost entirely within unincorporated San Bernardino County.

The Plan Area is bounded on the west by rural development in unincorporated County land, on the north by the San Bernardino National Forest, on the east by the City of Fontana, and to the south by Rancho Cucamonga's existing foothill neighborhoods.

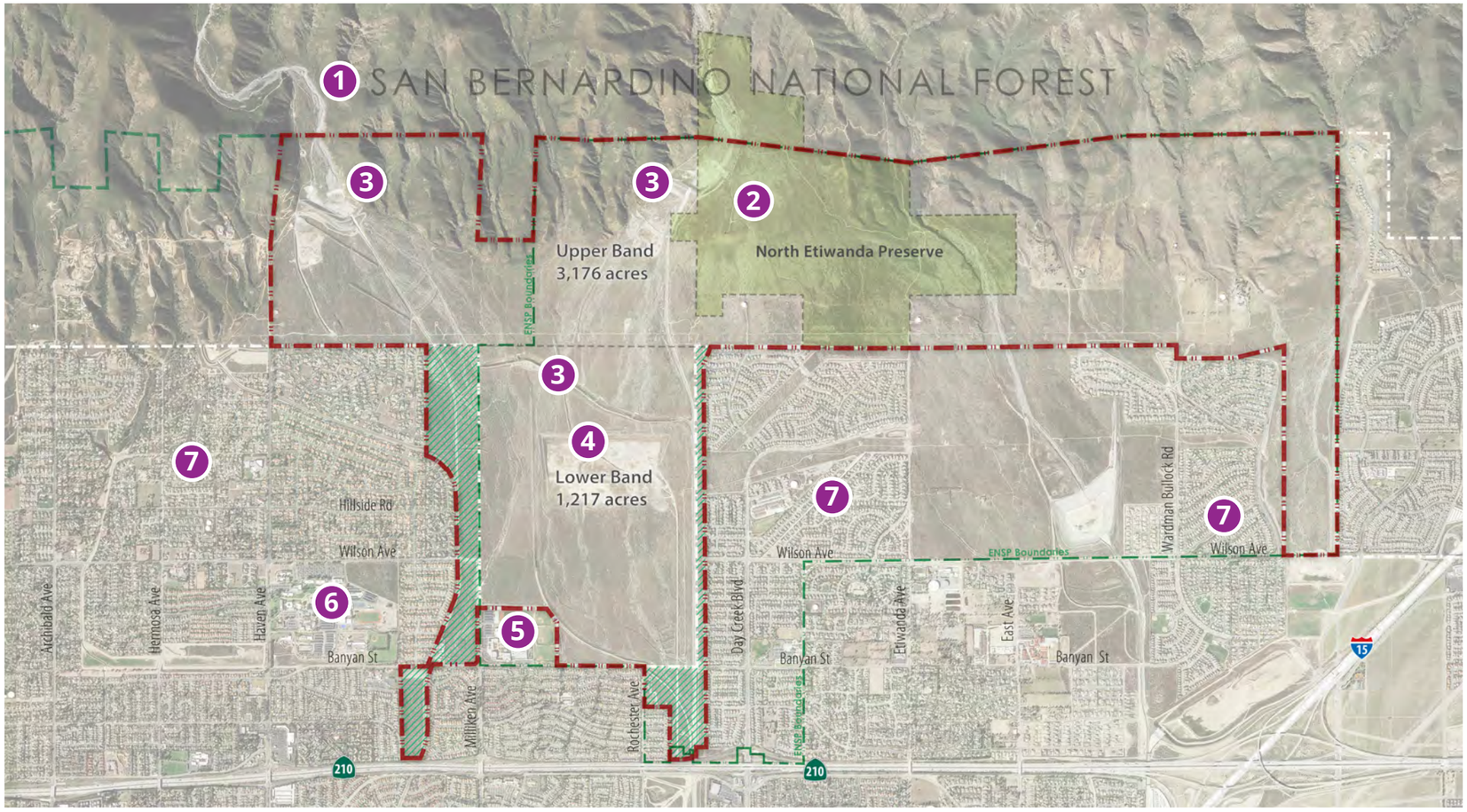
Just to the west side of the Area and south of Wilson Ave is Chaffey College. Los Osos High School is surrounded on three sides by the Plan Area, and on the south by Banyan Street.

Key physical characteristics of the Plan Area and existing development within it are highlighted on the map to the right by 1-7 and described in the following pages.

3,494 acres of the Plan Area lie within the 1992 Etiwanda North Specific Plan Area, as shown in ***Figure 2.2***.

1. ***San Bernardino National Forest:*** *Over 800,000 acres of permanent conservation.*
2. ***North Etiwanda Preserve:*** *652 acres of habitat conservation within the Plan Area.*
3. ***Flood Control Facilities:*** *Deer and Day Creek debris basins, channels and levee.*
4. ***Closed Gravel Mine:*** *Former Lehigh Hanson Gravel Mine*
5. ***Los Osos High School:*** *Serving Etiwanda Heights and Foothill neighborhoods.*
6. ***Chaffey College:*** *One of the Inland Empire's oldest and most distinguished junior colleges, within an easy walk or bike ride of the parks and shops of Etiwanda heights*
7. ***Residential Neighborhoods:*** *Foothill neighborhoods.*

Figure 2.2: Plan Area & Context



EHNCP Boundaries

City Boundaries

Etiwanda North Specific Plan (ENSP) Boundaries

EHNCP land currently within City Limits











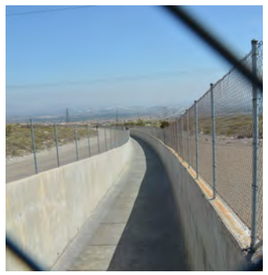




2.3 Physical Setting



Deer Creek Canyon



Floor Control Channel



Edge Neighborhoods

A. Natural Context

Like the rest of the foothill neighborhoods in Etiwanda, Alta Loma, Fontana to the east and Upland to the west, the Plan Area is characterized by alluvial fans from the San Gabriel Mountains. Within the Rural/ Conservation Area the terrain slopes of 30% and more are typical, with alluvial fans sloping from 20% to 10% to the south. In the Neighborhood Area, slopes range from 7% at the Diversion Levee down to about 5% at Banyan Street.

A number of canyons discharge stormwater and debris into the alluvial fans, including Deer Creek Canyon to the west and Day Creek Canyon in the center of the Plan Area. Stormwater flows from these two canyons historically drained through the lower portion of the Plan Area and onward down into the area now occupied by the neighborhoods south of Banyan Street and what is now the center of Rancho Cucamonga.

Starting in the early 20th century a series of flood control improvements were made to direct those stormwaters into man-made channels. With the completion of the Deer Creek and Day Creek debris basins and flood control channels and the completion of the Day Creek Diversion Levee, the area to the south of that levee is protected from storm flows and no longer needed for flood control purposes. San Bernardino County has declared the property surplus and desires to sell it in order to fund future flood control facilities.

Opportunities and Challenges

The greatest opportunity for this Plan is to protect the rural open space character and natural habitat of the large majority of the Plan Area. This has been envisioned and emphasized by the General Plan for many years, was the primary impetus for the City to take charge of planning the area, and the most consistent message coming from community in the public meetings and workshops in this planning process.

This opportunity was catalyzed by the County's success in protecting the lower Plan Area from flood hazard, rendering it available for limited neighborhood development, which can, in turn, underwrite much of the cost of conservation.

B. Urban Context

The lower portion of the Plan Area is bounded on three sides by existing neighborhoods and on the north by the Diversion Levee. Two major streets that are planned to extend through the Plan Area – the east-west Wilson Avenue and north-south Rochester Avenue – currently terminate into the Plan Area. The neighborhood street networks in adjoining neighborhoods provide limited opportunities for street or trail connections.

The surrounding neighborhoods are typical suburban housing tracts, with lots and homes varying in size from 8 dwellings per acre to the south, to 4 and 6 acres per dwelling to the east and west, down to 1 and 2 dwellings per acre in some areas north of Chaffey College.

Opportunities and Challenges

Opportunities for greater access from existing neighborhoods to new neighborhoods parks and trails will be available under the Plan (see ***Chapter 4.2***). These include:

A. a trail connection to the eastern end of Ranch Road in the northwest corner of the Neighborhood Area;

B. street and trail connections to Mirador Drive, Lemon Avenue and Marbella Drive in the southwest corner of the Neighborhood Area;

C. a new street to the north of Banyan Street aligning with Mt. Baldy Place to the south;

D. new street connections to Vintage Drive and Thunder Mountain Avenue in the southeast corner of the Neighborhood Area; and

E. a new street connecting from the northeast portion of the Plan Area through the Southern California Edison transmission line easement to Day Creek Boulevard north of Day Creek Intermediate School.

To ensure compatibility of new and existing homes along the edges of new neighborhoods, new homes should be compatible in general size, scale and character, and should not face toward existing homes. Particularly along the west neighborhood edge, new homes can be set back from the Day Creek Channel, with enhanced landscaping along the east edge of the Day Creek Trail to improve the comfort and appearance of the trail and buffer views of new homes from existing homes and yards.



East Neighborhood Edge



West Neighborhood Edge



Trail Connections

2.4 Environmental Setting



RAFSS



Natural flora



Grasslands

A. Biology and Hydrology

The biology and topography of the Plan Area have been shaped over many thousands of years by the stormwater and debris flows from the San Gabriel Mountains. The annual rains, bringing with them water, sediments, and nutrients, established the vegetation and animal communities that inhabited the alluvial fan; the episodic large flows from major storm events shaped the terrain.

Major vegetation communities within the Plan Area include Riversidean Alluvial Fan Sage Scrub (RAFSS) of various subtypes, Chapparal, Oak Woodland, and Grasslands. Fauna include a wide range of birds, herbivores and carnivores commonly found in Southern California foothills and mountains.

Of particular interest are two special status animal species – the San Bernardino kangaroo rat (SBKR) and the coastal California gnatcatcher (CCG) – and several special status plant species. Also of concern are specific vegetation types associated with SBKR and CCG, RAFSS in particular.

As summarized in a Biological Existing Conditions Report and Etiwanda Heights Neighborhood & Conservation Plan Environmental Impact Report (EIR) extensive vegetation mapping and focused small mammal trapping were conducted of the Neighborhood Area and adjacent 375-acre area to the north. Both documents are on file with the Rancho Cucamonga Planning Department.

Small mammal trapping over hundreds of trap nights in the most likely areas for habitation were all negative for SBKR, leading to the conclusion, supported by a long history of other efforts, including the elimination of episodic storm flows, that the area is no longer inhabited. Vegetation surveys found the quality of RAFSS below the Diversion Levee – the preferred habitat for SBKR – to be generally compromised and declining since the seasonal storm flows that fed it with sediments and nutrients have long been cut off.

The quality of the remaining natural habitats varies significantly, from virtually undisturbed in northerly portions of the Plan Area, to somewhat compromised by construction of flood control channels, power lines and roads, to significantly compromised by stormwater diversion, gravel mining, and human access in the lower area south of the Diversion Levee.

The areas north of the foothill neighborhoods – with the exceptions of the debris basin areas at the canyon mouths, the concrete flood control channels, and the transmission line corridors – are relatively undisturbed alluvial fan terrain, with generally intact vegetation communities. A few properties have already been developed with rural housing; recreational access is minimally managed, resulting in additional habitat disturbance.

Within the existing foothill neighborhoods those natural habitats have been substantially removed. Human interventions outside those neighborhoods have included flood control improvements and associated roadways, regional electrical transmission lines and associated roadways, rural residences and associated roadways.

Opportunities and Challenges

Protecting the Rural/Conservation Area from further degradation due to patchwork residential development and unmanaged recreational access is a long-standing objective of the City. The central portion of that area is already protected to a degree by its designation as the North Etiwanda Preserve, and this Plan offers the opportunity to expand the Preserve with enhanced conservation and restoration practices.

Neighborhood development within the lower portion of the Plan Area offers the potential for significant financial resources to underwrite conservation. New policies and development standards offer the opportunity to ensure that future development minimizes negative impacts on the area's rural character and habitat quality.



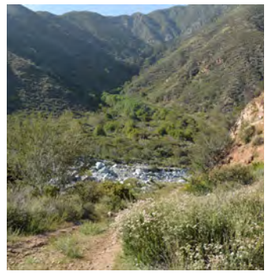
Edge neighborhoods



Intact vegetation communities



Rural trails



Valley/canyon conditions



Water and sediment deposit



Sediment-rich dry creeks

B. Cultural Resources

A study was completed for the Plan Area to document the potential for negative impacts to cultural resources. Research included review of information available in the California Historical Resources Information System (CHRIS) a records search at the South Central Coastal Information Center (SCCIC), correspondence with the Native American Heritage Commission (NAHC), correspondence with Native American individuals and/or tribal organizations provided by the NAHC, an intensive pedestrian survey, and evaluation of significance of identified resources.

Records searches revealed some sites with potentially significant resources within the Rural/Conservation Area, and none within the Neighborhood Area. Furthermore, the Area was found to be highly disturbed from high velocity colluvial events (flash floods, erosion) and thus has a low sensitivity for the discovery of significant archaeological resources. No further work regarding archaeological resources is recommended for the Neighborhood Area.

Opportunities and Challenges

The potentially significant sites within the Rural/Conservation Area have been mapped and documented in a confidential report on file with the City Planning Department for the protection of the resources. Any future development within the Rural/Conservation Area will be reviewed against those records and appropriate mitigation measures applied. This represents a further potential constraint to new development in the Rural/Conservation Area and additional incentive for conservation. The lack of such resources within the Neighborhood Area removes a potential constraint to neighborhood development within that area that is prioritized for new development.

C. Mineral Resources

Based on the alluvial processes at work over many millennia, the foothill alluvial fans and riverbeds of the Inland Empire are a rich source of sand and gravel for the construction industry. The Deer and Day Creek Alluvial Fans were no exception, and Hanson Aggregates extracted sand and gravel from a large mine within the Neighborhood Area from 1992 to 2012, when they found it no longer to be economically viable, completing the closure process in 2014.

Opportunities and Challenges

The Hanson Aggregate Mine has been closed and has left a large disturbed area devoid of habitat. This disturbed area provides for an opportunity for development without adverse biological impacts. This former gravel mine however was left in such an altered condition such that significant terrain modifications will need to be needed to create a buildable area.

D. Fire Hazard

Wildfires pose a risk to all of California's cities, particularly those adjacent to wild open spaces. Most of the land in the Plan has been identified by Cal Fire as a very high fire hazard severity zone. The entire Plan Area is within the Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area. That designation extends approximately 1,000 feet into the northerly portions of most of the existing neighborhoods to the east and west of the Neighborhood Area, based on the potential for wind-driven fire to ignite buildings and landscape within those neighborhoods. The region's relatively high temperatures, low humidity, low precipitation, and Santa Ana winds create conditions conducive to wildfires.

Opportunities and Challenges

As was the case during and following the construction of existing neighborhoods to the east and west of the Neighborhood Area, the Very High Fire Hazard designation will remain on the entire Plan Area – including the Neighborhood Area – for the foreseeable future. All structures/ landscape within the Plan shall conform to all applicable codes and regulations. In addition, the Master Developer is required to prepare a Fire Master Plan acceptable to the City's Fire Marshal, including but not limited to definition of Fuel Modification buffers around the Neighborhood Area and any future homes within the Rural/Conservation Area, and a Fire Protection Plan. When development within the Plan is complete, the Fire Marshal may or may not amend the Fire Hazard mapping based on conditions at the time. Fuel modification buffers and emergency access roads are required along the north edge of the Neighborhood to assist fire personnel in preventing wildfires from entering the Neighborhoods, and containing structure fires within the Neighborhoods to stop their spreading to the Rural Area.

E. Flood Hazard

As summarized ***Chapter 2.3.A***, flood control improvements constructed over the past century have removed the portion of the Plan Area below the Day Creek Diversion Levee from the 100-year Flood Plain, rendering it available for urban development.

Opportunities and Challenges

The flood protection of the area below the Diversion Levee creates the opportunity for new neighborhoods which in turn creates an opportunity to fund greater conservation within the area above the Levee. Challenges include balancing on-going flood control maintenance operations with conservation goals in the Rural/Conservation Area.



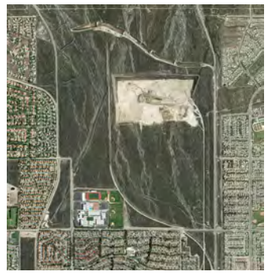
Dry vegetative cover



Floor control measures



Existing roadside swales



Aerial of the site



Granite boulders



Rural/Conservation Area

F. Seismic Hazard

Seismic activity along the Cucamonga Fault defined the break between the San Gabriel Mountains to the north and the valley floor to the south. That fault and associated Alquist-Priolo Earthquake Zones traverse portions of the Plan Area to the north of the existing neighborhoods. A second fault zone, trending southwest to northeast, runs through the southeast corner of the Plan Area, near the intersection of Banyan Street and Rochester Avenue.

Opportunities and Challenges

Neither of these earthquake zones runs through the Neighborhood Area but these Earthquake Zones are a major constraint to development within the Rural/Conservation Area.

G. Geologic Hazard

The northern portions of the Rural/Conservation Area have the potential for seismically-induced landslides and rockfalls based on slope steepness and the presence of granitic boulders. That hazard is not present in the lower portions of the Rural/Conservation Area, nor in the Neighborhood Area.

Opportunities and Challenges

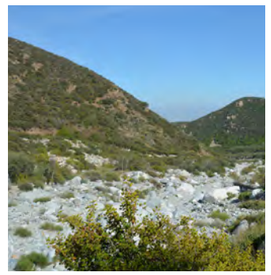
None of the potential landslide or rockfall areas are within or near the Neighborhood Area, so they present no constraints to neighborhood development. However these zones are present within much of the Rural/Conservation Area and present a significant constraint to development there.



Mountain side conditions



Steep Foothill terrain



Rocky creek conditions

2.5 Mobility Setting



Banyan Street



Milliken Avenue



Wilson Avenue East

A. Roadway Network

As an undeveloped and rural area adjacent to the City of Rancho Cucamonga, the Plan Area currently has very little roadway network. Major roadways available to provide access to the Plan Area are Milliken Avenue, Wilson Avenue, Rochester Avenue, Banyan Street, Day Creek Avenue, and Etiwanda Avenue. Existing roadways within the Plan Area also include Wardman Bullock Road and Dawnridge Drive that provide access to rural properties within the eastern portion of the Area, Hanson Road that provided access to the now closed gravel mine, paved and unpaved service access roads related to flood control facilities and electrical transmission lines, and a few other unpaved private roads.

The plan for the foothill neighborhoods as presented in the General Plan and the Etiwanda North Specific Plan directs that Wilson Avenue and Rochester Avenue be connected through the Plan Area. In the absence of those connections, Banyan Street currently carries a significantly heavier traffic load than it was designed to accommodate.

Opportunities and Challenges

Connecting Wilson Avenue through the current gap and connecting Rochester Avenue northward to Wilson represents a long-standing top-level City priority and a major opportunity for this Plan. Due to the street patterns of existing neighborhoods abutting the Plan Area there are limited opportunities to add new neighborhood to neighborhood connections to relieve congestion on the arterial street network.

Strategies available to reduce traffic-related congestion and air quality degradation include completing all possible roadway connections, maximizing opportunities for active transportation, and including some neighborhood shops and restaurants to enable existing and future residents to conduct some of their daily errands on foot or horseback, or by bike or a short drive within the neighborhood.

B. Active Transportation

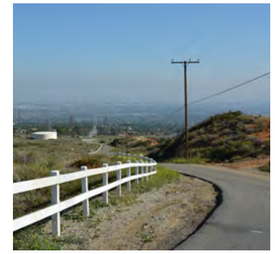
Existing active transportation facilities within and adjacent to the Plan Area include the existing flood control and power line service roads which are currently designated and used as multi-purpose trails, multi-purpose trails along Wilson Avenue and Banyan Street, and a number of designated and undesignated trails within the Rural/Conservation area and the North Etiwanda Preserve.

Opportunities and Challenges

Completing, expanding and improving the trail network within the Plan Area is one of the most significant opportunities for this Plan. Recreational access throughout the Plan Area and adjoining neighborhoods has consistently been identified as a top community priority. In accordance with current City policy, a complete network of complete streets – in addition to an expanded and improved network of off-street trails – has the potential to make the Plan Area an ideal environment for walking, hiking, biking and horse-back riding. Designing and managing the trail system to support the conservation of natural habitats and respect the rights of private property owners is both an opportunity and a challenge facing this Plan.



Existing Service Road



Multi-purpose trails



Undesignated trails

2.6 Market Setting



Single-family detached



Attached housing



Upscale multi-family housing

A. Residential Market

Continuing the market trends that supported the development of the existing foothill neighborhoods and that are currently supporting housing development throughout the City, market studies conducted in 2015 and 2019 confirm strong market support for a wide range of housing types within the Plan Area. These studies identify very strong market support for entry level and moderately priced single-family detached and attached housing, and strong support for more upscale homes and high-quality market rate multi-family housing. Support for very high-end, large lot housing is present but limited, as also evidenced by a significant existing supply of large lots in the neighborhoods to the east and west of the Etiwanda Heights Neighborhood Area that have been entitled for some time but not yet built or sold.

A Market Conditions Report summarizing the real estate market context for the Plan Area as of November 2018 was prepared, and along with other existing conditions reports is available for review in the City Planning Department.

Opportunities and Challenges

Rancho Cucamonga's perennially strong housing market offers the key opportunity for housing development on a limited portion of the Plan Area to help underwrite the permanent conservation of much larger areas. The Plan also offered the opportunity to provide a range of housing opportunities within walkable, amenity-rich neighborhoods that provide residents with easy multi-modal access to trails, parks, schools, community gathering spaces, and small shops and restaurants.

B. Commercial Market

A market study conducted in 2015 and updated in 2019 indicates near-term market support for 55,000 to 130,000 square feet of neighborhood-serving shops and restaurants in the Plan Area. This number may be higher under current market conditions. The supportable amount of such uses will be dependent on a number of variables, including their location, timing, mix of tenants, and their quality and design character.

Opportunities and Challenges

The existing foothill neighborhoods represent a significant amount of purchasing power that is currently met only by shopping centers along the 210 freeway and often is scavenged by communities adjoining the City. That purchasing power would be significantly increased by the introduction of new residents within the Plan Area. The potential to locate a small collection of neighborhood-serving shops and restaurants at the intersection of the newly completed Wilson Avenue and Rochester Avenue extensions represents an opportunity to capture a share of those purchases while generating much less traffic per errand than current conditions. This will also expand the City's sales tax base to help offset the increased cost of services for the future Etiwanda Heights Neighborhood & Conservation Plan neighborhoods.



Cafe integrated into a park

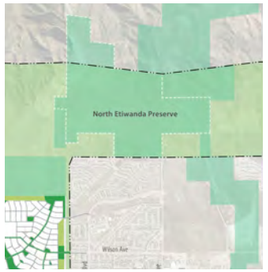


Restaurant porch dining



Town Square amenities

2.7 Regulatory Setting



North Etiwanda Preserve



Preserved Rural Open Space



Trail Designation

A. General Plan

Current General Plan designations within the Plan Area include conservation, open space, hillside residential, and flood control/utility corridor. Except for Sub-area 1 – a 33-acre area south of Banyan Street and west of the Deer Creek flood control channel – the Neighborhood Area (NA) below the Day Creek Diversion Levee is currently designated flood control/ utility corridor.

Corridors along the east and west edges of this area must remain so designated to accommodate the Deer Creek flood control channel along the west edge, and the Day Creek flood control channel and Southern California Edison transmission lines along the east edge. The remainder of this area was historically subject to flooding and was needed for flood control operations, but upstream improvements have protected it from flooding, rendering it surplus property that the County desires to sell in order to fund future flood control facilities.

The Community Design Framework identifies multiple view corridors facing north or northwest into and through the Plan Area toward the foothills, San Gabriel Mountains, and San Bernardino National Forest. The Public Facilities chapter identifies a community park on the west boundary of the site at Wilson Drive, major trail connecting northward from Banyan Drive at Rochester Avenue to the foothills.

Opportunities and Challenges

The General Plan designation of the 790-acre Neighborhood Area south of the Diversion Levee will be changed from flood control/utility corridor to neighborhood land use designations, to recognize the change in status of this area, and to ensure consistency with this Plan.

The Neighborhood Area will be designated with 4 new walkable neighborhood regulating zones to implement the Vision presented in ***Chapter 4***.

The remaining 3,603 acres of the Plan Area will be designated as the Rural/ Conservation Area, and rezoned with Open Space zones consistent with existing General Plan Open Space designations. These designations – along with the standards, policies and programs of this Plan – are intended to ensure the maximum feasible habitat conservation and rural open space preservation.

The General Plan calls for a community park just south of Wilson Avenue at the edge of the existing neighborhood to the Neighborhood Area. Residents of that area expressed concern about a large park at that location, so a large community park (Camino de las Alturas) is located in the center of the Neighborhood Area, drawing the open space character of the Rural/Conservation Area into the neighborhoods below and providing trails to and views of the Rural/Conservation Area from the Neighborhood Area.

The General Plan also calls for a regional park in the center of the Neighborhood Area. However, based on very clear community sentiment, concerned with traffic noise and fiscal impacts, a regional park is not included in this Plan. In place of such a park, the Plan provides for the 40-acre greenway (Camino de las Alturas), a large number of neighborhood parks, greens and squares of various sizes and types, a 30-acre neighborhood park with community playfields south of Banyan Street, new and enhanced trails, and a new 375-acre Etiwanda Heights Preserve adjacent to the north edge of the Neighborhood Area.

The General Plan and Etiwanda North Specific Plan (see following page) calls for up to 28 acres of neighborhood-serving commercial uses within the foothill neighborhoods, none of which has yet been built. Based on community concern that large commercial facilities might be out of character with the foothill neighborhoods, less than half of the 28 acres required by the Etiwanda North Specific Plan are included in the Etiwanda Heights Neighborhood & Conservation Plan, with standards to ensure that buildings are compatible with the scale of neighborhoods.

The Etiwanda Heights Neighborhood & Conservation Plan also offers the opportunity to achieve many of the General Plan's goals for future Rancho Cucamonga neighborhoods. These include making neighborhoods that provide:

- a variety of housing options;
- a mix and distribution of intensities and uses;
- comfortable spaces for community gathering and interaction;
- opportunities for active lifestyles;
- high quality recreational amenities;
- multi-modal transportation networks with a strong emphasis on walkability
- complete and connected trail networks;
- sustainable design;
- a distinct sense of place;
- enhanced scenic views and vistas;
- protected character of existing neighborhoods;
- protection from natural hazards.



Existing Central Park



Pacific Electric Trail



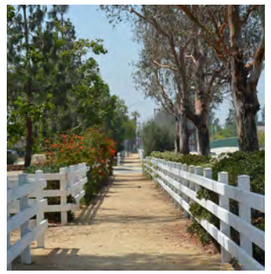
Multi-modal trails and networks



Historic Thomas Winery



Rural Neighborhood Character



Pedestrian Comfort

B. Etiwanda North Specific Plan

In April 1992 the Etiwanda North Specific Plan was adopted to guide development of foothills, including much of the Plan Area and covering 3,494 acres of the Etiwanda Heights Neighborhood & Conservation Plan Area. The Etiwanda Heights Neighborhood & Conservation Plan provides a comprehensive update of planning for the Plan Area, based on today's conditions and changes which have occurred since 1992.

This specific Plan Area includes the Neighborhood Area except for Sub-area 1 – south of Banyan and west of the Day Creek flood control channel – the Rural/ Conservation Area to the east of the Milliken Drive alignment, and much of the existing neighborhoods to the east of the Etiwanda Heights Neighborhood Area. Its land use designations are very similar to those of the General Plan, except that it includes low density (2 to 4 dwelling units per acre) residential zoning for up to 556 homes within the Neighborhood Area in a strip of land east of the Milliken Avenue alignment and in the southeast area south of Banyan Drive.

The Etiwanda North Specific Plan also calls for up to 28 acres of neighborhood-serving commercial uses, none of which have been implemented to date, and a large regional park below the Day Creek Diversion Levee, which also does not exist.

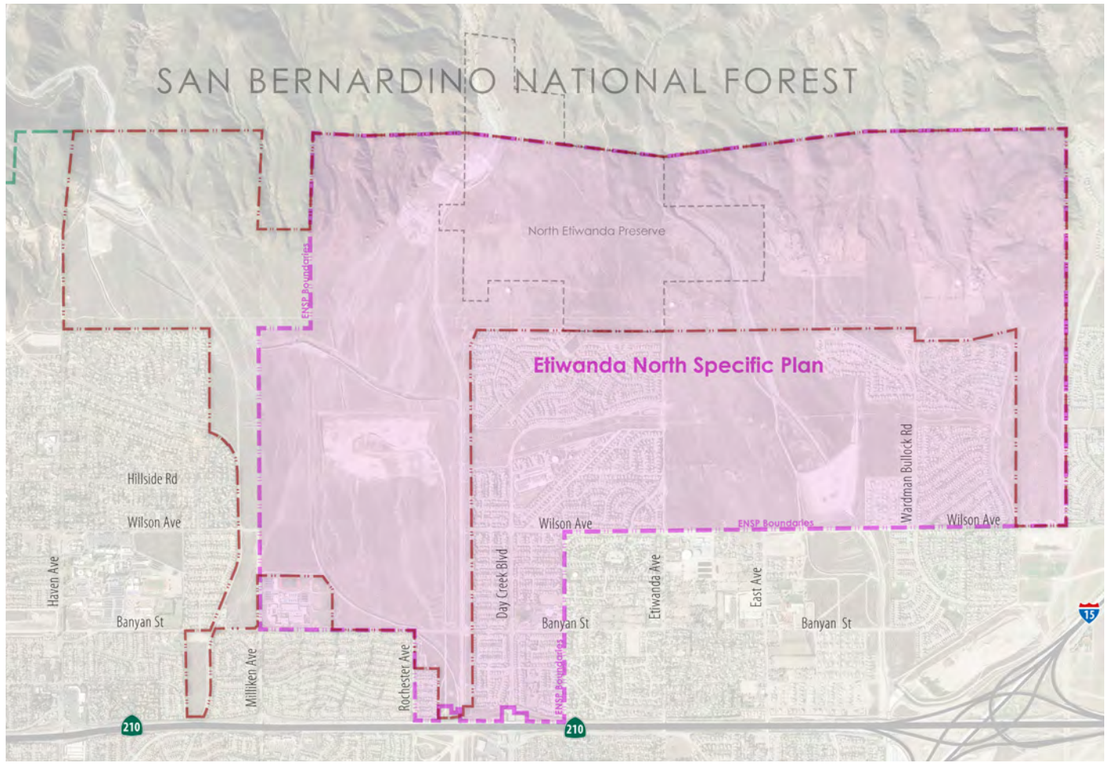
Opportunities and Challenges

The Plan Area will replace the ENSP within their area of overlap, and included in this Etiwanda Heights Neighborhood & Conservation Plan Area.

As noted above, this Plan addresses ENSP objectives for large amounts of park space and neighborhood-serving commercial amenities, but in ways that respond to present-day community input, priorities and preferences.

The Etiwanda Heights Neighborhood & Conservation Plan also provides the opportunity to more fully implement key goals, policies and standards in the existing ENSP. Such goals include ensuring compatibility of new neighborhoods with the natural landscapes, semi-rural design character, and architectural heritage of Etiwanda and Alta Loma, emphasizing equestrian accommodation and pedestrian comfort, de-emphasizing the automobile through location of garages beside and behind homes, and providing for high quality traditional California neighborhood design.

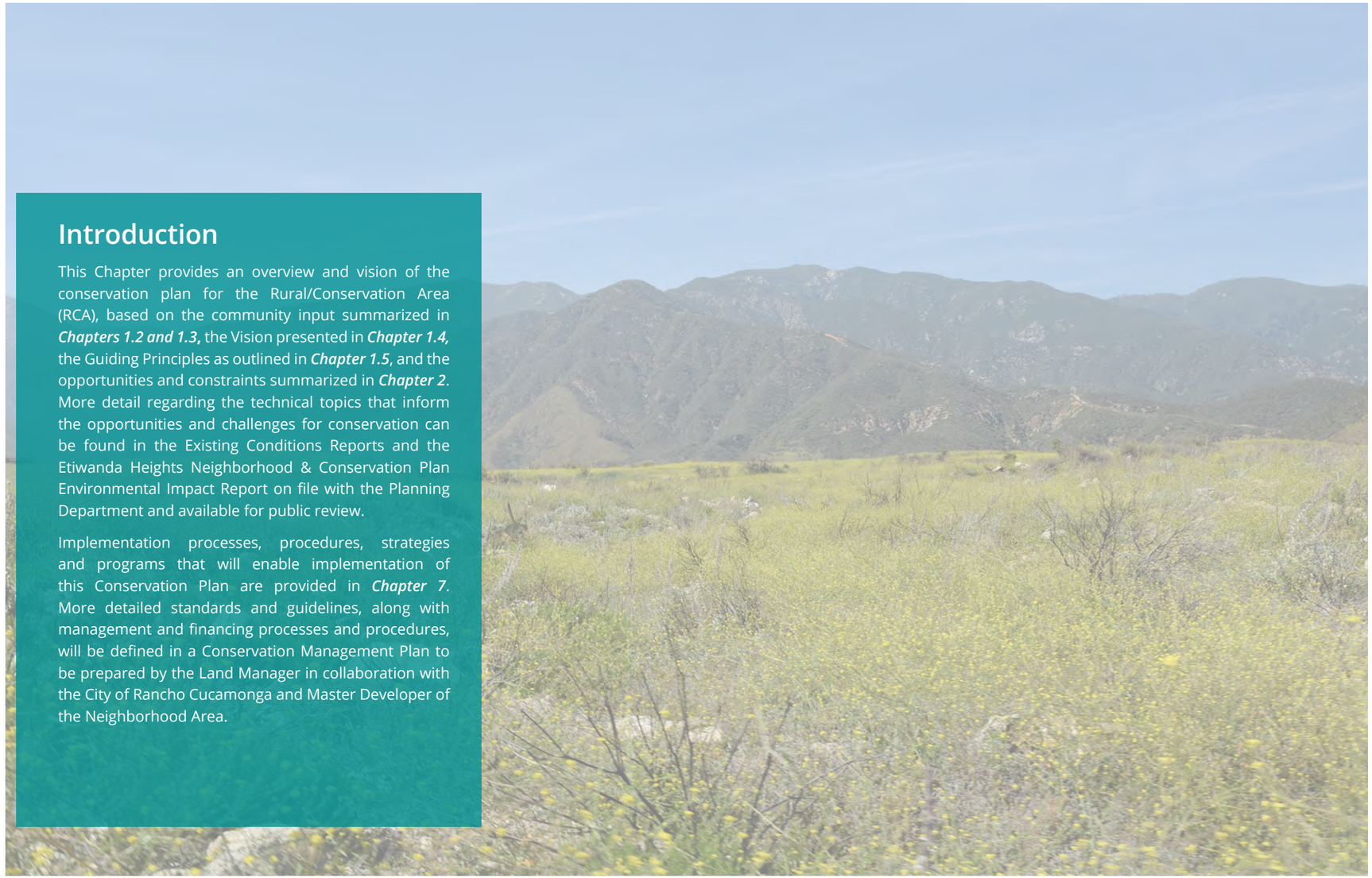
Figure 2.7: North Specific Plan Area & Context



EHNCP Boundaries

Etiwanda North Specific Plan (ENSP) Boundaries

3 Conservation Plan



Introduction

This Chapter provides an overview and vision of the conservation plan for the Rural/Conservation Area (RCA), based on the community input summarized in ***Chapters 1.2 and 1.3,*** the Vision presented in ***Chapter 1.4,*** the Guiding Principles as outlined in ***Chapter 1.5***, and the opportunities and constraints summarized in ***Chapter 2***. More detail regarding the technical topics that inform the opportunities and challenges for conservation can be found in the Existing Conditions Reports and the Etiwanda Heights Neighborhood & Conservation Plan Environmental Impact Report on file with the Planning Department and available for public review.

Implementation processes, procedures, strategies and programs that will enable implementation of this Conservation Plan are provided in ***Chapter 7***. More detailed standards and guidelines, along with management and financing processes and procedures, will be defined in a Conservation Management Plan to be prepared by the Land Manager in collaboration with the City of Rancho Cucamonga and Master Developer of the Neighborhood Area.

This Chapter Covers:

3.1 Vision for Etiwanda Heights 47

3.2 Biological Setting 49

3.3 Conservation Setting 51

3.4 Conservation Goals & Priorities 53

3.5 Conservation Objectives 55

3.6 Conservation Implementation 59

3.1 Vision for Etiwanda Heights



A. Vision and Intent

This Chapter provides an overview of the existing biological setting, a vision for the future of this vital area, a framework of land use regulation and conservation incentive and funding programs to encourage and enable public agencies and private property owners to work together to systematically conserve as much of the Rural/Conservation Area as feasible.

As discussed in ***Chapter 1***, the City's long-standing vision for the foothills above the foothill neighborhoods is that their natural and rural character and environments be preserved, that the natural habitats be conserved and managed, and that any limited development be very low in density and authentically rural in character.

Fortunately, the North Etiwanda Preserve represents a large existing preserve in the proposed conservation area, and existing development within the balance of the area as of 2019 is limited to a few rural residences, the Ling Yen Mountain Temple, and utility corridors and flood control improvements. Accordingly, it should be possible to achieve the vision for open space preservation and habitat conservation through expansion and good management of the North Etiwanda Preserve, and appropriate standards for very limited further rural development.

B. Conservation Goals and Strategies

The top goal of the Etiwanda Heights Neighborhood & Conservation Plan (the Plan) is **the permanent conservation and unified management of the largest feasible portion of the of the 3,603 acre Rural/Conservation Area** as biologically viable and linked habitat that would otherwise be subject to future development, haphazard management and continued habitat degradation.

Key strategies for expanding and enhancing habitat conservation while ensuring and enhancing rural character include:

1. **Conservation and Restoration.** Conserve and restore habitat and ecosystem functions and values wherever feasible, prioritizing new conservation that is connected to and extends the already protected habitat of the existing North Etiwanda Preserve.
2. **Developer Incentives.** Provide incentives for developers in the Neighborhood Area to underwrite conservation in the Rural/Conservation Area as mitigation for habitat impacts within the Neighborhood Area.
3. **Property Owner Incentives.** Provide incentives for property owners within the Rural/Conservation Area to transfer their development rights to the Neighborhood Area below, and add their land to the growing conservation area of the North Etiwanda Preserve.
4. **Active Management.** Ensure permanent, adequately funded, active management of conservation lands by a qualified entity (Land Manager).
5. **Managed (Limited) Recreation & Education access in the Rural Conservation Area.** Provide and manage limited recreational and educational access to the Rural/Conservation Area in a manner that balances the protection of habitat resources, and wildlife corridors with recreational use.
6. **Strict Rural Development Standards.** Provide strict rural standards for any new development in this area, requiring that buildings be clustered, extremely low in density, rural in character, and located in harmony with surrounding rural open space and conservation lands.







The vision for the Rural/Conservation Area balances prioritizing managed conservation and restoration of land in the RCA with accommodating recreational use by the public.

3.2 Biological Setting

A. Biological Resources

The Rural/Conservation Area (RCA) is largely undeveloped and adjacent to the San Bernardino National Forest within the Day Canyon and Deer Canyon drainages. Undeveloped land – most within the San Bernardino National Forests - lies to the north, northwest, and northeast of the Plan Area, which makes up the broader Etiwanda Fan area and includes Day Canyon and Deer Canyon. The Plan open space areas provide a representative diversity of vegetation communities.

These communities include sage scrub, chaparral, nonnative grassland, some oak woodlands and riparian areas, and disturbed areas (See ***Table 3.2*** for summary). However, the current ecological status of the habitat in the Plan Area has been heavily influenced by long-term flood control efforts (discussion below) and fire. Recent fires have substantially altered the characteristics of the current vegetation communities and have resulted in vegetation communities that reflect various states of ecological succession and post-fire recovery, with a dominance of sparser and shorter vegetation.

Due to previous flood control improvements within the Plan Area, a large portion of the habitat in the Neighborhood Area (NA) has been compromised and contains non-native grasses (weeds). Native plant types and animal special status species known or potentially occurring in the Plan Area include the following:

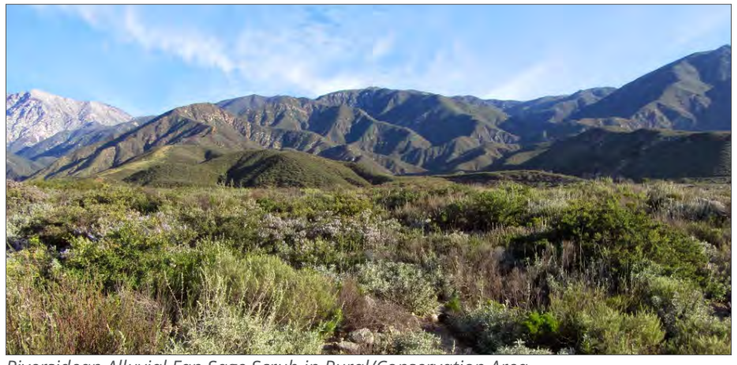
- Riversidean Alluvial Fan Sage Scrub (RAFSS): RAFSS is a key vegetation community that supports biodiversity and the federally endangered San Bernardino kangaroo rat.
- San Bernardino kangaroo rat (*Dipodomys merriami parvus*) (SBKR): The SBKR is a federally endangered species and the Rural/Conservation Area/Neighborhood Area has been designated as federal critical habitat for the SBKR. SBKR habitat occurs in active alluvial fan areas that exhibit occasional flooding and includes open and moderately open sandy terraces and washes. Although the SBKR was historically known to occur in the Plan Area as indicated in field surveys in 1999 and 2006, substantial recent live trapping studies are negative for presence of this species.
- California gnatcatcher (*Polioptila californica californica*) (CAGN): federally threatened; occurs in sage scrub associations; historically known to occur in the Plan Area (1994, 1997,1999); focused surveys in 2017 were negative.
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*): California species of special concern; occurs in lower elevation open scrub and alluvial fans; historically known from vicinity (2001).
- Parry's spineflower (*Chorizanthe parryi parryi*): California Native Plant Society (CNPS) 1.B.1; occurs in sandy/rocky situations in chaparral, sage scrub, and grasslands; historically known and found during focused surveys in 2017.

B. Hydrology/Fluvial Processes

The Neighborhood Area and a large portion of the Rural/Conservation Area were once part of a much larger alluvial fan that extended for miles to the south. The fan included diverse assemblages of scrub and chaparral communities with natural water flows and a sediment transport process that created a network of braided channels, alluvial terraces, and benches. These processes resulted in diverse, multi-age vegetation communities that supported the focal species, as well as other species (e.g. fishes, arroyo toads, foothill yellow-legged frogs, American badgers and many other now rare or locally extinct species). As development occurred within the lower plain and valley, the need to control floods and eliminate debris for downstream developments led to the creation of a system of berms and storm detention basins that ultimately interrupted the sediment transport system that provided a fresh source of sand to habitat areas.

TABLE 3.2 VEGETATION ACREAGES IN NA & RCA

Vegetation Community	NA	RCA	Total
Chaparral	**127**	**1,355**	**1,481**
Coastal Scrub	**497**	**1,664**	**2,161**
Group 2	145	1,101	1,246
RAFSS	352	563	915
Disturbed and Developed	**167**	**188**	**355**
Eucalyptus Naturalized Forest	**---**	**3**	**3**
Non-native Grassland	**---**	**187**	**187**
Riperian Forest and Woodland	**---**	**198**	**198**
Ruderal	**---**	**8**	**8**
Grand Totals	**790**	**3,603**	**4,393**



Riversidean Alluvial Fan Sage Scrub in Rural/Conservation Area



San Bernardino Kangaroo Rat (SBKR)



California Gnatcatcher



Los Angeles Pocket Mouse



Parry's Spineflower

3.3 Conservation Setting

A. Existing Conservation

The Plan Area area generally encompasses the Etiwanda Alluvial Fan, spanning from mouth of Deer Canyon on the west to San Sevaine Canyon on the east, encompassing the mouths of Day Canyon, Etiwanda Canyon, Henderson Canyon and Morse Canyon. This area is largely undeveloped, as is the land to the north, northwest, and northeast of the Plan Area, most notably the San Gabriel Mountains with the San Bernardino National Forest.

As illustrated in ***Figures 3.3A*** and ***B,*** and itemized in Appendix 4, certain areas within the Plan have already been protected from development by the recordation of conservation deed restrictions, some further protected by the preparation and adoption of conservation management plans. These include:

- the North Etiwanda Preserve (Unit 1 and Unit 2),
- the 137-acre San Sevaine Spreading Grounds,
- the 880-acre U.S. Forest Service Conservation Area,
- a 35-acre conservation area purchased as mitigation and set aside through a conservation easement to the San Bernardino County CSA 70 (10/2003),

However, these areas are non-contiguous, with no conservation management in some cases and with under-funded and inadequate conservation management in others.

B. Potential Conservation

Due to existing County zoning and lack of funding for active land management - most land within the Rural/ Conservation Area is in danger of unchecked development, a lack of unified management and trespass that would further fragment habitat in these areas and potentially lead to the further isolation from the San Bernardino National Forest to the north.

The intent of this Plan - and focus of this Chapter - is to create a regulatory and management framework for securing, expanding, linking, and managing these areas, and systematically transforming the Rural/Conservation Area from an area of threatened habitat and rural open space with a few islands of partial conservation, to an area of permanently conserved, well-managed habitat with a few small islands of rural living in harmony with nature.

The Neighborhood Area below has been configured as compactly as possible, within an area already surrounded by neighborhood development and cut off from natural alluvial and fluvial processes by flood control structures. A managed open space buffer and fuel modification area separates the Neighborhood Area (NA) from the Rural/ Conservation Area, and trails extending into the Rural/ Conservation Area are planned and will be designed on the perimeter of the conserved area to limit human impacts on natural habitat.

This Plan also puts in place strict rural development standards that require any future rural development to be clustered in compact areas surrounded by conserved open space. These standards are intended to balance the community's interest in protecting rural open space and natural habitat with the preexisting rights of private property owners.

Rural/Conservation Area (RCA)
Neighborhood Area (NA)
Conserved and Managed
Conserved not Managed

Conserved and Managed
Conserved not Managed
Public Land
Public Land / Likely Conservation
Private Land / Undeveloped
Private Land / Developed
Neighborhood Area

Figure 3.3A: Existing RCA Conservation Lands

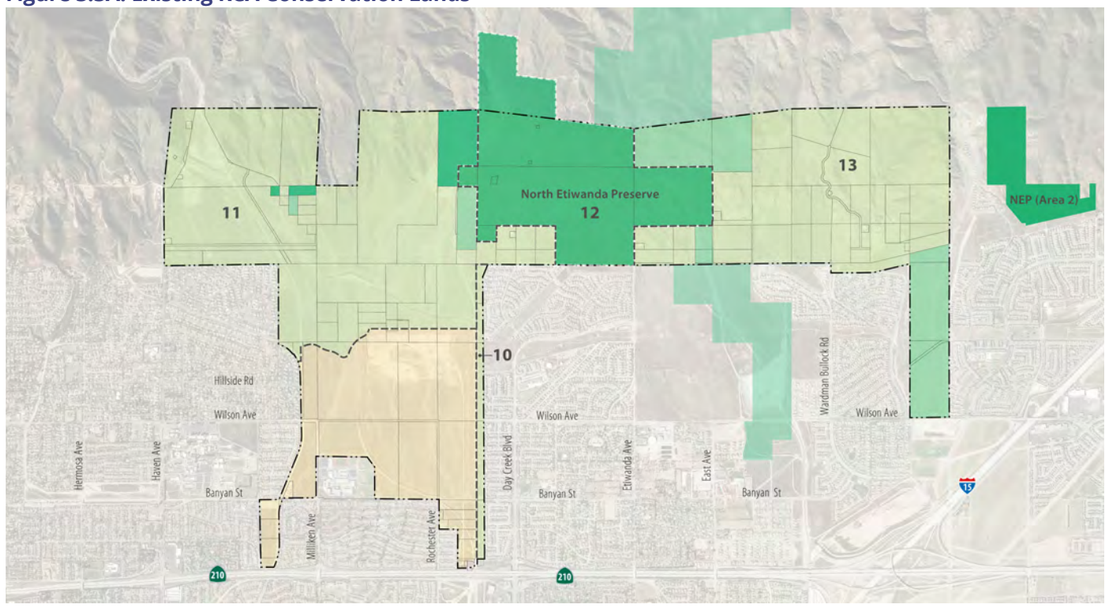
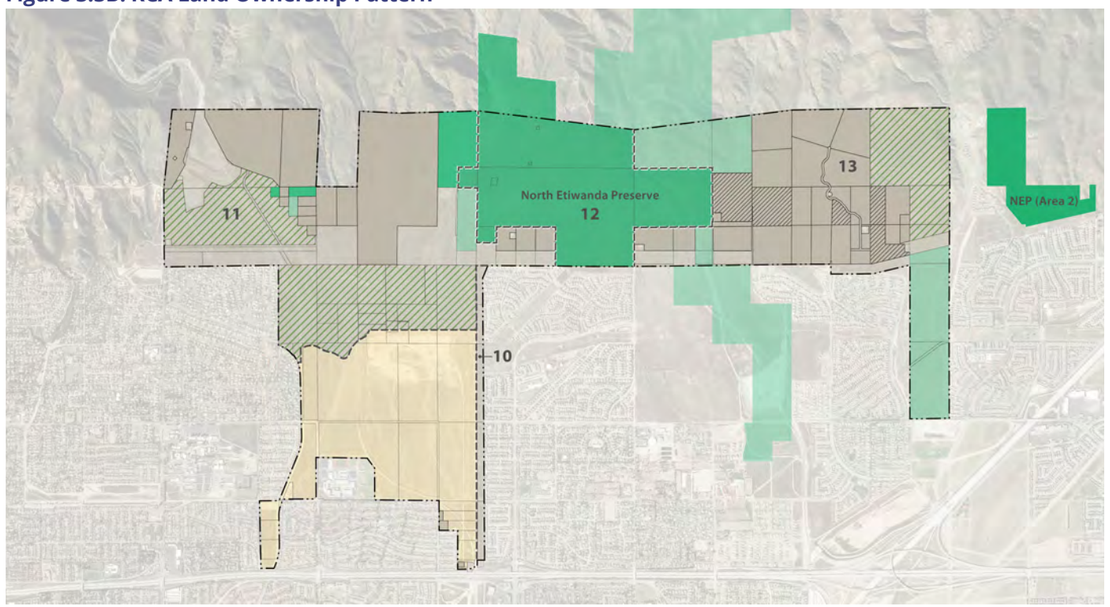


Figure 3.3B: RCA Land Ownership Pattern



3.4 Conservation Goals & Priorities

A. Goal & Principles

Goal: A viable preserve system that maintains both the regional diversity and the key ecosystem processes necessary for functioning habitat.

The Conservation Plan is founded on the following **six core principles** of connectivity, integrity, diversity, size, shape and function.

1. **Connectivity.** Maintain connections to adjacent habitat by keeping habitat contiguous, by preserving whole areas. Habitat that occurs in less fragmented and lateral connections between adjacent washes and habitats can be maintained.
2. **Integrity.** Maintain integrity by limiting or eliminating fragmentation.
3. **Diversity.** Maintain and enhance the existing diversity of native species.
4. **Size.** Create large preserves which link large blocks of habitat. Large preserve areas naturally contain greater diversity of terrain, soil types, hydrology, and native vegetation communities.
5. **Shape.** The shape of sites can be critical for maintaining ecosystem functioning, to the extent feasible minimize peninsulas of development or other adjacent negative influences.
6. **Function.** Maintain the overall condition of conserved open spaces at or above that in existence at the time of conservation.

B. Priorities

Applying the Principles: Through the use of the above principles, priorities for acquisition or conservation protection can be identified as the foundation for a Conservation Management Plan (CMP). The top conservation priorities within the Rural/Conservation Area are as follows:

1. **Active Washes.** High hazard areas for development that can experience the flood disturbance needed to maintain alluvial fan (AFSS) habitat itself.

   Sub-areas 11 and 13 meet this criterion. Washes provide important connection corridors between patches of isolated AFSS. These properties are located between the steeper chaparral slopes located at the National Forest boundary and the levee in the Neighborhood Area (NA) in Sub-area 11. Portions of active wash area in Sub-area 13 have been conserved as part of the San Sevaine Preserve and the North Etiwanda Preserve, the remaining area of this wash is a high priority for conservation.

2. **Alluvial Fan Boundary.** Parcels that would preserve the boundary between AFSS (alluvial fans) and the steeper chaparral slopes.

   Sub-areas 11 and 13 meet this criterion. Conservation of the remaining parcels along the Northern boundary of the Rural/Conservation Area would not only maintain connections to existing preserved habitat, but help create a cleaner more consistent boundary for the National Forest, eliminating islands and adjacent edges of with development.

3. **Connectivity.** Smaller, protected areas should be connected to one another or to other larger, more stable protected areas.

   Sub-areas 11 and 13 strongly meet this criterion. The parcels located to the South of the North Etiwanda Preserve in Sub-area 11 and 13 are needed to provide a buffer for the North Etiwanda Preserve from the residential development below.

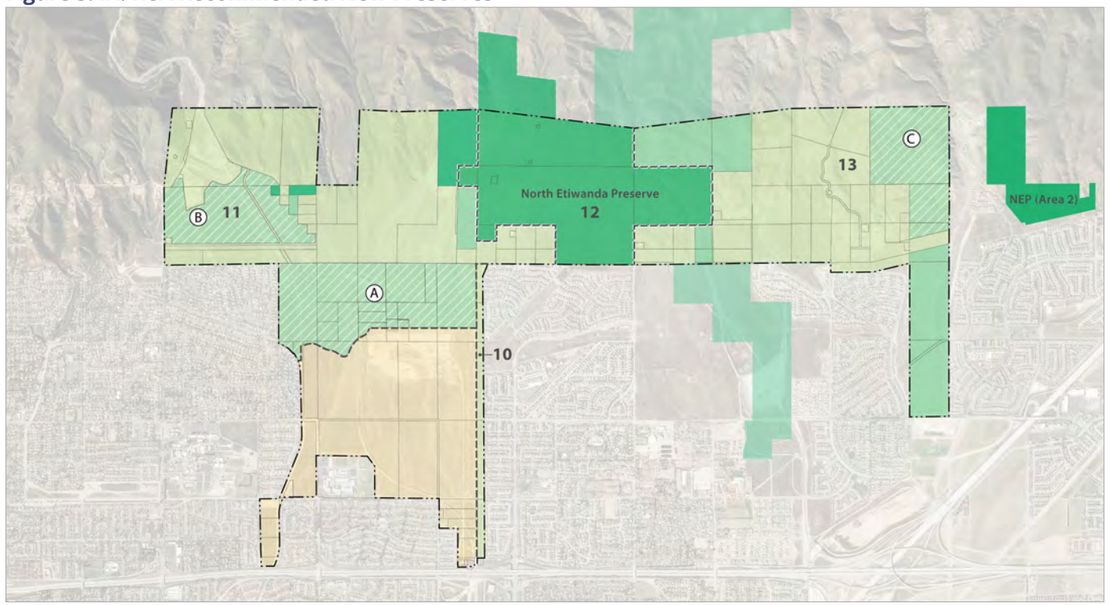
   The steeper slopes and alluvial fan in Sub-area 13 contains key properties to linking the National Forest to the alluvial fan below.

   The washes in Sub-area 13 establish a north-south connection, but the San Sevaine area includes critical west to east connections to Lytle Creek and Cajon Wash, any open areas adjacent to the San Sevaine are important lands to conserve.

4. **Integrity.** Mitigation when required shall be prioritized in this order:

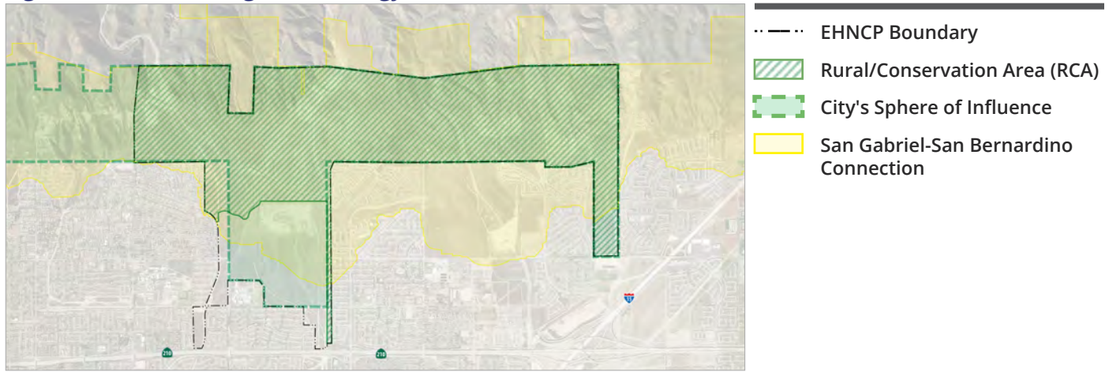
   1. Within the Plan Area;
   2. Within the City's Sphere of Influence
   3. Within the San Gabriel - San Bernardino Connection;
   4. Outside the San Gabriel - San Bernardino Connection.

Figure 3.4A: RCA Recommended New Preserves



Conservation Management
The City shall select a qualified conservation entity or entities, such as the Inland Empire Resource Conservation District (IERCD), as the Land Manager to be responsible for long-term conservation management of any permanently preserved land within the Rural Conservation Area.

Figure 3.4B: Tiered Mitigation Strategy



3.5 Conservation Objectives

Conservation Management Program Objectives and Strategies

Key objectives of the Conservation and Restoration Program of the Plan and strategies for achieving those objectives are provided below:

Objective 1: Conserve and restore habitat and ecosystem functions and values within the 3,603-acre Rural/Conservation Area in perpetuity.

Strategy 1.1: Annex lands in the City's Northeast Sphere of Influence located in the Rural/Conservation Area into the City to allow for more controlled and comprehensive management of the conservation areas.

Strategy 1.2: Establish the 3,603-acre Rural/Conservation Area for very limited rural development and habitat conservation, zoning the Rural/Conservation Area lands with the Open Space Land Use Designations consistent with the City's General Plan.

Strategy 1.3: Provide habitat enhancement activities in areas where annual non-native grasslands dominate and suppress native communities.

Objective 2: Conserve habitat and ecosystem functions and values within a new 375-acre Etiwanda Heights Preserve, 196-acre Deer Canyon Preserve, and the 212-acre Clark Preserve in perpetuity.

Strategy 2.1: Re-designate the 375 acres of mixed habitat area immediately north of the Neighborhood Area for conservation, naming it the Etiwanda Heights Preserve and re-designating these acres as an Open Space – Open Space Zone. Prior to the development of the first phase of the Plan place the 375-acre Etiwanda Heights Preserve under a Conservation Easement and designate this property Open Space – Conservation (OS-C).

Strategy 2.2: Re-designate the 196 acres of mixed habitat area (northwest of the Etiwanda Heights Preserve) for conservation, naming it the Deer Canyon Preserve and re-designating these acres as an Open Space – Open Space. Prior to the development of the first phase of the Plan place the 196-acre Deer Canyon Preserve under a Conservation Easement and designate this property Open Space – Conservation (OS-C).



Oak riparian woodland habitat along Deer Creek north of Sub-area 11.



Degraded RAFSS within Neighborhood Area, including mustard and other invasive species to be removed within conservation



Parry's Spineflower

Objective 3: Conserve existing and create new opportunities for movement and genetic exchange of native organisms by linking existing and new habitat conservation areas.

Strategy 3.1: The approximately 55-acre utility corridor along the eastern boundary of the Neighborhood Area (NA) shall connect to the northernmost NA conservation area and to the Rural/Conservation Area to provide a wildlife movement corridor.

Strategy 3.2: Prioritize parcels between the North Etiwanda Preserve, Etiwanda Heights Preserve and Deer Canyon Preserve for new conservation in order to link these preserves and expand the areas of contiguous protected open space under unified environmental management.

Strategy 3.3: Redirect recreational access currently occurring along the Day Creek Channel to the west along new trails to the Deer Creek Channel, limiting and controlling access to the North Etiwanda Preserve and enabling habitat enhancement and protection within the area between the North Etiwanda Preserve and the Etiwanda Heights Preserve.

Objective 4: Contribute to and maximize the recovery and protection of endangered, threatened, and sensitive species and their habitats, with an emphasis on Riversidean Alluvial Fan Sage Scrub (RAFSS) and specified target species (San Bernardino kangaroo rat, California gnatcatcher, Los Angeles pocket mouse and Parry's spineflower).

Strategy 4.1: Restore RAFSS habitat. Within the new preserves and all other newly conserved areas, re-establish areas of chaparral and RAFSS where connecting flow channels to enhance biodiversity and habitat for focal species.

Objective 5: Establish a framework for a Conservation Management Plan that will: 1) provide a comprehensive conservation and restoration program for the conservation areas in the Plan to allow for unified management of all conservation areas within the Plan Area; and 2) provide guidance for the Land Manager – as defined in ***Chapter 7*** – to implement the Conservation Management Plan.

Discussion: To ensure the continued viability of the habitat and open space areas in the Neighborhood Area and Rural/Conservation Area, long-term monitoring and management of these areas is key to achieving the goals and objectives of the Plan. Because the most effective management program must adapt over time to address the dynamic nature of the landscape, a Conservation Management Plan (CMP) will be prepared by the Land Manager in collaboration with the City and neighborhood in consultation with the regulatory agencies subsequent to the adoption of the Plan.

On-going management must be informed through a rigorous monitoring program that illuminates changes in the landscape through regular quantitative data collection and qualitative observation to identify deficiencies and place management in the ecological context, thus allowing for appropriate decision making and efficient use of available financial resources.

Strategy 5.1: Goals of the CMP shall include long-range sustainability of vegetation communities, to the greatest extent possible. Restoration of existing habitat may include removal of non-native vegetation, and/or introduction of appropriate native plant species to increase species diversity, cover, and structure that are consistent with the climax communities that would naturally occupy the area.

Strategy 5.2: The CMP shall, at a minimum address the following issues, which are further discussed below.

- Non-Native Plant Management
- Post-Flood Management
- Public Access and Trail Management
- Seed Collection and Dispersal Program
- SBKR Habitat Management Program
- Fire Management/Fuel Modification Buffer Zones

Strategy 5.3: In coordination with the Fire District, cooperate on management within the fuel modification zone at the neighborhood/conservation interface.

Objective 6: Provide compatible recreational and educational opportunities within the Plan Area to enhance the quality of life of the public.

Discussion: The Rural/Conservation Area currently includes a number of trail networks, including dirt utility access roads and hiking trails. Management of the open space areas will keep the many current trespassers from dumping trash, camping, off-road vehicle use, boulder graffiti/tagging, and other illegal activities. Pet use will be tightly controlled with off-leash animals not permitted and required to stay within the trail network. Similar management and controls will be applied to the Rural/Conservation Area trail network.

Strategy 6.1: A network of public trails will be provided along designated routes and managed in accordance with the Conservation Management Plan (CMP) to provide controlled educational and passive recreational uses.

Strategy 6.2: As part of the CMP, a public access and trail management plan would be developed and would include the following:

- Trail design
- Trail maintenance
- Trail signage/education outreach
- Trail lighting
- Viewing areas with Interpretive Sites for education purposes

Existing trails and unpaved roads shall establish the backbone framework for the recommended trail system to the extent they do not compromise restoration efforts.

New trails shall be constructed in phases and incorporated into the trail network following further refinement of trail alignment and completion of required surveys. These routes shall be identified based on a consideration of suitable habitat and known occurrences of the focal species, user preferences, and coordination with the City.

Hiking routes shall include a designation of allowable uses in addition to hiking (e.g., mountain bikes and equestrian) if appropriate.



A network of public trails will be provided and managed along designated routes within the Rural/Conservation Area.

Strategy 6.3: Provide ethnobotanical interpretation signage, cultural educational signage, and other informational/educational materials along trails on the habitats and environmental resources of the Conservation Areas.

Special programs and conservation activities should be made available to the public by the City.

Objective 7: Ensure compatibility and minimize potential impacts of adjacent uses (existing and proposed in the Plan) on conservation areas in the Rural/Conservation Area.

Strategy 7.1: Design the interface between the Conservation Area and the edge of the neighborhoods in a manner which minimize impacts associated with human disturbance or the introduction of exotic, non-native plants and animals in order to prevent the displacement, loss, or extinction of naturally occurring species.

Strategy 7.2: To maintain and enhance native biodiversity, human encroachment into the Rural/Conservation Area will be managed by placement of walls and fences to protect the conservation habitat from unintended use and by limiting public access to designated trails and staging areas.

Strategy 7.3: Exterior lighting within the Plan Area shall be designed to provide safe, comfortable levels of illumination, appropriate to the rural or neighborhood environment of each Sub-area, focusing light downward on people and activities and avoiding light spill and glare into night skies. Site lighting intent for neighborhood edge zones and for the conservation areas is set forth in ***Chapter 4*** and design guidelines are set forth in ***Chapter 5.10*** of the Plan. Detailed exterior lighting plans shall be included in applications for Precise Neighborhood Plans and for any Rural Residential development, for City review and approval.

Light fixture styling is required to reflect the semi-rural nature of the area and adhere to the standards and design guidelines, which consider protection of the adjacent natural open space within the Neighborhood Area and Rural/Conservation Area. Lighting for the neighborhood edge zones will provide sufficient lighting for safety while being required to be shielded to minimize overflow and light trespass onto the adjacent conservation areas. While neighborhood parks will allow minimum security lighting, no lighting will be provided within the conservation areas or on trails.

3.6 Conservation Implementation



A. Background & Strategies

Over the years, various conservation entities and organizations (public and private) have endeavored to permanently conserve, and in some cases manage, Rural/Conservation Area lands for conservation. These efforts have been through different conservation methods, including:

- Direct fee title acquisition;
- Conservation deed restrictions; and
- Conservation easements.

Direct fee title acquisition allows conservation entities and organizations to own the land they conserve. These entities and organizations may also work with private landowners to conserve their land through conservation easements and similar encumbrances that restrict property uses and access to improve ecological potential and value.

Management of conserved properties is necessary and required to assure that ecological values are maintained. This is often accomplished through restoration, stewardship, monitoring, and community education based on the importance of individual habitat preservation and the role of residents in its ongoing protection. Historically, management of conserved properties in the Rural/Conservation Area has either not been provided or has been inadequate due to funding limitations.

Acquisition, restoration, management, and monitoring activities must be appropriately funded. A conservation entity or organization's scope of work for individual properties correlates directly to the quality of habitat at the time of turnover to the conserving entity. Funding of such scope of work activities may occur either directly or through the creation of a funding mechanism designed to provide adequate funds to initially restore, then maintain and monitor the property in perpetuity. This typically includes the establishment of a non-wasting fund allowing for long-term maintenance and monitoring.

Individual regulatory agencies, such as the California Department of Fish and Wildlife and the United States Army Corps of Engineers, may require additional certification of and/or agreement between entities stewarding properties and/or monies on behalf of the Department and the Corps. If project proponents can't eliminate habitat impacts or are unable to develop and sufficiently fund regulatory agency-approved plans for short-term improvements and long-term stewardship consistent with permitting entity requirements, they must make up for the impacts off-site. In these cases, project proponents can work with appropriate entities and organizations to permanently preserve, restore, and protect appropriate, "like" habitat to fulfill California Environmental Quality Act (CEQA) requirements as directed by jurisdictional agencies. Off-site habitat mitigation is anticipated to provide opportunities and funding for Rural/Conservation Area habitat acquisition, restoration, stewardship, and monitoring.

B. Transfer of Development Rights (TDR) Program

To encourage the conservation of privately-owned land in the Rural/Conservation Area, this Plan establishes a Conservation Incentive Transfer of Development Rights (TDR) Program. This TDR Program allows property owners in the Rural/Conservation Area to sell their residential development potential in exchange for permanent conservation of the Rural/Conservation Area property. Residential development potential sold from Rural/Conservation Area properties are allowed to be used in the Neighborhood Area developments. To incentivize the permanent preservation of the maximum amount of open space and habitat and to provide flexibility to equalize the values differences between the value to the receiving Neighborhood Area developments and the sending Rural/Conservation Area properties a global transfer ratio of 3:1 is set forth in the Plan. All transfers of development rights are subject to approval by the City (TDR Authority) and must be consistent with this Plan. See ***Chapter 7.4*** Conservation and Transfer of Development Rights for more information.

4 Neighborhood Plan



Introduction

This chapter provides an overview of the physical plan for the Etiwanda Heights, based on the community input summarized in ***Chapter 1.2-3***, the Vision as outlined in ***Chapter 1.4***, the Guiding Principles presented in ***Chapter 1.5***, and the opportunities and challenges summarized in ***Chapter 2***. Much more detail regarding the technical topics that inform the opportunities and challenges can be found in the Existing Conditions Reports and the Plan's Environmental Impact Report on file with the Planning Department and available for public review.

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area. ***Chapter 6*** presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan. ***Chapter 7*** provides general direction for the implementation and financing – including the capital costs and ongoing maintenance and operational responsibilities – for these systems.

This Chapter Covers:

4.1 The Vision for Etiwanda Heights. 61

4.2 Open Space Framework 67

4.3 The Neighborhoods 83

4.4 The Gateways 109

4.1 Vision for Etiwanda Heights



Vision

This chapter presents an illustrated, conceptual physical manifestation of the goals, guiding principles, and community priorities (including General Plan directives) described in ***Chapter 1***. While the illustrative diagrams here are not intended to represent final designs in all respects (which will result from an iterative process involving master developer(s), investors and entrepreneurs working with the City's professional staff and appointed commissions), they are reflective of the intended physical outcomes for Etiwanda Heights, and are to be used to guide and evaluate all future development in Etiwanda Heights.

The "final" plan(s) for Etiwanda Heights will be designed, reviewed and approved through the Precise Neighborhood Plan process, as defined in ***Chapters 7.7*** based on the specific Design Standards provided in ***Chapter 5,*** The Development Standards.

GUIDING PRINCIPLES FOR ETIWANDA HEIGHTS

(Chapter 1)

1. Local Control
2. Open Space Conservation
3. Active Healthy Living Environment
4. Fiscal Responsibility
5. Public Safety
6. Unique Sense of Place

Conservation and Open Space Network

Access to and views of conserved foothill open spaces rose rapidly to the top of the list of priorities gathered from the extensive public input for this Plan, and are also the primary focus of the Community Design Framework of the General Plan. Accordingly, the plan framework for the Neighborhood Area in the southerly portion of the County's surplus property is a network of open spaces that provide such access and views.

Broad open space buffers flank the east and west edges between the Neighborhood Area and existing neighborhoods. Within these are the existing community trails along the edges of the Deer and Day Creek flood control channels, improved with new parks of various types along both edges. Existing views of the mountains above and valley below remain unobstructed as they are today, enhanced by the addition of park space and rest area improvements.

Curving up through the center of the Neighborhood Area – connecting from Banyan Street and Rochester Avenue northward into the proposed Etiwanda Heights Preserve and foothills above – is a broad greenway including a rocky creek drainage course, a multi-purpose trail for pedestrians and equestrians, a Class 1 bikeway, and numerous neighborhood parks and play areas along the edges of the flanking neighborhoods. The greenway, named "Camino de las Alturas" by the community, provides expansive vistas of the mountains and valley to walkers, joggers, cyclists, equestrians and neighborhood residents.

The neighborhood structure and street network has been designed so that every residence is within a comfortable 5 to 7-minute walk of the Milliken greenway, the Day Creek Trail, and/or the Camino de las Alturas, which lead directly to the foothills to the north. Additionally, within the same distance of every residence is a neighborhood park for family activities and quiet enjoyment of the outdoors. The street and park geometries have been designed to emphasize clear views of and a strong sense of connection to the San Gabriel Mountains that define so much of Rancho Cucamonga's identity as the foothills.







Walkable Neighborhoods

The neighborhood streets and parks of Etiwanda Heights are planned and designed as the living rooms of the neighborhood. Based on the top ratings that "tree-lined streets" and "semi-rural character" received in community surveys, all streets are defined by street trees planted in native, drought tolerant parkway strips that also function as stormwater bioswales. Buffered from traffic by the parkways are generous sidewalks and well-landscaped front yards where children can play and families can visit with neighbors. As originally envisioned by the 1991 Etiwanda North Specific Plan – and confirmed by neighborhood design best practices developed in the intervening decades – homes face the street with welcoming entrances, while garages tucked back behind the home, either accessed by rear lanes or driveways at the side of the lot.

The neighborhoods of Etiwanda Heights will provide a variety of housing choices for families of many sizes and ages, each offering unique amenities to their residents. Neighborhood edges nearest existing neighborhoods will include homes and lots of comparable size for compatibility, while the Central Neighborhoods surrounding the town square shops and restaurants will include smaller homes with smaller yards that gain value by their proximity to the Square and to the Day Creek Trail and parks.

Most neighborhoods include a range of homes, from large to small. Facing the Camino de las Alturas along neighborhood edges are very large two-story homes, with large, medium and smaller homes toward the centers of the neighborhoods. Smaller homes are located next to or very near central neighborhood parks and greens that provide play areas and gathering spaces for picnics, family get-togethers and community activities. Neighborhood paseos provide pedestrian shortcuts through longer blocks, also offering additional green space where kids can play and providing additional corner lots for new homes.

In the northwest of the Neighborhood Area is Milliken Heights, a neighborhood comprised of a limited number of ½-acre lots alongside reasonably smaller lots. These were identified as another priority in community surveys, and the design of this neighborhood has been crafted to provide not only large lots, but a unique semi-rural character with trails for pedestrians and equestrians on every street, connecting directly to the Deer Creek Trail and the Camino de las Alturas. Similar to but different from the Haven View Estates to the west, Milliken Heights provides alleys for cars rather than horses, allowing the equestrian trails in the streetscapes to further emphasize the neighborhood's semi-rural, edge-of-town identity.







Special Community Gathering Spaces

In addition to the neighborhood parks and greenways – and also a top priority based on community input – a number of very special community gathering spaces are provided for day to day community activities and for larger weekly, monthly or seasonal activities and events. These spaces, elaborated on in ***Chapter 4.2*** and ***4.3***, are briefly summarized below.

The town square is a two-acre public gathering space at the intersection of Wilson Avenue and Rochester Avenue. Located at a kink in Wilson Avenue and at the northerly terminus of Rochester Avenue, the square provides a central gathering space for residents of Etiwanda Heights and the other Foothill Neighborhoods. The long planned but not-yet-built shops and restaurants envisioned by the 1991 Etiwanda North Specific Plan to serve the foothill neighborhoods surround the square, and line one block of Wilson Avenue to the east and to the west of the square. The square includes a public plaza area in the north portion of the square – hardscaped to allow farmers' markets and similar uses – a multi-purpose community civic building, a small amphitheater and playgrounds.

Along the east side of the neighborhood area in the utility easement are a series of trailhead parks for community access, play and special events. One is located in the northeast corner of the neighborhood area at the juncture of several new trails. A pair of Wilson Avenue parks flanks Wilson Ave at the easterly gateway to Etiwanda Heights and the town square shops. These parks provide opportunities for parking and trail access, informal sports activities, community gardens and equestrian activities.

Flanking Banyan Street, east of Rochester Avenue, is a third trailhead park on the north and the Banyan Community Playfields to the south. The playfields may include soccer fields and/or softball diamonds along with parking accessed from Rochester Avenue. The Day Creek trail provides access to this park, offering an additional location for hiking, cycling or equestrian groups to gather for trips up into the foothills.







Healthy Development Checklist

As described in ***Chapter 1***, healthy living is a crucial guiding principle of the Plan, and any proposed development in the Etiwanda Heights Neighborhood should be set up to succeed by the framework proposed herein. The vision for the Plan established in the following pages carefully considers the elements of the Healthy Development Checklist created by the Riverside University Health System - Public Health.

The Vision for Etiwanda Heights addresses each of these principles with strengths and amenities uniquely derived from its location.

- **Active Design**
- **Connectivity**
- **Public Safety**
- **Environmental Health**
- **Community Cohesion**
- **Access to Food, Services, and Jobs**





Active Design

The framework proposed in this Plan addresses the principle of Active Design in a comprehensive system of public realm-enhancing strategies that cooperate effortlessly in the making of an attractive, activity-oriented, comfortable place. The network of sidewalks creates an environment of comfortable walkability, due to the combination of small block sizes, well-shaded streets, human-scale frontage design, paths for multi-modal transit, and frequent public open spaces. The Plan ensures that every resident will live within walking distance of community park space, and the framework provides opportunities for flexible ground floor uses in a traditional town-form pattern, meaning that with the right market conditions and community interest, neighborhood amenities would flourish.

- **Neighborhood Amenities**
- **Parks & Open Space**
- **Pedestrian Environment**
- **Sidewalks**
- **Frontage Design**
- **Physical Activity**

Connectivity

The Plan proposes a number of neighborhoods that are all connected conveniently by a network of public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails, which promotes walkability in a variety of perspectives. The Plan also affords bicyclists easy transportation around the neighborhoods through safe, well-marked and complete bicycle travel lanes.

- **Network**
- **Walkability**
- **Bicycle Connectivity**

Public Safety

The standards and guidelines for streetscapes provided in the Plan foster injury prevention through the use of traffic calming features, such as bulb outs, safe pedestrian crossings, and roadway speeds moderated by tactical design elements, such as medians, on-street parking, and other physical and visual cues. The Plan locates a school in the center of the new development, within a reasonable walking distance to a majority of neighborhoods. Adequate lighting is mandated in the public realm.

- **Injury Prevention**
- **Safe Access to Schools**
- **Lighting**

Environmental Health

The framework Plan is carefully calibrated so that high volume roads do not have a presence within the Neighborhood Area. While a hierarchy of street exists to allow easy movement, the provision of plentiful low-volume, neighborhood streets ensures that traffic is not concentrated in dangerous arterials, eliminating the effects of near-road pollution and noise pollution. The project as a whole prioritizes environmental impact reduction and mitigation, establishing a crucial conservation-oriented program of development and restrictions on development and an emphasis on keeping naturalistic open spaces in neighborhoods as an attractive amenity and benefit to stormwater management and air quality.

- **Near-road Pollution**
- **Noise Pollution**
- **Environmental Justice**

Community Cohesion

The Open Space network established in the Plan incorporates plentiful engaging spaces that facilitate social interaction, at the scale of the neighborhood and at the scale of the larger community in the form of a town square. Both parkspaces and the town square offer a variety of recreational opportunities for users of all ages, from playgrounds, to farmers' markets and retail. In addition to well-design plazas and parks, within the town square, a proposed community center facilitates access to a multi-purpose community space accessible to the public.

- **Passive Spaces**
- **Recreational Spaces**
- **Community Spaces**

Access to Food, Services, Jobs

The proposed town square, due to its combined design of town-scale mixed-use structures around a large plaza, hosts a number of important community amenities, including a potential full-service grocery store site, farmer's market, center of employment (in town-scale retail and offices above shops), available space for health service retail or office locations, and childcare centers. The neighborhoods are designed with a variety of housing options that allow all potential household sizes, incomes, and types to become neighbors and share amenities, such as community parks and gardens within every neighborhood.

- **Grocery**
- **Community Garden**
- **Farmer's Market**
- **Jobs**
- **Health Services**
- **Childcare**
- **Mixed-Use**
- **Mixed Housing**

4.2 Open Space Framework

The Organizing Framework

As described in ***Chapter 1***, the overarching goal of the Plan is to generate a limited amount of unique, high-quality neighborhoods that are in balance with and supportive of large amounts of permanent open space preservation and habitat conservation. The connective tissue and organizing framework for the Etiwanda Heights Neighborhood & Conservation Plan is a beautiful, sustainable, interconnected network of public open spaces linking new neighborhoods to one another and to the foothill open spaces above.

Key objectives of this framework include:

1. **Protecting the rural open spaces of the foothills from inappropriate development and systematically expanding habitat preserves.**
2. **Connecting neighborhoods to these rural open spaces with a trail network to provide controlled recreational and educational access.**
3. **Providing the neighborhoods with a range of parks, greens and squares for active and passive recreation and community gatherings.**
4. **Providing safe, comfortable pedestrian, bike and equestrian routes to neighborhood amenities.**
5. **Maintaining a "dark sky" environment throughout the Rural and Neighborhood Areas.**
6. **Ensuring safe, high quality emergency access and evacuation routes.**

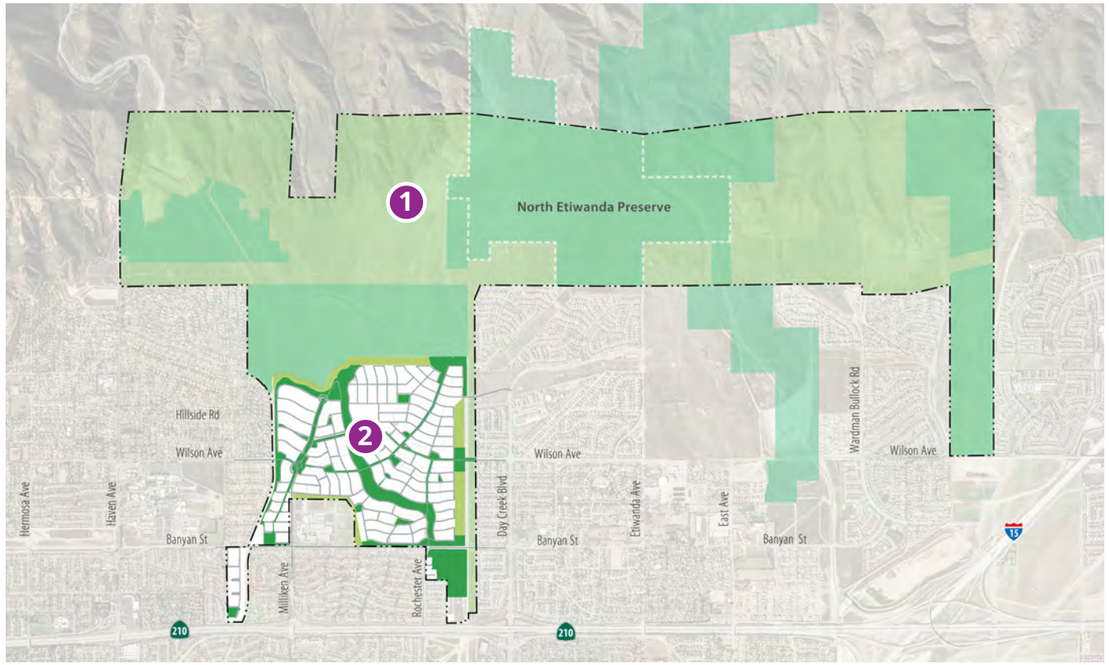
Major elements of the open space framework are shown in ***Figure 4.2A*** and illustrated on the following pages. Standards for these streets, trails, parks and other open spaces are defined in ***Chapter 5***.







Figure 4.2A: Open Space Framework (Entire Plan Area)





1. ***Rural / Conservation Area:*** *over 82% of the Plan Area is in the Rural/Conservation area, which contains several existing and planned preserves, numerous hiking trails, and breathtaking natural features.*

2. ***Neighborhood Area:*** *Central to the open space strategies to Etiwanda Heights is extending the character of the foothills into the neighborhoods through an interwoven open space network.*

Rural Open Space and Preserves

Over 82% of the 4,393-acre Plan Area, the Rural/Conservation area is the open space anchor for Etiwanda Heights, and in fact for the community of Rancho Cucamonga. The North Etiwanda Preserve is located in the southeastern portion of this area, and **a new Etiwanda Heights Preserve borders the north edge of the Neighborhood Area**. The Neighborhood Area will generate new value and financial resources to fund the maintenance and expansion of these preserves over time.

Connective Trail Network

The City's master plan of trails includes existing and planned regional trails, and community trails within the Rural/ Conservation Area, to which the Plan adds a number of new connections, as shown in ***Figure 4.2B*** on the facing page.

Existing trails within the Rural/Conservation Area include utility corridor and flood control service roads, a few rural roads connecting northward into the hills, and trails within the North Etiwanda Preserve. The design and management of existing and future trails within the Rural/Conservation Area will be as determined by a conservation management entity defined in ***Chapter 7***. To better protect the habitat resources of the North Etiwanda Preserve, the Day Creek Trail will be rerouted westward at the diversion levee to direct hikers, equestrians, and bikers to the west and away from the North Etiwanda Preserve.

Existing trails within the Neighborhood Area are the existing service access roads along the existing Deer and Day Creek flood control channels. The Deer Creek Trail will be enhanced with edge landscaping and pocket parks to improve the user experience and trail appearance, and to buffer views of the new neighborhoods from existing homes. New trails will be of two types: a soft-surface multi-purpose trail for walkers, hikers, mountain bikers and equestrians, and a paved-surface Class I bikeway. Two new soft-surface east-west trails within the new Etiwanda Heights Preserve to the north of the Neighborhood Area connect the Deer Creek Trail to the Day Creek Trail – one along the top of the existing gravel mine bank, and one along the top of the Day Creek Diversion Levee.

Providing a dramatic open space connection from this preserve down into the neighborhoods of Etiwanda Heights is the Camino de las Alturas, a wide community open space through which are woven a dry creek stormwater channel, multipurpose trails, naturalistic wild open space areas, and neighborhood park and playground areas. A soft-surface multipurpose trail and a Class I bikeway will run within the Camino de las Alturas providing direct access – and dramatic views – from the neighborhoods up to the Etiwanda Heights Preserve and beyond.

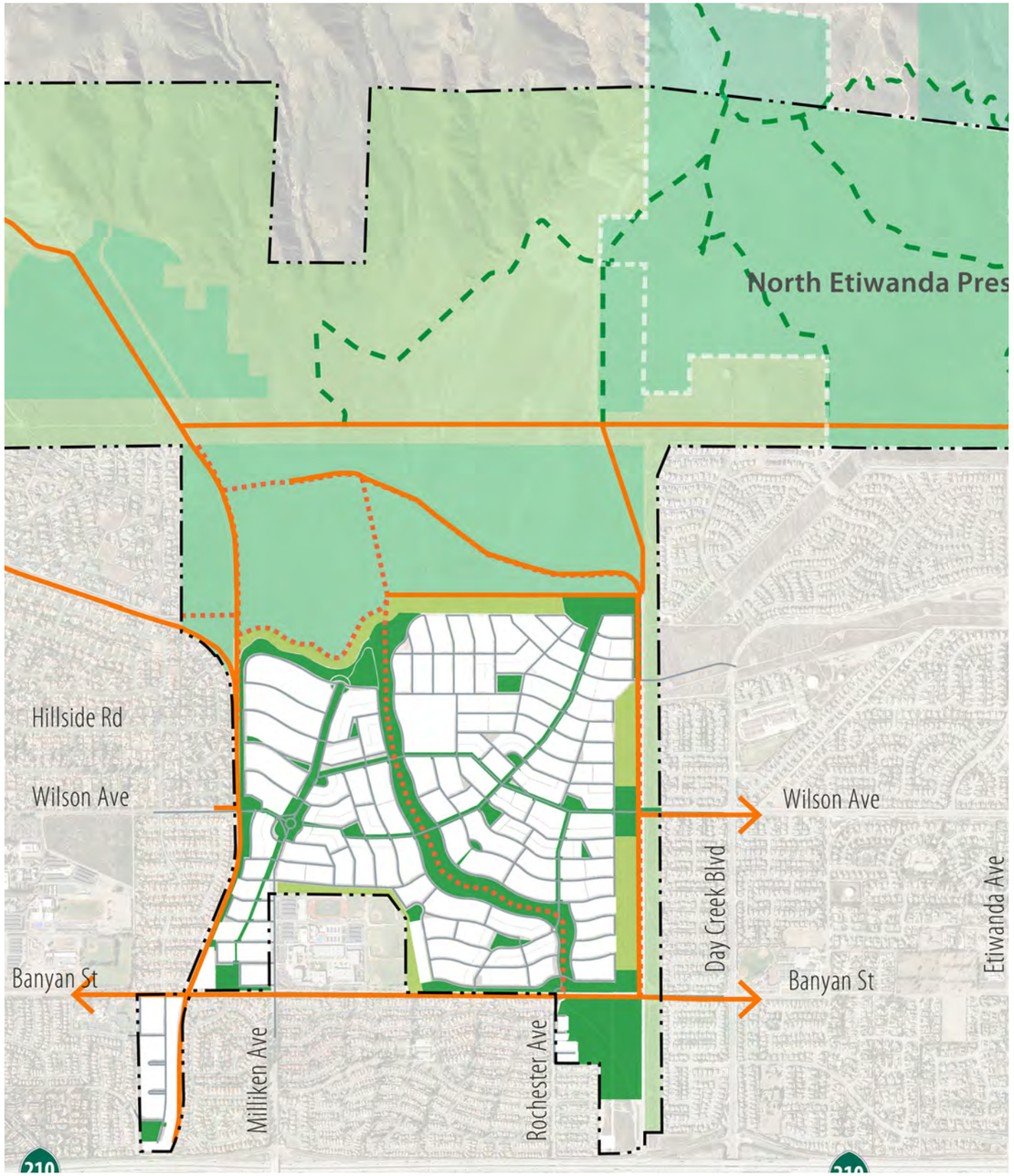


Hiking trail in the North Etiwanda Preserve



Existing paved trail along the Day Creek Channel

Figure 4.2B: Connective Trail Network



Neighborhood Open Space Framework

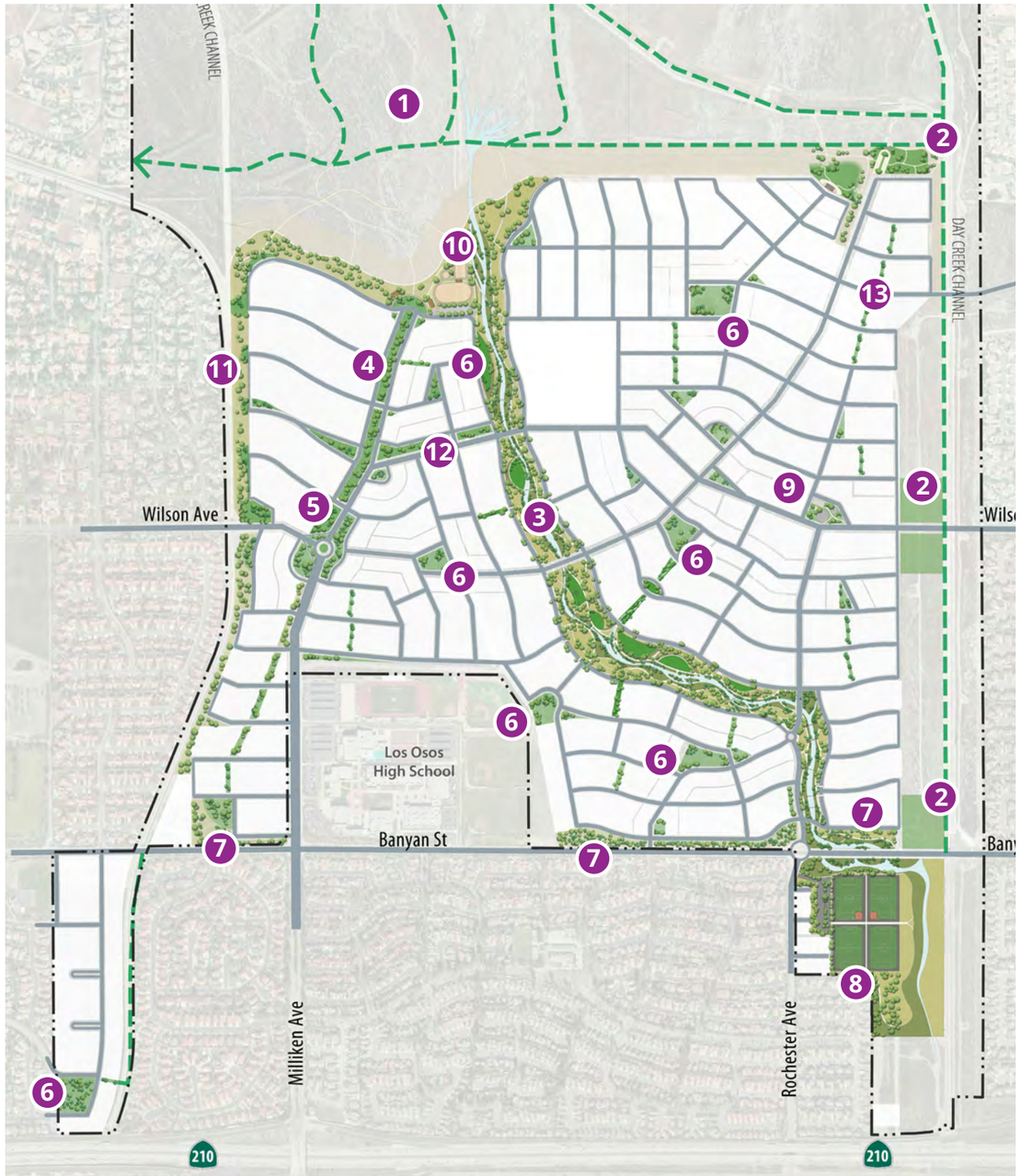
The open space framework for the public realm of Etiwanda Heights' neighborhoods is a beautifully landscaped network of greenways, parks, greens, squares and streets. The following goals and principles guide the planning and design for these "living rooms" and "play rooms" of the neighborhoods.

Key strategies goals and guiding principles include:

1. Each park, green, and square is faced by homes and other buildings, activating them and making them feel – and be – safe places for children and families, throughout the day and into the evening.
2. Each park, green, and square provides multiple choices of activities, such as children's play, fitness, reading a book, having a family picnic, meeting friends for lunch, riding a bike or horse, or just sitting in the shade or sun.
3. The parks of Etiwanda Heights are designed for Rancho Cucamonga's warm, dry climate, emphasizing native and adaptive plants that do not require large amounts of increasingly scarce water resources.
4. The parks of Etiwanda Heights are fire-safe, with ground plantings, furnishings and trees chosen and configured with fire safety in mind.
5. The trees of Etiwanda Heights are varied size, form, species and seasonal color, but emphasize large shade trees such as sycamores and oaks to offer residents shade and shelter from the sun and wind.
6. Neighborhood streets and trails provide safe and convenient access to the parks of Etiwanda Heights by pedestrians or equestrians, with trails running through many of them.
7. Nighttime lighting generally takes the form of "soft pools of light", only where and when needed, not brighter than necessary, downward directed and producing no glare, maintaining a "dark sky" environment that reinforces the neighborhoods' semi-rural character.
8. Trailhead facilities, interpretive displays along trails, and a nature interpretive center will educate residents and visitors about the unique foothill habitats.

1. ***Etiwanda Heights Preserve:*** *A new conservation open space, permanently conserving natural habitats.*
2. ***Trailheads:*** *Simple parks in utility corridor, with limited parking for hikers, equestrians, and bikers heading up into the foothills.*
3. ***Camino de las Alturas:*** *The open space spine of Etiwanda Heights, connecting the neighborhoods with the preserves above.*
4. ***Milliken Heights Greenway:*** *A neighborhood greenway following the existing natural drainage to Deer Creek Channel.*
5. ***Milliken/Wilson Roundabout Park:*** *A park space surrounding this primary entry gateway to Etiwanda Heights.*
6. ***Neighborhood Parks and Greens:*** *Medium- to small-sized parks providing opportunities for neighborhood social life and recreation.*
7. ***Banyan Greenways:*** *Linear parks that buffer neighborhoods from Banyan Street and convey stormwater to Day Creek.*
8. ***Banyan Community Playfields:*** *Soccer/Football and softball/baseball fields for community use.*
9. ***Town Square:*** *A town square at the center of two-block main street with neighborhood shops and restaurants.*
10. ***Equestrian Park:*** *A community park with riding arenas for equestrian sports training or activities, with connections to equestrian trails in the Neighborhood and Rural/Conservation Area.*
11. ***Wilson Deer Creek Greenway:*** *A linear park will be added to the channel's east side, providing comfortable rest areas for hikers, bike riders, and equestrians.*
12. ***Banyan Greenway:*** *A greenway and multipurpose trail framed by large homes set far back from the street.*
13. ***Paseos:*** *A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.*

Figure 4.2C: Open Space Framework (Neighborhood Area)



Camino de las Alturas

One of the most signature central organizing spaces of Etiwanda Heights is the Camino de las Alturas – an expansive, mile-long, undulating park space that provides major open space connecting the neighborhoods of Etiwanda Heights directly to the Rural/Conservation open space to the north.

This broad 40 plus acre greenway extends for over a mile through the center of the Neighborhood Area, connecting from Banyan Street at Rochester Avenue northward to the preserve and foothills above. Ranging from 200 to 400 feet in width – on average as wide as the length of a football field and longer than 20 fields – this naturalistic, winding park space serves many purposes. A "dry creek" channel lined with cobbles and boulders winds through its length to convey seasonal stormwater from the neighborhoods to the Day Creek Channel; a pair of trails is woven alongside the creek for hikers, runners, bicyclists and equestrians from Banyan Street through the neighborhoods and up to the equestrian park and the Preserve, defining a variety of active and passive park spaces along the neighborhood edges for family activities and children's play.



The Camino de las Alturas provides trails for fitness, a walk to school, hikes to the foothills, neighborhood play areas, and views of the San Gabriel Mountains.

1. ***Naturalistic Open Space Corridor:*** *The Camino de las Alturas will be a combination of natural alluvial "dry creek bed" landscaping native to the Plan Area.*
2. ***Neighborhood Greens:*** *Interwoven into the natural greenway are a series of neighborhood greens, that may include park space, play equipment, etc.*
3. ***Multi-Use Trails:*** *A Class I (multi-use) bike/jogging trail, as well as natural paths for horses, mountain biking, hiking and jogging weave throughout the Camino de las Alturas.*
4. ***Pedestrian and vehicular bridges:*** *Bridged crossings at various locations provide access from the south neighborhoods to the village shops and restaurants in the town square.*
5. ***Edge Drives:*** *Drives on either side of the Camino de las Alturas provide prominent street addresses to the adjacent homes and access to neighborhoods.*
6. ***Paseos:*** *A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.*











Neighborhood Parks, Plazas, Greens, and Paseos



This neighborhood green on the north side of Wilson Avenue just west of Rochester Avenue is oriented to provide dramatic views of the mountains to the northwest.

In addition to the neighborhood park areas within the Camino de las Alturas, the Plan proposes a Town Square along the main entrance route of Wilson Avenue. About the size of a neighborhood park, the town square provides a gathering place for many nearby neighborhoods. More intimate, neighborhood specific parks, greens and playgrounds are located within each neighborhood area. Ranging in size from ¼-acre pocket parks and ½-acre greens to 2-acre neighborhood parks, each park will be designed for a variety of activities, including informal play, fitness activities and quiet enjoyment of the outdoors.

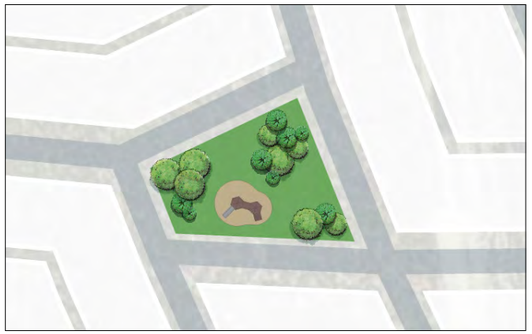
Along the east edge of Etiwanda Heights, three 2- to 3-acre parks are planned, utilizing county-owned land beneath the westerly Southern California Edison transmission line. Two such parks flank Wilson Avenue as one enters the Plan Area from the east, providing recreational opportunities for residents of existing and new neighborhoods. These parks are adjacent to the multi-purpose/equestrian trails that run along Wilson Avenue and along the Day Creek Channel, and to the shops and restaurants east of the town square. Trailhead parking and amenities would be provided in



these parks – potentially adjacent to a bike shop and cafe for hungry hikers, bikers and equestrians, and a nature interpretive center for visitors and schoolchildren – to support recreational access to the foothills and Preserves, in a location that is not near existing homes.

Neighborhood Parks

Neighborhood greens provide comfortable gathering and play spaces within a short walk of most residences. Smaller homes with smaller yards are located near such greens. These greens are typically around ½-acre in size, and provide shady and sunny areas, small playgrounds for children with sitting areas for parents. These may also include fitness stations for runners and walkers to stop at on their rounds.









Town Square

At the intersection of Wilson and Rochester Avenues is the town square, a central community gathering space for residents of all the foothill neighborhoods. The square includes a playground, picnic area, small outdoor theater, and flexible use areas for community gatherings, farmers' market, and other events. A proposed Wilson Community Center opens onto the square, providing a venue for community meetings, educational gatherings, weddings or other family celebrations, and seasonal markets.

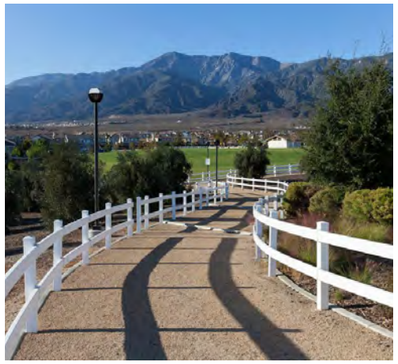
The town square is described in greater detail in ***Chapter 4.3***.

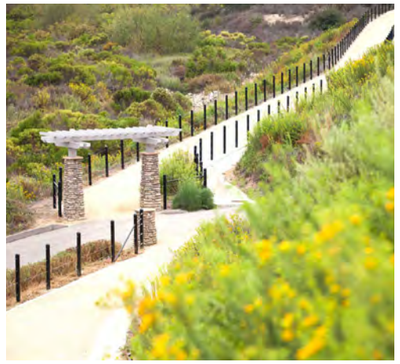




West Neighborhood Linear (Edge) Green

The Deer Creek flood control channel runs along the west edge of the Etiwanda Heights neighborhoods – its access roads providing existing trail connections from south of Banyan Street up into the foothills to the north. A linear park will be added to its east side, providing comfortable rest areas for hikers, bike riders, and equestrians, and softening views of the channel from new neighborhoods and views of new neighborhoods from existing homes to the west.





Wilson Greenway

Along the north side of Wilson Avenue to the west of the Camino de las Alturas is a frontage green between Wilson and the homes of Milliken Heights. It takes its inspiration from the greenway along the north side of Santa Monica Boulevard in Beverly Hills, which sets those large homes well back from the street. In this greenway, a multipurpose trail will connect to the existing multipurpose trail on the north side of Wilson Avenue to the west of Etiwanda Heights through to the Camino de las Alturas and its trails to the hills for hikers and equestrians.

The existing drainage course carrying stormwater from the Milliken Heights area southward into the Deer Creek channel will be improved as a dry creek greenway down the center of the primary avenue leading up into Milliken Heights. At the point where Wilson Avenue turns to the south to the Milliken/Wilson Roundabout, this greenway becomes the Wilson frontage green, connecting the multipurpose trail to the roundabout and the existing westward trail to facilitate pedestrians and equestrians.

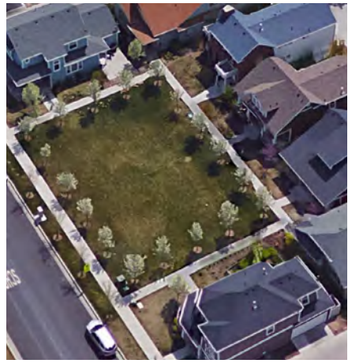


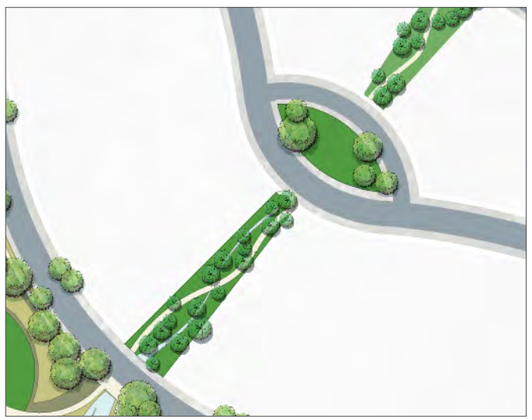
Attached Greens & Pocket Parks

The smallest of Etiwanda Heights open spaces are attached greens and pocket parks. These open spaces are not much larger than a residential lot, and provide essentially expanded front yards where kids can play and walkers and runners can pause to rest. These also provide beautiful punctuation of the street network, making memorable places that are helpful in navigating neighborhoods and defining unique addresses.









Neighborhood Paseos & Rosewalks

Paseos are mainly pedestrian short-cuts through blocks that are just bit too long to comfortably walk around to get where you are going. They can shorten the walk from an internal neighborhood street to a large park, shorten a child's walk to school, or provide a direct connection from a neighborhood to the neighborhood shops and restaurants. Depending on their width and design, paseos can also serve as additional pocket parks and play spaces – or function as "Rosewalks" – a pedestrian only street/open space where the primary entrances of the homes front onto the open space.

Trailheads

The trailheads and trailhead parks are intended as both recreational open space and key locations providing views over the new neighborhoods and across the valley below. Trailhead parks on the Day Creek Channel trail at Wilson Avenue and Banyan Avenue will be provided with ample parking for users from all over Rancho Cucamonga, whereas the Hanson Amphitheater and Trailhead Park in the northeast corner of the Plan is intended primarily for use by nearby residents, with limited parking provided to reduce impacts on surrounding residents.













Equestrian Park

The equestrian park will provide the entire neighborhood area with facilities for equestrian activities, ranging from riding arenas for various sports to trails that may continue into the Rural/Conservation Area trail network. It may be outfitted with Western Arenas, Dressage Arenas, or round pens. Any structures on the site should maintain a rural character, and fit in an unimposing manner into the hillside. With central access to the Neighborhood and Rural/Conservation Areas network of equestrian trails, and unparalleled views of the mountains, this location has the opportunity to become an important and valued amenity to the Etiwanda Heights neighborhood and destination for residents of Rancho Cucamonga.









Neighborhood Streets and Avenues



Completing the framework is an attractive, interconnected, walkable and bikeable network of Neighborhood Streets and Avenues, generating a series of distinctive, semi-rural environments and providing comfortable access to and through each neighborhood in Etiwanda Heights.

Standards for all thoroughfare sub-types and variations are provided in ***Chapter 5.7***, and specific stormwater strategies and standards related to the neighborhood street network are explained in ***Chapter 6***.

Neighborhood Avenues

Primary vehicular access to and through the Neighborhood Area is provided by five existing arterial streets: Milliken Avenue, Rochester Avenue, Wilson Avenue, Banyan Street, and Day Creek Boulevard. Within the Plan Area, Wilson Avenue, Rochester Avenue and a new east-west connector avenue are classified as Neighborhood Avenues.

These avenues provide for smooth, low-speed vehicular flows, with one vehicular lane in each direction (south Milliken Avenue being an exception with two lanes), curbside guest parking, wide landscaped parkway strips that provide stormwater management and infiltration, comfortable sidewalks and trails buffered from traffic by the parkways, street trees and parked cars, and typically buffered bike lanes as a primary element of the overall circulation network in Etiwanda Heights.



Neighborhood Avenues: *Intended design character of Wilson Ave (upper image) as it enters Etiwanda Heights from the west, and Milliken Ave as it enters Etiwanda Heights from the south, described in further detail in* ***Chapter 5.7****.*

Neighborhood Streets

Neighborhood Streets are the "outdoor living rooms" of the neighborhoods they serve – providing quiet, shaded, comfortable environments. As such, a variety of neighborhood street types are provided, to help generate varied neighborhood character and unique locations. All neighborhood streets have one travel lane in each direction, landscaped parkway strips detailed as stormwater bioswales, comfortably-shaded sidewalks and street-parking for guests.

Most neighborhood streets provide parking and sidewalks on both sides of the street, but those in Milliken Heights may limit parking and sidewalks to one side to accommodate the steeper grades, provide for equestrian activity, and better reflect the rural character of that area. In some cases, variations in stormwater management from neighborhood to neighborhood is anticipated, including pervious parking lanes (pervious pavers or other approved granular materials) and wider bioswales on one side of the street or the other.

Street lighting takes the form of "soft pools of light" at intersections and at intervals throughout the neighborhood, downward directed with minimal glare and no brighter than necessary to maintain a "dark sky" environment.



Neighborhood Streets: *Intended design character of typical neighborhood streets (upper image) and estate neighborhood streets (lower image); described in further detail in* ***Chapter 5.7****.*



All streets in Etiwanda Heights are attractive, safe, and social "outdoor rooms" activated by the lively frontages of the homes that front them.





Because most homes are served by residential lanes, interruptions in the sidewalk and parkways are minimized, allowing continuous, beautifully landscaped parkways, and ample street parking.

4.3 The Neighborhoods

Mixed-Type Walkable Neighborhoods

In accordance with public input received and General Plan direction, the new neighborhoods will provide a wide range of housing options within a walkable, amenity-rich neighborhood setting. Further, as summarized in ***Chapters 1.3*** and ***1.4***, the community's vision for new neighborhoods in Etiwanda Heights is that they be uniquely Rancho Cucamonga, high in quality, as low in density as feasible, and support active, healthy lifestyles and connections to the Rural/Conservation Area above.

The Open Space Framework (described in ***Chapter 4.2*** above) is the starting point for achieving these goals, and the organization, planning and design of the neighborhoods as described in the pages to follow will deliver a range of unique, valuable neighborhood living environments.

Etiwanda Heights neighborhoods will provide:

1. A mix of housing sizes, types and styles to meet the needs of a range of household sizes, types, incomes, and lifestyle preferences.
2. Walkable, complete streets that provide safe, comfortable pedestrian and bicycle routes, and low-speed driving environments to promote safety and a calm, quiet ambiance.
3. One or more parks within a 2- to 3-minute walk of every residence.
4. A trail leading to the foothill open spaces within a 5-minute walk (or less than 5-minute bike or horse ride) of every residence.
5. Well-landscaped frontages (front yards and sidewalks) that shade pedestrians and buffer them from traffic, welcome visitors, and sustainably manage stormwater.
6. Low nighttime light levels, with downward directed, non-glare fixtures general "soft pools of light" only where and when needed to maintain a "dark sky" environment.

In addition to these qualities shared by all Etiwanda Heights neighborhoods, every area within Etiwanda Heights has unique qualities and amenities to offer residents, based on its location, adjacencies, and design.

For reference – and for the purposes of regulation in ***Chapter 5*** and implementation in ***Chapter 7*** – the Neighborhood Area is organized into 10 Sub-areas. However, the neighborhoods that evolve, due to their location and the relative location of open space and town center amenities, are not the same divisions as the Sub-areas in the following regulatory chapter, and are illustrated in ***Figure 4.3***.

The following pages provide an overview of these characteristics.

1 ***Milliken Heights Neighborhoods:*** *Very large homes on large semi-rural lots with expansive views of the mountains and valleys and easy access to the City's extensive trail network and equestrian park.*

2 ***Central Neighborhoods:*** *Large, medium and smaller homes within a 5-minute walk of the Camino de las Alturas parks and trails and a 5-minute walk of the town square.*

3 ***North Neighborhood:*** *Large, medium and smaller homes within a 5-10 minute walk of the town square and the Camino de las Alturas.*

4 ***South Neighborhoods:*** *Large, medium and smaller homes within a 3-minute walk of the Camino de las Alturas parks and trails, and a short walk or bike from the town square.*

5 ***West Neighborhoods:*** *Large and medium homes along the west edge of Etiwanda Heights, connected by a linear park.*

6 ***Banyan Community Playfields & Neighborhood:*** *Community park, sports fields, and adjacent housing fronting Rochester & Banyan Avenues.*

Figure 4.3: The Neighborhoods



Milliken Heights Neighborhoods



Based on community input and on the vision of the 1991 Etiwanda North Specific Plan, very large equestrian properties are an important part of the Etiwanda Heights Neighborhood & Conservation Plan. The northwest Plan Area will be designed for this purpose as the Milliken Heights Neighborhoods. The area will offer some ½-acre and smaller lots, large homes with deep setbacks and views, rurally detailed streets with multi-purpose paths to accommodate equestrian traffic, and immediate adjacency to the Rural/Conservation Area and Equestrian Park to the north, Deer Creek greenway to the west, Camino de las Alturas to the east, and Milliken greenway in the center.

1. ***Estate Neighborhoods:*** *Large estate homes on large lots with broad setbacks, and welcoming frontages.*
2. ***Linear Greenways:*** *Provide direct access to the foothills and nature above, as well as managing stormwater infiltration.*
3. ***Special Neighborhood Gateways:*** *prominently marking the entries into Milliken Heights; includes Wilson Ave entrances and Milliken/Wilson Roundabout.*
4. ***Rural/Conservation Area Buffer:*** *Unobstructed views of the foothills and mountains to the north.*
5. ***Equestrian Park:*** *Facilities including riding arenas for equestrian activities. See more information in* ***Chapter 4.2****.*



Rural/Conservation Area Buffer

Immediately south of the Conservation Area is a buffer zone that will serve both fire protection and habitat protection transition area – also known as the Fuel Modification Zone. This buffer zone includes the large slope bank that bounds the north edge of the former gravel mine, which will be maintained free of easily flammable vegetation, and a broad swath of land to the west of the former mine that will be left in a largely natural state but periodically maintained to remove dry plant material.

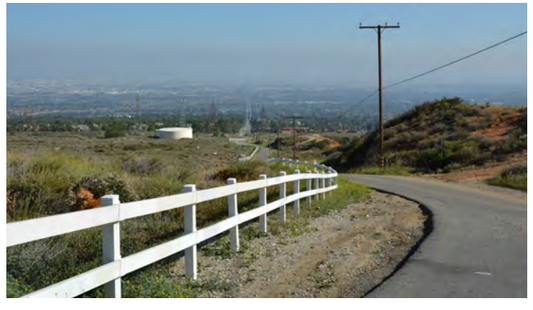
Fencing, signage and patrols by conservation management personnel will inform residents of the status of this buffer area, which is not intended for use as park space. Immediately to the south of this buffer zone along the north edge of the Milliken Estates neighborhood is a second broad swath of open space in the form of a large park. This is shown on the left as the greener highlighted color.





The Fuel Modification Zone has a natural aesthetic that is only modified to allow the removal of flammable plant matter.



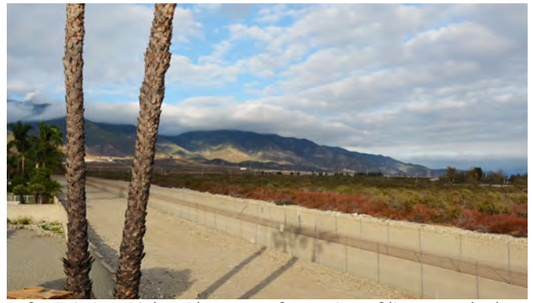


Trails continue through the Rural/Conservation Area buffer.



Deer Creek Greenway

The existing service access road alongside the Deer Creek flood control channel already serves as a popular walking trail for many residents. As the westerly neighborhoods of Etiwanda Heights are developed, the easterly edge of the eastside service road will be improved as a linear park space, with periodic rest areas and mini-parks for use by walkers, joggers, hikers, bicyclists and equestrians. This linear park will significantly improve views from existing homes along the west side of the flood control channel, including new trees that will provide shade for the trail and obscure views of new homes seen from the west.





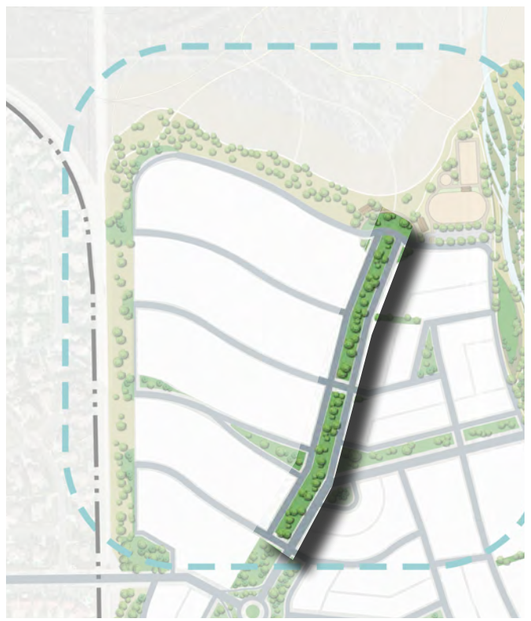
Left - Existing. Right - Phototransformation of linear park along Deer Creek Channel as seen from neighboring properties to the west.







Linear park space can provide a variety of amenities and modes of mobility, such as walking and running paths, bike trails, green space, as well as seating. All of these things simultaneously provide amenities and create a buffer for the neighborhoods.



Milliken Greenway

An existing drainage course is extended to begin at the parks bordering the north of the Milliken Heights Neighborhoods and run south through the parks on the west side of the Milliken/Wilson roundabout, allowing stormwater to flow in a naturalistic rocky creek feature within those parks. Stormwater retention and water quality basins will be provided within those parks, and water flowing from the parks to the south will run in a greenway along the west edge of Milliken for a couple of blocks. The Milliken greenway is a boulevard-style greenway, circumnavigated by neighborhood streets that allow access to all blocks. This green buffer provides a visual transition from the large estate blocks on the west and slightly smaller, large homes to the east.







Larger bioswales may grow an abundance of foliage within and surrounding the channel.



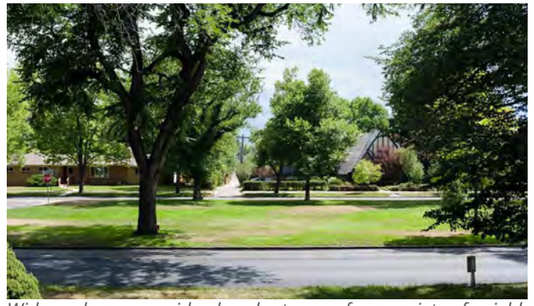
Streetscape is improved by the addition of green space.

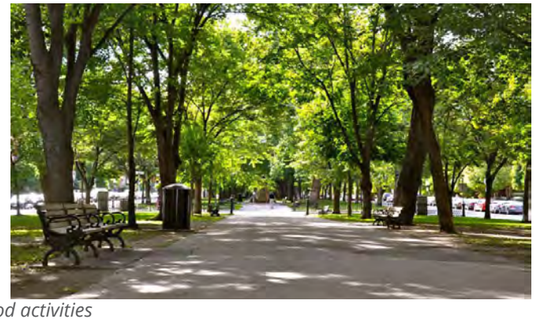




Wilson Greenway

Heading north from the Milliken/Wilson Roundabout, a similar greenway runs along the west side of Wilson Avenue extending a gracious Milliken Estates neighborhood edge park northward, similar to the neighborhood edge park along the north edge of Santa Monica Boulevard in Beverly Hills. The natural drainage course extends through this park, carrying stormwater from the Milliken Estates southward, along with an off-street multi-purpose trail connecting the existing trail on the north side of Wilson Avenue eastward to the Camino de las Alturas and neighborhood school.





Wide parkways provide abundant space for a variety of neighborhood activities





All streets in Etiwanda Heights are attractive, safe, and social



Deer Creek Access

At the west end of the Hanson Trail – which will bridge across the Deer Creek Channel – is a pedestrian, bike and equestrian trail connection to the east end of Ranch Drive and equestrian trail system of Haven View Estates. This connection will provide Haven View residents with direct trail access to the Deer Creek Trail and the foothills above, and across to the Deer Creek Trail via either the new Hanson or Levee Top trails, as well as to the new Camino de las Alturas greenway and its trails southward through the center of Etiwanda Heights.

Estate properties: *Milliken Heights will be characterized by large, stately homes on large lots with well simply landscaped, welcoming front yards. Homes in Milliken Heights should exhibit high architectural quality and authenticity (See* ***Chapter 5.10****) in styles appropriate to Rancho Cucamonga.*





Neighborhood-defining streetscapes and gateways: *Neighborhood entry gateways, retaining walls, and other special features will define the Milliken Heights neighborhoods and should be of naturalistic materials and forms fitting with the rural "heights" character of the area.*





Direct access to nature: *Milliken Heights offers residents direct access to nature via the several linear greenways running through and around the neighborhood, as well as special multi-use and equestrian trails along select streets in Milliken Heights.*





Central Neighborhoods



The town square: *Conceptual illustration the central community gathering space of Etiwanda Heights, flanked by village shops, restaurants and a prominent civic/community building that could host a variety of special events.*

1. ***Camino de las Alturas:*** *The open space "spine" of Etiwanda Heights that connects each neighborhood to the foothills above.*

2. ***Town Square and "Main Street":*** *A collection of village-scale shops and restaurants centered around the town square - a central community gathering space terminating the intersection of Rochester and Wilson Avenues.*

3. ***Elementary School:*** *A new elementary school serving the neighborhoods of Etiwanda Heights and adjacent.*

4. ***Central Neighborhood Park:*** *A small neighborhood park along the Central Avenue potentially including a clubhouse or other civic amenity for the adjacent neighborhoods.*



Surrounding the town square, and extending for one block to the east and west, are a variety of neighborhood-serving shops and restaurants, providing opportunities for meals with friends and family and to run daily or weekly errands on foot, by bike, or by car without leaving the neighborhood. Buildings are one- and two-stories, with small office spaces on upper floors of some buildings. The design of Wilson Avenue in this short stretch includes wide sidewalks, curbside parking – with much more parking behind the shops – and courtyards and paseos connecting from Wilson through to the parking lots behind. Within a comfortable walk of the town square to the north and south – and also within an easy 10-minute walk of the elementary school – lies the extent of the Central Neighborhoods. Housing options within this neighborhood include single-family detached homes on extra large, large, medium and smaller lots, as well as attached single-family options nearest to the town square. This neighborhood is bounded on the north by street that flows from the top edge of the school site, on the east by the electrical utility corridor and Day Creek Trail, on the south by the Camino de las Alturas and its trails, and on the west by the school.

Open Space: *Ample open space will be within comfortable walking distance of every home. Neighborhood-scale parks and greens will break up the street grids and provide residents with areas to play and rest.*





Traditional walkable residential areas: *All of the streets and open spaces within the central neighborhoods will be framed by single-family homes. Homes will face and open up to the public realm, creating natural surveillance for the street, and a comfortable and humane environment to live and play.*





Lively Public Realm: *Wilson Avenue, and the Streets surrounding the square will have a distinct "main street" character, with wide sidewalks, active open shopfronts, sidewalk dining, comfortable seating, and bicycle parking.*



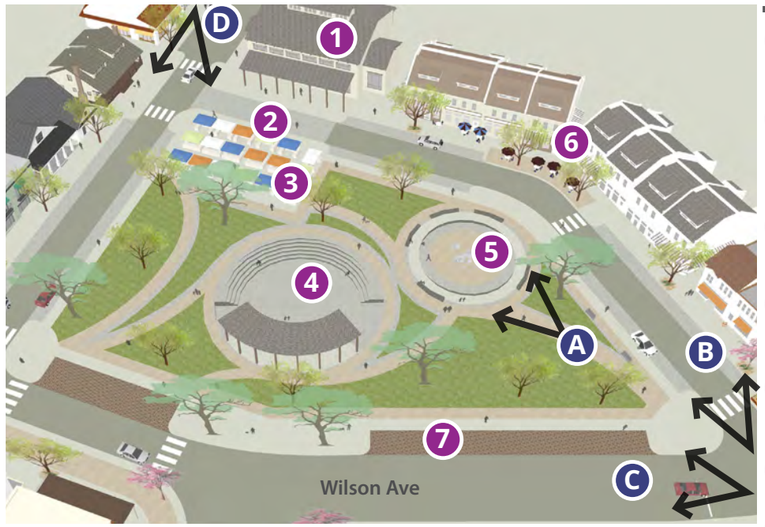




Town Square

At the crossroads of Wilson and Rochester Avenues, in the middle of Etiwanda Height's two-block "main street", is the town square, a 2-acre park designed as a day-to-day family play and rest area and a flexible venue for community events. The square is surrounded on all sides by small shops, restaurants and service businesses, across small streets to the north and west, and across Wilson Main Street to the south. Activity areas in the park include a playground for young children, a small outdoor theater for informal or scheduled performances and play, quiet shady sitting areas, and a paved plaza space in the north corner.

Across the street at that north corner of the square is the town hall, a multipurpose civic building owned by the City and programmed with functions ranging from community meetings to nature classes for school groups visiting the preserve, weddings, service club meetings and other regular community get-togethers, with doors that can open wide to the plaza within the park so that, by temporarily closing the small intervening street to traffic, special events like farmers' markets or Fourth of July celebrations can flow from indoors to outdoors and into the evening.



1. ***Potential Community Center Site:*** *Large event space with operable openings that face the square.*
2. ***Tabled Intersection:*** *Connecting Community Center to Town Square; this would be temporary closed to traffic for special events.*
3. ***Temporary Farmers' Market:*** *Hardscape that may be used for tent and table set-ups.*
4. ***Outdoor Theater:*** *Terraced seating carved into the natural inclined topography of the square.*
5. ***Playground:*** *Equipment should be rural in character – boulders, wooden climbing assemblies, etc.*
6. ***Sidewalk Dining:*** *Width provides for cafes/restaurant overflow.*
7. ***Gravel/ Rough stone Parking Apron:*** *Suitable for temporary parking.*







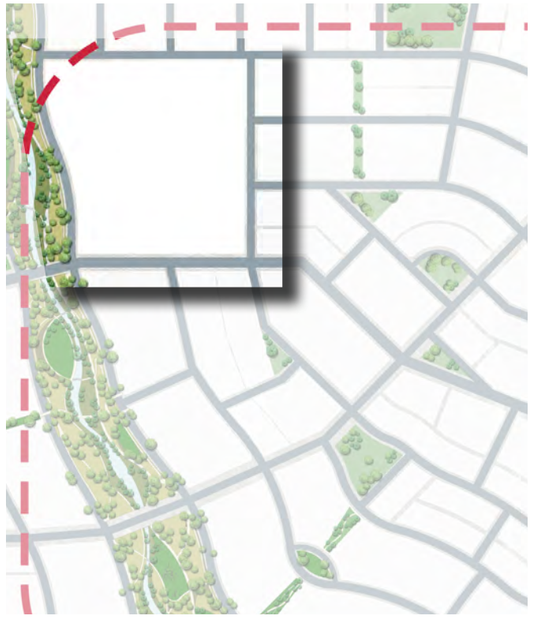






Wilson Main Street: *Will be an active, pedestrian-oriented space, with wide sidewalks and welcoming shopfronts, with convenient on-street parking for customers and visitors.*





Elementary School

A new K-8 school is planned in the southwest corner of the former Hanson gravel mine area, where the terrain is quite flat and access from surrounding Etiwanda Heights neighborhoods and other foothill neighborhoods is direct. Auto access and student pickup and drop-off is planned along the west side of the school, adjacent to the Camino de las Alturas, through which pedestrian and bike access is provided to the school. To the east and north of the school, neighborhood streets provide safe routes to school, and a new connector road from the northeast corner of that neighborhood to Day Creek Boulevard provides an additional route school access. Multi-purpose community room is recommended on the southeast corner of the school site, which is prominent from westbound Wilson Avenue and from the neighborhood to the south, centrally located in Etiwanda Heights for school functions and community activities. A joint use agreement for the school playfields and playgrounds is recommended, and would provide a centrally located center for after school and weekend play and other activities.









Active Adult Community Opportunity

Through the public engagement process for this Plan, interest was repeatedly expressed that some portion or portions of Etiwanda Heights Neighborhoods might be specifically targeted toward older adults who are seeking a home that supports a healthy, active lifestyle in which reliance on driving for daily needs and activities is reduced. While all Etiwanda Heights neighborhoods are intended to provide all residents with active transportation opportunities and access to amenities and daily needs, the option to not drive is an especially valuable amenity for older people as they become less comfortable operating a vehicle.

Historically, walkable neighborhoods have been home to Naturally Occurring Retirement Communities (or NORCs). Many locations within this Plan will be naturally good candidates for such a development, given the neighborhood patterns prescribed in the Code (***Chapter 5***). In particular, the Central Neighborhoods may offer the best opportunities, providing a range of housing types, relatively level terrain, and easy walking access to the Wilson Avenue shops, restaurants, town square, and potential transit stops.

North Neighborhoods



To the north of the Central Neighborhoods are the North Neighborhoods. These neighborhoods are anchored by a larger neighborhood park in the center on the south edge, the elementary school on the southwest edge, the Camino de las Alturas on the west, and the Rural Conservation Area to the north. Houses range from large homes on large lots to smaller single-family detached and attached options around the parks. A principle applied throughout this Plan is that smaller homes with smaller private yards benefit greatly from a location within a one- or two-minute walk of a green for active outdoor play. Because of the unique existing topography of the former gravel mine (relatively flat in comparison to the rest of Etiwanda Heights) – there is greater flexibility with regard to orientation of streets and blocks, many of which are (and should be) oriented toward the mountain peaks above. An amphitheater park in the northeast corner of the neighborhood takes advantage of the natural embankments of the former gravel pit, and provides access to the trails above.

1. ***Adjacent Park:*** *The blocks adjacent the Camino de las Alturas may have parks that extend into or project from the greenway.*
2. ***Neighborhood Park:*** *All houses in the North Neighborhoods are within a 1- to 2-minute walk of this or another green space.*
3. ***Neighborhood & Community Trailhead Park & Community Gathering Place:*** *The trailhead park at the northeast corner has an amphitheater formed naturally by the topography of the former gravel mine, as well as entrances to the network of trails through the rural conservation area north.*
4. ***Elementary School:*** *A new elementary school serving the neighborhoods of Etiwanda Heights and adjacent.*





Neighborhood & Community Trailhead Park & Community Gathering Place

At the northeast corner of the former gravel mine – at the juncture of the two new east-west trails, the existing Day Creek Channel Trail, and a new neighborhood avenue connecting south to the center of Etiwanda Heights – is a very special trailhead park. This is one of several trailhead parks within Etiwanda Heights, intended as both a neighborhood park providing views over the new neighborhoods and across the valley below. Whereas trailhead parks on the Day Creek Channel trail at Wilson Avenue and Banyan Avenue will be provided with ample parking for users from all over Rancho Cucamonga, this park is intended primarily for use by nearby residents, with limited parking provided to reduce impacts on surrounding residents.











Small(er) Lot Houses and Active Public Realm: *Due to their adjacency to the Camino de las Alturas and a collection of neighborhood parks, these neighborhoods are envisioned to be made up of smaller homes and lots, providing the opportunity for more people to be living within a short walk or bike ride to nature and to the village shops and restaurants in the town square. As such, these neighborhoods emphasize a comfortable, well-connected public realm, activated by neighborly homes and frontages.*



South Neighborhoods





1. ***Banyan/Rochester Roundabout:*** *Gateway marks the start of the Plan from the southern entry.*
2. ***Banyan Greenway:*** *Buffers neighborhoods from Banyan Street and conveys stormwater to Day Creek.*
3. ***Caryn Access:*** *New connection provides existing neighborhoods access to the Plan.*
4. ***Linear Green:*** *Buffers High School.*
5. ***Milliken/Wilson Roundabout:*** *Gateway connects to Wilson Ave.*



The neighborhoods in the southeast region are accessed via the Rochester (entry) avenue and a new connection from Banyan at Mount Baldy Place, providing easy access to the many neighborhood and open space amenities in Etiwanda Heights from the existing neighborhood to the south (Caryn Access). A linear greenway is provided along Banyan Avenue to create an attractive element for homes to front, while aiding in the stormwater infiltration strategies of Etiwanda Heights.

The neighborhoods in the northwest region include smaller-lot and attached homes fronting and surrounding a centralized neighborhood park, and the central neighborhood avenue – which is a primary bike route through Etiwanda Heights. The homes in this neighborhood benefit from direct connectivity to the foothills via the Camino de las Alturas, as well as being within a short walk, bike ride, or horse ride from the town square. Linear parks and greens are also provided along the perimeter of the adjacent Los Osos High School.



Banyan/Rochester Roundabout

As an important primary entrance to Etiwanda Heights, the Banyan/Rochester Roundabout provides an opportunity for a gateway piece, connecting pedestrian and vehicular traffic from Banyan or Rochester to the east-west linear park, Banyan greenway, and northbound along an Edge Drive on the Camino de las Alturas. Paths that continue from the Camino de las Alturas to surround Banyan are traversed in the Plan via bridged connections. The Roundabout also provides access south to the Banyan Community Playfields, described further at the end of this section of the chapter.







Banyan Greenway

This east-west running linear green provides a soft edge to Etiwanda Heights, simultaneous creating beautiful frontage drives for the southernmost blocks of the Plan and mitigating stormwater runoff. West of the Banyan/Rochester roundabout, the southern neighborhood blocks are protected by the ample green space, and there is another small entry to the plan that can be emphasized with a more modest gateway indicator. The Banyan greenway also captures stormwater coming from any blocks north of the greenway and channels it east to Day Creek.





Milliken/Wilson Roundabout

A primary goal of the Etiwanda Heights Neighborhood & Conservation Plan is to finally connect Wilson Avenue through this long-standing gap in the City's primary street network, and unload Banyan Street of some of the traffic it was never intended to carry. The current elbow intersection of Wilson Avenue and Milliken Boulevard will be replaced with a three-legged roundabout that allows traffic coming up Milliken to head west to the existing neighborhoods and Chaffey College or straight onward into the new segment of Wilson Avenue that provides access to most of the Etiwanda Heights neighborhoods and other existing foothill neighborhoods to the east.

The new roundabout is located a few hundred feet to the south and east of the existing elbow intersection to enable an existing drainage course to run in a greenway along its west side. The new roundabout will be surrounding on all sides by parks that provide a gracious gateway to Etiwanda Heights and other foothill neighborhoods, while buffering adjacent new housing from traffic. In order encourage through traffic to stay on Wilson Avenue and to reduce neighborhood cut-through vehicular traffic, the roundabout does not connect directly to the neighborhood avenue to the east, while bicycle and pedestrian traffic may flow through that east side park to the crossings at the roundabout.

Caryn Neighborhood Access

The Plan emphasizes connectivity and ease of access by making continuations of existing neighborhood streets into the plan where appropriate. The neighborhood to the south open onto Banyan Street in a few locations. At this point, one neighborhood street crosses Banyan Street and Banyan greenway into the Plan and is met by a small neighborhood attached green immediately, where a modest gateway marker would be appropriate. This street terminates on a grand neighborhood park and an east-west street that traverses the neighborhood and provides access to the Camino de las Alturas edge drive.







Attached and Small Lot Houses: *Proximity to community open spaces supports smaller homes in the Central Neighborhood enabling more households to live within a short walk or bike from the Camino de las Alturas and the shops and restaurants in the town square.*



Orientation of Houses: *Many streets are angled toward the northwest of the plan. This is intentional to allow ideal vistas of Mt. Baldy and Ontario Peaks from various parts of the block network. With careful planning, every neighborhood in the Plan will have views of the mountains.*





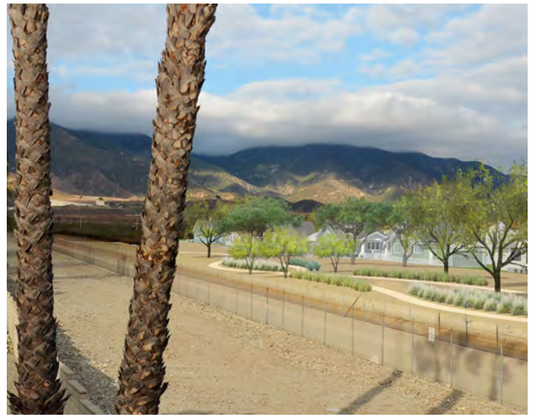
Traditional Neighborhood Patterns: *Emphasizing the walkable neighborhood streets with comfortably shaded sidewalks, on-street visitor parking, and welcoming, neighborly private frontages.*





Safe, Active Neighborhood Streets & Open Spaces: *The neighborhood streets and open spaces are the outdoor rooms of each neighborhood – social spaces activated (and made safe places) by the homes that front them.*

West Neighborhoods



Phototransformation of linear park along Deer Creek Channel as viewed from properties to the west (tree and plating improvements).

The neighborhood areas along the west edge of Etiwanda Heights – close to existing neighborhoods – are planned and designed for compatibility with those existing neighborhoods. Lot sizes and home sizes are very similar, and new homes do not face toward the existing neighborhoods. In the neighborhoods south of Banyan Street, new lots back up to the backs of existing homes, and north of Banyan, enhanced landscaping forms a linear park buffer along the east edge of the existing Deer Creek Channel and Trail to buffer views of new homes from existing homes and yards.



1. ***West Edge Greenway:*** *A linear park is provided along the Deer Creek channel as a visual buffer for the adjacent neighborhoods, and to provide access to the foothills above via a multi-use trail.*
2. ***Neighborhood Paseos and Infiltration Park:*** *A series of mid-block paseos carry stormwater flows into an existing drainage outlet.*
3. ***Los Osos High School***
4. ***Rancho Cucamonga Fire Station 175***
5. ***Entry Park:*** *At the south entrance(s) to the new infill neighborhood, as neighborhood park is provided as an amenity to both the new and existing neighborhoods.*
6. ***Multi-Use Trail:*** *A multi-use trail is provided along the Deer Creek channel to provide access to the West Edge greenway, and foothills above.*





Neighborhood Paseos & Infiltration Park

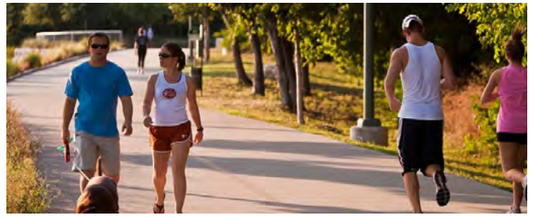
The entire stormwater-carrying system begins at the open park space at the north of the Plan, just south of the Rural/ Conservation foothills. It is carried down in greenways, bioswales and attached greens until it reaches the Milliken/ Wilson Roundabout, after which it continues through the West Neighborhoods in a series of mid-block paseos. These neighborhood greens carry stormwater flows into an existing drainage outlet adjacent the fire station, around which a new neighborhood park is provided. Incorporating stormwater management in these ways achieves a Plan objective to conserve natural open space. While mitigating environmental impacts of development (stormwater runoff), these greens break up blocks into pedestrian-friendly sizes and provide open space amenities to residents of Etiwanda Heights.

West Edge Greenway

The Deer Creek flood control channel runs along the west edge of the Etiwanda Heights neighborhoods – its access roads providing existing trail connections from south of Banyan Street up into the foothills to the north. A linear park will be added to its east side, providing comfortable rest areas for hikers, bike riders, and equestrians, and softening views of the channel from new neighborhoods and views of new neighborhoods from existing homes to the west.



Existing View of Deer Creek Channel at Wilson Ave, looking north





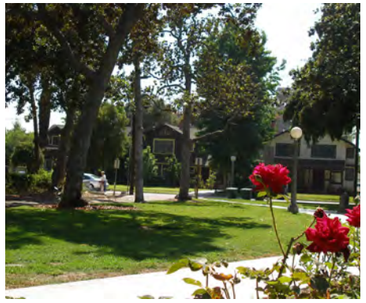


Lemon Avenue Park / New Entry

The southeast corner of the Plan is bordered on the left by existing neighborhoods and on the right by the continuation of the Deer Creek Storm Channel. This new connection point between existing neighborhood at the West Neighborhoods of this Plan is crucial to ensure that proposed development fits neatly into Rancho Cucamonga as a continuation of the existing neighborhoods and not imposing on or separate from them. As Lemon Avenue bends around and meets Marbella (see diagrams below), the Plan proposes a large neighborhood park space – an amenity to both existing and new neighborhoods – and a continuation of both Lemon and Marbella into the proposed Development. Another important element of this vehicular and pedestrian connection is that it would allow West Neighborhood Residents to easily reach the existing Trader Joe's on Haven Ave, about half a mile down Lemon Avenue from the proposed park site.







Existing View from Marbella Ave as it meets Lemon Ave - the future point of connection to the Plan's West Neighborhoods that would lead directly to the proposed Lemon Avenue park.









Neighborhoods saturated with green space: *There are many strategies to introducing green spaces to blocks, and in these tighter configurations in the West Neighborhoods, the Plan introduces frequent paseos, attached and linear greens.*



Neighborhood Connections: *The key connection points between the Western Neighborhoods and Milliken Heights to the North and South Neighborhoods to the East are marked by special greens, such as the parks at the Wilson west entry point and the Milliken/Wilson roundabout. Other connections come in the form of continuous pedestrian paths, such as the Deer Creek multi-use trail and network of paseos that span the entire north-south length of the Plan.*





Context-sensitive neighborhood pattern : *Homes on the edge of the Western Neighborhoods will reflect the existing homes that they abut, in both density and architectural character.*





Stormwater management greens: *Many of the Plan's key green spaces also serve as stormwater management, making environmental conservation a visible priority to the community of Rancho Cucamonga.*

Banyan Community Playfields



Community Park: *Conceptual illustration of a type of community gathering space adjacent to new and existing neighborhoods.*

1. ***Banyan Community Playfields:*** *Park contains playfields such as soccer and softball fields for community use.*

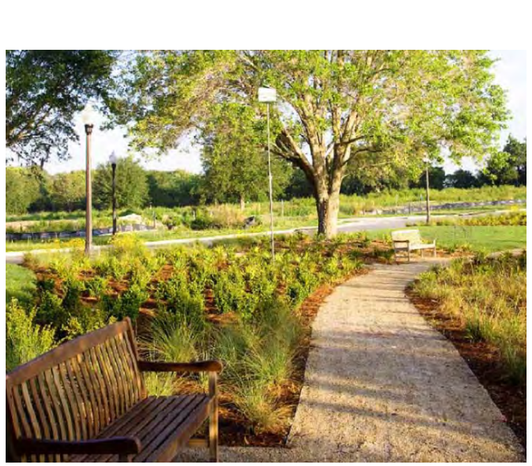
2. ***Natural Landscape / Stormwater Management:*** *Channels from the Camino de las Alturas continue onto this natural creek on the southeast of the Plan.*

3. ***Trailhead Park:*** *Provides parking and gathering space and connections to new and existing trails.*

4. ***Banyan/Rochester Roundabout:*** *The southeast gateway to the Plan, at the intersection of these two major streets, also leads north to the Camino de las Alturas.*



At the southeast corner of the Plan, where Banyan enters the site on the east, is an area that is primarily designated as the Banyan Community Playfields, with a few small blocks of neighborhood that meet Rochester Avenue's existing neighborhoods.









Banyan Community Playfields

Heading north from the Milliken/Wilson Roundabout, a similar greenway runs along the west side of Wilson Avenue extending a gracious Milliken Estates neighborhood edge park northward, similar to the neighborhood edge park along the north edge of Santa Monica Boulevard in Beverly Hills. The natural drainage course extends through this park, carrying stormwater from the Milliken Estates southward, along with an off-street multi-purpose trail connecting the existing trail on the north side of Wilson Avenue eastward to the Camino de las Alturas and neighborhood school.

4.4 The Gateways

Gateway Locations

In accordance with public input received and General Plan direction, the new neighborhoods may provide a framework of gateways to define the Plan Area. Further, as summarized in ***Chapters 1.3*** and ***1.4***, the community's vision for new neighborhoods in Etiwanda Heights is that they be uniquely Rancho Cucamonga, high in quality, and support connections to the Rural/Conservation Area above.

The Gateway Framework is an additional strategy for achieving these goals. All suggested gateways are optional; however, the organization, planning and design of the various gateways as described below will craft a clear perception of unique, valuable neighborhoods within one cohesive plan.

Key components of this framework include:

1. "Etiwanda Heights" Gateway monuments that clearly and cohesively mark the main points of access to the Plan and create a sense of entry as major neighborhoods transition from existing areas to the new Etiwanda Heights Neighborhood.
2. Neighborhood gateways that are smaller in scale compared to the Etiwanda Heights Gateways that distinguish various neighborhood projects, tracts, or subareas from each other, allowing each to maintain a unique identity and smaller community network within the whole Plan Area.
3. Neighborhood monuments within each of the projects, tracts, or subareas that correspond with the gateway and public realm design of the given neighborhood.
4. A clear hierarchy of place as one moves through the street network, from large avenues to neighborhood streets, achieved by gateway punctuations at transition points.
5. A continuous public realm design that allows diversity but maintains complementary elements.

In addition to defining a singular, unified Etiwanda Heights Plan Area, every neighborhood within Etiwanda Heights has unique qualities and amenities to offer residents, based on its location, adjacencies, and design.

The locations of Etiwanda Heights Gateways are shown in ***Figure 4.4***. These gateway monuments are not required, but if provided, they must be located at the intersections shown. The suggested locations for Neighborhood Gateways are not fixed, but must remain along main Plan Area avenues.

1. ***Wilson Ave West Gateway:*** *Marks the entrance to the Plan Area from Wilson Ave and Deer Creek Channel on the west as it connects existing residential neighborhoods to new residential neighborhoods.*
2. ***Wilson Ave East Gateway:*** *Marks the entrance to the Plan Area from Wilson Ave and the Day Creek Channel on the east, leading to Main Street and the town square.*
3. ***Milliken Ave Gateway:*** *Marks the entrance to the Plan Area from Milliken Ave at the southern border beyond the north edge of Los Osos High School.*
4. ***Rochester Ave Gateway:*** *Marks the entrance to the Plan Area from Rochester Ave at the south at the proposed Banyan/Rochester Roundabout.*

- - - ***Neighborhood Gateways:*** *May be located along the avenues shown.*

Figure 4.4: The Gateways



5 Development Standards & Design Guidelines



Introduction

The development regulations and neighborhood design standards in this chapter have been crafted to ensure that the envisioned neighborhood character is systematically implemented through the development of multiple phases by multiple builders and developers over time. These standards balance the need for predictable neighborhood patterns and place-making outcomes with the need for flexibility of the types, scales and intensities of housing and neighborhood commercial development to meet changing market conditions and buyer preferences.

These standards have been integrated with public realm design standards to ensure varied and harmonious streetscapes and frontages that define public spaces through the systematic placement and scale of buildings, and to encourage and locate neighborhood-serving, non-residential uses within comfortable walking distance of as many residents as can be supported by market conditions over time.

This Chapter Covers

5.1 Introduction 111
5.2 Neighborhood Area Regulating Zones 115
5.3 Block Standards 117
5.4 Building Standards 127
5.5 Private Frontages 159
5.6 Signage 167
5.7 Thoroughfares 185
5.8 Public Open Space 213
5.9 Rural Development Standards 239
5.10 Architectural & Landscape Guidelines 251

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area.

Chapter 6 presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan.

Chapter 7 - ***Chapter 7.5*** in particular - provides general direction for the implementation and financing for these systems, including the capital costs and ongoing maintenance and operational responsibilities and costs. The final design for all systems and more detailed assignment of financial and maintenance responsibilities will be defined at the time of approval of final subdivision map(s) and public improvement plans.

5.1 Introduction

5.1.1 Purpose

This chapter controls all of the development of the Etiwanda Heights Neighborhood & Conservation Plan to ensure that development is aligned with the physical vision described in ***Chapter 4*** 'Vision.' Specifically, the standards herein are calibrated to enable and encourage the following outcomes:

- Appropriately-scaled development;
- Diverse and high quality housing choices;
- Protected character of adjoining neighborhoods;
- Walkable neighborhood patterns through a network of well-designed streets that are safe for pedestrians, bicyclists, and motorists;
- Village main streets as vibrant social and commercial focal points within a comfortable walking distance of many homes.

5.1.2 Applicability

A. This chapter applies to all subdivisions, parcels, streets, Public Open Spaces, buildings and uses within the Plan boundaries, except for schools, which are reviewed and permitted by the State of California through a special permitting process.

B. In the event of conflicts between the development standards of this Plan and those of the Rancho Cucamonga Development Code, those of this Plan shall take precedence. The existing Rancho Cucamonga Development Code shall continue to be applicable to development-related issues not covered by this development standards and guidelines contained herein.

C. In the event of conflicts between the development standards and guidelines of this Plan and those of the City's Building or Fire Code, those of the City's Building and Fire Codes shall prevail.

D. Where in conflict, numerical metrics in this chapter shall take precedence over graphical metrics.

5.1.3 Terminology

A. Throughout this Chapter, the words "shall" and "must" denote a requirement that has the force of zoning, while the terms "should" and "recommend" denote a guideline.

B. "Standards" are mandatory elements. "Guidelines" supplement and refine the standards, and are to be consulted in the review of all discretionary approvals for development within the Plan area.

C. "Director" means Planning Director or designee.

D. Throughout this Code, many terms are used that are intended to be understood very specifically. Such terms are Capitalized. Terms that are Capitalized and Italicized contain definitions in the Glossary (***Appendix 3***).

E. "Streets" in this Code shall be understood only as the thoroughfares required and prescribed in ***Chapter 5.7***.

5.1.4 Structure of the Code

5.1 Introduction.

A. Part I: The Neighborhood Area

5.2 Regulating Zones. This chapter describes the intended character of each regulating zone, and contains the development restrictions for the Neighborhood Areas.

5.3 Blocks. The tables in this section must be consulted in the preparation of each Precise Neighborhood Plan. They contain the allowed application of the regulating zones (***Chapter 5.2***), Building Types (***Chapter 5.4***), Street Types (***Chapter 5.7***), and Public Open Space types (***Chapter 5.8***), and number of dwelling units and other buildings allowed per sub-area. The process and requirements for the design of a Precise Neighborhood Plan are detailed in ***Chapter 7.7***, Authority, Amendments, and Approvals.

B. Part II: Building Standards

5.4 Building Types. Market analyses have identified a variety of Building Types. Each Building Type will contain specific development standards, and allow a specified range of Private Frontage types (***Chapter 5.5***).

5.5 Private Frontage. Private frontage is the way that a building relates to the public realm. A number of types have been identified as appropriate to the context of Etiwanda Heights. This section contains the standards and guidelines for each.

5.6 Signage. Signs are allowed for non-residential uses. This section contains the standards and guidelines for each allowed sign type.

C. Part III: Public Realm Standards

5.7 Thoroughfares. The location and type of some thoroughfares within the Plan are Existing Areas, while others are subject to the design of each Precise Neighborhood Plan (***Chapter 5.2***). Regardless, all thoroughfares within a Precise Neighborhood Plan must be labelled as and designed in accordance with the identified Types of this Chapter.

5.8 Public Open Space. The location and type of some Public Open Spaces (parks, plazas, etc.) within the Plan are Existing Areas, while others are subject to the design of each Precise Neighborhood Plan (***Chapter 5.2***). Regardless, all Public Open Space within a Precise Neighborhood Plan must be labelled as and designed in accordance with the identified types of this Section.

D. Part IV: Rural/Conservation Area Standards

5.9 Rural Development Standards. The Rural/Conservation Area allows the development of very few rural houses. This chapter contains private and public standards for development within this area.

E. Part V: Design Guidelines

5.10 Architectural & Landscape Guidelines. The Architectural Guidelines are provided to supplement and refine the development standards on aspects that are more appropriately described and addressed through advisory information rather than standards. The guidelines are based on a series of prototypical building forms and associated topics that implement the intended form and character of the Plan and serve as a guide for review of development applications. The Landscape Guidelines are provided to supplement and refine the landscaping standards for Streets, Public Open Spaces, and private property.

5.1.5 Regulating Plan

A. **Maps.** The Regulating Plan is reflected through a series of maps throughout this code. These maps identify the boundaries for each sub-area as well as the intended outcome for the network of streets, blocks and Public Open Spaces in the Plan area.

B. **Regulating Plan Maintenance.** It is the ongoing responsibility of the City to update all affected maps of the Regulating Plan to reflect any adjustments to blocks, required street alignments and required Public Open Space locations, and all changes to the regulating zones.

Part I:
Neighborhood Area



5.2 Neighborhood Area Regulating Zones

5.2.1 Purpose

Development regulations in the Neighborhood Area is applied to each block through the Precise Neighborhood Plan process (***Chapter 7.7***). The standards of each regulating zone are calibrated to generate the physical form and character in accordance with the Vision described in ***Chapter 4***, and regulate 1) allowed Building Types (***Table 5.4A***); 2) Primary and Secondary setback requirements (***Table 5.4B***); and 3) allowed uses (***Appendix 1***). The regulating zones follow a spectrum that ranges from rural to urban that is sensitive to the existing context of Rancho Cucamonga. The intent of the following descriptions to provide an understanding of the character of each zone.

5.2.2 Regulating Zones

A. Neighborhood Estate (NE) Regulating Zone

The Neighborhood Estate regulating zone is for large homes on large lots, with large setbacks and yards, and expansive views of the mountains to the north and/or valley to the south. A semi-rural, equestrian design character is envisioned, with curbless streets that lead directly to multi-purpose trails to the foothills.

B. Neighborhood General 1 (NG-1) Regulating Zone

This walkable neighborhood regulating zone includes single-family detached homes on a range of lot sizes, knitted together by a connective network of landscaped pedestrian-oriented streets, parks, and trails. Well-landscaped front yards and private rear and side yard areas for family activities surround each home.

C. Neighborhood General 2 (NG-2) Regulating Zone

This walkable neighborhood regulating zone includes single-family detached and attached homes, knitted together by a network of pedestrian-oriented streets and **Paseos**, and in proximity to neighborhood parks or squares for family recreation and community gatherings. Homes greet the visitor with well-landscaped front yards and welcoming entries, and garages are accessed by rear lanes.

D. Shops & Restaurants (SR) Regulating Zone

This two-block area centered on the intersection of Wilson and Rochester Avenues has a classic Southern California small-town "Main Street" character with a distinctly rural twist. Neighborhood-serving shops and restaurants have large shopfronts and wide sidewalks for strolling, dining, and visiting. Parking is provided on the street and in rear parking lots that are accessed by courts and **Paseos**.

5.2.3 Camino Overlay

A. Camino Overlay (C-O)

This regulating overlay is one lot deep and applies to the majority of houses adjacent to the Camino de las Alturas. Specific standards apply to the properties within this overlay that either differ from, or are in addition to the standards of the base zone (NG-1).

Fig. 5.2.2A Regulating Plan - Neighborhood Area

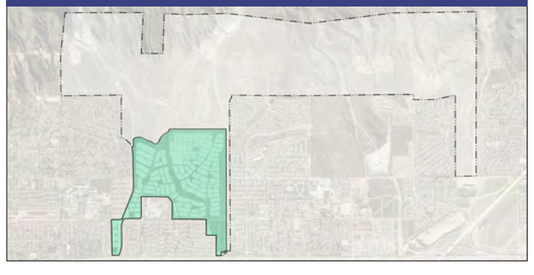


Figure 5.2.2B: Regulating Plan

Neighborhood Estates	(NE)
Neighborhood General 1	(NG-1)
Neighborhood General 2	(NG-2)
Shops & Restaurants	(SR)
Camino Overlay (C-O)	
Shopfront Required	
School Site	

FIG. 5.2.2B REGULATING PLAN - NEIGHBORHOOD AREA REGULATING ZONES AND OVERLAY



5.3 Block Standards

5.3.1 Purpose

This section contains large-scale standards for the layout of new blocks and lots. The standards contained herein have been calibrated to ensure that buildout is human-scaled, aesthetically pleasing, and aligned with the vision for the Plan area as specified in ***Chapter 4***. For building-scale standards, see ***Chapter 5.4***, for street standards, see ***Chapter 5.7***, for Public Open Space standards, see ***Chapter 5.8***.

5.3.2 Precise Neighborhood Plans

A. Intent. The Neighborhood Area is divided into 9 sub-areas. The purposes of this division are to 1) phase development, and 2) ensure the intended distribution of Building Types. In order to provide long-term flexibility in the layout and design of each development proposal, the Regulating Plan is conceptual and subject to refinement through the Precise Neighborhood Plan process. The first developer in each sub-area is responsible for securing approval of a Precise Neighborhood Plan through the process outlined in ***Chapter 7.7***. Upon the City's finding that the proposal is consistent with this Plan, the Precise Neighborhood Plan will be approved and recorded as a refinement to the Regulating Plan. All subsequent development within each sub-area will be reviewed for consistency with the approved Precise Neighborhood Plan.

B. Development Intensity. The maximum allowed density within the Plan area is identified in ***Table 5.3*** Neighborhood Area Sub-area Requirements, which identifies the 9 sub-areas that are intended for walkable neighborhood development and target development densities for each. The Director may approve transfers of density between sub-areas in response to applications by all affected property owners through the Precise Neighborhood Plan process, upon finding that such transfers meet the intent of the Vision in ***Chapter 4***. See ***Chapter 7*** regarding transfers of development rights.

FIG. 5.3 SUB-AREA REGULATING PLAN



Figure 5.3: Sub-Area Plan

Neighborhood Estates	(NE)
Neighborhood General 1	(NG-1)
Neighborhood General 2	(NG-2)
Shops & Restaurants	(SR)
Camino Overlay (C-O)	
Shopfront Required	
School Site	

5.3.3 Block configurations

A. Blocks within the Plan area are intended to provide flexibility and enable variety of lot sizes and building types. The following diagrams illustrate the various ways in which a block may be configured. Combinations are allowed.

B. Every effort shall be made for Precise Neighborhood Plans to match the block pattern shown in the Regulating Plan.

C. Gated communities are inconsistent with the Vision of the Plan, and shall not be permitted anywhere within the Plan area.

D. A **Rear Lane** is required for: all blocks within the SR and NG-2 zones; any block containing at least one lot less than 60 feet wide or not fronting on a street; and all lots within the Camino Overlay,

E. Dead-end Rear Lanes are not permitted.

F. Except for the Neighborhood Estates regulating zone in Sub-area 3, zone transitions shall occur only within blocks.

G. All primary dwellings within the Plan area, and all buildings within the SR regulating zone shall front onto one of the following:

1. A street (see ***Chapter 5.7*** for thoroughfare types and standards).
2. A Public Open Space (see ***Chapter 5.8*** for Public Open Space types and standards).
3. A Court (see ***Appendix 3***: ***Glossary*** for definition).

Rear lot lines shall not abut any of these.

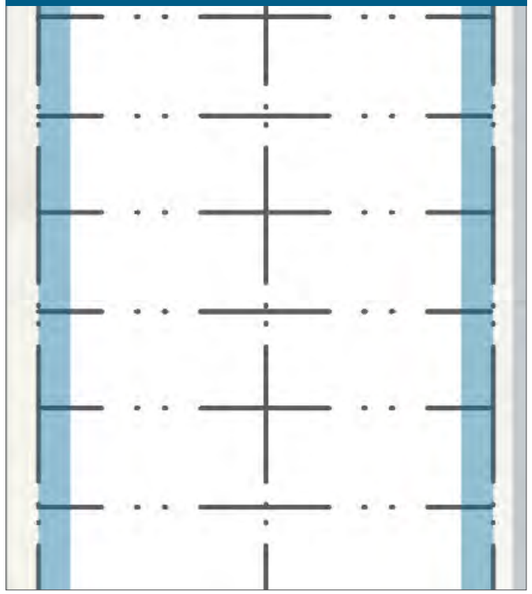
H. Flag-lots are not permitted.

I. Unless otherwise specified, a block shall be surrounded by streets on all sides.

J. Block dimensions shall be measured from property lines unless specified otherwise (see provisions for Attached Greens and Blocks split by **Paseos** or **Rosewalks** below).

K. To reduce mass grading, blocks will typically be graded so that stormwater runoff from downhill lots drains to the rear of the lot. Most blocks will be provided with rear lanes that collect and convey the stormwater to the streets and their parkway **Bioswales**. Those lanes also provide vehicular access to garages and other parking.

FIG. 5.3.3G NO REAR LANE



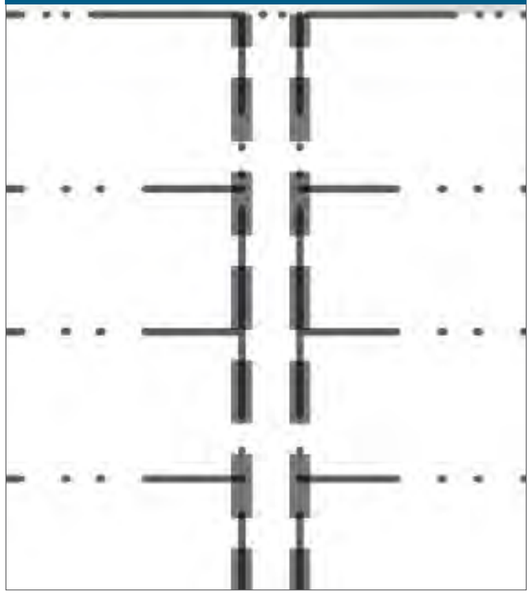
G. No Rear Lane

1. Allowed in NE and NG-1 (outside of C-O) only. Where stormwater conveyance is needed, a rear Lane may be replaced by a drainage easement, which may be as narrow as 10 feet, containing a pedestrian and/or equestrian trail in lieu of vehicular access.
2. No lot shall be less than 60' in width.
3. Driveways shall not exceed 10' in width within the front setback area. Curb cut width shall not exceed driveway width. Driveway apron shall not affect sidewalk slope or direction.
4. Parking shall be located at rear of lot per standards of ***Chapter 5.4***.

Figures 5.3.3G-M

- Property Line
- Alley
- Front (Primary Setback applies)
- Public Open Space

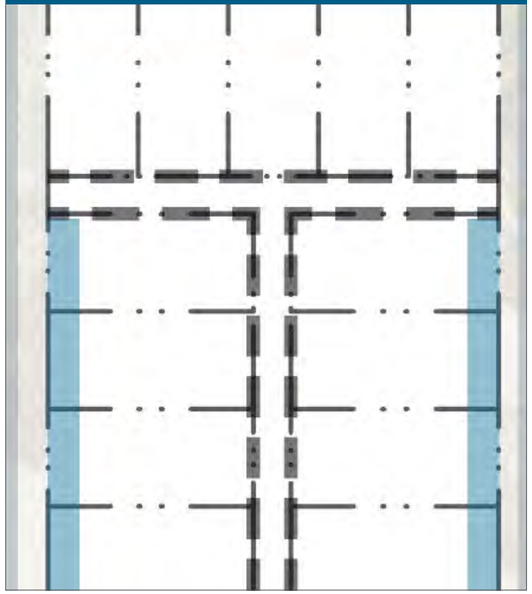
FIG. 5.3.3H SIMPLE REAR LANE



H. Simple Rear Lane

1. All on-site vehicular access shall be from Rear Lane. See ***Chapter 5.7.15-16*** for rear lane standards.

FIG. 5.3.3I COMPLEX REAR LANE



I. Complex Rear Lane

1. All on-site vehicular access shall be from rear lane See ***Chapter 5.7.15-16*** for rear lane standards.
2. A block may have multiple rear-lanes and rear lane intersections, in any configuration.

TABLE 5.3.3 BLOCK LENGTH & PERIMETER STANDARDS

	Neighborhood Estates	Neighborhood General-1	Neighborhood General-2[1]	Shops & Restaurants[2]
Blocks	**Maximum**	**Maximum**		
Face Length	700	600	500	350
Perimeter	2,400	1,800	1,600	2,000

Notes

1 All blocks within Sub-area 9, and all blocks containing any lots zoned NG-2 are also subject to the standards of this column.
2 Blocks containing any lots zoned SR are subject to the standards of this column.

FIG. 5.3.3J PASEO-SPLIT

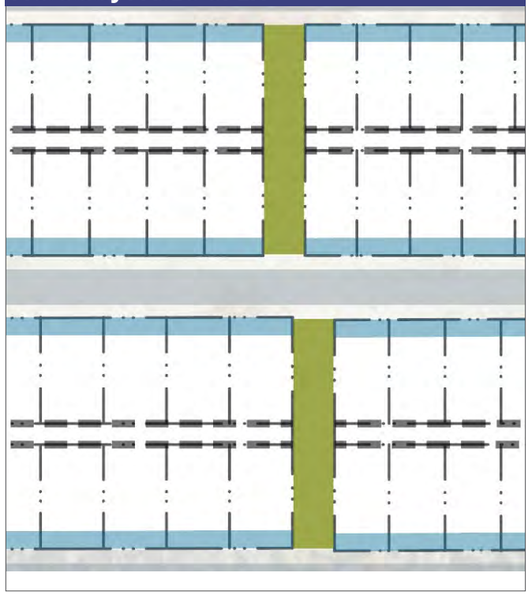


FIG. 5.3.3K ROSEWALK SPLIT

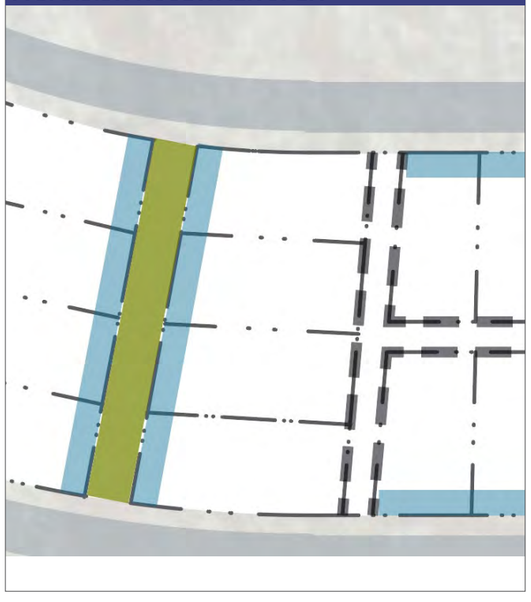


FIG. 5.3.3L ATTACHED

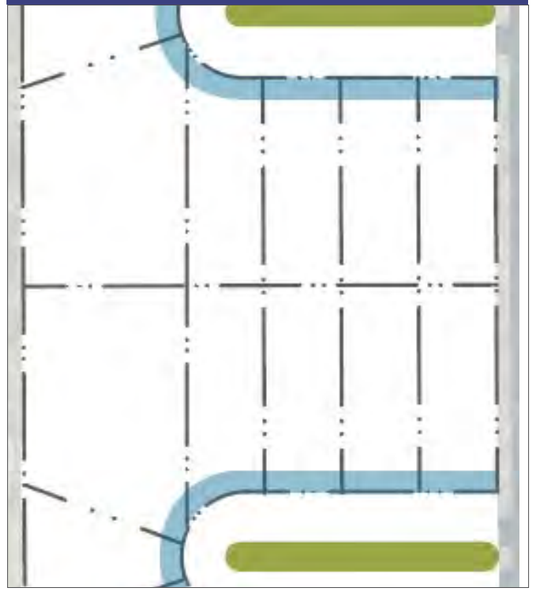
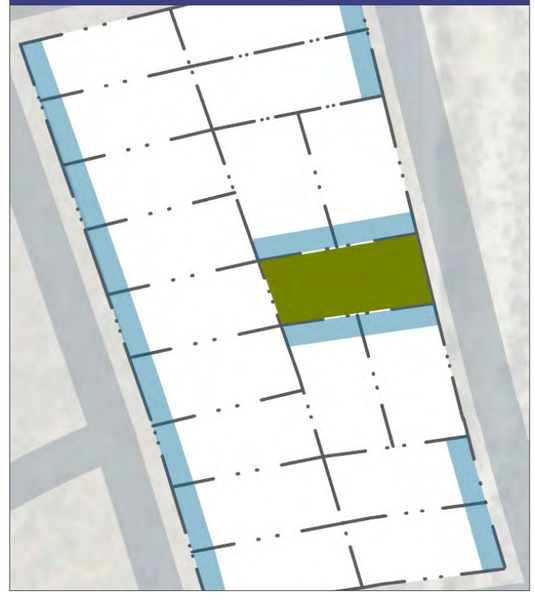


FIG. 5.3.3M COURTS



J. Paseo-Split

1. Where a planned block length or block perimeter exceeds that which is allowed, a **Paseo** may be counted as a block side.
   a. Paseo must cut through entire block.
   b. Only one **Paseo** or **Rosewalk** may be counted as a block side per block.
   c. No more than 30% of blocks per sub-area may take advantage of this or similar exception.
   d. Lots shall side onto **Paseos**. See ***Chapter 5.8.10*** for standards.
2. It is strongly encouraged that **Paseos** be offset from one another.

K. Rosewalk-Split

1. Where a planned block length or perimeter exceeds the allowance, a **Rosewalk** may be counted as a block side.
   a. Rosewalk must cut through entire block.
   b. Only one **Paseo** or **Rosewalk** may be counted as a block side per block.
   c. No more than 30% of blocks may take advantage of this or similar exception per sub-area.
2. Lots shall front onto **Rosewalks**, and will therefore require rear lanes for vehicular access. See ***Chapter 5.8.9*** for standards.

L. Attached

1. Public open space may constitute a block side in lieu of a street only when so shown in the Thoroughfare Regulating Plan (see ***Figure 5.7.4***). In such cases, property lines shall count as the block side.
   a. Blocks in Sub-areas 1 and 8 may attach to existing blocks when so shown in the Regulating Plan (see ***Figure 5.3***), and are therefore exempt from block length and perimeter standards. These are the only sub-areas where dead-end streets are allowed. Dead-end streets may not exceed the dimensions required by the Fire Marshal and shall provide a **Close**, which shall be landscaped without curbs and include shade trees.

M. Courts

1. Courts are opens spaces onto which several houses or shops & restaurant buildings front.
2. Courts must be 30' clear in width.

Figures 5.3.3G-M

- Property Line
- Alley
- Front (Primary Setback applies)
- Public Open Space

Figures 5.3.3G-M

- Property Line
- Alley
- Front (Primary Setback applies)
- Public Open Space

5.3.4 Sub-areas

The Neighborhood Area is divided into 9 sub-areas. Each sub-area has been assigned a required allotment of Public Open Space, Building Types, and regulating zones as shown in ***Table 5.3***.

A. Public Open Space. The required acreage of qualifying Public Open Space for the Plan area exceeds the minimum required by the State and by the City elsewhere (per sub-area and in total). ***See Table 5.8*** for details concerning required acreages, and ***Chapter 5.8*** for standards by type.

B. Building Types. A minimum and maximum quantity of each Building Type is allowed per sub-area, and each sub-area is limited in number of allowed dwellings. The number of allowed dwellings may only increase through the transfer of development rights (TDR) process as outlined in ***Chapter 7***.

C. Regulating Zones. Regulating zones are intended to be applied to each block as shown in the Regulating Plan (***Figure 5.2.2B***). However, the Regulating Zones may adjust within the parameters of ***Table 5.3***.

TABLE 5.3[1]

		Sub-area 1		Sub-area 2	
Areas	**Unit**				
Gross Area	Acres	33		50	
Net Block Area Shown	Acres	20.1		21.1	
Public Open Space[2]	Acres	2.25		3.50	
Building Types	**Unit**	**Min**	**Max[5]**	**Min**	**Max[5]**
Estate (***5.4.3***)	DUs				
XL (***5.4.4***)	DUs	0	30	30	80
L (***5.4.5***)	DUs	50	80	30	80
M (***5.4.6***)	DUs	0	80	0	30
S (***5.4.7-8***)	DUs				
Attached A (***5.4.9***)	DUs				
Attached B (***5.4.10***)	DUs				
Attached C (***5.4.11***)	DUs				
Attached Flex (***5.4.12***)	DUs				
Baseline Dwellings - Maximum[5]	DUs	110		120	
TDR Dwellings[6]	DUs	46		45	
Total Dwellings[6]	DUs	156		165	
SR (***5.4.13***)	SF				
Regulating Zones	**Unit**	**Min**	**Max**	**Min**	**Max**
NE	Acres				
NG-1[3]	Acres	Total NBA		Total NBA	
NG-2	Acres				
SR[4]	Acres				

Key

K	Thousand
DU	Dwelling Unit
NBA	Net Block Area

NEIGHBORHOOD AREA SUB-AREA REQUIREMENTS

Sub-area 3		Sub-area 4		Sub-area 5		Sub-area 6		Sub-area 7		Sub-area 8		Sub-area 9		Total
117		117		90		87		46		49		201		**790**
68.7		47.4		44.4		44.2		30.5		2.4		107.9		386.7
15.10		9.30		7.50		8.5		4.50		30.00		11.00		91.65
Min	**Max[5]**	**Min**	**Max[5]**	**Min**	**Max[5]**	**Min**	**Max[5]**	**Min**	**Max[5]**	**Min**	**Max[5]**	**Min**	**Max[5]**	
40	100													
0	100	0	60	0	40	0	40	0	40	0	14	60	120	
0	80	60	100	50	100	30	60	20	60	0	14	100	180	
		80	180	60	100	80	120	40	90	0	14	120	200	
		100	200	80	120	100	180	50	100			80	150	
		0	80	0	60	0	90	0	90			0	80	
		0	80	0	60	0	90	0	90			0	80	
		0	80	0	60	0	60	0	40			0	10	
		0	60	0	60	10	60	0	60			0	80	
150		516		444		430		263		14		653		**2,700**
15		84		30		25		18		0		37		**300**
165		600		474		455		281		14		690		**3,000**
														120K-180K
Min	**Max**	**Min**	**Max**	**Min**	**Max**	**Min**	**Max**	**Min**	**Max**	**Min**	**Max**	**Min**	**Max**	
9.5														
	36	40.7		27.2		13.5		17.2		Total NBA		69.5		
			6.7		17.2		19.7		12				37.4	
						10	11	0	1.5			0	1	

Notes

1. All acreage in this table is *net* unless specified otherwise.
2. See ***Table 5.8.*** Not all Public Open Space Types count towards these minimums. For purposes of drainage, buildout of Sub-areas 3, 4, and 5 shall be responsible for the formation of the Camino de las Alturas. However, adjacent portions of the Camino de las Alturas shall be used to satisfy City park space requirements for Sub-areas 6, 7, & 9. See ***Chapter 5.8*** for required Public Open Space types.
3. 14.5 acres zoned NG-1 in Sub-area 9 are reserved for a school. See ***Fig. 5.2.2B - Regulating Plan*** .
4. The Shops and Restaurants zone must be contiguous. Between 120,000 and 180,000 square feet of commercial area shall be built within the SR zone. This shall result Minimum of 2,000 linear feet of shopfront frontage around the town square and surrounding thoroughfares.
5. Max units reflect Baseline Dwelling Totals; these numbers may increase per TDR (See also ***Chapter 7.3 and 7.4***).
6. Unused TDR units from prior phase(s) may be rolled over to future phase(s) if those additional units fit within the receiving subarea, and the revised subarea(s) maintain the standards of the Regulating Plan (***Fig. 5.2.2B).***

Part II:
Building Standards



5.4 Building Standards

5.4.1 Introduction

The majority of these private development standards are contained within each Building Type. These Building Types are derived from market analyses prepared to inform the Plan, which defined the range and mix of lot sizes.

The design intent for the Plan is variation with cohesion, or "organized variety". With the exception of the Neighborhood Shops & Restaurants, and to a limited degree the Attached Flex type, all Building Types are variations on the single-family house. This prescribed form is scaled-up or down, and arranged in a variety of configurations to achieve various intensities within the context of a traditional American neighborhood pattern. In addition to detached single-family Building types, this Chapter describes a number of single-family attached types that may be freely intermixed with houses in certain neighborhoods by virtue of their adherence to the neighborhood patterns. The standards of this Chapter ensure that all homes in Etiwanda Heights are sized, scaled and designed to fit in well with the surrounding neighborhood and contribute positively to shaping the public realm and neighborhood character. For architectural guidelines addressing styles, form and architectural details, see ***Chapter 5.10***.

Finally, the Shops & Restaurants Building Type is allowed only within the zone of the same name, limited to a two-block stretch of Wilson Avenue at Rochester Avenue, and is intended to generate a walkable, amenity-rich gathering place in which residents of the foothill neighborhoods can meet some of their daily needs without leaving the area.

5.4.2 Applicable to All

A. **Accessory Dwelling Units.** ADUs shall be allowed per current City Ordinance. Carriage Houses are allowed on all single-family detached housing types.

B. **Sloping Lots.** Areas with significant slopes are subject to limitations and review. See RCMC 17.52.020 and 17.16.140.

C. **Building Height.** (see Height, Building in ***Appendix 3***: Glossary)

1. The finished floor of the front-most rooms of the house shall not exceed a height of 3 feet above the grade of the primary setback line.

2. Fences, walls, and hedges are limited to 3 feet in height in Primary and Secondary setback areas. Those enclosing interior side yards may reach 6' in height as follows:

   a. Estate and Extra Large Building Types: beginning 10' from the façade of the Primary Mass.

   b. Large, Medium, Small, and Attached Building Types beginning 5' behind the façade of the Primary Mass.

D. **Lots and Lot Lines.** Houses or nonresidential buildings that front on a Public Open Space or Court shall be configured as if they were each on their own lots. For the purpose of ensuring the intended pattern described in this Plan, all site plans shall show lot lines around each Building Type regardless of whether or how the parcel is intended to be subdivided. Shown lots and the building(s) that sit on them shall conform to all standards of the relevant Building Type. Lots and Lot Lines shall be considered synonymous with Properties and Property Lines in this Code.

E. **Lot Orientation**

1. The front of the lot shall be considered the narrow side that abuts a street or open space.

   a. The "primary setback" is the setback required from the front property line the façade.

   b. The "secondary setback" is the setback required from the side of a lot when abutting a street (applicable only to corner lots).

F. **Massing**

Required for all residential building types, but essential to the larger homes defined for Etiwanda Heights is the system of articulating the home with primary and secondary masses. As shown in the diagram below, the prominent placement of a "Primary Mass" at the center, with Secondary Masses, or Wings, scaled down to the sides and rear, is an effortless way for the house to project a strong defining presence to the street while graciously scaling down as it approaches neighboring lots.

1. **Primary Mass**

   The Primary Mass must be parallel to and face the street or open space, behind the Primary Setback required by its zone and near the center of the lot. The specific size, scale, and placement of this mass are controlled by the Zone and the Building Type.

2. **Wings**

   Wings, which may be Front, Side, or Rear Wings, are always subordinate to (shorter and narrower than) the Primary Mass. They are sized and scaled in increments of entire rooms or multiple rooms, and have their own clear roof forms. Standards for the placement and size of Wings are provided in the Building Types. Wings that are problematic tend to be simply large, "stepped-back" portions of a single mass, rather than discernibly shorter, narrower masses with their own clear roof forms. Massing aberrations are identified in ***Chapter 5.10.9***.

   Front Wings: Front wings may project forward of the Primary Mass to articulate an otherwise uniform one-story mass, emphasize the main entry, or form a front entry court or garden. Front wings are always scaled-down in height and depth relative to the Primary Mass.

   Side Wings: Side wings are to be set at least 3 feet behind the Primary Mass, which in combination with their shorter height, increases the prominence and verticality of the Primary Mass.

   Rear Wings: Rear wings can typically be a little longer/deeper than front or side wings because they are not visually prominent from the street. When carefully organized in the rear yard, they can form one or more separate garden or court spaces on larger lots.

FIG. 5.4A: MASSING ELEMENTS



A	Primary Mass	D	Front Wing / Frontage Type / Architectural Projection
B	Side Wing		
C	Rear Wing	E	Secondary Building, Garage

TABLE 5.4A ALLOWED BUILDING TYPES

Building Type	Chapter	Regulating Zones: Camino Overlay	Neighborhood Estates	Neighborhood General-1	Neighborhood General-2	Shops & Restaurants
Estate House	5.4.3	●	●			
Extra Large House	5.4.4	●		●		
Large House	5.4.5	●		●		
Medium House	5.4.6			●	●	
Small House	5.4.7-8				●	
Attached A	5.4.9	●			●	
Attached B	5.4.10				●	
Attached C	5.4.11	●			●	
Attached Flex	5.4.12				●	●
Shops/Restaurants	5.4.13					●

● *Allowed*

TABLE 5.4B REQUIRED SETBACKS

	Regulating Zones: Camino Overlay	Neighborhood Estates	Neighborhood General-1	Neighborhood General-2	Shops & Restaurants
WHEN FRONTING ON STREET					
Primary Building (Minimum distance from Front Property Line)[1]					
Primary	40′	45′	25′	15′	0′[1]
Secondary	40′	30′	20′	10′	0′
WHEN FRONTING ON ROSEWALK, ATTACHED GREEN, OR COURT					
Primary Building (Minimum distance from front property line)					
Primary	-	30′	15′	10′	0′[2]

Notes
1 Where a house fronts on an open space, but is adjacent to a street, the setbacks applicable to streets must still be respected.
2 Attached Flex type requires 10′ primary setback regardless of zone.
3 See ***Chapter 5.4.2.E(1)*** for definition.

Notes 1 Corner lots vary, See Building Type ***Tables 5.4.3-13***.
2 Applicable for Corner lots. See ***Chapter 5.2***.
3 Type requires Rear Lane.

Key P Permitted
- Not Applicable/Permitted

TABLE 5.4C LOT SIZE AND BUILDING PLACEMENT STANDARDS BY BUILDING TYPE

Standard	Building Type: Estate	XL	L	M	S	A-A	A-B	A-C	A-Flex	S-R
LOT SIZE										
Width[2]	≥100′	80-100′	60-80′	40-60′	35-40′	60-116′	60-116′	60-100′	25-100′	25-180′
Depth *(Min.)*	120′	120′	110′	100′	90′	90′	90′	90′	75′	65′
BUILDING SETBACKS (MEASURED FROM EACH PROPERTY LINE)										
Primary Building	*(Min. Dimensions)*									
Primary / Secondary[3]	By Zone, see ***Table 5.4B***									
Side Yard *(% of Lot Width)*	15%	15%	15%, 10′	10%, 5′	5′	8′	8′	10%	8′	-
Rear	30′	30′	30′	25′	25′	-	5′[4]	-	5′[4]	5′[4]
Secondary Buildings	*(Min. Dimensions)*									
Primary	Behind Primary Building						-	Behind Primary Building		-
Secondary							-			-
Side Yard	10′	10′	5′	5′	5′	0′, 5′	-	5′	8′	-
Rear, with rear access	5′	5′	5′	5′[4]	5′[4]	5′[4]	-	5′[4]	5′	-
Rear, without rear access	10′	10′	10′	-	-	-	-	-	-	-
BUILDING HEIGHT										
To Eave *(Max.)*	24′	24′	24′	22′	22′	22′	22′	22′	22′	30′
To top of parapet *(Max.)*	24′	24′	24′	22′	22′	22′	22′	22′	22′	35′
Total Building Height *(Max.)*	36′	36′	36′	34′	34′	34′	34′	34′	34′	42′
Ground Floor Story *(Min.)*	10′	10′	10′	10′	9′	10′	10′	10′	10′	10′
BUILDING ORGANIZATION										
Space b/w buildings *(Min.)*	20′	20′	15′	10′	10′	10′	-	10′	10′	-
BUILDING MASSING										
Lot Coverage *(Max.)*	25%	30%	35%	40%	50%	50%	65%	50%	-	-
Overall Building (Row of attached units) *(Max. Dimensions)*										
Width	-	-	-	-	-	100′	100′	70′	100′	180′
Depth	-	-	-	-	-	75′	70′	40′	60′	100′
Primary Mass or Unit	*(Max. Dimensions)*									
Width	40′	40′	40′	30′	30′	30′	30′	35′	50′	-
Depth	30′	30′	30′	25′	25′	40′	70′	45′	60′	100′
Wing	*(Max. Dimensions)*									
Width	20′	20′	20′	20′	20′	-	20′	-	= Unit W	-
Depth (Front Wing)	20′	20′	15′	15′	15′	-	15′	-	-	-
Secondary Buildings	*(Max. Dimensions)*									
Width	30′	30′	30′	25′	25′	25′	-	25′	= Unit W	-
Depth	30′	30′	30′	25′	25′	25′	-	40′	-	-
Height	36′	36′	36′	34′	34′	1-story	-	1-story	= Unit H	-
PERMITTED FRONTAGE										
Large Front Yard (*5.5.3*)	P	P	P	P	-	-	-	P	-	-
Small Front Yard (*5.5.4*)	-	-	-	-	P	P	P	P	P	-
Shopfront (*5.5.5*)	-	-	-	-	-	-	-	-	P	P
PRIVATE OPEN SPACE										
Area *(Min.) (% of Lot Area)*	25%	25%	25%	25%	300 SF	400 SF	-	25%	-	-
Any Dimension *(Min.)*	30′	30′	25′	20′	15′	15′	-	15′	-	-

G. **Parking & Vehicular Access.**

Throughout the neighborhoods of Etiwanda Heights, parking will be provided on a conventional lot by lot, residence by residence basis. Resident parking will be provided on-site (off-street) and visitor parking will in most cases be accommodated on-street, at the curb in front of the residence.

However, as the town square shops and restaurants are developed, parking resources can and must be more efficiently planned, managed and utilized to meet the potential demand while generating a relatively compact, pedestrian-oriented gathering place. The central concept that will organize an appropriate parking supply to support the shops, restaurants and civic spaces will be a "park-once" strategy.

The design intent is that residents, visitors and shoppers can easily move from shop to shop, from work to lunch, from home to dinner on foot or by bicycle, as well as by car. Because the town square environment is scaled and oriented to pedestrians, visitors can conveniently park only once, reducing both vehicular congestion amount of necessary parking spaces.

Accordingly shared parking arrangements are required for the shops, and parking ratios are reduced from the conventional suburban standards. Key elements of the Park Once strategy include:

Focus on the Pedestrian. As described in ***Chapters 5.7*** and ***5.8***, the streetscapes and other Public Open Spaces of are designed primarily for pedestrian comfort, with wide shady sidewalks surrounded by interesting and useful businesses and residences. The high-quality pedestrian environment will increase the average length of stay and reduce the importance for most users of finding parking adjacent to their first target destination.

TABLE 5.4D PARKING AND VEHICULAR ACCESS STANDARDS

Standard	Building Types								
A. PARKING PLACEMENT	**ESTATE**	**XL**	**L**	**M**	**S**	**A-A**	**A-B**	**A-FLEX**	**SR**
Setbacks (Minimum)									
Primary	25' from Primary Mass façade facing Primary lot line								
Secondary	25' from Primary Mass façade facing Secondary lot line								
Side Yard	See setback standards per Building Type (***5.4.3-13***)								-
Rear w/ rear access									-
Rear w/o rear access									-
B. ON-SITE ACCESS	**ESTATE**	**XL**	**L**	**M**	**S**	**A-A**	**A-B**	**A-FLEX**	**SR**
Driveway Width (Max.)[1]	10'	10'	10'	N	N	N	N	N	N
Circular Drive	P[2]		N						
Rear Lane	Vehicular access shall be provided via a rear lane for all lots less than 60' wide								
C. SPACES REQ'D (MIN.)	**ESTATE**	**XL**	**L**	**M**	**S**	**A-A**	**A-B**	**A-FLEX**	**SR**
Residential Uses	2 per dwelling unit, may be tandem, may be uncovered								
Non-Residential Uses	2.5 spaces per 1,000 square feet of interior area								
D. GARAGE	**ESTATE**	**XL**	**L**	**M**	**S**	**A-A**	**A-B**	**A-FLEX**	**SR**
Max exterior width[3]	50% of lot width			60% of lot width					

Key

P	Permitted
N	Not Permitted
-	Not Applicable

Notes

1. Beyond Primary Setback, width may increase as necessary.
2. See ***Chapter 5.4.2.E(1)(a)***
3. As measured from side lot line to side lot line.

Parking Types for User Types. Within the town square, several distinct types of "parking users" must be recognized and accommodated. These include the shopper in a hurry, the couple going to dinner, the office worker, and the resident returning home at night. Since the hurried shopper may desire a space near the store, prime spaces may be time-limited or paid parking. Other user types are willing to walk a bit more. The parking supply planned for this area includes well-organized on-street parking, and shared parking lots behind the shops and restaurants and connected to the shopping streets with paseos, plazas and dining courts.

Wayfinding. In any mixed-use environment it is important that parking be intuitive. Parking lot entry points and pedestrian routes to shops will be clearly marked.

Shared Parking Strategy. Parking lots that are shared by various businesses can be more efficiently utilized than parking facilities dedicated to a single business or use. Spaces occupied by office workers during the day, for instance, can be utilized at night by patrons of nearby restaurants, reducing the number of spaces required.

Managed Supply. No matter how wonderfully walkable the town square becomes over time, there will always be prime parking areas and less convenient parking areas. That is where management comes in through the utilization of time-limited spaces, possibly charging a fee for some prime spaces, and ticketing those who do not comply with regulations. A merchants association or similar entity will take charge of such management, in cooperation with the City.

Expandable Parking Supply. As the town square becomes a more popular destination over time - and for special community events - more parking may be necessary. Parking areas adjacent to the two entry parks to the north and south of Wilson just to the east of the shops can be expanded as necessary within the electrical utility easement.

Parking to Accommodate EV and Active Transit. New parking facilities will, as appropriate, provide spaces with charging stations for Electric Vehicles (EV) as permitted and encouraged by the City. Facilities should accommodate convenient access and parking for bicycles.

Where this Chapter is silent, refer to RCMC 17.64 for standards. When in conflict, the standards of this Code shall prevail. In no case may parking be provided between the façade of a primary mass and a front property line.

1. **Residential Building Types.** Unless specified by Building Type, garages may be attached or detached. See ***Table 5.4D*** for parking placement standards, and ***Chapter 5.10*** for landscape guidelines for parking areas.
    a. Circular Drives, where applicable, require a minimum 45' Primary setback from Property Line to building face. Circular drives require an inner green half-circle, differentiating the drive from the rest of the front yard, which shall be no less than 60' wide and with a depth at least 1/2 the width.
2. **Shops & Restaurants Building Type.** While it is the responsibility of the City to ensure that Shops and Restaurant Buildings provide the amount of parking required by this Code; it shall be the responsibility of the downtown business association, or similar entity, to manage parking internally. All street parking adjacent to SR zone block faces shall count towards the minimum required for SR Buildings.
    a. Vehicular access shall be located in the rear, accessed by a rear lane (***Chapter 5.7.15-16)***. Driveways and lanes may be one- or two-way but must provide a dedicated entrance/exit.
    b. Surface parking spaces must be screened and shaded per the standards of RCMC 17.56.060(N).
    c. Outdoor light fixtures are limited to 15 feet in height. Lighting should have illumination levels no greater than one foot-candle and shall be shielded to prevent glare on contiguous properties.
    d. Permeable surfaces are encouraged. In commercial sites, maintenance is the responsibility of the owner. See Landscape Guidelines (***Chapter 5.10.10***) for recommended types.

H. **Private Open Space.** Each lot is required to provide on-site private open space as indicated in Building Type Standard Tables (***Chapter 5.4.3-13***).

1. Standards in each Building Type require private open space in two ways:

    a. The minimum open space area is a percentage of the lot area, but may only occur behind primary and side street setback lines.

    b. "Any Dimension" refers to the minimum length of required area in either direction. For example, 12' requires that there is at least a 12' by 12' unobstructed square space on the lot.

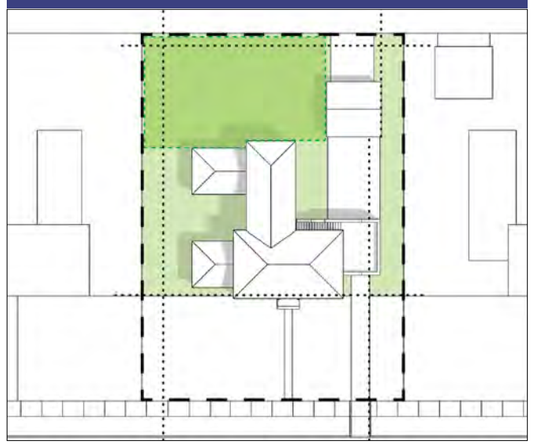
2. Open space must be at grade and directly accessible from the adjacent ground floor.

3. Landscaping shall comply with the Master and Neighborhood Area Fire Protection Plans. See RCMC 17.56 for Landscaping Standards and ***Chapter 5.10.10C*** for Landscape Guidelines.

    a. Turf shall not exceed 30% of the landscape areas in residential developments.

    b. Decorative water features shall use re-circulating and recycled water.

FIG. 5.4B: PRIVATE OPEN SPACE



Key
- Property Line
- Setbacks
- Private Open Space Area
- Contiguous Private Open Space

I. **Lighting.** Lighting Standards are as follows:

1. **Residential Building Types.** All exterior lighting shall be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.04 horizontal and vertical footcandles (0.1 horizontal and vertical lux) at the LEED project boundary and beyond. Document that 0% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down). Street light fixtures shall be as widely spaces as practical for public safety and shall be International Dark-Sky Association (IDA) approved Dark Sky Friendly Fixtures.

2. **Shops & Restaurants Building Type.** All exterior lighting shall be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles (1.0 horizontal and vertical lux) at the boundary with adjoining residential lots, and no greater than 0.01 horizontal footcandles (0.1 horizontal lux) 10 feet (3 meters) beyond that boundary. Document that no more than 1% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

J. **Equestrian Standards.** The standards for housing equestrians on properties area subject to the following standards and to the standards of RCMC § 17.88.020. Where in conflict, the standards of this Plan shall prevail.

1. A property must be a minimum of 10,000 square feet in area to maintain equines. One additional equine is permitted for each additional 10,000 square feet of lot area, up to the limit specified in RCMC § 17.88.020-1.

2. Equines shall be kept a minimum distance of 50 feet from any adjacent primary dwelling, school, hospital or church located on any adjoining site.

3. All fences and gates used for the enclosure of horses or other large domestic animals shall be of such design, materials and construction as to prevent the escape of the animals. Fences enclosing horses or cows shall be not less than four feet in height and shall be of the strength equivalent to that of a wood fence with four-by-four-inch posts, no more than ten feet apart, with three two-by-six-inch rails. Electrically charged wires shall be used only to supplement other fences, and shall meet underwriter's standards for electric fences, and shall cause no electric interference with radio and television reception on neighboring parcels. Warning signs shall be posted in a visible location, every one hundred feet on the fence, warning that an electric fence is in use. Other electric fences and barbed wire fences are prohibited.

4. Each property owner or lessee is responsible for the continuous maintenance of sanitary conditions, including, but not limited to, the cleaning of corrals, stables, barns and other areas to which animals have access; and the proper disposal of manure, offal, soiled straw and other refuse. Animal waste shall not be allowed to accumulate, runoff or leach so as to create a nuisance or be offensive to other persons in the vicinity. Manure may be disposed of by removal from the lot or parcel by a city-licensed waste disposal company, or by composting. If waste or manure is to be composted, the composting material shall be kept in a composting bin, and the composting shall be performed in accordance with city approved composting procedures. Proper procedures must be used to control insects and to minimize offensive odors.

5. Animal waste, manure, offal, soiled straw and other refuse shall not be allowed to accumulate in any regular, intermittent or seasonal watercourse.

6. Each lot and structure shall be maintained so that there is no standing surface water or ponding within areas in which large domestic animals are kept.

7. No structure or enclosure for the keeping of large domestic animals shall be constructed or maintained in any regular, intermittent or seasonal watercourse.

8. A weatherproof notice setting forth the name of the person(s) responsible for such animals and a phone number(s) to be called in the event of an emergency shall be displayed on, or in the vicinity of, any barn, stable enclosure or other area in which large domestic animals are kept.

5.4.3 Estate



R	NE	NG-1	NG-2	SR
-	ALLOWED	-	-	-

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.3 ESTATE STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 15' to min.)	100'	-
B Depth	120'	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	By Zone, see Table 5.4B	
Secondary		
D Side Yard (% of Lot Width)	15%	-
E Rear	30'	-
Secondary Building(s)		
Primary	Behind Primary Building	
Secondary		
F Side Yard	10'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	10'	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	24'
To top of parapet of flat roof	-	24'
Total Building Height	-	36'
Ground floor above grade at setback	-	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	20'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage (% of total Lot Area)		25%
Primary Mass		
Width		40'
Depth		30'
Wing(s)		
Width		20'
Depth (Front Wing)		20'
Secondary Building(s)		
Width		30'
Depth		30'
Height		36
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	Permitted	
Small Front Yard (***Chapter 5.5.4***)	-	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	25%	-
Any Dimension	30'	-

A. Site Organization / Massing

1. Garages are Secondary Buildings, and may face any direction. See ***Chapter 5.4.2.G*** and ***Table 5.4D***.
2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

1. The primary entrance shall be located in the front.
2. Vehicular access to garages may be via a rear lane or driveway from the street. Rear lane required only for properties within the Camino Overlay.
3. Port cochères are permitted.
4. Circular Drives are permitted.
5. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

1. At least 70% of the footprint of the primary structure shall be 2 stories.
2. Must front onto the Camino de las Alturas.
3. Rear lane required.

Key
- Not Applicable



Spanish Revival house with a port cochere.



Circular drives can provide drop-offs or access to garages, as long as garage setback of 25' from front of primary mass is maintained.



Corner lot fronts each street with balanced architectural expressions on each façade.

5.4.4 Extra Large House



R	NE	NG-1	NG-2	SR
-	-	ALLOWED	-	-

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.4 EXTRA LARGE HOUSE STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 8' to min.)	80'	100'
B Depth	120'	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard (% of Lot Width)	15%	-
E Rear	30%	-
Secondary Building(s)		
Primary	Behind Primary Building	
Secondary		
F Side Yard	10'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	10'	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	24'
To top of parapet of flat roof	-	24'
Total Building Height	-	36'
Ground floor above grade at setback	18"	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	20'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage (% of total Lot Area)		30%
Primary Mass		
Width		40'
Depth		30'
Wing(s)		
Width		20'
Depth (Front Wing)		20'
Secondary Building(s)		
Width		30'
Depth		30'
Height		36'
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	Permitted	
Small Front Yard (***Chapter 5.5.4***)	-	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	25%	-
Any Dimension	30'	-

A. Site Organization / Massing

1. Garages are Secondary Buildings, and may face any direction. See ***Chapter 5.4.2.G*** and ***Table 5.4D***.
2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

1. The primary entrance shall be located in the front.
2. Vehicular access to garages may be via a rear lane or driveway from the street. Rear lane required only for properties within the Camino Overlay.
3. Port cochères are permitted.
4. Circular Drives are permitted.
5. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

1. At least 70% of the footprint of the primary structure shall be 2 stories.
2. Must front onto the Camino de las Alturas.
3. Rear lane required.

Key
- Not Applicable



Articulating separate roofs on different masses helps to breakdown the size of a large house.



A gabled, projecting front wing, a balcony and a raised porch on the front façade all contribute to the privacy of the front entrance of this home.



Houses on Large Lots can provide front drives to garages behind the primary mass.

5.4.5 Large House



R	NE	NG-1	NG-2	SR
-	-	ALLOWED	-	-

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.5 LARGE HOUSE STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 10' to min.)	60'	80'
B Depth	110'	-
BUILDING SETBACKS		
Primary Building		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard[1] (% of Lot Width)	15% or 10'	-
E Rear	30'	-
Secondary Building(s)		
Primary	Behind Primary Building	
Secondary		
F Side Yard	5'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	10'	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	24'
To top of parapet of flat roof	-	24'
Total Building Height	-	36'
Ground floor above grade at setback	18"	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	15'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		35%
Primary Mass		
Width		40'
Depth		30'
Wing(s)		
Width		20'
Depth		15'
Secondary Building(s)		
Width		30'
Depth		30'
Height		36'
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	Permitted	
Small Front Yard (***Chapter 5.5.4***)	-	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	25%	-
Any Dimension	25'	-

Key
- Not Applicable

Notes
1 15% but in never less than 10'.

A. Site Organization / Massing

1. Garages are Secondary Buildings, and may face any direction. See ***Chapter 5.4.2.G*** and ***Table 5.4D***.
2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

1. The primary entrance shall be located in the front.
2. Vehicular access to garages may be via a rear lane or driveway from the street. Rear lane required only for properties within the Camino Overlay.
3. Port cochères are permitted.
4. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

1. Minimum lot width - 70'.
2. Minimum Primary Setback - 40'.
3. At least 70% of the footprint of the primary structure shall be 2 stories.
4. Must front onto the Camino de las Alturas.
5. Rear lane required.



*Side-facing garage with front drive shown. Garage setback is at least 25' from primary mass façade. Drive is 10' wide within front setback. See **Table 5.4D**.*

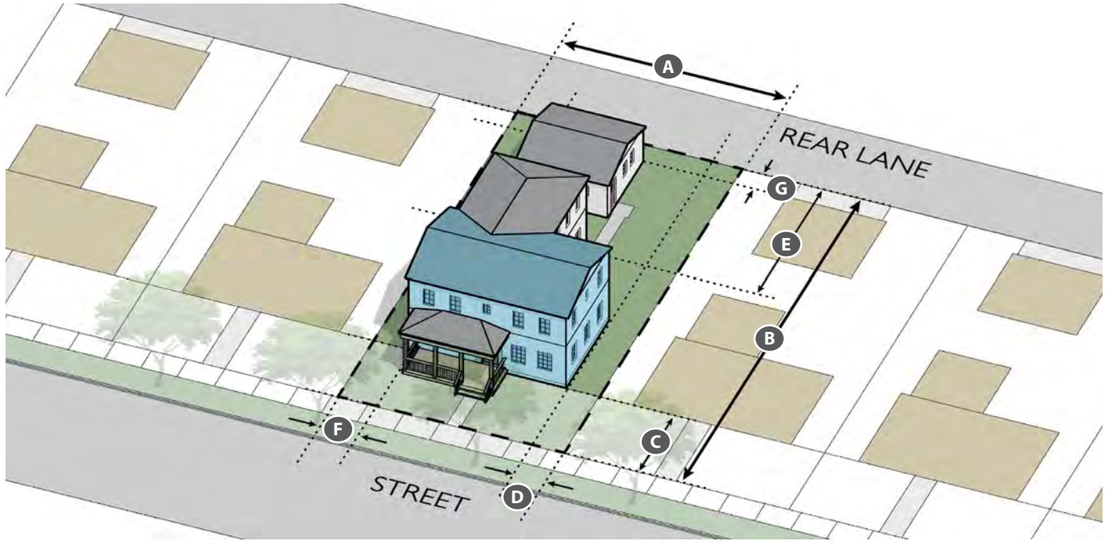


*Front-facing garage with front drive shown. Garage setback is at least 25' from primary mass façade. Drive is 10' wide within front setback. See **Table 5.4D**.*



If width permits, Large Lots may provide port cocheres.

5.4.6 Medium House



R	NE	NG-1	NG-2	SR
-	-	ALLOWED	ALLOWED	-

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.6 MEDIUM HOUSE STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 5' to min.)	40'	60'
B Depth	100'	-
BUILDING SETBACKS		
Primary Building		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard[1] (% of Lot Width)	10% or 5'	-
E Rear	25'	-
Secondary Building(s)		
Primary	Behind Primary Building	
Secondary		
F Side Yard	5'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34'
Ground floor above grade at setback	18"	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		40%
Primary Mass		
Width		30'
Depth		25'
Wing(s)		
Width		20'
Depth		15'
Secondary Building(s)		
Width		25'
Depth		25'
Height		34'
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	Permitted	
Small Front Yard (***Chapter 5.5.4***)	-	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	25%	-
Any Dimension	20'	-

A. Site Organization / Massing

1. Garages are Secondary Buildings, and may face any direction. See ***Chapter 5.4.2.G*** and ***Table 5.4D***.
2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

1. The primary entrance shall be located in the front.
2. Rear Lane required. Vehicular access from front not permitted.
3. Port cochères are permitted.
4. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

Key
- Not Applicable

Notes
1 10% but in no event less than 5'



In smaller lots, physical barriers such as low walls and raised yards are crucial for maintaining privacy.

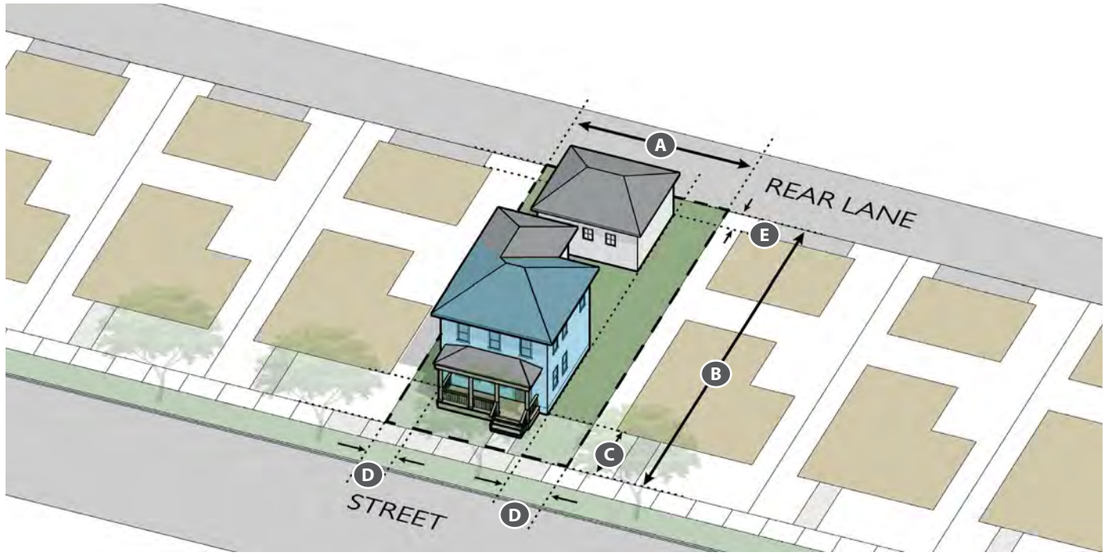


A generous setback combines a raised porch and open front yard that provides a defined and well-landscaped entrance.



Medium House lots must have rear garages accessed by an Rear Lane, so that no drives appear in the front.

5.4.7 Small House



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	-

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.7 SMALL HOUSE STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 5' to min.)	35'	40'
B Depth	90'[1]	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard	5'	-
E Rear	25'	-
Secondary Building(s) (Garage)		
Primary	Behind Primary Building	
Secondary		
Side Yard	5'	-
Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34'
Ground floor above grade at setback	18"	3'
Ground Floor Story	9'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		50%
Overall Building (Including all Attached & Stacked Units)		
Width		30'
Depth		25'
Wing(s)		
Width		20'
Depth		15'
Secondary Building(s) (Garage)		
Width		25'
Depth		25'
Height		34'
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	-	
Small Front Yard (***Chapter 5.5.4***)	Permitted	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	300 SF	-
Any Dimension	15'	-

Key
- Not Applicable

Notes
1 May be 80' when fronting on Rosewalk or Court.

A. Site Organization / Massing

1. Garages are Secondary Buildings, and may face any direction. See ***Chapter 5.4.2.G*** and ***Table 5.4D***.
2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 300 square feet minimum.

C. Access

1. The primary entrance shall be located in the front.
2. Rear Lane required. Vehicular access from front not permitted.
3. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.



The front entrance is protected from the sidewalk by several elements: a minimum setback, a fence, a porch, and a projecting front wing.

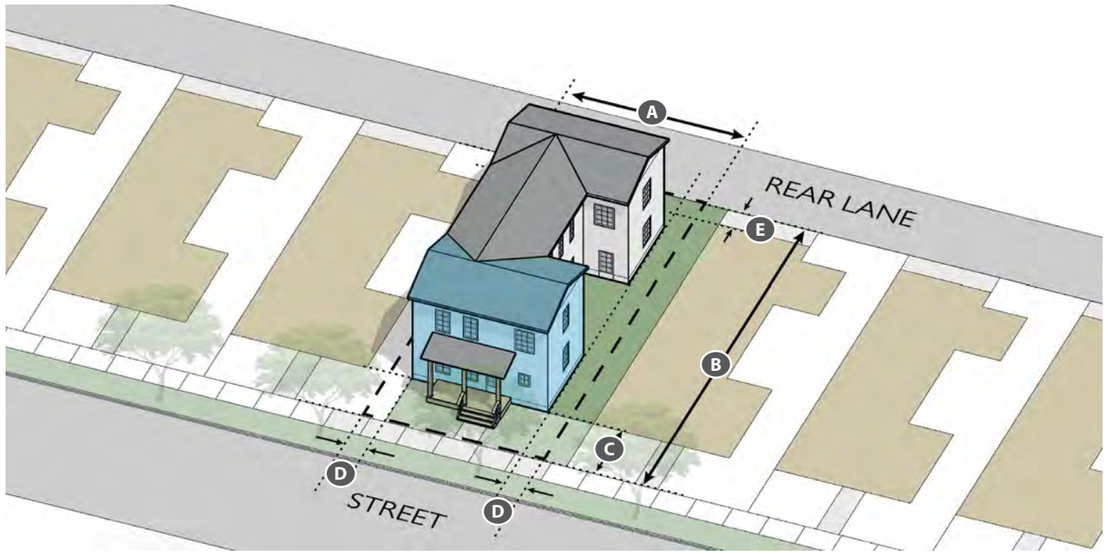


Small Houses on a block will have at least a 10' separation between buildings on different lots due to the side yard setback.



This Small House has arcaded porch built into a front wing, creating an irregular but pleasing composition.

5.4.8 Small House Variation - Side Yard House



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	-

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.7 SMALL HOUSE STANDARDS (REPEAT)

LOT SIZE	MIN.	MAX.
A Width (corner lots add 5' to min.)	35'	40'
B Depth	90'[1]	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard	5'	-
Rear	25'	-
Secondary Building(s) (Garage)		
Primary	Behind Primary Building	
Secondary		
Side Yard	5'	-
Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34'
Ground floor above grade at setback	18"	3'
Ground Floor Story	9'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		50%
Overall Building (Including all Attached & Stacked Units)		
Width		30'
Depth		25'
Wing(s)		
Width		20'
Depth		15'
Secondary Building(s) (Garage)		
Width		25'
Depth		25'
Height		34'
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	-	
Small Front Yard (***Chapter 5.5.4***)	Permitted	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	300 SF	-
Any Dimension	15'	-

A. Site Organization / Massing

1. Side Yard House is subject to all Small House (***5.4.7***) Standards, and the those of this section.
2. For Side Yard House, front and rear wings form a central "active side yard" between them.
3. Fenestration on the "inactive side" shall be limited in size and/or transparency, so that the adjacent property's side yard cannot be observed.
4. The property adjacent to the active side shall provide an easement. See ***Figure 5.4.8A***.
   a. Property 1 has an easement that extends to the wall of the building of Property 2 for the entire depth of the lot. See ***Figure 5.4.8B***.
   b. Property 3 has an easement on the inactive side yard area of Property 1.
5. Side yard houses shall only be allowed when applied to an entire block face.
6. The primary entrance to the Side Yard House may be within the elevation facing the "active side yard".
7. The garage shall be attached and hosted in Rear wing.

B. Open Space

1. The open space area extends beyond the Property Line to the adjacent house. See ***Figure 5.4.8B***.

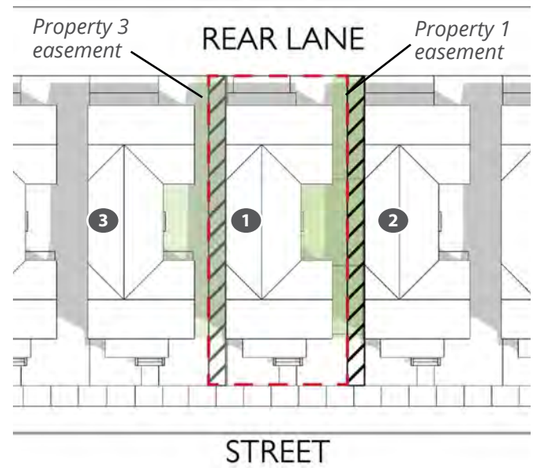
C. Access

1. The primary entrance shall be located in the front, or on active side.
2. Rear Lane required. Vehicular access from front not permitted.
3. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

Key
- Not Applicable

Notes
1 May be 80' when fronting on Rosewalk or Court.

FIG. 5.4.8A: SIDE YARD EASEMENTS



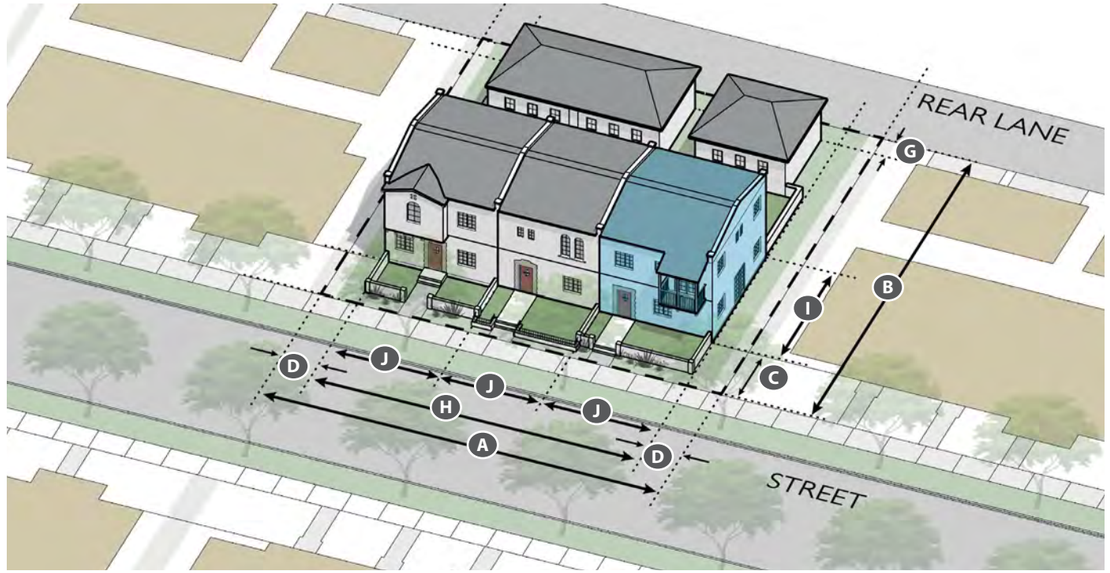
Property line shown in red. The easements create a situation in which Property 1's usable area is shifted, releasing control over it's side yard setback area on the left to Property 3, and gaining access to Property 2's side yard setback area on the right.

FIG. 5.4.8B: SIDE YARD OPEN SPACE



The contiguous private open space for each Side Yard House is the side yard that extends from its property to the wall face on the adjacent property.

5.4.9 Attached A (with Detached Garage)



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	-

Key: Unit; Property Line; Open Space

TABLE 5.4.9 ATTACHED A STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 7' to min.)	60'	116'
B Depth	90'	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard[1]	8'	-
Rear	-	-
Secondary Building(s) (Garage)		
Primary	Behind Primary Building	
Secondary		
Side Yard[1]	0 or 5'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34'
Ground floor above grade at setback	18"	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		50%
Overall Building (Row of Attached Units)		
H Width		100'
Depth		75'
Unit (Primary Mass + Wings)		
J Width		30'
I Depth		40'
Secondary Building(s) (Garage)		
Width		25'
Depth		25'
Height		1-story
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	-	
Small Front Yard (***Chapter 5.5.4***)	Permitted	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	400 SF	-
Any Dimension	15'	-

A. Site Organization / Massing

1. Comprised of a Primary Mass and detached garage.
2. Up to 4 units may be attached, with 16' space between exterior wall face of adjacent groups of rowhouses.
3. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Each ground floor unit shall have a rear yard for outdoor living, dining and play with a minimum area of 400 SF.
2. Paseos may encroach a maximum of 4' into side yard setback.

C. Access

1. All primary entrances shall be located in the front.
2. Rear Lane required. Vehicular access from front not permitted.
3. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

1. Minimum lot width - 70'.
2. Minimum Primary Setback - 40'.
3. At least 70% of the footprint of the primary structure shall be 2 stories.
4. Must front onto the Camino de las Alturas.
5. Rear Lane required. Vehicular access from front not permitted.
6. Side Yard Setback is at least 15% of Lot Width.
7. Each property shall be limited to 2 units, which must be massed as a single house.

Key
- Not Applicable

Notes
1 One side must provide 5' setback from adjacent unit to garage for access.



Small rowhouses, if well-articulated, maintain a house form that fits a traditional neighborhood street.

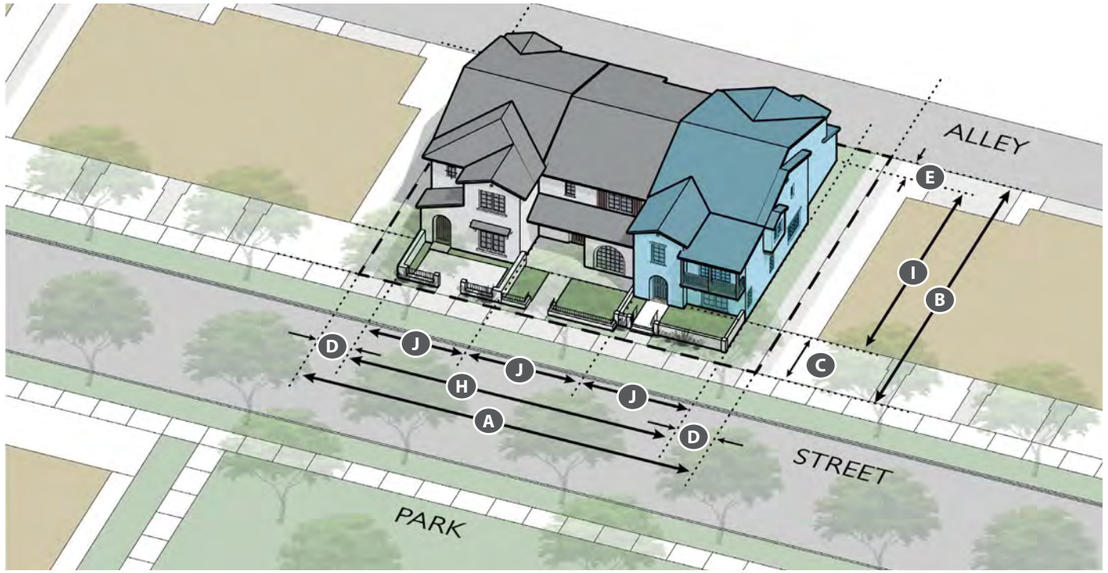


Strategies in Small Front Yard Frontage Type affords opportunities to make the public walk in front of a row of attached houses varied and visually pleasing.



Attached-A Type within the Camino Overlay: two units and massed as a grand house.

5.4.10 Attached B (with Attached Garage)



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	-

Key
- Unit
- Property Line
- Open Space

TABLE 5.4.10 ATTACHED B STANDARDS

LOT SIZE		MIN.	MAX.
A	Width (corner lots add 7' to min.)	60'	116'
B	Depth	80'	-
BUILDING SETBACKS			
	Primary Building (Row of Attached Units)		
C	Primary	*By Zone, see Table 5.4B*	
	Secondary		
D	Side Yard	8'	-
E	Rear	5'	-
	Secondary Building(s) (Not Applicable)		
	Primary	-	
	Secondary	-	
	Side Yard[1]	-	
G	Rear, with Rear Lane	-	
	Rear, without Rear Lane	-	
BUILDING HEIGHT		**MIN.**	**MAX**
	To eave of pitched roof	-	22'
	To top of parapet of flat roof	-	22'
	Total Building Height	-	34'
	Ground floor above grade at setback	18"	3'
	Ground Floor Story	10'	-

BUILDING ORGANIZATION		MIN.	
	Distance between buildings	-	
BUILDING MASSING		**MIN.**	**MAX.**
	Lot Coverage *(% of total Lot Area)*		65%
	Overall Building (Row of Attached Units)		
H	Width		100'
I	Depth		70'
	Unit (Primary Mass + Wings)		
K	Width		30'
I	Depth		70'
	Wings(s)		
	Width		20'
	Depth		15'
	Secondary Building(s) (Not Applicable)		
PRIVATE FRONTAGE			
	Large Front Yard (***Chapter 5.5.3***)		-
	Small Front Yard (***Chapter 5.5.4***)		Permitted
	Shopfront (***Chapter 5.5.5***)		-
PRIVATE OPEN SPACE		**MIN.**	**MAX.**
	Area	-	-
	Any Dimension	-	-

A. Site Organization / Massing

1. Comprised of a Primary Mass, optional adjoining wings, and attached garage.
2. Up to 4 units may be attached, with a minimum of 16' space between side façades of adjacent groups of rowhouses.
3. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Only allowed within 200' of the Camino de las Alturas or a Neighborhood Park.
2. Paseos may encroach a maximum of 4' into Side Yard Setbacks.

C. Access

1. All primary entrances shall be located in front.
2. Rear Lane required. Vehicular access from front not permitted.
3. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

Key
- Not Applicable



Articulating separate roofs helps differentiate attached units.

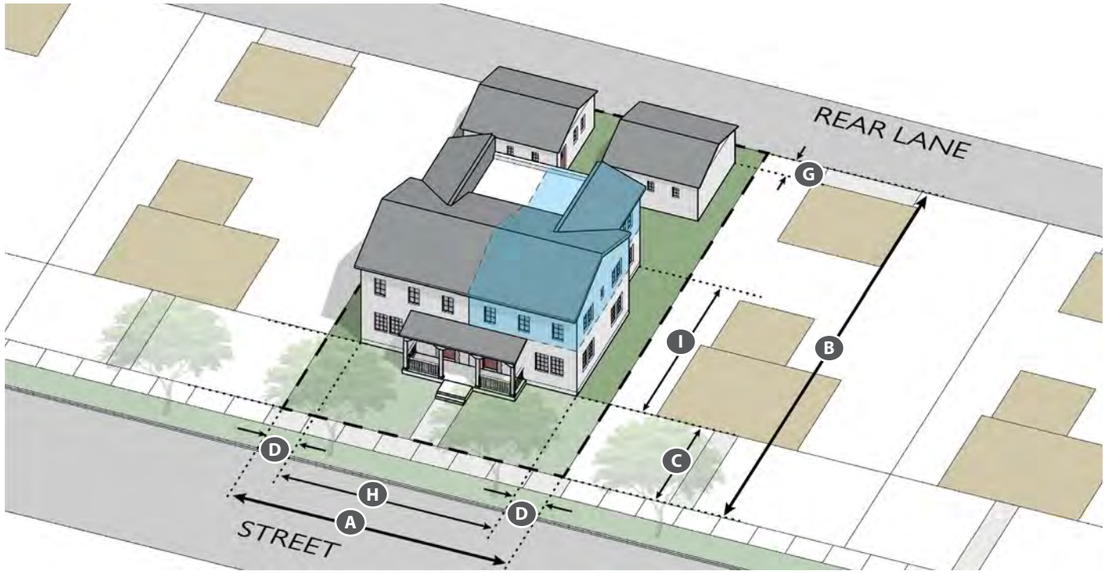


An Attached B (with Attached Garage) Type fronting an Attached Green.



Front yard space, provided by Primary setback is the only private open space provided by this Type.

5.4.11 Attached C (Mansion Type)



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	-

Key: Unit; Property Line; Open Space

TABLE 5.4.11 ATTACHED C STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 10' to min.)	60'	100'
B Depth	90'	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard	10%	-
Rear	-	-
Secondary Building(s) (Garage)		
Primary	Behind Primary Building	
Secondary		
Side Yard	5'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34'
Ground floor above grade at setback	18"	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		50%
Overall Building (Including all Attached & Stacked Units)		
H Width		70'
I Depth		45'
Unit		
Width		35'
Depth		45'
Secondary Building(s) (Garage)		
Width		25'
Depth		40'[1]
Height		1-story
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	Permitted	
Small Front Yard (***Chapter 5.5.4***)	Permitted	
Shopfront (***Chapter 5.5.5***)	-	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	25%	-
Any Dimension	15'	-

A. Site Organization / Massing

1. Exactly 4 units may be hosted in one 2-story building, both attached and stacked, in the configuration indicated in the diagram.
2. The building shall be the depth of a unit and the width of two units.
3. Garages shall be detached.
4. The only allowed wing are in the front, and must host an entrance atrium.
5. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Only allowed within 200' of the Camino de las Alturas or a Neighborhood Park.

C. Access

1. All primary entrances shall be located in the front.
2. All Units must be accessed through the front façade. A maximum of 2 front doors on the front façade are allowed, but must employ a frontage type that unifies the two, such as a shared porch or stoop.
3. Rear Lane required. Vehicular access from front not permitted.
4. Detached garages or surface parking spaces in the rear of lot may only be accessed via a Rear Lane.
5. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

1. Minimum lot width - 70'.
2. Minimum Primary Setback - 40'.
3. At least 70% of the footprint of the primary structure shall be 2 stories.
4. Must front onto the Camino de las Alturas.
5. Side Yard Setback minimum - 15% of Lot Width.
6. Must be massed as a large house.

Key
- Not Applicable

Notes
1. 40' depth intended for tandem parking on deeper lots. If not tandem, depth is limited to 25'.



Mansion Type, if well-articulated, maintains a house form that fits a traditional neighborhood street.

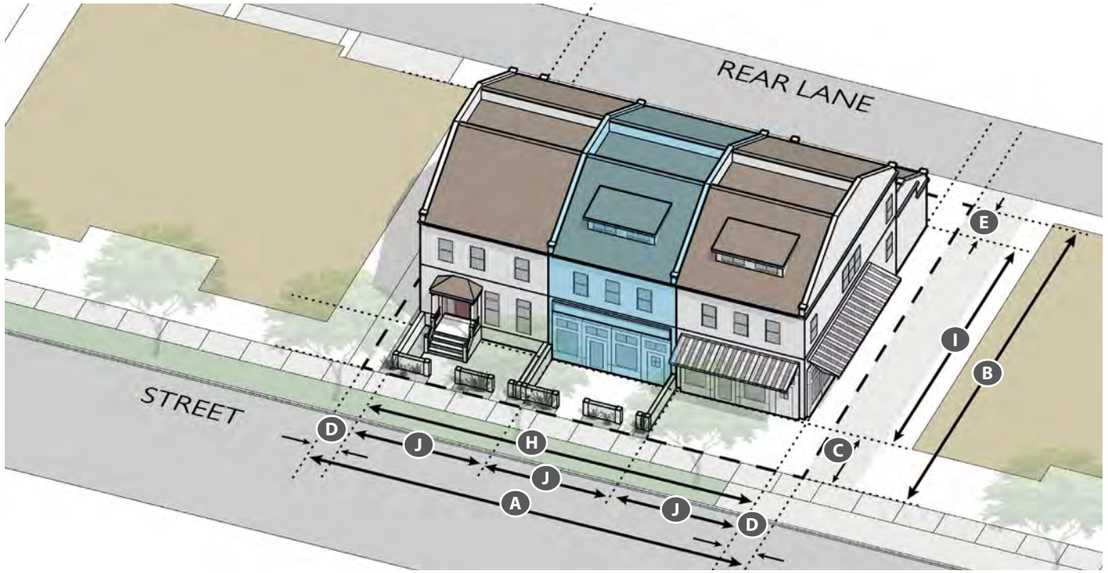


A projecting gabled overhang on top of a stoop create the appearance of a house-form building with a single entrance portico.



The larger size of the Mansion Type building allows it to fit in with homes in both NG-1 and NG-2 zones.

5.4.12 Attached Flex



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	ALLOWED

Key: Unit; Property Line; Open Space

TABLE 5.4.12 ATTACHED FLEX STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 7' to min.)	25'	100'
B Depth	75'	-
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
C Primary	*By Zone, see Table 5.4B*	
Secondary		
D Side Yard	8'	-
Rear[1]	5'	-
Secondary Building(s) (Garage)		
Primary	Behind Primary Building	
Secondary		
Side Yard	8'	-
G Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34'
Ground floor above grade at setback	-	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		-
Overall Building (Row of Attached Units)		
H Width		100'
I Depth		60'
Unit (Primary Mass + Wings)		
Width		50'
Depth		60'
Secondary Building(s) (Garage)		
Width	Width of Unit	
Depth	Up to Rear Setback	
Height	Height of Unit	
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	-	
Small Front Yard (***Chapter 5.5.4***)	Permitted	
Shopfront (***Chapter 5.5.5***)	Permitted	
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	-	-
Any Dimension	-	-

A. Site Organization / Massing

1. Multiple Frontage types are permitted and dictated by use (See Frontage Types in ***Chapter 5.5***).
2. Live-Work use is permitted in Attached Flex Building Type (See ***Appendix 5***).
3. Buildings may not exceed 2 stories, however 2.5 stories may be conditionally approved by the Precise Neighborhood Plan process.
4. Garages may be attached or detached.
5. Attached Flex Type is not permitted within 300' of Rochester Ave.
6. The minimum Primary setback for Attached Flex is 10' in SR zone.
7. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Each ground floor unit should have a yard area for outdoor living, dining and play.
2. Paseos may encroach a maximum of 4' into Side Yard Setbacks.
3. Attached Flex type is only allowed within 200' of a Neighborhood Park.

C. Access

1. All primary entrances shall be located in the front.
2. Rear Lane required. Vehicular access from front not permitted.
3. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

Key
- Not Applicable

Notes
1 Requires Rear Lane.



Attached Flex may have a variety frontage types based on use. Primary setbacks are required for all.



Live-Work units with commercial ground-floor use benefit from flexible private frontage space and design.



House-form Live/Work Unit.

5.4.13 Shops & Restaurants



R	NE	NG-1	NG-2	SR
-	-	-	-	ALLOWED

Key
- Primary Mass
- Property Line
- Open Space

TABLE 5.4.13 SHOPS & RESTAURANTS STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 10' to min.)	25'	180'
B Depth	65'	-
BUILDING SETBACKS		
Primary Building		
Primary	*By Zone, see Table 5.4B*	
Secondary		
Side Yard	-	-
Rear[1]	5'	-
Secondary Building(s) (Garage)		
Primary	Behind Primary Building	
Secondary		
Side Yard	-	
Rear, with Rear Lane	-	
Rear, without Rear Lane	-	
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	30'
To top of parapet of flat roof	-	35'
Total Building Height	-	42'
Ground floor above grade at setback	-	3'
Ground Floor Story	10'	14'

BUILDING ORGANIZATION	MIN.	
Distance between buildings	-	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		-
Overall (Row of Shopfronts)		
Width		180'
I Depth		100'
Unit (Primary Mass + Wings)		
H Width		-
I Depth		100'
Secondary Building(s) (Garage)		
Width		-
Depth		-
Height		-

PRIVATE FRONTAGE		
Large Front Yard	(***Chapter 5.5.3***)	-
Small Front Yard	(***Chapter 5.5.4***)	-
Shopfront	(***Chapter 5.5.5***)	Permitted

PRIVATE OPEN SPACE	MIN.	MAX.
Area	25%	-
Any Dimension	15'	-

A. Site Organization / Massing

1. Comprised of a Primary Mass defined mostly by Shopfront frontage requirements (See ***Chapter 5.5.5***).
2. A continuous row of shopfronts may not exceed 180'. At intervals of at least 180', the street wall should be interrupted by a **Paseo** or **Rosewalk** (See Public Open Space Types in ***Chapter 5.8***).
3. Buildings that wrap corners are shall apply frontage types to each side.
4. Buildings may be no more than 2 stories, however 2.5 stories may be conditionally approved by the Precise Neighborhood Plan process.

B. Open Space

1. No open space required.

C. Access

1. For a variety of Shopfront Frontage Types, see ***Chapter 5.5.5***.
2. Fire Lane required.
3. All on-site parking and loading space shall be located at the rear of the lot.
4. See ***Chapter 5.4.2.G*** and ***Table 5.4D*** for Parking and Vehicular Access Standards.

Key
- Not Applicable

Notes
1 Requires Rear Lane.



Corner shopfronts may have orientation to intersection and two façades.



Cafe Seating on street is an amenity to restaurants.



Shopfronts should encourage visibility and interaction between the public street and the private building.

5.4.14 Carriage House

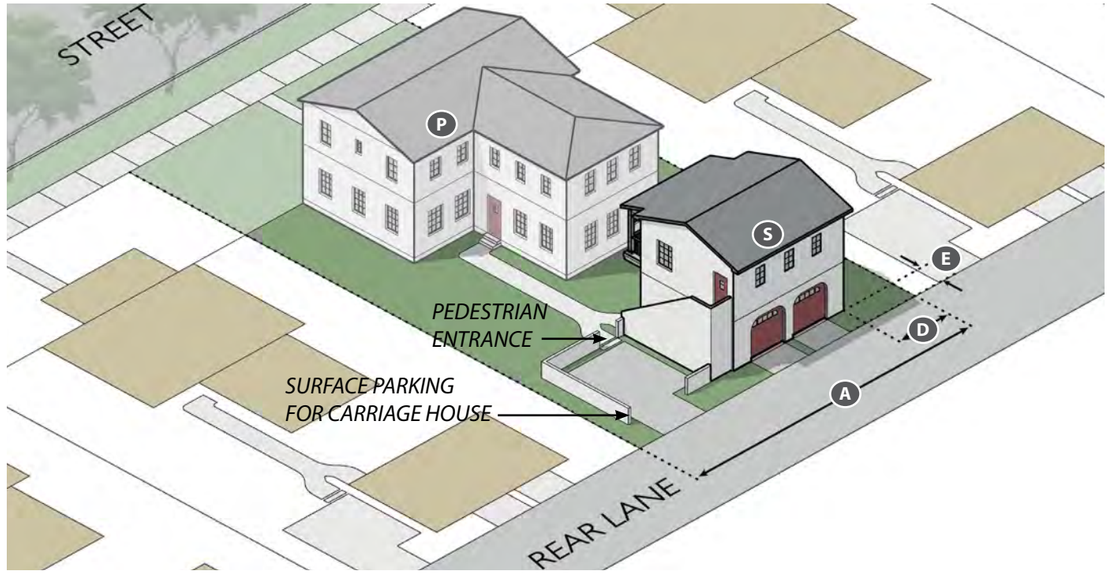


TABLE 5.4.14 CARRIAGE HOUSE STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 10' to min.)	*By Building Type*	
Depth		
BUILDING SETBACKS		
Primary Building (Row of Attached Units)		
P Primary	*By Zone, see Table 5.4B*	
Secondary		
Side Yard[1]	*By Building Type*	
Rear		
S **Secondary Building(s) (Garage)**		
Primary	*By Building Type*	
Secondary		
D Side Yard		
E Rear, with Rear Lane	5'	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	*By Building Type*	
To top of parapet of flat roof		
Total Building Height		
Ground floor above grade at setback		
Ground Floor Story		

BUILDING ORGANIZATION	MIN.	
Distance between buildings	10'	
BUILDING MASSING	**MIN.**	**MAX.**
Lot Coverage *(% of total Lot Area)*		*By Type*
Overall Building (Including all Attached & Stacked Units)		
Width		-
Depth		
Unit		
Width		-
Depth		
Secondary Building(s) (Garage)		
Width	Width & Depth of Garage on Lot	
Depth		
Height	*By Building Type*	
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	-	
Small Front Yard (***Chapter 5.5.4***)		
Shopfront (***Chapter 5.5.5***)		
PRIVATE OPEN SPACE	**MIN.**	**MAX.**
Area	*By Building Type*	
Any Dimension		

A. Site Organization / Massing

1. The Carriage House is an accessory dwelling unit (ADU) that accompanies any single-family detached building type: Estate, Extra Large, Large, Medium, and Small Building Types.
2. The Carriage House refers to the upper story unit above an enclosed garage.
3. The Carriage House shall not extend beyond the footprint of the garage on which it sits.
4. Exterior or enclosed access stairs permitted.
5. Setbacks, Height, Massing, Open Space, and Lot Dimensions are determined by the Building Type of the primary building that accompanies the Carriage House.
6. See RCMC 17.100.050 for City's ADU Design Standards.

B. Open Space

1. Open Space requirements are dictated by the Building Type that the Carriage House accompanies.

C. Access

1. Pedestrian entrances to Carriage House units should be located within or adjacent to the rear yard.
2. Vehicular access to the garage must be through a rear lane if a rear lane is provided.

Key
- Not Applicable



Architectural projections, such as balconies, allow a small dwelling to be more comfortable and valuable



Minimum setback from the Rear Lane serving the carriage house is 5'.



A unit with exterior stairs should face stairs toward the rear yard of the house.

5.5 Private Frontages

5.5.1 Introduction

Frontages – the ground floor face of the building and the space between the building and the sidewalk – define not only the character of each building, but collectively define the character of the neighborhood and of the city. Frontages that welcome visitors and other pedestrians are the most important single design element of walkable neighborhoods, making the streets and open spaces comfortable, safe, pedestrian-scale "outdoor rooms" for family and community life.

On a functional level, the frontage is the transition between the public spaces of streets and parks and the private realm of each home, providing a critically important "privacy filter" between the fully public street and the private interior spaces of dwellings. Front yards and dooryards, stoops and terraces provide moderate degree of privacy for homes, while shopfronts in various forms push display windows right up to the sidewalk and open shop and café interiors to public view – the opposite of privacy. Carefully designed frontages, calibrated to the neighborhood, street and use are the key to making streets, parks and open spaces of Etiwanda Heights the "living rooms of the neighborhood" – a pleasure to walk in, play in, and meet neighbors in. This plan provides three types of frontages that address the necessary level of privacy for different zones.

5.5.2 Standards & Guidelines Applicable to All

A. All Frontage Type ares required to include windows in compliance with the applicable architecture guidelines.

B. Design, materials, and finishes shall be consistent with the architectural style of the building and compatible with the surrounding environment. Landscaping shall be compatible with public landscaping.

C. All Primary façades are required to provide pedestrian access using only the allowed Frontage Type.

D. Elements of each Frontage Types may encroach into setbacks or the public right-of-way as identified in each Type's respective table.

E. All ground-floor dwellings units must be accessible from the front, through the front yard.

F. In cases where the open space along any side street exceeds a slope of 2:1, a decorative retaining wall not exceeding 4 feet in height in combination with a planter of at least 3' in depth must be provided.

G. In residential regulating zones: fences, walls, and hedges within Primary and Secondary Setback areas shall not exceed 3 feet in height. Those enclosing side yards may be up to 6' in height beginning 5' behind the Primary and Secondary façades of the Primary Mass.

H. All encroachments into the right-of-way (R.O.W.) require an encroachment permit, obtained from the city engineer (RCMC 12.08.090). R.O.W. encroachments are only relevant in the SR regulating zone. The encroachment permit shall formalize ownership, liability, and maintenance responsibility.

TABLE 5.5A ALLOWED PRIVATE FRONTAGE TYPES

Building Types	Section	Neighborhood Estates	Neighborhood General -1	Neighborhood General -2	Shops & Restaurants
Large Front Yard	**5.5.3**	●	●		
Small Front Yard	**5.5.4**			●	●
Shopfronts	**5.5.5**			●	●

● *Allowed*

TABLE 5.5B ALLOWED ENCROACHMENTS FOR ARCHITECTURAL ELEMENTS

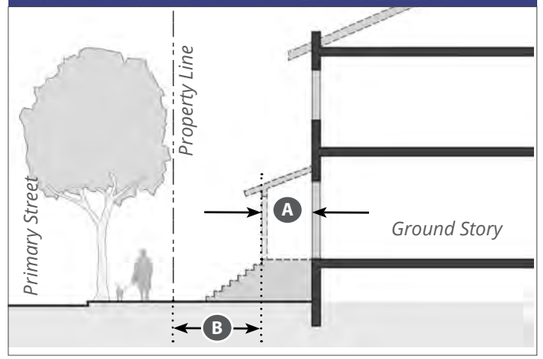
The following architectural elements are permitted to encroach past setback lines. Porch and Stoop have additional standards enumerated in the Frontage Types (***Chapter 5.5.3-4***). Refer to ***Chapter 5.10*** for design guidelines.

	NE, NG-1	NG-2	SR
Porch[1]	Max 15'; no less than 10' from PL	Max 10'; no less than 5' from PL	-
Stoop[1]	no less than 10' from PL	no less than 2' from PL	no less than 2' from PL
Awning / Canopy	-	-	Into R.O.W. within 2' of curb
Balcony	Max 5'; no less than 3' from PL	Max 5'; no less than 3' from PL	-
Bay Window	Max 3'; no less than 3' from PL	Max 5'; no less than 3' from PL	- (ground floor)[2]
Eaves	2' into setbacks	2' into setbacks	2' into R.O.W. and setbacks
Chimney	2' into setbacks	2' into setbacks	2' into setbacks only

Key
- Not permitted
PL Property Line
A *Max encroachment into setback*
B *no less than x' from PL*

Notes
1 Not including stairs. Stairs may encroach further as necessary
2 3' encroachment into R.O.W. and setbacks on upper floors.

FIG. 5.5 PORCH/STOOP MEASUREMENTS



Encroachment Standards for porches and stoops refer to the element without the stair. Stairs can encroach further.



A low wall, setback from the public sidewalk by 2' distance and landscaping, is an attractive Small Front Yard frontage.

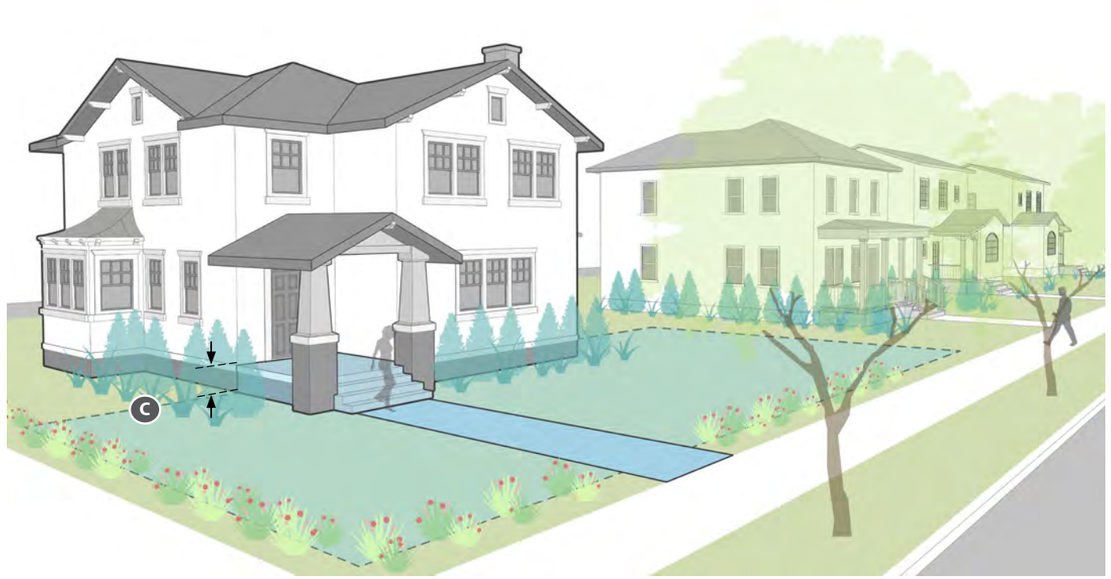


Attached Flex building type that employs a low planter wall to craft a small private frontage.



Shopfront frontages engaging directly with the public sidewalk.

5.5.3 Large Front Yard



R	NE	NG-1	NG-2	SR
ALLOWED	ALLOWED	ALLOWED	-	-

A. Description

In Regulating Zones NG-1, NE, and R, the Primary setback is at least 25', so lots in these zones must follow standards for Large Front Yard. The predominant characteristics of this type are well-landscaped open front yards with a pedestrian path from the sidewalk to the front door. Native and drought tolerant designs - which may include hardscape areas and elements - are recommended, but maintained lawn areas are also allowed to provide play areas. Homes in these zones may use a combination and variety of architectural elements that encroach on the front yard.

B. Standards and Guidelines

1. **Front access.** A minimum 6' wide pedestrian path from the sidewalk to the front door is required.
2. **Landscaping.** Refer to RCMC 17.56.070-C and Landscape Guidelines, ***Chapter 5.10.10***.
3. **Grading.** Front yards must have a minimum slope of 0.5% toward the street for drainage. Max slope is 5%.
4. **Walls.** Walls, whether they are enclosures of a flat yard, retaining walls for an elevated yard, or a combination thereof, may not exceed 3'.
5. **Height.** Height is regulated by the combination of maximum measure for: Elevated Yard Height, Grading on Front Yard, and Ground Floor above Grade at setback.

TABLE 5.5.3 LARGE YARD STANDARDS

	Frontage element	Min.	Max.
	Landscape (% of front yard area)	50%	-
	Hardscape (% of front yard area)	-	50%
	Wall height at frontage (total)	-	3'
A	Elevated Yard Height	-	3'
B	Grading on Front Yard	0.5%	5%
C	Ground Floor above Grade at setback	18"	3'
D	Path to Front Door Width	6'	-

Large Front Yard - Variations

C. Open

Characterized by its openness to the street. Adjoining front yards blend seamlessly with that of neighboring yards with no sudden changes of grade.

1. The landscape of this Front Yard type may be mowed lawn and/or native and drought-tolerant plantings, with some Decorative Hardscape (Refer to RCMC 17.56.070-C5).
2. On steeper slopes within large lots, natural unmowed grasses are appropriate, with or without naturalistic rocky drainage swales with other plants characteristic of creeks.



D. Elevated

Characterized by its elevation above the street to accommodate pre-existing site grades or add a layer of privacy by physically separating the public sidewalk and the private front yard more distinctly.

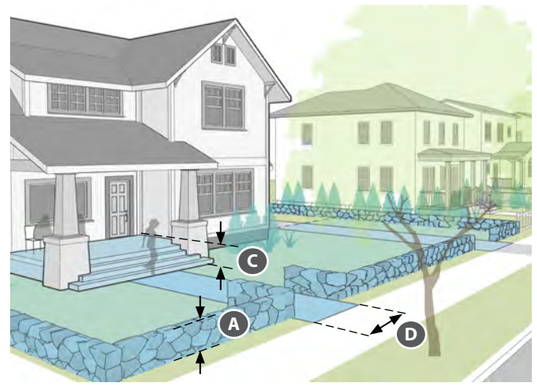
1. Retaining walls must not exceed 3 feet in height, and should either be integrated with the design of the naturalistic landscape of the lot when not connected with the building, or coordinated with the architectural design of the building.



E. Defined

Characterized by a wall that encloses the front yard when the yard is not elevated.

1. Walls shall have a small setback of 2' from the back of sidewalk to allow landscaping on the public side of the wall.
2. Garden walls should be made of wood or clad in brick, stone, or stucco compatible with the design of the primary mass when located adjacent to and attached to the building. See ***Chapter 5.10.8.C***.
3. Walls and fences that do not connect to a building should be designed as an integral element of the landscape of which they are a part.



5.5.4 Small Front Yard



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	-

A. Description

In Regulating Zone NG-2, the Primary setback minimum is 10'. Without a deep front yard space, lots in NG-2 must follow standards for Small Front Yard to achieve the necessary level of privacy for residences. The most basic form is a small, elevated or at-grade garden located in the front yard setback, often enclosed by a low wall located near the property line(s). Without an enclosed front yard, elevating the yard or the front entrance becomes necessary.

B. Standards & Guidelines

1. **Elevated.** Elevated front yards may be enclosed with a retaining wall of at most 3' in height above sidewalk.
2. **At-grade.** Small front yards at-grade either must have an enclosing wall between the sidewalk and front yard or the building must provide a stoop or porch, with the ground floor of the building elevated at least 18" above sidewalk grade.
3. **Transition.** A landscaped strip between the sidewalk and the front yard wall is recommended to provide a visual transition/buffer between public and private and to soften the transition from sidewalk to wall.

TABLE 5.5.4 SMALL YARD STANDARDS

		Frontage element	MIN	MAX
General	A	Wall height at frontage (total)	-	3'
	B	Elevated Yard Height	-	3'
		Grading on Front Yard	0.5%	5%
	C	Ground Floor above Grade at setback	18"	3'
Porches	D	Porch depth (not including stairs)[1]	8'	-
	E	Porch width	10'	-
	F	Porch floor height[2]	8'	12'
	G	Floor height[3]	18"	3'
	H	Between porch and front PL	5'	-
Stoops	I	Stoop width	4'	8'
	J	Stoop depth (not including stairs)	4'	8'
	K	Stoop floor height[3]	18"	3'
		Planter/fence height	-	3'
	L	Entry Recession depth	6"	6'

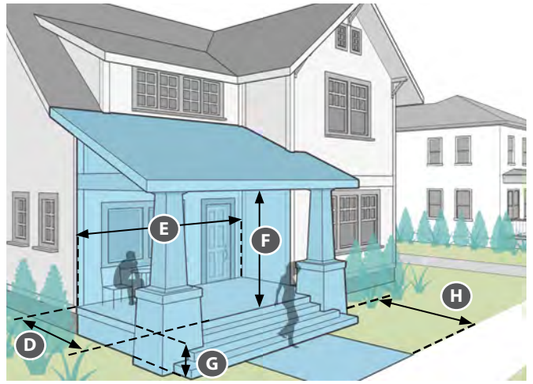
Notes

1 Between wall and end of porch deck.
2 From porch floor to top of porch columns.
3 Measured from adjacent finished grade.

Small Front Yard - Variations

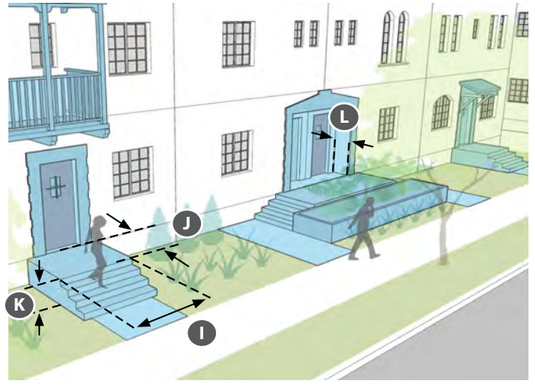
C. Elevated - Porch

1. Porches may encroach into required front setbacks up to the limit allowed by the zone (***Table 5.5B***).
2. Porches may also wrap around a corner of the building. This may be particularly appropriate on corner lots.
3. Porches may be enclosed by open railings up to 4 feet in height.



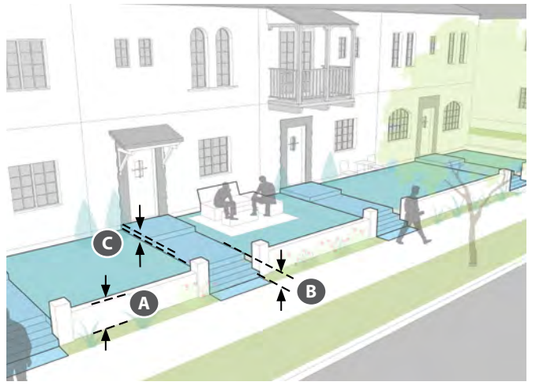
D. Elevated - Stoop

1. A stoop may provide access to one or two ground-floor dwellings.
2. Stoops may encroach into setbacks up to the limit allowed by the zone (***Table 5.5B***).
3. Landscaping should be provided in the remaining private setback area, either at grade or in raised planters, and should be compatible with street/parkway landscaping.
4. Gates are not common for stoop frontages and are prohibited if not combined with an enclosing wall type, as shown in the diagram on the left and below.

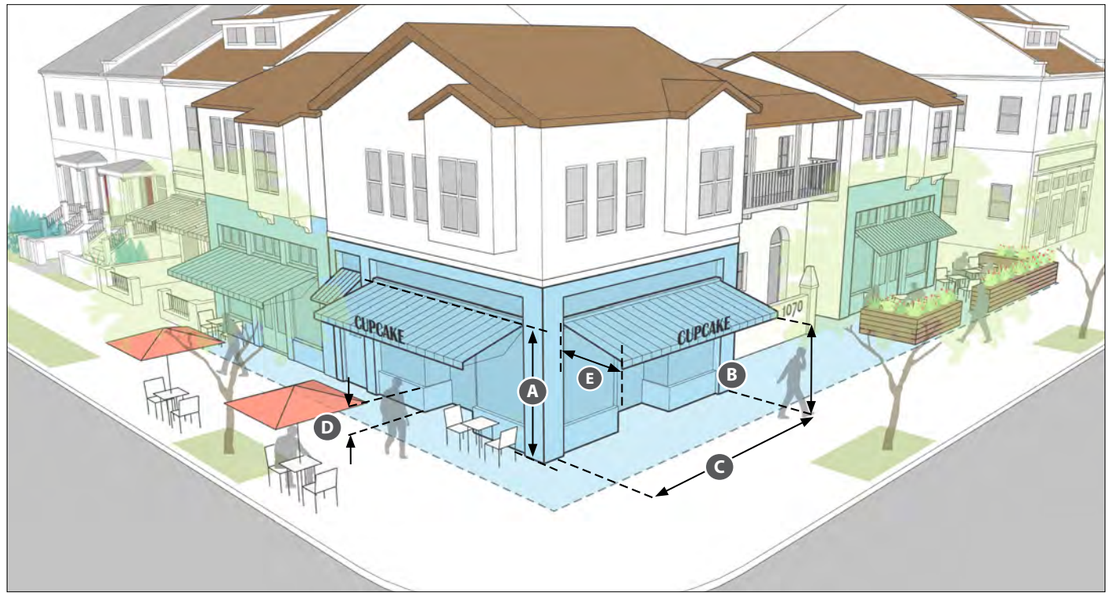


E. Elevated

1. Walls enclosing elevated front yards may not to exceed 3' feet above the sidewalk. Heights of fences or railings shall be as required by the California Building Code (CBC).
2. Entry openings in walls may be provided with gates.
3. Gates shall be designed to not swing into the sidewalk area.
4. The average grade of elevated yards shall not be more than 3' above the adjacent sidewalk or Public Open Space.



5.5.5 Shopfront



R	NE	NG-1	NG-2	SR
-	-	-	ALLOWED	ALLOWED

A. Description

Nonresidential uses in the SR regulating zone must allow and encourage easy access and transition from the public sidewalk to the private frontage. Thus setbacks are 0 feet (immediately engaged with the sidewalk). The Shopfront in basic form is a large opening in the façade at or near the sidewalk, enclosed with doors and transparent glass in a storefront assembly. The primary entrance provides direct access to the ground floor use(s). The basic required architectural elements comprising the storefront are large windows, doors with glass, transom windows, and a solid shopfront base. Optional elements include awnings, cantilevered shed roof or canopy, signage, lighting, and cornices. Variations (on the right) show various strategies for providing dedicated seating.

B. Standards & Guidelines

1. **Street Wall.** Shopfronts should maintain a consistent streetwall by maintaining 0' setback. Streets along SR zones shall have wider sidewalks to provide space for cafe seating. See ***Chapter 5.10.8.H*** for Architectural Guidelines regarding Shopfronts.
2. **Glass.** All glazing shall not have greater than 10% tinting.
3. **Shopfront Bays.** Shopfront bays are the units into which the building façade is divided. Each bay shall contain its own coherent storefront assembly. Storefront assemblies occur between Piers. Bays are measured between the centerline of each Pier.

TABLE 5.5.5 SHOPFRONT STANDARDS

	Frontage element	MIN	MAX
A	Height to top of transom[1]	12'	16'
B	Height to bottom of awning[1]	8'	10'
C	Width of shopfront bay(s)	10'	25'
D	Height of shopfront base	1'	3'
	Glass % of ground floor wall area	70	90
E	Awning Depth	4'	-

Notes
1 Clear.
2 Corner building.

Shopfront Variations

C. Galleries and Arcades

1. May encroach into the R.O.W., subject to the issuance of an encroachment permit (RCMC 12.08.090).
2. Column height should be 4-5 times column width.
3. Max setback from back of curb: 6'
4. Walls without openings should not exceed 10 horizontal feet.
5. Column spacing should align with storefront openings.
6. Planter boxes may be placed between columns to provide enclosure for such uses as cafe seating.
7. Depth (façade to interior column face): 12-16'
8. Height (sidewalk to ceiling):12-16'



D. Terraces

1. The average grade of the terrace should not be more than 3 feet higher or lower than the adjacent sidewalk or Public Open Space. Walls may extend an additional 2' in height and fences/railings to the height required by California Building Code (CBC).
2. Terraces should feature planters or hardscape features that help to provide shade and seating.
3. Max length of terrace: 150'
4. Minimum depth to shopfront façade: 8'



E. Recessed

1. Depth not to exceed 16'.
2. Width per bay is a minimum of 16' and a maximum of 24'.
3. A low wall, fence, or planter may enclose recessed shopfront area.



5.6 Signage

5.6.1 Introduction

This Chapter establishes the standards for signage on all private property within the Plan area, replacing the provisions of Rancho Cucamonga Municipal Code 17.74.070 and 0.17.74.080. The remaining Sections of RCMC 17.74 shall apply. Except for those signs which are exempted in RCMC 17.74.040, each new sign or modification to an existing sign on private property within the Plan is required to be designed in compliance with the standards and guidelines of this Chapter and permitted via the procedures outlined in RCMC 17.74.030. Signage is allowed as identified in ***Table 5.6***.

5.6.2 Standards & Guidelines

Substantial conformance with each of the following is required before a sign or building permit can be approved.

A. Combinations. The types allowed in a zone may be combined unless stated otherwise. Sign types may be combined along each lot frontage to transition physical character.

B. General

1. A building is allowed multiple types of signs.
2. Signs shall not obscure building entrances, cornices, columns, or other prominent architectural elements.

C. Prohibited Signs. The following types of signs are not allowed: internally illuminated individual letters or cabinets, permanent banners, pole-mounted or lollipop signs, feather flags or inflatables, billboards, signs that produce smoke or sound, signs with animated or moving characters, changeable copy signs (except for theater venues), and digital and electronic signs.

D. Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the project site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

E. Design and Construction. Except for approved temporary banners, flags, and signs, conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

F. Materials and Structure.

1. Sign materials (including framing and supports) should be representative of the type and scale of materials used on the project site where the sign is located.
2. Signs should not include reflective material.
3. Materials for permanent signs should be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
4. The size of the structural members (e.g. columns, crossbeams, and braces) should be in proportion with the sign panel they are supporting.
5. The use of individual letters incorporated into the building façade design is recommended, rather than a sign with background and framing other than the structure wall.

G. Sign Copy (Messaging) Guidelines. The following are to ensure readability and visual strength of sign.

1. Sign copy should relate only to the name and/or nature of the business or commercial center.
2. Permanent signs that advertise continuous sales, special prices, or include phone numbers are discouraged.
3. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent is to increase the readability of the sign and thereby enhance the identity of the business.

H. Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of way and properties.

1. External light sources shall be directed and shielded so that they do not produce glare off the project site, on any object other than the sign.
2. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
3. Direct and reflected light from primary light sources shall not create hazards for pedestrians or operators of motor vehicles.
4. For energy conservation, light sources should be hard-wired fluorescent or compact fluorescent lamps, LED, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

I. Directory Signs. Directory signs are small wall signs located at pedestrian eye level and intended to identify multiple tenants within a building or complex. The following guidelines apply to these signs:

1. When tenants are accessed via a building lobby or outdoor court, and a directory sign is provided, it should be located within the lobby or court.
2. Directory signs should not exceed 6 square feet.
3. Directory signs should be externally illuminated. Internal illumination and neon lighting is discouraged.

J. Sign Maintenance. Each sign and supporting hardware, including temporary signs and awning signs,should be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination should be repaired in a timely manner.

1. A repair to a sign should be of materials and design of equal or better quality as the original sign.
2. When a sign is removed or replaced, all brackets, poles, and other supports that are no longer required should be removed.

TABLE 5.6 ALLOWED SIGNAGE TYPES

Type	Neighborhood Area Regulating Zones					Chapter
	R	NE	NG-1	NG-2	SR	
Façade	-	-	-	-	P	***5.6.3***
Window	-	-	-	-	P	***5.6.4***
Front Yard	-	-	-	P[1]	P	***5.6.5***
Projecting	-	-	-	P[1]	P	***5.6.6***
Sidewalk	-	-	-	-	P	***5.6.7***
Mural	-	-	-	-	P	***5.6.8***
Gateway	-	P	P	P	P	***5.6.9***

Key
P Permitted
- Not Applicable

Notes
1 Signage Type Permitted only in Attached Flex Type where a business is operated on the ground floor.

5.6.3 Façade Sign



A sign painted or reverse channel letters applied directly to the façade, typically above the storefront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters and/or logo. This type of sign is intended for viewing from across the street and along the sidewalk.

A. Standards

1. Up to one façade sign per business along a building frontage. In multi-tenant buildings, only the businesses with frontage on the sidewalk shall have a façade sign.
2. Façade signs shall be located above the storefront and at least 12 inches from any eave, edge of building or top of parapet. On multi-story buildings, façade signs should be located either above the storefront or above the openings on the uppermost story.
3. Sign thickness (as measured from the façade) shall not exceed four inches.
4. A minimum clearance of 24 inches is required between a sign and any opening.
5. If illuminated, external illumination is required, and should be mounted to maintain visual integrity of the sign.
6. If a background panel is not included, letter height shall be up to 24 inches tall.

TABLE 5.6.3 FAÇADE SIGN STANDARDS

		MIN	MAX
A	Height	10”	24”
B	Width as % of façade width	-	60%
C	Clearance from openings	24”	-

Key
- Not Applicable

Façade Sign Examples



Individual metal letters mounted on a string course.



Wall signs may be located within the transom area of the shopfront.



Using bright colors to provide contrast to adjacent walls.



Script neon and metal letters mounted on reclaimed wood.

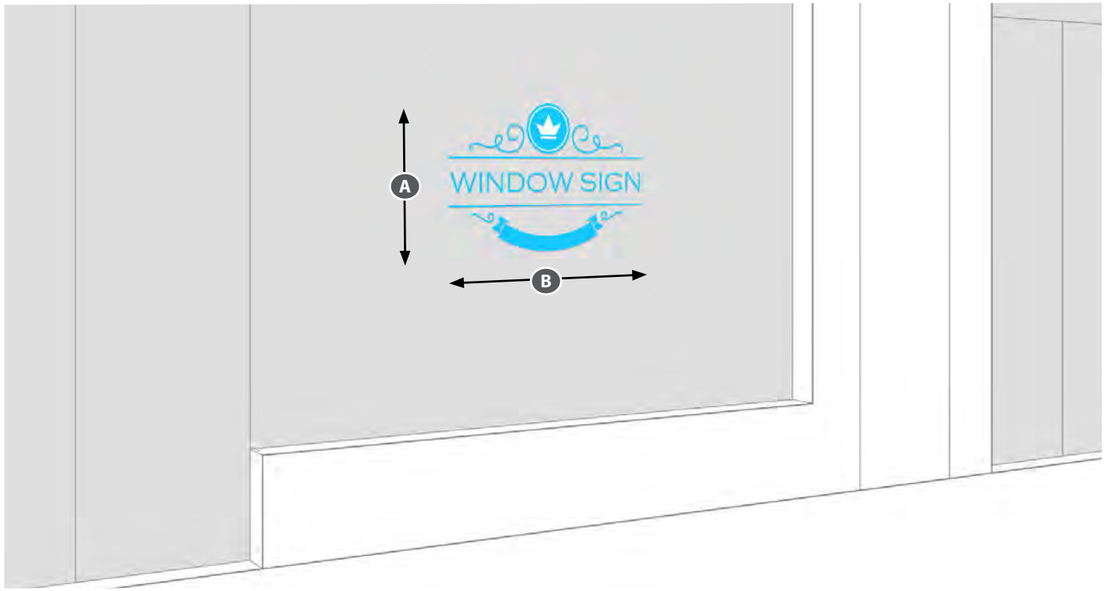


Individual, internally illuminated letters mounted directly on wall.



Simple, metal sign with laser-cut letters. Direct sun helps to create a legible contrast against the surface the sign is mounted on.

5.6.4 Window Sign



A sign painted or applied directly to the storefront window(s) and/or door(s). This type consists of individual letters and a logo with allowances for contrasting background. Window signs also include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos.

A. Standards

1. Up to one window sign per storefront. A storefront is the glass area between the two closest edges defined by wall material at least 9 inches wide.
2. Permanent window signs shall be individually painted, etched or otherwise applied letters or logo graphics surrounded by clear glass.
3. Neon signs are subject to review (RCMC 17.74.030).
4. Window signs shall not occupy more than 25% area of a window.
5. Area of the window sign is calculated as a rectangular area enclosed by the width and the height.

TABLE 5.6.4 WINDOW SIGN STANDARDS

		MIN	MAX
A	Height as % of window/ door height	-	50%
B	Width as % of window/ door width	-	50%
	Area as % of total window/door area	-	25%

Key
- Not Applicable

Window Sign Examples



Depending on font type and letter spacing, window signs can have a wide range of transparency.



A wall sign incorporating neon.



Vinyl logo graphic.



Subtle tones and colors can still create legible contrast.



Individual vinyl letters with feature area at top center and contrasting background along bottom.



Bright colors can help make the window sign be more visible and lively.

5.6.5 Front Yard Sign



A front yard sign is intended for businesses in buildings that are set back from the public right-of-way, and in areas that are more residential in character. The target viewer is the passing pedestrian or bicyclist. They may be freestanding or integrated into the design of a fence or dooryard wall.

A. Standards

1. Signs may not encroach into the public right of way.
2. Signs must be oriented toward side property lines.
3. Signs shall be of painted wood or other high quality and durable material.
4. Exterior illumination is permitted, provided that it is from a single bulb, shielded, and warm in tone.

TABLE 5.6.5 FRONT YARD SIGN STANDARDS

		MIN	MAX
A	Sign Height	-	30”
B	Overall Height	-	48”
C	Vertical clearance from sidewalk	-	30”
D	Sign Width	-	24”

Key
- Not Applicable

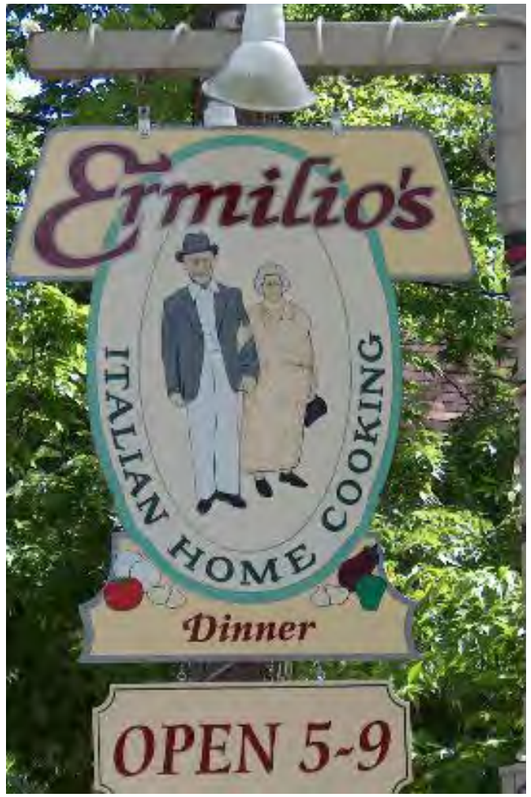
Front Yard Sign Examples



Creative and tasteful variations of the front yard sign are encouraged.



Logos are permitted on Front Yard Signs.

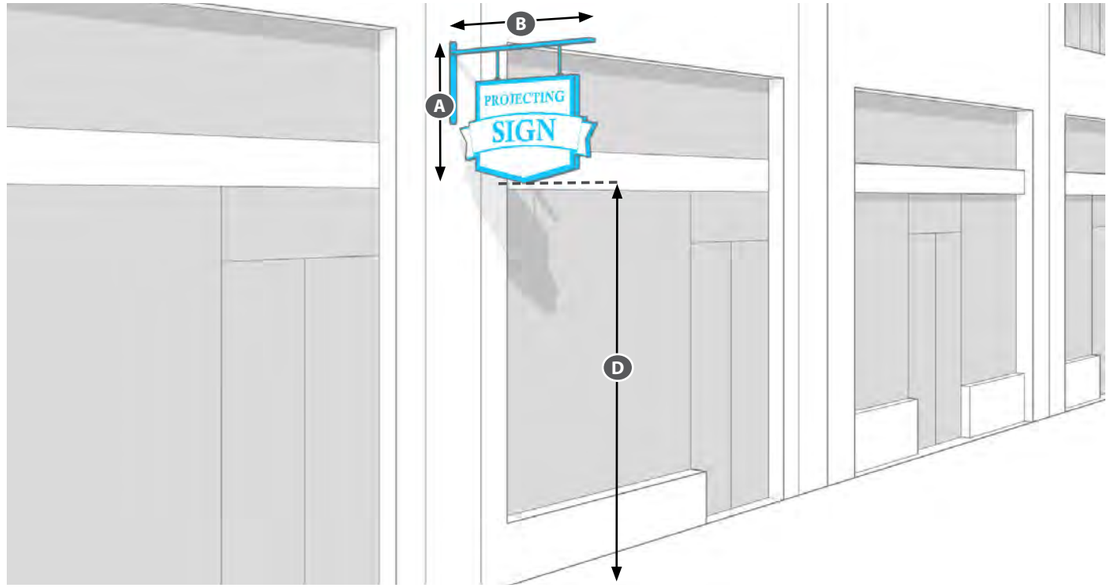


Individual vinyl letters with feature area at top center and contrasting background along bottom.



Bright colors can help make the window sign be more visible and lively.

5.6.6 Projecting Sign



A double-sided sign that projects perpendicular to the building façade from a mounted wall brace or from the ceiling of a balcony or arcade. Projecting signs typically project over a public right-of-way such as a sidewalk or Public Open Space and are intended for viewing by pedestrians approaching the shop.

A. Standards

1. A maximum of one projecting sign is allowed for every storefront entrance on the façade.
2. An encroachment permit or license agreement is required prior to installation of any sign extending into the public R.O.W.
3. The top of a projecting sign shall be located below the building's second floor windows.
4. Signs shall be externally illuminated by a light mounted on the façade or by neon tubing used to illuminate letters, symbols, and accent frames.

B. Guidelines

1. Projecting signs should be mounted near storefront entrances.
2. Projecting signs should not be placed under an awning or horizontally within five feet of an awning or another projecting sign.
3. Decorative and supporting hardware such as brackets should be architecturally compatible with the building façade.

TABLE 5.6.6 PROJECTING SIGN STANDARDS

		MIN	MAX
A	Sign Height	-	18″
B	Sign Width	-	48″
C	Sign Thickness	-	3″
D	Vertical Clearance from Sidewalk	8′	12′
E	Horizontal Clearance from Adjacent Curb	4′	-
	Area	-	10 sf

Key
- Not Applicable

Projecting Sign Examples



Projecting signs are scaled to be legible from the sidewalk, and often use contrast to be read easier from afar.



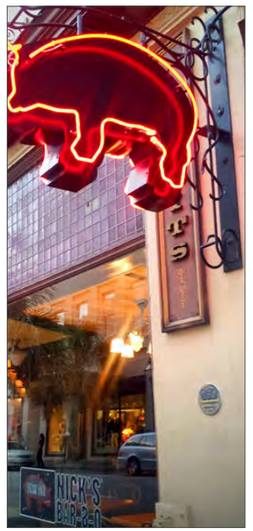
Projecting signs may be simple and allow other sign elements to provide more information.



Projecting sign with depiction of product sold within the store.

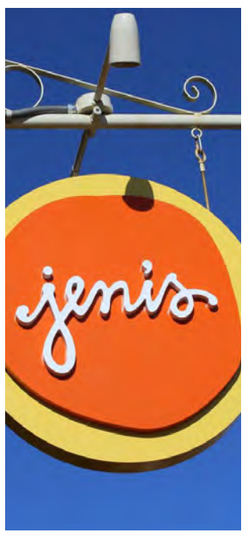


A simple projecting sign with address, name, and type of store.





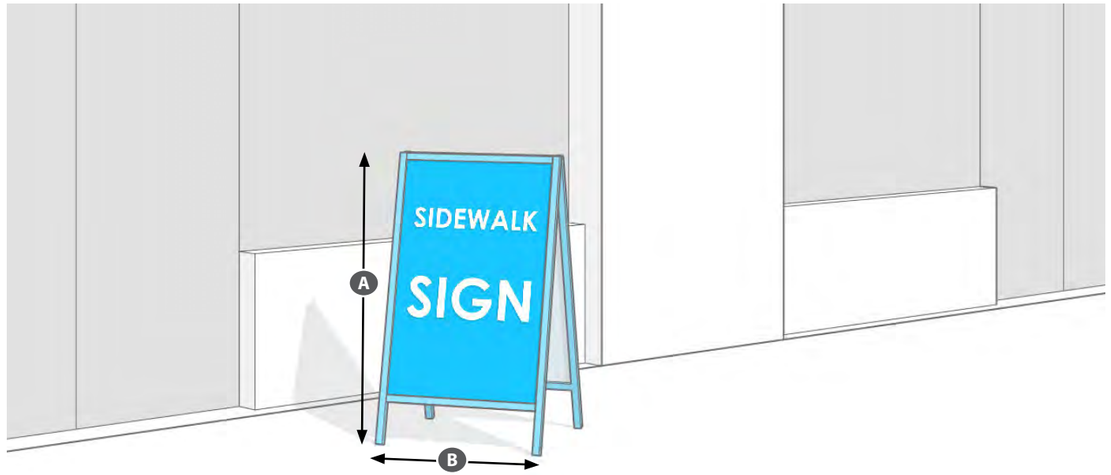
Projecting signs with depictions of product sold within the store.





Simple round projecting signs.

5.6.7 Sidewalk Sign



A two-sided, non-illuminated, portable and temporary sign placed outside a storefront on the sidewalk for viewing at close range. The sidewalk sign is intended for use by retailers, office tenants, theaters, restaurants, cafes, and other food-oriented businesses.

A. Standards

1. Signs shall be constructed of durable materials, sufficient to withstand inclement weather and color fading due to sunlight. Materials may include wood, wrought iron, fiberglass (not foam board) and metal. Signs shall also be adequately weighted to withstand being overturned by wind or contact. Weights, if required, shall be concealed or incorporated into the design of the sign.
2. The design, graphics, colors and materials shall complement the design of the shopfront and business and present a finished appearance. Graphic symbols are recommended, utilizing images that convey the goods or services offered.
3. Signs shall not contain posters, flyers, balloons, pennants or flags attached to the sign.
4. There should be no projections other than raised carved letters, which should extend no more than ½ inch from the sign face.
5. Signs shall contain no sharp edges or corners.

TABLE 5.6.7 SIDEWALK SIGN STANDARDS

		MIN	MAX
A	Height (Overall)	18”	36”
B	Width	18”	30”
	Horizontal Clearance from Adjacent Curb	18”	-
	Pedestrian Clear Pathway	6’	-

Key
- Not Applicable

6. Maximum of one (1) sidewalk sign per business.
7. Signs shall only be displayed during hours of operation.
8. Signs should be located within 6 inches of the storefront it serves.
9. Signs shall not be located within 15’ of any crosswalk or intersection.

Sidewalk Sign Examples





Made of durable materials and utilize graphic symbols that convey the goods offered in the store.







Foldable, unobtrusive sidewalk signs with concise message

10. Signs shall not obstruct adequate and safe visual clearance for vehicular or pedestrian traffic.
11. Signs shall not impede pedestrian access or violate ADA clearance.
12. Signs shall not be affixed to any wall or mounted on wheels.
13. Signs shall be well-maintained in good structural and aesthetic condition.
14. “Reader board” signs with removable slide-in letters are prohibited.



A chalkboard allows easy display of daily specials.

5.6.8 Mural



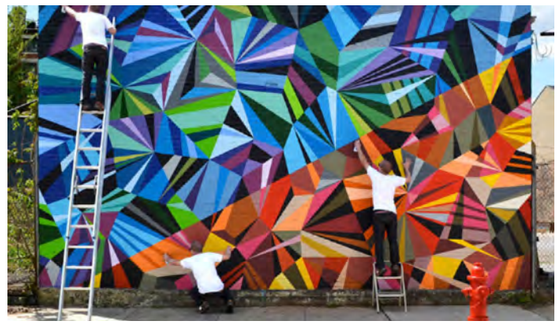
A sign flat against a secondary façade. Murals are painted directly on the building, and are pedestrian-scaled if on the ground floor and larger if on upper stories. They are intended to be visible from a greater distance and are secondary to signage on the primary façade. Mural Signs are subject to design review and approval.

A. Standards

1. Maximum Area
   a. 1-story façade: 1,000 sq ft max.
   b. 2-story façade: 3,000 sq ft max.

B. Guidelines

1. A billboard is not considered a mural and is prohibited.
2. Murals are recommended to include or feature local history.
3. Murals are intended for secondary façades but may be allowed on the front façade subject to review (RCMC 17.74.030).
4. Murals may include advertising subject to review (RCMC 17.74.030).





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5.6.9 Gateway Sign





A monument that may or may not include words, that marks the entrance to a distinct place and defines an area, often giving it a name. There are a few scales of gateway signs: those that denote entry to the entire Etiwanda Heights Plan Area, those that mark entry to individual neighborhoods, and those that adorn the public realm within neighborhoods.

A. Standards

1. Gated communities are inconsistent with the Vision of the Plan, and shall not be permitted anywhere within the Plan area.
2. Gateway signs shall be constructed of durable materials, sufficient to withstand inclement weather and fading due to sunlight. Materials may include masonry, wood, wrought iron, and metal. Signs shall also be adequately secured to the ground plane with foundations.
3. The design, graphics, colors and materials shall complement the design of the public realm, including street and open space lighting and furnishing (see ***Chapter 5.10.11***)
4. Gateway signs shall function as one of the following:
   - **a. Etiwanda Heights Gateways.** These significant gateways mark the entrances to the entire Etiwanda Heights Plan Area from the surrounding neighborhoods. See ***Figure 4.4*** for a plan of the Etiwanda Heights Gateway locations.
   - **b. Neighborhood Gateways.** These gateways mark the entrances to individual subareas, neighborhood projects, or tracts. They are smaller in scale than Etiwanda Heights Gateways. These signs shall only be located within the Plan Area boundaries on Neighborhood Avenues, Wilson Main St, a part of Banyan St, some Entry Avenues, Miliken Ave, and the Edge Drives that extend off of Miliken Ave through the Plan Area (for allowed street locations, see ***Figure 4.4***).
   - **c. Neighborhood Monuments.** These monuments area located in the public realm within subareas and neighborhood projects, and are smaller in scale than Neighborhood Gateways. If provided, these monuments shall be designed to be consistent in appearance with their corresponding Neighborhood Gateways.

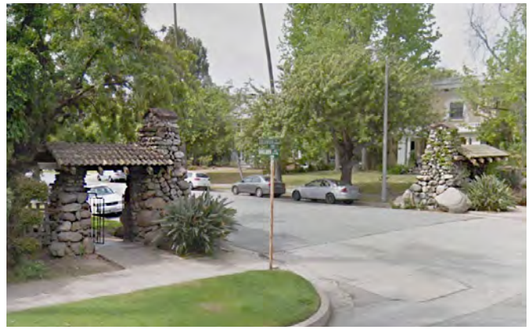
Gateway Sign Examples



Etiwanda Heights Gateway: Signs should maintain a reasonable scale but communicate importance and identity.



Etiwanda Heights Gateway: If signs include text denoting the name of the area, the sign should be large enough that the text is legible from across an intersection.



Neighborhood Gateway: Signs may emphasize the pedestrian route into neighborhoods.

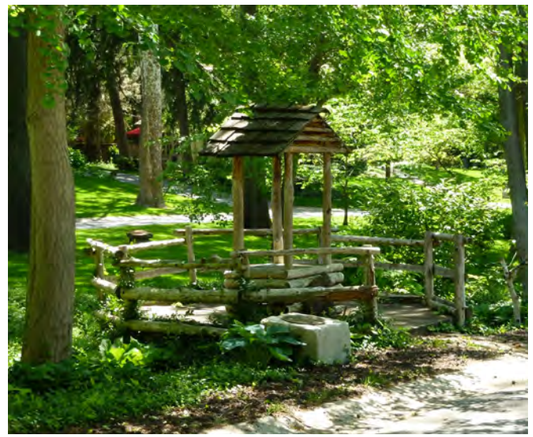


Neighborhood Gateway: Signs on either side of a street should be clearly visible and symmetrical.

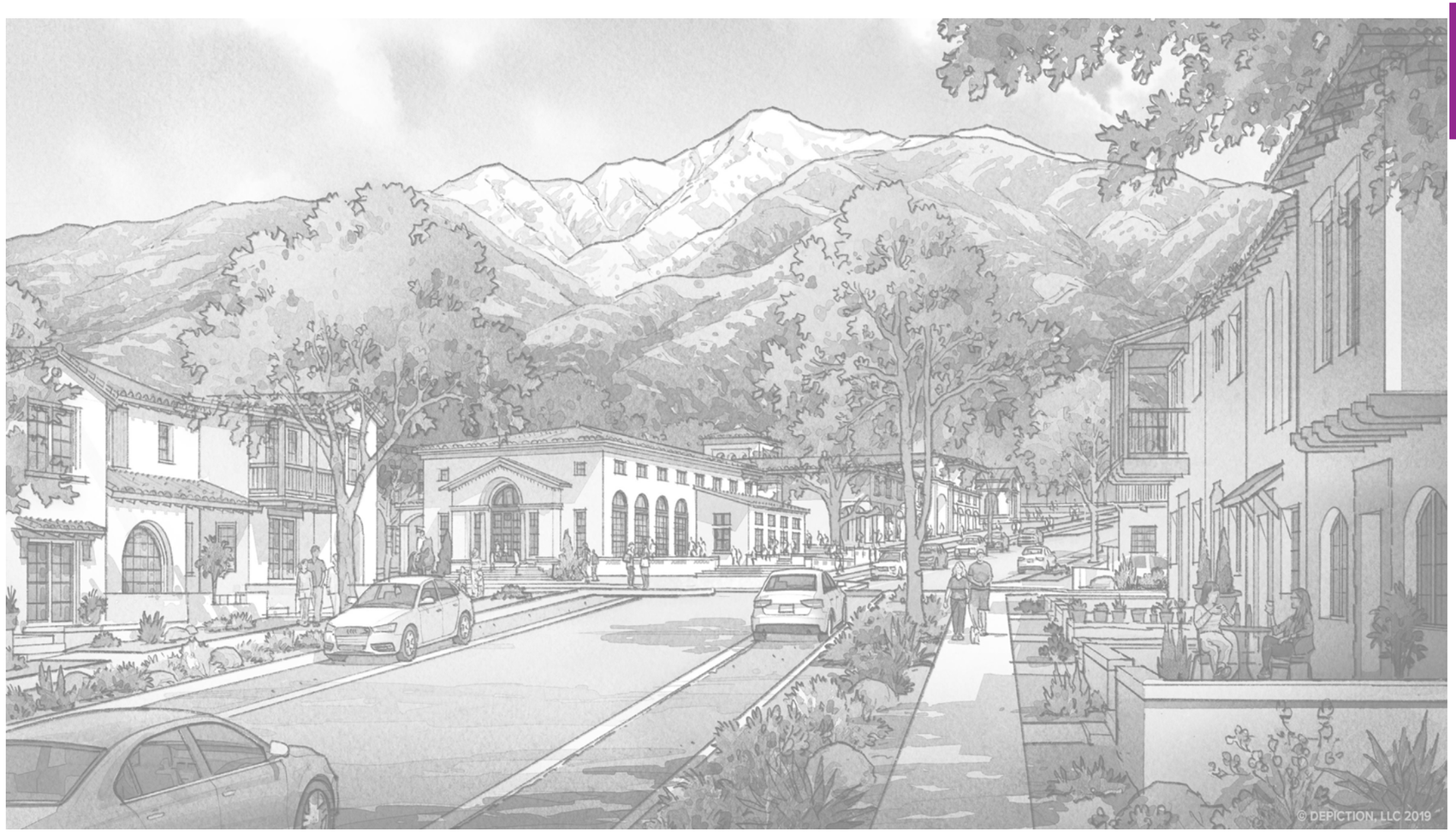




Neighborhood Monuments: Each monument is primarily decorative, and may act as symbols relevant to the neighborhood.



Neighborhood Monuments should lend character to the area.



Part III:
Public Realm Standards

5.7 Thoroughfares

5.7.1 Introduction

This section establishes the standards for thoroughfares that are consistent with the vision described in ***Chapter 4*** for walkable neighborhoods. The most current edition of the National Association of City Transportation Officials' (NACTO) Urban Street Design Guide shall be consulted for all fine-turning and review.

5.7.2 Intersections.

A. **Turning Radii.** As Illustrated in ***Figure 5.7.2A***, the effective turning radius takes parked cars and bike lanes into account. Where actual and effective radii are equal, the most restrictive of the two standards shall prevail.

B. **Pedestrian Crossings.** Where present, crosswalks should continue sidewalks as directly as feasible, and should be double the width of the sidewalks they connect. Additionally, at least 4 crosswalks shall connect the town square to surrounding blocks.

C. **Roundabouts.** ***Figure 5.7.4*** identifies roundabouts at three key intersections. Prior to the approval of a proposed roundabout, it shall be demonstrated that it has been designed to prioritize non-motorist comfort and safety, incorporating pedestrian crosswalks and slowing vehicular traffic for the duration of its path through the roundabout.

5.7.3 Public Frontage

A. **Bicycle lanes.** All bicycle lanes shall identify required buffers via paint at a minimum. Where appropriate, physical buffers should be provided. In addition to the standards provided herein, all proposed bike lane designs shall be reviewed against the recommendations of the most current edition of NACTO's Urban Bikeway Design Guide.

B. **Parkway/Bioswales.** An important and pervasive design feature of Etiwanda Heights will be landscaped parkway strips between the curb and sidewalk on almost every street. These parkways will be both beautiful and functional, configured to collect and convey stormwater from the streets and adjacent private lots so as to help clean the runoff of pollutants while watering the street landscaping to reduce irrigation-water demand. Landscaping will include native and drought-tolerant ground plantings and street trees. Entry walks at each home will form a small checkdam within these bioswales, helping to slow the flows and increase infiltration and reduce runoff to the regional stormwater channels.

C. **Landscaping.** Specific standards regarding allowed tree types and locations, and all other landscaping in the public realm are found in ***Chapter 5.8.14***.

D. **On-street Parking.** On-street parking is assumed on all streets except Edge Drives and Neighborhood Streets in Milliken Heights. Near corners, spaces shall be placed so as not to infringe upon pedestrian visibility.

E. **Parking Lane Planters.** As shown in the Thoroughfare Types below, planters are required in all parking lanes. These shall extend 7 feet from the curb face and occur at a rate of one per 100 feet of block face. Each planter shall provide an allowed street tree (see ***Table 5.8.14***). Where possible, parking lanes should employ permeable pavements that both contrast the main street material to denote parking and allow for infiltration. Using permeable pavements in conjunction with appropriate planters allows for a wide range of infiltration opportunities. Materials for permeable areas include spaced concrete pavers and decomposed granite. The permeable pavement areas should be located adjacent planter bioswales and infiltration areas when possible.

TABLE 5.7.2A TURNING RADII

Zone	Actual Turning Radius (A)	Effective Turning Radius (B)
Neighborhood Estates	10	15-20
Neighborhood General-1	10	15-20
Neighborhood General-2	5	15
Shops & Restaurants	5	15

F. **Furniture.** Sidewalk benches, where provided, should either be located on the building side of the sidewalk facing out, or on the street side of the sidewalk in pairs, facing each other and perpendicular to the street.

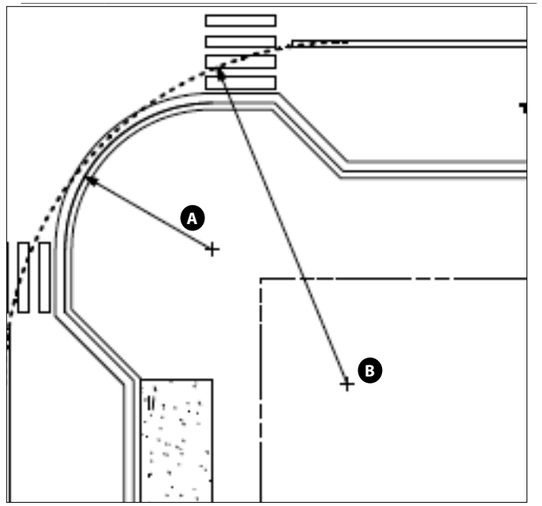
G. **Lighting.** In the SR zone lights shall be located at the midpoints between street trees. On streets in all other zones, lights shall be located between every fourth tree, staggered so that there is one light every 60 linear feet of street, alternatively on one side or the other (but not both). Outdoor light fixtures are limited to 15 feet in height.

H. **Clearly visible pole mounted street signs shall be provided at all intersections.** Signs shall be of a unified design throughout Etiwanda Heights, as approved through the Precise Neighborhood Plan process, see ***Chapter 7.7***.

I. **Curb Paint.** Where deemed necessary by the City Engineer or Fire Marshal to restrict curbside parking, including within approximately 40 feet of intersections. Every effort shall be made to identify such section by means other than paint. Curbs shall not be painted yellow anywhere.

J. **Ramp alignment.** Sidewalk ramps shall be aligned with the direction of sidewalks.

FIG 5.7.2C: TURNING RADII





A well-designed neighborhood roundabout.

5.7.4 Thoroughfare Standards

Through its configuration and design, the Neighborhood Area network of public and private streets is intended to generate the pedestrian-oriented public realm framework of the neighborhoods, supporting and enhancing their small-town character, as intended by the Vision in ***Chapter 4*** and as described below.

Any public or private street subject to the Plan shall be designed and developed in compliance with the standards provided in this section. The design of each new street and the individual design components thereof shall be based on applicable street types, open space standards (***Chapter 5.8***), and other applicable sections.

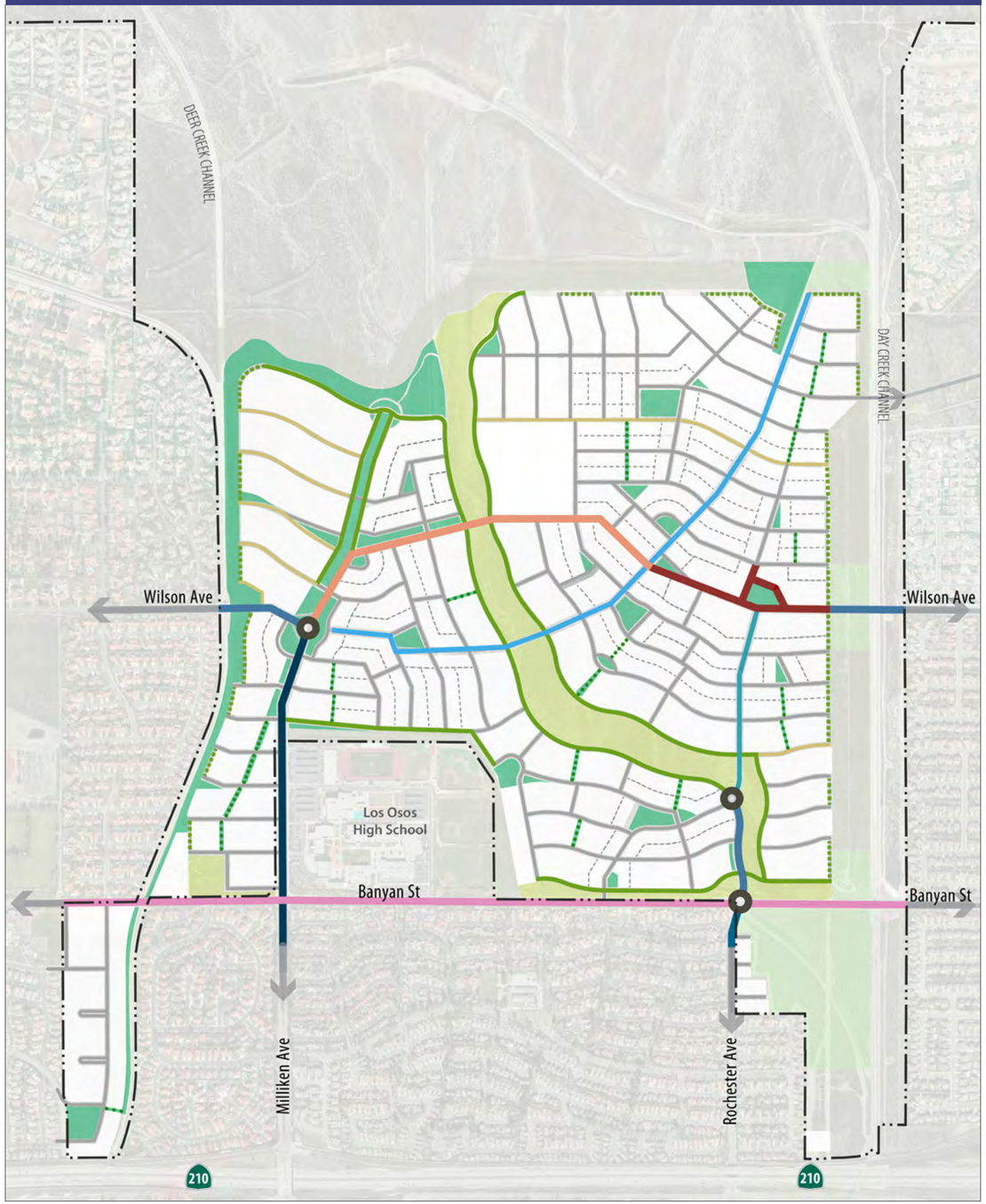
Neighborhood streets, lanes, and edge drives will typically be maintained by HOAs; thoroughfares with granular surfaces (not AC or concrete) will always be maintained by HOAs. Final determinations regarding maintenance responsibilities for all thoroughfares are to be defined in each Precise Neighborhood Plan and Tract Map process.

The street network and street designs of each Neighborhood Sub-area will be reviewed and approved through the Precise Neighborhood Plan process, as defined in ***Chapter 7.7***. While the block structure and street alignments may deviate from this figure, the required street types and their respective standards may not. Gated communities are inconsistent with the Vision of the Plan, and shall not be permitted anywhere within the Plan area. Precise Neighborhood Plans or tentative tract map applications that do not comply with the requirements of this Code shall be considered inconsistent with the intent and purpose of the Plan.

Figure 5.7.4 shows the street network of the Plan by type. Each line of the legend corresponds with its own sub-section below, containing specific illustrations and standards. In the illustrations in this section lane lines and centerlines are shown for clarity of functional areas and dimensioning, but are not intended to illustrate the final striping plans for each type. For example, residential streets will typically not have any striping, and parking lanes will in most cases not be striped.

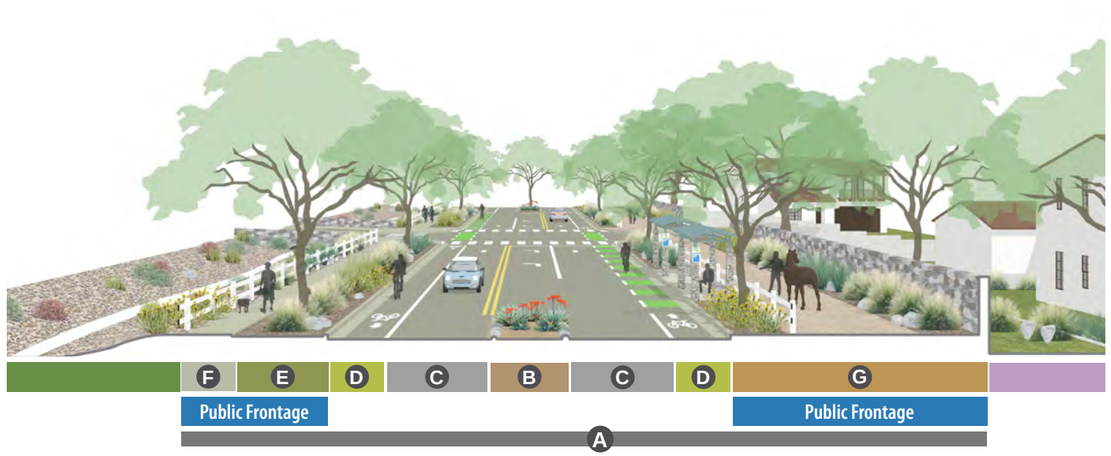
Banyan Street Retrofit
Neighborhood Avenue 1
Neighborhood Avenue 2
Entry Avenue
Milliken Avenue
Wilson Main Street
Neighborhood Street
Neighborhood Street - Equestrian
(See Detail 5.7.11F)
Rear Line
Edge Drive
Paseo
Edge Lane

FIG. 5.7.4: THOROUGHFARE REGULATING PLAN



5.7.5 Banyan Retrofit

FIG. 5.7.5: BANYAN RETROFIT



Intent

Banyan Street from the easterly boundary of the Plan area to the easterly boundary of the Los Osos High School site will be reconfigured to widen the existing bike lanes to 6 feet to provide improved access to Los Osos High School and Etiwanda Heights. The existing multi-purpose trail will remain on the south side (right side, above), and add a planted parkway strip and sidewalk will be added along the north side between the street and the Banyan Greenway. A center left turn lane with small periodic landscaped medians is provided - on-street parking is not.



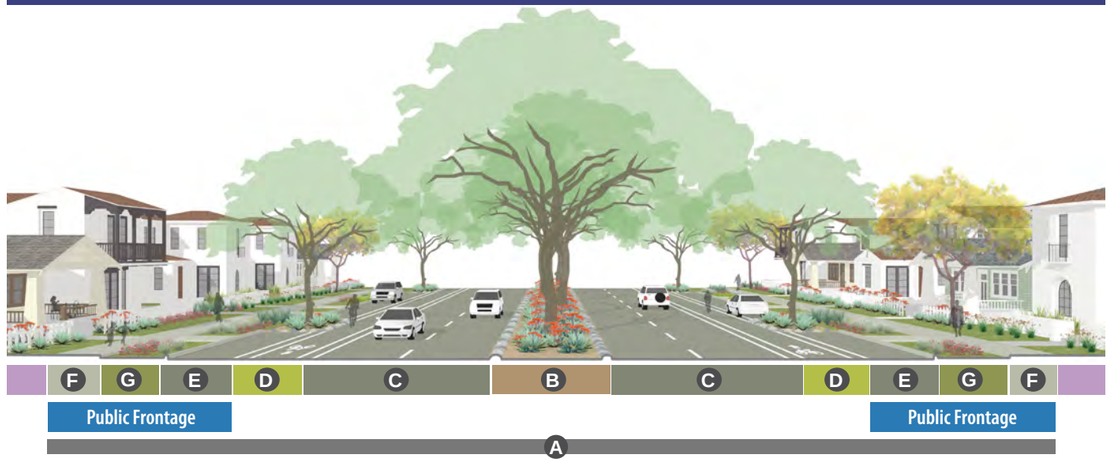
Existing condition on Banyan Street

Design Standards	
1. Public Right-of-Way	
A R.O.W.	82′ (may vary by design)
2. Roadway	
B Median / turn Lane	10′
C Travel lanes	11′ (2 lanes; 1 in each direction)
D Buffered cycling lanes	6′
3. Public Frontage	
E Parkway / bioswale	8′
F Sidewalk	6′
G Multi-purpose trail and landscape buffers	24′ (per existing condition)
4. Public Open Space	

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5.7.6 Milliken Avenue

FIG. 5.7.6A: MILLIKEN AVENUE ENTRY



Intent

The primary vehicular gateway to Etiwanda Heights, Milliken Avenue north of Banyan Street substantially retains its existing geometry along the Los Osos High School frontage - with significant landscape enhancements - and then bends slightly to the east, approaching a new roundabout at its intersection with Wilson Avenue. The right-of-way for this new segment is widened and improved, from the current two-lane roadway without sidewalks to a four-lane facility with landscaped median, buffered bike lanes, curbside parking, and sidewalks set behind wide landscaped parkway strips. The west side of Milliken opposite the high school will also be improved in a similar fashion.



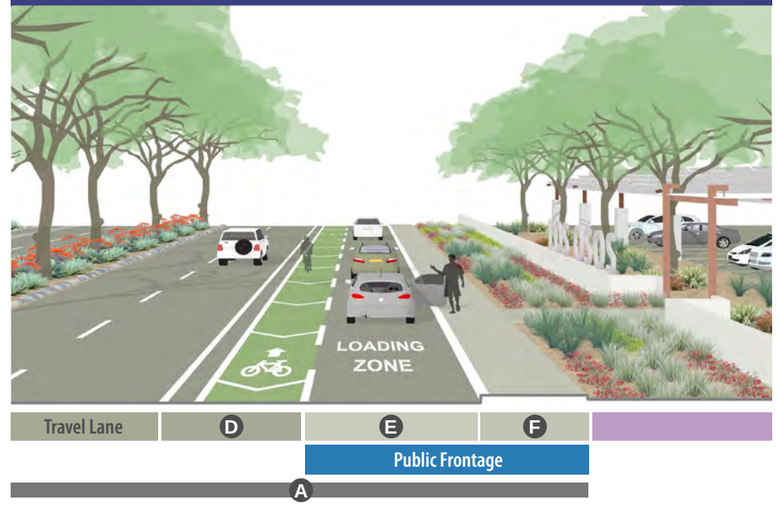
Existing condition on Milliken Avenue

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	116’
2. Roadway		
B	**Median**	16’ landscaped median (continuous)
C	**Travel lanes**	11’ (4 lanes; 2 in each direction)
D	**Bicycle facilities**	6 ‘ Class II Lanes with Buffers
	Bicycle buffers	2’ (travel lane side); 2’ (parking side)
3. Public Frontage		
E	**Parking**	8’ with Parking Lane Planters
F	**Sidewalk**	6’
G	**Parkway / bioswale**	10’
4. Private Frontages		

Design Intent

As a potential alternative to the current opportunistic reverse angle parking along the east edge of Milliken Avenue adjacent to Los Osos High School, this configuration would provide an edge-of-street loading/unloading zone and sidewalk, which could reduce congestion along Banyan Street and provide more direct access to the primary campus entry.

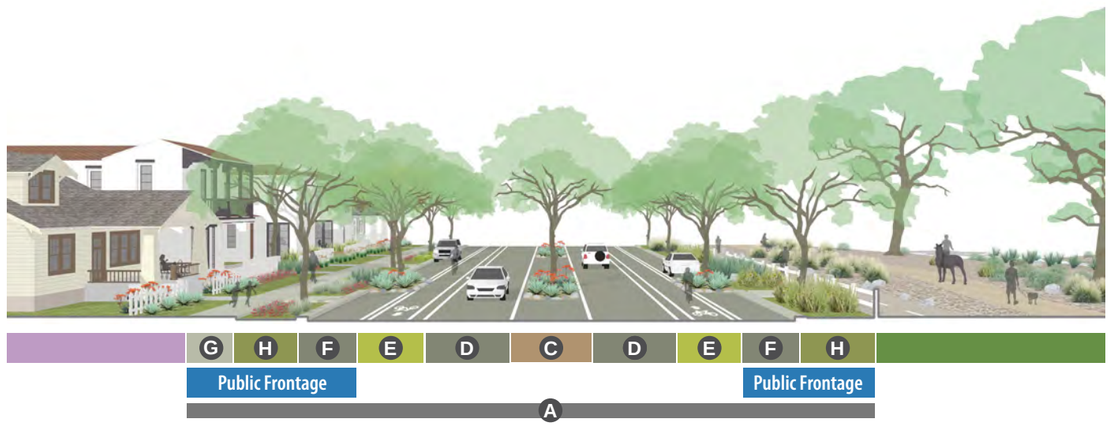
FIG. 5.7.6B: ALTERNATIVE EASTSIDE MILLIKEN AVE.



Design Standards (Detail B.1)		
D	Bicycle Facilities	6’ Class II Lane with 2’ Buffer on travel lane side
E	Parking / Passenger Drop-off Zone	10’
F	Sidewalk	6’

5.7.7 Entry Avenue (Rochester & Wilson)

FIG. 5.7.7A: ENTRY AVENUE (ROCHESTER AVE)



Intent

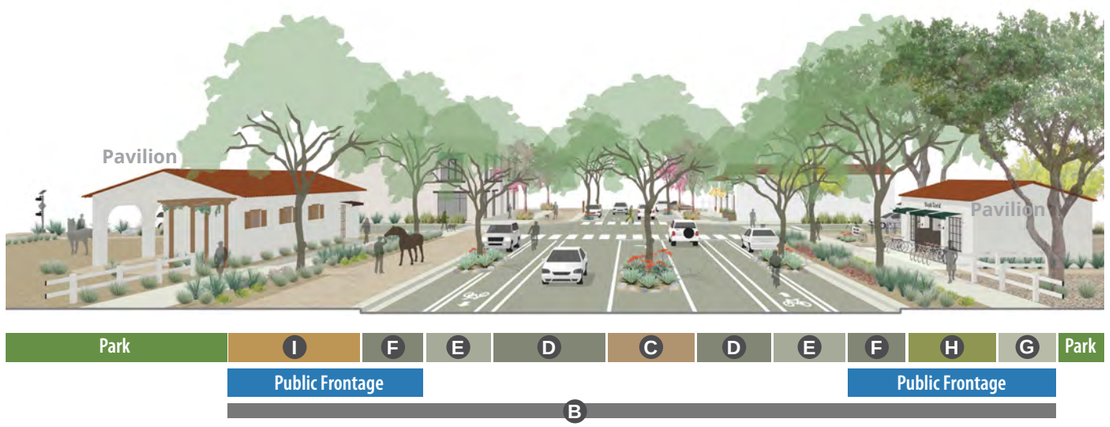
Rochester Avenue heading north from the roundabout at Banyan Street presents a gracious Entry Avenue gateway to Etiwanda Heights, with a multipurpose trail in the broad greenway along the east side. Buffered bike lanes and curbside parking are provided along both sides of this street, along with a central left turn lane with periodic landscaped median islands. A generous sidewalk is provided on the west side where homes front the street, while a multipurpose trail within the east side greenway avoids the need for a sidewalk on that edge. Also within the greenway is a Class 1 bikeway, which is in addition to the on-street Class 2 bike lanes.



Intended character

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	77′
2. Roadway		
C	**Median**	10′ landscaped medians (not continuous)
D	**Travel lanes**	2 (1 each way); 11' lane width
E	**Bicycles**	Class II Lanes; 5′ lanes
	Bicycle buffers	2′ (travel lane side); 1′ (parking side)
3. Public Frontage		
F	**Parking**	7′
G	**Sidewalk**	6′
H	**Parkway / bioswale**	9′-10′
4. Private Frontages		
5. Public Open Space		

FIG. 5.7.7B: ENTRY AVENUE (WILSON AVE) - (EAST ENTRY ILLUSTRATED)



Intent

This second Entry Avenue type greets visitors arriving on Wilson Avenue from the east and from the west. On the east side it transitions from the much wider Wilson Avenue section into the active pedestrian Main Street environment of the neighborhood shops and restaurants.

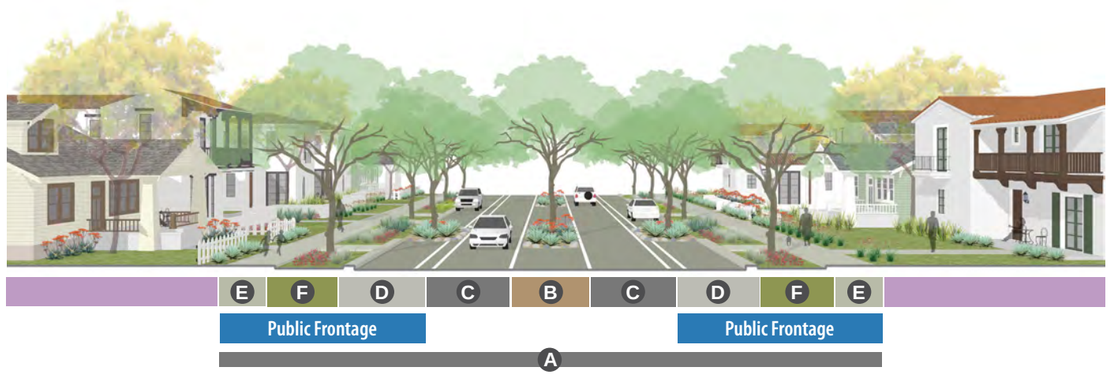
This segment passes between new parks to the north and south, carrying the multi-purpose trail through and providing trailhead and equestrian amenities for users heading north along the Day Creek Trail leading to the foothills above, or south to the Camino de las Alturas and its trails and open spaces. Buffered on-street bike lanes transition bicyclists from the higher speed environment of Wilson to the east into the low-speed Main Street environment. Generous sidewalks, rural fences along park edges, and large oaks and sycamores reflect the area's rural heritage.

The same street section provides the entry gateway on Wilson from the west, transitioning from the existing three-lane configuration into the new Wilson/Milliiken roundabout. At this location the existing multi-purpose trail runs along the north side of Wilson, and the street is flanked by park space on both sides, although the small community structures shown above may not be present.

Design Standards		
1. Public Right-of-Way		
B	**R.O.W.**	94′
2. Roadway		
C	**Median**	10′ landscaped medians (not continuous)
D	**Travel lanes**	2 (1 each way); 11' lane width
E	**Bicycles**	Class II Lanes; 5′ lanes
	Bicycle buffers	2′ (travel lane side); 1′ (parking side)
3. Public Frontage		
F	**Parking**	7′
G	**Sidewalk**	6′
H	**Parkway / bioswale**	9′-10′
I	**Multi-purpose trail**	10′ min.
4. Private Frontages		
5. Public Open Space		

5.7.8 Neighborhood Avenue 1

FIG. 5.7.8A: NEIGHBORHOOD AVENUE 1



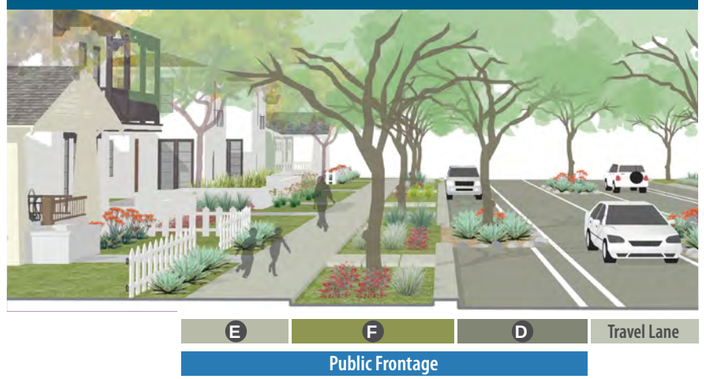
Intent

Wilson Avenue from the Milliken roundabout to the Main Street segment at Rochester Avenue is a broad avenue with one travel lane each direction a central left turn lane with landscaped median islands, buffered parking lanes with tree planters, a broad parkway/bioswale, and wide sidewalks.

Bike lanes are not provided in this stretch of Wilson, where a greenway with off-street Class 1 bikeway extends along the north side between Milliken and the Camino de las Alturas, and because a less traveled, lower speed avenue with shallower slopes runs to the south of Wilson providing a better bike route for most cyclists.

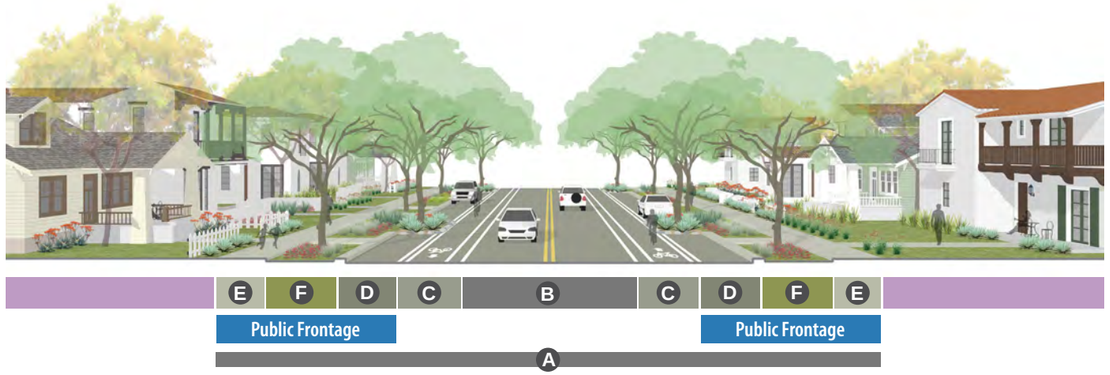
Design standards	
1. Public Right-of-Way	
A **R.O.W.**	84’
2. Roadway	
B **Median**	10’ landscaped median (not continuous)
C **Travel lanes**	2 (1 each way); 11' lane width
3. Public Frontage	
D **Parking lanes**	10’ (striped at 7’) - Includes 2’ striped buffer - Includes parking lane planters
E **Sidewalk**	6’
F **Parkway / bioswale**	10’
4. Private Frontages	

DETAIL 5.7.8B NEIGHBORHOOD AVENUE 1



5.7.9 Neighborhood Avenue 2

FIG. 5.7.9A: NEIGHBORHOOD AVENUE 2



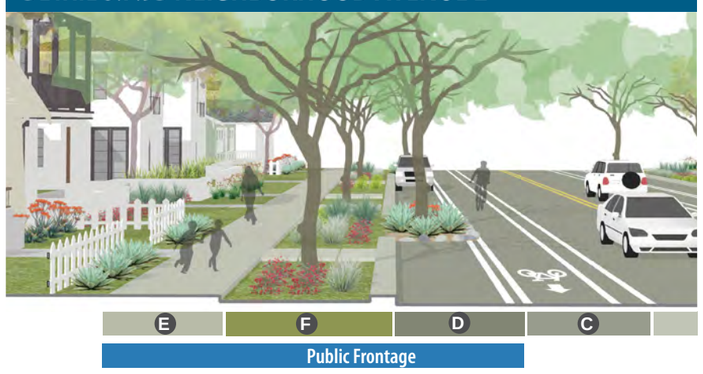
Intent

Wide buffered bike lanes flank the street, with buffered curbside parking and wide bioswale parkways and wide sidewalks. Somewhat narrower than Wilson, carrying less traffic, avoiding the slightly steeper grades that Wilson follows to the north, this avenue is designed as a safe, comfortable cross-neighborhood bike avenue.

Connecting from the trailhead in the northeast corner of the neighborhoods down to and across Wilson to the Camino de las Alturas, it continues west to the Wilson/ Milliken roundabout. There vehicular traffic is diverted to the north and south while bike traffic may flow through the park to cross Wilson at the roundabout.

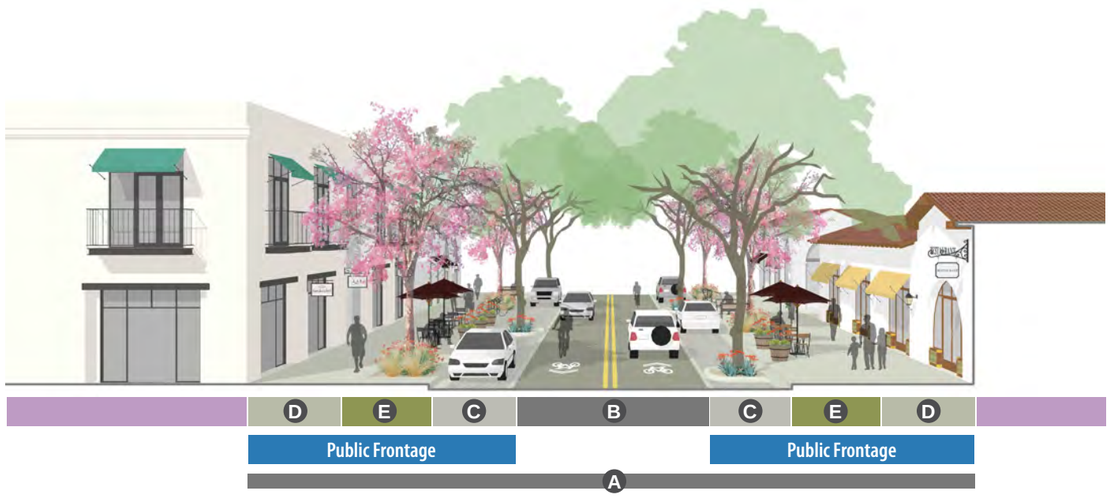
Design Standards	
1. Public Right-of-Way	
A **R.O.W.**	84'
2. Roadway	
B **Travel lanes**	2 (1 each way); 11' lane width
C **Bicycles**	Class II Lanes; 5’ lanes
Bicycle Buffers	2’ (travel lane side); 1’ (parking side)
3. Public Frontage	
D **Parking**	7’
E **Sidewalk**	6’
F **Parkway / bioswale**	10’
4. Private Frontages	

DETAIL 5.7.9B NEIGHBORHOOD AVENUE 2



5.7.10 Main Street

FIG. 5.7.10A: MAIN STREET - TYPICAL (WILSON AVENUE)



Intent

In the blocks immediately east and west of Rochester Avenue, Wilson is an active, pedestrian-oriented main street, with wide sidewalks, welcoming shopfronts, and convenient on-street parking for customers and visitors. Mid-block paseos and crosswalks provide easy access to parking lots behind the shops, and encourage visitors to shop both sides of the street. The generous sidewalks provide ample room for street furnishings and café dining areas. Pervious curbside parking lanes with in-street planters further soften the streetscape and provide additional shade and enclosure. In these blocks the travel speeds are low enough that bikes can safely share lanes with cars.



Existing condition on Wilson Avenue

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	80'
2. Roadway		
B	**Travel lanes**	2 (1 each way); 11' lane width
	Bicycles	Sharrowed Travel Lanes
3. Public Frontage		
C	**Parking**	8′
D	**Sidewalk (pedestrian zone)**	8′
E	**Landscape & furnishing zone**	6′
4. Private Frontages		

FIG. 5.7.10B: MAIN STREET - VARIATION (SURROUNDING THE TOWN SQUARE)



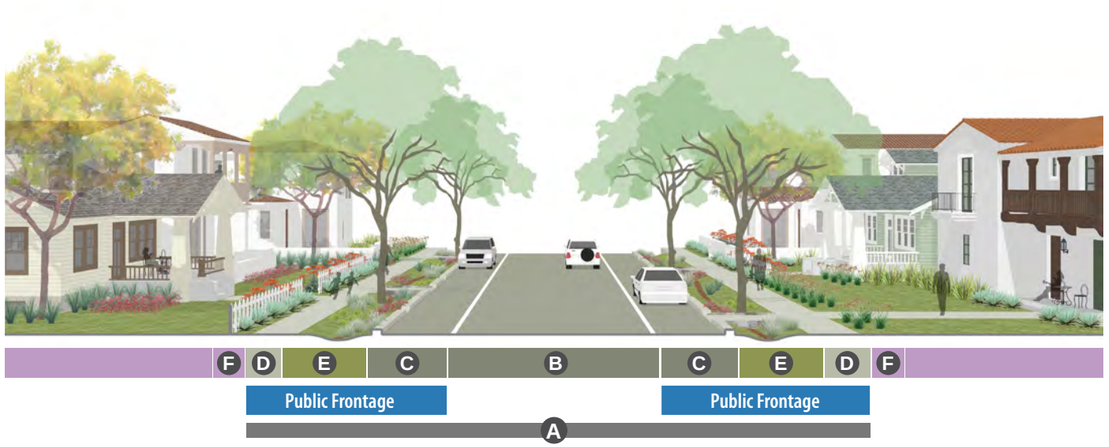
Intent

Wilson Avenue effectively loops around the town square, and the lower speed, lower volume segments to the north and west of the square retain the same curb-to-curb street section geometry as the through segments. A narrower sidewalk and parallel pervious path front the park, with a wider sidewalk on the opposite side, where dining terraces transition from the sloping street to the shopfronts.

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	56′
2. Roadway		
B	**Travel lanes**	2 (1 each way); 11' lane width
	Bicycles	Sharrowed travel lanes
3. Public Frontage		
C	**Parking**	8′
D	**Sidewalk (pedestrian zone)**	8′
E	**Landscape & furnishing zone**	6′
4. Private Frontages		
5. Public Open Space		
F	**Town Square**	See ***Chapter 5.8.10***

5.7.11 Neighborhood Street

FIG. 5.7.11A: NEIGHBORHOOD STREET



Intent

Neighborhood Streets are designed for very low vehicular volumes, speeds and noise levels and a very safe, comfortable and pleasant pedestrian environment. Children and other pedestrians are buffered from traffic by broad landscaped parkways, which also serve as landscaped bioswales for sustainable stormwater management. Street trees provide welcome shade and wind buffering, as well as spatial enclosure for the classic "tree-lined street" character that residents value. Front yard depths vary by neighborhood and zone, but all frontages welcome visitors and invite socializing with neighbors.

The typical condition has bioswales on each side to accommodate larger stormwater flows in natural drainages. Entry walks punctuate and bridge the swale, forming small check-dams to slow flows and increase infiltration.

Streets Designated "Neighborhood Street - Equestrian" on the Thoroughfare Regulating Plan (***Figure 5.7.4***) must incorporate the Multi-purpose trails shown in ***Figure 5.7.11F***.

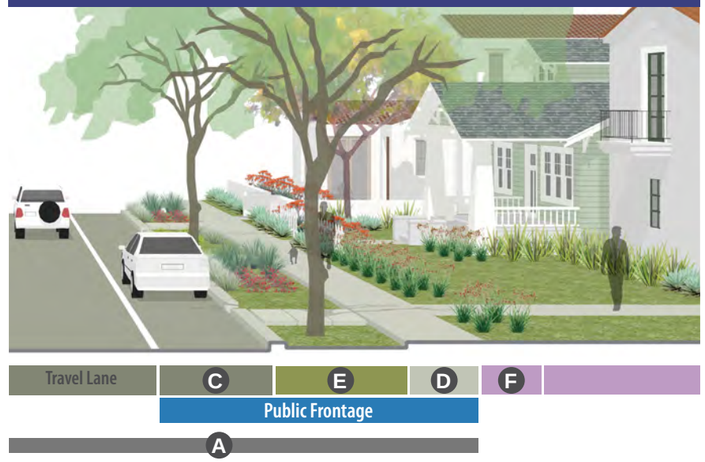
One provided alternative within Neighborhood Streets includes multi-purpose trails on one side, to accommodate equestrian traffic in certain sub-areas and create a semi-rural hillside character.

Design Standards	
1. Public Right-of-Way	
A **R.O.W.**	62' typical (may vary by design)
2. Roadway	
Curb-to-Curb	34'
B **Travel lanes**	2 (1 each way); 10' lane width
3. Public Frontages	
C **Parking**	7'
D **Sidewalk**	6' min.
E **Parkway / bioswale**	7' min. (typical) Includes 1' step-out curb
4. Private Frontages	

Design Standards (5.7.11B)	
C Parking	7'
D Sidewalk	6'
E Parkway	8'
F Private frontage / required setback	3' min.

The parkways in this variation act as "rain gardens", set below the sidewalk and curb, with periodic breaks in the curb to allow stormwater from the gutter to infiltrate into the planting area. Entry walks form small check dams to slow flows and increase infiltration.

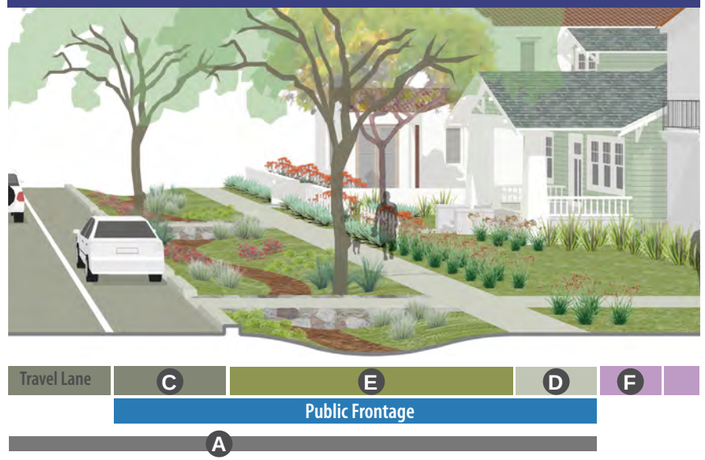
FIG. 5.7.11B: RAIN GARDENS



Design Standards (5.7.11C)	
C Parking	7'
D Sidewalk	6'
E Bioswale	18'
F Private frontage / required setback	3' min.

This variation is much the same as the smaller bioswale parkway version but provides for larger stormwater flows on selected streets, providing an more rural look and feel. Bioswale widths are to be calibrated as the stormwater plan for each neighborhood is prepared.

FIG. 5.7.11C: BIOSWALE LARGE



Design Standards (5.7.11D)		
C	Parking shoulder	7′
D	Sidewalk	6'
E	Bioswale	8′
F	Private frontage / required setback	3′ min.

This alternative provides additional stormwater infiltration potential as well as providing a more rural design character by making the parking lane of granular pervious material. The California Gold crushed rock used for multipurpose trails or interlocking pavers are recommended.

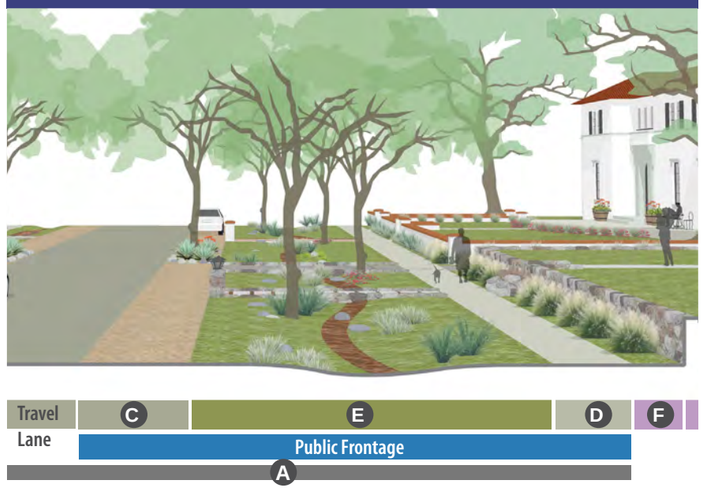
Design Standards (5.7.11E)		
C	Parking shoulder	7′ min.
D	Sidewalk	6′ min.
E	Bioswale	21′ min.
F	Private Frontage/ Required setback	Where occurs

This variation is much the same as the bioswale and parking shoulder version but provides for larger stormwater flows on selected streets, and is only appropriate in neighborhoods with the most rural character. Bioswale widths are to be calibrated as the stormwater plan for each neighborhood is prepared.

FIG. 5.7.11D: BIOSWALES AND PARKING SHOULDER



DETAIL 5.7.11E XL BIOSWALE



Design Standards (5.7.11F)		
C	Parking shoulder	7′ min.
D	Sidewalk	6′ min.
E	Bioswale	21′ min.
F	Private Frontage/ Required setback	Where occurs

Streets designated "Neighborhood Street - Equestrian" in the Thoroughfare Regulating Plan (***Figure 5.7.4***) must employ this street section. Sidewalks are provided on one side only to minimize paving, with multi-purpose trails accommodating pedestrian and equestrian traffic on the opposite side to bring the trail network to every home.

With its soft parking shoulders and broad drainage swales, this variation provides a very rural appearance and function for this neighborhood abutting the rural open space and conservation lands to the north. The California Gold crushed rock material used for multipurpose trails is recommended for parking shoulders.

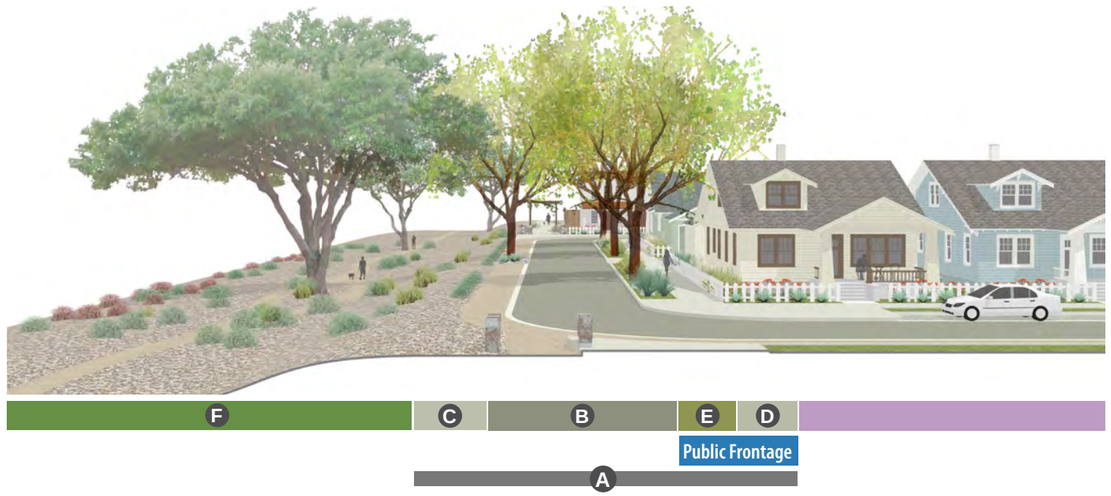
Low retaining walls and front yard fences flanking these streets, extending the semi-rural, hillside neighborhood character to the deep front yards of the homes. Entry walks cross the drainage swales, providing distinctive entries into each lot.

DETAIL 5.7.11F EQUESTRIAN / MULTI-PURPOSE TRAIL



5.7.13 Neighborhood Edge Lane

FIG 5.7.13A EDGE LANE VARIATION A: ALONG UTILITY CORRIDORS & OTHER OPEN SPACES



Intent

Edge Drives run along neighborhood edges adjacent to parks and greenways, providing views of and access to the adjoining open spaces. They provide a "loop lane" connecting the ends of two neighborhood streets that would otherwise require large cul-de-sacs. These loops are in turn connected to one another by multi-purpose trails to encourage walking and biking along the open space edge. Additional, parallel trails within the open spaces may also be provided.



Intended character

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	40' typical
2. Roadway		
B	**Paved width**	20'
3. Public Frontage		
C	**Parking shoulders**	7' (includes planters)
D	**Sidewalk**	6'-6"
E	**Parkway / bioswale**	6'-6" parkway
4. Private Frontages		
5. Public Open Space		
F	**Multi-use trail**	12' min. includes 2' landscaped buffer

FIG 5.7.13B EDGE LANE VARIATION B: ALONG UPHILL EDGE WITH MULTI-PURPOSE TRAIL

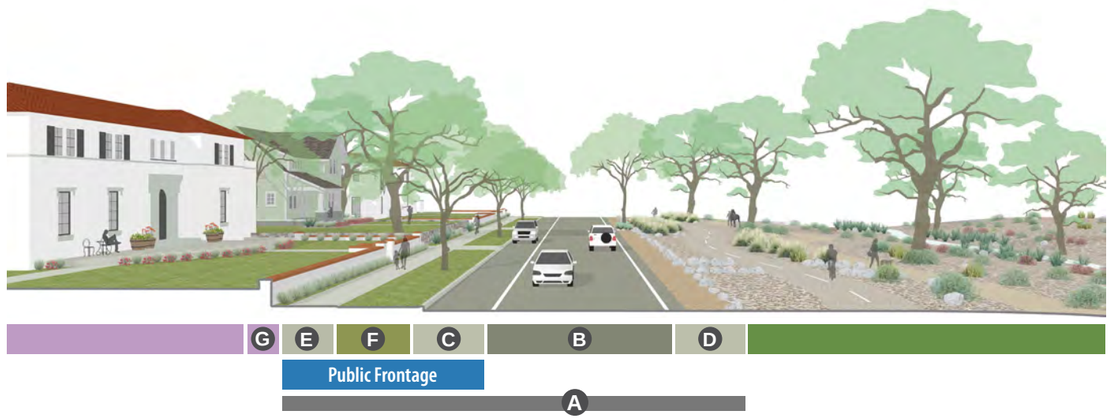


Intent

The Hillside Edge Drive is a special Edge Drive variation for the north edge of neighborhood in Sub-area 9. A multi-purpose trail runs along the toes of the slope left by the former Hanson gravel mine operation, with a edge drive running parallel to connect the ends of neighborhood streets. The tree plantings and landscape of this street help to soften views of the large slopes and define a comfortable neighborhood space for the homes, pedestrians, cyclists, and equestrians.

5.7.14 Neighborhood Edge Drive

FIG 5.7.14A TYPICAL EDGE DRIVE



Intent

The Neighborhood Edge Drive is a character-defining element of Etiwanda Heights, providing a striking neighborhood-to-rural edge, faced by large homes with deep front yards. Sidewalks and curbs are provided in the house side, with a soft, curbless, rural road edge and large open spaces on the other side.

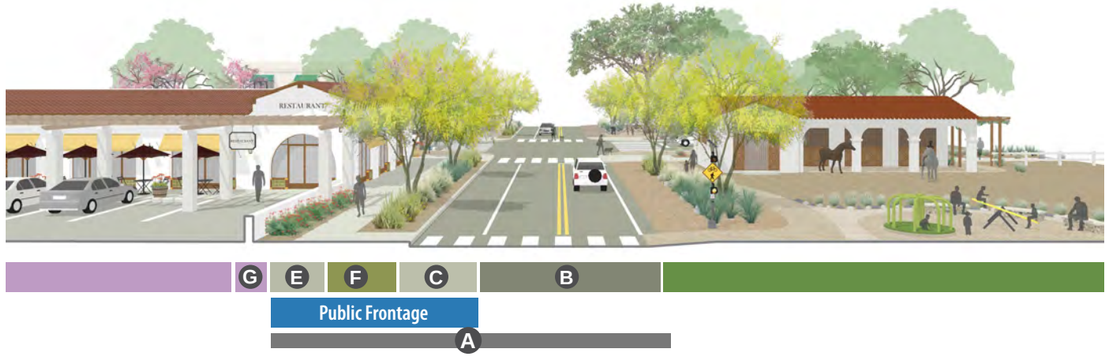
A pair of Edge Drives flank both sides of the Camino de las Alturas, the signature green spine of Etiwanda Heights, connecting from Rochester Avenue near Banyan Street north and west to Wilson Avenue and the new school, and northward to the Etiwanda Heights Preserve and foothills beyond. Multipurpose trails within the greenway accommodate joggers, mountain bikers and horseback riders, with a Class 1 bikeway for cyclists.



Intended character

Design Standards	
1. Public Right-of-Way	
A R.O.W.	52′ typical
2. Roadway	
Paved width	30′
B Travel lanes	2 10′-lanes
3. Public Frontage	
C Parking lane (paved)	8′
D Parking shoulders	8′
E Sidewalk	5′ min.
F Parkway / bioswale	9′ min.
4. Private Frontages	
5. Public Open Space	

FIG 5.7.14B WILSON EDGE DRIVE

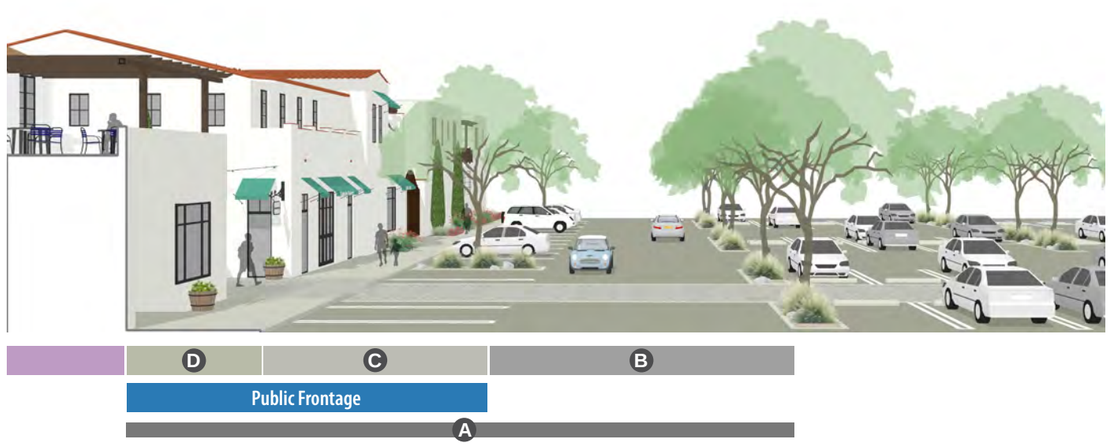


Intent

This special edge drive runs between the town square shops and restaurants (seen from the rear on the left, above) and the Edge Parks flanking Wilson Avenue to the east. It provides access from Wilson to the parking lots behind the shops, and also to the parks. When and as necessary, overflow parking lots may be developed along this drive on the park side, providing extra parking for special community events in the town square, along the Wilson main street, and/or in the parks themselves. This edge drive provides flexible access to such functions without generating traffic congestion within existing or new residential neighborhoods.

5.7.15 Rear Lane (Nonresidential)

FIG 5.7.15 REAR LANE (NONRESIDENTIAL)



Intent

Providing convenient customer access to the parking lots for the neighborhood shops and restaurants from the Wilson Edge Drive and from Rochester Avenue - and emergency access for firefighters and other emergency responders - service/fire lanes run along the backs of neighborhood shops and through the shared parking areas. A main water line runs along this lane bringing water to support fire suppression. This lane also serves as the primary route for delivery trucks, trash collection, and other service functions. Rear lanes shall be provided as easements on adjoining properties and privately maintained.

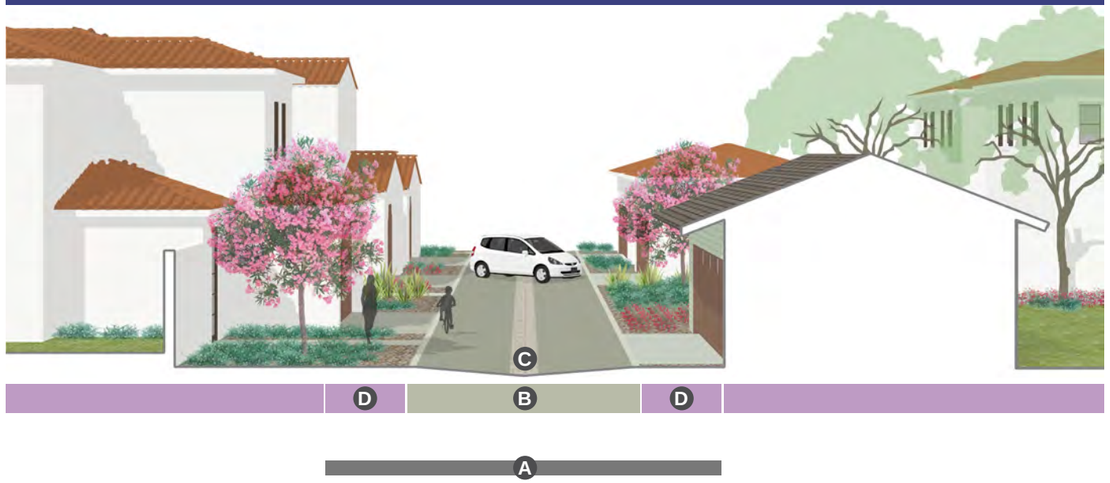


Intended character

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	44’-54’
2. Roadway		
B	**Paved width**	34’-44’
3. Public Frontage		
C	**Parking**	8’ Parallel 18’ Head-In
	Planters	In parking lane, every 5 spaces
D	**Sidewalk**	8’ min.
4. Private Property		

5.7.16 Rear Lane (Residential)

FIG 5.7.16 REAR LANE (RESIDENTIAL)



Intent

Rear access lanes within neighborhoods serve a number of functions. First, they provide access to garages set at or near the rear of the lot, freeing up front yard areas for landscaping, play space, porches, and family and neighborly activities. Because they are at the rear, garages for 3 or 4 cars are not a problem on wider lots. Second, they allow the stormwater from “downhill lots” to drain down hill to the lane, rather than requiring extensive mass grading of the natural foothill terrain to force stormwater back uphill to the street. Third, lanes provide a good route for solid waste pickup and dry utilities, so that containers stored by the garage and set out for pickup do not clutter neighborhood streets, and utility service boxes do not clutter the front yard. Rear lanes shall be provided as easements on adjoining properties and privately maintained. In the case of condo subdivisions, they may be provided as lettered lots.



Intended character

Design Standards		
1. Public Right-of-Way		
A	**R.O.W.**	30’
2. Roadway		
B	**Paved width**	20’
C	**Drainage**	French Drain
3. Private Property		
D	**Required land-scape setback**	5’

5.7.17 Shops Paseo

FIG 5.7.17 SHOPS PASEO



Intent

A paseo is a pedestrian passage between shops or restaurants that provides a convenient route from the large rear parking lots to the shopping street. Paseos also provide additional merchandising opportunities, as shops and restaurants may open directly to them with display windows or in some cases may places tables and chairs within them for outdoor dining in a comfortable shady and wind-protected space.

Design Standards	
A **Right-of-Way**	20′ Min.
B **Clear Walkway**	10′ Min.
Private Frontages	





Intended character

5.7.18 Paseo/Rosewalk

FIG 5.7.18A PASEO / ROSEWALK



Intent

Neighborhood paseos provide pedestrian shortcuts through longer blocks, while also providing small neighborhood gathering or play spaces. Adjacent homes face and overlook the street and the paseo, similar to homes on street corner lots, providing the paseos with a safe, comfortable character with resident's "eyes on the street".

Landscaping may flank a single central walk, or a small open space may be locate between a pair of walks. The variation with a pair of walks flanking a small green is a "rosewalk", which residences may face in lieu of a street. Rosewalks never include vehicular access, so homes fronting rosewalks are always provided with rear lanes for vehicular access and parking. See Chapter 5.3.3 on block configurations.

Design Standards	
A **Right-of-Way**	30′ Min.
B **Walkway width**	6′ Min.
C **Green width (for Rosewalk)**	14′ Min.
Private Frontages	

DETAIL 5.8.18B FRONT YARDS ON PASEO



5.7.19 Bike Trail

FIG 5.8.19 BIKE TRAIL



Intent

A. This Class 1 bikeway is intended to run through parks and other open spaces, extending and connecting the Class 2 and 3 routes within the street network of Etiwanda Heights, providing comfortable connections for cyclists of all skill levels. See ***6.1.4***

Design Standards	
1.Pathway	
Ⓐ **Paved width**	12′ Min.
2. Public Open Space	



5.7.20 Multi-Purpose Trail

FIG 5.8.20 MULTI-PURPOSE TRAIL - TYPICAL



Intent

These multi-purpose trails provide routes for runners, hikers, mountain bike riders and equestrians through the larger parks and open spaces of Etiwanda Heights. With porous granular surfaces, these “soft” trails bring the rural character from foothill open spaces down through the Camino de las Alturas into the neighborhoods. See ***6.1.4***

Design Standards	
1.Pathway	
Ⓐ **Trail width**	12′ Min.
2. Public Open Space	





5.8 Public Open Space

5.8.1 Introduction

As of July 2010, the City of Rancho Cucamonga offers over 350 acres of developed parkland and special use facilities (not including trails). There are a total of 25 neighborhood parks, 3 community parks and 8 special use facilities located throughout the City. The City also owns or leases several sites intended for parks or special use facilities, as well as a number of private parks, which have not yet been developed. Those sites total approximately 150 acres.

Parks located near to the Plan area include Day Creek Park, located adjacent to John L. Golden Elementary School one block to the east of the Development Priority Area; Etiwanda Creek Park, located at East Avenue and 23rd Street; and Olive Grove Park at Banyan Street and Wardman Bullock Road; Rancho Summit Park off Wardman Bullock; and several other smaller neighborhood parks.

Based on extensive community input, high quality parks and open space are a top priority of this Plan. As shown in ***Figure 5.8*** to the right, the framework for the new neighborhoods of Etiwanda Heights is an open space network including parks, greens, squares, greenways and fuel-modification buffers for fire safety. Of 790-acre Neighborhood Area, approximately 204 are open space, of which approximately 92 acres are improved, maintained parks, and the remaining 112 acres are natural but maintained fuel modification buffer areas or naturalistic community greenways. The 92 acres of park space exceeds the minimum City requirement by 51 acres.

This section establishes the variety of Public Open Space types and their standards needed to implement the intended community form and neighborhood character described in ***Chapter 4*** 'Neighborhood Plan.' ***Chapters 6.1.3-4*** further describe the bikeway and trail systems, respectively, that run to and through these open spaces.

5.8.2 Applicable to All

A. Each Sub-area must provide at least one Neighborhood Park as shown on the Open Space Regulating Plan (***Figure 5.8***).

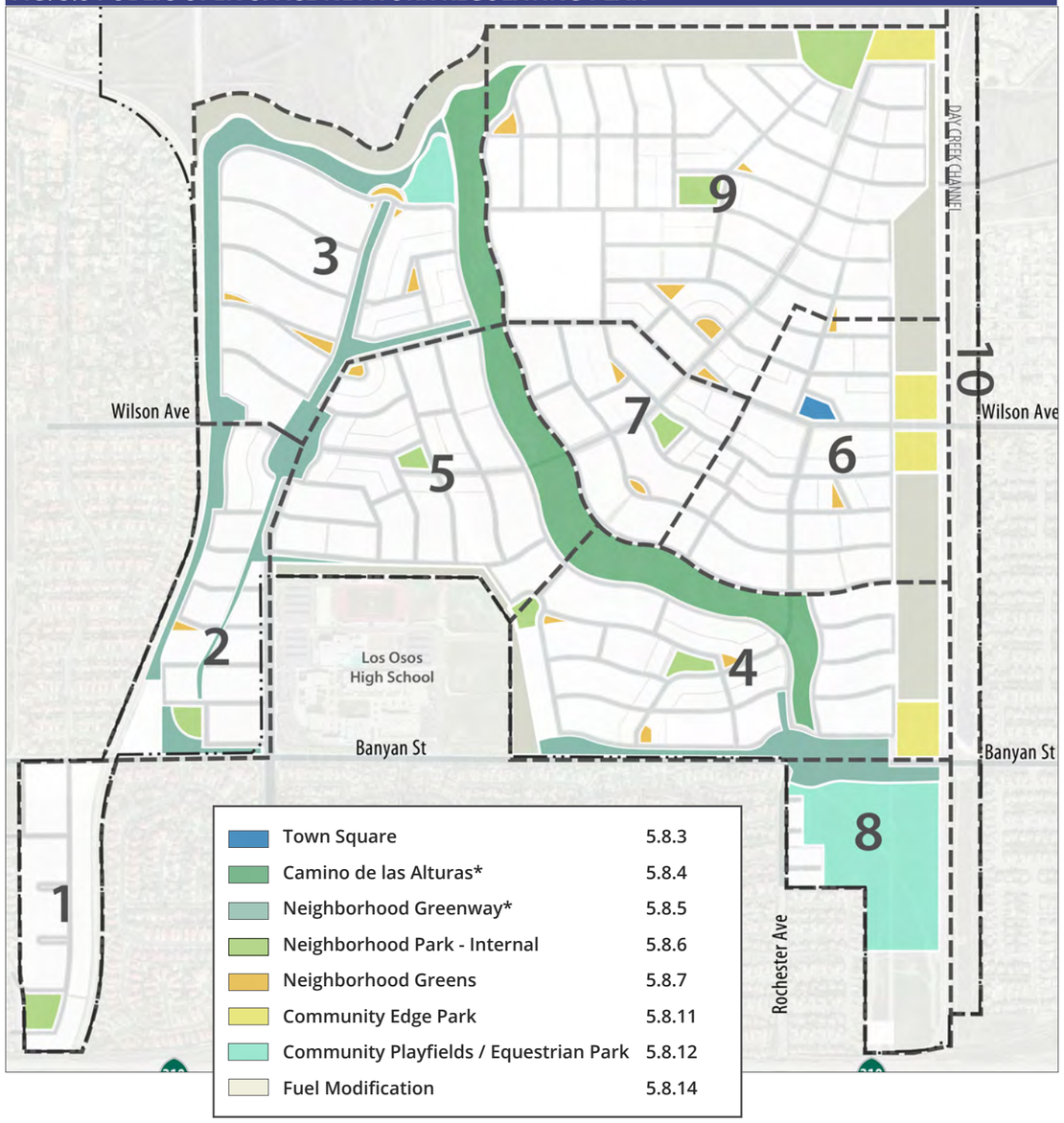
B. Playgrounds, where allowed, shall be of naturalistic material, color, and character. This includes all equipment, signage, and groundcover.

TABLE 5.8 REQUIRED PUBLIC OPEN SPACE BY SUB-AREA

Sub-area			Public Open Space Types					Totals			
#	*Gross Acres*	*Dwelling Units*	*N Parks Internal*	*N Parks Edge*	*N Greens*	*Comm. Edge Parks*	*Comm. Play-fields / Eq. Park*	*Total Plan Req'd*	*Total QUIMBY Req'd*[1]	*Total City Req'd*[1]	*EHNCP Over Req'd*
See Chapter:			*5.8.3*	*5.8.4*	*5.8.7*	*5.8.11*	*5.8.12*				
1	33	110	2.00	0.00	0.25	0.00	0.00	2.25	1.00	1.67	0.48
2	50	120	1.50	1.50	0.00	0.50	0.00	3.50	1.09	1.82	1.58
3	117	150	0.00	3.00	4.60	3.50	4.00	15.10	1.36	2.27	12.77
4	117	515	1.50	3.00	1.30	3.50	0.00	9.30	4.68	7.80	0.71
5	90	445	2.00	5.00	0.50	0.00	0.00	7.50	4.05	6.74	0.26
6	87	430	1.00	1.50	0.50	5.50	0.00	8.50	3.91	6.51	1.55
7	46	265	1.00	3.00	0.50	0.00	0.00	4.50	2.41	4.01	0.24
8	49	14	0.00	0.00	0.00	0.00	30.00	30.00	0.13	0.21	29.77
9	201	650	3.00	4.00	2.00	2.00	0.00	11.00	5.91	9.85	0.36
Total	790	2,700	12.00	21.00	9.65	15.00	34.00	91.65	24.54	40.88	50.77

Notes
1 Assuming an average of 3.03 people per household.
N Neighborhood

FIG. 5.8 PUBLIC OPEN SPACE NETWORK REGULATING PLAN



Notes

* Contains areas of Neighborhood Park - Edge

5.8.3 Town Square

A. Relation to Regulating Plan

The town square is defined as Neighborhood Park - Internal in the Regulating Plan, ***Figure 5.8***. This Public Open Space type contributes to Public Open Space requirements, ***Table 5.8***.

B. Intent

A formal area with focused landscaping and hardscape for civic purposes and commercial activities, spatially defined by building frontages, and located at the intersection of important streets or pedestrian paths.

C. Physical Character and Requirements

1. Size

1.5 to 2 acres.

2. Context and Connectivity

The town square is defined on all sides by streets. Opposite the Square, on the other side of those streets, are community-serving retail and restaurants that make use of wide streets to provide space-activating amenities such as outdoor seating. Crosswalks are required at all intersections at the nodes of the square. Tabled intersections, in which the street raises to be flush with the sidewalk grade, are encouraged.

3. Function and Design Opportunities

The town square shall be designed to serve two major functions:

a. Serve as a flexible gathering space.

b. Support civic and commercial activities such as farmers' markets, concerts and art fairs.

c. Serve all ages and abilities, providing safe and convenient pedestrian connections through the site as well as 360-degree vistas of the surrounding building frontages. Traffic-calming features such as crosswalks, pedestrian-oriented intersections and landscaped buffers may be implemented to enhance the pedestrian experience.

4. Landscape

The Square's features shall be as follows:

a. A balance of drought-tolerant trees, plants and groundcover that provide significant shade and interconnected spaces for convenient movement through the space. See ***Chapter 5.10.10***, Landscape Guidelines.



Conceptual town square

b. Variety of levels, structures and hedges to create smaller "rooms" within the plaza.

c. Variation of terrain to provide a sense of movement across the plaza and support water drainage and reclamation patterns.

d. Furnishings such as benches, chairs, tables and drinking fountains are required.

5. Design Details and Elements

a. Visibility. The Square shall be visible from all sides. Pedestrians and motorists alike must be able see through the space to the opposite side.

b. Frontages and Adjacencies. The Square shall have street frontage on at least 2 sides. Proper scaling and orientation of the Square and its relation to the surrounding streets and buildings is required.

c. Shading. Adequate shading from shade trees, landscape elements and structures is required.

d. Lighting, Structures and Improvements. The Square shall provide iconic locations for pavilions, kiosks, bandstands, public art, water features and monuments. All installations must enhance the space and not obstruct views and pedestrian connections. Adequate lighting shall be provided. See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.





Conceptual town square design for the Plan (±1.5 ac. as shown)



Theater seating created in the topography of a park



Flexible seating activates a space with users.

5.8.4 Camino de las Alturas

A. Relation to Regulating Plan

These standards refer to the Camino de las Alturas, a major community amenity and design element of the Plan. The Camino de las Alturas is shown as a greenway on the Regulating Plan, ***Figure 5.8***. Within the Camino de las Alturas, there are Neighborhood Parks - Edge, which contribute to Public Open Space requirements, ***Table 5.8***, however, the Greenway area outside of Neighborhood Parks - Edge does not contribute to acreage requirements.

B. Intent

This linear open space shall consist of paths and trails, parks, dry creeks, tree clusters and open shelters, all naturalistically disposed.

C. Physical Character and Requirements

1. Size

This Greenway is intended to span approximately 40 acres in area and a mile in length. It shall vary from 180 to 400 feet in width.

2. Context and Connectivity

This Greenway is the primary open space spine of Etiwanda Heights, bringing the rural open space character of the foothills above down into the neighborhoods, and providing access to and view of the foothills and mountains beyond. Curbless edge drives flank this Greenway, providing it with a strong rural character. Only large lots with 2-story homes front this Greenway, reflecting the traditional image of Etiwanda.

3. Function and Design Opportunities

The Camino de las Alturas shall be designed to serve several functions, including:

a. Provide a central route for trails connecting to the preserves and foothills above.

b. Serve a number of recreational uses including paths for jogging, walking, biking and horseback riding, meandering through the greenway.

4. Landscape

The greenway landscape shall consist of unobstructed lawns, planting beds, trees and/or areas of drought tolerant landscape according to the following:

a. Trees are arranged naturalistically and provide shade for trails that pass through the Greenway.

b. Hardscape is minimal and only in support of providing access with sidewalks and peripheral connections.

c. Unnecessarily complicated and distracting paving patterns are discouraged.



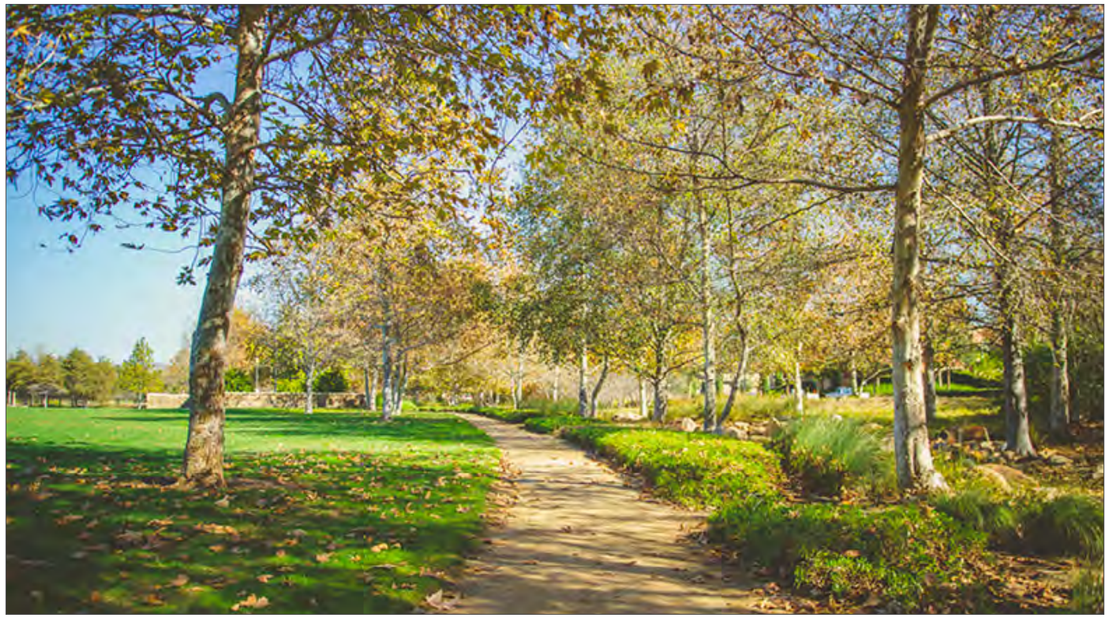
Conceptual greenway with adjacent street (Edge Drive) fronted by houses

5. Design Details and Elements

a. Visibility. Intermittent entrances shall be clearly marked and provided on both sides.

b. Shading. Groups of trees shall provide shade to provide comfortable pedestrian and bike circulation.

c. Lighting, Structures and Improvements. Small rest areas, pedestrian amenities (benches, picnic tables, drinking fountains, etc.), bike racks and playground equipment may be located at appropriate intervals. The Camino de las Alturas may incorporate shade structures and playgrounds, but is primarily intended for informal recreation.



The width of the Camino de las Alturas varies between 180 and 400 feet.



5.8.5 Neighborhood Greenway

A. Relation to Regulating Plan

These standards refer to the Neighborhood Greenways, greenways that extend through one or more neighborhoods. This type is shown as Greenway on the Regulating Plan, ***Figure 5.8***. Within each Greenway are Neighborhood Parks - Edge, which contribute to Public Open Space requirements, ***Table 5.8***, however the Greenway area outside of Neighborhood Parks - Edge does not contribute to acreage requirements.

B. Intent

A linear open space along the edge of or passing through a neighborhood consisting of paths and trails, dry creeks, tree clusters and open shelters, all naturalistically disposed.

C. Physical Character and Requirements

1. Size

Neighborhood greenways span several consecutive blocks and may vary in width from 40 to 100 feet.

2. Context and Connectivity

Greenways provide passive recreation and connectivity on the edge of the Plan. Connections to a neighborhood greenway are extended to allow access to pedestrians and users beyond the Plan area.

3. Function and Design Opportunities

Neighborhood greenways shall be designed to serve four major functions:

a. Provide a degree of conservation and habitat restoration by introducing drought-tolerant trees, plants and groundcover.

b. Serve a number of recreational uses including paths for jogging, walking and biking that meander through the greenway.

c. Create bioswale networks for stormwater management (see ***Chapter 5.8.13***).

4. Landscape

Greenway landscaping shall consist of unobstructed lawns, planting beds, trees and/or drought tolerant landscape as follows:

a. Trees shall be arranged naturalistically and provide shade for trails that pass through.

b. Hardscape shall be minimal and only in support of providing access with sidewalks and peripheral connections.



Conceptual greenway with adjacent street fronted by houses

5. Design Details and Elements

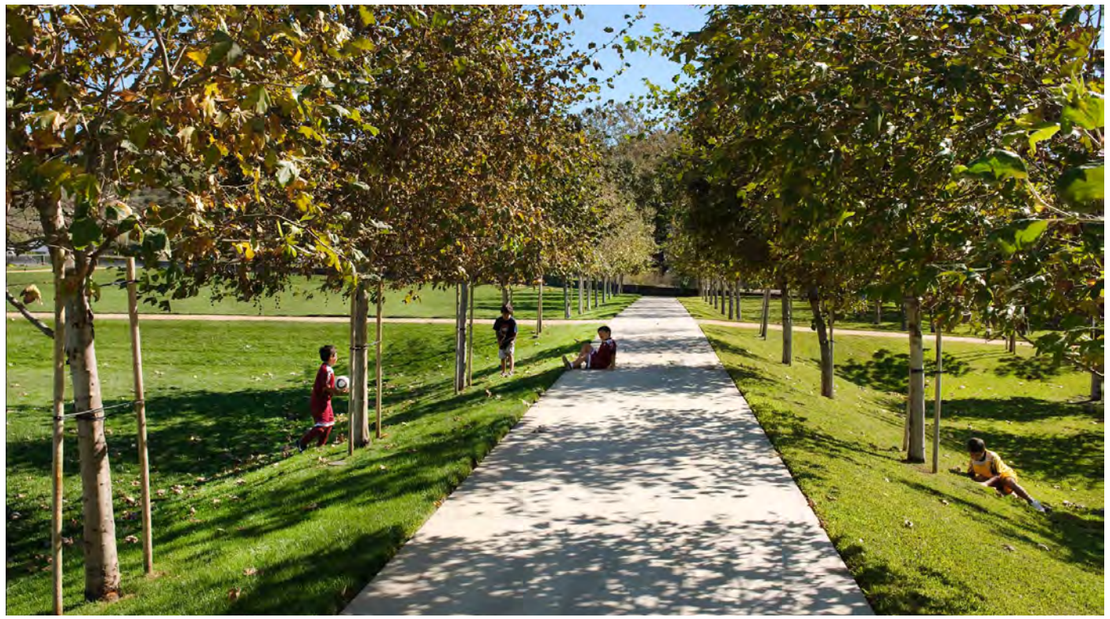
a. Visibility. Intermittent entrances shall be clearly marked and provided on both sides.

b. Adjacencies. Neighborhood greenways shall cross over multiple public streets and frontages and have adequate crosswalks, signage and other traffic-calming features at those locations. Private homes and buildings may also open directly onto Greenways.

c. Shading. Trees and planters shall provide sufficient shading during all times of day to allow for comfortable pedestrian and bike circulation.

d. Lighting, Structures and Improvements. Small rest areas, pedestrian amenities, bike racks and playground equipment may be located at appropriate intervals. Greenways may incorporate shade structures or playgrounds, but are primarily intended for informal recreation. Adequate lighting shall be provided. See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.





5.8.6 Neighborhood Park

A. Relation to Regulating Plan

These standards refer to Neighborhood Parks - Internal in the Regulating Plan, ***Figure 5.8***. This Public Open Space type contributes to Public Open Space requirements, ***Table 5.8***.

B. Intent

A largely green and landscaped area available for unstructured recreation. The "Power of 10+" developed by the Project for Public Spaces is a recommended guideline for park design, providing at least 10 types of activities, from active to passive, for children and adults of all ages and abilities.

C. Physical Character and Requirements

1. Size

1/2 to 1 acre.

2. Context and Connectivity

Neighborhood Parks shall be defined by public or private streets on all sides.

3. Function and Design Opportunities

Neighborhood parks may include passive open areas, playgrounds, recreational fields, pools, amphitheaters, other programming or event spaces.

4. Landscaping

Landscaping consist of drought tolerant softscape, lawn and trees, naturalistically composed.

5. Design Details and Elements

a. Visibility. Intermittent entrances shall be clearly marked and provided on all sides.

b. Adjacencies. Neighborhood parks shall be surrounded on all sides by public streets and have adequate crosswalks, signage and other traffic-calming features at those locations.

c. Shading. Trees and planters shall provide sufficient shading during all times of day to allow for comfortable pedestrian and bike circulation.

d. Lighting, Structures and Improvements. Neighborhood parks shall have small pedestrian-oriented improvements, such as rest areas, pedestrian amenities (benches, picnic tables, drinking fountains, etc.), bike racks or playground equipment at appropriate intervals. Adequate lighting shall be provided. See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.



Conceptual Neighborhood Park with surrounding context



Hardscape and landscape may recreate terrain and spaces within a park that complement natural forms.





5.8.7 Neighborhood Greens, Attached & Unattached

A. Relation to Regulating Plan

These standards refer to Neighborhood Greens in the Regulating Plan, ***Figure 5.8***. This Public Open Space type contributes to Public Open Space requirements, ***Table 5.8***.

B. Intent

A small open space within a neighborhood, spatially defined by building frontages and streets and accommodating passive recreation and children's play. While greens may include playgrounds, they are primarily intended as informal spaces with no dedicated recreational use.

C. Physical Character and Requirements

1. Size

1/4 acre to 1/2 acre

2. Context and Connectivity

a. Adjacent homes shall front onto attached greens.

b. Greens have as boundaries at least 2 streets.

c. Allowed locations: within or at the end residential blocks. Connectivity may be designed in two different forms:

i. Attached Greens - There is no vehicular right-of-way between the green and adjacent residential lots; and,

ii. Unattached Greens - A vehicular right-of-way separates the green from residential lots.

3. Landscape

Landscape consists generally of unobstructed lawn, planting beds, trees and/or areas of drought tolerant landscape according to the following guidelines:

a. Trees are arranged naturalistically and provide shade.

b. Hardscape is only in support of providing access to sidewalks and peripheral connections.



Conceptual attached green

4. Design Details and Elements

a. Visibility. Hedges and walls within the green are limited to 36 inches in height.

b. Shading. Given the climate and context of Rancho Cucamonga, drought-tolerant trees provide the majority of the shading. Shade structures are permitted but are kept to a minimum to allow for greater natural open space.

c. Lighting, Structures and Improvements. The following buildings and improvements are appropriate within Greens:

i. Pergolas, picnic shelters, flexible gathering and event spaces and small public restrooms.

ii. Benches, chairs, tables (movable recommended) bike racks, playground equipment, and athletic courts and fields.

See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.



Typical green with direct housing frontage



Typical detached green within a single-family neighborhood



Greens may accommodate a range of uses from active playgrounds and recreational fields to passive spaces.

5.8.8 Pocket Park

A. Relation to Regulating Plan

Pocket Parks are defined as Neighborhood Greens in the Regulating Plan, ***Figure 5.8***. This Public Open Space type contributes to Public Open Space requirements, ***Table 5.8***.

B. Intent

A small open space tucked into a block for the recreation of children, generally fenced and may include an open shelter. Pocket parks may also be designed primarily for quiet, passive recreation, and in all cases they are intended to be interspersed within neighborhoods.

C. Physical Character and Requirements

1. Size

Up to 1/4 acre.

2. Context and Connectivity

Pocket Parks may only be located on corners. They should be strategically placed and sized to contribute to the larger network of open spaces. Pocket parks are often ideal on small neighborhood blocks adjacent to blocks that have larger open spaces.

3. Function and Opportunities

Pocket parks shall be designed to serve two major functions:

a. Act as gateways or iconic markers for smaller neighborhoods.

b. Foster a sense of safety and visibility for the immediate community.

4. Landscape

Landscape features shall be as follows:

a. Groundcover may range from predominately green, to hardscape, or a balance of both. However, paved paths and hardscape features should be integrated to encourage pedestrian movement through the park.

b. Unobstructed lawn, planting beds, hardscape, and or drought tolerant landscape are recommended.



Pocket Parks may be used to connect the larger public realm and open space network.

5. Design Details and Elements

a. Visibility. Hedges and walls within the green are limited to 36 inches in height.

b. Frontages and Adjacencies. Pocket Parks shall front at least one public street when located mid-block, or two public streets on the corner of a block.

c. Shading. Shade structures may be allowed but are limited in use and appropriately scaled.

d. Lighting, Structures and Improvements. Built structures may include but are not limited to pergolas, trellises, small monuments, water features, and pedestrian amenities (benches, tables, drinking fountains, etc.), bike racks, playground equipment and informal athletic courts that provide a focus to the Pocket Park. Adequate lighting shall be provided. See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.



A pocket park adjacent to single-family homes



Pavers and simple hardscapes may be used to create temporary pocket parks if further development is planned for future phases.



Neighborhood serving recreation facilities are ideal for Pocket Parks.

5.8.9 Rosewalk

A. Relation to Regulating Plan

These standards refer to the Rosewalks, a neighborhood amenity that is shown on illustrations of the Plan, interwoven into blocks. These are not shown on the Open Space Regulating Plan and do not contribute to Public Open Space requirements, however they function as a method of splitting blocks into smaller block sizes to meet Block Scale Standards (see ***Chapter 5.3***).

B. Intent

A pedestrian "street" that is defined by building frontages and provides the primary pedestrian access to those buildings. The Rosewalk layout may be formal with a central focal point and seating area, or may be more naturalistically designed. Simple softscape or lawn areas accommodate a variety of passive and active recreational opportunities for residents and visitors.

C. Physical Character and Requirements

1. Size

Rosewalks are must be 16 to 40 feet in width and are limited to 300 feet in length.

2. Context and Connectivity

Rosewalks are not required, but they provide the opportunity to improve pedestrian connectivity and safety while reducing the need for vehicular rights-of-way if sufficient circulation is present.

When possible, Rosewalks lead or connect to other community open spaces.

3. Function and Design Opportunities

Rosewalks shall be designed to serve two major functions:

a. Create new greens and open spaces within a block that may be large enough to accommodate a small playground, small structures, community gardens or other community uses.

b. Break up lengths of blocks in order to improve walkability for the pedestrian in an aesthetically pleasing manner, adding value to the homes with frontages and addresses on the Rosewalk.



Conceptual rosewalk placement with neighborhood blocks

4. Landscape

Landscape features shall be as follows:

a. Rosewalks are designed as small attached Greens. Drought-tolerant trees, plants and groundcover can be composed to create more of a natural-looking open space.

b. Landscaping allows for users to move through the Rosewalk unobstructed, with sidewalks linking building frontages to the major right-of-ways.

5. Design Details and Elements

a. Visibility. Houses along a Rosewalk are visible from the from street, but some element of screening is necessary to clearly define the pedestrian-only space.

b. Frontages and Adjacencies. Homes adjacent to Rosewalks must front the Rosewalk. The integration of stoops, dooryards and similar approved frontages is permitted.

c. Shading. Rosewalks are appropriately placed and scaled to allow significant daylight and shading to enter the space.

d. Lighting, Structures and Improvements. Small side courts, rest areas and pedestrian amenities (benches, picnic tables, etc.), may be located in the Rosewalk. Adequate lighting shall be provided. See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.



Rosewalk with integrated green and paved court



Trellises, pergolas and other shade structures may be incorporated into rosewalks, but should not obstruct views.



Sample rosewalk with open large open green on asymmetrical block

5.8.10 Paseo

A. Relation to Regulating Plan

These standards refer to the Paseos, a neighborhood amenity that is shown on illustrations of the Plan, interwoven into blocks. These are not shown on the Open Space Regulating Plan and do not contribute to Public Open Space requirements, however they function as a method of splitting blocks into smaller block sizes to meet Block Scale Standards (see ***Chapter 5.3***).

B. Intent

A narrow pedestrian way that provides mid-block connections. A Paseo is especially useful in blocks with large perimeters.

C. Physical Character and Requirements

1. Size

10 to 15 feet in width; 300 feet in length.

2. Context and Connectivity

Paseos may be used in any zone and can accommodate residential or non-residential frontages. While there are no required locations for Paseos, they present the opportunity to improve pedestrian connectivity.

When possible, Paseos should lead to other open spaces.

3. Function and Design Opportunities

Paseos shall be designed to serve two major functions:

a. In residential areas, create open spaces that support passive recreational activities as well as convenient connections to the rest of the neighborhood.

b. In commercial areas, provide additional locations for store frontages, patios and outside dining, informal open spaces and mini-plazas between buildings.

4. Landscape

Landscape features shall be as follows:

a. Trees may be arranged at varying intervals along the side or in the middle of the Paseo to accommodate pedestrian furniture and seating areas. Variability in tree species, size and spacing is recommended to create a more natural-looking space.



When possible, paseos should connect larger parks and open spaces within a neighborhood.

b. Landscaping allows for pedestrians to meander through the Paseo side-to-side, especially in paseos lined with commercial frontages, but a defined route should encourage movement through the space.

5. Design Details and Elements

a. Visibility. All buildings on Paseos shall be scaled to encourage pedestrian access. Paseo entrances shall be placed directly on major right-of-ways, but landscape buffers clearly restrict vehicular access.

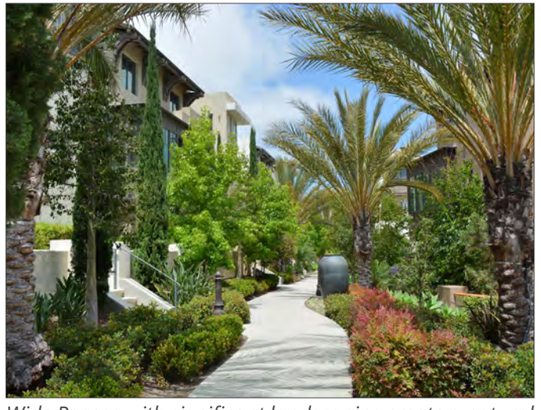
b. Frontages and Adjacencies. Residential and non-residential buildings may, but are not required to, open directly onto the Paseo with the integration of stoops, patios and similar frontages.

c. Shading. Paseos shall be appropriately placed and scaled to allow significant daylight and shading to enter the space. Especially in commercial areas, a balance of shade and light is vital to improving economic activity.

d. Lighting, Structures and Improvements. Small semi-public side courts, rest areas and pedestrian amenities (benches, picnic tables, etc.) may be located in the Paseo. Adequate lighting shall be provided. See ***Chapter 5.10.11*** for Lighting and Furnishing Guidelines.



Trellises and pergolas may be used to extend shade structures along the length of a Paseo.



Wide Paseos with significant landscaping create a natural and private environment between multi-family buildings.



A Paseo can create active pedestrian environments in the commercial and dining districts of the Shops & Restaurants Zone.

5.8.11 Community Edge Park

A. Relation to Regulating Plan

These standards refer to Community Edge Park in the Regulating Plan, ***Figure 5.8***. This Public Open Space type contributes to Public Open Space requirements, ***Table 5.8***.

B. Intent

These spaces present a great opportunity for community activities that are not immediately adjacent to existing or future homes.

C. Physical Character and Requirements

1. Context and Connectivity

Community Edge Parks are planned in four locations – two flanking Banyan Street and two flanking Wilson Avenue – with a Southern California Edison (SCE) transmission line easement; final program and design for these parks must be worked out with SCE.

2. Function and Design Opportunities

Parks may include passive open areas, recreational fields, pools, amphitheaters, other programming or event spaces and are designed to complement existing physical character.

3. Landscaping

Landscaping consists of drought-tolerant softscape, lawn and trees, naturalistically composed.

4. Design Details and Elements

Park facilities may include open greens, recreational fields, pools, plazas, squares, amphitheaters, other programming or event spaces.



Community Edge Park may contain athletic fields.

5.8.12 Community Playfields & Equestrian Park

A. Relation to Regulating Plan

These standards refer to Community Playfields & Equestrian Park in the Regulating Plan, ***Figure 5.8***, which are located in Sub-area 8 and Sub-area 3, respectively.

B. Intent

Community playfields and the Equestrian Park are large Public Open Spaces that are designed and intended for active recreation, such as regional sporting events or equestrian riding and sport training.

C. Physical Character and Requirements

1. Context and Connectivity

Community Playfields are planned for the majority of land within Sub-area 8, which is adjacent to Rochester Avenue and Banyan Street, and is easily accessible from Interstate 210. Access control must meets SCE requirements. The Equestrian Park is planned for the northeast portion of Sub-area 3, meeting the Camino greenway east and transitioning to the Fuel Modification Zone north.

2. Function and Design Opportunities

Community Playfield facilities may include passive open areas, recreational fields, pools, plazas, amphitheaters, other programming or event spaces. Equestrian Park facilities may include riding arenas, such as Western or Dressage, round pens, or walking paths and trail connections.

3. Landscaping

Landscaping, outside of spaces for specific sports and programs, consists of drought-tolerant softscape, lawn and trees, formally composed.

4. Design Details and Elements

The first priority of each of these spaces is that they provide functional facilities, whether human or equestrian sports and activities, that are accessible to the entire Etiwanda Heights community. Design Elements and Details, such as lighting, furnishing, and amenities should be designed with those in mind, importantly not neglecting comfort and accommodation for spectators and passerbys.

5.8.13 Neighborhood Bioswale

A. Relation to Regulating Plan

Neighborhood Bioswales exist in both the Neighborhood Greenways and the Camino de las Alturas. Bioswales are not included as a separate item on the Open Space Regulating Plan, ***Figure 5.8***, but will only exist where there are Greenways. This Public Open Space type does not contributes to Public Open Space requirements.

B. Intent

A largely un-programmed area that provides drainage and stormwater collection within and between neighborhood blocks.

C. Physical Character and Requirements

1. Context and Connectivity

Neighborhood Bioswales may be attached or within blocks, or surrounded by streets. The network of Neighborhood Bioswales should be connected, leading to Stormwater Retention Facilities.

2. Function and Design Opportunities

Neighborhood Bioswales shall be designed with adequate grading and terrain with adequate percolation.

3. Landscaping

Landscaping consists of drought-tolerant softscape, lawn and trees, naturalistically composed.

4. Design Details and Elements

Neighborhood Bioswales shall not include programmed space.



Neighborhood Bioswale

5.8.14 Fuel Modification Zone

A. Relation to Regulating Plan

These standards refer to Fuel Modification Zone in the Regulating Plan, ***Figure 5.8***. This Public Open Space type does not contributes to Public Open Space requirements, ***Table 5.8***, but has a minimum area requirement defined in ***Chapter 5.8.1***.

B. Intent

The area on the edge of the Plan boundaries that abuts Conservation area. Landscaping must be modified to prevent the spread of fire, and shall comply with the Master and Neighborhood Fire Protection Plans

C. Physical Character and Requirements

1. Context and Connectivity

Fuel Modification Zones are transitions from Neighborhoods to Rural Conservation land. Pedestrian access may be provided by trails. Vehicular access is only necessary for service drives.

2. Function and Design Opportunities

Fuel Modification Zones shall create a fire-protected landscape buffer between conservation areas and neighborhoods.

3. Landscaping

Landscaping consists of drought-tolerant softscape, lawn and trees, naturalistically composed.

4. Design Details and Elements

Fuel Modification Zone facilities may include passive open greens and trails.



Fuel Modification

5.8.11 Public Realm Landscape Standards

A. Trees

Street trees within the Plan area shall either be native to the San Gabriel Foothills or adaptive and from regions with similar arid climates. Deciduous trees shall be planted at open spaces and buildings with south and west orientation, providing passive solar light and heat gain in winter, while providing cooling shade through summer.

1. **Shade / Canopy Trees.** The London Plane and similar trees shall be used most often in pedestrian-heavy residential neighborhoods and smaller connecting streets. Within a inland foothill, these trees are often smaller but maintain a wide canopy, providing much needed shade on sidewalks and streets.
2. **Accent Trees.** Trees with colorful seasonal blooms or year-round distinct foliage shall be used to help give certain streets and spaces a unique character in relation to other parts of the Plan area. These may range greatly in size and form.

B. Street Tree Plan

All Street Landscape Standards are grouped into 7 categories by street type: 1) Banyan Street Retrofit; 2) Wilson Main Street; 3) Avenues; 4) Streets; 5) Open Space (Linear); 6) Open Space (Non-linear); and 7) Parking Areas. These categories are based on the similarity of street conditions and the intended design of a the area.

Table 5.8.12 identifies specific locations where tree types are advised and permitted.

All street landscaping decisions shall complement the intended design and use of a given street and location within the Plan. The Master Landscape Plan shall identify all trees and landscaping intended for streets, parks and other open spaces for the subject phase of development.

C. Plants

Plant materials within the Plan area shall either be native to the San Gabriel Foothills, or adaptive and from regions with similar climates. Characteristically, these are drought-tolerant species once established. Most species will require an initial period of regular irrigation to either allow the plant's root systems to get established or bursts of irrigation to catalyze seasonal blooms of flowering plants. In certain areas, the landscape shall emulate its native riparian woodland or coastal scrub condition by organizing native plants in organic/natural patterns and distributions. At other, more significant nodes and/or frontages, native plants shall be incorporated into more intense, formalized compositions for enhanced visual effect and to communicate entry/arrival into an urban destination. Drip irrigation systems are recommended for these more formalized applications.

D. Specific Landscape Standards by Street and Place Type

The following are landscape standards for place types in the Plan area. Refer to the Street Tree Types and Locations table (***Table 5.8.12***) of recommended and permitted trees.

1. Avenues and Open Spaces

Avenues will carry most of the vehicular traffic through the Plan area. As Avenues cross the site, they will travel through commercial, residential and open space areas – as such, selected tree species will have to transition in order to complement the block size, uses and intensity of the neighborhood zone.

a. **Shops & Restaurants Zone.** Ornamental trees shall be used to line the main streets. Their verticality will allow visitors to clearly see across the street and shopfronts. The Town Square shall also be complemented with a consistent row of smaller street trees that provide some measure of shading and bolster a pedestrian-oriented environment.

b. **Residential Blocks.** Larger canopy trees shall be used to foster privacy and a buffer between the street and residential buildings.

c. **Along Open Spaces.** Smaller street trees at regular intervals shall allow views into the Public Open Space or green, and complement the larger shade/canopy, vertical and color accent trees within the green.

d. **Location.** Smaller street trees shall always occur at regular intervals and support larger trees in then Town Center and Residential areas.

2. Neighborhood Streets and Greens

These represent the most common street type in the Plan. They have significantly less vehicular traffic, slow travel speeds, and will be frequented with pedestrian and bicycle traffic on a regular basis.

Street trees shall prioritize shade for pedestrians and be tall enough to allow individuals to clearly see across the street. Shade/canopy trees shall also be selected to complement street lighting.

a. **Location.** Shade/canopy trees shall occur at regular intervals along both sides of neighborhood streets and edges of greens. Accent trees may be place sporadically to create variety and enhance the primary street trees.

3. Parking Areas

Parking area trees do not have to match the street tree type on a given block, and they shall be primarily taller trees that provide some measure of shading. See ***Chapter 5.10.8L*** for shade requirements.

a. **Shading.** Landscaping within or around the parking area should cover a minimum of 10% of the gross parking lot area. A minimum of one shade tree should be provided for each 4 parking spaces, or trees shall be provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.

E. Fire Protection

All landscaping design – including tree canopy coverage, landscaping furnishings, shade structures, plants, etc. – shall be consistent with the Master and Neighborhood Fire Protection Plan. If a risk assessment determines that an allowed landscape plan exceeds acceptable risk, the design must change to comply.



TABLE 5.8.14 TREE TYPES & LOCATIONS

	Tree Species	Spacing	Avenues	Wilson Main Street	Neighborhood Street	Paseos & Rosewalks	Parks	Greenways	Parking Areas
			Street / Place Type						
Shade	London Plane Tree *(Planatus acerifolia)*	50′	●	●	●		○	○	○
	California Sycamore *(Planatus racemosa)*	60′	○				●	●	○
	Coast Live Oak *(Quercus agrifolia)*	40′	○		○		○	○	○
	Southern Live Oak *(Quercus virginiana)*	40′	○		○		○	○	○
	Chinese Pistache *(Pistacia chinensis)*	50′		●	○	○	○	○	○
	Holly Oak (*Quercus ilex*)	45′	○		○		○	○	○
	Southern Live Oak *(Quercus virginiana)*	50′	○		○		○	○	○
	Camphor *(Cinnamomum Camphora)*	60′	●		●		○	○	●
	Thornless Honey Locust *(Gleditsia triacanthos f. inermis)*	40′	○	●	○		○	○	○
	Chinese Evergreen Elm[1] *(Ulmus parvifolia)*	50′					○	○	●
	Jacaranda[1] (*Jacaranda mimosifolia*)	50′				○	○	○	●
Ornamental	Western Redbud *(Cercis occidentalis)*	40′			○	○	○	●	
	Bronze Loquat tree (*Eriobotrya deflexa*)	40′			○	○	○	○	
	Chinese Fringe Tree *(Chionanthus retusus)*	40′			○	○	○	●	●
	Pink Crape Myrtle Hybrid ‘Biloxi’ *(Lagerstroemia hybrid)*	30′			○	●	○	●	
	White Crape Myrtle Hybrid ‘Natchez’ *(Lagerstroemia hybrid)*	30′			○	●	○	●	
	Pink-Red Crape Myrtle Hybrid ‘Tuscarora’ *(Lagerstroemia hybrid)*	30′			○	●	○	○	
	NCN (*Prunus blireiana*)	40′			○	○	○	○	○
	NCN - ‘D.D. Blanchard’ (*Magnolia grandiflora*)	50′	○		●		○	○	○
	NCN - ‘Majestic Beauty’ (*Magnolia grandiflora*)	50′	○		○		○	●	○
	NCN - ‘Samuel Sommer’ (*Magnolia grandiflora*)	50′	○		○		○	●	○

● *Recommended* ○ *Allowed*

Notes
1 Not allowed in public right-of-ways; private property only



Trees along framework streets and in the Town Center will provide shade and visibility when possible.



Chinese Pistache trees provide color accents along neighborhood streets.



Pepper trees, as they mature, develop into large, full street trees with plenty of shade.



Smaller trees with wide canopies can shade sidewalks.



Part IV: Rural/Conservation Area Standards

5.9 Rural Development Standards

5.9.1 Introduction

The Rural/Conservation Area contains a distinctive combination of topographic, geological, hydrological, biological, and archaeological resources that are of great value to the character, health, safety, well-being, and viability of the City of Rancho Cucamonga and the Inland Empire region. The value of such rural lands is recognized by the General Plan and the Etiwanda Heights Neighborhood & Conservation Plan, which aim to protect and preserve the resources on these lands for future generations.

Further, as described in ***Chapter 3***, a high level goal of this Plan is that as much of the Rural Open Space as feasible be conserved and managed as natural habitat. Most of the goals, policies and regulations of this Plan and this chapter have the intention and the effect of limiting and controlling the amount of development with the Rural/Conservation Area, and ensuring that such limited development is organized, planned and designed to reduce to the practical minimum its physical, visual and environmental impacts on the natural and rural open space character of this unique foothill environment. However, the standards of this chapter are focused on conserving the areas rural character, allowing open space uses including fuel modification buffer areas, agriculture and resource extraction, which although generally consistent with a rural visual character are not consistent with conservation of natural habitat. The policies and programs of ***Chapters 3*** and ***7*** do provide strong regulatory and economic incentives for habitat conservation.

Any new development within the sensitive lands of the Rural/Conservation Area creates direct impacts to the lands and direct and indirect impacts to the surrounding area. In rural lands such as the Rural/Conservation Area, these impacts can have significant ramifications for the region's resources and, therefore, any new development within these lands must be carefully and systematically planned and designed. The Etiwanda Heights Neighborhood & Conservation Plan provides the policy framework and direction – in the form of development standards and guidelines – as to how any new development can best be located, configured, and designed within this delicate landscape, so as to fit in gracefully and complement the existing and historic rural context, rather than damaging or fundamentally altering it. These rural lands also tend to present the greatest risk of wildfires in the region, and as such, human safety and defensibility – both within the rural area and in adjoining urban neighborhoods and National Forest – is a central consideration in planning and designing any and all new development.

Goals & Principles

The top goal of the Etiwanda Heights Neighborhood & Conservation Plan is as follows:

Goal #1: *To permanently conserve and manage as rural open space the largest feasible portion of the Rural/Conservation Area (See **Chapter 3** for goals, policies and programs encouraging that as much of the rural open space as feasible takes the form of habitat conservation).*

To accommodate pre-existing development rights while prioritizing open space conservation, the following additional goal is intended to guide any potential development in the Rural/Conservation Area.

Goal #2: *To ensure that all development and uses within the Rural/Conservation Area are aesthetically compatible with the rural foothill character and landscape.*

The following principles for all development and uses shall be used in the analysis of all proposals within the Rural/Conservation Area:

1. Natural landforms should guide site design, integrating any buildings with the natural sloping terrain. Buildings should conform themselves to the natural terrain rather than grading large flat building pads onto which "flatland buildings" may be places. Where some grading is necessary it should be contour grading (terracing) with small, incremental steps that blend subtly with the natural landforms.
2. All building siting, configuration, massing, materials, colors, and textures should be designed to harmonize with the surrounding environment, and in such a way that the impact to the natural viewshed (as perceived both by those in the foothills below, and on those on roads and trails within the Rural/Conservation Area) is minimized.
3. Groups of structures should be sited as compactly as practical within parcels, consolidating buildings and associated yard areas and active human use areas within compact footprints surrounded by large, interconnected areas of rural open space.
4. Architectural design, including structure, building methods, materials, form, and ornamentation, should relate to the historic rural traditions of Rancho Cucamonga and surrounding communities.



A couple of home sites clustered on a hilltop sharing an access road



Rural Homesite with dedicated grazing land



A larger cluster of Homesites within an expansive area of open space



Rural Homesite with dedicated agriculture and animal husbandry



Clusters of Homesites make up a small percentage of the landscape



Homesites surrounded by conserved rural open space

5.9.2 How to Use these Standards

The process of using these standards to determine developable area and land to be preserved within the Rural/Conservation Area is as follows. Refer to ***Figure 5.9.2.***

1. **Identify Project Site and Applicable Rural Sub-zones.** Identify the proposed Project Site – which may be all or a portion of an existing parcel, or may include multiple existing parcels – and then identify which portions and acreages of the Project Site fall within each of the several Rural Regulating Sub-zones. Refer to the Regulating Plan (***Figure 5.9.3B***) to determine which Sub-zone designation (or multiple Sub-zone designations) are present within the Project Site (see ***Figure 5.9.2(A)***).

2. **Calculate Potentially Allowable Dwelling Units.** The number of dwelling units that may potentially be developed within the Project Site is based on the maximum density ratio(s) for each of the applicable Sub-zone(s). Calculate the acreage of each Sub-zone within the Project Site, and divide that acreage by the maximum allowable density for that Sub-zone (measured in acres per dwelling, see ***Table 5.9.3A)*** to calculate the maximum potential number of dwellings within that Sub-zone portion of the Project Site. The sum of the maximum dwelling counts for each Sub-zone area will be the maximum number of dwellings allowable within the entire Project Site.

   Please note that the Hillside Development Ordinance (see ***Chapter 7.7*** of this Plan, and 17.16.140 and 17.52 of the Rancho Cucamonga Municipal Code) is also applicable to properties within the Rural/Conservation Area. Accordingly, the calculation of the maximum potentially allowable number of dwelling units within any parcel must take the slope/density regulations of that ordinance into account.

3. **Calculate Required Open Space Area.** See ***Table 5.9.5***. In parallel fashion to the calculation of the maximum potential dwelling units within the Project Site, the minimum required rural open space area within the Project Site is calculated by identifying the minimum rural open space acreage for each Sub-zone portion of the Project Site, and the sum of those is the minimum required rural open space area within the Project Site.

4. **Map Environmental Constraints.** To inform the project site plan and design – and to ensure that the allowable dwelling units and required open space acreage calculated in the two previous steps are optimally located and configured on the Project Site – a site survey, environmental constraints base map, and accompanying technical reports shall be prepared and submitted as part of any development permit application. The survey, constraints map and reports shall include a boundary and topographic survey prepared by a licensed civil engineer or surveyor, and maps and reports describing all on-site drainage courses, biological resources, archaeological resources, structures, geological features and fault zones, and other on-site conditions that might inform or constrain the project plan and design (see ***Figure 5.9.2(B)***).

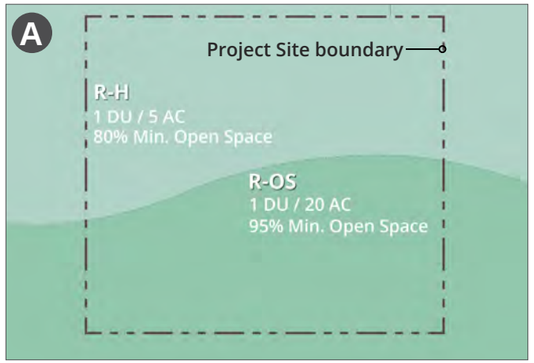
5. **Determine Location of Homesites.** Based on the site survey and constraints mapping, identify preferred locations for Homesites, clusters of Homesites, required fuel modification buffer areas, Legal Lot boundaries, and access roads (see ***Figures 5.9.2(C) and (F)***).

   a. Homesites may be up to 1/2 acre in area maximum.
   b. Fuel modification buffer areas and access roads shall be as required by the Fire Marshall and Public Works Director.
   c. Lots must be a minimum area of 1-acre.
   d. Based on topographic and environmental constraints, it may prove impossible to fit the maximum number of Homesites and lots (as calculated in step 2) on the Project Site, and thus the total number of Homesites will necessarily be less than the number allowed by Sub-zone regulation density and open space calculations.
   e. Lots may be expanded to include the entire fuel modification buffer area associated with the corresponding Homesite.
   f. Lots may be further expanded so as to collectively include the remainder of the Project Site, including all open space easement areas.

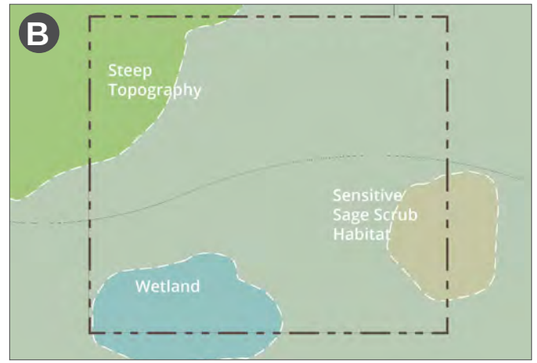
6. **Record open space easement.** A map and agreement shall be prepared and recorded for the designated open space easement, which specifies all intended uses, whether development, agriculture, equestrian, enhanced nature, etc. Fee title to this easement may be held by individual homeowners, a Home Owners Association, the Land Manager, or combination thereof.

7. **Transfer of Development Rights.** As an alternative to preparing such a development plan to realize the value of a property within the Rural/Conservation Area, the owner may sell the development rights to the Master Developer/Builder, the Neighborhood Area Developer/Builder, or the TDR Authority (see ***Chapter 7.4***).

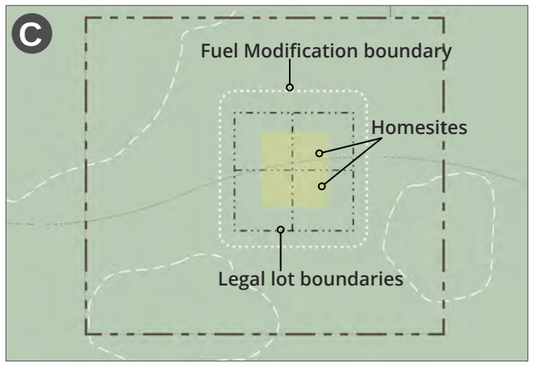
FIG. 5.9.2 PLANNING AND MAPPING PROJECT SITES



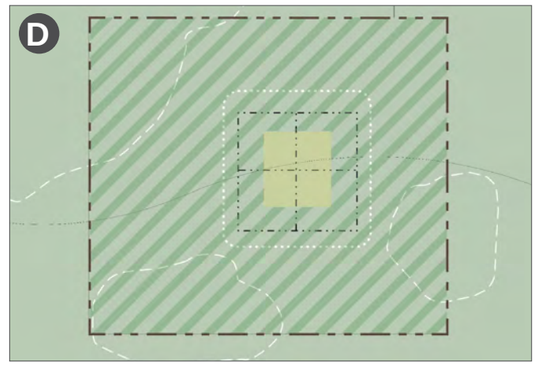
Calculate maximum potential dwelling units and minimum required rural open space based on Sub-zones.



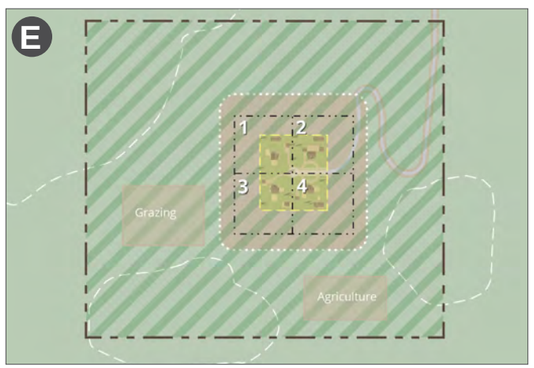
Map environmental constraints.



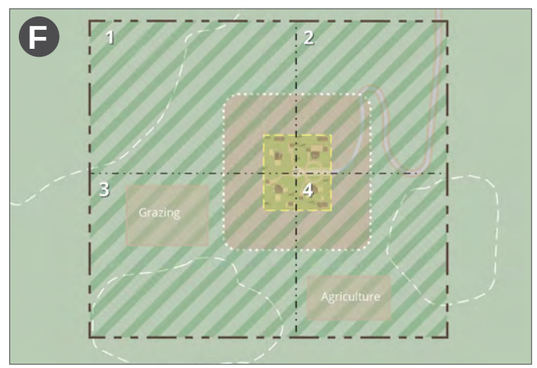
Determine location of clusters, including Homesites, Legal Lot boundaries, and fuel modification buffer areas.



Map and record all open space areas outside Homesites as "open space easement(s)".



Designate and map areas of permitted "non-Homesite uses" within open space easement. Uses other than "habitat conservation" will reduce conservation value.



Legal lots may subdivide the required open space and include those areas as part of the Legal Lots, which must be at least 1 acre but may be much larger.

5.9.3 Rural Zone and Sub-Zones

A. Rural Regulating Zone

The entire Rural/Conservation Area is designated with the Rural Regulating Zone (***Figure 5.9.3A***), which is applied to the environmentally sensitive area along the foothills of the San Gabriel Mountains and adjoining the San Bernardino National Forest, and is subdivided into four sub-zones. In response to which and in keeping with the vision for the Etiwanda Heights Neighborhood & Conservation Plan, the entire Rural Zone is subject to strict standards that require any new development to be very low in density and rural in character. All structures and uses within these Sub-zones are subject to the processes, standards, guidelines, and entitlements specified in this chapter.

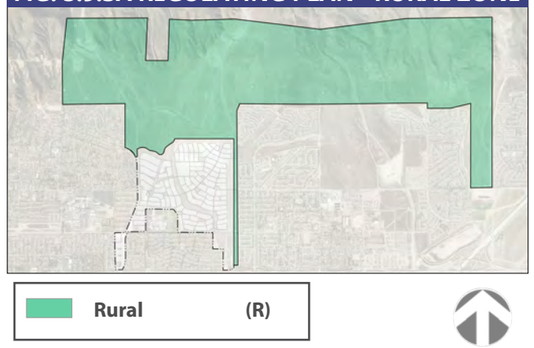
The four Regulating Sub-zones are based on the existing Rancho Cucamonga General Plan designations, regulating the maximum number of potential dwelling units within a parcel or Project Site, standards for clustering dwellings and minimizing infrastructure, standards for minimum acreages of rural open space conservation (***Table 5.9.5***) and procedures for organizing that open space for unified and permanent management, as described in ***Chapter 3***.

B. Rural Regulating Sub-zones

1. **Hillside (R-H).** The Hillside designation is established to limit development, grading and erosion, to protect the unique character and resources of natural and rural open space, protect against wildland fire, fault, and flooding hazards, and protect natural resources such as water, plant, and animal life. Limited development is permitted in this Sub-zone, which is applied to some of the flatter areas within the sloping foothill terrain, with a maximum residential density of 1 unit per two acres.

2. **Open Space (R-OS).** The Open Space designation is established to limit development in steeper terrain and areas of high fire, geologic, seismic, or flood hazards through restriction of intensive uses, and to promote the retention and preservation of rural open spaces that protect natural features. Very limited development is permitted in this sub-zone, with a maximum residential density of 1 unit for every ten acres.

FIG. 5.9.3A REGULATING PLAN - RURAL ZONE



3. **Conservation (R-C).** This designation is established to prohibit development in particularly environmentally sensitive areas such as Riversidian Alluvial Fan Sage Scrub (AFSS) habitat, which will be managed to preserve and protect natural resources. This area has high scenic values and steep terrain, allowing limited or no infrastructure facilities and limited access. Parcels within this sub-zone are owned and managed by a variety of public and private non-profit entities to maximize preservation of open space, watershed and wildlife habitat areas. This land is to be maintained as habitat in perpetuity. Development of structures within the Conservation designation is limited to publicly owned facilities designed to blend into the natural landscape and intended to support pubic education and interpretation of natural habitats and resources.

4. **Flood Control / Utility Corridor (R-FC/UC).** This sub-zone identifies lands used for flood control purposes and to support public utilities. Much of this area is owned by or within recorded easements under the management of either the San Bernardino County Flood Control District or public utilities, though some property is privately held. Some privately-held property is within floodway hazard zones, where no development is permitted, though some agricultural uses including very limited agricultural support structures may be allowed. Development of habitable structures is not permitted within this sub-zone.

FIG. 5.9.3B REGULATING PLAN - REGULATING SUB-ZONES

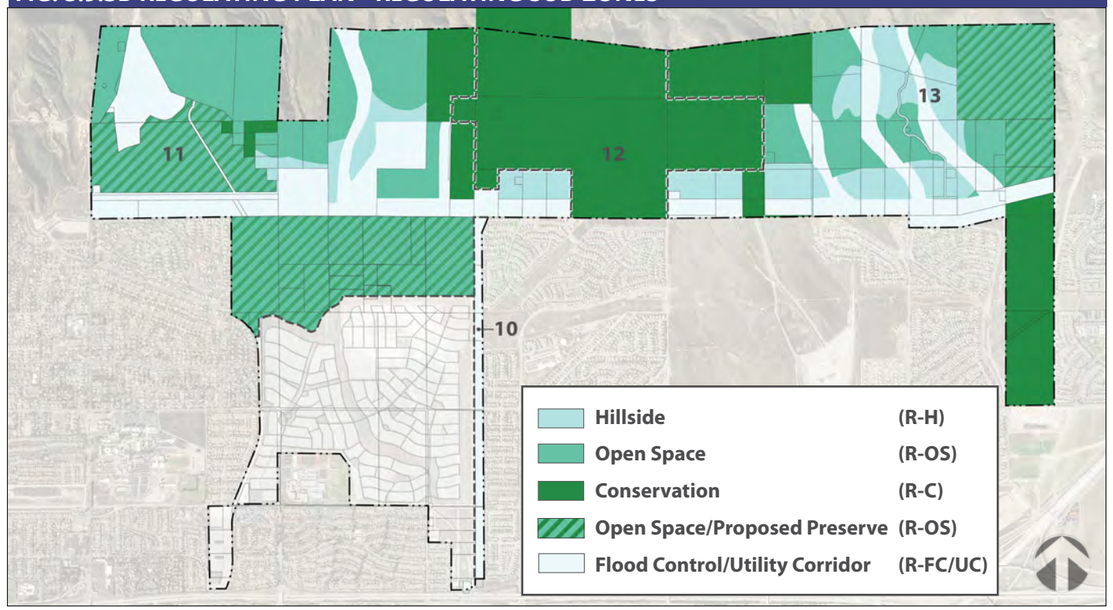


TABLE 5.9.3A ALLOWED DENSITY PER REGULATING SUB-ZONE

	Rural Regulating Sub-zone			
	Hillside	Open Space	Conservation	Flood Control / Utility Corridor
Maximum Density[1]	1 DU/2 Acres[2]	1 DU/10 Acres[2]	0	0

TABLE 5.9.3B ALLOWED UNITS PER RURAL SUB-AREA

	Sub-areas			
	10	11	12	13
Allowed units	0	18	0	82

Notes

1 If a Project Site contains multiple regulating Sub-zone designations, the maximum number of dwelling units per area of each Sub-zone shall be calculated with the respective Sub-zone density ratio, and then those calculated maximum dwelling unit numbers shall be added to produce the total maximum number of dwelling units allowed in Project Site as a whole.

2 Applicable to Legal Lots of at least 2 acres in R-H, and to Legal Lots of at least 10 acres in R-OS. Existing Legal lots smaller than these thresholds in their respective sub-zones may be permitted to construct a maximum of one dwelling unit, subject to all other development standards, provided that the lot has been in single ownership separate from any abutting lot on the effective date of the ordinance that made it substandard. No dwelling unit may be permitted on any lot created after the adoption of this Plan that is smaller than the above thresholds.

5.9.4 Standards for Structures and Uses

A. Lighting

All exterior lighting shall be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.01 horizontal and vertical footcandles (0.1 horizontal and vertical lux) at the boundary of the Homesite and beyond. Document that 0% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down). Street light fixtures shall be limited to intersections and shall be International Dark-Sky Association (IDA) approved Dark Sky Friendly Fixtures.

B. Universal Standards

1. No structure shall be permitted on a parcel with an average slope equal to or greater than 30%.
2. No structure may be built within 50 feet of any Quaternary fault on any current map prepared by the U.S. Department of the Interior Geological Survey (USGS).
3. No structure may be built within 50 feet of any Blue Line Stream on any current map prepared by the U.S. Department of the Interior Geological Survey (USGS), or contains significant riparian or streambed environs.
4. No structure may be built within a regulatory floodway on any current map prepared by the Federal Emergency Management Agency (FEMA).
5. No structure may be built within any area which will be subject to inundation during a 100-year storm after development has occurred.
6. No structure may be built on land which is in a geologic hazard zone, as defined in the public health and safety chapter of the general plan of the City, and for which no feasible mitigation measures are proposed.
7. The water resources and all necessary services shall be adequate to serve the proposed development, including residential uses, as well as existing and proposed agricultural operations on the subject site and in the site vicinity.
8. New or expanded buildings require Design Review, and are subject to the Hillside Development Ordinance where applicable (see ***Chapter 7.7***, and 17.16.140 and 17.52 of the Rancho Cucamonga Municipal Code).

C. Environmental Review

Before permits or entitlements may be issued for any development or new use, all applicable topographic, geological, hydrological, biological, and archaeological resources studies and mapping shall be submitted to and reviewed and approved by the Planning Department, together with all other items required by the relative application(s).

D. Required Finding

Prior to approval of any Design Review, Conditional Use Permit, or building permit, the Planning Department shall make the following finding:

The proposed project is consistent with the Goals, Principles and Regulations of the Rural Regulating Zone.

E. Specific to Homes

The number, location and configuration of new residential uses are controlled by Sub-zones (***Table 5.9.3A***) and Sub-area (***Table 5.9.3B***). The maximum number of dwelling units that may be permitted in each Sub-zone is identified in ***Table 5.9.3A***. See ***Table 5.9.4*** for additional standards. Nothing in this Chapter should be understood to preclude off-grid living systems, provided that all fire safety provisions are met to the satisfaction of the Fire Marshal.

1. **Site Organization / Massing.** Homesite may not exceed a half acre (21,780 square feet).
   a. When more than one home is proposed on an existing parcel (or combined from multiple parcels in a cooperative development arrangement) the homes must be clustered.
   b. Each home may have up to 2 Secondary Buildings. Property owners that wish to have Secondary Buildings and uses should seek out large sites outside avoided areas.
2. **Access and Parking.** Access must be shared to the extent feasible. Port cochères and circular drives are permitted. Circular drives require a minimum 45-foot front setback.

F. Specific to Assembly Uses

Properties that are developed and/or used primarily for assembly uses are subject to Design Review and require a Conditional Use Permit. They are not subject to ***Table 5.9.4***.

1. Overall height may not exceed 50'.
2. Structures must be clustered into a campus-like environment that is as compact as possible.

FIG. 5.9.4 CLUSTERED DEVELOPMENT



Figure 5.9.4 *illustrates a simplified example of a cluster of four homes. By situating them together, a shared access road (see* ***Chapter 5.9.6****) and shared fuel modification zone minimize impact to the environment. The Homesite is the area where primary development occurs, while the required open space occurs in the remainder of the lot(s). The open space includes the fuel modification zone, and may include very low-intensity agricultural and equestrian uses and associated accessory structures.*

TABLE 5.9.4 BUILDING STANDARDS

LOT AREA[1]	MIN.	MAX.
Lot Size	1 acre	
Width	150'	-
Depth	150'	-
BUILDING SETBACKS (MEASURED FROM HOMESITE EDGE)		
Primary Building		
Front	40'	
Side	40'	
Rear	40'	-
Secondary Building(s)		
Front	Behind Primary Building	
Side	20'	-
Rear	20'	-
BUILDING HEIGHT	**MIN.**	**MAX**
To eave of pitched roof	-	24'
To top of parapet of flat roof	-	24'
Total Building Height	-	36'
Ground floor above grade at setback	-	3'
Ground Floor Story	10'	-

BUILDING ORGANIZATION	MIN.	
Distance between buildings	20'	
BUILDING MASSING	**MIN.**	**MAX.**
Primary Mass		
Width		50'
Depth		35'
Wing		
Width		30'
Depth (Front Wing)		20'
Depth (Rear Wing)	Up to Rear Setback	
Depth (Side Wing)	< Depth of Primary Mass	
PRIVATE FRONTAGE		
Large Front Yard (***Chapter 5.5.3***)	Permitted	
Small Front Yard (***Chapter 5.5.4***)	-	
Shopfront (***Chapter 5.5.5***)	-	

Notes

1 Applicable only to new lots created through this permit process.

5.9.5 Open Space Standards

These Open Space Standards are focused specifically on conserving the unique rural open space character of the Rural/Conservation Area. These goals, principles, standards and guidelines are parallel to – but not identical to – those of ***Chapter 3***, which are focused on conserving the biological and hydrological processes and values of the natural habitats of the Rural/Conservation Area.

Every reasonable effort must be made to avoid impacts to the rural open spaces of the Rural/Conservation Area. Compliance with this requirement will largely be achieved through the process of mapping required open space areas in relation to environmental constraints mapping, the procedures of ***Chapter 5.9.2***, and in accordance with ***Table 5.9.5***. Existing Legal Lots smaller than 2.5 acres in R-H, or smaller than 10 acres in R-OS may deviate from the open space standards of this table. This allowance does not exempt such lots from the maximum Homesite and minimum lot size standards of ***Chapter 5.9.4.E*** or any other applicable standards. All land outside the Homesite and its use(s) shall be recorded in open space easement documents.

This Plan encourages property owners to go beyond the minimum open space requirements of ***Table 5.9.5***. Property owners should achieve the maximum amount of open space possible when locating allowed Homesites. Site disturbance shall be minimized by clustering, road location along contours, and building site selection.

A. Homesite Location

Rural Open Space outside designated Homesites within all new Development Project Sites will be preserved by easements and will contribute to the region's open space network. The same six core principles (see ***Chapter 3.4 - Conservation Goals and Priorities***) which are intended to conserve the natural habitat of the Rural/Conservation Area to the greatest extent feasible are also intended to ensure the conservation of the Rural Open Space character of the Area.

1. **Conserve the largest blocks possible of unfragmented and interconnected open space.** The Rural Open Space easement for a Project Site should include the largest areas or concentrations of environmental resources on that site. An attempt should be made to maximize the amount of environmental resources contained within one single open space area.

2. **Avoid creating slivers of open space or fingers of open space that extend in and around development; provide the lowest amount of interface between open space and development (maximize the surface-area-to-perimeter ratio).** Small strips or areas of Rural Open Space should be avoided. Homesites and clusters of Homesites should be sited so as to leave the largest, best connected feasible areas of Rural Open Space between them.

3. **Maximize connectivity between newly defined Rural Open Space Easements within Project Sites and existing open spaces on adjoining properties.** Connective open spaces are a defining characteristic of rural environments and are conducive to wildlife movement and native habitat development. Whenever feasible, open space areas should be linked to neighboring open space areas. Avoid creating isolated open space areas.

4. **Maintain natural and rural patterns and variations within the landscape such as multiple habitat types, varied topography, agriculture, etc.** Open space areas which are fragmented or isolated disrupt the natural development of habitat and should be avoided. To the greatest extent possible, the rural character of the site should be maintained.

5. **Preserve particularly unique and/or sensitive resources in the core of open space areas or ensure that they are sufficiently buffered to achieve the same practical effect.** To the maximum extent possible, a site's most unique or sensitive resources should be located farthest from areas intended for development. In situations where this is not feasible, buffering should be provided to ensure the resources are not impacted. Sensitive resources located along a development's perimeter should be buffered from adjacent developments and public roads.

6. **Rural Open Space shall be conserved and designated with a recorded Open Space easement equal to or greater than the percentages indicated in *Table 5.9.5*.** The conserved Rural Open Space lands shall be protected with an easement dedicated to the Etiwanda Heights Neighborhood & Conservation Plan Conservation Area Land Manager, City of Rancho Cucamonga, or a qualified conservation entity approved by the Director. Land used for mitigation for project impacts may be used to satisfy the requirements of ***Table 5.9.5***. The required open space shall be maintained as open space in perpetuity, except where a need to vacate is required for public health, safety or welfare.

TABLE 5.9.5 MINIMUM REQUIRED RURAL OPEN SPACE

Designation	Minimum Percent of Area to be Avoided
Hillside (R-H)	80
Open Space (R-OS)	95
Conservation (R-C)	100[1]
Flood Control/Utility Corridor (R-FC/UC)	100[2]

Notes
1 Trails not included.
2 Flood Control and Public Utility Infrastructure not included, and trails not included.

B. Open Space Structures and Uses

The following uses may be allowed within designated Rural Open spaces, whether the open space is designated as such in compliance with ***Table 5.9.5*** on a developed property or not: passive recreation, trails for non-motorized uses, native landscaping, resource preservation, project mitigation and buffers (including fuel modification buffers), historic, archaeological, or wildlife habitat preservation/mitigation, agriculture, wells, water storage or recharge, utilities, pump stations, leach field or spray disposal area, or infrastructure and access roads necessary for any of these uses. Leach fields and brush clearing may be allowed in R-H and R-OS Sub-zones, only within the Homesite and required fuel modification area. All intended uses in the open space area shall be specified in the open space or conservation easement document.

Non-habitable structures in conjunction with such open space uses may also be permitted, and must meet the following standards:

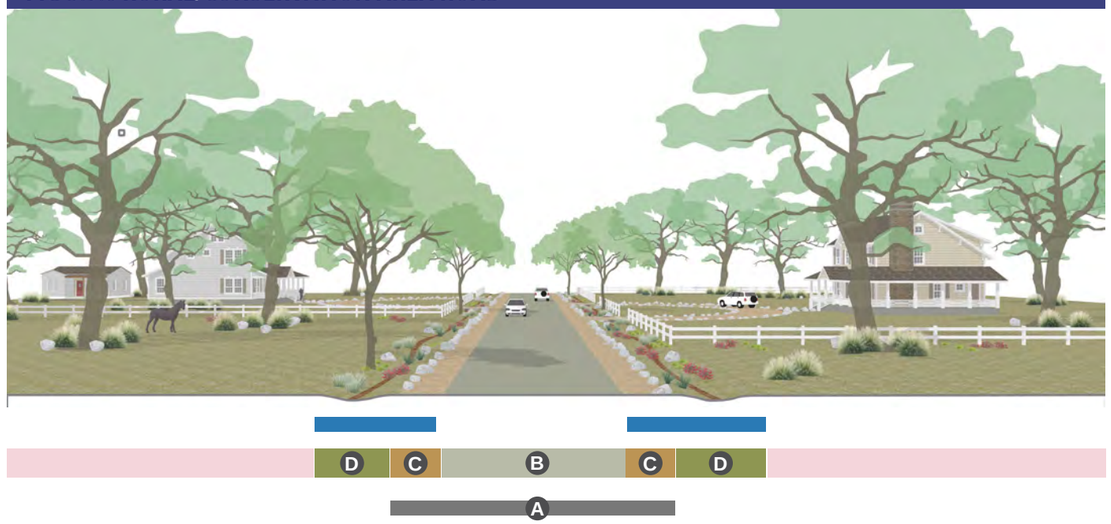
1. On a lot that is not developed with habitable structure(s), no more than 3% of the lot area may be occupied by non-habitable structures. On a lot developed with habitable structure(s), no more than 3% of the *designated open space* may be occupied by structures.
2. No structure may exceed 4,000 square feet in floor area nor 25 feet in height.
3. Structures shall be designed as rural in character.
   a. Architectural design, including structure, building methods, materials, form, and ornamentation, should be consistent with traditional and historic rural structures in the Rancho Cucamonga area.
   b. Recommended materials and design elements include synthetic "wood" siding or masonry, and shingle or galvanized-metal roofs. Synthetic materials faithfully that faithfully replicate the appearance of wood but provide high fire resistance and superior durability are recommended.
   c. Greenhouses, cold frames or other structures intended for enclosed crop cultivation are prohibited.

C. Fuel Modification Zones.

Homes and other habitable structures require areas where the vegetation can be managed to reduce fire risk (fuel modification zones). These areas typically extend 200 - 250 feet from the structure(s) – or as required by the Fire Marshall – and must be clear of flammable vegetation to the satisfaction of the Fire Marshal. Defensibility is also improved by locating home sites closer together (eliminating open space/fuel loads between homes), and setting homes back from slopes or other areas of increased fire intensity. Applicants are responsible for the preparation of a fire protection plan, which will be reviewed for consistency with the provisions of the Fire District's Standard 49-1, and the Master Fire Protection plan of the Etiwanda Heights Neighborhood & Conservation Plan.

5.9.6 Rural/Conservation Area Road Standards

FIG 5.9.6 RURAL/CONSERVATION AREA ROAD



A. Intent

Within the Rural/Conservation Area the priority for any construction is that it impact the natural terrain, landscape and habitat as little as possible. Accordingly, roads providing necessary vehicular access to private properties – for everyday access and for emergency response – should be as few and as narrow as practical, and should meet the standards of this section. Roads that are necessary for emergency access by fire and law enforcement officials must meet applicable criteria of those agencies. In general, while they must provide all-weather surfaces for safe vehicular access, they are not required to be paved with asphalt, unless required by Cal Fire or the Fire District.



Intended character

Design Standards	
1. Public Right-of-Way	
R.O.W.	50’
2. Roadway	
A Pavement	20’
B Travel lanes	2 (1 each way); 10' lane width
3. Public Frontages	
C Gravel shoulder	5’
D Bioswale	4’ min.

B. Standards

1. Development shall minimize, to the maximum extent feasible, the need for construction of new roads by clustering new development close to existing roads.
2. Determine road alignments and any potential trails in conformance with the topography so to minimize grading, avoid large trees and wildlife habitats.
3. Avoid placement of roads, trails or structures on any environmentally sensitive habitat areas.
4. Development of roads that alter any existing drainage shall do so as little as practical, allowing natural flows to pass under bridges or through culverts.
5. Impact of roadways shall be minimized by following natural contours or using grade separations.
6. Grading shall be minimized, with no cuts or fills over 2 feet unless the City Engineer determines that greater depths are necessary for public safety
7. Ownership and maintenance of roads - Unless otherwise required by the City, all interior roads and utilities shall be privately-owned and maintained and the applicant shall demonstrate through conditions, covenants, and restrictions or other means that the project residents shall maintain all private roads and utilities.
8. Access to off-site roads shall be controlled, with parcels having access from interior roads wherever feasible.

Part V:
Design Guidelines



5.10 Architectural & Landscape Guidelines

5.10.1 Introduction

Rancho Cucamonga is distinguished from many other Inland Empire communities by its attention to the quality of new development and its progressive planning policies. Community design plays a critical role in making high quality, unique neighborhoods that promote healthy, active, outdoor lifestyles, reduce motorized travel demand to improve the quality of life and environment, and sustain strong home values. For Etiwanda Heights, the community has unique architectural and landscape designs that reflect of the heritage of Etiwanda and Alta Loma as a high priority.

Accordingly, the design guidelines of this section are aimed at achieving those outcomes. They provide direction for the design of buildings, appurtenances and site elements within the Plan area and will provide the basis for discretionary review of all applications for construction in the Plan area. Photographs and diagrams provided in this section illustrate recommended options for the massing, architecture, public realm improvements, and landscape within the subject area.

A. Building Traditions

The architectural character of early Etiwanda was characterized by beautiful, single-family homes along Etiwanda Avenue. The Avenue and front yards of homes were defined by river cobble curbs and very large shade trees. These Guidelines do not require that new homes in Etiwanda Heights adopt specific architectural styles, but do suggest styles that are found in old Etiwanda and provide guidelines that should be followed if these styles are proposed.

B. Landscape Traditions

Perhaps Rancho Cucamonga's most striking physical design attribute is its landscape. Paired with the natural beauty of its foothills, with a range of native plant types is a heritage of tree-lined streets and large sycamores, oaks and eucalyptus defining the streets and open spaces of Etiwanda and the later foothill neighborhoods. The Plan seeks to take those landscapes to an entirely new level, bringing a large swath of naturalistic, dry climate greenway through the center of Etiwanda Heights, connecting its neighborhoods to conserved and rural open space in the foothills above.

Etiwanda Heights' streetscapes and neighborhood open spaces thread together with a network of naturalistic, rocky *Bioswale* stormwater system along all streets and through parks, connecting to the Camino de las Alturas. Parks and play area landscapes feature boulders and wooden elements that emphasize the natural and rural character of Etiwanda, Alta Loma and the rural foothill environment.

Landscape materials are selected to contribute to this design character, for their thrifty use of scarce water resources, and their fire resistance. Maintained turf is part of this palette, but generally reserved for active Plan areas, with compositions of native and adaptive plant materials and pervious hardscapes characterizing most public and private groundscapes.

In recent years, with the prospect of more stringent water resources and warmer temperatures, many communities have moved towards emphasizing drought-tolerant plants and landscapes.

C. Section Structure

1. **Architectural Styles (5.10.2-7).** This section identifies and describes the encouraged vernacular styles of Rancho Cucamonga.
2. **Form and Architectural Detail (5.10.8).** This section provides design guidance on architectural features.
3. **Architectural Abberations (5.10.9).** This section itemizes common architectural pitfalls.
4. **Landscape Guidelines (5.10.10).** This section provides general guidelines for landscape design, as well as specific guiding principals for public realm, Public Open Space, and private open space landscape and design.
5. **Street and Open Space Lighting and Furnishings (5.10.11).** This section provides general guidelines for lighting and furnishing designs and choices when within the public realm.

D. Relationship to Development Standards

These Guidelines elaborate on the massing and relative locations of buildings and site elements on project sites, focusing on the relationship of the building to the project site, the block and the neighborhood. They define the recommended range of design and performance possibilities in order to achieve a degree of authenticity and cohesion for the physical character and quality of the area. Applying these guidelines to the standards for each allowed Building Type (***Chapter 5.4***) and Public Open Space Type (***Chapter 5.8***) the skilled designer will be able to design a wide range of buildings and spaces, for a range of uses, neighborhood types and construction budgets.



1883 Chaffey Isle House



1890 Demens Tolstoy House, with mountain view in back



1947 Thomas Winery



Etiwanda Heights Historic Home

5.10.2 Architectural Styles of Rancho Cucamonga

A. Definition of Style

Within the Architectural Guidelines, the word "style" is used to denote the overall character of a building brought about through the combination of massing, ornament, and materials. A truly authentic building within a style is one that uses all of these elements appropriately in conjunction with one another. These principles can be applied to both Residential and other building types. Buildings should maintain consistency of style, and should not mix and combine different elements of different styles.

"Traditional buildings" as referred to within the document are those that combine traditional massing with traditional ornament and materials. "Modern buildings" are those that incorporate either modern details, modern massing, or both. For example, a Ranch building is considered modern because, although the windows and doors are often traditional, the monolithic roofs and sprawling horizontal *Façades* are considered modern massing elements. Buildings with traditional window sizes and spacing can still be considered modern if the windows are articulated with modern materials such as steel, or built into walls made of modern materials. Many of the hallmark Mid-Century buildings are the product of pairing modern materials with modern massing.

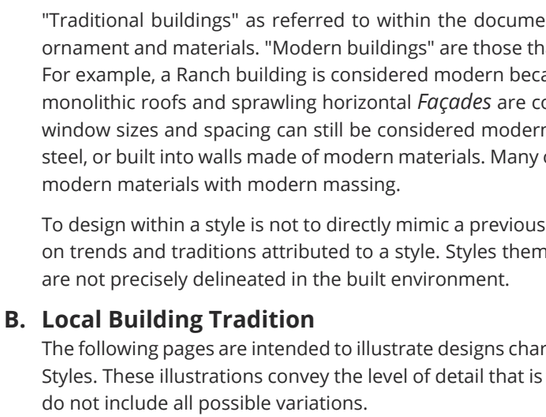
To design within a style is not to directly mimic a previous building or group of buildings brick by brick, but rather to build on trends and traditions attributed to a style. Styles themselves are living traditions with great flexibility, and sometimes are not precisely delineated in the built environment.

B. Local Building Tradition

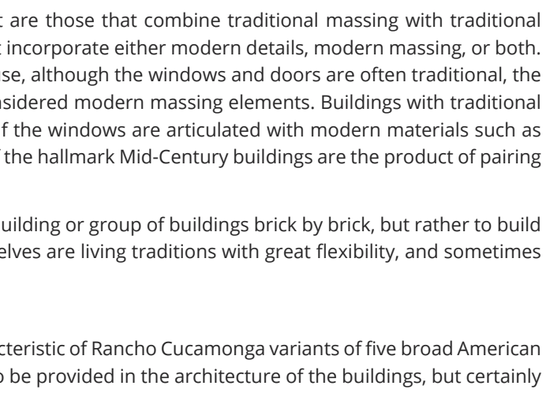
The following pages are intended to illustrate designs characteristic of Rancho Cucamonga variants of five broad American Styles. These illustrations convey the level of detail that is to be provided in the architecture of the buildings, but certainly do not include all possible variations.

Southern California has a rich tradition of being habitat for both subtle traditional styles and avant-garde modern styles. Although many of these styles are ubiquitous in California, local communities have adopted variations of styles that are specifically tailored to local climate, geography, and lifestyle. Desert heat has, over the years, resulted in Spanish Revival buildings with more intimate shaded courts and heavily shaded balconies. Ranch and Mid-Century buildings incorporate deep shade recesses and low, moderately-overhanging roof forms.

Roof forms are often a good indicator of a building's style because they reveal which structural system is being utilized. Steel systems allow modern buildings to incorporate innovative monopitch roof forms, and, traditionally, heavy timber and masonry encouraged shallow-pitched roofs with relatively short spans in Spanish Revival buildings.

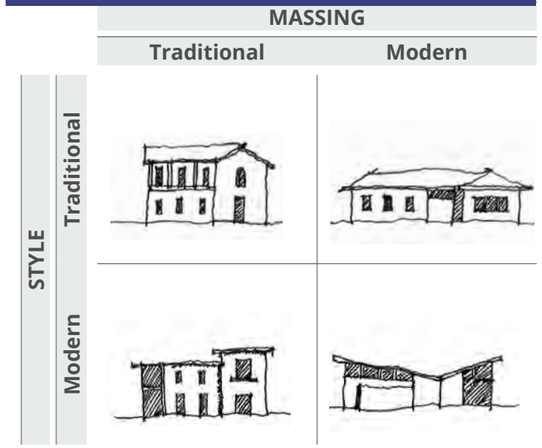


Craftsman House



Town-Scale Downtown Streets

FIG. 5.10.2 RELATION OF STYLE AND MASSING



Massing and style combinations for Residential Types



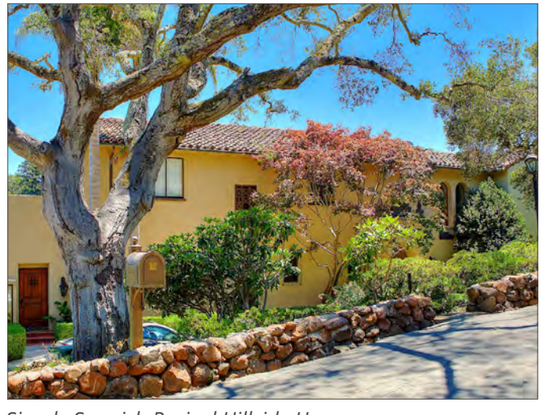
Spanish Revival Style Home



Mid-Century Style Home



Ranch Style Home



Simple Spanish Revival Hillside Home



Spanish Revival Town Center

5.10.3 Spanish Revival



Description

The Spanish Revival Style is a hallmark California architectural language with many different variations and configurations. The early Spanish missions founded established throughout the state helped to inspire the first wave of residential and commercial structures in the style, while the 1915 Panama-California Exposition helped to introduce certain Baroque elements and more Spanish elaborations to the style. The resulting style is one that is fundamentally simple, with small occurrences of architectural flourishes such as wrought iron railings and decorative tiles.

The style is particularly well suited to desert climates because of the heavy use of white plaster walls that help reduce heat gain, along with covered porches and balconies to provide shaded outdoor spaces.



Spanish Revival buildings often share intimate shaded courts such as these.







Defining Characteristics

- **A** Low-pitched hip or gable roof with eaves facing the street and terra cotta tile
- **B** Low overhang eaves with exposed rafter tails
- **C** Wall surface that extends into gable without break
- **D** Smooth plaster stucco wall finish
- **E** Simple stucco or tile decorative vents in gables
- **F** Wood or metal balconies that are either roofed or open
- **G** Decorative chimney tops, especially using terra cotta tiles
- **H** Along retail building frontages, simple arcades and galleries are often present





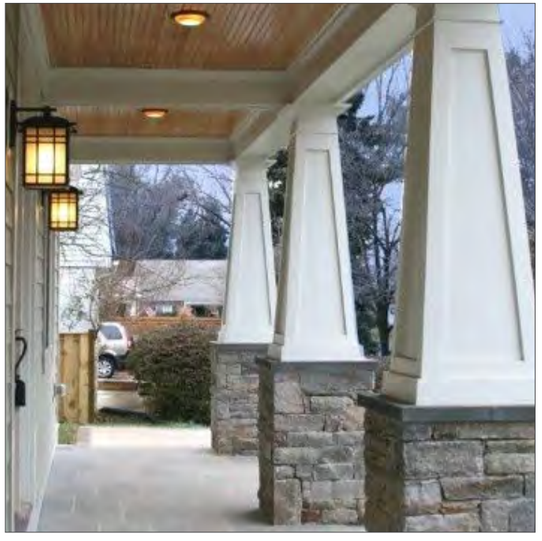
5.10.4 Craftsman



Description

The Craftsman Style represents an independent western movement in American architecture. Its guiding force was the English Arts and Crafts movement, which favored the beauty and honesty of traditional hand-craftsmanship and natural materials. The style was adapted for countless small houses and bungalows from the 1900s to the 1940s with of the best examples of this style built in Oxnard. Since that time, the Craftsman Style has evolved to include various interpretations adapting it to multifamily and mixed-use prototypes.

Typically, Craftsman forms are one-and-a-half, and up to two-and a half-story homes, with detailed eaves and a wide overhanging roof, surrounded by deep porches, and simple interior with built-in cupboards and cozy inglenooks.



A contemporary Craftsman style entry porch with masonry and heavy-timber construction, and welcoming lighting.



Defining Characteristics

- **A** Low, horizontal proportions, characterized by low-pitched gable roofs, horizontal materials
- **B** Deep, broad porches that are integral to the overall building form
- **C** Wide, projecting eaves with exposed rafter tails, supporting beams or braces, and timber-frame decoration in gable ends
- **D** Ganged windows and doors, vertical in proportion and trimmed with wood
- **E** An emphasis on natural materials, particularly wood, brick and stucco utilizing a three-step process, often with natural stone foundations and *Piers*
- **F** Broad windows and doors
- **G** Porches with distinctive *Pier* columns combinations





5.10.5 Ranch



Description

A style with roots back to the post-WWII era, the Ranch style is the result of the modern revolution in manufacturing domestic house products. Along with manufactured windows and doors, the style includes roof forms easy to construct from widely produced trusses and other components.

Although the style is now ubiquitous throughout the country, neighborhoods in Southern California have adapted the style to the local context, making it a part of the local vernacular. The Ranch style borrows certain elements from the Mid-Century modern style, such as the use of uninterrupted masonry walls, but also includes its own characteristics such as L-shaped plans.

This style is only applied to single-family detached house types.



A low, wide main entry recessed under the main roof form of the house







Defining Characteristics

- **A** Primary Mass built low to the ground on a wide lot, usually 1-story
- **B** Moderate to wide roof overhang with simple wood or stucco soffits
- **C** Large, simple low-pitch roof without *Dormers* or other architectural projections
- **D** Main entry off-center along *Façade*, usually recessed under the main roof of the house
- **E** Asymmetrical *Façade*, with garage attached to the main *Façade*
- **F** Large picture window along main *Façade*, with multiple glass doors along the rear *Façade*
- **G** Uninterrupted, broad pieces of the *Façade* composition, clad in masonry, stucco, or wood





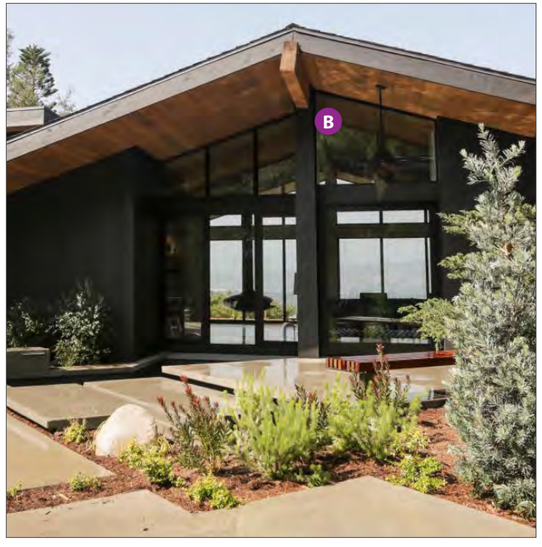
5.10.6 Mid-Century Modern



Description

The Mid-Century Modern style is widely recognized as a quintessential Southern California Desert architectural language. A mixture of Japanese and West Coast post-and-beam buildings with the Contemporary style propagated by Mies Van der Rohe and Walter Gropius, mid-century architecture strives to create an efficient house form with certain custom crafted elements.

In California specifically, Mid-Century homes, such as those widely built by Joseph Eichler, tend to be spread over the majority of the lots they are on, and incorporate outdoor spaces such as courtyards into the Primary Mass of the building. Local desert stones are often incorporated into walls along the front *Façade*, and clerestory windows allow for well lit interiors.



Gable end windows are characteristic of Mid-Century Modern residential homes.









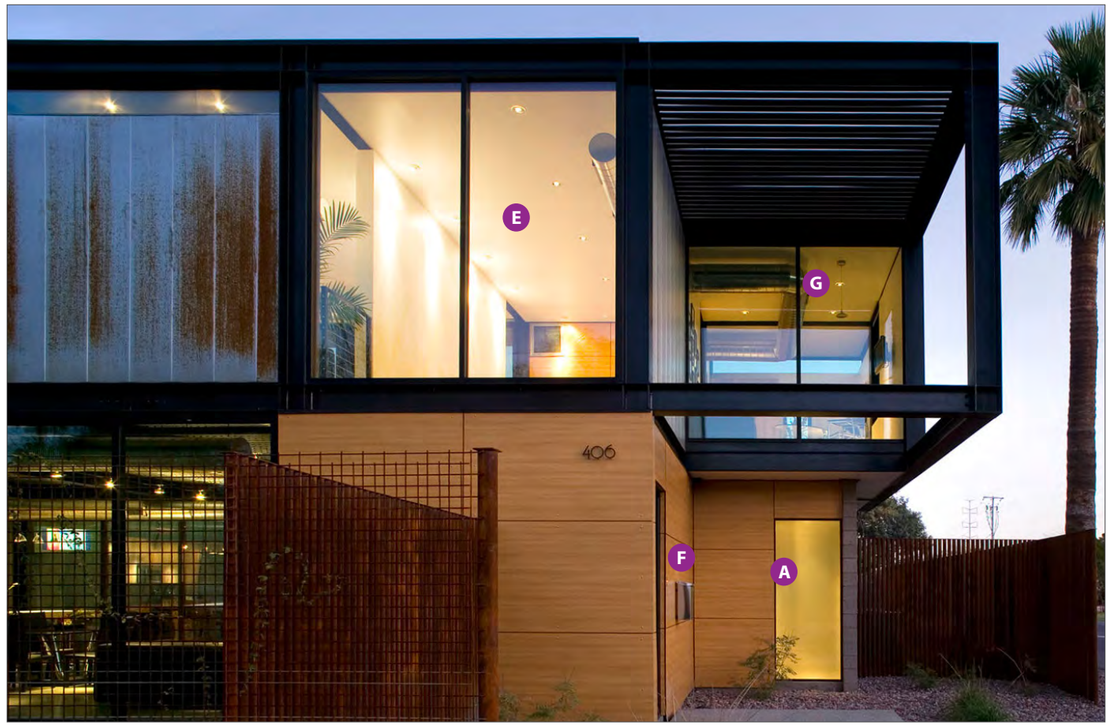
Defining Characteristics

- **A** Broad expanses of uninterrupted brick, concrete block, stone wall, or wood surfaces along front Façade
- **B** Low-pitched broad gable (sometimes flat, mono-pitch, or butterfly) roof with windows occurring in the gable ends
- **C** Widely overhanging eaves with wood or metal roof beams exposed
- **D** Open-air *Carport* attached to main of house
- **E** Front entry often recessed or obscured
- **F** Prominent masonry chimney along front *Façade*
- **G** Decorative concrete block *Garden walls* and screens





5.10.7 Contemporary



Description

The Contemporary style is one that emphasizes mass and form over the application of ornament and details. A direct result of the Bauhaus movement, the Contemporary style now includes many different variations of house designs that all share the same general principles. Most contemporary houses use large amounts of glazing with industrial materials such as metal sidings and posts.

Locally, the Contemporary style has used glass *Façade* portions to capitalize on panoramic landscape views. Large overhanging mass forms often create large shaded porch and balcony areas.



A Contemporary house on a small lot.





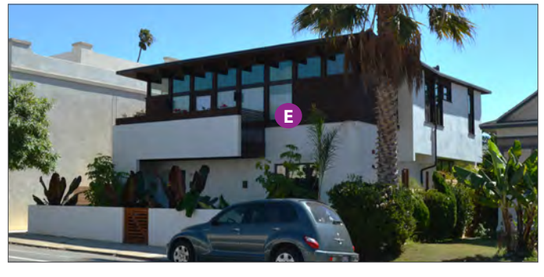




Defining Characteristics

- **A** Little to no decorative detailing at doors and windows
- **B** Smooth, unornamented wall surface, often incorporating metals and/or industrial materials
- **C** Asymmetrical *Façade*, with window patterns that may not be consistent across floors
- **D** Flat roofs without decorative *Parapets* or coping at the roof line
- **E** Heavy use of glass along Façades, often in the form of floor-to-ceiling windows or ribbon windows
- **F** Front door usually unadorned, and often obscured or recessed
- **G** Prominent cantilevered sections of house, roof and/or balcony without visible support from main body of the house





5.10.8 Form & Architectural Detail

A. Materials in General

Authentic, natural building materials are recommended, including smooth plaster, fine concrete block, brick, stone, tile, wood, terra cotta ties and appropriate metals. Synthetic materials that simulate natural materials may be allowed, when approved in writing by the Director and based upon the findings:

1. That the material faithfully simulates the appearance of the natural material it imitates;
2. That the material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it imitates.

B. Building Walls

1. Materials.

a. Primary Materials. Building walls should be clad smooth plaster or stucco (coarse, heavy lace, and Spanish textures are prohibited). Wood *Clapboard* is acceptable, including high-quality manufactured wood and desert-climatized alternatives, *Dropsiding*, board and batten, or fine concrete block, brick, stone, or pre-finished metal panels. Fiber cement siding successfully simulating wood may also be used.

b. Chimneys. Exterior chimneys should be finished in brick, concrete block, stone, or stucco.

c. Discouraged Wall Materials. Materials to avoid include simulated finishes (such as artificial stone), plywood siding, low-quality vinyl siding, EIFS (Exterior Insulation & Finish System) on exposed ground level location and split face block.

d. Reflective Materials. Reflective materials should only be used if they are applied to small areas and do not cause a visual nuisance to automobile traffic, pedestrians, and neighboring buildings.

e. Organic Materials. Green wall installations planted with sedums may be used where appropriate.

2. Configurations.

f. General. Walls may either be designed as traditional *Façades* of one major simple material with punched window openings or modern exposed structural with panelized windows.

g. Multiple Materials. On traditional buildings, multiple wall materials combined on a single *Façade* should be should be stacked, with lighter materials above those that are more substantial. On modern buildings, materials should be mixed in a manner suitable for the architectural character of the building.

h. Cantilevers. Cantilevers should be visually supported by visible wood brackets or beams on traditionally styled buildings. Most modern buildings use visible wood or steel beams to visually support cantilever.

3. Methods.

i. Brick and Cut Stone Patterns. Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for modern styles.

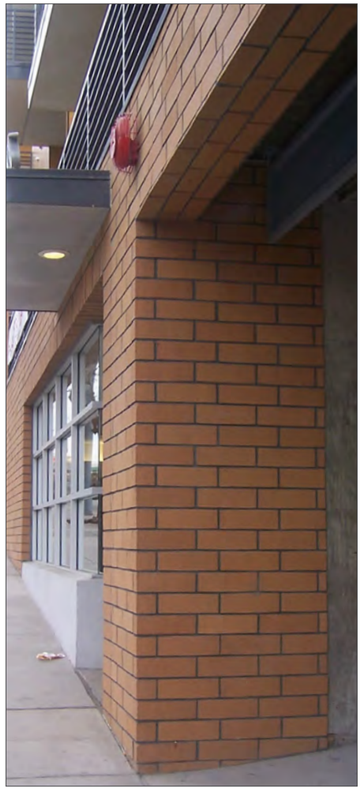
j. Mortar Joints. Brick, concrete block, and cut stone mortar joints should be struck.

k. *Rubble Stone*. *Rubble stone* should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints

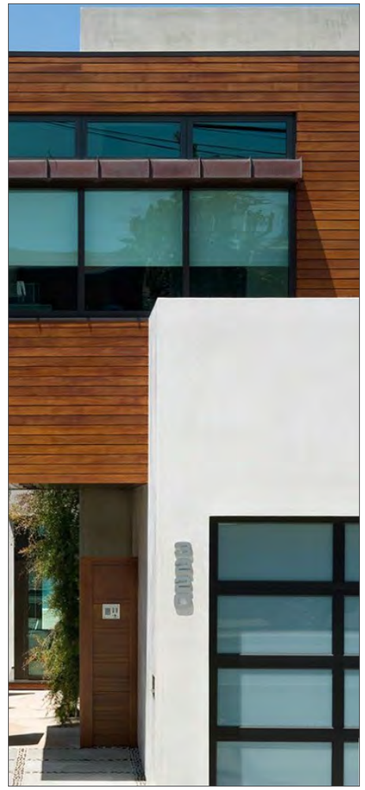
l. Wood Siding. Walls clad in wood or cement fiber board siding should be stained or painted with colors approved through the Design Review process.

m. Wood Siding Patterns. *Clapboard* should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. *Dropsiding* should not exceed 12 inches and 4 inches, alternately.

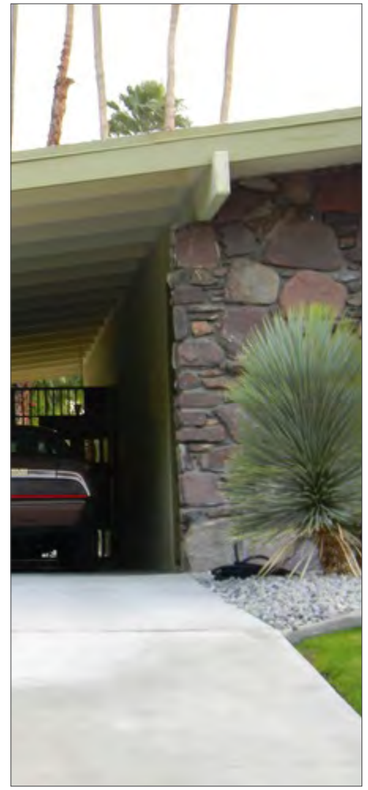
n. Green Walls. Green wall installations are encouraged on secondary *Façades*, especially those that are lacking fenestration.



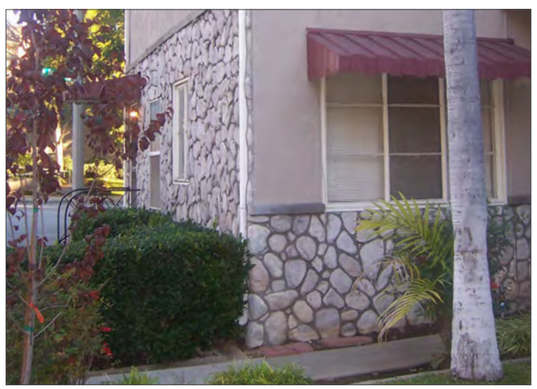
This brick veneer wraps the corner.



Mixing Façade materials, in this case plaster and siding, can break down the scale of a building.



Naturally laid rubble stone on a Mid-Century Façade



AVOID: Stone veneer that does not wrap the corner and exposes the veneer; Stones not laid in horizontal courses.



A Spanish Revival courtyard building with a portion of the second floor cantilevering over the front entry

C. Site Walls

1. Materials

a. General. All site walls should use materials that complement the architectural character of the adjacent building.

b. Primary Materials. *Garden walls* and retaining walls exposed to public view, should be made of or clad in smooth plaster (with or without decorative tile or terra cotta elements), fine concrete block, brick, stone (which may be mounted in *Gabions*), or weathering steel compatible with the design of the Primary Building. Fences and trellises should be made of finished wood, steel, or wrought iron.

c. Discouraged Wall Materials. Materials to avoid include simulated finishes (such as artificial stone), plywood siding, EIFS (Exterior Insulation & Finish System) and split-face block.

d. Reflective Materials. Reflective materials, such as mirrored glass, shiny metal, and chrome, should only be used if they are applied to small areas, and do not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.

e. Organic Materials. Green wall installations planted with Sedums may be used where appropriate.

2. Configurations

f. Garden Walls. *Garden walls* should be no less than 6 inches wide and capped. The cap on walls related to traditional building styles should overlap the wall below – caps for modern buildings need not. Caps can be the same width as the wall when they are the same material as the supporting wall.

g. Fences. Wood fences and gates on within Primary and Secondary Setbacks should be made of vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates for traditional styles should be made of true wrought iron, steel bar or tube faithfully simulating true wrought iron, with bars with no less than a 4 inch space between. Wood fences and gates are not recommended on frontages in the Shops & Restaurants Zone.

h. Front Yard Wall Height. Fences and *Garden walls* within Primary and Secondary Setback areas should be between 30 and 36 inches in height.

i. Wall Setbacks. Fences built parallel to the Primary Lot Line between the houses or other structures should be set back an additional 2 to 5 feet behind the *Façade* line of the house, except walls that are an integral part of the architecture of the house. In such case the wall may be flush with the *Façade*, or set back any dimension from it as deemed appropriate.

j. Retaining Walls. Retaining walls within the Primary Setback area – and to the line of the side yard enclosing fence or wall – should be made of or clad in materials as specified in these Guidelines. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement by the Design Committee Review.

k. Service Screen Walls. Trash receptacles should be screened from public view by opaque walls or fences meeting the requirements of this Plan.

l. Parking Walls. Parking areas should be screened with walls up to 48 inches, where appropriate.

3. Methods

m. Brick and Cut Stone Patterns. Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for modern styles.

n. Mortar Joints. Brick, concrete block, and cut stone mortar joints should be struck.

o. *Rubble Stone*. *Rubble Stone* should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints

p. Wood Siding. Walls clad in wood or cement fiber board siding should be stained or painted with colors approved by the Design Review process.

q. Wood Siding Patterns. *Clapboard* should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. *Dropsiding* should not exceed 12 inches and 4 inches, alternately.



Green walls with drought tolerant succulents can cool sidewalk areas.



Stucco walls with pre-cast concrete caps should reflect the building's character.



Smooth plaster walls may incorporate decorative tile or terra cotta accents. These walls also have a cap.



From left to right. A contemporary wooden fence; Gabion wall with weathering steel fence; Plaster front yard wall with brick cap; Plaster front yard wall without a cap.

D. Building Elements

Attached architectural elements and details that provide buildings with a human scale and pedestrian orientation – including lighting fixtures, custom signage, *Awnings*, hand rails, balconies, and trellises – should be designed to be consistent and compatible throughout the building.

1. **Columns, *Piers*, and Arches.** Columns, *Piers*, and arches should be made of or clad in smooth plaster, stone, *Cast stone*, concrete block, wood or brick.
2. **Porches and Porticos.** Porches and porticos should be made of either wood or steel.
3. ***Porte cochères* and *Carports*.** A *Porte cochère* or *Carport* should be designed as an integral Wing or element of the building it serves. The detailing and architectural style of *Porte cochères* and *Carports* should be consistent with the rest of the building. *Porte cochère* and *Carport* columns, posts, and beams should match the columns, posts and beams used at the building's porch or stoop and should be consistent with the building's overall palette of materials.
4. **Stoops.** Stoops should be made of brick, stone, concrete, or wood.
5. **Exterior Stairs.** Risers and treads should be made of durable materials.
6. **Balconies.** Balconies should be made of wood, wrought iron, or metal and may be open or covered. Balconies should be at least 5 feet by 5 feet.
7. **Railings.** On traditional buildings, porch, balcony and other railings should be made of wood, wrought iron, steel bar or tube faithfully simulating true wrought iron. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes are not appropriate.
8. **Planter Boxes.** Permanent attached planter boxes, if provided, should be between 18 to 42 inches tall and never obscure a window opening Boxes should be made of materials compatible with the rest of the building. On traditionally styled buildings, planter boxes should be clad in smooth plaster, decorative tile, stone, or *Cast stone*. On modern buildings, planter boxes may also be clad in metal (steel, weathering steel) and honed concrete block.
9. **Plant Hangers.** Plant hangers, hooks, and brackets may be made of wrought iron or metal faithfully simulating wrought iron on traditional buildings. Modern buildings may employ other metals suitable to the building's character.
10. ***Awnings*.** Entry coverings may include canvas *Awnings*, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal. Modern buildings may have metal or glass *Awnings* supported by tension rods
11. ***Bay Windows*.** *Bay windows* should be made of or clad in materials identical to or compatible with the building's wall finish and windows. *Bay Windows* should be a maximum of 8 feet in width and should have a height that is equal to or greater than their width. Bays should be placed a minimum of 3 feet from any building corner or other bay. A bay's street facing *Façade* should consist of at least 50% transparent fenestration.
12. **Spindles and Balusters.** Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the California Building Code, whichever is less. Standard pipe rails, horizontal and vertical, are strongly discouraged except when located out of public view in rear yards or when elegantly detailed as an integral element of a modern building design.
13. ***Parapet* Walls.** *Parapet* walls on traditionally styled buildings, along any street frontage, should be articulated with corbelled patterned brick, projected cornices, or projected roofs.
14. **Decks and Porches.** The undercroft of decks and porches should be enclosed with lattice, vertical pickets, or metal grilles, except in the case of galleries or arcades. The soffits of arcades and galleries should be finished in a manner consistent with the architectural styles, such as, but not limited to stained bead board, stucco, or panelled. No drop-in acoustical tile systems are allowed.
15. **Arches.** Masonry and stucco arches (square or round) should be no less than 12 inches in depth and piers or columns should be no less than 12-by-12 inches.
16. **Posts.** Wood posts should have a minimum *Nominal Dimension* of 6-by-6 inches and should be articulated
17. ***Dormers*.** *Dormers* should be placed no closer than 3 feet to building sidewalls or another *Dormer*. *Dormers* on primary masses of houses typically face the street. *Dormers* on wings are typically oriented into their own yard to maintain the privacy of their neighbor's side and rear yards.



A Spanish Revival mixed-use building with upper floor wrought iron faux-balcony detailing.



A second floor balcony covered by a wood trellis



A Spanish Revival porte cochere that is designed to be an integral part of the building



A brick building with an articulated Parapet

E. Roofs

1. Materials.

a. Traditional Buildings. Roofs of traditionally styled buildings primarily clad in stucco should be finished with clay tile, concrete tile faithfully simulating clay tile, slate, or dimensional composite shingles simulating slate roofing. The material chosen should be compatible with the character or selected style of the building.

b. Modern Buildings. Roofs of modern buildings should be finished with narrow standing seam metal, membrane roof with natural rock ballast as needed, or dimensional composition shingles. The material chosen should be compatible with the character of the building.

c. Organic Materials. Green roofs with planted sedums may be implemented on a wide range of building styles and uses.

d. Gutters and Downspouts. Gutters and downspouts should be made of galvanized steel, copper, or pre-finished aluminum.

e. Flashing. Sheet metal *Parapet* and cornice cap flashings should be integral to the overall wall design and painted to match wall or trim color.

2. Configurations.

f. Traditional Buildings. Building roofs should be gabled or hipped with eaves along the Primary *Façade*. Flat roofs should be screened from the street by *Parapet* walls. *Parapets* may be faced with a pitched roof. Shed (mono-pitch) roofs should be limited to minor wings and projecting elements, and should have a minimum slope of 2-in-12.

g. Modern Buildings. Gabled, hipped, shed (mono-pitch) or butterfly roofs may serve as the primary roof form.

h. Roof decks. Roof Decks may be located on a portion or all of a building's roof, in compliance with the California Building Code (CBC) access and exiting requirements. Roof Decks should be at least 15 feet by 15 feet. Roof Decks should have trellises, landscaping, seating, fountains, or outdoor fireplaces.

i. Green Roofs. Green roofs may be located on flat roofed portions of traditionally styled buildings, but may be planted on shed (mono-pitch) and butterfly roofs of modern buildings where appropriate

j. Service Equipment. Service equipment and storage areas on roofs should be screened from public view.

k. Skylights. Skylights should be flat (non-bubble) and are strongly discouraged from being located in roofs visible from the public right-of-way except when they are an integral architectural element of modern buildings.

l. Gutters. Gutters should be half-round or *Ogee*. Gutters on modern buildings may be rectangular.

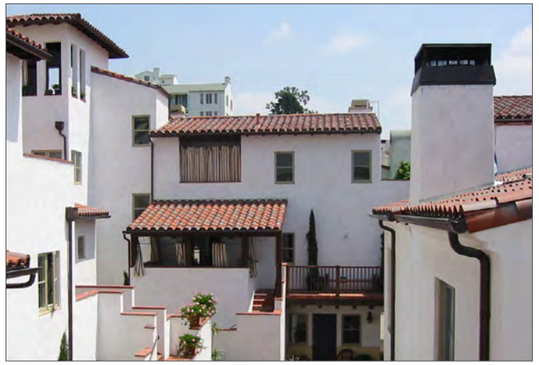
m. *Awnings*. Canvas *Awnings* may cover Shopfronts or balconies, but only in shed configurations. Quarter sphere or quarter cylinder *Awnings* are strongly discouraged.

3. Methods.

n. Overhanging Eaves. Overhanging eaves should have exposed rafter tails at the tip, or should be finished with a profiled cornice or gutter. On traditional buildings, flat stuccoed soffits are highly discouraged.

o. Rafters. Exposed rafter tails should have a minimum *Nominal Dimension* of 3 inches by 4 inches.

p. Brackets. Supporting brackets, when provided at eaves, should have a minimal *Nominal Dimension* of 5 inches.



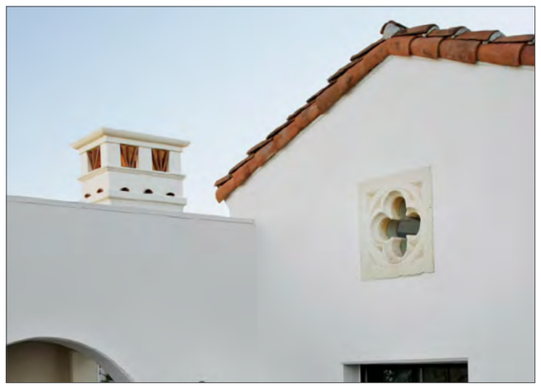
Terra cotta porches help to visually separate building elements on Spanish Revival buildings.



A simple articulated Parapet screening a flat roof



A stucco building with clay tile roof - a flat roof is screened by Parapet walls faced with a pitched roof.



Gabled roof with decorative tile on the gable Façade



A Mid-Century building with monoptich roof



A Mid-Century building with butterfly roof

F. Windows

1. Materials

a. Primary Materials. Window materials, finishes and configurations should be consistent the architectural style of a given building and neighborhood character. Windows should be made of wood, vinyl-clad wood, aluminum-clad wood or metal. Additionally, windows made of solid PVC and other vinyl alternatives may be permitted upon design review approval. Permissible PVC and vinyl windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from public streets, sidewalks and open spaces.

b. Glazing. Glazing should be clear glass with no more than ten percent daylight reduction (tinting) and should not be reflective (mirrored).

c. Traditional Accessories. Windows on traditionally styled buildings may have the following accessories: shutters of a similar high-quality material as their adjoining windows, sized to match their openings (sized and detailed as if they would cover the window when closed), and opaque canvas *Awnings* (except quarter sphere and quarter cylinder configuration).

d. Modern Accessories. Windows on modern buildings may have metal sunshades, metal or glass *Awnings*.

e. Security Devices. Security grills and bars on the exterior *Façades* of buildings should be minimized, especially on *Façades* visible from public streets and sidewalks.

2. Configurations.

f. Proportion. Window openings should be vertical or square in proportion on traditionally styled buildings. Windows with horizontal proportions may be appropriate for modern style buildings.

g. Shape. Accent windows may additionally be circular, elliptical, octagonal or hexagonal – a maximum of two per *Façade* is recommended. Modern buildings may employ trapezoidal or circular accent windows where appropriate.

h. Fenestration. On traditional *Façades*, fenestrations are typically around 1/3 of the *Façade* area. Exceptions include shopfronts, architecturally shaded *Curtain walls*, sliding or folding glass walls and doors, and other special types that may be desirable in creating indoor/outdoor spaces.

i. Shading Devices. Shading devices include. Horizontal metal *Awnings*, aluminum sun shades, vertical metal fins or grilles, and decorative metal grillwork panels

j. Recesses. Windows should be recessed no less than 2 inches from the building *Façade*.

3. Methods.

k. Window Types. Windows on *Façades* are generally to be double hung, single hung, or hinged casement. On side or rear elevations not facing a public right-of-way, windows may be horizontal sliders to be located at least 6 feet from the *Façade*. Horizontal sliders are not recommended on the side street *Façades* of traditional corner buildings.

l. Circular or hexagonal windows. These may additionally be pivoted or hopper configuration.

m. Clerestory Windows. May be fixed.

n. *Storefront* Windows. Windows within *Storefronts* may be fixed.

o. Muntins and Mullions. Muntins and mullions should be compatible with the architectural style of the building. On traditional buildings, windows with muntins and mullions should be true divided-light.

p. Traditional Buildings. All windows above the first floor should be of a consistent proportion, and generally stacked vertically and with head aligned horizontally. Exceptions to this will be made for Spanish Revival buildings.

q. *Curtain Walls*. *Curtain Walls* should not be used unless recessed or paired with appropriate shade devices. *Curtain wall* systems must have a consistent grid with consistent panel proportions across bays.



A Spanish Revival building with exposed rafters



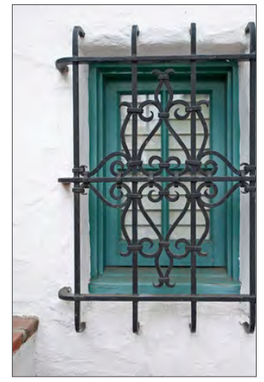
A Spanish Revival building with Spanish eaves



Brackets support a metal window Awning.



Ganged windows on a Spanish Revival building





Security devices such as window grills should be architecturally compatible with the rest of the building.





Appropriately sized window accessories

G. Doors

1. Materials

a. Primary Materials. Doors should be made of wood, vinyl clad wood, fiberglass-clad wood, aluminum-clad wood, fiberglass or metal.

b. Glazing. Glazing on doors should be clear glass with no more than ten percent daylight reduction (tinting). Glazing should not be reflective (mirrored).

2. Configurations

c. Accessories. Doors may be flanked with sidelights and *Transoms* that are compatible in character to the door itself. Doors may be paired with *Juliet balconies* on upper floors only if a full balcony is not appropriate, and if the door itself is fully operable.

d. Recesses. Doors should be recessed no less than 2 inches from the building *Façade*.

e. Building Entrances. Public and visitor building entrances to upper floors should be directly visible from the street and should be easily identifiable and distinguishable from first floor *Storefronts* by locating the entrance in the center of the *Façade*, as part of a symmetrical overall composition; or accentuating the entrance with architectural elements, such as columns, overhanging roofs, *Awnings*, or ornamental light fixtures. For shopfronts, architecturally shaded *Curtain walls*, sliding or folding glass walls and doors, and other special types may be desirable in creating indoor/outdoor spaces.

f. Shading Devices. Shading devices include horizontal metal *Awnings*, aluminum sun shades, vertical metal fins or grilles, and decorative metal grillwork panels.

3. Methods.

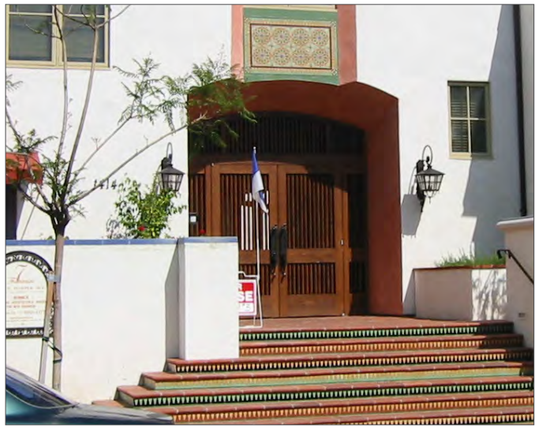
g. Door Types. Doors should be side-hinged only, except garage doors which may be overhead, and sliding glass doors which may face rear or side yards. *Storefronts* may also use bi-fold door systems and, on modern buildings, aluminum and glass garage doors (bifold or sectional).





Many modern homes signify front doors with bright colors.





Doors that maintain the appearance of being natural wood





Examples of shopfront window and door configurations

H. Shopfronts

1. Materials.

a. *Storefront*. Stucco or Masonry *Storefront*.

b. Windows. Should be consistent in size and recessed a minimum of 2 inches from stucco or masonry *Piers* as adjacent materials.

c. *Transom* windows. Should be equally divided and consistent across the *Façade*.

d. *Bulkheads*. *Bulkheads* are encouraged to be clad in decorative tiles and similar materials.

2. Metal and Glass *Storefront*

e. Modern. Modern assemblies should be aluminum, steel, weathering steel or aluminum-clad wood. Metal may be painted when appropriate.

3. Wood *Storefront*

f. *Entablature*. An *Entablature* composed of architrave, frieze and cornice should be provided above the *Storefront*.

g. *Transom* windows. Should be equally divided and consistent across the *Façade*.

h. *Piers*. *Pier* bases should align with horizontal elements on the shopfront, such as sills.

i. Recessed Entries. Recessed entries are recommended as another traditional element of the main street *Storefront*. Recommended treatments include:

i. Special paving materials such as ceramic tile;

ii. Ornamental ceilings such as coffering;

iii. Decorative light fixtures.

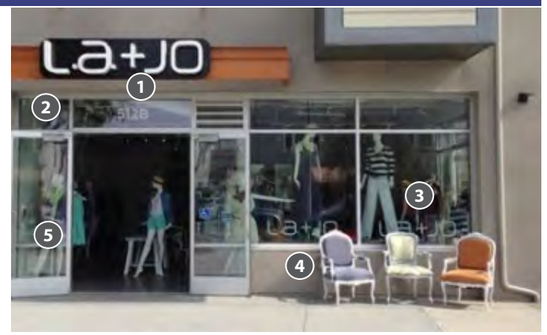
iv. Vines grown in vine pockets or planter boxes at the building *Façade* are allowed within the setback.

FIG. 5.10.8H SHOPFRONT CONFIGURATIONS



Traditional Shopfront

1. Header should be 24 to 36 inches.
2. *Transom* windows should be equally divided and consistent across the *Façade*.
3. Shopfront windows should be equal in size and recessed a minimum of two inches from stucco or masonry *Pier*s as adjacent materials.
4. Base panels or shopfront base not to exceed 36 inches in height.



Modern Shopfront

1. Header should be exposed or suggested steel beam.
2. *Transom* windows should be equally divided when possible and consistent across the *Façade.*
3. Windows should be equal in size when possible, but may be configured in different ways as necessary.
4. Base panels may either be glazing or solid material.
5. Main glazing area may be fixed or an operable door, sectional garage door or bi-fold door system.

4. Configurations

j. Ground Floor Distinction. A cornice or horizontal band should be provided to differentiate the Shopfront from upper levels of the building. This also allows the *Storefront* to function as the visual base for the rest of the building. In some instances where *Storefronts* include *Entablature* trim, the horizontal band may be omitted.

k. Openings. Modern buildings may use bi-fold or sectional garage door systems within *Storefronts.*

l. Overhead Projections. *Awnings* and shed roofs may be incorporated in the Shopfront above entries or *Storefront* assemblies, but should not run continuously across from opening to opening across the entire shopfront.

m. Lighting. Lighting should be mounted on the S*torefront* wall, preferably centered on the *Piers* between windows/ doors or centered above the windows/doors of the shopfront. In instances where projected shed roofs are used over entries the lighting may be mounted in the underside of the shed element.



Bi-fold restaurant doors opening onto a patio.



A masonry Storefront with an arcaded entrance and display windows



Restaurant with a commercial garage frontage that opens to outdoor seats.



A blend of traditional and modern Storefronts

I. Colors.

1. Coordinated and subdued colors typical of natural building materials, such as earth tone colors are recommended. Extremely bright colors are not recommended except on doors, window trim, or other building components that represent a small portion of the overall building *Façade*.
2. White and lighter earth tone colors are encouraged as ways of reducing heat gain on buildings.
3. The number of exterior *Façade* colors should be limited to three – a base color and a secondary colors for trims and accents. Additional complementary colors should be used sparingly and to accent particularly beautiful building elements.
4. Allowing the natural color of materials such as stone or brick to dominate the majority of *Façade* surface as its base color is recommended. Exceptions can be made for modern buildings.
5. Trim and accent secondary colors for elements such pilasters, horizontal bands, cornices and window frames should complement the shade of base color.

J. Vents, Grilles, Caps

1. Vents should not be visible from the street or from shared open spaces such as courtyards or forecourts.
2. Materials should be consistent with the style of a proposed building and the building's finishes and details.

K. Service and Utility Placement

1. **With Rear Lane access.** Service entrances, waste disposal areas, and other similar service areas should be located adjacent to the lane and take their access from it.

2. **Without Rear Lane access.** Service entrances, waste disposal areas, and other similar service areas should be located far away from the Primary and Secondary streets and screened.

L. Parking

1. **Residential**

   a. **Garage Doors.** Garage doors should have a maximum width of 16 feet and maximum height of 10 feet. When possible, the visual impact of garage doors should be mitigated by building elements such as balconies and *Bay windows*. When grouped, garage doors should be separated by a minimum width of 1 foot of wall material, column, or combination thereof. Garage doors may be of wood, aluminum or cementitious panel. Material and color should relate to the main body of the building. Modern buildings may use aluminum glass garage doors.

   b. **Porte cochères and *Carports*.** *Porte cochère* and *Carport* roof forms should complement the building's architectural style. *Porte cochère* and *Carport* roofs may be extensions of the porch roof or the building's main roof, or may be independent roofs attached to the building's side wall.

   c. **Driveways**

      i. Driveways paved with high-quality materials like brick or stone – or pavers that faithfully simulate those – are encouraged

      ii. To preserve the original natural drainage patterns, it is recommended that pervious paving materials – generally modular paving materials such as brick, stone or similar units installed over appropriately engineered pervious substrata – be used for driveways, paths, or other hard-surfaced areas.

   d. **Circular Drives.** Circular drives must have a landscaped island that covers the area between the edges of the circular drive and the public right-of-way.

2. **Commercial**

   a. **Access.** Vehicular access should be on the side of a lot, and accessed by a driveway or lane.

   b. **Screening.** Surface parking may be open or covered, but must be screened from street views by buildings, walls or other strategies.

      i. Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.

      ii. Screening devices may include decorative and landscaped walls, finished concretes and other high quality materials that are complementary to the surrounding buildings.

      iii. Surface lots may incorporate public art such as sculptures, murals and artistic *Façade* treatments and installations.

   c. **Shade.** Shade should be provided throughout surface lots. In addition to landscape elements, shade may be provided by *Arbors*, trellises, pergolas, mesh, overhead canopies, and, or lots without public frontage and out of public view, solar shade structures.

   d. **Lighting.** Outdoor light fixtures are limited to 15 feet in height. Lighting shall be shielded so that the light source (i.e. bulb) is not visible from off project site and glare is confined to the maximum extent feasible within site boundaries. Light fixtures shall be directed down and away from adjoining properties and public right-of-way.

   e. **Landscape.** Water conserving plant materials should be applied in compliance with the following:

      i. Landscaping within or around the parking area must cover a minimum of 10% of the gross parking lot area. A minimum of one shade tree should be provided for each 4 parking spaces, or trees shall be provided to achieve 50% *Canopy* coverage of paved area at maturity, whichever is greater.

      ii. Landscaping should be evenly dispersed with trees planted around the perimeter. For larger parking areas, orchard-style tree plantings (in uniformly-spaced rows) are encouraged.

      iii. Appropriate irrigation shall be provided for landscaped areas.

   f. **Paving.** To reduce stormwater run-off and pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area. The following permeable surfaces are encouraged:

      i. Pervious asphalt and concrete;

      ii. Permeable pavers (such as Unipaver, Eco-stone and SF Rima);

      iii. Reinforced gravel paving (e.g. Invisible Structures' Gravelpave);

      iv. Reinforced grass paving (e.g. Invisible Structures' Grasspave);



Circular Drive with landscaped island



Parking lot screened from street views by landscaped wall.



Pervious paving

5.10.9 Architectural Aberrations

A. Style

1. **Mismatched Style and Roof Massing.** In Spanish Revival architecture, the roof's mass matches its origins in the dry climate and rarity of tall trees (for beams) produced a simple, single form, medium pitched roof with baked earth tiles, all sitting on and reinforcing the simple mass of stone walls below. Aberrations today include irrational complex roof forms, cartoon-like steeply-pitched roofs, and oversized roof tiles.

2. **Mismatch of Style and Massing.** Within traditional buildings, openings should be as regular as the room layouts within. Historically, the room sizes were based on the limits of masonry walls. Aberrations of today arise when complex masses are added in random shapes and patterns that would never and could never have been built of stone, undermining the authenticity of the traditional styles.

3. **Misuse of Detail and Materials.** This includes non-functional, decorative, or surplus details which yield an ornamental pastiche. Original (precedent) buildings used restraint on details, the majority of which were present for building protection (functional), and the minority there for embellishment at key parts of a *Façade*. In contrast, today's aberrations treat details as a fancy wallpaper stretched around a bloated mass. Materials misuse aberrations occur when synthetic materials are dominant on a *Façade*, or where they are applied in a non-traditional manner (such as a brick wall on a second floor over a stucco first floor).

4. **Multi-Styled Buildings.** When designing ones' dream home, the impulse to include "all your favorite things" is understandable, but can lead a client, designer or builder to combine a potpourri of architectural styles and ideas on the exterior of the home. This is inconsistent with the understated elegance of Rancho Cucamonga, which requires editing and an eye for style. A good rule for Rancho Cucamonga homes is "one style per house".



An abundance of ornament and applications of the same material in different circumstances is visually confusing.



This house combines many different building traditions to create a confusing, chaotic building.



Massing that does not relate well to modest room sizes.



This house incorporates synthetic materials unnecessarily.

B. Massing

1. **Absence of Primary Mass.** The first common aberration is the absence of a clear Primary Mass, which makes up the main body of a house. This body should be dominant and legible, and is defined by a basic rectangular shape which is articulated by an associated singular roof form of concomitant simplicity. In the aberrational examples, this main body is not legible; either because the house wings dominate the massing or because the applied roof forms obscure and confuse the main house.

2. **Blocky Massing.** The second aberration is blocky massing, usually in the form of a large square plan. A house of this size is achieved, from the onset of design, by enlarging the scale of public rooms (living, dining, central stair) and attaching rooms thereto, all for the sake of 'flow of space'. The center portion of the house is 3 or 4 rooms deep from the exterior, with no view, natural light, or air. In classic communities, houses are typically composed of rectangular volumes joined in asymmetrical or symmetrical assemblies. The public parts of the house are contained within the largest rectangular mass, and private parts (bedrooms, studies) are located on the upper floors of the Primary Mass, or are appended in separate rectangular volumes. The rectangular proportion is essential, for it speaks to residential-scale structural capabilities, human-scaled rooms, and access to views and air.

3. **Complex Massing.** The third increasingly common aberration is complex massing, in which individual room volumes within a house are expressed in plan, massing, and roof form, undisciplined by the rigor of the recommended Primary Mass and wing organization. The end result of such complicated massing is not a cohesive elegant design, but rather an apparent collection of disparate parts. Like the other aberrations, this technique is used frequently in an attempt to disguise a house mass that is too large for its lot or its neighborhood. The phrase "breaking up the mass" frequently accompanies this technique, which is not appropriate to Rancho Cucamonga. Massing in Rancho Cucamonga is intentional, not mitigation of bad decisions made in plan.



AVOID: This complex arrangement of gables leave the house with no discernible Primary Mass



AVOID: This house in plan is much too square and should have connected a series of rectangular Plan areas instead.

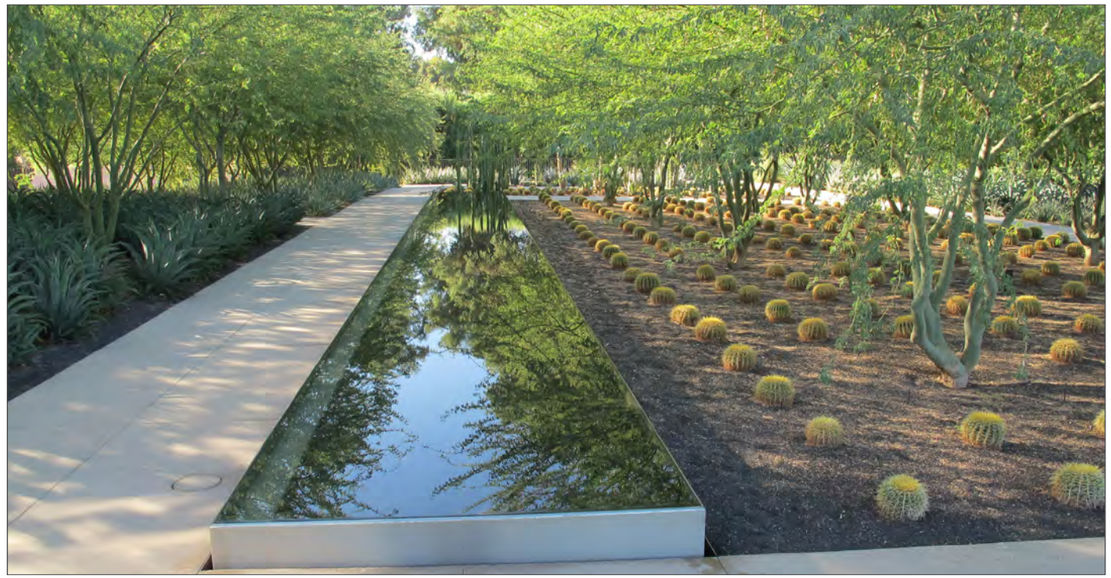


Avoid: In addition to the absence of a clear Primary Mass, each room and projection, no matter how minor, is articulated with its own roof form, creating a cacophonous composition.



AVOID: This house has no apparent Primary Mass.

5.10.10 Landscape Guidelines



Landscape plays a number of very important roles in Etiwanda Heights. Its primary role is to help generate a network of beautiful, varied, comfortable, habitable and sustainable public and private open spaces that support a full range of activities including active play, active transportation, quite enjoyment of the public realm, and shopping and dining the neighborhood centers. Specific priorities for the landscapes of the Plan area include:

- Spatially define the streets and open spaces, providing them with a strong human scale and pedestrian orientation;
- Provide for critical solar and wind protection functions: shading and cooling in the summer, while allowing filtered sunlight and warmth to pass through in the winter, and buffering inhabitants from strong shifting prevailing winds;
- A landscape rich in native and adaptive desert plant materials, using limited water resources effectively and projecting Rancho Cucamonga's unique identity;
- Provide *Biofiltration* and retention areas for stormwater management, and the potential for stormwater harvesting and reuse in the landscape irrigation system;
- Screen and buffer views of parking, loading and service areas.

C. Strategies & Goals

1. Landscape Strategies

The following specific landscape design strategies will inform the final design of the Plan area:

a. Utilize a mix of vertical trees (primarily palms of various varieties) to define the primary framework streets and entry points of the neighborhoods, and deciduous *Canopy* trees to provide shade along the sidewalks and within the parks, greens and squares of the neighborhoods and centers.

b. Utilize appropriate street and park trees that tolerate stress, provide summer shade and winter sun, and provide a variety of texture and color characteristics;

c. Provide landscapes compatible with an arid environment and use a palette of native and drought tolerant plant species conducive to eco-friendly pesticides and compatible with the natural vegetation of the area;

d. Generally reserve maintained turf for active recreation and play areas, employing more drought tolerant plant materials and hardscapes and rockscapes elsewhere.

e. Design the street and open space network as a system for sustainably managing the flows and environmental quality of precious stormwater, including opportunities to store and reuse stormwater for irrigation.

f. Utilize landscaping to screen unattractive areas abutting the Plan area.

2. Landscape Sustainability

Site planning and landscape design should promote conservation, preservation and the enhancement of the natural environment in balance with sensitivity to long-term environmental and fiscal sustainability.

The Plan area has also been planned and designed to integrate practices of sustainable stormwater management known as "Low Impact Development (LID)", an approach to land development that works with nature to manage stormwater as close to its source as possible. Unlike a conventional system that would simply pipe uncleansed stormwater into drainage channels - the stormwater systems of the Plan area will instead employ a multi-layered LID system of distributed BMP measures to collect, infiltrate and cleanse rainwater as close to the source as feasible. This system includes:

a. Measures on individual lots, which may include flow-through planters, rain gardens, cistern, and *Biofiltration* basins and vegetated swales;

b. Measures along the streets, Rear Lanes and parking lots such as *Biofiltration* basins and vegetated swales, permeable Rear Lanes, parking lanes, sidewalks and parking lots; and filtration and infiltration areas in the parks and greenways.

c. In the SR regulating zone, storm drain filters (Filterra, Vortechs, or equivalent units) should be proposed due to design characteristics that are ideal for urban settings: they are extremely space efficient, have a minimal impact on site utilization.



Front yards can employ a wide range of plant sizes, colors, and forms within a drought-tolerant landscape.



Succulents and desert-friendly grasses can be distributed in creative ways in public spaces.



In a climate with strong direct sunlight, shade and Canopy trees can help encourage pedestrian activity.

3. Water Conservation

The Plan area should utilize progressive techniques in water conservation technology and practices through careful planning and thoughtful design and engineering. The Plan area, following LID practices, should minimize stormwater flows by promoting on-site infiltration and reducing contaminants through biological filtration. The objective is to decrease runoff peak flow and volume by providing many opportunities for water retention and on-site infiltration. As a result the rate and volume of on-site stormwater infiltration will be increased, achieving on-site water cleansing and filtration, and a significant reduction in stormwater flows.

Innovative stormwater management features and filtering systems for reducing pollutant loads should be integrated into the project, such as biologically based systems and associated bio-retention areas, *Bioswales* and vegetated filter strips. In the SR zone storm drain filters (Filterra, Vortechs or equivalent units) should be installed to remove debris and hydrocarbons prior to discharge.



Desert parks and gardens help preserve the natural environment, and encourage walking, even in a hot climate.



Stormwater detention areas help manage runoff from rain events.

4. *Biofiltration* & Stormwater Management

The streets are part of a visible system of the green infrastructure that encompasses pedestrian, bicycle and auto circulation, and community open spaces that provide for various recreational needs, yet act as a functional system for stormwater treatment and management. Street design also incorporates the stormwater system into the aesthetics of the community and encourages community education.

a. Parkways and Planters

- Planters and Tree Grates: Planters are typically provided on urban and/or commercial streets, where wide sidewalk space is desirable. Planters should have a minimum dimension of 4'x4', and may be grated to provide additional continuous sidewalk space.
- Continuous Parkway/Planter: Typically applied to neighborhood streets, parkways are landscaped areas that buffer the sidewalk from the street, and may accommodate in addition to street trees, a variety of landscape elements. Drought-tolerant alternatives to traditional turf landscaping are encouraged in drought-sensitive climates.
- Rain Garden with Curb-cuts: Where possible, drainage channels may be cut into street curb face to allow street run-off wastewater to flow into streetside gardens, providing *Biofiltration*, and slowing runoff into the sewer systems.
- Flex Planter: Parkways fronting work/live, retail or commercial uses may be hardscaped to provide additional sidewalk width for a variety of approved uses.



Trees can be used to both provide shade for sidewalks and screen unattractive expanses of walls or service areas.

b. Medians & Swales

- Medians: On streets with large rights-of-way, center medians may be provided to additionally enhance the landscape character of the street, accommodate left-turn pockets, and provide pedestrian refuges in crosswalks at intersection and mid-block crossings. Medians may be designed and landscaped in a variety of ways, including rain gardens, *Bioswales*, hardscape, turf, and/or street trees. Where possible, medians should be wide enough to accommodate left-turn pockets, and should provide pedestrian refuges at intersections and mid-block crossings.
- Rain Gardens and *Bioswales*: On streets with rolled-curbs, no curbs, or drainage channels cut into the street curbface, *Bioswales*, rain gardens, and ditches may take the place of a traditional raised parkway, providing *Biofiltration* of street water runoff.

c. Parking Lanes

- Parking lane planters accommodate street trees on streets with existing sidewalks that are either directly adjacent the street curb, or are too narrow to accommodate planters or parkways. They additionally can visually narrow wide streets and calm traffic. Planters are spaced away from the street, so that drainage gutters are unimpeded, and may additionally, be "open-backed" - allowing street water runoff to seep into planters. In more urban settings, *Bulb-out* planters may be grated to reduce maintenance of planter landscaping.
- Where possible, parking lanes should employ permeable pavements that both contrast the main street material to denote parking and allow for infiltration. Using permeable pavements in conjunction with appropriate planters allows for a wide range of infiltration opportunities. Materials for permeable areas include spaced concrete pavers and decomposed granite. The permeable pavement areas should be located adjacent planter *Bioswales* and infiltration areas.



Cisterns can be used to store rainwater. They may either be above ground tanks or integrated into the landscape.



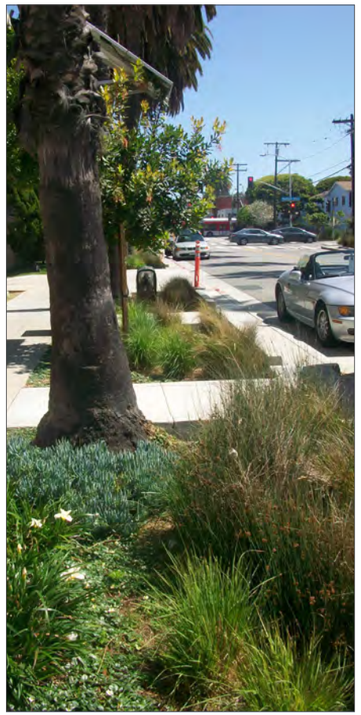
Storm drain filter systems help to naturally filter runoff .



Parking with permeable pavers and rainwater collecting planters

d. Parking Lots

- To reduce stormwater run-off and pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area.
- Permeable pavements are load-bearing surfaces that have the capability of infiltrating runoff into the underlying reservoir base coarse (with at least 40% void space) and soil. Different types of permeable pavement include:
    i. Porous asphalt comprised almost entirely of stone aggregate and asphalt binder with very little fine aggregate;
    ii. Pervious concrete that has a permeability rate of 12 inches per hour and has the appearance of exposed aggregate concrete;
    iii. Unit pavers, bricks or stones that provide a durable and attractive surface, spaced to expose a permeable joint and base;
    iv. Crushed aggregate that provides a wide variety of aggregate types, and which must be bounded by a rigid edge;
    v. Turf blocks;
    vi. Cobbles which are suited for low traffic areas and require a rigid edge.
- Surface overflow should drain to *Biofiltration* strips through curb cuts. Properties that have podium or subterranean parking should provide a cistern to collect run-off during rain events. They may be placed anywhere on the property or integrated as part of the structure. Overflow should drain to the water quality features prior to discharge into nearby drainage channels.



A green street with curbless planters



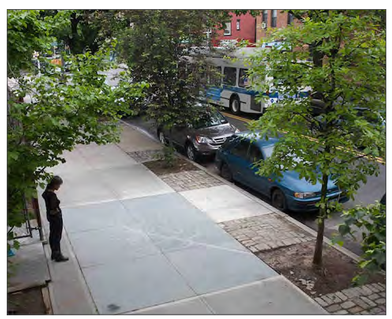




Parkways may be landscaped in a variety of ways, and turf-alternatives, such as decomposed granite, mulch, and hardscape, are recommended for drought-sensitive areas.



Streets lined with a mixture of office, retail, and residential parkways may be filled in with permeable pavers to increase the usable sidewalk space.





Corner Bulb-out planter with street drainage maintained



A swale in a desert landscape using small stones and decomposed granite



In-street planter Bulb-outs



A Bulb-out containing a swale with access to street runoff



A median with a small river stone drainage bed and drought-tolerant plants



Drainage channels may be cut into street curbface to allow street run-off water to drain into medians, providing Biofiltration and wastewater management.

D. Public Open Space Landscape Guidelines

1. General Guidelines

A network of plazas, squares and greens has been designed to provide residents with a variety of outdoor experiences. Plazas are highly ordered spaces, usually with a cluster of buildings that tightly define exterior space. Squares are green areas often placed in front of or closely aligned with civic buildings that help define their stature within the community. Greens provide play space to recreate and commune with nature. Although the character of public space differs, and hence the human experience, they all form the community's backyard and offer opportunities to spend time in the company of others or to find solitude.

2. Recommended Plant Materials

The design of these "community living rooms" should emphasize comfort and flexible use - accordingly shade trees, shaded seating areas and a variety of ground surfaces for walking and play are recommended. A list of Plant Types are located in ***Chapter 5.8*** Public Open Space.



Shade trees are integral to plazas and public spaces.



A desert plaza containing flagstone laid amongst permeable gravel material



Outdoor event areas should integrate desert landscape and hardscape elements.



A paseo with flagstone and embedded planters that receive runoff

E. Private Open Space Landscape Guidelines

1. General Guidelines

a. Landscape should be used to soften walls and fences and provide a green screen between commercial buildings and adjacent residential properties, except where fire protection standards require non-combustible fencing.

b. Trees, shrubs, hedges, and deciduous vines should be used to minimize solar heat gain during the summer and maximize heat gain during the winter.

c. Site lighting should be shielded so that light sources are not visible from a public way and do not produce glare.

d. The bottom of a lamp along a path should not be more than 20 feet above the ground.

e. *Wall-pack* types of lighting are not allowed.

2. Front Yard Landscapes

Plantings in yard areas fronting on streets should be appropriate to the scale, orientation and purpose of the yard. Appropriate plant materials and designs for specific frontage yard types are as follows:

a. Single-family front yards. At *Façades*, foundation shrubs and ground cover should be planted against the *Façade*. At *Garden walls*, low shrubs and wall vines or tall shrubs should be planted against the wall.

b. Shared front yards. Lawn, ground cover and low shrubs should compose the front yard landscape. Shrubs should be massed or configured as maintained hedges. Hardscape may be used adjacent to entrances and in seating areas. Tree shapes, sizes and types should be planted at the edge of the private space, but at all times should be in proportion to the height and mass of the building *Façade*.

3. Other Yard Landscapes

Side and rear yard plantings should be planted to insure privacy and create buffers. Rear yards and do not need to be landscaped, except to the extent that they affect the quality of public space.

4. Irrigation

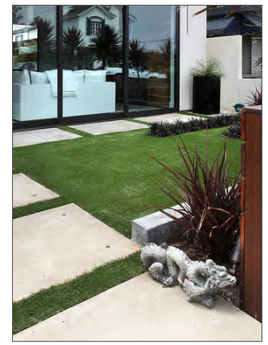
Permanent and automatic irrigation systems shall be provided for all landscaped areas per the City's design criteria and specifications. Water efficient landscaping



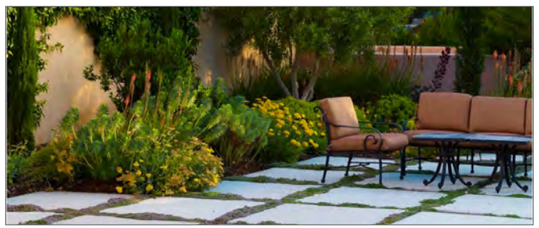


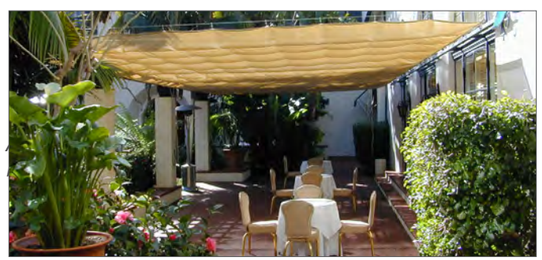
Plants can be potted or planted in yard areas.





Front yards may either take on a more natural, rugged appearance or a more minimal, formal appearance.





Building shade paired with greenery helps to dramatically cool an area.



Sideyards can incorporate planters, pots, and landscaped areas.



A yard with flagstone pavers and fountain



Backyards with pools should minimize lawn areas, while also incorporating drought tolerant landscape areas.

should be introduced, beginning with a soil and climate analysis to determine the most appropriate landscape design, including the selection of indigenous and native-in-character, drought tolerant plants to reduce irrigation requirements. Lawn should be restricted to particular areas of passive and active recreation. Wherever lawn is used the selected species should be a deep-rooted variety with low watering requirements. Where irrigation is required, high efficiency irrigation technology with low pressure applications such as drip, soaker hose, systems with rain shut-off devices and low volume spray systems should be used. The efficiency and uniformity of a low water flow rate reduces evaporation and runoff and encourages deep percolation. After the initial growth period of 3 to 7 years, irrigation should be limited.

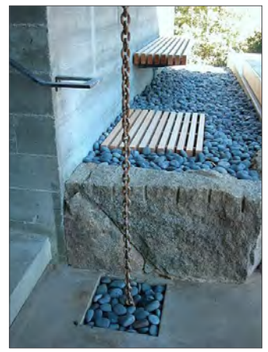
5. Stormwater Management

Runoff from buildings should be reduced through the reduction in the overall building footprint. Roof runoff can be collected and diverted to underground drywells where water can slowly infiltrate. Drywells are sloped and located at a distance from the building foundations. Alternatively, buildings can be designed with rain-chains, stone streambeds and stone filters, porous pavers and rainwater gardens adjacent to the side of the building. Roof runoff is collected into gutters, which direct water down the rain-chains, and into rock filters. Rock filters and ephemeral graded stone streambeds further direct stormwater into the rainwater gardens. The rainwater gardens are landscaped depressions, where roof runoff and ground surface runoff is directed, through grading, into the depression. These gardens filter, absorb and treat stormwater on site, provide visual identification, and promote education of residents through "celebration" of stormwater management.



An appropriately landscaped rainwater garden in a desert climate





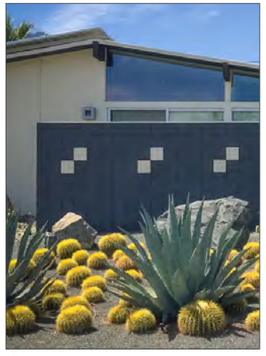
Rain chains help to divert and store rainwater from gutters



Installation of a desert detention area



Green roofs are used to capture and store water on-site.







Colorful desert landscapes with native, drought-tolerant plants and permeable ground cover materials.

5.10.11 Street & Open Space Lighting & Furnishing

A. Street and Open Space Lighting

Streets and other public spaces throughout the Plan area must be carefully scaled and detailed for the safety and comfort of pedestrians. For Etiwanda Heights, very simple, light-scale, modern fixtures with high efficiency LED sources and down-directed "dark sky" cutoff distribution patterns are appropriate.

1. On major streets, existing cobra-head lights will remain, with new lights illustrated here located between them at approximately 60 feet on center. This is about twice the tree spacing, located at the midpoints between trees.
2. On neighborhood streets, lights should be located mid-point between every fourth tree (120 feet), staggered in such a way that there is one light every 60 linear feet of street, alternatively on one side or the other, not both.
3. Along streets fronting a park or greenway, single-head lights must be located along the built edge of the street at about 90' on center (at about every third tree), unless specified otherwise.
4. Any lights in park areas should be integral to the park design.



This simple pendant luminaire is recommended for most streets, with high efficiency LED lamps and excellent "dark sky" downward directed light distribution.



This indirect LED pendant luminaires may be suitable for parks and public spaces throughout the Plan area.



Craftsman post-top luminaires are well suited to lighting neighborhood blocks, center plazas and paseos.

A. Street and Open Space Furnishings

Street furnishings will contribute to the comfort and human scale of the public spaces throughout the Plan area, particularly in the neighborhood centers, plaza, parks and greens. Wherever possible, furniture that can be relocated within a seating area is recommended, to provide flexibility and a sense of ownership of the space by residents and others.

Parallel to the recommendations for simple, modern light fixtures, furnishings may be of a simple, clean, modern design. Street and Open Space furnishings may also be of a more rustic character. To ensure that these styles remain compatible, the designs for both should be simple, and both should remain in a limited palette of materials, including matte metals and wood.



Hardscaped Open Spaces with programmed areas or restaurants benefit from movable cafe-style seating.



Park Benches made of wood, designed to fit into a rural landscape, are encouraged.



Bike racks should be simple, clean and functional.



Authentic wood and Synthetic wood slats remain comfortable even in the summer sun and appear natural on hardscape or softscape terrain.



Light, modern furniture that is secured or movable within a seating area or park can project a simple aesthetic.



Suspended luminaires are aesthetically pleasing and interesting in parks and plazas.



Plazas, like the Wilson Town Square, may have permanent structures such as gazebos, which should remain open and easily accessible.



Craftsman furniture in wide streets does not have to be oriented in strictly orthogonal orientations, but can begin to form public rooms with oblique angles.



Street furnishings should make providing shade, especially for seating and rest areas, a priority.



Combining rustic materials with clean modern lines is a method of crafting a coherent Rancho Cucamonga style.



Seating may be designed to demonstrate various levels of response to the natural environment.



The design of small bridges spanning Bioswales should be consistent with other street and open space furnishings.



Trash receptacles are not exempt from the consistent design aesthetic. Simple, wooden receptacles like this are great additions to streets and open spaces.



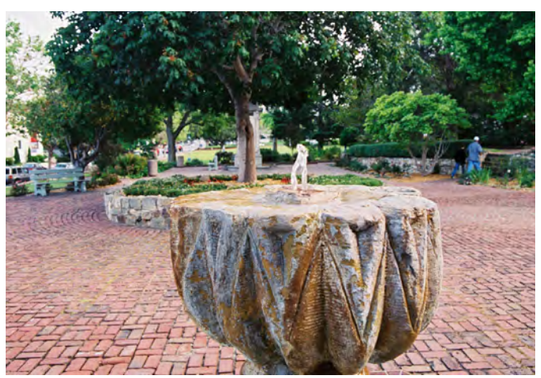
Street furnishings may vary along a public R.O.W., but should remain continuous, to encourage continual pedestrian activity.



A modern design that incorporates wood can fit well with rustic landscaping and design.



Bollards in parks should be simple, and not detract from the detail of natural landscaping.



Fountains should not shy away from being creative with rural aesthetics.

6 Infrastructure & Public Services



Introduction

The development of the Etiwanda Heights Neighborhood & Conservation Plan (the Plan) area will require the improvement and the extension of existing infrastructure and public services. Basic utilities, including energy, water and wastewater connections already exist along the southern portion of the Plan Area. Construction of infrastructure and public services to support proposed development within the Neighborhood Area will occur under the auspices of a master developer or builder, whereas individual property owners will build the necessary infrastructure and services within the Rural/ Conservation Area.

This Chapter focuses on the provision of infrastructure and services within the Neighborhood Area, facilitates orderly development of this requirement, and meets the City of Rancho Cucamonga's Municipal Code by identifying the "backbone" infrastructure that is existing and needed to support the proposed development within the Neighborhood Area.

This Chapter Covers

6.1 Transportation 297
6.2 Grading 319
6.3 Stormwater 323
6.4 Water 329
6.5 Wastewater 331
6.6 Dry Utilities 333
6.7 Schools 335
6.8 Emergency Services 337

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area.

Chapter 6 presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan.

Chapter 7 - ***Chapter 7.5*** in particular - provides general direction for the implementation and financing for these systems, including the capital costs and ongoing maintenance and operational responsibilities and costs. The final design for all systems and more detailed assignment of financial and maintenance responsibilities will be defined at the time of approval of final subdivision map(s) and public improvement plans.

6.1 Transportation

6.1.1 Intent

The availability and affordability of transportation options that meet the needs of a diverse user population shape not only the way in which people navigate the physical environment, but also the environment itself. As described in some detail in ***Chapters 4*** and ***5***, the street and open space network of Etiwanda Heights is intended to define a unique character for its new neighborhoods, and to encourage and accommodate active transportation and healthy outdoor lifestyles.

This Chapter describes the physical conditions of the circulation network surrounding the Plan Area, including roadways, pedestrian and bicycle circulation, public transit, and then describes the proposed circulation network, focusing on the Neighborhood Area.

This Chapter focuses on the transportation function of that interconnected network of multi-modal streets and trails, with an emphasis on transportation choice. Choice is key to safely and equitably accommodating the needs of users ranging from the very young to the very old, users with special needs, users who prefer to drive and those who prefer to walk or bike, and users who enjoy horseback riding. A range of convenient and pleasant mode options can reduce traffic, increase social connectivity and improve environmental quality.

6.1.2 Street Network

The transportation system in Rancho Cucamonga has many diverse elements including roadway systems, bicycle systems, and a public transit system offering bus and rail options. Currently the most popular mode choice for commuting to work in Rancho Cucamonga is driving alone, with over 80% of commuters utilizing this option. Less than five percent of commuters currently utilize alternative transportation as their main form of transportation to and from work.

Existing Network

Regional access to the Plan Area is provided by State Route 210 (SR-210) and Interstate 15 (I-15). Access to the Plan Area from I-15 is provided by Wilson Avenue from the east. From the south, access from SR-210 is provided by interchanges at Day Creek Boulevard, Milliken Avenue, and Haven Avenue.

As shown in ***Figure 6.1.2A***, primary access to the Plan Area is provided by Milliken Avenue and Rochester Avenue from the south, and by Banyan Street and Wilson Avenue from the east and west. Day Creek Boulevard, Etiwanda Avenue and Haven Avenue provide additional access from the center of the City to the south, connecting to the Plan Area via Banyan Street and Wilson Avenue.

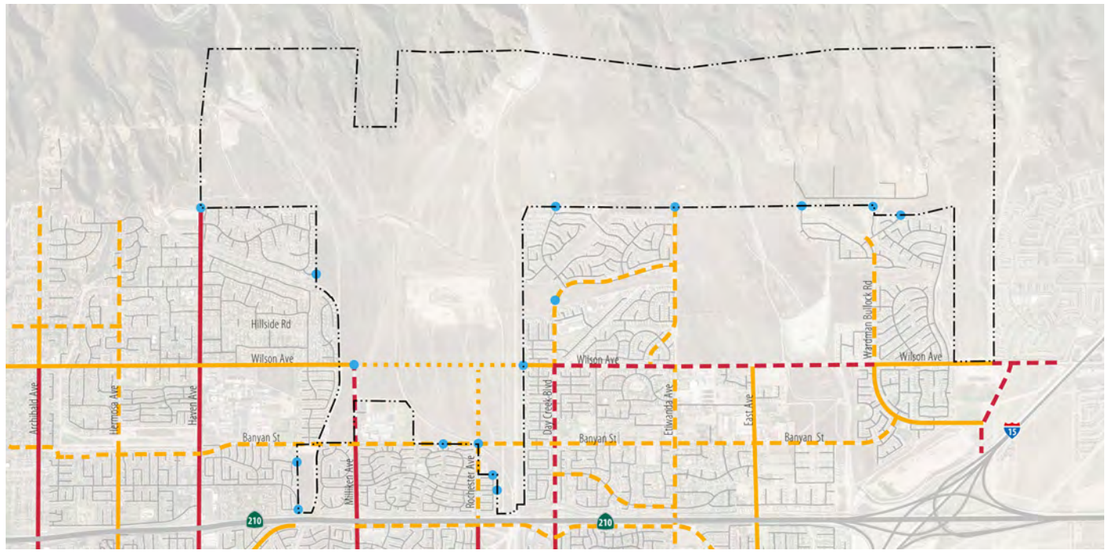
These facilities serve as the primary existing and future connections for all modes of travel into the Plan Area, as the local street networks of the surrounding residential neighborhoods provide few opportunities for vehicular, pedestrian or bicycle connections.

Arterial Streets: Milliken Avenue and Day Creek Boulevard are classified by the General Plan as Modified Major Arterials with Medians. These roadways vary between four and six travel lanes. Wilson Avenue east of Day Creek is also classified as a Modified Major Arterial with a Median. The right-of-way, much like the number of lanes, varies between 120' and 100'. These roadways include 5' Class 2 bike lanes, 14' landscaped center medians, and varying sidewalk areas. Wilson Avenue to the east of Day Creek Boulevard is designated a Class 1 bike lane in the General Plan. These wider sidewalks were constructed along the south side.

Collector Streets: Banyan Street and Rochester Avenue adjacent to the Plan Area are classified as Collectors by the City of Rancho Cucamonga General Plan. These two lane roadways have Rights-of-Way of 66', which includes 8' sidewalks on each side, and 5' striped Class 2 bike lanes. Along the south side of Banyan Street is a 14' multi-purpose trail accommodating pedestrian and equestrian users, with fencing and landscaping as a buffer between the trail and vehicle lanes.

Secondary Arterial Roadways: Wilson Avenue is classified by the General Plan as a Secondary Arterial Roadway, within the Plan Area, west of Day Creek Boulevard. The roadway varies between two and four-lane travel lanes and the Right-of-Way varies between 110' and 90'. Portions of Wilson Avenue near the Neighborhood Area include one 5' Class 2 bike lane. An 11' multi-purpose trail, accommodating equestrian and pedestrian users, flanks Wilson Avenue - on the south side to the east of the Neighborhood Area and on the north side to the west.

Figure 6.1.2A Existing Street Network



- Major Arterial Street
- Modified Major Street with median
- Secondary Street
- Collector Street
- Potential Street Connection

Potential Connections

Milliken Avenue, Rochester Avenue and Wilson Avenue provide the primary street connections to the Neighborhood Area of Etiwanda Heights. As shown in Figure 6.1.2-A to the right, additional neighborhood streets that offer connection opportunities to the Neighborhood Area include Ranch Drive in the northwest corner, Mirador Drive, Marbella Drive and Lemon Avenue in the southwest corner, Vintage Drive and Thunder Mountain Avenue in the southeast corner, and Day Creek Boulevard via the existing utility easement in the northwest corner.

Haven Avenue, Etiwanda Avenue, Sagewood Drive, Wardman Bullock Road, and Colonbero Road provide potential street connections to the Rural/Conservation Area.



Milliken Avenue provides access to the west side of the Neighborhood Area



Banyan Street runs along the southern edge of the primary Neighborhood Area

Proposed Network

The framework of this multi-modal circulation system is the roadway network, that incorporates traffic calming design strategies that include curving and angular street trajectories, "tree-lined street" designs proven to slow traffic, reasonably narrow travel lane widths, buffered bike lanes on selected streets and on-street parking. Local streets serve neighborhoods and provide access to adjacent land uses (typically housing) by all modes of travel.

The street and open space network that forms the structural framework of the Etiwanda Heights neighborhoods – and the full palette of Street Types of which it is composed – is presented in ***Chapter 5***, It is intended to generate a unique Etiwanda Heights neighborhood character, as well as a safe, comfortable and quiet environment for walking and biking. That network is described here in functional circulation terms.

The proposed network provides convenient vehicular access to and through the neighborhoods of Etiwanda Heights. Wilson Avenue is finally connected through this area, with a trajectory intended to control vehicular speeds, to promote views of the mountains to the north, and to provide good access to the neighborhood school, which will take direct access from a new street along the west edge of the school site. Roundabout control at key intersections is proposed to slow traffic, reduce travel delays,and reduce the frequency and severity of collisions.

The pedestrian network is pervasive – every street and public space provides a great place to walk. The bicycle and equestrian networks include both on and off-street facilities. The following street types compose the network. See ***Chapter 7.5*** for maintenance responsibilities for streets.

Milliken Avenue: This primary arterial roadway will remain a 4-lane facility from Banyan Street to a new roundabout intersection with Wilson Avenue, providing primary access to existing and new neighborhoods, to Los Osos High School and to Chaffey College.

Entry Avenues: These roadways serve as primary entries into Etiwanda Heights, on Wilson Avenue from the east and west and Rochester Avenue from the south. These avenues have one travel lane in each direction, a center median/let turn lane, and on-street parking. Generous sidewalks and landscape strips are provided to promote the pedestrian activity, buffered on-street bike lanes, and a 12' multi-purpose trail on one side for pedestrian and equestrian use.

Neighborhood Avenue 1 (Wilson): This roadway provides access through the Neighborhood Area, with one travel lane in each direction, left turn lanes and "medianettes" for landscaping, and comfortable sidewalks buffered from traffic by street trees and curbside parking. Vehicular and pedestrian travel are prioritized on this important through route, so bike lanes are shifted to Neighborhood Avenue 2.

Neighborhood Avenue 2: This roadway provides convenient vehicular, pedestrian and bicycle access from the northeast neighborhoods to the southwest, offering bicyclists a lower speed, lower traffic, and lower slope route than would be provided by Wilson Avenue. One vehicular lane is provided in each direction, with buffered bike lanes, curbside parking, and sidewalks buffered by wide landscaped bioswales.

Wilson Avenue/Main Street: This roadway provides access through the two-block commercial area at Rochester Avenue. Two 10' travel lanes with 8' on-street parking lanes are provided, sidewalks between 12' and 18' and a 14' wide multi-purpose trail to support pedestrians and equestrians. Sharrow pavement markings indicating shared vehicle/ bicycle lanes will be provided to mark the Class 3 shared bicycle facilities.

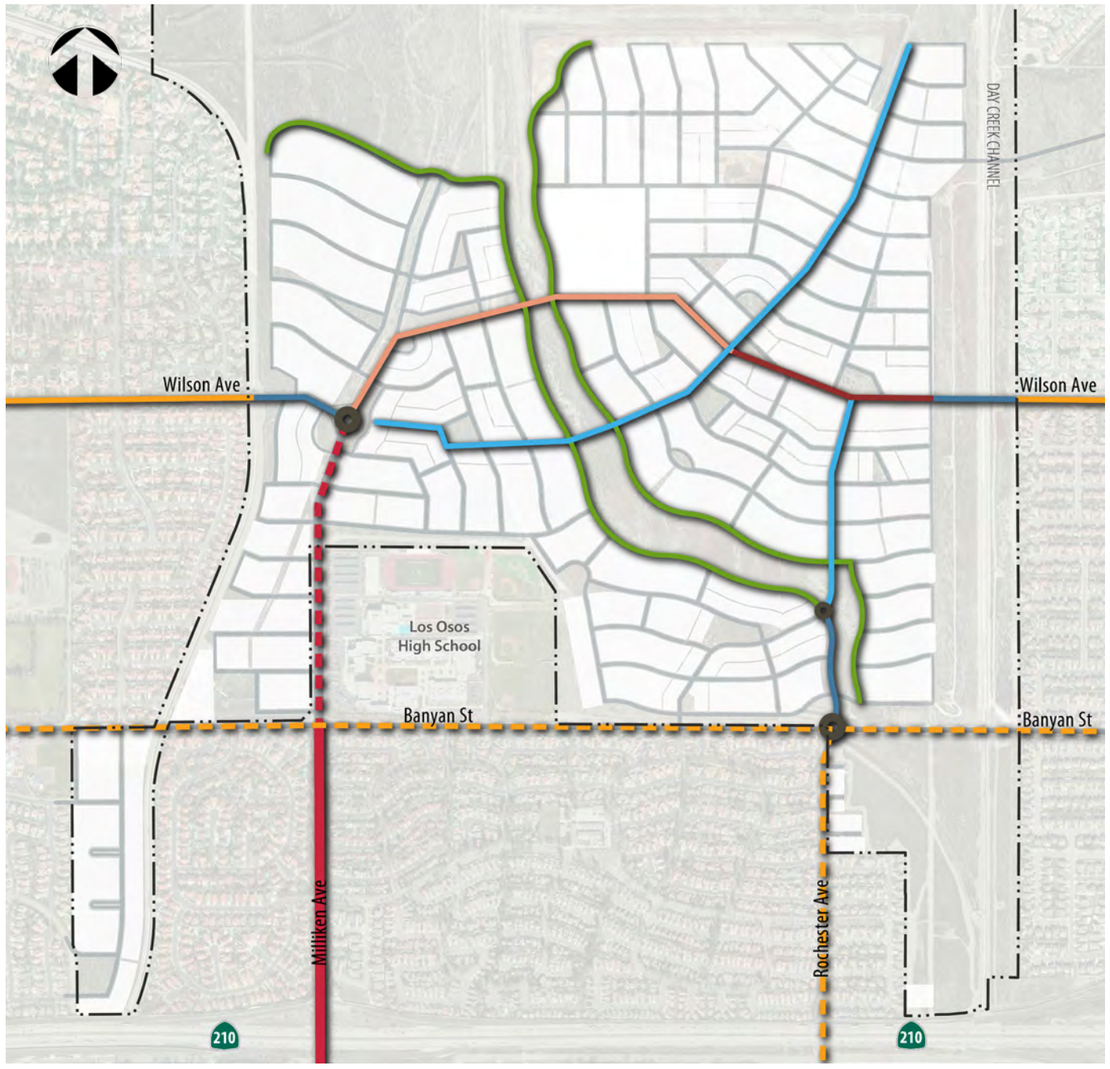
Neighborhood Streets These roadways provide vehicular, pedestrian and bicycle access to all residences, while forming the primary recreational and social spaces of the neighborhoods. All streets have one travel lane in each direction, curbside parking, bioswale parkway strips and sidewalks in a variety of configurations.

Neighborhood Edge Drives: These special, single-loaded streets flank large community open spaces. Very similar to Neighborhood Streets, they also have one travel lane in each direction and a curbless shoulder on the open space side.

Rural Roads: These are curbless roads with gravel shoulders, one travel lane in each direction and no sidewalks. Such roads are located within the Rural/Conservation Area - not shown in ***Figure 6.1.2B*** will be constructed, owned and maintained by individual property owners or developers.

The street network within Etiwanda Heights - excluding rural roads - will be constructed by the Master Developer(s). The final layout of streets, through all phases, will be reviewed for network connectivity, allocation and alignment throughout the Precise Plan (i.e. Major Design Review) and Tentative Tract Map processes. (*see **Chapter 7.7)***

Figure 6.1.2B Regulating Plan - Street Network



- Primary Arterial Street[1]
- Modified Primary Arterial Street[1]
- Secondary Arterial Street
- Collector Street
- Entry Avenue
- Neighborhood Avenue 1
- Neighborhood Avenue 2
- Wilson Avenue/Main Street
- Neighborhood Streets
- Neighborhood Edge Drive

Notes

1 4 Travel lanes, all other have 2 travel lanes

6.1.3 Bicycle Network

Existing Bicycle Network

The current Rancho Cucamonga General Plan documents existing and proposed bicycle routes, recognizing three classes of bike routes:

a. **Class I.** A bike path or bike trail that is essentially off street and separated from automobiles. These facilities are a minimum of eight feet wide, allow for two-way travel, and include bike lane signage and designated crossings where needed.

b. **Class II.** These facilities are typically designated by striping in the roadway located either next to a curb or a parking lane. Lanes located next to a curb have a minimum recommended width of five feet, while a lane next to a parking lane may be as little as four feet wide. These lanes are to be used exclusively by bicyclists and include signage, special lane lines, and pavement markings.

c. **Class III.** Also called bike streets, this bike route type consists of shared use access for motor vehicles and bicyclists. These Bike Streets include signage, in most cases along with markings stencilled on the street to alert bicyclists and motorists that the street is an official bike route.

d. Most major streets in Rancho Cucamonga provide Class II or Class III facilities along the street as far north as Wilson Avenue. Facilities are planned to provide service to the northern Rancho Cucamonga city limits.

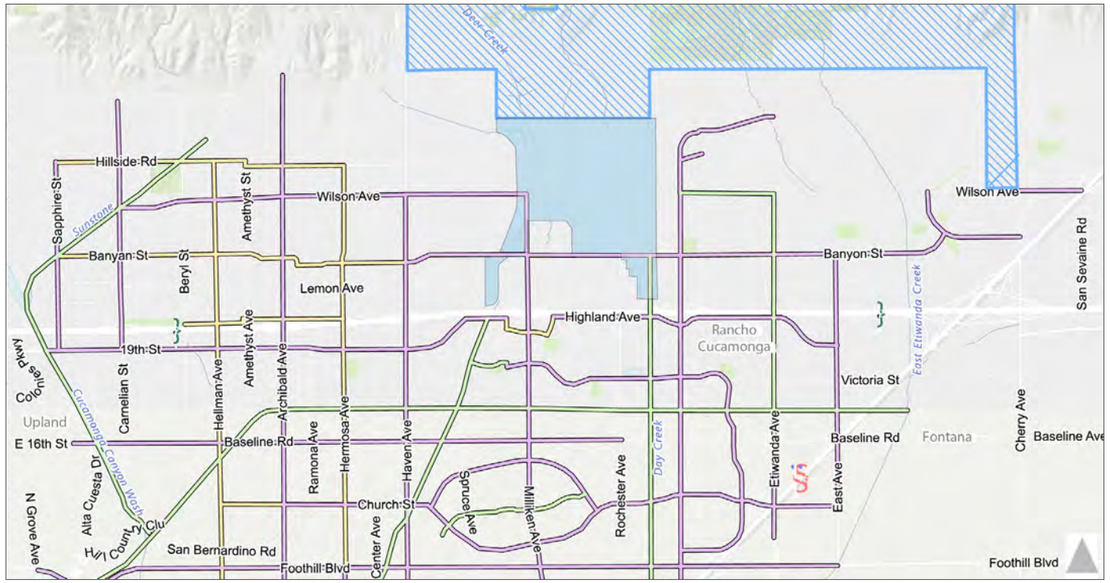
e. Within the Plan Area, east-west running bike paths run along Banyan Street and along the segments of Wilson Avenue both to the east and to the west of the Plan Area, as shown in ***Figure 6.1.3-A***.



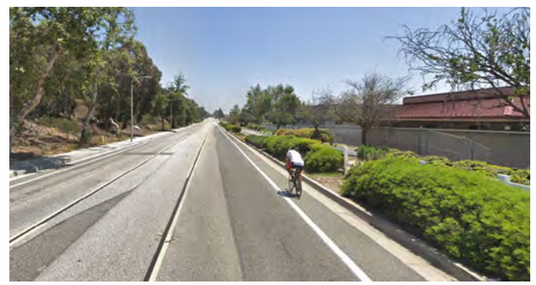


The existing Day Creek (upper image) and Deer Creek Channel (lower image) access roads also function as Class I bicycle facilities in the Plan Area.

Figure 6.1.3A Existing Bicycle Network







Class II bike lanes exist on Milliken Avenue (left image), north of Los Osos High School, and on Banyan Street (right image).

Proposed Bicycle Network

The bicycle network is a primary consideration and significant amenity for the new neighborhoods of Etiwanda Heights and for existing surrounding neighborhoods. It is intended to enable and encourage bicycle use for a variety of functions and activities. Chief among these are:

- Family recreation and exercise
- Children riding to parks, schools and friends' homes
- Errands to neighborhood shops and restaurants
- Mountain bike access to foothill open spaces

To meet the needs of diverse user types - including children, adults, older residents, expert and adventurous bicyclists – the network includes the following types of facilities, woven together in a complete and interconnected bicycle network. The types of facilities provided within each of the many street types are illustrated and described in detail in ***Chapter 5.7***. The following overview describes the main facilities types from a network point of view.

Class 3 Facilities: The neighborhood streets of Etiwanda Heights are designed to keep motorists' speeds very low so that bicycle traffic can safely mixed with cars. The fine-grained, interconnected network of neighborhood streets thus provides a very extensive network of safe bike routes within each neighborhood sub-area and connecting between sub-areas.

Neighborhood Edge Drives and Edge Lanes provide on-street Class 3 bike lanes as well as connections to Class 1 bike trails within the open spaces they abut.

Class 2 Facilities: Most Neighborhood Avenues provide on-street Class 2 striped bike lanes, many with buffers to help separate automobile traffic from cyclists. These routes provide access through and between neighborhoods for most cyclists. The Entry Avenues include such bike lanes, connecting from existing streets into the Etiwanda Heights mobility network, where users may choose a variety of routes and facility types that suit their level of expertise, speed, and desired type of ride.

Class 1 Facilities: These off-street bike paths are especially well suited to children and families. They run through parks and greenways, separated from the streets and separated from the multi-purpose trail system (see following page) which also accommodate pedestrians and equestrians.



Typical Neighborhood Street – cars and bicycles share lanes



Typical Neighborhood Avenue, with buffered bike lanes



Typical Class 1 Bikeway running through park or greenway



Sharrows in the low speed Main Street environment at the town square shops and restaurants

Figure 6.1.3B Regulating Plan - Bicycle Network



6.1.4 Trail Network

Existing Trail Network

The General Plan defines two types of public pedestrian and equestrian trails in Rancho Cucamonga, Regional Trails and Community Trails. Regional trails are long distance connectors to regional parks, scenic canyons and other open spaces, designed for hikers, bicyclists, and equestrian users. Community Trails provide connections to community facilities, such as parks and schools. These trails are designed for hikers and equestrian users.

Approximately 1.5 miles south of the project site is the Pacific Electric Trail. This regional trail extends from the County line in Claremont to the City of Rialto, providing 21 miles of a recreational path. Directly to the north of the project site, the Etiwanda Falls trails are popular local hiking trails.

Existing trail types that are to be maintained – and in some cases enhanced – include:

A. Existing flood control channel service/access roads. The San Bernardino County Flood Control District will continue to own and maintain these roads. The east edge of the east side road along the Deer Creek Channel will be enhanced per the vision for Deer Creek Greenway in ***Chapter 4***. The roadway along the west side of the Day Creek Channel will abut new parks as shown in ***Chapter 4***, but will otherwise be available for trail use in its current condition.

B. Decliff Drive within the Rural/Conservation Area, available for trail use in its current condition. Private roads within the Rural/Conservation Area will be off-limits for public access unless express permission is provided by the property owner.

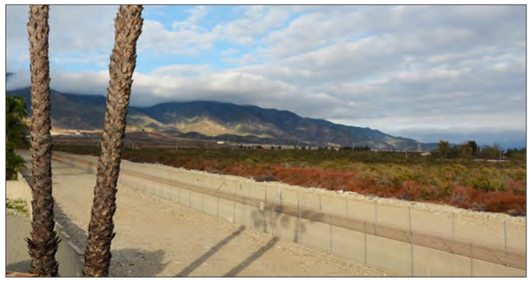
C. Multi-purpose trails flanking Banyan Street and Wilson Avenue, accommodating pedestrian and equestrian use.

This plan defines 7 trail types, some of which are enhancements off existing trails and some of which are entirely new trail types. For clarity, they are each mapped, described and illustrated in the following pages.

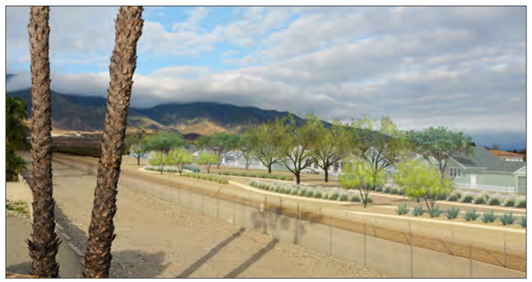
At the time of preparation of Precise Neighborhood Plans for the Neighborhood Area, and the preparation of the Conservation Implementation Plan for the Rural/Conservation Area (see ***Chapter 7***, Implementation) a Trail Master Plan shall be prepared to implement the intentions of this section, as further described below.



Existing North Etiwanda Preserve Trail. In the future such trails will be managed and designed by the Land Manager.



Existing Deer Creek Channel Trail



Proposed Deer Creek Greenway enhancements

- Existing Multipurpose Trails
- New Multipurpose Trails
- North Etiwanda Preserve Trails
- Parks

Figure 6.1.4A Existing and Currently Planned Trails [1]

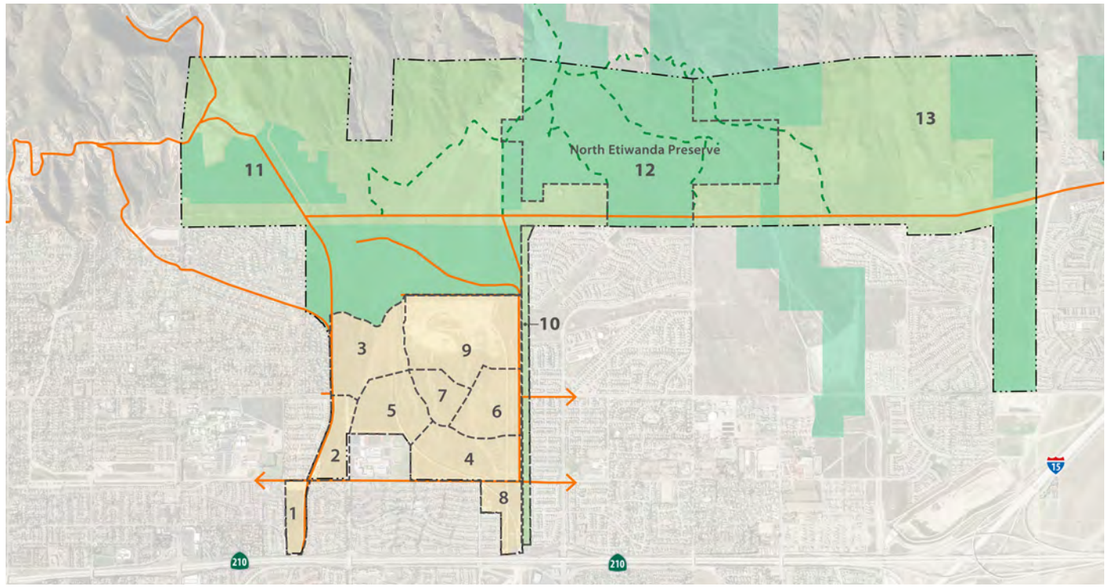
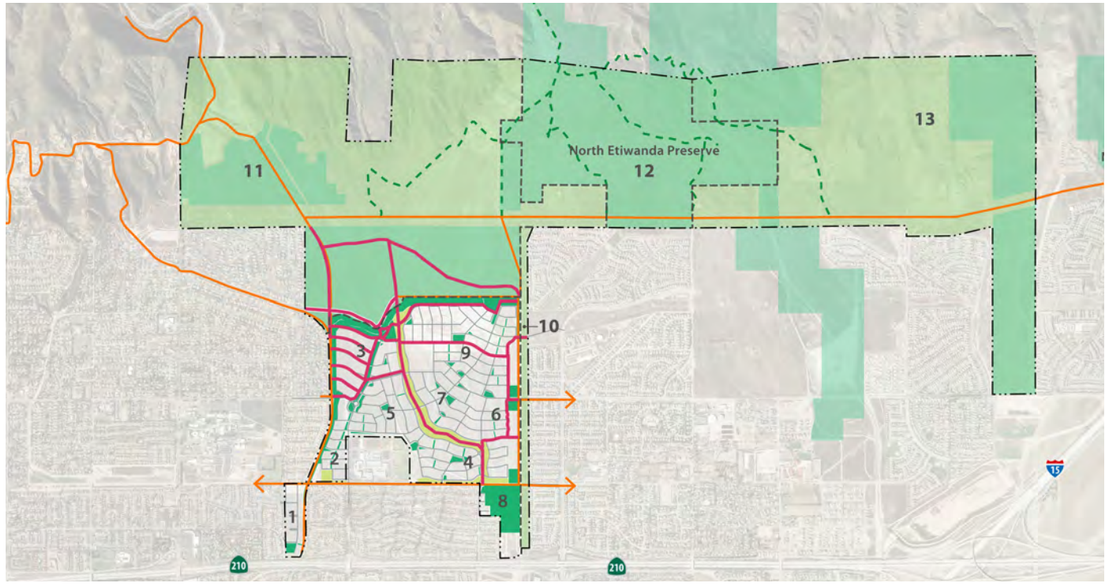


Figure 6.1.4B Master Plan of Trails



Notes

1 The locations of the trails within the unincorporated areas of the City's Sphere of Influence as shown in Figure CS-3 of the General Plan. They currently may not be constructed according to the City's standards.

Proposed Trail Network

In addition to and integrated with the street network is an extensive network of multipurpose trails, providing pedestrian, bicycle and equestrian access throughout the neighborhoods and connecting into the foothills above.

Trail Master Plan

Trails are required to be developed per the Trail Master Plan, and are organized into two classes: Neighborhood Area trails and Rural/Conservation Area trails. For trails within the Neighborhood Area, primary responsibility for the Trail Master Plan lies with the Master Developer. For trails within the Rural/Conservation Area, primary responsibility for the Trail Master Plan lies with the Land Manager. The Master Developer, the Land Manager and the City shall work collaboratively to ensure an integrated plan for the design, phasing and operation of the trail network.

The Trail Master Plan must address:

- Existing and proposed access points/trailheads
- Trailhead parking and amenities design
- Engineering details of trail sections
- Engineering details of trail intersections, crossings, overcrossings and undercrossings
- Signage design and placement plan

Trail Types

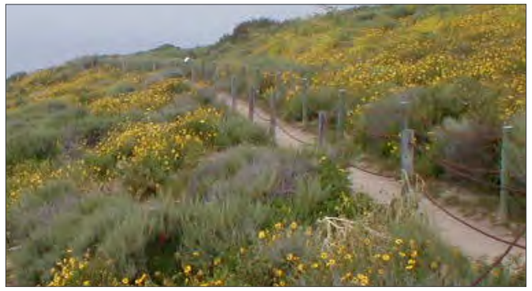
The variety of trail types to be developed by the Trail Master Plans are elaborated upon in the following spreads. The design standards for Rural/Conservation Area trails differ from the standards for trails within the Neighborhood Area. Both trails will refer to the City of Rancho Cucamonga Trail Implementation Plan for details. Seven trail types are defined herein, in addition to those already present.

Neighborhood Area Trails

- Type I, Channel Trails (existing)
- Type II, Neighborhood Area Trails (new)
- Type III, Streetscape Trails (new)
- Type IV, Class I Bike Ways (new)

Rural/Conservation Area Trails

- Type V, RCA Channel Trails (existing)
- Type VI, Rural/Conservation Area Trails (existing & new)
- Type VII, RCA Class I Bike Ways (new)



Type 1 Trails with fencing to protect conservation area



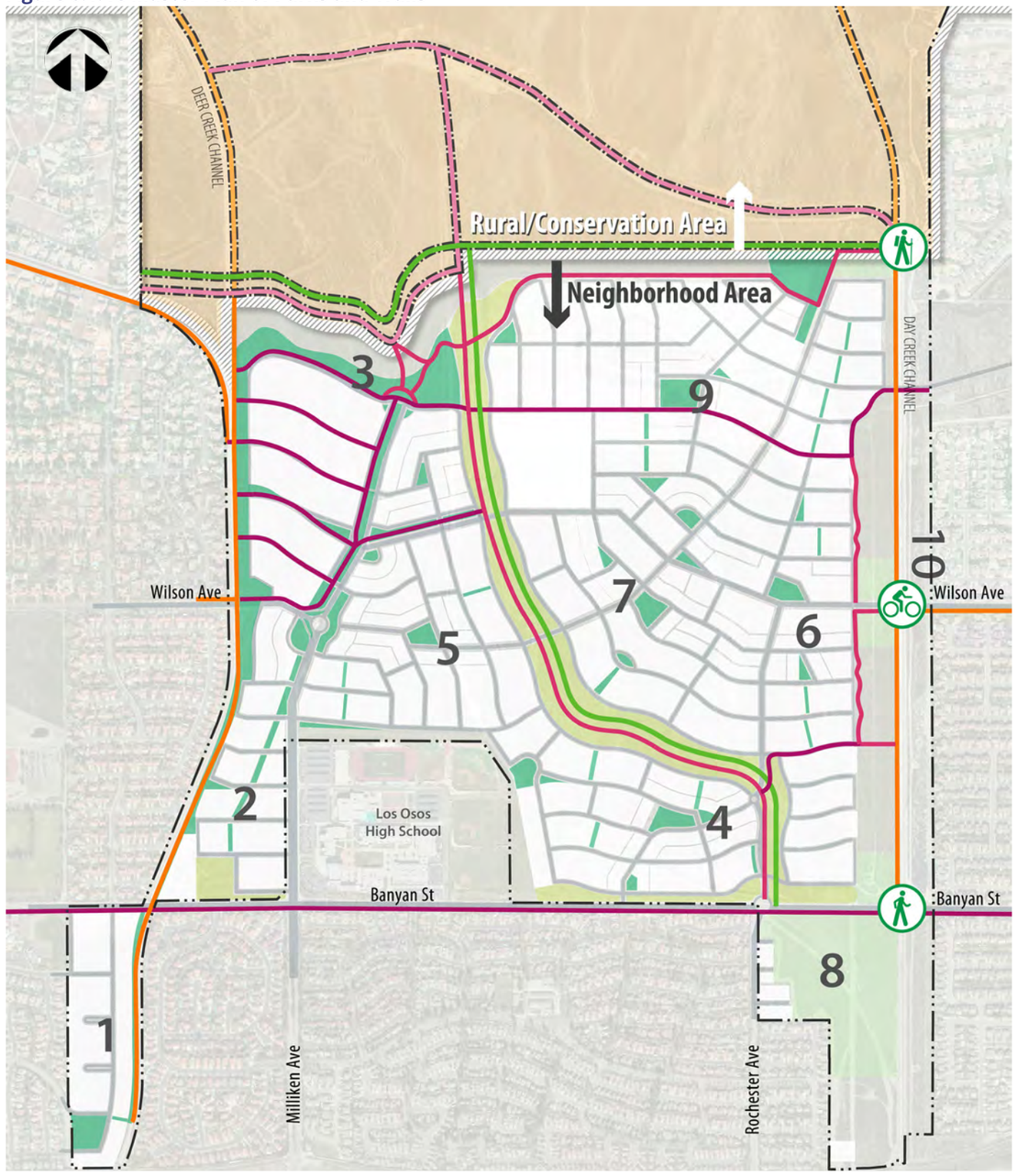
Multipurpose trails that function as equestrian paths

Trailheads

Trailheads and other points of access to the trail network should be well lit and include shaded benches and tables, drinking fountains (if feasible), restrooms, trash receptacles, bag dispensers (for pets), informational signage, and bike racks. Horse trailer parking must be provided at all trailheads that are accessible from a street.

- Trail Type I, Channel Trails
- Trail Type II, Neighborhood Area Trails
- Trail Type III, Streetscape Trails
- Trail Type IV, Class I Bike Way
- Trail Type V, RCA Channel Trails
- Trail Type VI, Rural/Conservation Area Trails
- Trail Type VII, RCA Class I Bike Ways
- Parks
- Trailheads

Figure 6.1.4C Master Plan of Parks and Trails

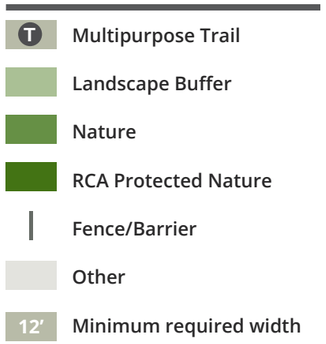


Neighborhood Area Trail Types

Trails within the Neighborhood Area are located and designed for use by pedestrians, runners, cyclists and equestrians with two primary intentions: 1) to provide neighborhood-to-neighborhood active transportation connections for recreation and daily travel; and 2) to provide access to trails within the Rural/Conservation Area and to the National Forest above. This conceptual plan of trails is intended to connect seamlessly to the existing and future multi-modal street network and existing trail network.

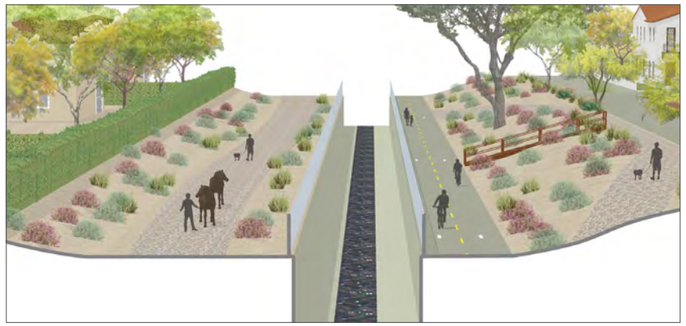


Equestrian Trails within Neighborhoods



Trail Type I, Channel Trails

The existing service access roads flanking the Deer Creek and Day Creek flood control channels are made available by the San Bernardino County Flood Control District for community recreational access and are designated by the City's general plan and Trail Implementation Plan as regional trails. This plan proposes to enhance those trails with edge landscaping as illustrated here, and by connecting them to new neighborhood streets.



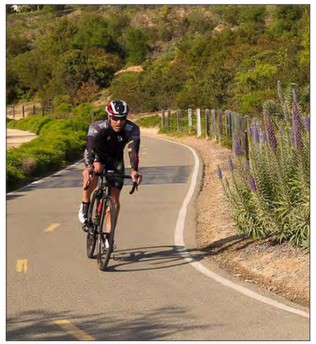
Adaptation of Existing Multipurpose Trails along Deer and Day Creek Channels

Trail Type II, Neighborhood Area Trails

This new trail type is at least 12 feet wide with 6 foot landscaped shoulders, with a stable, granular surface for use by hikers, runners, mountain bikers and equestrians. This type runs through the Camino de las Alturas, providing residents of Etiwanda Heights and the City at large with access through this major park and to the trails within the R/CA above.



New Multipurpose Trail in the Camino de las Alturas



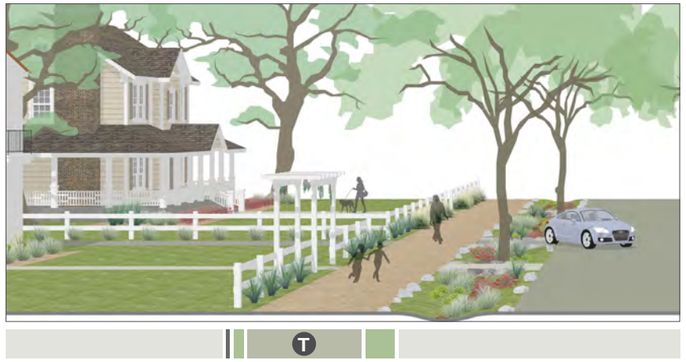
Class I bikeway



Class I bikeway



Multipurpose trail



New Multipurpose Trail integrated into the Neighborhood Area street network

Trail Type III, Streetscape Trails

Streets within Sub-Area 3 and one street in Sub-Area 9 include sidewalks on one side and multi-purpose trails for pedestrians and equestrians along the other side, connecting to the enhanced Deer Creek Channel Trail to the west and a new Type II Trail within the central drainage greenway of Sub-Area 3 on the east. These trails thread this rural trail type into this unique neighborhood area, providing a strong semi-rural design character and accommodating horses as well as pedestrians.

Trail Type IV, Class I Bike Ways

This broad Class 1 bikeway is at least 12 feet wide, with landscaped shoulders at least 6 feet wide transitioning to adjoining park areas. It connects the Class II bike lanes of Banyan Street though the Camino de las Alturas with Class I connectors to neighborhood streets to the east and west, and northward to Type VI Trails within the proposed Etiwanda Heights Preserve and the trail network of the Rural/ Conservation Area to the north.

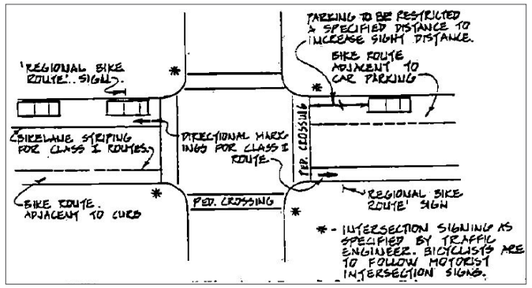


Typical Class I Bikeway running through the Camino de las Alturas

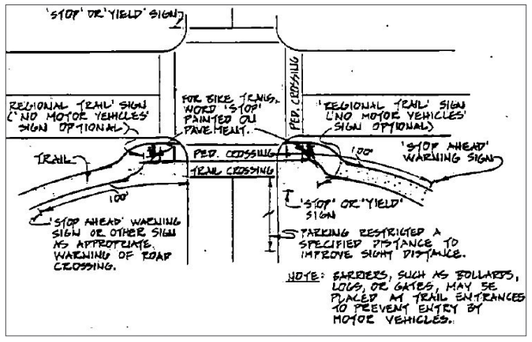
Trail Master Plan - Neighborhood Area

As noted above, the trail network plan in this section is conceptual in nature, describing the intended function, connectivity and design character of the Etiwanda Heights trail network. At the time of preparation of Precise Neighborhood Master Plans for the initial phases of development within the Neighborhood Area, the Master Developer - in collaboration with the Land Manager, City of Rancho Cucamonga, San Bernardino County Flood Control Agency and others - shall prepare a Trail Master Plan for the entire Neighborhood Area.

The Trail Master Plan shall be comparable in content and level of detail to the City's existing Trail Implementation Plan, utilizing standards and details where appropriate and developing new where appropriate to meet the design intent of this plan.



Typical Signing: On street Bike Route Crossing (TIP 6.6.11)



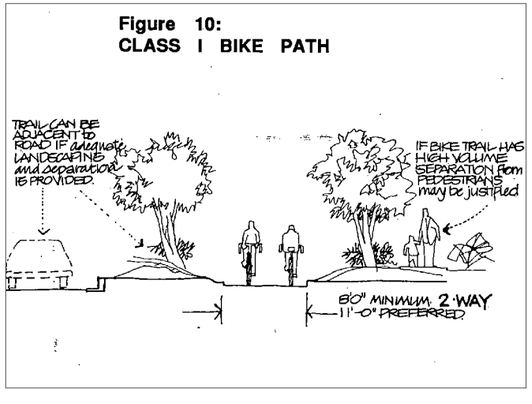
Typical Signing: Trail Crossing at Intersection (TIP 6.6.11)



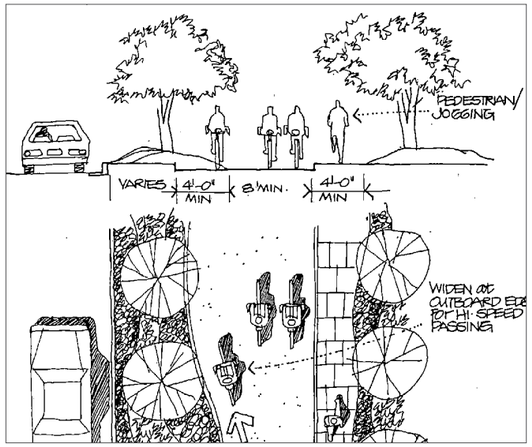
Multi-modal Trail Intersection with Pedestrian Path



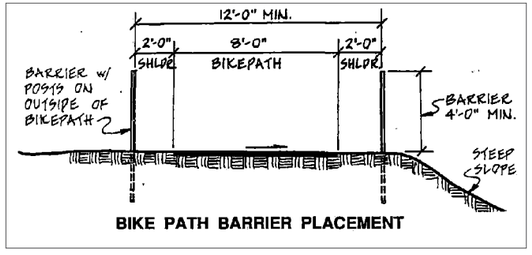
Bike Lanes protected by curbed buffer



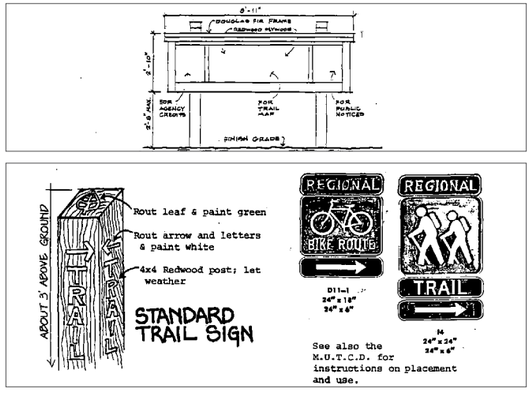
Class I Bike Path is typically surrounded by landscape buffer



Alternate Class I Bike Path incorporating pedestrian path



Barriers require extra 2' shoulder before the minimum width



Trailhead Signs and Directional Signs

Trail Signage Plan

The Trail Master Plan shall provide a comprehensive signage master plan, including directional, regulatory and, where appropriate, habitat and cultural heritage interpretive signage. Signage shall include:

- Directional signage leading residents and visitors to trailheads, entry points and parking facilities from the surrounding street network.
- Signage along trails providing directions to nearby neighborhoods, parks, commercial and civic facilities, and trails leading to the Rural/Conservation Area.
- Regulatory signage identifying allowed and prohibited uses of each trail and hours of operation, if applicable.
- Informational signage with contact information for trail maintenance and security officials.



Directional Signs



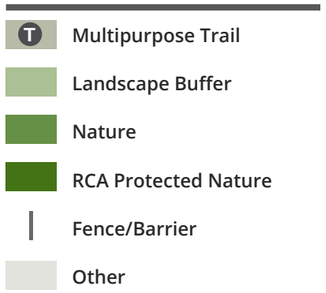
Trailhead Signs

Rural/Conservation Area Trail Types

Trails within the Rural/Conservation Area are located, designed and managed for use by pedestrians, runners, cyclists and equestrians with two primary intentions: 1) to enable recreational access to and through the area, connecting to the National Forest above; and 2) to provide access and education for appreciation of the natural habitats and cultural history of the area.

Balancing these objectives with protection of precious natural and cultural resources and the privacy of rural residents is the primary challenge the Trail Master Plan must resolve.

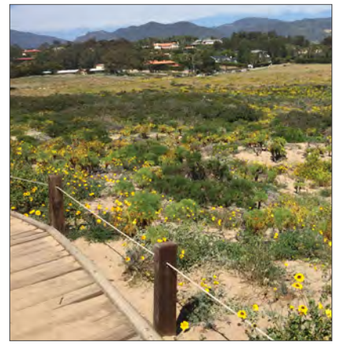




Rural/Conservation trails require restrictions on access



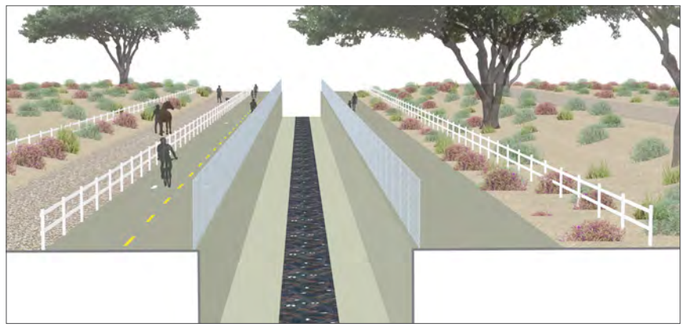




Access and Passage is controlled in Rural/Conservation Area

Trail Type V, RCA Channel Trails

This Trail type is substantially the same as Type I, above, but with the addition of fencing and signage to control lateral access from the trail to adjoining natural habitat and cultural resources. The Trail Master Plan shall provide a combination of physical barriers, informational and regulatory signage, and active security patrols to ensure the protection of those valuable resources.





Adaptation of Existing Multipurpose Trails along Deer and Day Creek Channels





New Multipurpose Trail integrated into the Neighborhood Area street network

Trail Type VI, RCA Class I Bike Ways

This Trail type is substantially the same as Type III, above, but with the addition of fencing and signage to control lateral access from the trail to adjoining natural habitat and cultural resources. The Trail Master Plan shall provide a combination of physical barriers, informational and regulatory signage, and active security patrols to ensure the protection of those valuable resources.

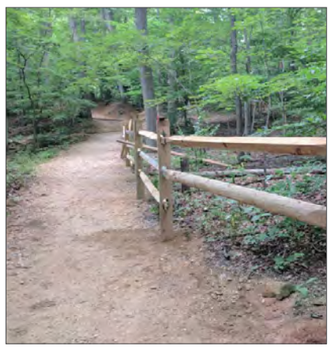
Trail Type VI, Rural/ Conservation Area Trails

This Trail type is substantially the same as Type II, above, but with the addition of fencing and signage to control lateral access from the trail to adjoining natural habitat and cultural resources. The Trail Master Plan shall provide a combination of physical barriers, informational and regulatory signage, and active security patrols to ensure the protection of those valuable resources.

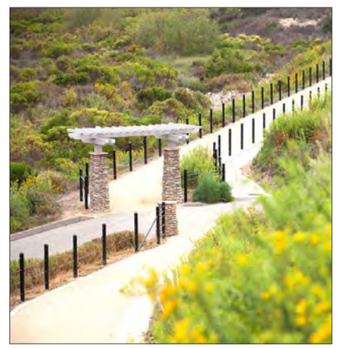




New Multipurpose Trail in the Camino de las Alturas







There should be a landscaped barrier between the path and the fence, and fence materials should be organic materials, such as wood.

Trail Master Plan - Rural/Conservation Area

As noted above, the trail network plan in this section is conceptual in nature, describing the intended function, connectivity and design character of the Etiwanda Heights trail network. At the time of preparation of the Conservation Management Plan, the Land Manager - in collaboration with the Master Developer, City of Rancho Cucamonga, San Bernardino County Flood Control Agency property owners and others- shall prepare a Trail Master Plan for the entire Rural/Conservation Area, including existing and future habitat preserves and access points to the San Bernardino National Forest to the north.

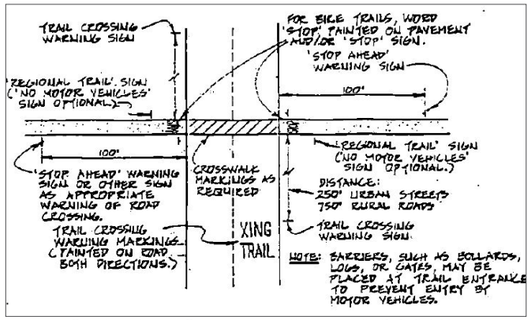
The Trail Master Plan shall be comparable in content and level of detail to the City's existing Trail Implementation Plan, utilizing standards and details where appropriate and developing new where appropriate to meet the design intent of this plan.



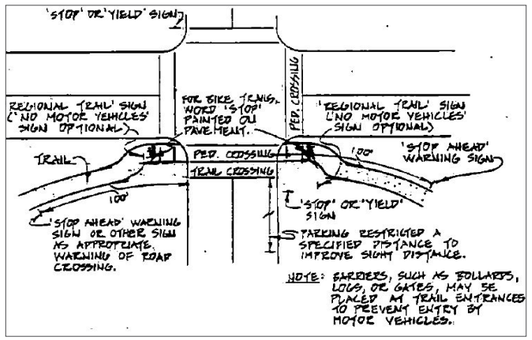
Trail node with Signage



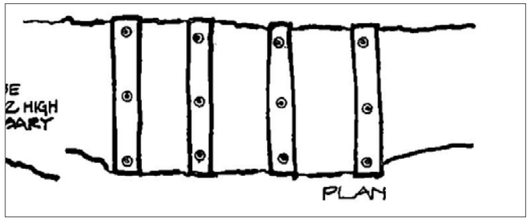
Trailhead with Signage

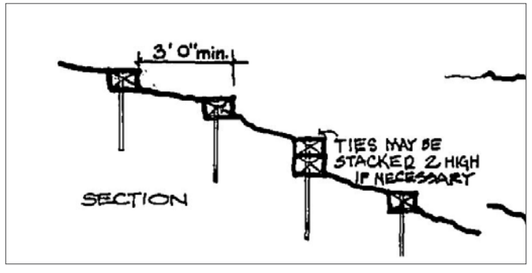


Typical Signing: Trail Crossing at Midblock (TIP 6.6.11)

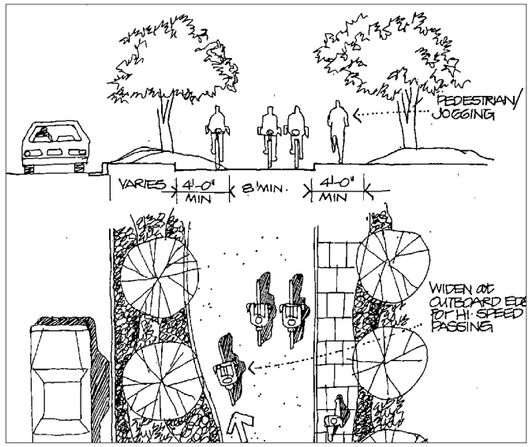


Typical Signing: Trail Crossing at Intersection (TIP 6.6.11)

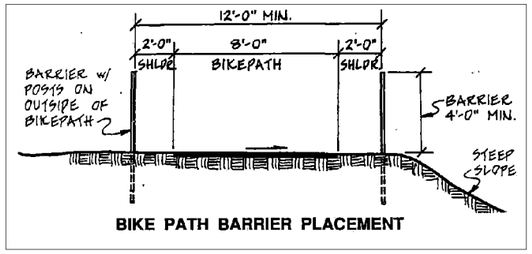




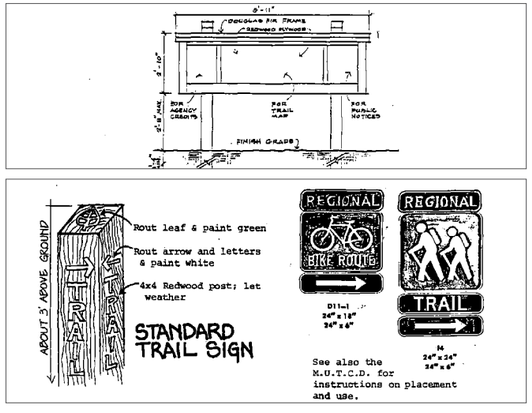
Design Standards for steeply inclined paths (TIP 6.2.1)



Alternate Class I Bike Path incorporating pedestrian path



Barriers require extra 2' shoulder before the minimum width



Trailhead Signs and Directional Signs

Trail Signage Plan

The Trail Master Plan shall provide a comprehensive signage master plan, including directional, regulatory and habitat and cultural heritage interpretive signage. Signage shall include:

- Directional signage leading residents and visitors to trailheads, entry points and parking facilities from the surrounding street network.
- Signage along trails providing directions to nearby neighborhoods.
- Interpretive signage and displays presenting information about natural habitats and Native American cultural history of the area.
- Regulatory signage identifying allowed and prohibited uses of each trail, access restrictions, and hours of operation.
- Informational signage with contact information for trail maintenance and security officials.



Two Way Bike Path with Shoulders and Barriers



Habitat Interpretive / Regulatory Sign

6.1.5 Public Transit

Existing Transit System

Omnitrans operates four fixed-route bus lines that serve the vicinity of the Plan Area, as well as providing a demand-responsive service. Fixed-routes are:

a. Route 67. (Montclair-Base Line-Fontana). This route runs from the Montclair Transit Center east to the Metrolink Station in Fontana, serving Rancho Cucamonga via Base Line Road.

b. Route 68 (Chino-Montclair-Chaffey College). This route runs from the Chino Transit Center north through Ontario, Montclair, Upland, and Rancho Cucamonga, ending at Chaffey College in Rancho Cucamonga. This route provides service mostly along Arrow Route, and Haven Avenue in Rancho Cucamonga.

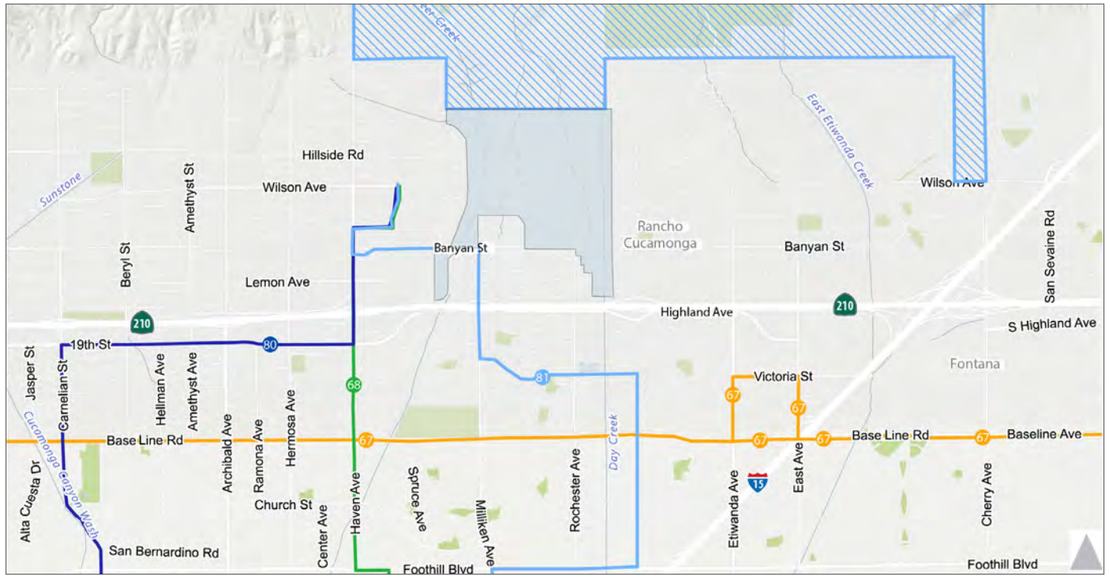
c. Route 80 (Montclair-Ontario Convention Center-Chaffey College). This route runs from the Montclair Transit Center south to the Ontario International Airport, then north to Chaffey College. In Rancho Cucamonga this route provides service along Vineyard Avenue, 19th Street, and Haven Avenue.

d. Route 81 (Ontario-Ontario Mills-Chaffey College). This route runs from the Ontario Civic Center to Colony High School and to Chaffey College. In Rancho Cucamonga, service is provided mostly along Milliken Avenue, Foothill Boulevard, Day Creek Boulevard, and Haven Avenue.

Bus stops near the Project Site include stops at Chaffey College, stops at Milliken Avenue and Banyan Street, three stops along Banyan Street between Milliken Avenue and Haven Avenue, as well as a stop at Haven Avenue and Banyan Avenue. A map of routes that operate in this area is shown in ***Figure 6.1.5***, Transit Routes, shown below.

Rancho Cucamonga is also served by the Metrolink San Bernardino Line, which provides service between San Bernardino and Union Station in Los Angeles serving many other communities along the way.

Figure 6.1.5 Existing Public Transit



Route 67
Route 68
Route 80
Route 81
Rural/Conservation Area
Neighborhood Area

6.2 Grading

6.2.1 Concept Grading Plan

The proposed grading for the Plan will be limited to the Neighborhood Area (NA). Grading in the Rural/Conservation Area or utility easements under the Plan may occur in very limited circumstances such as limited rural site development and access roads and minor remedial grading, with cuts and fills not exceeding 3 feet.

The Neighborhood Area grading concept prioritizes sensitivity to on-site natural landforms, introduction of a highly connective street network and implementation of grading and drainage Best Management Practices (BMP's). It takes into consideration existing natural and man-made land forms, including antiquated flood control levees, abandoned sand/gravel quarry and drainage tributaries.

- The existing north-south Deer/Day Separation Levee will be removed and existing channel to the east filled in, but in a fashion that will maintain the existing drainage divide between Deer Creek and Day Creek;
- The Deer Creek wash levee will also be removed, and the wash will be modified to a channeled greenway;
- A Day Creek channeled greenway will be established as the central organizing space of the Neighborhood Area;
- The gravel quarry area will be leveled out;
- Detention basins will be established in the form of joint-use park ponds throughout the Neighborhood Area;
- New/modified detention basins establish at the north side of Banyan Street.

Apart from the levee removal and fills and the quarry modifications, site grading is expected to closely match existing surfaces. The approximately 790-acre Neighborhood Area will be graded with a primary emphasis on establishing roadways, blocks, drainage ways, parks and school and building sites.

The existing quarry bottom has grades ranging from 4% to 6+%. The existing large mounds within the quarry rise 25' to 35' vertically and have 2:1 side slopes. The quarry is located within Phase 9 of the Neighborhood Area and the proposed rough grading scheme is depicted in ***Figure 6.2.2***.

Most of the rest of the Neighborhood Area exists on ~6% slopes, with the proposed street grid generally oriented so the east-west streets and lanes are sloping in the 1-2% range. The traditional urban design with rear lanes creates a unique departure from the conventional mass-graded-terrace schema where all lots must drain to the street. To retain the essential topography and character of the site and to significantly reduce earth moving, downhill lots must drain to a rear alley or drainage easement. This concept is depicted in ***Figure 6.2.3 A and B***.

The grading of the Plan Area will be phased to the extent practical to keep impacts from grading to a minimum at any given time. Grading is proposed to be done in phases as depicted on ***Table 6.2.1***. Rough grading volumes of cut and fill, and maximum feet of cut or fill by phase are also depicted in ***Figure 6.2.1***. The estimated volume of basic grading for the entire Neighborhood Area is anticipated to be approximately 1.5 million cubic yards of cut earthwork and approximately 1.5 million cubic yards of fill earthwork. The conceptual grading of the site is anticipated to balance on site (equal cut and fill) with no need for import or export.

TABLE 6.2 GRADING VOLUMES

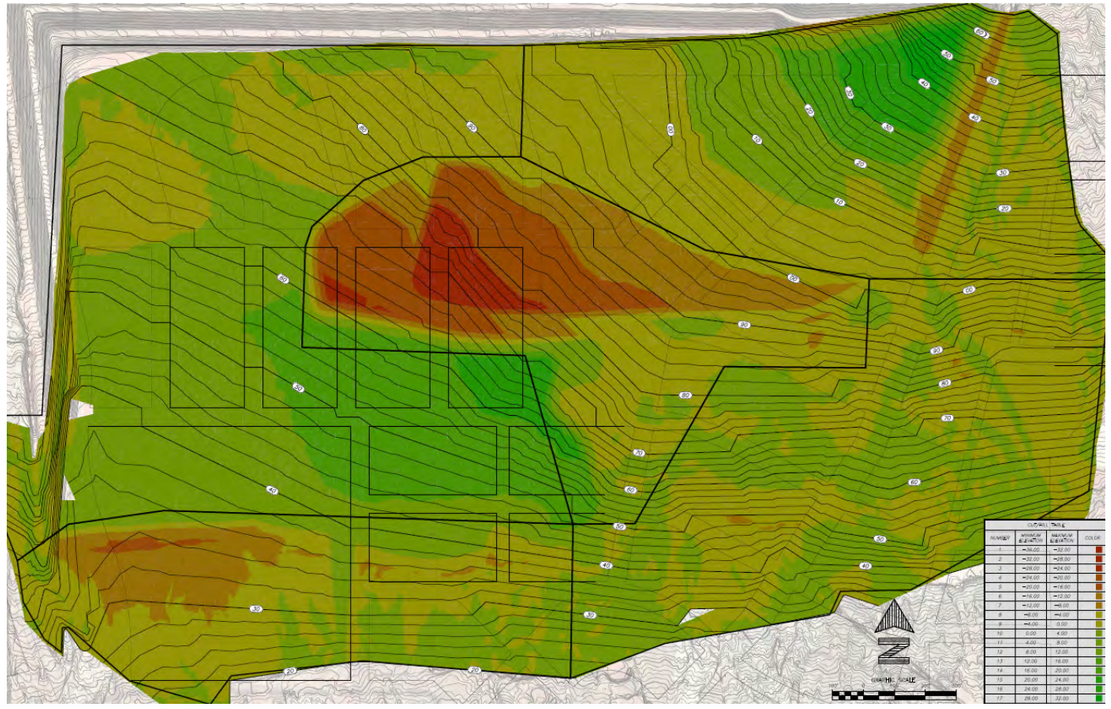
Sub-area	Max Cut FT	Total Cut CY	Max Fill FT	Total Fill CY	Net Cut/Fill CT
1	3	(14,490)	5	14,490	-
2	7	(44,690)	10	57,890	13,200
3	10	(104,235)	15	186,370	82,135
4	10	(245,560)	7	119,960	(125,600)
5	10	(196,850)	7	115,450	(81,400)
6	3	(54,810)	5	54,810	-
7	3	(35,280)	5	35,280	-
8	15	(93,520)	15	93,520	-
9	30	(622,300)	31	733,965	111,665
Totals		(1,411,735)		1,411,735	0

Figure 6.2.1 Conceptual Grading Plan



6.2.2 Sub-area 9 Grading Concept Plan (Former Gravel Mine)

Figure 6.2.2 Conceptual Grading Plan for Sub-area 9



		Maximum Elevation	Maximum Elevation			Maximum Elevation	Maximum Elevation
	1	-36.00	-32.00		8	-8.00	-4.00
	2	-32.00	-28.00		9	-4.00	0.00
	3	-28.00	-24.00		10	0.00	4.00
	4	-24.00	-20.00		11	4.00	8.00
	5	-20.00	-16.00		12	8.00	12.00
	6	-16.00	-12.00		13	12.00	16.00
	7	-12.00	-8.00		14	16.00	20.00
					15	20.00	24.00
					16	24.00	28.00
					17	28.00	32.00

Sub-area 9 – the former Hanson gravel mine – is the only part of Etiwanda Heights, with the exception of the removal of two antiquated levees as shown on ***Figure 6.2.1***, where large area mass grading and deep cuts or fills are anticipated. Export from other sub-areas will be placed here as the unconsolidated fills from the mining operation are excavated and recompacted in preparation for development. Existing hillocks will be cut down and the low northwest corner of the area will receive large fills to rework stormwater drainage and reduce the height of the former mine cut slopes.

In the illustration above, red/orange indicates cuts greater than 5 feet and yellow/green indicates fills greater than that depth.

6.2.3 Concept Grading Sections Typical Residential Blocks

To reduce the quantities of grading and associated noise and air quality impacts, and to retain the natural rural foothill topography to the extent feasible, residential blocks will be "contour graded", conforming as closely as practical to the natural grades of the site. Lots will be provided with rear lanes and/or drainage easements mid-block, so that "downhill lots" may drain downhill to the lane or easement rather than requiring mass grading to force stormwater uphill to the neighborhood street. The cross sections below illustrate the relative quantities of cut (red) and fill (blue) for this strategy compared to a more conventional suburban terraced grading.

Figure 6.2.3A Conceptual Cross Sections through Estate Lots

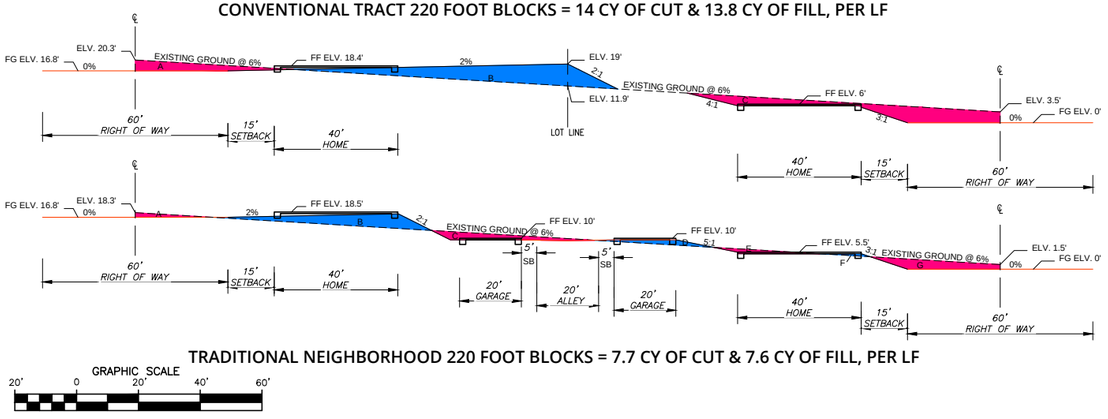
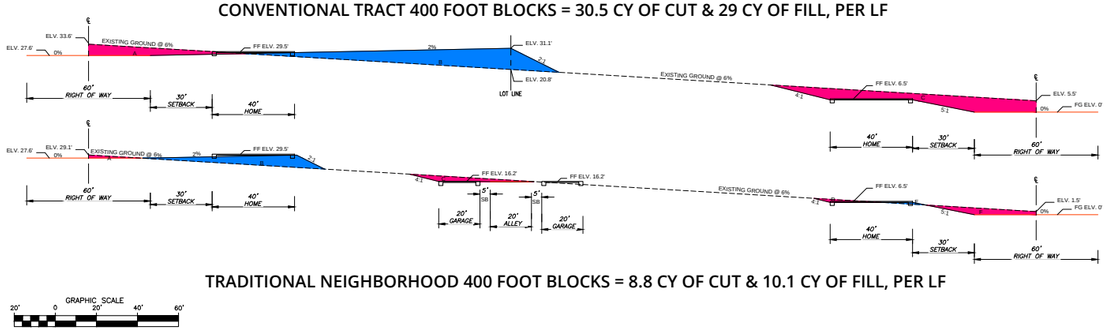


Figure 6.2.3B Conceptual Cross Sections through Medium Lots



6.3 Stormwater

6.3.1 Goals, Policies & Program

The City of Rancho Cucamonga has identified the following goals and policies relating to the drainage infrastructure for Stormwater resources in the General Plan:

GOAL RC-2: Provide adequate, reliable and sustainable water supplies to the community.

Policy RC-2.1: In consultation with the Cucamonga Valley Water District and other agencies, designate appropriate land use patterns and take suitable actions to protect major areas within the Plan Area that are critical to replenishment of groundwater supplies and local surface waters.

Policy RC-2.4: Promote the protection of natural stream courses from erosion and from polluted urban runoff.

Policy RC-2.6: Where it is consistent with public safety priorities, take actions to retain natural drainage courses within the Planning Area.

GOAL PS-7: Provide adequate and appropriately designed storm drainage and flood control facilities to minimize the risk of flooding.

Policy PS-7.1: Continue to upgrade and expand the flood control system so that the community is protected from flooding.

Policy PS-7.2: Continue to maintain and improve the City's flood control system and upstream tributary areas.

Policy PS-7.3: Provide input on the level of development intensity and conservation practices within the City's Sphere of Influence area and the San Bernardino National Forest.

Policy PS-7.4: Maintain structural and operational integrity of essential public facilities in the event of a flooding hazard, and locate new facilities outside of flood hazard zones.

Policy PF-5.2: Support the efforts of the CVWD and San Bernardino County agencies to provide and expand water treatment facilities to treat local water sources from canyon surface waters and groundwater.

6.3.2 Background

The City of Rancho Cucamonga has adopted two drainage master plans for the eastern and the western sections of the City. The City Master Plan of Drainage-Westside Area applies to the area located primarily between the Deer Creek Channel on the east and the Cucamonga Channel on the west. The Etiwanda/San Sevaine Area Drainage Policy, with its associated Etiwanda Area Master Plan of Drainage, identifies drainage facilities and fees for the area located along the western side of Etiwanda Avenue to the easterly City limits north of 4th Street.

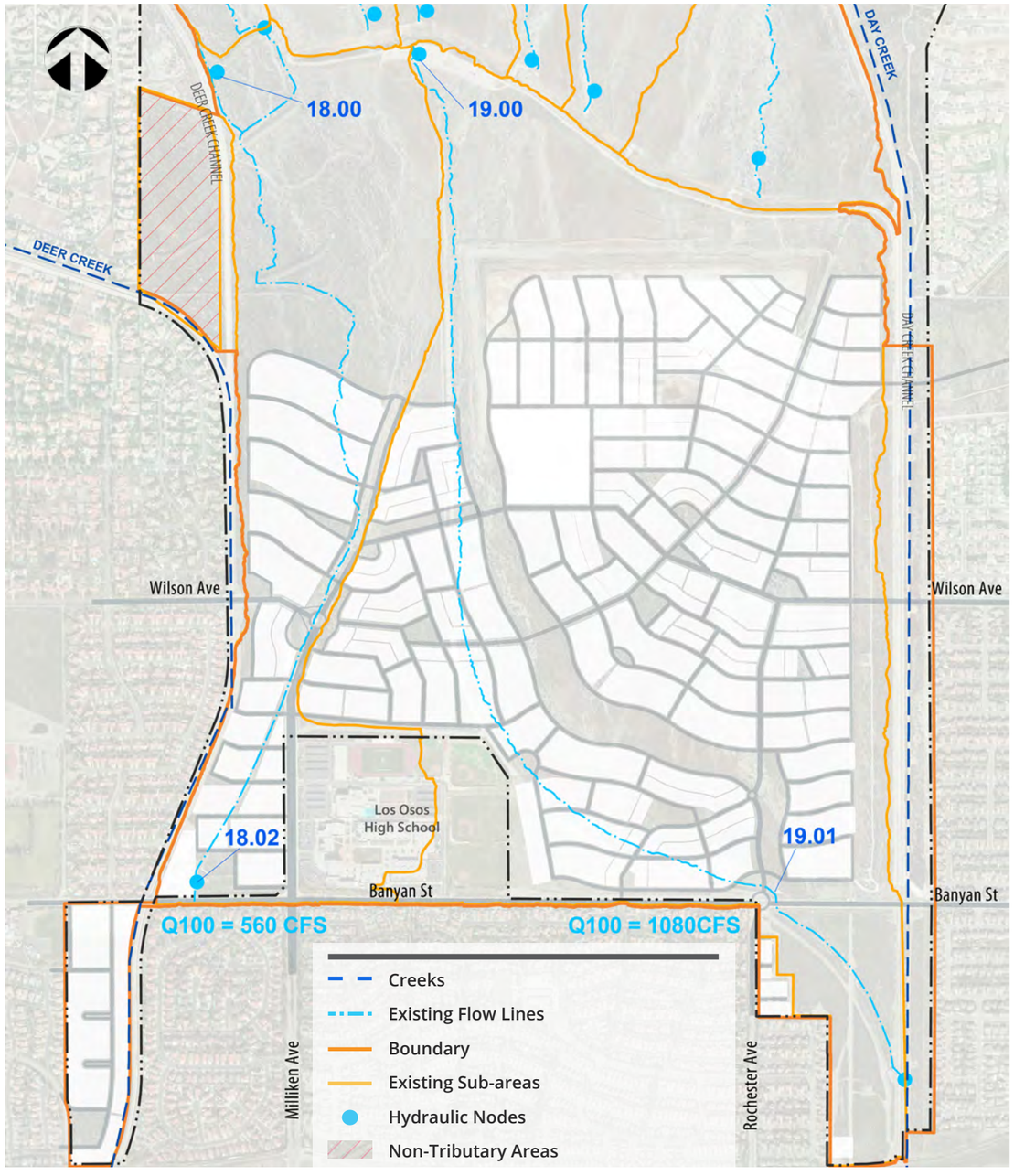
The project area is not currently in the City boundary and is therefore not covered by the two drainage master plans. As such, a storm drainage system as outlined in this Plan will need to be constructed. Developers in these areas are responsible for completing the necessary drainage facilities not covered by the City's drainage master plans. The City's drainage facilities connect to the regional storm drainage system owned and maintained by the San Bernardino County Department of Public Works, which includes channelized creeks, debris basins and spreading grounds. The City reviews drainage plans prepared by developers for planned City maintained facilities based on City standards and the County reviews drainage plans for planned County maintained facilities based on County standards.

6.3.3 Existing Conditions

The Neighborhood Area is located on alluvial fan formations (approximated 5% grade) that are part of two major watersheds: the Deer Canyon and Day Canyon watersheds. Both watersheds are separated by a levee that runs north to south within the Neighborhood Area. The portions of the site in the Deer Canyon watershed generally drain southwesterly into the Deer Creek Channel, which runs along the western boundary of the project site, while the portions of the site in the Day Canyon watershed generally drain southeasterly into the Day Creek Channel, which runs along the eastern boundary of the project site. An existing levee and series of debris/detention basins that run west to east, detain and divert the runoff from off-site mountain and foothill areas to the Day Creek Channel. The main discharge points are located at the southeast and southwest corners of the site at and under Banyan Street. See ***Figure 6.3.3*** for existing on-site drainage conditions.

There are four culverts (three 72-inch and one 96-inch) near the southeast corner of the Neighborhood Area to convey the storm water discharge from within the Day Canyon watershed under Banyan Street. This flow continues downstream and discharges into Day Creek Channel. Stormwater discharge of the Neighborhood Area that is part of the Deer Canyon watershed drains via an existing detention basin and continues southwesterly to another culvert pipe that runs under Banyan Street and the runoff ultimately discharges to the Deer Creek Channel.

Figure 6.3.3 Existing Stormwater Conditions



6.3.4 Conceptual Plan

Deer Creek Wash through the Neighborhood Area is proposed to be improved within the general current alignment. The grading of the greenway will be completed to reflect a flattened, natural, wide, earthen, channel that terminates at the existing detention basin at Banyan Street. The Day Creek sub-watershed areas are proposed to generally drain into a large new greenway that will have a flattened, natural, wide, earthen, channel that terminates at proposed detention basins at the north side of Banyan Street.

Detention basins, park ponds, on-street bioswales, and alley French drains are proposed throughout the Neighborhood Area as an integrated and distributed rainwater treatment and conveyance system. The distributed system components will ensure that peak flows are not increased in the development condition and do not have flood hazard impacts to the drainage structures at the southeast and southwest discharge locations. The system is sized to safely pass the 100-year, 24- hour storm while providing extensive water quality treatment for lesser rainfall events. Where needed, conventional catch basins and storm drain laterals shall be sized in accordance with San Bernardino County design guidelines and will be located to keep the 10-year flow below the top of curb and the 100-year flow below the right of way. Please refer to ***Figure 6.3.4*** for proposed drainage facilities locations and sizes, and ***Table 6.3.4*** for stormwater detention estimates.

Water Quality

The Neighborhood Area is currently undeveloped with no existing water quality systems or structures in place beyond an existing detention pond. The distributed system components of detention basins, park ponds, on-street bioswales, and French drains in access lanes that are proposed throughout the Neighborhood Area serve as an integrated and distributed rainwater treatment and conveyance system that will control, detain, and infiltrate rainwater such that no increased runoff will enter the surrounding storm drain systems. As a result, there will be no negative impact to quality of downstream water bodies, and up to 80% of annual rainfall will be filtered and contribute to groundwater recharge.

- **Park Ponds**
- **Banyan Ponds**
- **Pipes**
- **Main Greenways**
- **Sub-areas**

Figure 6.3.4 Conceptual Stormwater Network

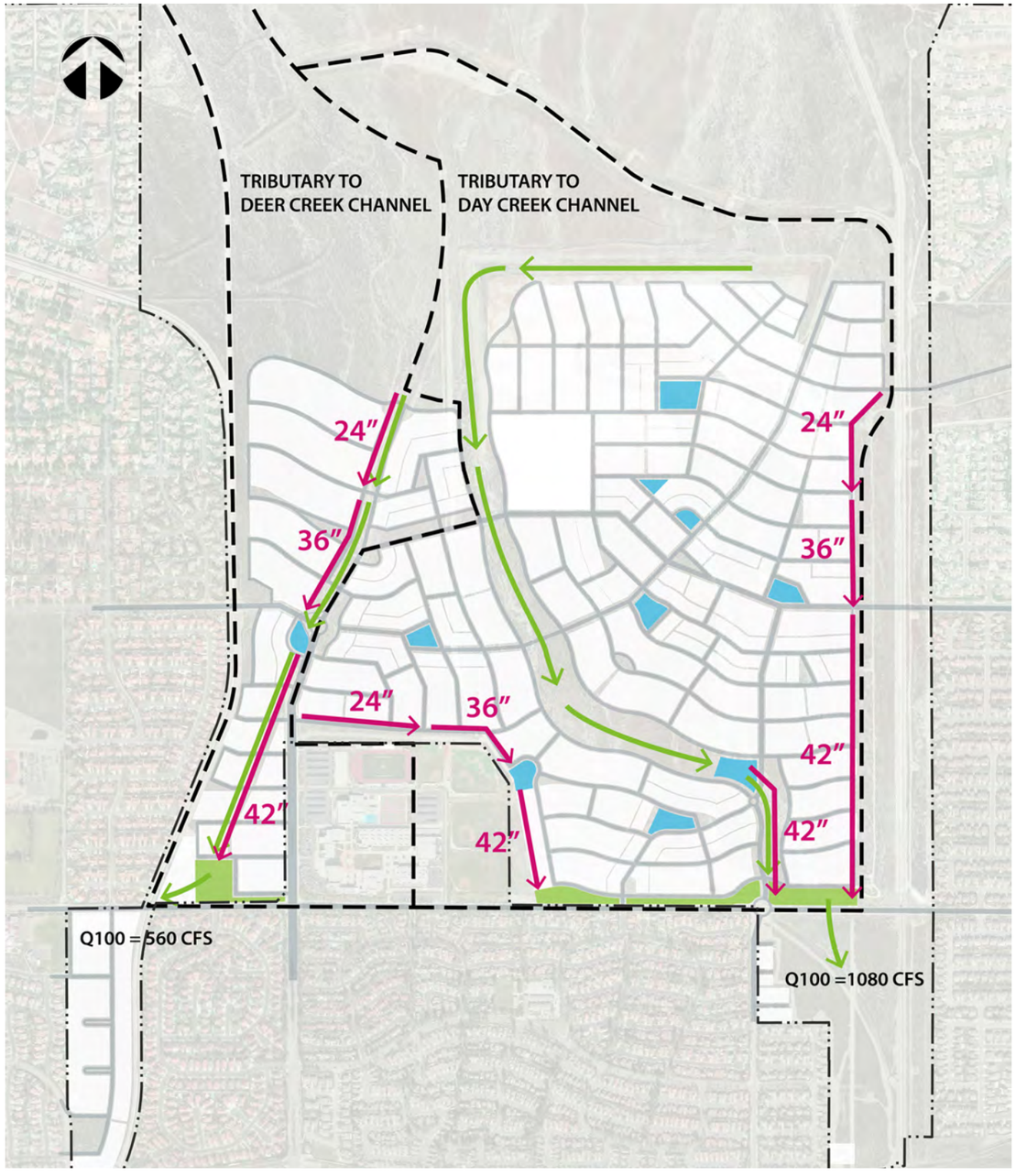


TABLE 6.3.4 CONCEPTUAL STORMWATER NETWORK

Type	Clarify	RW	Hydraulic Capacity		Detention (CF/LF)	LF of E-W Streets - Deer Creek	Detention Retention Deer Creek	LF of E-W Streets - Day Creek	Detention Retention Day Creek	
			5% L Slope	1% L Slope	1% L Slope					
Milliken Entry	Existing	120			0	800	-	-	-	
NGHD Ave 1	Wilson, Rochester W/ Bike Lines	84	420	180	7.5	700	5,250	4,500	33,750	
NGHD Ave 2	Wilson	82	240	180	7.5	600	4,500	1,500	11,250	
Main street	Wilson Main street	84	370	170	0	-	-	1,600	-	
NGHD Street 1	Bioswale	60	370	170	3.5	5,900	20,650	39,800	139,300	
NGHD Street 1	Rain garden	60	370	170	3.5	-	-	-	-	
NGHD Street 1	Cal Gold Bio	60	370	170	3.5	-	-	-	-	
NGHD Street 1	Wide Bio 18 + 7	70	370	170	19	-	-	-	-	
NGHD Street 1	Wide Bio 18 + 7	70	370	170	19	-	-	-	-	
NGHD Street 2	Wide Bio 23 + 10	66	370	170	27	1,000	27,000	-	-	
NGHD Street 2	Trail Bio 10 + 10	66	370	170	7.5	5,250	39,375	-	-	
NGHD Street 2	Wide Bio 16 + 10	66	370	170	18	-	-	-	-	
Edge Lane	Gravel Pit	41	185	85	0	-	-	-	-	
NGHD Edge Lane	Utility Easement	32	185	85	0	-	-	-	-	
NGHD Edge Drive	Greenways	52	370	170	3.7	-	-	3,800	14,060	
Alley	French Drain	30	55	25	6	12,000	72,000	39,800	238,800	
Sub-Total Streets Detention							168,775		437,160	CF
Banyan Basins 5'D							150,000		450,000	CF
Park Ponds 1.5'D							22,500		180,000	CF
Total Detention Provided							341,275		1,067,160	CF
							7.8		24.5	AF
Total Detention Required							5.8		23.8	AF

6.4 Water

6.4.1 Goals, Policies & Programs

The City of Rancho Cucamonga has identified the following goals and policies relating to the water infrastructure in the General Plan:

GOAL PF-5: Ensure provision of water infrastructure to support future growth needs and existing development.

Policy PF-5.1: Support programs of the Cucamonga Valley Water District (CVWD) that make every practical effort to minimize leaks in the water and recycled water distribution systems, through regular monitoring and maintenance.

Policy PF-5.2: Support the efforts of the CVWD and San Bernardino County agencies to provide and expand water treatment facilities to treat local water sources from canyon surface waters and groundwater.

6.4.2 Existing Supply & Use

Provider. Potable water will be provided to the Neighborhood Area (NA) by the Cucamonga Valley Water District. (CVWD). CVWD's potable water supply sources include groundwater from the Chino Basin and the Cucamonga Basin, surface water from three tunnel sources, and imported water purchased from the Inland Empire Utilities Agency (IEUA). The District has rights to six sources of canyon/surface water supplies. Currently, only three of the sources are utilized. In addition, CVWD can receive potable water during emergencies through interconnections from the Fontana Water Company and the City of Upland.

Groundwater Sources. CVWD currently operates 12 active groundwater wells in the Chino Basin. CVWD plans to continue operating these wells and will construct replacement wells as necessary to maintain water production capacities required to meet customer demands.

Water Supply Management. The CVWD Domestic Water System is comprised of eight main pressure zones supplied by groundwater wells, treated surface water, and imported water. Some of the pressure zones are further divided into smaller pressure zones to optimize delivery. The water system includes reservoir storage throughout the system, booster pump stations, and pressure regulating valve (PRV) stations that transfer water between zones.

CVWD's water system includes disinfection facilities and two active treatment facilities to treat imported water from the State Water Project and water from the Cucamonga Canyon and Day/East Canyon tunnel sources. These facilities allow CVWD to treat and distribute potable water which complies with all state and federal safe drinking water regulations. Disinfection, not treatment, is required for water produced from Deer Canyon through Hermosa Tunnel because it is considered groundwater and meets State requirements.

CVWD has developed a Domestic Water System Hydraulic Model of the entire water supply and distribution system. This model will be utilized by CVWD staff and/or consultants to properly size the facilities for each phase of the Plan, at developers' cost.

Water Conservation. CVWD has a water shortage contingency plan in the event that the available supply falls below the demand levels. The District's contingency plan incorporates seven stages that begins with Stage 1 action, where the district encourages water use efficiency and can escalate to Stage 7 action that would require users to reduce their water usage by 50% and eliminate all non-essential outdoor water in the event of a water crisis or catastrophic event. The water shortage contingency plan is outlined in the District's 2015 Urban Water Management Plan.

6.4.3 Existing Supply System

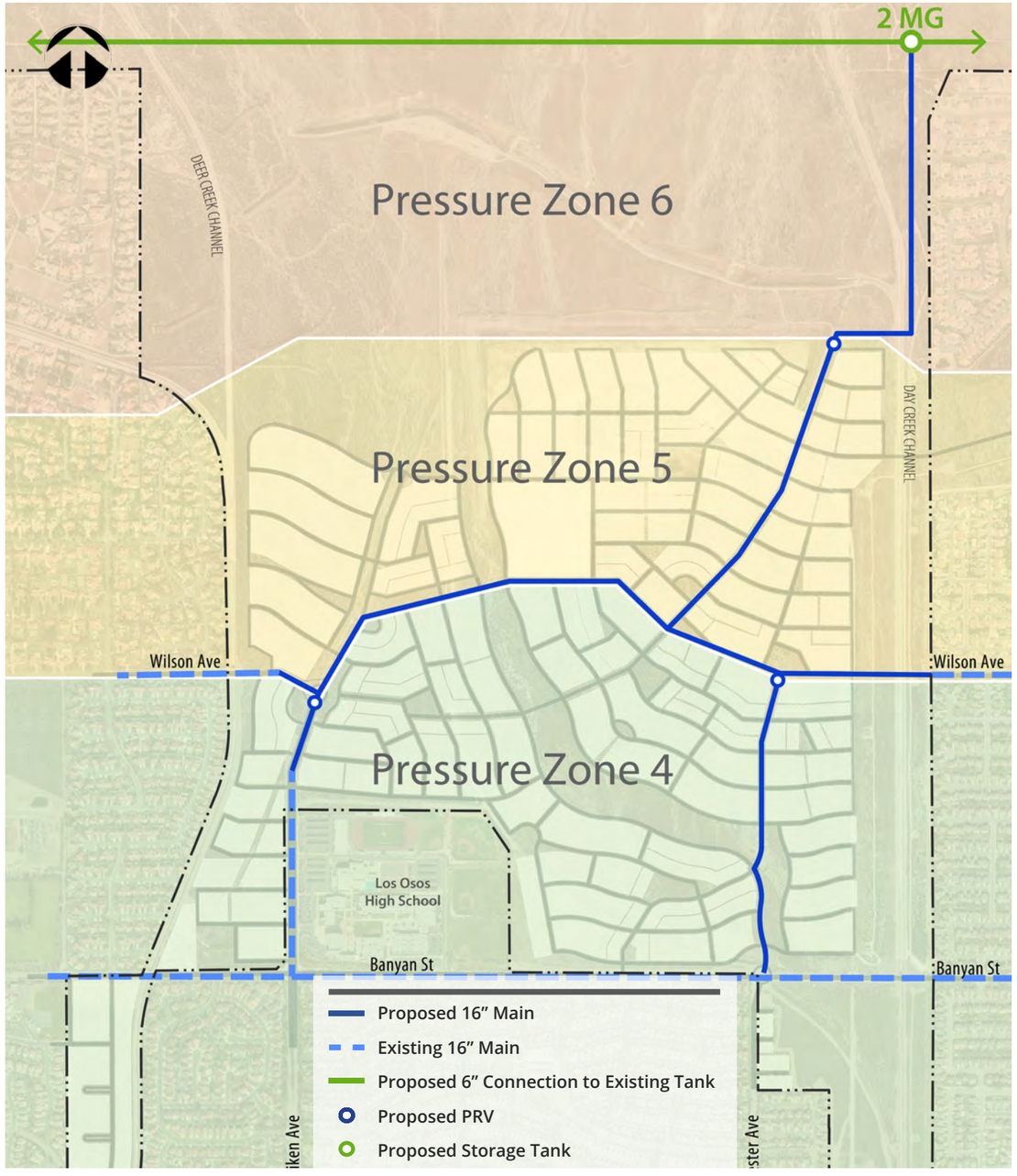
The closest existing water distribution infrastructure is located along the east, west, and south sides of the NA in the form of 16" mains in Milliken Avenue, Banyan Street, and Wilson Avenue; and the NA is within three major pressure zones: Zone 6, Zone 5, and Zone 4. Zone 6 is north of the Neighborhood Area, Zone 5 is generally north of Wilson Avenue, and Zone 4 is generally south of Wilson Avenue.

6.4.4 Proposed Supply System

Preliminary analysis indicates that off-site improvements to the existing CVWD system will be required for reliable water delivery. These off-site improvements include a ~2 MG storage reservoir located in Zone 6, a 16-inch transmission main from the new storage to the NA and an interconnect between the new storage and the existing storage tanks to the east and west. The backbone water system is shown in ***Figure 6.4***. At development stage, a more refined analysis should be performed to confirm the following:

- Final elevation and grades;
- Pipe corridors and sizes;
- Storage volumes;
- Connection points to off-site/on-site distribution piping;
- Phasing.

Figure 6.4 Existing/Conceptual Water Network



6.5 Wastewater

6.5.1 Goals, Policies & Programs

The City of Rancho Cucamonga has identified the following goals and policies relating to the wastewater infrastructure in their 2010 General Plan:

GOAL PF-6: Provide adequate and reliable wastewater collection and treatment facilities to meet current and future needs.

Policy PF-6.1: Continue to ensure an adequate treatment and collection system capacity for Rancho Cucamonga's wastewater that is conveyed to the Inland Empire Utilities Agency water reclamation facilities, while protecting water quality and public health and minimizing adverse impacts to the environment.

Policy PF-6.2: Consult with the Inland Empire Utilities Agency and the Cucamonga Valley Water District (CVWD) to ensure that the treatment facility has sufficient capacity to meet future wastewater treatment needs.

6.5.2 Existing Collection

Provider. The wastewater purveyor for the Neighborhood Area is the Inland Empire Utilities Agency (IEUA), which owns and operates wastewater treatment systems and trunk lines. The Cucamonga Valley Water District (CVWD) owns and operates local sewer lines that feed into IEUA's trunks.

The closest existing sewers occur along the southeastern and southwestern edge of the Neighborhood Area. To the east, an existing 8 to 12-inch sewer line extends along Day Creek Boulevard. To the west, an existing 10-inch sewer line extends along Milliken Avenue to the Neighborhood Area boundary. To the south, an existing 8-inch sewer extends to the Neighborhood Area boundary in Rochester Avenue. Based on preliminary analysis provided by CVWD, it appears that the existing sewers will be insufficient to convey the wastewater flows for the whole Neighborhood Area. See ***Figure 6.4*** for existing d/D (flow depth/pipe diameter) approximate values.

Furthermore, a preliminary model run was provided by CVWD by projecting 580 gpm peak flow rate into the Milliken line and 770 gpm into the Rochester line. See ***Figure 6.5***.

These analyses indicate that the Milliken line may already exceed recommended capacity south of Base Line Road, the Rochester line may already exceed recommended capacity south of Church Street, and the Day Creek line may already exceed recommended capacity south of Victoria Gardens Lane.

6.5.3 Proposed Collection

The Neighborhood Area will require a grid main system and trunk main system within the Neighborhood Area to collect the newly generated wastewater as shown in ***Figure 6.5*** and a trunk main extension 2.5 miles south to Foothill Boulevard utilizing the utility corridor running north-south. A 21-inch trunk main could carry the wastewater from the Neighborhood Area to an existing 27-inch CVWD trunk main with the necessary capacity to accept the wastewater flows. This trunk main will provide for the full build-out and will provide CVWD with minimum of 2.78 c.f.s. capacity at a d/D of 0.5, which would assist the district with reducing the number of existing sewer mains that may be exceeding the d/D with values of 0.5 to 0.75 or higher.

The proposed gravity sewer lines for the Neighborhood Area include 8-inch, 10-inch, 12-inch, 15-inch, 18-inch and 21-inch diameter piping. Pipe sizes and alignments identified in this study are for preliminary planning and estimating only. The proposed backbone pipe sizes are shown in ***Figure 6.5***.

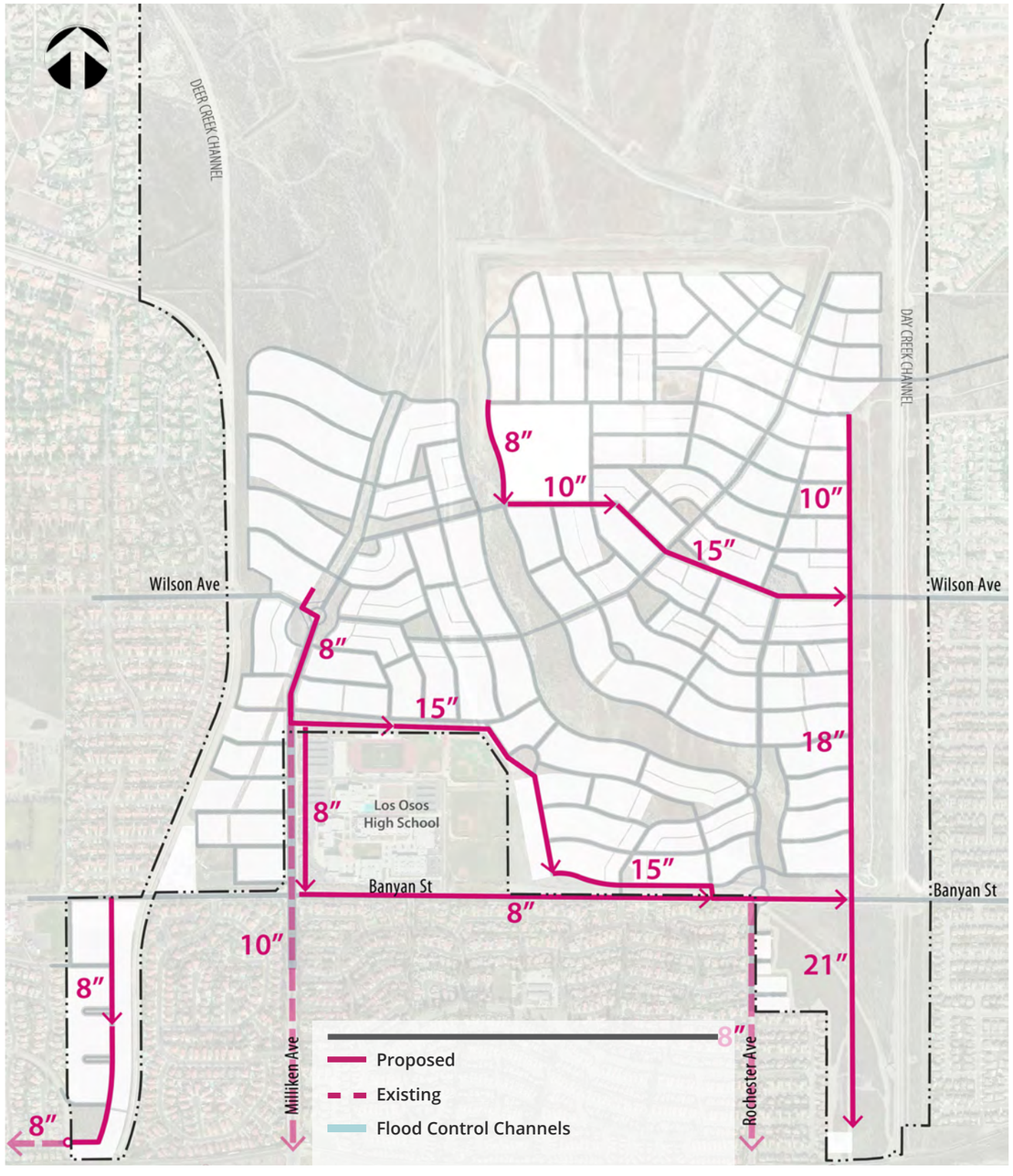
The slopes of the wastewater system generally follow the slope of the proposed grades from north to south. Gravity pipelines running west to east were placed at a minimum acceptable slope to account for the relatively flat east-west grades, and to allow crossing of storm water pipelines. The north south grades provide sufficient slopes to meet velocity requirements.

This wastewater analysis assumes a complete Plan build-out. CVWD is upgrading their sewer model of the existing wastewater collection system, so detailed analysis is not yet available. CVWD was able to provide an approximate analysis of existing trunk capacities, and the Plan's impacts on those facilities. Therefore, the analysis of the capacity of the existing CVWD system, connection points, and collection capacity are based on best available, but approximate, information, which will need future refinement.

6.5.4 Recycled Water

Cucamonga Valley Water District has indicated that a source of recycled water to serve the Plan Area is not currently available or planned. In order to ensure that the Plan Area is designed to utilize all available natural resources in a sustainable manner, all non-potable water uses shall be designed to accommodate and utilize recycled water if it should become available in the future. The City Engineer shall have the authority, but shall not be required, to waive this requirement if they deem such a design requirement to be infeasible.

Figure 6.5 Conceptual Wastewater Network



6.6 Dry Utilities

6.6.1 Energy

Provider. Electric power service for the Plan Area will be provided by the Rancho Cucamonga Municipal Utility (RCMU). The RCMU utilizes Southern California Edison's (SCE) high-voltage transmission lines, which range up to 115 kilovolts (kv) in Rancho Cucamonga, and RCMU-owned lower voltage distribution lines, typically gauged at about 12 kv in the City and Sphere of Influence, which provide electricity to individual residences and other users.

High voltage transmission lines passing through the Plan Area include two sets of SCE north-south high- voltage transmission lines along the easterly boundary of the Neighborhood Area, and SCE and Los Angeles Department of Water and Power (LADWP) line running east-west near the southerly edge of the Rural/Conservation Area, along Decliff Drive. Existing SCE lower voltage distribution lines are present in Wilson Avenue, Milliken Ave, and Banyan Street. RCMU will extend distribution lines to provide and maintain the Plan Area's electrical facilities.

As development proceeds, above-ground power lines along Rochester Avenue and extending north of Banyan Street along Hanson Road will be undergrounded, as will power lines in all new streets and/or rear service lanes.

6.6.2 Natural Gas

Provider. Gas service to the City of Rancho Cucamonga and the annexation area is provided by the Southern California Gas Company (SoCal Gas). Existing 6" gas mains are available along the project perimeter: along Wilson Avenue, Milliken Avenue, and Banyan Street. Multiple points of connection may be required by SoCal Gas to ensure system service redundancy. SoCal Gas will service and maintain the Plan Area's gas facilities.

6.6.3 Telephone/Internet

Provider. Telephone service to the City of Rancho Cucamonga is provided by Frontier California, Inc. Frontier offers high-speed internet and TV to residents and businesses within the City. Telephone lines are present in Milliken Ave and Banyan Street. Frontier will provide and maintain service to the Plan Area.

As development proceeds, above-ground telephone lines along Rochester Avenue and extending north of Banyan Street along the access road to the former Hanson gravel mine will be undergrounded, as will power lines in all new streets and/or rear service lanes.

6.6.4 Fiber Internet

Provider. The Rancho Cucamonga Municipal Utility (RCMU) Fiber project with Inyo Networks will provide high speed internet as well as VoIP and IPTV options through the RC Fiber Network. This service infrastructure will be provided within a joint trench with RCMU electric dry utilities.

6.6.5 Cable TV/Internet

Provider. Charter Spectrum Communications provides cable television service to Rancho Cucamonga and the neighborhoods adjoining the Plan Area. Charter Communication has not provided facility maps at this time, but it is assumed that service would be extended from adjoining neighborhoods.

6.6.6 Solid Waste

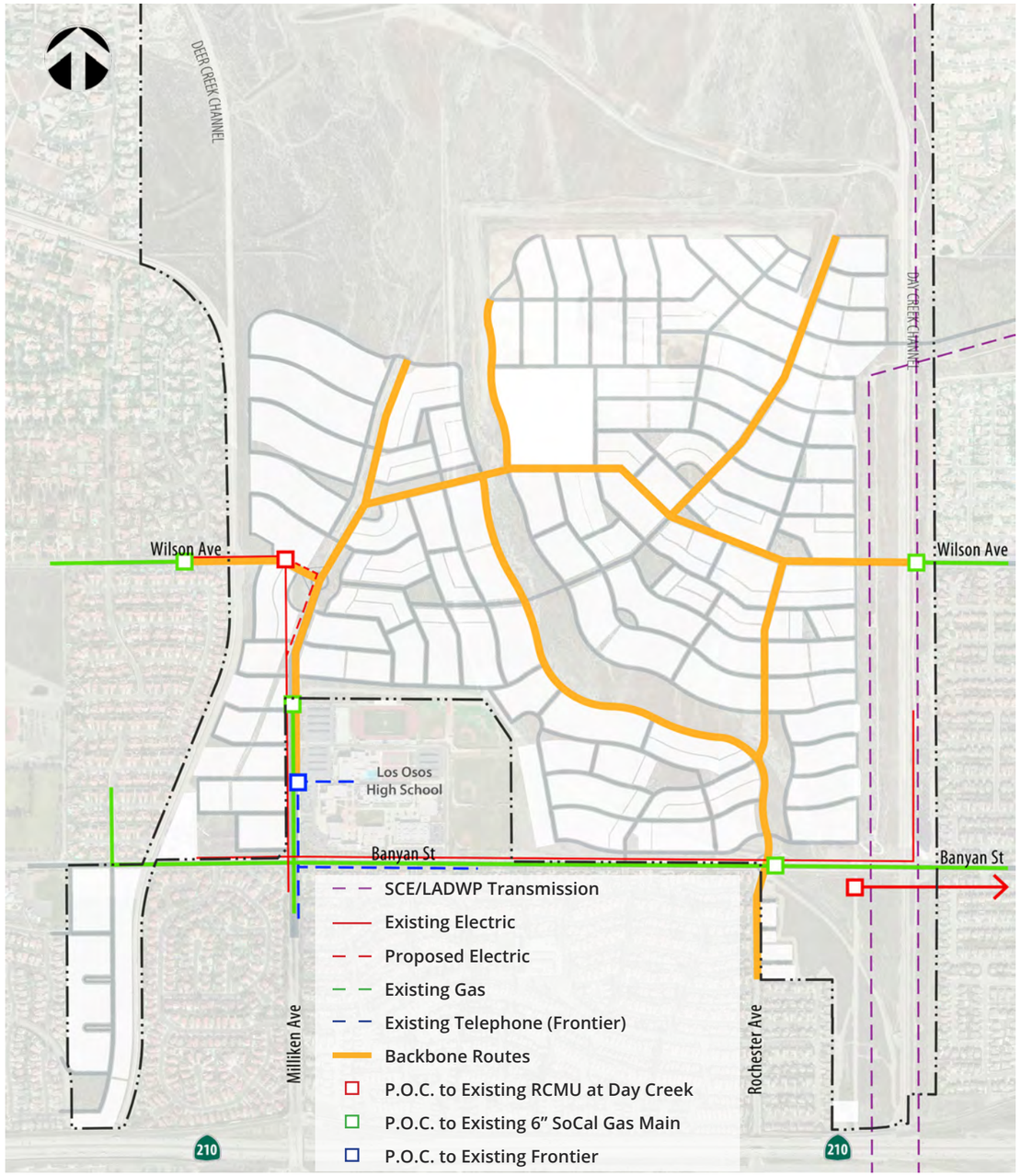
Provider. Solid waste disposal services in Rancho Cucamonga are provided by the Burrtec Waste Industries, Inc. under a franchise agreement. Solid waste collected from the City is hauled to the West Hills MRF in Fontana and is then transported to one of four landfills including El Sobrante (in Corona), Badlands (in Moreno Valley), Mid Valley (in Fresno) and Southeast Resource Recovery Facility (SERRF, in Long Beach).

As defined by the General Plan, Solid Waste services and facilities will:

- Encourage the use of recycled building and infrastructure materials in new public and private development; and,
- Require commercial uses to provide dedicated space for the collection of recycled materials on site.

Dry utility services throughout the Neighborhood Area will be provided through a backbone system illustrated on ***Figure 6.6.*** Dry utilities are generally constructed in a common trench within the street right-of-way or an adjacent easement. The final layout and design of the specific Plan Area will need to accommodate the linear dry utilities as well as ancillary features such as junction boxes, transformers, etc.

Figure 6.6 Conceptual Dry Utilities Network



6.7 Schools

6.7.1 Public School and Services

Public education services and facilities are provided to the City of Rancho Cucamonga by five school districts: the Alta Loma School District, the Cucamonga School District, the Central School District, the Etiwanda School District, and the Chaffey Joint Union High School District.

The Plan Area is served by the Alta Loma, Etiwanda, and Chaffey Joint Union High School Districts. Portions of the Plan Area located west of Milliken Avenue are within the Alta Loma School District. Children within this area will attend Banyan Elementary School, located at Banyan Street and Milliken Avenue, and either Vineyard Junior High School or Alta Loma Junior High School, both located west of the Plan Area. Children living east of Milliken Avenue are within the Etiwanda School District. Children living between Milliken Avenue and Etiwanda Avenue attend Caryn Elementary School, located at the center of the Caryn Neighborhood to the south of the Neighborhood Area, and Day Creek Intermediate School, located just to the east of the Neighborhood Area on Day Creek Boulevard, just north of Wilson Avenue. Children living in the Rural/Conservation Area between Etiwanda Avenue and Cherry Avenue attend Etiwanda Colony Elementary School and Summit Intermediate School. High school students located west of Etiwanda Avenue attend Los Osos High School, while those located east of Etiwanda attend Etiwanda High School.

For a complete list of public schools in the City of Rancho Cucamonga, visit www.cityofrc.us/residents/schools.asp.

6.7.2 Private Schools

Public schools in Rancho Cucamonga are supplemented by seventeen private schools that provide early education to children of residents.

For a complete list of private schools in the City of Rancho Cucamonga, visit www.privateschoolreview.com/california/rancho-cucamonga



Banyan Elementary School



Day Creek Intermediate School



Rancho Cucamonga is home to the following college and university campuses and satellite programs that offer a wide range of degree levels in a number of professions.

6.7.3 Chaffey College

Founded in 1883, Chaffey College, is one of the first colleges to be established in California. Its Rancho Cucamonga campus occupies 200 acres and is located about a half mile from the Plan Area. Chaffey College offers associate degrees, occupational certificates, and preparation for transfer to four-year colleges and universities to more than 18,000 students each year.

For more information, visit www.chaffey.edu/

6.7.4 University of La Verne

The University of La Verne Inland Empire Campus focuses on adult learners in the San Gabriel Valley and offers undergraduate programs in Business Administration, Child Development, Health Administration, Educational Studies, Organizational Management, and Public Administration. Graduate programs include Master of Business Administration for Experienced Professionals, Leadership and Management.

For more information, visit www.laverne.edu/locations/inland-empire/

6.7.5 University of Redlands

The University of Redlands Rancho Cucamonga campus serves the Inland Empire's rapidly expanding corporate corridor. Students pursue programs through the University of Redlands School of Business— including preparatory work, BS in Business, BS in Management, MA in Management and MBA—and the School of Education—including the Preliminary Teaching Credential (Single and Multiple Subject) and MA in Learning and Teaching.

For more information, visit www.redlands.edu/meet-redlands/regional-campus-locations/rancho-cucamonga-campus/

6.7.6 California Baptist University Online

California Baptist University Online and Professional Studies was established to respond to the very different needs of the "new normal" generation of students – the non-traditional student that balances professional and family responsibilities while advancing their education.

For more information, visit www.cbuonline.edu/ops



Chaffey College Center for the Arts



University of Redlands Rancho Cucamonga campus

6.8 Emergency Services

6.8.1 Fire Protection and Emergency Response

Most of the land within the Plan Area has been identified by Cal Fire as a very high fire hazard severity zone. The entire area of the EHNCP is within the Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area (WUIFA). The region's relatively high temperatures, low humidity, low precipitation, and Santa Ana winds throughout the year create conditions conducive to wildfires. Homes and businesses located close to this natural habitat increase the probability of human-caused fire. RCFPD has primary responsibility for structure fire suppression in the unincorporated areas north of the City and CAL Fire has primary responsibility for wildland fire suppression in these areas. The northern sections bordering the mountains are under Federal responsibility. However, upon annexation of properties as part of this project, all firefighting responsibility for these areas will shift to the Rancho Cucamonga Fire Protection District.

The Rancho Cucamonga Fire Protection District provides vital fire and life safety services to residents, visitors and businesses in Rancho Cucamonga. Over 120 full- and part-time Fire District employees serve nearly 170,000 residents in a 50 square mile area. Fire, rescue, emergency medical, and hazardous materials incidents are coordinated through an on-duty Battalion Chief supervising cross-trained firefighter/paramedics and firefighter/emergency medical technicians (EMTs) responding from seven fire stations.

The closest RCFPD fire station to the Specific Plan Area is Fire Station 175, the Banyan Fire Station, located on the western edge of the Plan Area at Banyan Street.

Emergency Access & Evacuation Plan: Particularly for fire suppression operations, emergency access provided to the Plan Area by a network of existing and proposed public and private streets, and by existing/proposed multipurpose trails.

Solid lines in ***Figure 6.8*** represent existing and proposed public streets. Dashed lines represent existing paved and unpaved roads, including access roads along flood control channels and within electrical transmission line rights of way and easements, and proposed multipurpose trails.

In recognition of the importance of this network for public safety and the risk of wildfire emergencies, the density and completeness of this emergency access and evacuation network within the Etiwanda Heights Neighborhood Area is significantly higher than in other areas of the Foothill Neighborhoods.

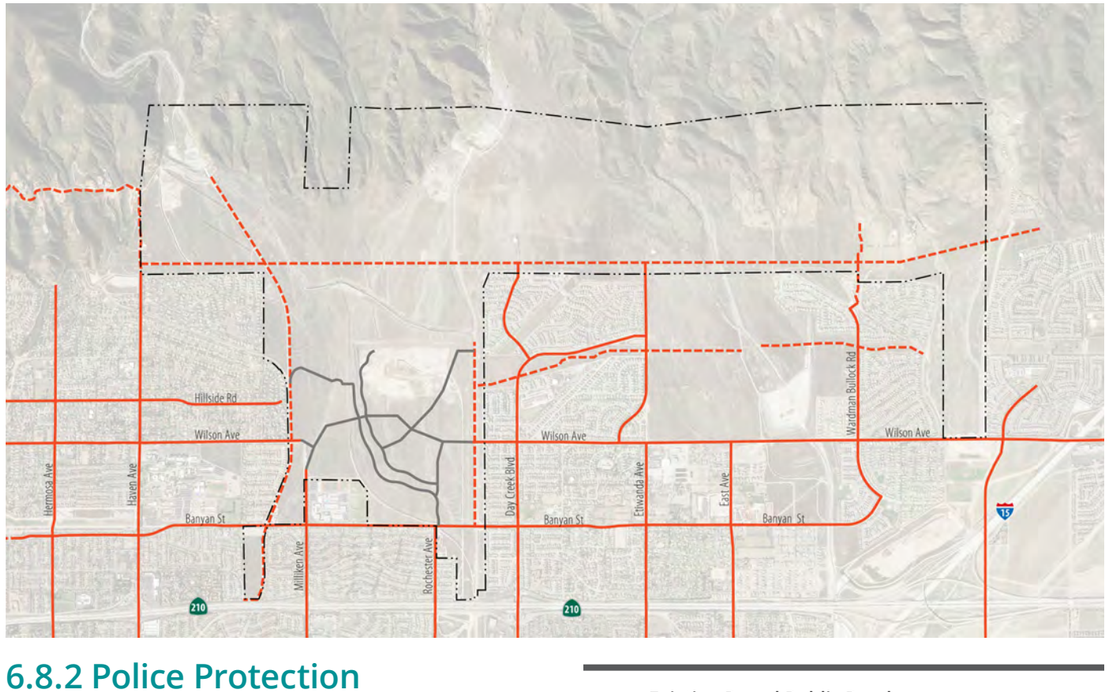


Rancho Cucamonga Station 175.

As part of the Precise Neighborhood Plan process for the initial phases of development, the Master Developer shall prepare and submit to the Fire Marshal for review and approval, a Master Fire Protection Plan. The content of that document will be as directed and determined by the Fire Marshal, including but not limited to:

- Precise mapping and description of all fuel modification buffers surrounding the Neighborhood Area.
- The Master Landscape Plan, defining the types and sizes of plant material proposed within streets, parks and other open spaces.
- Confirmation of building codes and standards applicable to all structures within the Neighborhood Area.
- An Emergency Access Plan, defining street network design and operational measures to ensure that firefighters and fire fighting equipment have unrestricted access to the Plan Area.
- A Fire Hazard and Risk Assessment is required prior to tract map or development application approval.
- An Evacuation Plan, per Fire District Standard 49-1, defining street network design and operational measures to ensure that within an acceptable period of time occupants of the Plan Area can be safely evacuated in case of a wildfire, seismic or other emergency. The plan shall include measures such as, but not limited to, limitations of on-street parking on "red flag days", contingency plans for one-way operation of key streets during an evacuation emergency, and other measures as may be deemed necessary by the Fire Marshal.
- Other elements as required by the Fire Marshal.

Figure 6.8 Master Plan of Emergency Access



6.8.2 Police Protection

Since incorporation in 1977, law enforcement services in the City of Rancho Cucamonga have been provided through a contract with the San Bernardino County Sheriff's Department.

The Rancho Cucamonga Police Department station is located at the Civic Center, approximately three miles away from the Plan Area.



Rancho Cucamonga Police cruiser.

7 Implementation



Introduction

This Chapter outlines strategies and procedures to facilitate development of the Plan in a collaborative and organized manner. Specifically, this Chapter includes a discussion of overall phasing, a conservation strategy, financing mechanisms, procedural steps for implementing the Plan, and implementation actions.

Achieving significant open space and habitat conservation in conjunction with an active, healthy living environment is the foundation of the Plan. To implement this, ***Chapter 7.4*** describes a conservation strategy and transfer of development rights program intended to be mutually beneficial to future developers of the Neighborhood Area and private property owners in the Rural/Conservation Area. Another core goal of the Plan is the integration and coordination of the public realm and each increment of private development - to ensure a high quality, seamless human scale environment from the home to the street to the park or the store and back. Procedures and actions for ensuring these goals are provided in this Chapter.

This Chapter Covers

7.1 Purpose and Applicability 339
7.2 Regulatory Approach 340
7.3 Phasing 341
7.4 Conservation and Transfer of Development Rights 343
7.5 Infrastructure and Public Facilities 349
7.6 Financing Plan 351
7.7 Authority, Amendments, and Approvals 354
7.8 Implementation Actions 356

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area.

Chapter 6 presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan.

Chapter 7 - ***Chapter 7.5*** in particular - provides general direction for the implementation and financing for these systems, including the capital costs and ongoing maintenance and operational responsibilities and costs. The final design for all systems and more detailed assignment of financial and maintenance responsibilities will be defined at the time of approval of final subdivision map(s) and public improvement plans.

7.1 Purpose and Applicability

Pursuant to Government Code §65450 – 65457, Specific Plans, this Chapter addresses necessary measures to implement the Plan. The implementation strategies, procedures, and actions set forth in this Chapter are intended to ensure the development of Plan area is in accordance with the City's General Plan, State law, and the community-driven goals expressed in this Plan.

The responsibilities and authorities for implementing and administering the Plan are also identified in this Chapter, including responsibilities for capital improvements construction, financing, and maintenance. Additionally, the procedures that govern development within the Plan area, including both the Neighborhood Area and Rural/ Conservation Area are included.

According to California Planning, Zoning and Development Laws (Government Code Section 65450-65457), a Specific Plan shall include:

- The distribution, location, and extent of land uses, including open space, within the area covered by the plan.
- *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*
- *Standards and criteria by which development will proceed, and standards for the conservation development, and utilization of natural resources where applicable.*
- *A program of implementation measures including regulations, programs, public works projects, and financing measures to carry out paragraphs 1, 2, and 3 (above).*

7.2 Regulatory Approach

The procedures, regulations, standards, and specifications described in the Plan supersede any conflicting portions of the City's Municipal Code. Where a development regulation or requirement is not addressed in the Plan, the City's Municipal Code and/or other applicable law shall control.

This Plan applies to all lands within the Plan area. All development proposals within the Plan area boundaries must be consistent with the Plan, the General Plan, and City's Municipal Code unless superseded by this Plan. The development standards presented in this Plan are mandatory.

7.3 Phasing

Property Ownership

At the time of Plan adoption, the Plan area includes privately and publicly-owned property. Land owned by the San Bernardino County Flood Control District and located in the NA, which has been declared surplus, will be transferred into private ownership for development of the NA, consistent with the Plan.

Approximately 1,341 acres in the Rural/Conservation Area are privately owned. ***Chapter 7.4*** (Conservation Strategy and Transfer of Development Rights) outlines the strategy which encourages the conservation of privately-owned lands in the Rural/Conservation Area; however, privately-owned property in the Rural/Conservation Area may be developed, consistent with the Plan.

The balance of the property within the Rural/Conservation Area, approximately 2,262 acres, is publicly owned (e.g., County of San Bernardino, County Service Areas 70 and 120, San Bernardino Flood Control District, the City, etc.) or conserved. Publicly-owned properties in the Rural/Conservation Area are not expected to be developed or transferred into private ownership, except for conservation purposes.

Phasing

Phasing of the Plan is designed to meet the following objectives:

1. Orderly build-out of the community based upon market and economic conditions.
2. Provision of adequate infrastructure and public facilities concurrent with development of each phase.
3. Protection of public health, safety, and welfare.

The Neighborhood Area is anticipated to develop in nine phases over approximately 13 years, including entitlement and construction. The phase numbers (***Figure 7.3***) correspond to an anticipated sequence of Neighborhood Area development, with development of land in Phase 1 expected to occur relatively early, as Phase 1 is adjacent to existing streets, infrastructure, and utilities. The order, however, of phased development may change over time, and individual phases may overlap or develop concurrently. The extension and improvement of Milliken Avenue and associated infrastructure (Phase 2) will facilitate the development of higher-priced estate homes in Phase 3 that will take longer to absorb.

A summary of the distribution of dwelling units, commercial square footage, and acreages for parks by phase is in ***Table 7.3*** (Phasing Summary). Sub-areas that have no development potential are Sub-area 10, which encompasses a utility easement, and Sub-area 12, which encompasses the North Etiwanda Preserve.

Tentative map, phased final map, improvement plan, and building permit approvals will be required for development (see ***Chapter 7.7***, Authority, Amendments, and Approvals). Each of these plans, maps, and permits are subject to City review and approval.

Phased infrastructure improvements, as required and approved by the City Engineer to support each phase, will be installed by the Master Developer/Builder or Neighborhood Builder(s)/Developer(s). Development phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are provided.

Figure 7.3: Phasing/Regulating Plan

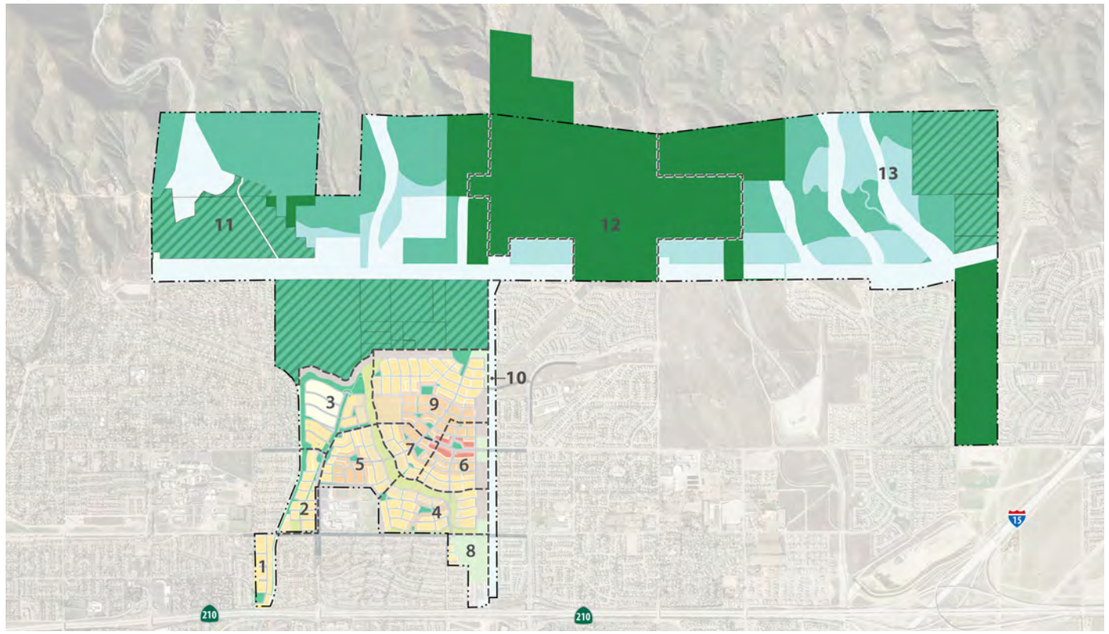


TABLE 7.3 PHASING SUMMARY

PHASE	1	2	3	4	5	6	7	8	9	NA Total	RCA Total	GRAND TOTAL
Baseline - Max w/o TDR	110	120	150	515	444	430	263	14	653	2,700	100	2,800
Max w/ TDR	156	165	165	600	474	455	281	14	690	3,000	0	3,000
Commercial Square Feet	-	-	-	-	-	148,569	18,277	-	13,154	180,000	-	180,000
Parks Acres	2.25	3.5	15.1	9.3	7.5	8.5	4.5	30	11	85.15	-	85.15
Acres	33	50	117	117	90	87	46	49	201	790	3,606	4,393

Notes:

- Commercial square footage includes the joint use public facility.
- All units in the Rural/Conservation Area are located in Sub-areas 11 and 13. Sub-areas 11 and 13 are anticipated to develop based on individual actions and timing of Rural/Conservation Area property owners.
- Max w/ TDR: Unit counts may change consistent with the Conservation Incentive Transfer of Development Rights (TDR) Program described in ***Chapter 7.4***. These numbers reflect the maximum development, which includes both the base development plus the maximum number of transferred units.
- TDR units that are not used in a prior phase(s) may roll over to a future phase to the extent they meet the standards of the Regulating Plan and do not exceed the maximums specified. In such cases additional environmental review may be needed.
- Totals may not sum due to rounding.

7.4 Conservation and Transfer of Development Rights

Purpose and Background

As described in ***Chapters 1.5*** (Guiding Principles) and ***3.3*** (Rural/Conservation Area), the Plan seeks to maximize open space and prioritize habitat conservation in the Rural/ Conservation Area through a complementary strategy with Neighborhood Area development. This strategy aims to generate funding from Neighborhood Area development for the permanent preservation and ultimate restoration and long-term maintenance and management of lands in the Rural/Conservation Area. A key priority of this strategy is the conservation of lands adjacent to the existing North Etiwanda Preserve and other preserved open spaces to provide larger contiguous conservation areas and habitat linkages. Importantly, this conservation strategy is to be accomplished without placing new tax burdens on existing residents, who have strongly opposed additional taxes.

To incentivize permanent preservation of the maximum amount of open space and habitat, this section establishes a Transfer Development Rights (TDR) program that allows for the transfer of density from the Rural/Conservation Area to the Neighborhood Area. This TDR program incentive would be in addition to existing tax credits or other incentives that land owners may be eligible for when voluntarily reducing development rights on their property. The Rural/ Conservation Area includes approximately 2,463 acres of land that are not permanently conserved (see Figure 4.2 Rural/Conservation Area Land Ownership Pattern). Of those, 1,253 acres are in private ownership and not conserved, and are the focus of the Conservation Incentive TDR Program.

The City currently implements a TDR program for hillside development consistent with Municipal Code 17.52 (Hillside Development), specifically 17.52.040 (Transfer of development credits) and 17.52.050 (Transfer process and provisions). While the Conservation Incentive TDR Program is tailored to this Plan, it applies similar concepts and approaches as the City's existing Municipal Code.

Conservation Incentive TDR Program

The Conservation Incentive TDR Program allows for the transfer of residential density from privately-owned properties in the Rural/Conservation Area to the Neighborhood Area when development rights are voluntarily extinguished from privately-owned Rural/ Conservation Area property in exchange for financial or other negotiated compensation to the Rural/Conservation Area property owner. The TDR program seeks to preserve landowners' asset value by moving the right to build a residential dwelling unit(s) from the Rural/Conservation Area where development is not desirable (e.g., for environmental reasons) to a location with the Neighborhood Area where development will take place under the Plan.

Based on the Plan and existing site constraints the development potential of the private properties in the Rural/Conservation Area has been projected to be up to 100 dwelling units. The properties within the Rural/Conservation Area which contain this residential development potential varies greatly from small 1 acre lots to parcels exceeding 100 acres, with wide-ranging site conditions and access, accordingly, the development rights and property values are also very wide-ranging. The Plan also sets forth a wide-ranging set of development product types in the Neighborhood Area which also have varying property values and returns on investment to the developer/builder.

To incentivize the permanent preservation of the maximum amount of open space and habitat and to provide flexibility to equalize the values differences between the receiving Neighborhood Area and the sending Rural/Conservation Area a global transfer ratio of 3:1 is set forth in the Plan. However, it must be noted that this 3:1 transfer ratio that applies to the Plan, does not apply to any particular sending or receiving parcel. Particular sending parcels may have limited development potential and lower value and the transfer ratio accordingly maybe lower, and other sending parcels may have significant development potential and higher values and the transfer ratio maybe significantly higher. Also, the amount developers/builders will be willing to pay for additional units under the TDR program will vary by subarea and by product type allowed within the Plan.

The actual equalization ratio ("transfer ratio") shall be based on the actual value of the sending sites development rights based on an appraisal and the modeled development value by product type to the developer/builder net of TDR processing and administrative cost (including conservation management endowment). The equalization ratio to be set administratively by the TDR Authority on a case by case basis, with adjustments allowed overtime to better meet the objectives of the Plan. To implement the value equalization two-hundred (200) development credits are allocated under the Plan to the TDR Authority for distribution in conjunction with transfers of the development rights of the above noted 100 dwelling units from the Rural/Conservation Area to the Neighborhood Area.

To maximize contiguity of preserved open space, a multiplier may be applied to incentivize the transfer of density from priority areas, such as properties abutting (i.e., touching) existing permanently preserved areas (e.g., North Etiwanda Preserve) or properties with high habitat value. The priority areas and density multipliers shall be determined by the City or a qualified entity established by the City ("TDR Authority"), and may change over time or based on the circumstances of the requested density transfer (see Eligibility for Density Transfer).

Determination of Density for Transfer

The value of the development rights that may be transferred from a Rural/Conservation Area parcel to a Neighborhood Area phase/sub-area shall be based the number of residential dwelling units that could be developed on the Rural/Conservation Area parcel considering the maximum density allowed based on the regulating zone, slope, and other publicly available information on the property's environmental constraints (e.g., fault zone, wildfire and Wildland-Urban Interface (WUI), riparian or streambed environs, flood zone, etc.).

The development rights value shall be based on whole dwelling units. Fractional/decimal results of calculations for the number of residential units that could be developed shall be rounded down to the next lowest whole number.

The value of the property and the development rights shall be determined by an appraisal.

Timing of Density Transfer

Transfers of Development Credits under this Program must occur prior to subdivision of the Neighborhood Area phase/ sub-area to ensure the subdivision maps are prepared consistent with the maximum allowed density.

Eligibility for Density Transfer

Transfers of Development Credits may allow for greater density than would otherwise be allowed in a Neighborhood Area phase/sub- area Baseline (see ***Table 7.3A***, Phasing Summary), but the total overall Plan density shall not be exceeded. A "development credit" is a potential entitlement to construct one residential unit above the Baseline set forth in ***Table 5.3*** Total Dwellings for the Sub-area without TDR for which the development credit is being transferred. ***Table 5.3*** specifically states the Maximum Units for the Sub-area with TDR.

Prior to the identification of the Master Developer/Builder, the TDR Authority may serve as the buyer of development credits. Development credits would be purchased at market value or other value as legally negotiated or established by the TDR Authority from any willing seller in the Rural/ Conservation Area. If the TDR Authority purchases development credits, those development credits may be offered at legally negotiated value to the Master Developer/ Builder.

Once a Master Developer/Builder is identified, the Master Developer/Builder may also serve as the buyer of development credits. Development credits would be purchased at market value or other legally negotiated value from willing sellers in the Rural/Conservation Area.

These Transfers of Development Credits are market-based transactions of development rights from the Rural/Conservation Area. Rural/Conservation Area landowners act as voluntary sellers of development credits with the number of development credits determined by the City (see Determination of Density for Transfer). An appraisal of the Rural/Conservation Area parcel(s) will determine the value; however, the purchase price will be based on the buyer's willingness to pay for the development credits (e.g., TDR Authority's determination of Rural/Conservation Area parcel(s) conservation value/ priority and Master Developer/Builder's pro forma for Neighborhood Area phase/sub-area). A market-based price for each transaction will be negotiated between the seller (Rural/Conservation Area landowner) and the buyer (TDR Authority or Master Developer/Builder). Furthermore, associated TDR transaction and long-term management costs of the Rural/Conservation Area parcel(s) will be factored into decision-making process (see Density Transfer Process).

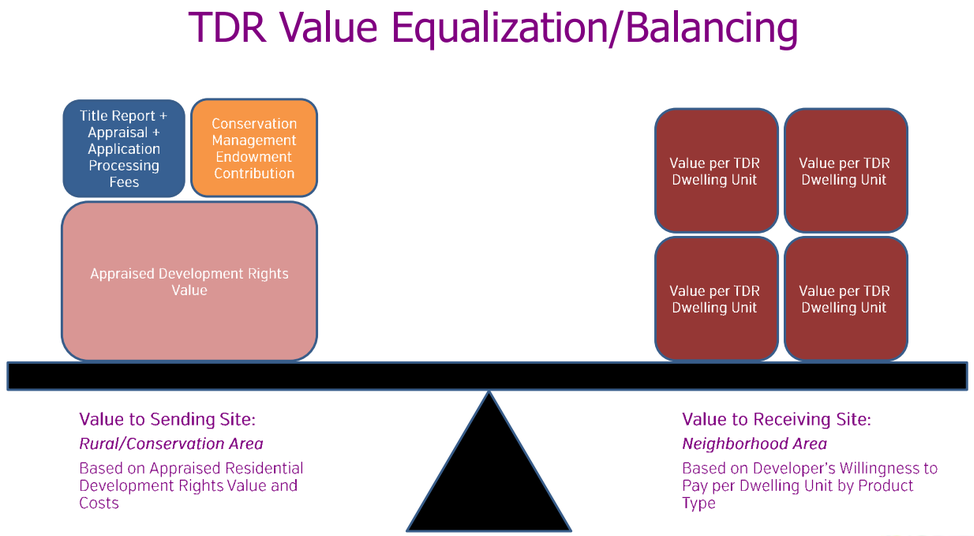
Nothing in this Plan commits or obligates the City, TDR Authority, or the Master Developer/Builder to buy any development credits at any time.

Density Transfer Process

The following steps are required to ensure an efficient transfer of density process:

1. The Rural Conservation Area private property owner which is interested in selling their development rights or the entire property files an preliminary site review application and Preliminary Title Report (PTR) with the City / TDR Authority, including payment of application processing fees.
2. The City reviews the application and Preliminary Title Report (PTR), and provides the property owner the publicly available site constraint and zoning information (Site Information Sheet). This information will note the number of residential units which could be developed on the Rural/ Conservation Area parcel(s) under the zoning of the property and the particular development constraints which are known for the property.
3. The Rural Conservation Area private property owner then selects an appraiser from the TDR Authorities list of qualified development rights appraisers. The property owner provides the appraiser the Site Information Sheet and the Preliminary Title Report (PTR) for use in preparing the appraisal.
4. The appraiser conducts a development rights appraisal and provides the property owner an opinion of value of the property, noting the property's value of the development rights and what residual value which would remain upon removal of the development rights.
5. The property owner approves the appraisal and submits it to the TDR Authority. If the property owner rejects the appraisal, the property owner may select another appraiser from the TDR Authority Qualified Appraiser List. The second appraiser shall conduct a review appraisal.
6. Upon receipt and approval of by the Rural Conservation Area private property owner of the review appraisal it shall be submitted to the TDR authority.
7. The TDR Authority will notify the Master Developer and any builders within the Neighborhood Area that a property owner has submitted a property for development rights acquisition under the TDR Program.
8. Developers / Builders shall submit offers of what they are willing to pay for one addition unit, specifically noting the particular type of product which the additional development credit would apply.
9. The Conservation Area Land Manager will determine and provide the TDR Authority an estimate of what the long-term conservation management cost of the conserved property (Endowment Costs).
10. The TDR Authority will review the "Developers Willingness To Pay" and the City Manager or designee shall issue a determination of how many development credits the subject Rural Conservation Area property will be allocated to equalize the values between the appraised development rights value of the offered Rural Conservation Area property and the value of an additional unit(s) to the builder/developer taking into account reimbursement of the applicant fee, Preliminary Title Report (PTR), appraisal cost, processing fees and required long-term management endowment. Planning Commission and City Council review and approval is not required.
11. Payment of any fees due to the City (TDR Authority) and Land Manager, including endowment funds for the long-term management of the Rural/ Conservation Area parcel(s) shall be made in escrow prior to closing.
12. Upon closure of the transaction the TDR authority will issue a Transfer of Development Credit Certificate to the Developer/Builder which can be applied to the particular product type in a future phase within the Neighborhood Area.
13. Execution of the density transfer through the following instruments to the satisfaction of the City:
    a. Notice recorded against the Rural/Conservation Area parcel that extinguishes the development rights (e.g., deed restriction) but does not preclude future use of the Rural/Conservation Area parcel for habitat mitigation, or fee title transfer of the Rural/Conservation Area parcel to the City (TDR Authority) or Land Manager;
    b. If only a portion of the Rural/Conservation Area parcel's density is proposed to be transferred, a lot line adjustment or legal description shall be recorded delineating the portion of the Rural/Conservation Area parcel that has no development rights; and
    c. The City's index and official records of density transfers subject to this Plan, shall be updated to list the density transfer (APN, number of development credits, date, etc.), including instruments documenting the transfer (e.g., deed restriction, conservation easement, lot line adjustment, etc.).

The City shall be party to all required legal instruments. Legal instruments not specifically identified may be used in-lieu of those identified if the City Attorney determines that the other legal instrument is appropriate and achieves the same intended outcome.



The Master Developer/Builder may only exercise the right to a development credit(s) after the required instruments are executed consistent with this section, a tentative map that reflects the transferred density has been reviewed and approved by the City, and the Master Developer/Builder has paid market value, or other amount as legally negotiated for the development credits. The Master Developer/Builder shall execute the right to a development credit(s) no later than the time of subdivision map review and approval. Development of the Neighborhood Area will be phased, and the Master Developer/Builder is anticipated to exercise his or her right to development credits in an incremental manner, corresponding to development phases.

The City shall keep its official density transfer records current, identifying where development credits have been transferred (i.e., Neighborhood Area phases/sub-areas that were the receiving sites for development credits), and the current available development credit balance. Originals of these records shall be kept by the City Clerk. This will enable the City to monitor overall dwelling units entitled and constructed in the Neighborhood Area to ensure the total overall Plan density is not exceeded.

Administration and Management

A qualified entity or entities, such as the Inland Empire Resource Conservation District (IERCD), would be named by the City as the Land Manager to be responsible for long-term conservation management of any permanently preserved Rural/Conservation Area land. Established and qualified conservation Land Managers operating in the Rural/Conservation Area and immediate vicinity may be deemed Land Manager(s) of newly preserved lands by the City, subject to the conditions established for the Land Manager(s) in this Plan and by the City.

The Land Manager(s) would own Rural/Conservation Area land transferred by fee title to the Land Manager(s), and/or would otherwise be granted easements to access, restore (if needed), manage, and monitor (as needed) all land in the Rural/Conservation Area that becomes preserved through the Conservation Incentive TDR Program. The Land Manager's activities and operations are expected to be funded through the establishment of an endowment, which may occur through payments or fees associated with the Conservation Incentive TDR Program, and/or through the development of alternative funding mechanisms, such as a Community Facilities District (CFD) administered by the Land Manager (see ***Chapter 7.6***, Financing Plan).

The opportunity for trails and recreational access to, along, and/or within permanently preserved open space is significant, but would be subject to environmental constraints and appropriate control and management. The Land Manager(s) shall provide and manage recreational/ educational access to limited areas of the Rural/ Conservation Area in a manner that ensures protection of habitat resources consistent with the conservation objectives of this Plan and any legal restrictions.

Land Manager(s) shall oversee the development and implementation of a Long-Term Conservation Management Plan ("CMP") for the permanently preserved lands in the Rural/Conservation Area. The CMP shall implement the deed restrictions recorded against Rural/Conservation Area parcels as a result of density transfers, as well as other conservation easements as appropriate. The CMP may include, but is not limited to, discussion of the following:

- Conservation and habitat management goals and/or priorities.
- Recreational use and educational access as appropriate.
- Third party oversight of the Land Manager(s).
- Other issues as described in ***Chapter 3*** (Conservation Plan).

The CMP shall be updated when new properties are added to the Land Manager(s)' responsibility.

An Annual Fiscal Year Work Plan shall also be developed by the Land Manager(s) which will include an annual budget and work program that implements the CMP. This will include a description of tasks to effectively manage their endowment and address requests to perform supplemental work efforts. The Annual Work Plan and budget shall be developed and provided to the City on a fiscal year basis.

7.5 Infrastructure and Public Facilities

This section provides an overview of the anticipated implementation and responsibilities for the infrastructure and public facilities required to support the Plan.

Development of the Neighborhood Area will require the extension of existing backbone infrastructure and facilities into the various phases of the Plan area to provide water, wastewater disposal, storm drainage, roads, public utilities, public safety services, and solid waste services. The Master Developer/Builder is responsible for providing the infrastructure improvements necessary to serve the Plan area, which are described in ***Chapter 5*** (Infrastructure and Public Services). The City may require the Master Developer/Builder to construct the joint use public facility and dedicate it to the City, or the City may require an alternative agreement (e.g., Master Developer/Builder dedicate the land to the City and the City construct the facility, etc.).

Table 7.5, provides infrastructure costs estimates based on the conceptual street network and block pattern within the Neighborhood Area. These cost estimates do not include the costs of all in-tract and other subdivision-specific improvements, which are assumed to be independently financed by tract developers (Neighborhood Developers/Builders) during each development. All infrastructure cost estimates are reported in 2019 dollars and are included for the purpose of scoping financing approaches appropriate to the project scale (see ***Chapter 7.6*** Financing Plan).

Infrastructure associated with development in the Rural/Conservation Area shall be the responsibility of the private property owner and shall be established through the City's development application and review process.

TABLE 7.5 INFRASTRUCTURE IMPROVEMENT COST ESTIMATE

ITEM	TOTAL
Rough Grading	$22,000,000
Storm Drain System	$17,000,000
Sanitary Sewer System	$15,000,000
Water Distribution System	$27,000,000
Street Improvements	$31,000,000
Dry Utilities	$35,000,000
TOTAL	$147,000,000

Notes

- Infrastructure cost estimates are reported in 2019 dollars, and are static (e.g., not inflation adjusted, no cost escalation).
- Costs are included for the purpose of scoping financing approaches appropriate to the project scale (see ***Chapter 7.6*** Financing Plan).
- Source: Developers Research

Maintenance of Improvements

The maintenance obligations for the Plan's improvements and facilities, and a determination of whether they will be publicly or privately maintained, will be made after the submission of tentative maps within the Plan Area that record a project's improvements. A final determination on maintenance obligations will be made prior to approval of these tentative maps. Maintenance obligations are subject to the following minimum requirements:

Operation & Maintenance of Private Facilities

One or more associations may be established for the maintenance of private common area improvements and facilities, while individual private property owners are expected to be responsible for private improvements and facilities on their property. In some cases – as proposed by a developer and approved by the City at the time of tentative map and improvement plan approval – an association may take responsibility for maintenance and the maintenance of both the privately owned common areas and also adjoining private yard areas.

As discussed above, a final determination of whether an improvement or facility will fall under privately-maintained common area will be made prior to approval of tentative maps within the Plan Area. Private improvements and facilities to be maintained by the association(s) are expected to include, at minimum, the following facilities:

- Private streets, alleys, drive aisles, parking lots, and traffic control signs.
- Privately-owned open space, parks and recreational facilities, including but not limited to walkways, trails, parkways, courts, paseos, walls, fencing, signage, landscaping, and lighting.
- Detention and water quality treatment facilities within private streets and privately-owned common open space areas.
- Private sewer, storm drains and water systems.

Operation & Maintenance of Public Facilities

In general, with some exceptions as noted below, public facilities are planned for public maintenance by either the City, a Community Facilities District (CFD), or the appropriate utility service provider. Such public facilities include but are not limited to the following:

- Public streets.
- Public traffic signals and traffic control signs.
- Public water facilities, sewer facilities, and drainage facilities within public streets.
- Street lighting within public rights-of-way.

Due to the unique design character of Etiwanda Heights, certain elements of public streetscapes and public parks may be designated for maintenance by private associations and/or CFDs. Such elements include but are not limited to the following:

- Drainage bioswales and parkway strips within public frontages. It has long been common in traditional neighborhoods that the City maintains the curbs, sidewalks and street pavement – and often the maintenance of street trees within the parkway strip as well – leaving to the owner of the adjoining home the responsibility for irrigating and maintaining other landscaping within the parkway strip.
- Most of the parkway strips within Etiwanda Heights are intended not just as a landscaped buffer zone between pedestrians and the street, but also as bioswales that provide stormwater infiltration and conveyance. Accordingly, the responsibility for ensuring that such facilities, whether within private streets and open spaces or within public streets and parks, are maintained in an attractive condition while also maintaining their function as part of the stormwater management system will be assigned to a private association and/or a CFD, subject to the approval of the City.
- The parking lanes and edge trails along selected special streets in Etiwanda Heights will be paved with granular materials in order to enable stormwater infiltration and provide a legitimate rural design character to those special streets. In most cases, such streets will be privately-owned and will be maintained by private associations. If, during the approval of tentative maps and improvement plans, it is determined that any such streets should be public streets, the City will require that the granular paving elements of those streets be maintained by a private association and/or CFD, in the same way that any bioswales within public streets will be so maintained.

7.6 Financing Plan

This section describes how Plan area improvements can be funded and/or financed to ensure the timely completion of streets, infrastructure, utilities, public facilities, and other necessary capital improvements, as well as the proper maintenance of these facilities, consistent with ***Chapter 7.3*** (Phasing) and ***Chapter 7.5*** (Infrastructure and Public Facilities).

The following principles shall guide the funding of infrastructure, facilities, and public services for the Plan area:

- Phase on-site improvements to ensure they are constructed when necessary and when funds are available to construct and maintain the improvements.
- Ensure on-site improvements, amenities, and open space are appropriately operated and maintained in a manner that is cost efficient for the City and residents.
- Provide for a fair allocation of costs among the Plan area land uses.
- Provide for reimbursements of infrastructure costs that developments within the Plan area are required to construct in advance.
- Ensure financing mechanisms are flexible to accommodate different combinations of infrastructure timing and funding requirements.
- Generate revenue from the Neighborhood Area to fund the preservation and management of property in the Rural/Conservation Area and open space in the NA.

The following policies govern the financing of infrastructure, facilities, and public services for the Plan area in accordance with the above principles:

- Fund the full costs of on-site and off-site infrastructure, facilities, and public services required to support the development and operation in the Plan area from revenues generated by development within the Plan area, except where other existing funding sources are available and appropriate for use, as determined by the funding entity (e.g., City, County, district, agency, etc.).
- To the maximum extent feasible, fund the operation and maintenance of infrastructure, amenities, and open space by a master Homeowners Association (HOA), so the size and number of facilities and amenities maintained by the City (e.g., community facilities districts) are limited to large core facilities (e.g., arterial streets and central greenways).
- Allocate the core infrastructure costs to property within the Plan area, based on the general principles of benefit received, with consideration of the financial feasibility of the proposed land use.
- Require dedication of land for the establishment of roads, infrastructure, utilities, open space, or facility improvements consistent with City policies and to ensure successful build-out of the Plan.
- Enable the transfer of residential density from privately-owned properties in the Rural/Conservation Area to the Neighborhood Area in exchange for financial or other negotiated compensation to the Rural/Conservation Area property owner.

Utilizing these principles and policies will optimize the use of available resources and ensure that adequate infrastructure, facilities, and public services are provided in a timely manner and sufficiently maintained. A thorough financing plan that specifies the financing strategy in greater detail, and which may provide additional infrastructure financing options than those described in this section, shall be prepared by the Master Developer/Builder and provided to the City prior to approval of tentative maps.

Developer Reimbursements

When an application is submitted to the City for review and approval, the infrastructure and facilities required to serve the area will be identified by the City. Due to the incremental nature of development phasing, it is likely that certain areas will be required to oversize infrastructure improvements to accommodate future development and build-out of the Plan. By evaluating the area's proportional share of infrastructure and facility costs to the total costs of improvements required by the City, an equitable reimbursement to the developer paying for oversized infrastructure improvements can be calculated. Those reimbursements shall be addressed through developer-developer agreements, which may be administered by the Master Developer/Builder.

Funding Mechanisms

The following funding mechanisms reflect the principles and policies listed at the beginning of this section.

Master Developer Funds

Improvements are anticipated to be constructed primarily with Master Developer/Builder funds and financing. Developer equity and loans are anticipated to cover start-up costs and cash flow shortages in the early phases of the development. Conventional subdivision financing may be used to fund the development of on-site infrastructure improvements (e.g., streets, sewers, water and storm drains) and the initial operation and maintenance of the parks, streets, and other landscaping improvements.

Association Fees

The establishment of Homeowners Associations (HOAs) and other common-interest associations will be required to fund Plan area maintenance of improvements and facilities to maximum extent feasible. These are expected to include all improvements and facilities except for large core facilities, including arterial streets (Rochester Ave., Milliken Ave., and Wilson Ave.), the Camino de las Alturas, community playfields, and trailheads. Private ownership and/or operation of the community playfields is not precluded. Additionally, HOAs and other common-interest associations can bear obligations for funding Plan infrastructure if a CFD or similar district is unsuccessful or repealed by initiative as allowed by law.

Annual HOA dues are established by the HOA and collected by the HOA from property owners within the project. Dues may be tiered based on certain criteria, such as size of dwelling unit. The HOA may also institute special assessments to fund large or emergency costs if the HOA capital improvement budget or reserves are inadequate (e.g., new irrigation system for private park area, etc.).

Community Facilities District

A Community Facilities District (CFD) is a special district created pursuant to the Mello-Roos Community Facilities Act (California Government Code §53311 et seq.) to finance public infrastructure and service projects through levying of a special tax on property in the district. Public bonds can be issued based on the revenue stream from the special tax. CFDs can fund streets, water, sewer and storm drain improvements, schools, parks, open space, and other capital improvements, services, and ongoing operations and maintenance activities. The City currently has 13 general CFDs and two Fire Services CFDs. The City anticipates using CFDs to fund maintenance of core facilities in the Plan area, that are not appropriate to be maintained by HOAs.

Formation of a CFD commits the City to the ongoing administration of the CFD. A Mello-Roos special tax is not a fixed lien on a parcel, but an annual lien that must be calculated and levied each year according to State law and an annual escalator. The appropriate special tax will be determined by the City or its designee after consideration of annual costs of the CFD, and development activity within the CFD. After the special taxes have been calculated each fiscal year, they will be submitted to the County auditor to be included on the secured property tax bill. The City has a policy to limit the overall tax burden on a property, and will evaluate requests for CFD formation against that policy.

Enhanced Infrastructure Financing District

An Enhanced Infrastructure Financing District (EIFD), established by Senate Bill 628 in 2015, is a mechanism that finances the construction or rehabilitation of a wide range of public infrastructure and some private facilities through the collection of tax increment revenues, similar to the now abolished Community Redevelopment Agencies. EIFD financing can be combined with other funding sources and used for transportation projects, parks and open space, civic infrastructure, childcare facilities, and other projects. An EIFD cannot be used to fund routine maintenance or operation costs.

EIFDs are a relatively new public financing mechanism (established in Government Code §53398.50, et seq. effective January 1, 2015). Entities participating in an EIFD can include cities, counties and special districts, but not schools. Participating entities, such as the County, are critical to an EIFD's success, and they only participate if they voluntarily agree to allocate their tax increment to the EIFD. Unlike other public financing mechanisms under California law, EIFDs may be formed by resolution of the City Council without an accompanying public vote. Before adopting a resolution forming an EIFD, the City Council must publish the proposed EIFD infrastructure financing plan, notice all landowners and affected taxing entities, and hold a public hearing. Further, a city that in the past created

a redevelopment agency (as defined by Health and Safety Code §33003) may not initiate formation of an EIFD until the former redevelopment agency is adequately concluded pursuant to Government Code §53398.54.

The City and Master Developer/Builder may consider the formation of an EIFD, and if not used, Master Developer/Builder funds and financing would be used for infrastructure and facilities construction (see Master Developer Funds).

Conservation Funding

The Land Manager, responsible for long-term management of conserved Rural/Conservation Area lands may obtain funds for management activities through TDR transaction payments (see ***Chapter 7.4*** Conservation and Transfer of Development Rights), habitat mitigation fees from Neighborhood Area development, endowment returns, or other sources (e.g. fees paid at building permit issuance or close of escrow, CFD administered by the Land Manager, etc.) without placing new tax burdens on existing residents.

Developer Impact Fees

Development impact fees (DIF) are allowed under Government Code §66000 et seq., as payments from new developments required by local governments to offset the cost of improving or expanding City facilities to accommodate development. To establish the appropriate fee amount, the City determines the specific improvements and prepares a "nexus" study to demonstrate the relationship between the proposed improvements and new development. The fee program is then adopted by City Council. If the Master Developer/Builder constructs any off-site improvements that are included in the City's capital improvement program and DIF schedule, the Master Developer/Builder may receive DIF credit as allowed by the City.

Based on 2018-2019 fees, the City, School District, and other public agencies and districts are estimated to collect approximately $141 million once development of the Plan is complete; however, these fee schedules will be updated over time with the necessary nexus studies.

7.7 Authority, Amendments, and Approvals

Authority

The City Manager or designee has the authority to implement and interpret the Plan. The City Manager or designee is authorized to provide official interpretations and administrative determinations regarding the Plan in writing, and which may be appealed in accordance with the City's Municipal Code.

Master Developer/Builder Design Review

Design Review approvals for each Sub-area by the Master Developer/Builder must occur before any tentative or final maps, improvement plans, landscape plans, architectural plans, site plans, building plans, or Precise Neighborhood Plan applications are submitted to the City. This process occurs prior to and separately from the City's review process, and is administered by the Master Developer/Builder. See ***Appendix 2*** for the Master Developer/Builder Design Review process.

Upon Design Review approval by the Master Developer/Builder, individual development applications shall be submitted to and reviewed by the City for their consistency with the Plan.

Approvals - Precise Neighborhood Plans

For each Neighborhood Sub-area, a Precise Neighborhood Plan shall be reviewed, found consistent with the intent and regulations of this Plan, and approved by the Planning Commission pursuant to the major Design Review Process as outlined in 17.20.040 of the Rancho Cucamonga Municipal Code (RCMC). Planning Commission approval shall be secured before any proposed use or any structures are constructed, otherwise established, or put into operation. All subsequent development within each Sub-area shall be reviewed for consistency with the approved Precise Neighborhood Plan through all applicable processes of Title 17, Article II of the Municipal Code.

In addition to all required submittal items outlined Title 17, Article II, a Precise Neighborhood Plan shall include, but is not limited to:

A. One or several Precise Regulating Plans, which show:

- The entire Sub-area organized into a network of blocks, streets, and Public Open Space in compliance with the requirements of the ***Chapter 5***. All streets within the affected Sub-area(s) must indicate connections to planned or existing streets within and abutting any adjacent Sub-areas as identified in the Regulating Plan and in accordance with the connectivity requirements of ***Chapter 6***.
- Regulating zones and lots applied to each block, in compliance with the requirements of each Sub-area (***Chapter 5.3***). Lots shall be identified by Building Type (***Chapter 5.4***), and shall show the intended building footprints.
- Identification of the intended density by regulating zone and block for the proposed phase of development, and a calculation indicating the remaining development capacity of the affected Sub-area(s). To ensure that new development within the Plan area does not exceed the development potential listed in ***Table 5.3*** (Neighborhood Area Sub-area Requirements), the Master Developer shall be responsible for tracking the amount of proposed development by land use and by regulating zone and shall submit with each development application an accounting of proposed development and remaining development potential.

B. A Master Landscape Plan (MLP) for the proposed phase of development.

C. A preliminary stormwater drainage and management plan for the Sub-area, demonstrating that the sizes and designs of the open spaces are capable of meeting City stormwater retention requirements. If any portion of the stormwater management system for the Sub-area is intended to be met by another existing or future phase of development, that shall be clearly shown and justified by the applicant, and subject to review by the City.

D. A utility plan showing consistency with the provisions of ***Chapter 6***.

E. Healthy Development Checklist, filled out. (Developed by Riverside University Health System - Public Health, 2017.)

Maximum Yield and Density Transfers

Requests for density transfers between Neighborhood Area Sub-areas may be submitted for City consideration and approval through the Precise Neighborhood Plan process. Request of transfers of non-TDR units between Neighborhood Area Subareas shall not be permitted until such time that the City Council has made the finding that all available development rights in the Rural/Conservation Area have been transferred through the TDR Program to the extent feasible. Neighborhood Area Sub-areas may exceed their individual maximum development potentials through density transfers, provided that:

- The maximum total development potential of the entire Plan is not exceeded;
- The intent and other requirements of this Plan and development standards are met or can be met by future development subject to the transfer;
- There would be no major impacts on approved infrastructure plans, including major changes to the approved circulation plan or pedestrian network; and
- The density transfer is executed by a deed restriction or other instrument approved by the City Attorney and recorded against the properties to document the reduced density on one parcel and the increased density on another parcel. The City must be a party to the release of the restriction.

Rural Development Design Review

Development in the Rural/Conservation Area shall be subject to the requirements and review procedures of City Municipal Code 17.52 and 17.16.140 (Hillside Development Review). In addition to those requirements, applications for development in the Rural/Conservation Area shall include or address the following:

- Archaeological survey and construction monitoring, if applicable
- Site-specific biological resources studies
- Septic system feasibility study
- Adequate emergency access
- Required permits from State and Federal regulatory agencies
- Determination of surface water availability or annex into the appropriate water district/utility agency to obtain a well drill permit

Amendments

Amendments to this Plan may be initiated by an application for a Specific Plan Amendment by a land owner of the affected parcel(s) within the Plan area or his or her representative, or by the City. The application shall be reviewed by the City consistent with the City's Municipal Code and Government Code 65453(a).

The following minor, technical, and/or informational revisions to the Plan shall be processed administratively:

- The addition of new information to the Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulation;
- Changes in Sub-area boundaries resulting from final street alignments and/or geotechnical or engineering refinements to tentative and/or final tract maps provided that the number of dwelling units and/or dwelling units per acre within the affected sub-areas is consistent with the number and/or density range that applies to the subject Sub-areas;
- Clarification, including determination of meaning and intent, of any unclear or vague section, portion of a section, phrase, or word contained within this Plan;
- Typographical and grammatical errors;
- Revisions to tree species, size, and location, and to other landscape material in the public right-of-way are subject to the review and approval of the Engineering Services Department;
- Revisions to the location of the infrastructure and/or service providers (such as drainage systems, roads, water and sewer systems, etc.) provided that the agency or jurisdiction that regulates such infrastructure and/or service has reviewed and approved the revisions;
- Revisions to the determination of public and private facilities provided that the agency or jurisdiction that regulates such facility has reviewed and approved the revisions; and
- Revisions to density pursuant to Maximum Development Yield and Density Transfers.

7.8 Implementation Actions

Actions to facilitate implementation of the Plan are shown in ***Table 7.8*** (Implementation Actions). The actions are not all intended for immediate and simultaneous enactment, but are to be implemented throughout the development and future of the Plan. CEQA Mitigation Measures also serve as critical action items and are included separately in the Environmental Impact Report Mitigation Monitoring and Reporting Program (***Appendix 4***).

TABLE 7.8 IMPLEMENTATION ACTIONS

ACTION NUMBER	RESPONSIBLE PARTY	DESCRIPTION
1	*City/County/LAFCO*	*Complete Plan area annexation to the City and assign regulating zones to the Plan area.*
2	*City/San Bernardino Flood Control District*	*Complete the transfer of San Bernardino Flood Control District surplus lands in the Neighborhood Area and Deer Canyon to make available for development under the Plan.*
3	*County/City*	*Continue coordination efforts with the local School Districts regarding adjustment of boundaries for the mutual benefit of the School Districts, current Rancho Cucamonga residents, and future residents of the Plan area with the intent to minimize construction of new schools in one District if space is available at facilities in another District.*
4	*City*	*Establish appropriate City fees for cost recovery of specific plan development.*
5	*City*	*Establish the TDR Authority. The City may act as the TDR Authority.*
6	*City/LAFCO*	*Identify and select a qualified entity to serve as the Land Manager, responsible for long-term management and monitoring of the conservation lands in the Rural/Conservation Area.*
7	*City*	*Establish appropriate City fees for implementation of the TDR Program.*
8	*City/Land Manager*	*Work with the Land Manager to establish fees to charge during TDR transactions in order to fund the maintenance endowment fund.*
9	*Land Manager/City/TDR Authority*	*Evaluate options for the collection of funds for management of conserved Rural/Conservation Area lands, including the use of a Community Facilities District (CFD), one time fees collected at building permit issuance, and fees collected upon close of escrow.*
10	*City/Land Manager*	*Develop a Long-term Conservation Management Plan for conservation land within the Rural/Conservation Area that ensures financially sustainable management and preservation, and implements strategies included in Chapter 3 (Conservation Plan). This includes a Trail Master Plan, which will contain detailed alignments, cross sections, details, and program of regulatory and interpretive signage.*
11	*County*	*Select Master Developer/Builder through County selection process.*
12	*City/Master Developer*	*Facilitate the development of a Community Facilities District (CFD) to support the funding of maintenance for large core infrastructure and facilities, that are not appropriate to be maintained by HOAs.*
13	*City/TDR Authority*	*Monitor and refine the TDR Program to achieve Plan goals of conservation in the Rural/Conservation Area.*

Appendix 1: Allowed Uses

Allowed Uses

Table A-1.1 identifies the allowed uses and corresponding permit requirements within each regulating zone and sub-zone and is to be used in conjunction with Chapter 5: Development Standards & Guidelines. Unless otherwise noted, definitions of each use are found in Chapter 17.32 of the Rancho Cucamonga Municipal Code (RCMC). If a word or phrase used in this Plan is not defined the RCMC or in the Glossary of this Plan (***Appendix 3***), the Director shall make a determination, giving deference to common usage. Notwithstanding any other provision of this Plan, in the event of any conflict between this section and the Development Code, the Development Code shall prevail.

Table A-1.1 Allowed Uses

	Neighborhood Area				Rural/Conservation Area[1]			
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Residential Uses								
Adult Day Care Home	N	P	P	P	N	P	N	N
Caretaker Housing	N	C	C	C	P	C	P	N
Dwelling, Multi-Family[2]	N	N	N	N	N	N	N	N
Dwelling, Single-Family[2]	N	P	P	P	P	P	N[3]	N
Dwelling, Single-Family Attached[2]	P	P	N	N	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	N	N
Family Day Care Home, Large[4]	N	C	C	C	N	N	N	N
Family Day Care Home, Small	N	P	P	P	N	N	N	N
Guest House	N	N	P	P	N	N	N	N
Group Residential	N	C	C	C	N	C	N	N
Home Occupation[5]	N	P	P	P	P	P	N	N
Live-Work Facility	P	P	N	N	N	N	N	N
Manufactured Home	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N
Residential Care Facility	C	C	C	N	N	N	N	N
Residential Care Home	P	P	P	P	N	P	N	N
Single-Room Occupancy Facility	N	N	N	N	N	N	N	N
Transitional Housing	P	P	P	P	N	P	N	N
Agriculture and Animal-Related Uses								
Agricultural Uses	N	N	N	P	C	C	C	N
Animal Keeping, Domestic Pets[6]	P	P	P	P	P	P	P	N
Animal Keeping, Exotic Animals[6]	N	N	C	C	N	C	N	N

Key

P	Permitted
PU	Permitted upstairs only
C	Requires Conditional Use Permit (CUP)
F	Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12)
N	Not permitted

Table A-1.1 Allowed Uses

	Neighborhood Area				Rural/Conservation Area[1]			
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Animal Keeping, Insects[6]	N	N	N	P	P	P	P	N
Animal Keeping, Livestock Animals[6]	N	N	N	P	P	P	P	N
Animal Keeping, Poultry[6]	N	N	N	P	P	P	P	N
Equestrian Facility, Commercial	N	N	N	N	N	N	N	N
Equestrian Facility, Hobby	N	N	P	P[7]	P	P	N	N
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses								
Assembly Use	C	N	N	N	C	C	N	N
Cemetery/Mausoleum	N	N	N	N	N	N	N	N
Community Center/Civic Use	P	C	C	C	N	N	N	N
Community Garden	P	P	P	N	N	N	N	N
Convention Center	N	N	N	N	N	N	N	N
Golf Course/Clubhouse	N	N	N	N	N	N	N	N
Indoor Amusement/ Entertainment Facility	N	N	N	N	N	N	N	N
Indoor Fitness and Sports Facility - Large	N	N	N	N	N	N	N	N
Indoor Fitness and Sports Facility - Small	P	N	N	N	N	N	N	N
Library and Museum	P	N	N	N	C	N	N	N
Outdoor Commercial Recreation	N	N	N	N	N	N	N	N
Park and Public Plaza	P	N	N	N	N	N	N	N
Public Safety Facility	P	P	P	N	P	P	N	N
Resource-Related Recreation	P	P	P	P	C	C	N	N
School, Academic (Private)	C	C	C	C	N	N	N	N
School, Academic (Public)	P	P	P	P	N	N	N	N
School, College/University (Private)	N	N	N	N	N	N	N	N
School, College/University (Public)	N	N	N	N	N	N	N	N
Schools, Specialized Education and Training/Studio	P	N	N	N	N	N	N	N
Theaters and Auditoriums	C	N	N	N	N	N	N	N
Tutoring Center - Large	N	N	N	N	N	N	N	N
Tutoring Center - Small	P	F	N	N	N	N	N	N
Utility, Transportation, Public Facility, and Communication Uses								
Broadcasting and Recording Studios	N	N	N	N	N	N	N	N

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- C Requires Conditional Use Permit (CUP)
- F Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12)
- N Not permitted

Table A-1.1 Allowed Uses

	Neighborhood Area				Rural/Conservation Area[1]			
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Park and Ride Facility	N	N	N	N	N	N	N	N
Parking Facility	N	N	N	N	N	N	C	N
Transit Facility	N	N	N	N	N	N	N	N
Utility Facility and Infrastructure - Fixed Based Structures	N	N	N	N	N	N	C	N
Utility Facility and Infrastructure - Pipelines	N	N	N	N	N	N	C	N
Wind Energy System—Small	N	N	N	N	N	N	N	N
Retail, Service, and Office Uses								
Adult Day Care Facility	N	N	N	N	N	N	N	N
Adult-Oriented Business	N	N	N	N	N	N	N	N
Alcoholic Beverage Sales	C	N	N	N	N	N	N	N
Ambulance Service	N	N	N	N	N	N	N	N
Animal Sales and Grooming	P	N	N	N	N	N	N	N
Art, Antique, Collectable Shop	P	F	N	N	N	N	N	N
Artisan Shop	P	F	N	N	N	N	N	N
Bail Bonds	N	N	N	N	N	N	N	N
Banks and Financial Services	P	N	N	N	N	N	N	N
Bar/Nightclub	N	N	N	N	N	N	N	N
Bed and Breakfast Inn	C	C	N	N	N	N	N	N
Building Materials Store and Yard	N	N	N	N	N	N	N	N
Business Support Services	P	N	N	N	N	N	N	N
Call Center	N	N	N	N	N	N	N	N
Card Room	N	N	N	N	N	N	N	N
Check Cashing Business	N	N	N	N	N	N	N	N
Child Day Care Facility/Center	C	N	N	N	N	N	N	N
Commercial Cannabis Activity	N	N	N	N	N	N	N	N
Consignment Store	P	N	N	N	N	N	N	N
Convenience Store	N	N	N	N	N	N	N	N
Crematory Services	N	N	N	N	N	N	N	N
Drive-In and Drive-Through Sales and Service	N	N	N	N	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	N	N
Feed and Tack Store	N	N	N	N	N	N	N	N

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- N Not permitted

Table A-1.1 Allowed Uses

	Neighborhood Area				Rural/Conservation Area[1]			
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Furniture, Furnishing, and Appliance Store	P	N	N	N	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	C	N	C	N
Grocery Store/Supermarket	C[8]	N	N	N	N	N	N	N
Gun Sales	N	N	N	N	N	N	N	N
Hookah Shop	N	N	N	N	N	N	N	N
Home Improvement Supply Store	P[9]	N	N	N	N	N	N	N
Hotel and Motel	N	N	N	N	N	N	N	N
Internet Café	N	N	N	N	N	N	N	N
Kennel, Commercial	N	N	N	N	N	N	N	N
Liquor Store	N	N	N	N	N	N	N	N
Maintenance and Repair, Small Equipment	P	N	N	N	N	N	N	N
Massage Establishment	N	N	N	N	N	N	N	N
Massage Establishment, Ancillary	N	N	N	N	N	N	N	N
Medical Services, Extended Care	N	N	N	N	N	N	N	N
Medical Services, General	PU	N	N	N	N	N	N	N
Medical Services, Hospitals	N	N	N	N	N	N	N	N
Mobile Hot Food Truck	P	N	N	N	N	N	N	N
Mortuary/Funeral Home	N	N	N	N	N	N	N	N
Office, Business and Professional	PU	F	N	N	N	N	N	N
Office, Accessory	PU	F	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N
Personal Services	P	F	N	N	N	N	N	N
Restaurant, No Liquor Service	P	F/C	N	N	N	N	N	N
Restaurant, Beer and Wine	P	F/C	N	N	N	N	N	N
Restaurant, Full Liquor Service	C	N	N	N	N	N	N	N
Retail, Accessory	P	F/C	N	N	N	N	N	N
Retail, General	P[9]	F/C	N	N	N	N	N	N
Retail, Warehouse Club	N	N	N	N	N	N	N	N
Secondhand Dealer	N	N	N	N	N	N	N	N
Shooting Range	N	N	N	N	N	N	N	N
Smoke Shop	N	N	N	N	N	N	N	N
Specialty Food Store	P	F/C	N	N	N	N	N	N

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- N Not permitted

Table A-1.1 Allowed Uses

	Neighborhood Area				Rural/Conservation Area[1]			
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Tattoo Shop	N	N	N	N	N	N	N	N
Thrift Store	N	N	N	N	N	N	N	N
Veterinary Facility	C	N	N	N	N	N	N	N
Automobile and Vehicle Uses								
Auto Vehicle Dismantling	N	N	N	N	N	N	N	N
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	N	N
Auto and Vehicle Sales, Autobroker	N	N	N	N	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	N	N
Auto and Vehicle Storage	N	N	N	N	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	N	N
Recreational Vehicle Storage	N	N	N	N	N	N	N	N
Service Stations	N	N	N	N	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	N	N
Industrial, Manufacturing, and Processing Uses								
Commercial (Secondary/Accessory) - Industrial	N	N	N	N	N	N	N	N
Commercial (Repurposing) - Industrial	N	N	N	N	N	N	N	N
Fuel Storage and Distribution	N	N	N	N	N	N	N	N
Manufacturing, Custom	N	N	N	N	N	N	N	N
Manufacturing, Heavy	N	N	N	N	N	N	N	N
Manufacturing, Heavy-Minimum Impact	N	N	N	N	N	N	N	N
Manufacturing, Light	N	N	N	N	N	N	N	N
Manufacturing, Medium	N	N	N	N	N	N	N	N
Microbrewery	N	N	N	N	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N	N	N
Research and Development	N	N	N	N	N	N	N	N

Key

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- C Requires Conditional Use Permit (CUP)
- F Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12)
- N Not permitted

Table A-1.1 Allowed Uses

	Neighborhood Area				Rural/Conservation Area[1]			
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Storage, Personal Storage Facility	N	N	N	N	N	N	N	N
Storage Warehouse	N	N	N	N	N	N	N	N
Storage Yard	N	N	N	N	N	N	N	N
Wholesale, Storage, and Distribution - Heavy	N	N	N	N	N	N	N	N
Wholesale, Storage, and Distribution - Light	N	N	N	N	N	N	N	N
Wholesale, Storage, and Distribution - Medium	N	N	N	N	N	N	N	N

Notes

1 Aggregate resource extraction may be permitted, subject to the issuance of a Conditional Use Permit, within the RCA only in the Deer Creek Alluvial Fan and Day Creek Alluvial Fan (Sectors D-1 and D-16 as shown in Figure RC-2 in the Resource Conservation Element of the General Plan).

2 Use defined in the Glossary of this Plan (***Appendix 3***).

3 Any property that is located within the R-FC/UC sub-zone area and is privately owned on the date on which the Specific Plan becomes effective shall be allowed to construct 1 dwelling unit for each 10 acres of land, and any development rights can be transferred pursuant to the Transfer of Development Rights program described in ***Chapter 7.4***.

4 Family Day Care Home — Large requires approval of a Large Family Day Care Permit, not a Conditional Use Permit.

5 See additional regulations for home occupations in RCMC § 17.92.

6 For the purpose of determining applicability of the animal-keeping requirements, the Rural regulating sub-zones are equivalent to the Very Low (VL)/Low (L) Residential Districts in the Development Code. See additional regulations for animal keeping in RCMC § 17.88.

7 1 equine is permitted per 10,000 square feet of lot area. See ***Chapter 5.4.2.J***.

8 Limited to 30,000 square feet.

9 Limited to 5,000 square feet.

Key

P Permitted
PU Permitted upstairs only
C Requires Conditional Use Permit (CUP)
F Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12)
N Not permitted

Appendix 2: Master Developer/ Builder Design Review

General

1. Submittals to the Master Developer/Builder Design Review Committee must be made by the Neighborhood Builder/Developer or authorized agent. Submittals are require whenever any improvements or changes are proposed for any portion of the project (site, building exterior etc.).
2. Submittals to, and approvals by, the Master Developer/Builder Design Review Committee must occur before any Architectural Plans, Plotting Plans or Tentative or Final Subdivision Maps, Improvement Plans, Landscape Plans, Building Plans, Fire Protection Plans, or Site Plan are submitted to the City of Rancho Cucamonga.
3. All submittals must be delivered to the Master Developer/Builder at the location of the current office or at a location designated by the Master Developer/Builder.
4. Building plans must be prepared by a California registered architect.
5. Site plans must be prepared by a California registered architect or landscape architect.
6. Landscape plans must be prepared by a California registered landscape architect.
7. Include lot and tract numbers must be included on all plans and other documents submitted for review.
8. Incomplete submittals (required number of copies, required information or payment of fees) will not be accepted and will be returned to the Neighborhood Builder or authorized agent.

Procedure

Approval of plan submittals by the Master Developer/ Builder Design Review Committee is required by purchase agreements. The Master Developer/Builder Design Review Committee must review submittals in four steps as follows:

Step 1: Concept Site Plan Alternatives/Architecture

Step 2: Refined Site Plan/Building Design

Step 3: Site Plan Package/Finalized Product Design/ Technology Drawings

Step 4: Construction Document Package

General Materials Required for Submittals

The required materials for the four submittal steps are described below. Please submit only items that are complete.

1. ¼" elevations of all building types
2. All sheet size to be 30" x 42"
3. Multifamily composite plans to be 1/8" scale
4. No mounted drawings will be accepted
5. Packages required:
    a. One (1) set Architectural Plans labelled "Architectural Only" Rolled separately
    b. One (1) set Landscape Plans labelled "Landscape Only" Rolled separately
    c. Three (3) sets Engineering Plans labelled "Engineering Only" Rolled separately
    d. One (1) full set (Architectural, Landscape and Engineering) labelled "Master Developer/ Builder"
    e. One (1) PDF or comparable electronic file of Master Developer/Builder's full set scanned to at least 300 dpi resolution on flash drive
6. To ensure that new development within the Plan does not exceed the development potential listed in ***Table 5.3*** (Neighborhood Area Sub-area Requirements), the Master Developer shall be responsible for tracking the amount of proposed development by land use and by zone and shall submit with each development application an accounting of proposed development and remaining development potential.

Step 1: Concept Site Plan/Architecture

The Neighborhood Builder/Developer should prepare site plans and architecture, at a refined level, for the site in conformance with the Code (***Chapter 5***). Submittal MUST include conceptual grades, density, product square footage range by land use (commercial, live-work, residential) and zone, unit count by zone, edge condition grading and setback criteria. Proposed storm drain and sewer connection points must also be reflected.

Initial product concepts, architectural plans, elevations styles and roof plans should also be submitted for review at this time.

Step 1 Package Submittals:

Demonstrate consistency with applicable goals, policies and programs in ***Chapter 4*** and conformance with allowed development potential listed in ***Table 5.3*** (Neighborhood Area Sub-area Requirements) through the following documents:

1. Neighborhood Concept Diagrams, identifying neighborhood design elements, such as:
   - Unique and distinctive elements
   - Trail systems, linkages
   - Parks
   - Recreation Center, if applicable
   - Streetscapes per ***Chapter 5.7*** (Thoroughfare Standards)
2. Varied setbacks per ***Chapter 5.4***
   - Garage treatments
   - Street landscape
   - Corner lot treatments
   - Variable lots, if applicable
3. Individual unit floor plans, including:
   - Concept building types, as applicable, including all utility entrances and meters, and all trash and recycling receptacles.
   - Concept floor plans/setbacks dimensioned
   - Product summary, including plan number, size (square feet), number of bedrooms, number of bathrooms, proposed parking for each plan type (garage/open), and number of each per plan type
   - Concept elevations of all primary styles, including a description of the style elements that make up each style as they relate to design themes (elevate all sides) - on one submittal sheet. See example.
   - Concept roof plans
   - Revised lot dimensions if applicable for private open space
4. Site plan alternatives, at 1″ = 40′, including:
   - Surrounding street right-of-way/spot elevations
   - Building setback lines at right-of-way per applicable Building Types and regulating zone (see ***Chapter 5.4*** and ***Chapter 5.7***)
   - Demonstrate consistency with Thoroughfare Standards, ***Chapter 5.7***
   - Top/bottoms of slop spot grades along edges
   - Proposed slope ration for all slopes 3:1 or steeper
   - Interior street/pad spot grades sufficient for conceptual grading analysis
   - Proposed storm drain/sewer site connections
   - Statistical summary, including target dwelling unit count by zone, number of units by zone, density, unit mix by zone, product square footage range by land use (commercial, live-work, residential) and zone
5. Landscape concept plan:
   - Identification of street trees
   - Identification of parking area trees
   - Identification of site entry and proposed enhancements
   - Identification of trail connections

Step 2: Refined Site Plan/Product Design

Refined neighborhood site plan design should be at 1″=40′. Finalize preliminary floor plan and building foot prints. Continued development of Step 1 preliminary building elevations (4 sides). Refine plotting and grading design, including engineering review. Establish elevation style elements and details.

Step 2 Submittal Requirements

Demonstrate consistency with applicable goals, policies and programs in ***Chapter 4*** and conformance with allowed development potential listed in ***Table 5.3*** (Neighborhood Area Sub-area Requirements) through the following documents:

1. Refined preliminary floor plans and building types; list plan number and size (square feet) on the plan
2. Refined building footprint/plot plans, including yard and setback dimensions and private open space.
3. Continued elevation refinement of all styles required for all building elevations (4 sides) and number of building types, if applicable, and roof plans. Include development drawings of style details.
4. Site plan; include:
   - Surrounding street right-of-ways/spot elevations; interior street spot elevations
   - Open space location and concept design
   - Setback lines at parcel edges per the Development Standards
   - Demonstrate consistency with Thoroughfare Standards, ***Chapter 5.7***
   - Top/bottom of slope ratio for all 3:1 or steeper
   - Interior street/pad spot grades sufficient for conceptual grading analysis
   - Proposed storm drain/sewer site connections
   - Statistical summary, including target dwelling unit count mix by count zone, number of units by zone, density, unit mix by zone, product square footage range by land use (commercial, live-work, residential) and zone
5. Concept Landscape Plan
   - Identification of street trees and minimum sizes
   - Identification of edge open space and description of intended amenities/furnishings
   - 1″=40′ scale plans of all parks with description of intended amenities/furnishings
   - Identification of street trees and plantings and minimum sizes, detail of vine trellises
   - Identification of parking area trees and minimum sizes enhancements
   - Conceptual Model Landscape Plan with hardscape design and tree placements. Architectural character of each home to be identified on the plan
   - Identified model that will address water conservation and solar orientation

Once Step 2 is approved the community Landscape Standards will be distributed.

Step 3: Site Plan Package/Refined Product Design Technology Drawings

Prepare Site Plan Package for submittal to the City of Rancho Cucamonga (subject to approval by Master Developer/Builder before filing with City). Prepare Landscape Construction packages.

Step 3 Submittal Requirements

Demonstrate consistency with applicable goals, policies and programs in ***Chapter 4*** and conformance with allowed development potential listed in ***Table 5.3*** (Neighborhood Area Sub-area Requirements) through the following documents:

1. Finalize Design for Site Plan:
   - Dimensioned site plan
   - Precise grading plan
   - Landscape concept plan
   - Statistical summary, including target dwelling unit count by zone, number of units by zone, density, unit mix by zone, product square footage range by land use (commercial, live-work, residential) and zone
2. Architecture
   - All building elevations/designs finalized
   - Finalized floor plans, building types = 1/4" scale
   - Enlarged key elevation style detail sketches = 1/2"
   - Notes and drawings addressing secondary architectural elements
   - Color keyed plotting plan indicating lot number, building plan number elevation style and any enhanced elevation locations
   - Light fixture, garage door and entry door patterns and manufacturers should be identified/submit cut manufacture sheet
   - Finalized roof plans
   - Composite street scene fronts and rears
   - Finalized Green Development Program matrix
3. Joint Trench and Street Lighting and Plans.
4. Landscape Plan
   - Refinement and corrections to Step 2
   - Submittal of illustrative plan for model that addresses water conservation and solar orientation

Step 4: Construction Document Package

The construction plan package may be submitted to the City of Rancho Cucamonga Building Department for concurrent processing.

Step 4 Submittal Requirements

1. Complete construction document plan package. All details referenced.
2. Joint Trench and Street Lighting and Plans.
3. Indicate wall finish on exterior elevation sheets in addition to general notes information.
4. Final mail box and signage design plans may be deferred and submitted separately, but must be approved prior to completion of working drawings.
5. All changes made to plans after Step 4 approval, are subject to the review and approval of the Master Developer/Builder Design Review Committee.
6. Landscape Plan
7. Construction Documents for Models and Common landscape areas and final illustrative plan for the Model that addresses water conservation and solar orientation.
8. A final inspection of the drawings by the Committee is required within 30 days of a request of owner when improvements are completed.
9. Upon approval of Step 4 package provide Master Developer/Builder with ½ size architectural set, and electronic version on a CD or flash drive, including green/LEED development program approved matrix.

Appendix 3: Glossary

Purpose

This section provides definitions of terms and phrases used in the Etiwanda Heights Neighborhood & Conservation Plan that are technical or that may not reflect common usage.

If a definition in this section conflicts with a definition in another provision of the Municipal Code, these definitions shall control for the purposes of this Plan. If a word or phrase used in this Plan is not defined in this section, or in the Rancho Cucamonga Municipal Code, the Director shall make a determination, giving deference to common usage.

Definitions of Specialized Terms

As used in this Plan, the following terms and phrases shall have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

Arbor: a shady garden alcove with sides and a roof formed by trees or climbing plants trained over a latticework or framework.

Awning: A cover which projects from a wall of a building over a window or door, made of canvas, metal or wood, which may be fixed or retractable.

Bay Window: A window that projects from any building elevation.

Biofiltration: A pollution-control technique that treats sewage by passing it through a biofilter, such as a bioswale. These living biofilters capture and biologically degrade pollutants.

Bioswale: A landscape element designed as a long, channeled depression for the purpose of concentrating and removing debris and pollution out of surface runoff water. It consists of a swaled drainage course with gently sloped sides (less than 6%) and filled with vegetation, mulch, compost, and/or riprap.

Block: An aggregate of lots, Paseos, Rosewalks, Courts, and Rear Lanes circumscribed by Thoroughfares.

> **Block Length:** The distance along the longer face of a block, from cross street to cross street. In most cases block length may end at Rosewalks, Paseos, and Greens, since the primary purpose for limiting block lengths is provide reasonably frequent pedestrian route options. See ***Chapter 5.3.3***.

> **Block Perimeter:** The distance around a block, typically as defined by 4 perimeter streets. In certain cases fewer or more streets may define a block and in other cases one face of a block may be defined by a Rosewalk, Paseo, or Green.

Building Types: Building forms and lot patterns allowed within the Plan area. These Types vary in lot size, and building size, configuration, and placement. See ***Chapter 5.4***.

Carport: An open-sided automobile shelter that may be free standing or attached to a wall.

Cast Stone: A masonry product, used as an architectural feature, trim, ornament or facing for buildings or other structures. Typically precast concrete, consisting of fine cement concrete placed in molds, it is less costly and more uniform than natural stone.

Clapboard: wooden siding of a building in the form of horizontal boards, often overlapping.

Close: a linear green area along the center of a dead-end street.

Cornice: Any projecting ornamental molding that finishes or crowns the top of a building, wall, door or window.

Curtain walls: In a framed building, an exterior wall, typically mostly glass, having no structural function. An exterior wall supported wholly by the structural frame of a building and carrying no loads other than its own weight and wind loads.

Development Envelope: Within the Rural Regulating Zone, this is the portion of a lot set apart for development, and therefore does not count toward the required area of avoidance of environmental resources (see ***Table 5.9.1C***).

Director: The Planning Director of the City of Rancho Cucamonga, or his/her duly appointed representative.

Dormer: A small roofed volume with a window that projects from a sloping roof, parallel to the building façade, allowing light and ventilation into the room directly under the roof. Dormers typically have their own small roof forms projecting from sloping roof.

Driveway: A vehicular lane within a lot that leads to on-site parking. The presence of a rear lane usually renders the need for a driveway obsolete.

Dropsiding: Weatherboarding having its upper edges narrowed to fit into grooves or rabbets in its lower edges, and its backs flat against the sheathing or studs of the wall.

Dwelling Unit: A structure or portion thereof which is used for human habitation.

> **Single Family Dwelling, Detached:** A residential structure containing a single dwelling unit. For the purposes of this Plan, a Single Family Dwelling, Detached includes all detached housing types. See ***Chapters 5.4.3-5.4.8*** for standards.
>
> **Single Family Dwelling, Attached:** A residential structure containing two to five dwelling units. For the purposes of this Plan, a Single Family Dwelling, Attached includes: Attached-A (detached garage), Attached-B (attached garage), and Attached Flex (Live/Work). See ***Chapters 5.4.9-5.4.11*** for standards.
>
> **Multi-Family Housing:** A building containing more than 5 dwelling units. Multi-family Housing, as defined, is inconsistent with the Vision of this plan, and is therefore not permitted in the Plan.

Elevation: The vertical face of a building from a specified cardinal direction.

Encroachment: Any structure extending into a required setback area.

Entablature: Generally the top pieces of a building elevation, spanning an assembly that may be one or more stories. In classical architecture, it is the entire horizontal piece that spans a row of columns. It is divided into architrave, frieze, and cornice, with rules guiding the appearance of each according to an Order. In contemporary architecture, simplified allusions to the traditional architrave-frieze-cornice makeup that maintain similar proportions are common.

Etiwanda Heights: The Etiwanda Heights Neighborhood & Conservation Plan Area, or the neighborhoods within the Plan Area.

EHNCP: The Etiwanda Heights Neighborhood & Conservation Plan.

Existing Legal Lot: A Legal Lot created prior to the adoption date of this Etiwanda Heights Neighborhood & Conservation Plan.

Façade: The foremost building face that is parallel to, and nearest the front property line.

Footprint: The outline of the area covered by the foundation of a building.

Frontage, Private: Used both to describe the area between the building facade and the front property line, and the manner in which that space and the building facade create a transition between the public space of the street and the private spaces of the ground floor of the building.

Frontage, Public: The area between a front property line and the vehicular lanes of a thoroughfare, particularly the manner in which the design of that space provides a safe, comfortable pedestrian environment.

Gabion: a cage, cylinder, or box filled with rocks, concrete, or sometimes sand and soil for use in civil engineering, road building and landscaping.

Garden Wall: A low masonry wall enclosing a yard or portions of a yard, typically located at or near the property line.

Height, Building: The height of a structure is measured vertically from the average elevation of the finished grade within 20' of the structure to the uppermost limits identified in the standards of each building type. See RCMC 17.34.030.

Homesite: The area of a parcel in the Rural Zone in which development occurs, around which is a Fuel Modification buffer; all area outside of the homesite is recorded as an open space easement, as required in ***Table 5.9.5***.

Juliet balcony: a very narrow balcony, typically with vertical metal bar railings, fitted to the outside of a building in front of an upper story pair of full-length operable windows or French doors. Such balconies are not intended for occupation, but for the safety of building occupants and as architectural elements of the facade.

Land Manager: a qualified conservation entity, or designated representative thereof, responsible for long-term management and monitoring of the conservation lands in the Rural/Conservation Area.

Legal Lot: an existing area of land under one ownership that was lawfully created as required by the Subdivision Map Act and predecessor ordinances and statutes, and local ordinances, that can lawfully be conveyed in fee as a discrete unit separate from any contiguous lot.

Lot: A portion of land delineated from others to host an allowed building type. For the purpose of this code, lot is synonymous with *property*.

Lot Coverage: The maximum area of a lot that may be covered by the footprint of a structure. Lot coverage is expressed as a ratio. Open porches, at-grade decks, terraces, open-work patio covers, and stoops are excluded from the calculation.

Lot Line: A front, side pr rear of a lot. For the purpose of this code, lot line is synonymous with *property line*.

Massing: The arrangement and organization of the volumes of a building.

Master Developer/Builder: Master Developer: The business entity or designated representative thereof that controls or owns all or the majority of the Neighborhood Area, and is responsible for managing the development and disposition of the property from initiation and design of the master plan and Precise Neighborhood Plans for development for the entire Neighborhood Area to final buildout. The Master Developer obtains financing and planning approvals, oversees site preparation and infrastructure development, controls and contracts for of the phased implementation of the plan by specialized builders/developers with experience in each product type required to complete the approved plan. The Master Developer/Builder may or may not be involved in the construction of buildings, but performs design review to ensure quality control of proposals by specialized builder(s)/developer(s) implementing the Master Plan and Specific Plan.

Master Developer Design Review: The design review process – as described in ***Appendix 2*** – by which the Master Developer reviews and directs the design of all public improvements and private development within the Neighborhood Area for consistency with this Plan.

Multifamily: see Dwelling.

Neighborhood Builder / Developer: Someone who purchases land from or contracts with the Master Developer/ Builder to build a specific Sub-area or portion of a Sub-area contained in this Plan.

Neighborhood Area (NA): The 790-acre portion of the Plan Area that is intended for neighborhood development.

Net Block Area: Developable land. This includes all areas within each Sub-area that is not reserved for public right of way or public open space.

Nominal Dimension: An approximate or rough-cut dimension by which a material is generally called or sold in trade, but which differs from the actual dimension. For example, in lumber trade, "two by four" is the nominal dimension for a piece of wood that is actually not quite 2 x 4 inches (in reality, 1 ½ x 3 ½ inches).

Ogee: A molding formed by two curves, the upper concave and the lower convex, so forming an S-shaped curve. It may also be called a cyma reversa. An Ogee arch consists of two opposed ogee curves meeting in a point at the top, a.k.a. a Venetian Arch.

Open Space: An area free of buildings. This Code refers to both Private Open Space, which is within a lot and behind the front property line, and Public Open Space, which occurs on public, or publicly-accessible land. In the Rural Regulating Zone, Open Space is the name of a sub-zone, but is also used to refer to the portion of a lot outside of the Development Envelope, which counts towards the required area of avoidance of environmental resources (see ***Table 5.9.1C*** and ***Chapter 5.9.4B***).

Parapet: A low guarding wall at the edge of a roof that either provides a barrier edge for a flat roof or roof terrace, or conceals from street view a sloping roof on the building.

Paseo: A pedestrian walkway through a block. These are located to reduce walking distances within a neighborhood.

Pier: a vertical structural support, such as the wall between two openings; a vertical member that supports the end of an arch or lintel; an auxiliary mass of masonry used to stiffen a wall.

Plan: when capitalized ("the Plan"), refers to the Etiwanda Heights Neighborhood & Conservation Plan.

Porch: An unenclosed roofed structure attached to the facade of a building.

Porte Cochère: A roofed structure covering a driveway at the side entrance of a front-accessed house to provide shelter while entering or exiting a vehicle. A porte cochère is open on three sides and supported by columns or posts, rather than walls. Porte cochères are different from carports in which vehicles stay parked; in a porte cochère, the vehicle passes through to the rear parking, stopping only for a passenger to get out. A porte cochère may have habitable space at the second floor level, in which case the structure shall not encroach into the applicable side setback.

Precise Neighborhood Plan: The required process by which the Plan is implemented. Precise Neighborhood Plans apply to entire Sub-areas, shall be found to be consistent with the intent and standards of this Plan, and shall be considered regulatory upon approval by the Planning Commission. See ***Chapter 7.7***.

Primary Building: A building that accommodates the primary use of the site.

Primary Mass: The principal volume of a building, to which all wings are subordinate.

Property: A portion of land delineated from others to host an allowed building type. For the purpose of this code, lot is synonymous with *lot*.

Property Line: A front, side pr rear of a lot. For the purpose of this code, lot line is synonymous with *lot line*.

Rear Lane: A narrow thoroughfare at the rear of a lot providing access to on-site parking as well as easements for utilities.

Recessed Entry: An entrance to a building that is set back from the facade of the building.

Regulating Plan: A series of maps within the Development Standards and Design Guidelines that prescribe and regulate the locations for Sub-areas, regulating zones, thoroughfares, and Public Open Space.

Roundabout: An intersection with a central island, around which vehicular traffic flows without stop signs or traffic signals.

Rowhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the facades reading in a continuous plan. Building Types "Attached A" and "Attached B" in this Plan are rowhouses.

Rubble Stone: a.k.a. rubble masonry, is the use of rough, unhewn stone in the construction of walls. It may or may not use mortar, depending on the structural purpose of the rubble stone wall.

Rural/Conservation Area (RCA): The portion of the Plan that allows very limited development, but is intended primarily to be preserved in its natural state.

Secondary Building: A building located within the rear yard of a lot, that accommodates a secondary use on the property (e.g. a garage, tool shed, etc.).

Setback: The minimum distance of clearance required between the property line and structure on a lot. Allowed encroachments into setbacks are specified in Table 5.5B

> **Primary Setback:** The minimum distance of clearance required between a front property line and a facade. The front property line is always the narrow portion of the lot, and abuts a Thoroughfare, Public Open Space, or Court.
>
> **Secondary Setback:** The minimum distance of clearance required between the side lot line that abuts a Thoroughfare and a building.

Shade tree: a large tree with wide canopy used to create shade in an environment.

Shared Parking: Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Single-Family: see Dwelling.

Shopfront: The portion of a building at the ground floor of a Building that is made available for retail or other commercial use. Shopfronts shall be highly fenestrated, and directly accessible from the sidewalk, with no intervening step.

Sideyard House: A detached single-family house with a single ample side yard which crosses over the adjacent property line and ends at or near the neighbor's house. The side oriented toward the side yard is called the "active side" and allows porches, balconies, and generous fenestration. The "inactive side" should only have small and high windows. See ***Chapter 5.4.9.***

Sidewalk Encroachment: Describes the lawful encroachment of building elements (such as signs, awnings, roof overhangs) into the public sidewalk. Encroachment allowances are subject to review and any applicable requirements by Engineering Department.

Stoop: A Frontage Type consisting of an exterior stair with a landing that provides access to building placed close to the property line. The exterior stair of a Stoop may be perpendicular or parallel to the sidewalk. A stoop's landing may be covered or uncovered.

Story: A habitable floor level within a building, measured from finish floor of one to the finish floor of the next.

Streets: The thoroughfares required and prescribed in ***Chapter 5.7***.

Sub-area: The 12 geographic divisions of the Plan area. See ***Chapter 5***.

Tandem Parking: A parking configuration that accommodates one car parked behind the other.

Thoroughfare: A linear open space that is part of a mobility network.

Transom: a horizontal crosspiece across the top of a doorway or window. Transom windows are hosted within the transom, with at least a horizontal window/door frame separating the transom window from the door or window assembly below.

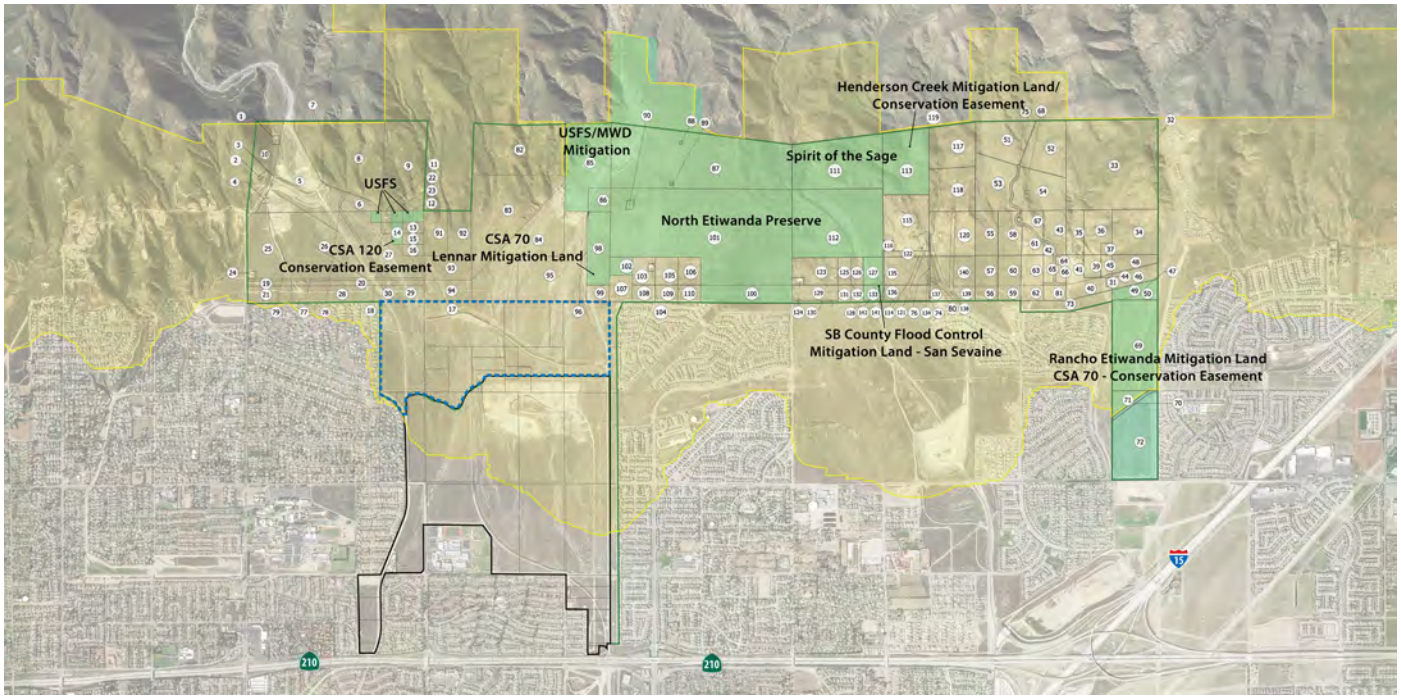
Walkability: "Walkability" or "walkable" or a "comfortable walking distance" or variations thereof used in the Plan are based on an approximate 5-minute walk, or a 0.25-mile radius for the average person.

Wall-pack (Lighting): Powerful light fixtures that are typically installed on the building façade in outdoor locations of commercial buildings. Yard: the portions of a lot which, following the prescriptions of the urban regulations, remain free of structures, except that streetwalls, porches, terraces, and decks may be specifically permitted to encroach upon them.

Appendix 4: Conserved Parcels

Table 4.1 lists all parcels within the Rural/Conservation Area of the EHNCP that are currently preserved. This list and associated map (***Figure 4.1***) are to be updated as parcels are added.

FIGURE 4.1 CONSERVED PARCELS



Neighborhood Area

Rural/Conservation Area

Etiwanda Heights Preserve

Existing Conserved Lands

San Gabriel-San Bernadino Connection

TABLE 4.1 CONSERVED PARCELS

ID	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
1	Public	CUCAMONGA COUNTY WATER DIST	0201-033-32	SD-RES	1.15	WATER TANK	
2	Private	KDAY RADIO LLC	0201-033-34	SD-RES	0.23	VACANT	
3	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-033-35	FW	0.88	VACANT	
4	Public	CUCAMONGA COUNTY WATER DISTRICT	0201-033-36	FW	0.58	WATER TANK	
5	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-033-37	FW	74.92	VACANT	
6	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-033-37	FW	9.46	VACANT	
7	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-033-38	SD-RES	0.20	VACANT	
8	Private	MENDIOLA WOON J C	0201-033-39	SD-RES	106.13	VACANT	
9	Private	MENDIOLA WOON J C	0201-033-40	SD-RES	73.96	VACANT	
10	Private	SUNLAND PROPERTIES	0201-033-43	SD-RES	36.60	VACANT	
11	Public	FEDERAL GOVERNMENT LAND	0201-281-02	FW	2.29	VACANT	USFS
12	Public	FEDERAL GOVERNMENT LAND	0201-281-04	SD-RES	4.62	VACANT	USFS
13	Private	MFL LAND TRUST #2 (2/15/16)	0201-281-05	RS-1	4.65	VACANT	
14	Public	COUNTY SERVICE AREA 120	0201-281-06	RS-1	4.66	VACANT	CSA 120 - Conservation Easement Recorded 2011-06-29
15	Private	MLF TRUST #1 (02/10/16)	0201-281-07	RS-1	4.68	VACANT	
16	Private	LLEWELLYN, JOAN REVOCABLE (TR 7-8-02)	0201-281-08	RS-1	4.71	VACANT	
17	Private	SHAW, JENNY	0201-281-09	RS-1	2.37	VACANT	
18	Private	BREDLAU REV FAMILY TRUST (10-18-99)	0201-281-10	RS-1	2.32	VACANT	
19	Public	SOUTHERN CALIFORNIA EDISON COMPANY	0201-281-13	SD-RES	4.43	PUBLIC UTILITY	
20	Public	SOUTHERN CALIFORNIA EDISON COMPANY	0201-281-13	FW	13.23	PUBLIC UTILITY	
21	Public	CITY OF LOS ANGELES	0201-281-14	SD-RES	14.68	PUBLIC UTILITY	
22	Private	MARICIC FAMILY LIMITED PARTNERSHIP	0201-281-16	SD-RES	2.33	VACANT	
23	Public	FEDERAL GOVERNMENT LAND	0201-281-17	SD-RES	2.31	VACANT	USFS
24	Public	CUCAMONGA COUNTY WATER DISTRICT	0201-281-18	RS-1	1.00	WATER TANK	
25	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-19	RS-1	40.48	VACANT	

TABLE 4.1 CONSERVED PARCELS (CONT'D)

ID	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
26	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-19	FW	103.95	VACANT	
27	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-19	FW	43.26	VACANT	
28	Public	CITY OF LOS ANGELES	0201-281-20	FW	29.88	PUBLIC UTILITY	
29	Public	CITY OF LOS ANGELES	0201-281-21	FW	10.29	PUBLIC UTILITY	
30	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-22	FW	1.41	PUBLIC UTILITY	
31	Public	CITY OF LOS ANGELES	0226-061-03	RL-10	1.04	VACANT	
32	Public	CITY OF RANCHO CUCAMONGA	0226-061-07	FW	5.45	VACANT	
33	Public	CITY OF RANCHO CUCAMONGA	0226-061-07	SD-RES	154.33	VACANT	
34	Public	CITY OF RANCHO CUCAMONGA	0226-061-16	SD-RES	39.96	VACANT	
35	Private	ENRIGHT, LAWRENCE M	0226-061-20	SD-RES	15.18	VACANT	
36	Private	CRANEVEYOR CORP	0226-061-26	SD-RES	22.06	VACANT	
37	Private	BREDLAU REV FAMILY TRUST (10-18-99)	0226-061-27	SD-RES	2.42	VACANT	
38	Private	CRANEVEYOR CORP	0226-061-28	RL-10	0.03	VACANT	
39	Private	CRANEVEYOR CORP	0226-061-28	SD-RES	7.54	VACANT	
40	Private	ENRIGHT, LAWRENCE M	0226-061-33	RL-10	12.55	SF DWELLING	
41	Private	ENRIGHT, LAWRENCE M	0226-061-33	SD-RES	9.84	SF DWELLING	
42	Private	LING YEN MOUNTAIN TEMPLE CALIFORNIA	0226-061-47	SD-RES	2.15	CHURCH	
43	Private	LING YEN MOUNTAIN TEMPLE CALIFORNIA	0226-061-47	SD-RES	16.62	CHURCH	
44	Public	CITY OF LOS ANGELES	0226-061-56	RL-10	0.47	VACANT	
45	Private	INLAND REAL ESTATE GROUP LLC	0226-061-57	SD-RES	4.37	VACANT	
46	Public	CITY OF LOS ANGELES	0226-061-61	RL-10	13.92	PUBLIC UTILITY	
47	Public	CITY OF LOS ANGELES	0226-061-61	OS	0.14	PUBLIC UTILITY	
48	Public	INLAND EMPIRE RESOURCE CONSERVATION DIST	0226-061-62	SD-RES	12.22	VACANT	
49	Public	COUNTY SERVICE AREA 70	0226-061-63	RL-10	6.67	VACANT	CSA 70 - Conservation Easement Recorded 2009-01-22
50	Public	COUNTY SERVICE AREA 70	0226-061-63	OS	7.06	VACANT	CSA 70 - Conservation Easement Recorded 2009-01-22

TABLE 4.1 CONSERVED PARCELS (CONT'D)

ID	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
51	Private	LING YEN MOUNTAIN TEMPLE	0226-061-64	SD-RES	39.40	CHURCH	
52	Private	LING YEN MOUNTAIN TEMPLE	0226-061-65	SD-RES	39.40	CHURCH	
53	Private	LING YEN MOUNTAIN TEMPLE	0226-061-66	SD-RES	38.37	CHURCH	
54	Private	LING YEN MOUNTAIN TEMPLE	0226-061-67	SD-RES	38.38	CHURCH	
55	Private	FIREHOUSE PROPERTIES LLC	0226-061-68	SD-RES	19.57	VACANT	
56	Private	FIREHOUSE PROPERTIES LLC	0226-061-69	RL-10	6.69	VACANT	
57	Private	FIREHOUSE PROPERTIES LLC	0226-061-69	SD-RES	13.32	VACANT	
58	Private	LIN, I PING	0226-061-70	SD-RES	18.95	VACANT	
59	Private	LIN, I PING	0226-061-71	RL-10	6.73	VACANT	
60	Private	LIN, I PING	0226-061-71	SD-RES	13.44	VACANT	
61	Private	LING YEN MOUNTAIN TEMPLE	0226-061-73	SD-RES	9.46	CHURCH	
62	Private	LING YEN MOUNTAIN TEMPLE	0226-061-74	RL-10	6.83	CHURCH	
63	Private	LING YEN MOUNTAIN TEMPLE	0226-061-74	SD-RES	12.97	CHURCH	
64	Public	CUCAMONGA VALLEY WATER DISTRICT	0226-061-75	SD-RES	1.46	WATER TANK	
65	Private	LING YEN MOUNTAIN TEMPLE	0226-061-76	SD-RES	5.55	CHURCH	
66	Private	LING YEN MOUNTAIN TEMPLE	0226-061-76	SD-RES	4.10	CHURCH	
67	Private	LING YEN MOUNTAIN TEMPLE	0226-061-77	SD-RES	8.40	CHURCH	
68	Public	CUCAMONGA VALLEY WATER DISTRICT	0226-061-78	SD-RES	0.40	WATER TANK	
69	Public	COUNTY SERVICE AREA 70	0226-082-08	OS	79.94	VACANT	Rancho Etiwanda Mitigation Land - CSA 70 - Conservation Easement Recorded 2009-01-22
70	Public	METRO WATER DIST/SO CALIF	0226-082-19	OS	2.75	VACANT	
71	Public	COUNTY SERVICE AREA 70	0226-082-20	OS	9.31	VACANT	Rancho Etiwanda Mitigation Land - CSA 70 - Conservation Easement Recorded 2009-01-22
72	Public	COUNTY SERVICE AREA 70	0226-082-21	OS	66.34	VACANT	Rancho Etiwanda Mitigation Land - CSA 70 - Conservation Easement Recorded 2009-01-22
73	Public	SOUTHERN CALIFORNIA EDISON COMPANY	0226-082-30	RL-10	20.28	PUBLIC UTILITY	
74	Public		N/A	RL-10	0.44	Public R.O.W	

TABLE 4.1 CONSERVED PARCELS (CONT'D)

ID	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
75	Public		N/A	SD-RES	6.94	Public R.O.W	
76	Public		N/A	SD-RES	0.80	Public R.O.W	
77	Public		N/A	FW	9.57	Public R.O.W	
78	Public		N/A	FW	0.95	Public R.O.W	
79	Public		N/A	RS-1	1.94	Public R.O.W	
80	Public		N/A	FW	0.33	Public R.O.W	
81	Private	LING YEN MOUNTAIN TEMPLE	0226-061-76	RL-10	6.85	CHURCH	
82	Private	WARM SPRINGS INVESTMENTS LTD	1087-051-02	SD-RES	90.14	VACANT	
83	Private	WARM SPRINGS INVESTMENTS LTD	1087-051-02	SD-RES	101.52	VACANT	
84	Private	WARM SPRINGS INVESTMENTS LTD	1087-051-02	FW	84.45	VACANT	
85	Public	UNITED STATES OF AMERICA (USDA)	1087-051-03	RC	68.04	VACANT	USFS/MWD Mitigation - No Recorded Restriction
86	Public	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	1087-051-04	SD-RES	10.22	VACANT	North Etiwanda Preserve
87	Public	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	1087-051-05	OS	192.73	VACANT	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120
88	Public	CUCAMONGA COUNTY WATER DISTRICT	1087-051-06	OS	0.23	VACANT	
89	Public	CUCAMONGA COUNTY WATER DISTRICT	1087-051-07	OS	0.23	VACANT	
90	Public	COUNTY OF SAN BERNARDINO	1087-051-08	OS	1.27	VACANT	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120
91	Private	HEREDITAS LLC	1087-051-09	SD-RES	20.72	VACANT	
92	Private	THEMIS TRUST (12/12/2012)	1087-051-10	SD-RES	20.69	VACANT	
93	Public	SO CALIF EDISON CO	1087-051-11	RS-1	22.24	PUBLIC UTILITY	
94	Public	SO CALIF EDISON CO	1087-051-11	FW	19.11	PUBLIC UTILITY	
95	Public	SOUTHERN CALIFORNIA EDISON COMPANY	1087-051-12	FW	78.54	PUBLIC UTILITY	
96	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	1087-051-13	FW	1.70	VACANT	
97	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	1087-051-14	SD-RES	0.05	VACANT	
98	Public	COUNTY SERVICE AREA 70	1087-051-16	SD-RES	32.25	VACANT	CSA 70 - Lennar Mitigation Land Deed 2003-10-21
99	Public	CITY OF LOS ANGELES	1087-051-17	IN	7.39	VACANT	

TABLE 4.1 CONSERVED PARCELS (CONT'D)

ID	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
100	Public	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	1087-051-18	RL-10	31.90	VACANT	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120
101	Public	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	1087-051-18	OS	287.72	VACANT	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120
102	Public	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	1087-051-19	OS	8.15	VACANT	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120
103	Private	RANCHO CANYON PARTNERS LLC	1087-051-20	SD-RES	11.33	VACANT	
104	Public	CUCAMONGA COUNTY WATER DISTRICT	1087-051-21	SD-RES	1.00	WATER TANK	
105	Private	RICARDO CUCALON JR / ULISES YOVANY MORA	1087-051-22	SD-RES	12.27	VACANT	
106	Private	SHENG H CHANG TR & MIN M TR	1087-051-23	SD-RES	12.21	VACANT	
107	Public	SOUTHERN CALIFORNIA EDISON COMPANY	1087-051-24	IN	11.73	PUBLIC UTILITY	
108	Public	CITY OF LOS ANGELES	1087-051-25	RL-10	7.58	PUBLIC UTILITY	
109	Public	CITY OF LOS ANGELES	1087-051-26	RL-10	7.66	PUBLIC UTILITY	
110	Public	CITY OF LOS ANGELES	1087-051-27	RL-10	7.75	PUBLIC UTILITY	
111	Private	HENDERSON CREEK PROPERTIES LLC	1087-061-01	OS	87.64	VACANT	Spirit Of The Sage - Recorded Deed Restriction 2003-11-26
112	Public	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	1087-061-02	OS	120.02	VACANT	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120
113	Public	COUNTY SERVICE AREA 70 IMPROV ZONE 0	1087-061-03	SD-RES	57.71	VACANT	Henderson Creek Mitigation Land - Conservation Easement Recorded 2009-01-22
114	Private	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM	1087-061-04	FW	3.10	SF DWELLING	
115	Private	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM	1087-061-04	SD-RES	44.83	SF DWELLING	
116	Private	TOWN SQUARE M PROPERTIES LLC	1087-061-05	SD-RES	2.07	VACANT	
117	Private	EARL R RAMSEY / VIONA C RAMSEY	1087-061-06	SD-RES	38.93	VACANT	
118	Private	HOWARD HARRELL POORE ETC PTNSHP	1087-061-07	SD-RES	38.76	VACANT	
119	Private	LARSON, WILLIAM T TR	1087-061-08	FW	6.78	SF DWELLING	
120	Private	LARSON, WILLIAM T TR	1087-061-08	SD-RES	32.81	SF DWELLING	
121	Private	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM	1087-061-09	FW	0.22	VACANT	
122	Private	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM	1087-061-09	SD-RES	4.69	VACANT	

TABLE 4.1 CONSERVED PARCELS (CONT'D)

ID	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
123	Private	ALLIED CONSULTING & INVESTMENT INC	1087-061-10	SD-RES	22.40	VACANT	
124	Public	CUCAMONGA COUNTY WATER DISTRICT	1087-061-11	SD-RES	1.66	WATER TANK	
125	Private	ALLIED CONSULTING & INVESTMENT INC	1087-061-12	SD-RES	6.94	VACANT	
126	Private	ALLIED CONSULTING & INVESTMENT INC	1087-061-12	OS	6.61	VACANT	
127	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	1087-061-13	OS	10.51	VACANT	
128	Public	SAN BERNARDINO CO FLOOD CONTROL DIST	1087-061-13	OS	0.71	VACANT	SB County Flood Control Mitigation Land - San Sevaine
129	Public	CITY OF LOS ANGELES	1087-061-14	RL-10	13.68	PUBLIC UTILITY	
130	Private	ELIZABETH SMITH / PAUL ROJO	1087-061-15	RL-10	2.31	VACANT	
131	Public	CITY OF LOS ANGELES	1087-061-16	RL-10	4.42	PUBLIC UTILITY	
132	Public	CITY OF LOS ANGELES	1087-061-16	OS	4.25	PUBLIC UTILITY	
133	Public	COUNTY OF SAN BERNARDINO	1087-061-17	OS	5.87	VACANT	SB County Flood Control Mitigation Land - San Sevaine
134	Private	IMPERIAL HEIGHTS LLC	1087-061-18	FW	0.27	VACANT	
135	Private	IMPERIAL HEIGHTS LLC	1087-061-18	SD-RES	23.90	VACANT	
136	Public	CITY OF LOS ANGELES	1087-061-19	RL-10	13.27	PUBLIC UTILITY	
137	Private	ERGON INVESTMENT INC	1087-061-20	RL-10	5.35	VACANT	
138	Private	ERGON INVESTMENT INC	1087-061-20	FW	8.25	VACANT	
139	Private	ERGON INVESTMENT INC	1087-061-20	RL-10	5.60	VACANT	
140	Private	ERGON INVESTMENT INC	1087-061-20	SD-RES	19.91	VACANT	
141	Private	ELVIA V. HERNANDEZ / PERSY FREDY TREJO	1087-061-21	RL-10	1.23	VACANT	
142	Public		N/A	N/A	1.36	Public R.O.W	

Comment Letter Received Prior to Staff Report Publication

Attachment 4

From: Jenny Shaw <[redacted]@att.net>
Sent: Tuesday, June 30, 2020 3:08:37 PM
To: Schell, Angela
Subject: Vote AGAINST Annexation

Dear To Whom It May Concern,

I am one of the owners of the land that is known as the Etiwanda Heights Neighborhood and Conservation Plan. I would like to vote AGAINST the project of reorganization to annex our property
because it is an inverse condemnation of my property.

Jenny Shaw

parcel: #0[redacted]0

Natural Hazards Portion of the City's General Plan Update

Attachment 5



PLAN RC

Natural Hazards

Existing Conditions Report

May 2020

CITY OF RANCHO CUCAMONGA GENERAL PLAN

RANCHO CUCAMONGA

Summary

To better guide the development of Rancho Cucamonga's General Plan update strategy, which identifies the potential hazards and strategies to protect and enhance the safety of residents and businesses throughout Rancho Cucamonga, this chapter identifies the various natural hazards that may impact the City. It further identifies potential issues and opportunities to consider within the City's Safety Element update.

Key Findings

Provided below are the key findings from this report:

- Seismic hazards (earthquakes) have the greatest potential to cause loss and damage within the City.
- While wildfire hazards are generally limited to areas of the City north of Interstate 210, they have the potential to cause significant harm to residents in this part of the City and cause challenges associated with fire response and evacuation.
- During wildfire events, there is the potential for other parts of the City to be impacted by limited resources, poor air quality, and increased response times for services, which could affect all residents.
- A recent update to California Government Code Section 65302(g) requires a review of evacuation routes and identification of developments with less than two routes, or routes that have issues with capacity, safety, or viability.
- Flooding hazards in the City have been managed effectively over the years; there is minimal exposure to 100-year flood zone impacts.
- Severe weather impacts are anticipated to increase in the future as these conditions become exacerbated by changing climatic conditions.
- Future development should focus on areas of reduced hazard threat, which will ensure residents and businesses are operating in safer and more resilient locations.

Natural Hazards

Rancho Cucamonga is located in an area of southern California that is prone to a variety of hazards due to it's proximity to the steep mountainous terrain of the San Gabriel Mountains.

Introduction

The city of Rancho Cucamonga is located in the western portion of San Bernardino County, just south of the San Bernardino National Forest. As a foothill community situated along the base of the San Gabriel Mountains, the City is prone to the effects of natural hazards related to seismic activity, flooding, wildfire, and geologic hazards. Additionally, as an inland community, the City is susceptible to hazards associated with severe weather such as extreme heat, drought, and wind. Many of these hazards have affected the community previously; the City should anticipate impacts will continue and will possibly change in the future as a result of new and changing conditions.

Regulatory Environment

California Government Code Section 65302 (g) identifies the statutory requirements that govern the preparation of a General Plan Safety Element. This section of the Government Code has been modified several times to respond to the changing issues and priorities of the State since its original adoption. For additional detail regarding the statutory requirements governing General Plan Safety Elements, please refer to Appendix A of this report.

Basic Element Requirements

Government Code Section 65302 (g) 1 requires the Safety Element to address the protection of the community from any unreasonable risks associated with the effects of the following hazards:

- Seismically induced surface rupture
- Ground shaking
- Ground failure
- Slope instability leading to mudslides and landslides
- Tsunami
- Seiche
- Dam Failure
- Flooding
- Subsidence
- Liquefaction
- Other geologic hazards
- Wildland and Urban Fires

In addition, Safety Elements are required to address these non-hazard specific issues, as they apply to the City:

Peakload Water Supply Requirements	Evacuation Routes	Military Installations	Minimum Road Widths and Clearances Around Structures

Recent Bill Changes

Changes by the California Legislature have recently been made and will require the following topics be addressed in the Safety Element:

Evacuation Concerns (AB 747 and SB 99)

SB 99—California Government Code Section 65302 (g) 5—requires the identification of developments in any hazard area that do not have two evacuation routes. Also, AB 747 —California Government Code Section 65302.15— further requires that Safety Elements shall be reviewed and updated as necessary to identify the capacity, safety, and viability of evacuation routes under a range of emergency scenarios within the jurisdiction. While this requirement identifies the Safety Element, there is the potential this analysis may overlap with the Circulation Element and will require coordination to reduce any potential conflicts.

Climate Change Concerns (SB 379)

SB 379 —California Government Code Section 65302 (g) 4— requires that the Safety Element be reviewed and updated, as necessary, to address climate adaptation and resiliency. This review occurs in conjunction with the preparation of a vulnerability assessment or with reliance on a Local Hazard Mitigation Plan (LHMP), which addresses climate adaptation risks and vulnerabilities. Compliance with this requirement will rely on the integration of the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment, Sustainable Community Action Plan, and an LHMP. Reliance on these documents ensures compliance and leveraging of these plans, effectively allowing for comprehensive implementation of future projects and programs that support addressing the effects of climate change.

Plan Integration (AB 2140)

AB 2140 —California Government Code Section 65302.6— recommends the integration of the LHMP into the General Plan Safety Element. Upon completion of this voluntary requirement, the City would be eligible for potential cost savings during future disaster/emergency events where the California Disaster Assistance Act requirements are activated. Preparation of the LHMP and General Plan Safety Element anticipates compliance with this requirement.

State Regulations

Alquist-Priolo Earthquake Fault Zoning Act

The intention of the Alquist-Priolo Earthquake Fault Zoning Act (1972)—California Public Resources Code (PRC), Chapter 7.5, Section 2621-2699.6—is to reduce the risks associated with surface faults. It requires the designated State Geologist to identify and map “Earthquake Fault Zones” around known active faults. Per PRC Section 2623, before the approval of a project, cities and counties shall require a geologic report defining and delineating any hazard of surface fault rupture. If a city or county finds that no undue hazard of that kind exists, the State Geologist may waive the report. For a list of project types, please refer to PRC Section 2621.6.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act —California Public Resources Code, Chapter 7.8, Section 2690-2699.6— created a statewide seismic hazard mapping and technical advisory program in 1990 to help cities and counties address the effects of geologic and seismic hazards caused by earthquakes. Per PRC 2697, cities and counties shall require, before the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard. If a city or county finds that no undue risk of this kind exists, based on information resulting from studies conducted on sites near the project and of similar soil composition to the project site, the geotechnical report may

be waived. After report approval or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geologic datum, or data, warranting further investigation is not recorded. Each city and county shall submit one copy of each approved geotechnical report, including the mitigation measures, if any, and are delivered to the State Geologist within 30 days of report approval. For a list of project types, please refer to PRC Section 2693.

Section 1 - Hazards of Concern

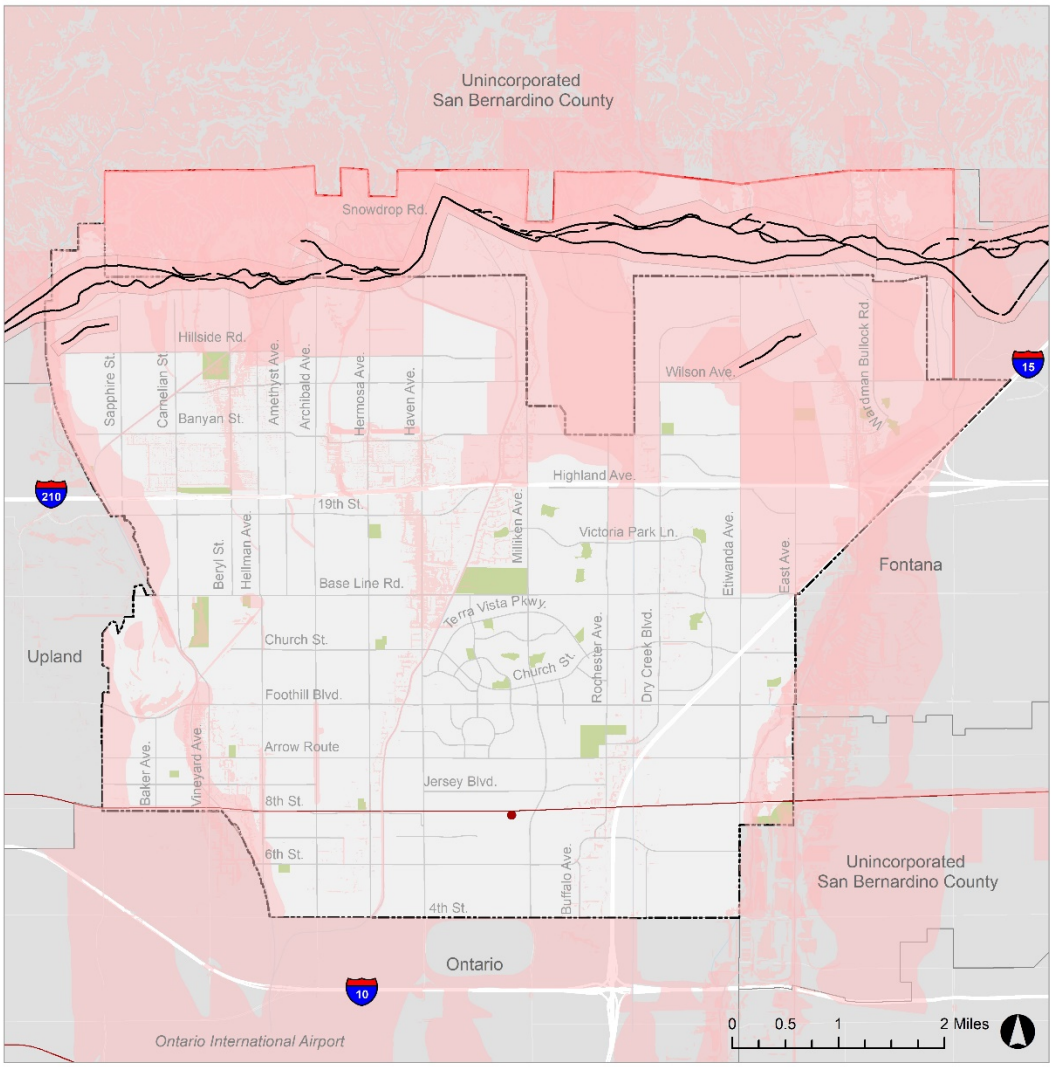
Hazards of Concern Discussion

The Safety Element is the primary location for the city of Rancho Cucamonga to address natural hazard issues within and nearby the community. The California Government Code identifies the minimum requirements of this element based on the location and setting of the City, and addresses the following hazards:

- Seismic Hazards
- Flooding
- Wildfire
- Other Geologic Hazards
- Severe Weather

Figure 1 helps to understand the interaction of these various hazards better. This figure maps the different hazard layers available from local, regional, state, and federal sources. By overlaying individual hazard layers, the map highlights darker areas (where multiple hazards overlap) and lighter areas, where few hazards are identified. Based on this map, it is evident which areas of the City should be the primary focus for new development versus those areas where a significant amount of risk is prevalent. In these riskier areas, development should be modified to reduce future impacts or relocated to more suitable areas.

Figure 1. Rancho Cucamonga Hazard Overlay Compilation



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020. California Geological Survey, 2020; Cal FIRE, 2007; California Department of Water Resources, 2020; Federal Emergency Management Agency, 2020

Fault Traces

Hazard Layers Compiled Include:
- Special Study Fault Zones
- Dam Inundation Areas
- FEMA Flood Zones
- Landslide Hazard Zones
- Liquefaction Hazard Zones
- Wildfire Hazard Zones

Rancho Cucamonga City Limits
Sphere of Influence
Adjacent City Limits
Parks
Waterways
Metrolink Station
Metrolink

Seismic Hazards

Rancho Cucamonga is located in a seismically active region of southern California. Surrounded by active earthquake faults of varying size and significance, the City is prone to seismic hazards (earthquakes). Typically seismic shaking and fault rupture are deemed primary hazards as they occur as a result of an earthquake. Liquefaction and earthquake-induced landslides are considered secondary hazards since an earthquake event often triggers them. Often, earthquakes can trigger other effects such as building damage/collapse, infrastructure failure, pipeline breakage, and damage to transportation and communication facilities. The size of the earthquake and distance from the epicenter typically determine the severity of these events.

Primary Seismic Hazards

Primary Seismic Hazards are the direct result of an earthquake. These hazards usually occur in the form of moderate to strong seismic shaking, as well as fault rupture directly resulting from the seismic event.

Seismic Shaking

Seismic shaking (ground shaking) is the term that refers to the movement of the earth's surface resulting from an earthquake. This shaking is typically the primary cause of damage in earthquakes, which generally correlates to the magnitude of the earthquake and proximity to the event's epicenter.

Typically, the Modified Mercalli Intensity (MMI) scale measures the intensity of seismic shaking, based on the amount of observed damage. The MMI scale replaced the Richter Scale, which loses its effectiveness when measuring stronger earthquakes. Since the degree of shaking, and consequently damage, generally decreases as the seismic energy travels further away from the fault rupture's point of origin, different sections of a city or region can report different MMI measurements in different locations. The MMI scale (Table 1) uses Roman numerals on a 12-point scale to measure each degree of shaking intensity.

The City is located near a variety of active faults in southern California. The closest faults include the Etiwanda Avenue Fault and Cucamonga Fault, both located within the City and Sphere of Influence(SOI). While these faults are considered active and have the potential to generate earthquakes, the probability of producing a significant event is low. According to the Third Uniform California Earthquake Rupture Forecast, depicted in Figure 2, the Cucamonga Fault has an approximately 1.5% chance of generating an M6.7 earthquake in the next 30 years. In contrast, located within 8 to 12 miles of the City are two of the most active faults in Southern California (San Jacinto and San Andreas). They have a probability between 4% and 20%, respectively, of rupturing over the same time frame.

Seismic shaking associated with an earthquake has the most significant potential to result in loss of life along with property and economic damage within the City. To better estimate the potential impacts associated with an extreme seismic event, a HazUS estimate was prepared for the City as part of the San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan update. Based on the results of this analysis (Table 2), the city of Rancho Cucamonga can anticipate estimated losses of approximately $5.2 billion, resulting from a significant earthquake along the San Andreas Fault.

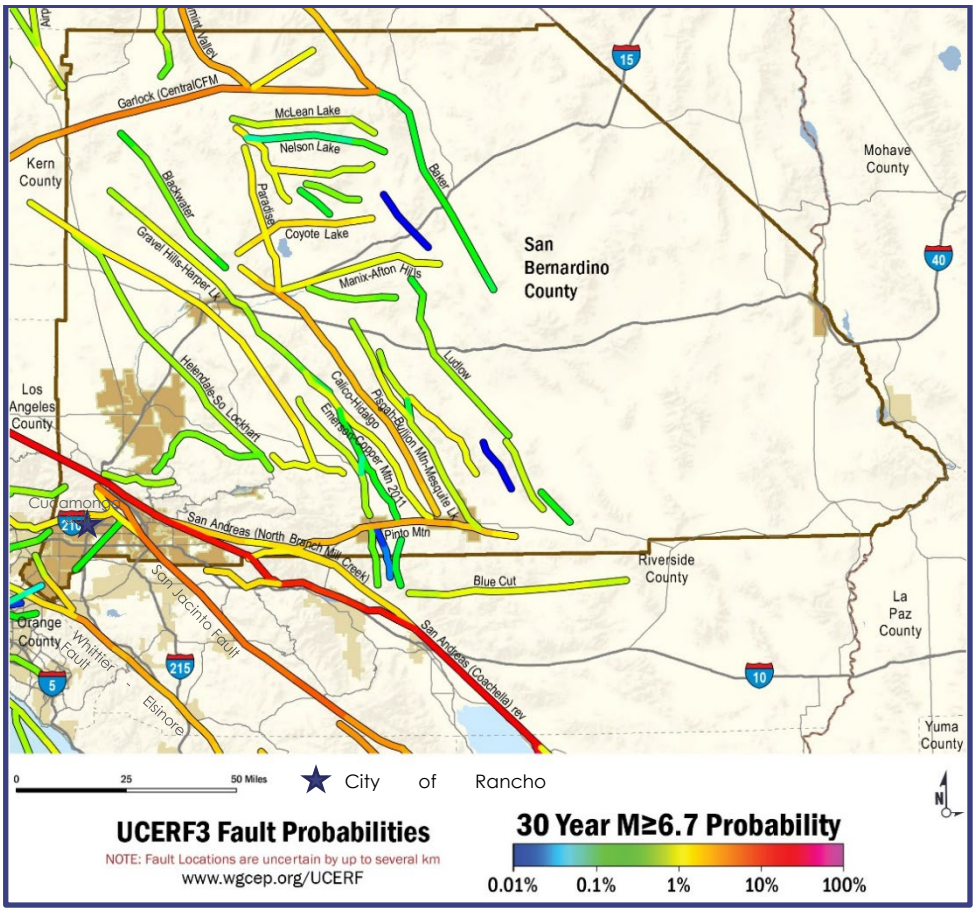
Table 1. Modified Mercalli Scale

Intensity	Description	Effects Observed
I	Instrumental	Felt only by a few people, under especially favorable conditions.
II	Feeble	Felt only by a few people at rest, especially on the upper floors of buildings.
III	Slight	Noticeable by people indoors, especially on upper floors, but not always recognized as an earthquake.
IV	Moderate	Felt by many indoors, and by some outdoors. Sleeping people may be awakened. Dishes, windows, and doors are disturbed.
V	Slightly strong	Felt by nearly everyone, and many sleeping people are awakened. Some dishes and windows broken, and unstable objects overturned.
VI	Strong	Felt by everyone. Some heavy furniture is moved, and there is slight damage.
VII	Very strong	Negligible damage in well-built buildings, slight to moderate damage in ordinary buildings, and considerable damage in poorly built structures.
VIII	Destructive	Slight damage in well-built buildings, considerable damage and partial collapse in ordinary buildings, and great damage in poorly built structures.
IX	Ruinous	Considerable damage in specially designed structures. Significant damage and partial collapse in substantial buildings, and buildings are shifted off foundations.
X	Disastrous	Most foundations and buildings with masonry or frames are destroyed, along with some well-built wood structures. Rail lines are bent.
XI	Very disastrous	Most or all masonry structures are destroyed, along with bridges. Rail lines are substantially bent.
XII	Catastrophic	Damage is total. The lines of sight are distorted, and objects are thrown into the air.

Additionally, Figure 3 identifies the faults located within the City and vicinity, as well as the potential intensity of seismic shaking, resulting from a massive earthquake along the San Andreas Fault. The data mapped is measured in relationship to the force of Earth's gravity (g) or percent g. Percent g is computed by determining the acceleration of the earthquake's motion relative to the force of gravity, which is 1.0g. Based on this, parts of the City are expected to experience shaking intensity ranging from .65g (65%) to 1.55g (155%). Factors that impact the intensity of shaking include the types of earth materials (soil, rock, etc.), degree of consolidation (loose, compact, etc.), and proximity to the source of the earthquake. Areas in the northeastern portion of the City (closest to the San Andreas and San Jacinto Faults) will likely experience the highest degrees of shaking.

- Proximity to the Cucamonga Fault Zone could subject the City to significant seismic shaking; however, the likelihood of a strong earthquake is relatively low.
- The probability of a significant seismic event is higher along the San Jacinto and San Andreas Fault zones, which are some of the most active faults in Southern California.
- Damage associated with a significant earthquake will likely have the greatest impact on the community, with estimated losses exceeding $5 billion.

Figure 2. Major Active Faults within San Bernardino County



Source: San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan, July 13, 2017

Table 2. HazUS Earthquake Damage Estimate

Building Type	Total Value	Total Loss Estimation (% of Total Value)	Total Estimated Loss
Agricultural	$120,868,000	15.8%	$19,137,000
Commercial	$8,306,428,000	20.9%	$1,733,335,000
Educational	$316,191,000	14.8%	$46,745,000
Government	$112,050,000	15.8%	$17,695,000
Industrial	$3,882,509,000	20.6%	$800,729,000
Religious	$408,060,000	18.3%	$74,692,000
Residential	$32,521,315,000	8.0%	$2,601,189,000
Grand Total	**$45,667,421,000**	**11.6%**	**$5,293,523,000**

Source: San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan, July 13, 2017

Fault Rupture

Fault Rupture occurs when the earth's surface shifts and cracks along a fault line during a seismic event. While this phenomenon is not especially dangerous in natural environments, issues arise when structures are built near or on top of an active fault. Per the California Geologic Survey (CGS), an active fault is one that has experienced surface movement in the past 11,700 years.

CGS Special Study Zones

Based on this definition, the CGS has identified special study zones (AP Zones) under the Alquist-Priolo Earthquake Fault Zone Act that require additional investigation before the construction of habitable structures or critical facilities.

Figure 4 identifies the CGS designated AP Zones, which encompass the following faults:

- Cucamonga Fault: an east-west trending thrust fault that separates the basement rock of the San Gabriel Mountains from the alluvial fan deposits at the base of the mountain range. This fault, located within a special study zone, is believed to generate M6.0-7.0 earthquakes and could impact the City if a major earthquake were to occur. The majority of this fault zone is located within the City's SOI.
- Etiwanda Avenue Fault: a northeast-southwest trending thrust fault found in the northern portion of the City. This fault is delineated within a special study zone and thought to be active; however, its slip rate and rupture interval is currently unknown. This fault is believed to be the northern segment of the Red Hill-Etiwanda Avenue Fault.

Rancho Cucamonga Special Study Zone

In addition to the AP Zones identified, the City has established its own special study zone for the Red Hill – Etiwanda Avenue Fault. The southern section of the fault is located at the base of Red Hill, which is better defined and located by changes in subsurface geology and groundwater elevations in the area as mapped by the California Department of Water Resources. As the fault moves northeast, the theory is that a central segment connects the Red Hill segment to the Etiwanda Avenue Fault (discussed above); however, previous studies have not located this segment.

Given the uncertainty of the fault location and lack of understanding regarding its potential activity, the City identified this zone for the southern and central segments to gather evidence of any connection between the Red Hill Fault and the Etiwanda Avenue Fault. As of 2018, a Geologic Fault Investigation, prepared by RMA for the City's Proposed Public Safety Facility, found no conclusive evidence of an active fault crossing the site, which is located in the vicinity of the central segment of the Red Hill Fault.

Table 3 identifies the characteristics of the properties located within the mapped AP Zones. Based on this information, it is estimated that approximately 4,018 acres of property within the City and SOI is situated in an AP Zone. Of the nearly 600 parcels within these areas, about 61% contain single-family residences, while nearly 26% are vacant. In total, the properties within the AP Zones are valued at nearly $325 million, which could be at risk if fault rupture impacts them.

Secondary Seismic Hazards

Secondary Seismic Hazards include those that involve the interaction/reaction of earth materials to a seismic event. In 1990, the Seismic Hazards Mapping Act went into effect, which identifies and maps potential hazard conditions, typically including liquefaction and earthquake-induced landslides.

Table 3 – Fault Rupture Risks

Parcels Located in AP Zones	Parcels	Acreage
Total	592	4,081.2
Vacant Uses	*153*	*2,854.1*
Single Family Residential	*363*	*902.6*
Other Uses (Commercial, Religious, Infrastructure)	*76*	*324.5*
Property Values		
Average	$ 530,114	
Maximum	$ 9,741,968	
Total	$ 324,429,645	
Source: City of Rancho Cucamonga Assessor Parcel Database, 2019		

Liquefaction

Liquefaction is a ground failure phenomenon that occurs as a result of a seismic event. Ground failure typically occurs when the following occur:

- Loose unconsolidated granular soils
- Shallow groundwater conditions
- Strong seismic shaking

When all three of these conditions are met, and liquefaction occurs, soils experience a total or substantial loss of shear strength and behave like a liquid. Figure 5 identifies Secondary Seismic Hazards within the City, which indicates minor locations of liquefaction potential in the vicinity of Hellman Avenue and Baseline Road, and west of Vineyard Avenue, south of Baseline Road. These locations were identified due to the presence of shallow groundwater (less than 50 feet from the ground surface) and will require additional analysis associated with new development.

In terms of risk, approximately 166 acres are located within these liquefaction hazard zones, with a majority of it dedicated to residential use. Table 4 identifies property values of nearly $55 million in this hazard zone, which could be at risk should liquefaction occur.

- Within the City, areas of liquefaction potential are limited. A review of future developmental proposals within the vicinity of these locations should verify that groundwater elevations are deeper than 50 feet per CGS requirements for liquefaction analysis.

Earthquake Induced Landslides

Ground failure resulting from an earthquake can also occur in the form of an Earthquake-Induced Landslide. These failures typically happen in areas with steep slopes or unstable soil conditions. Usually, post-wildfire conditions and intense precipitation can further exacerbate these unstable hillside conditions, contributing to greater landslide vulnerability. Landslides can impact structures, sever utility lines, block roadways, and impact people and properties in the path of the failure. Figure 4 identifies the Secondary Seismic Hazards associated with Earthquake Induced Landslide, which requires evaluation of the stability of hill slopes.

Table 4 also identifies the properties located within the earthquake-induced landslide zone. Approximately 3,704 acres of land are located within this zone, which is isolated from the steep topography within the City's SOI. Of these properties, approximately 73% are vacant parcels, and approximately 14% contain single-family residences, which is expected, given the steep nature of the terrain in this area. Total estimated property values within the zone are approximately $64 million, which could be affected by this hazard.

- Earthquake Induced Landslide hazards are isolated to the City's SOI, which primarily consists of vacant parcels. Limiting development in these areas would reduce future impacts associated with slope instability.
- The establishment of a transfer of development rights program would assist in reducing development pressure in risky areas of the City, like the Earthquake Induced Landslide areas.

Table 4 – Secondary Seismic Hazard Risks

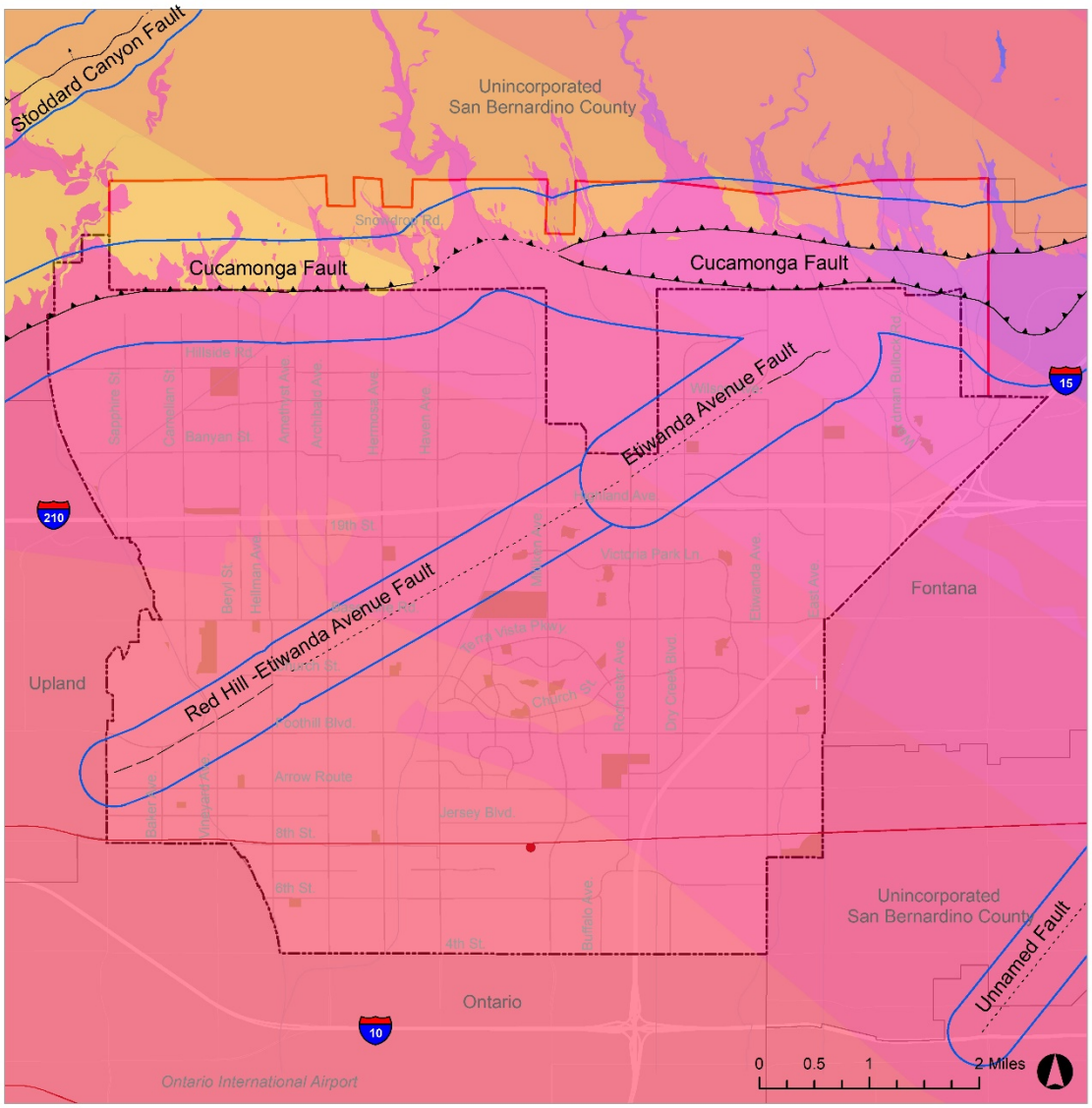
Parcels within Secondary Seismic Hazard Zones	Liquefaction	EQ Landslide
Total Acres	166.7	3703.6
Total Parcels	125	162
Vacant Parcels	*5*	*118 (10 units)*
Single Family Residential Parcels	*91 (139 units)*	*22(22 units)*
Other Parcels	*29*	*22*
Average Property Value	$438,657	$393,621
Maximum Property Value	$4,794,000	$3,118,609
Total Property Value	$54,832,141	$63,766,582
Source: City of Rancho Cucamonga Assessor Parcel Database, 2019		

Settlement

Seismic settlement can occur as a result of an earthquake. Typically the amount of settlement that occurs is based on the intensity and duration of ground shaking and the relative density of the subsurface soils. Most soils are susceptible to some degree of seismic settlement, and much of the soil underlying the City is alluvial and could settle as a result of an earthquake. However, most damage from an earthquake is associated with differential settlement, which is a phenomenon associated with two different earth materials settling at two different rates. This type of settlement typically occurs slowly and isn't considered dangerous to building occupants. However, over time it can cause significant damage to buildings.

- If differential settlement occurs within the City, it is anticipated to be located in areas where un-engineered fill or areas where loose soils occur, which have not been identified at the city-scale.
- Mapping of areas of potential settlement is not currently available; however, this information is typically identified during investigation within site-specific developments.

Figure 3.Seismic Shaking Potential



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; California Geological Survey, 2020.

Fault (Location Certain)
Fault (Approximate Location)
Fault (Location Concealed)
Thrust Fault (Location Certain)
Thrust Fault (Approximate Location)

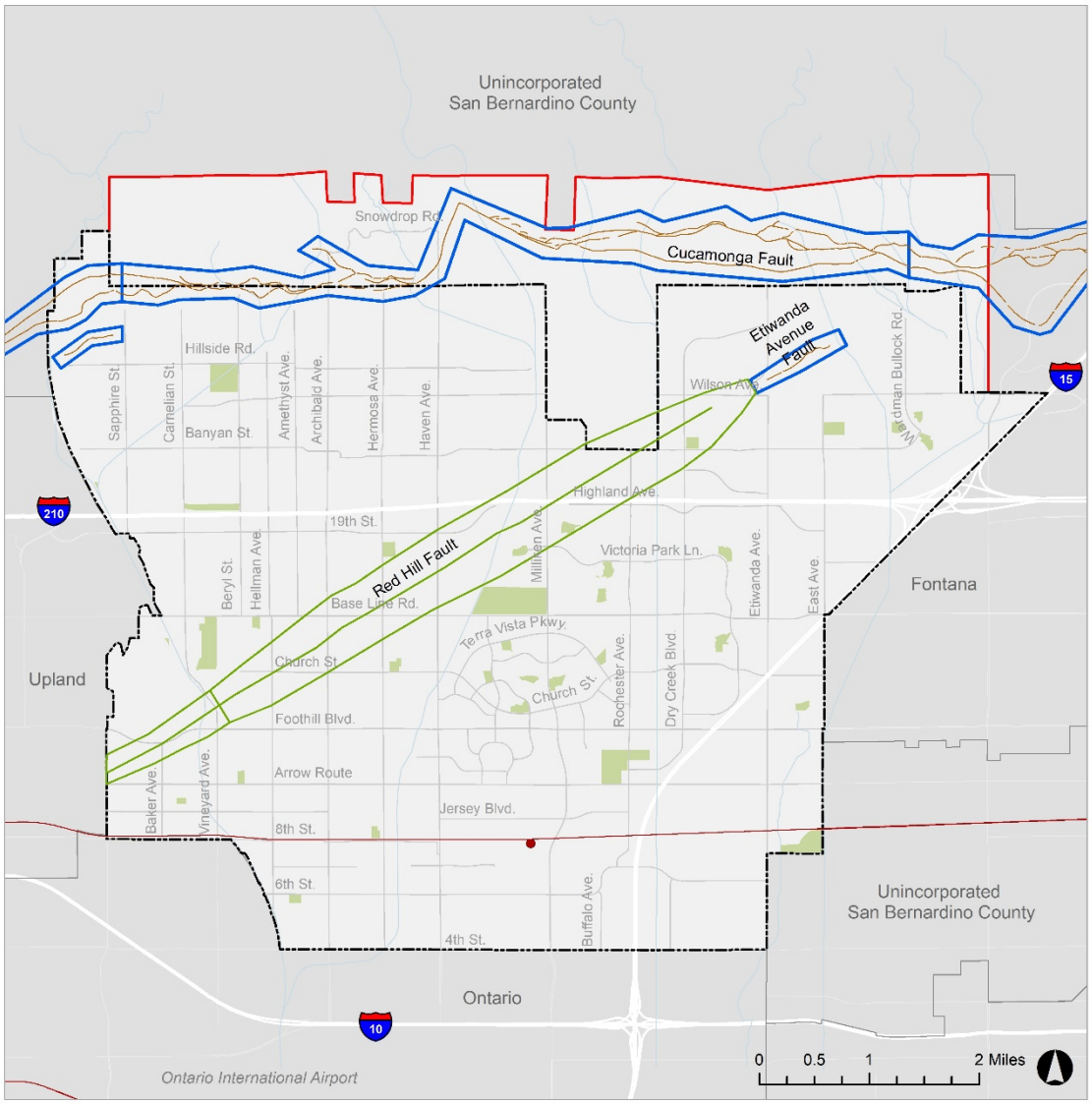
Seismic Shaking Potential (%g)

0.65	1.15
0.75	1.25
0.85	1.35
0.95	1.45
1.05	1.55

Fault Buffer Zones (Non-Regulatory)

Rancho Cucamonga City Limits
Sphere of Influence
Adjacent City Limits
Parks
Waterways
Metrolink Station
Metrolink

Figure 4 – Alquist Priolo Special Study Zones

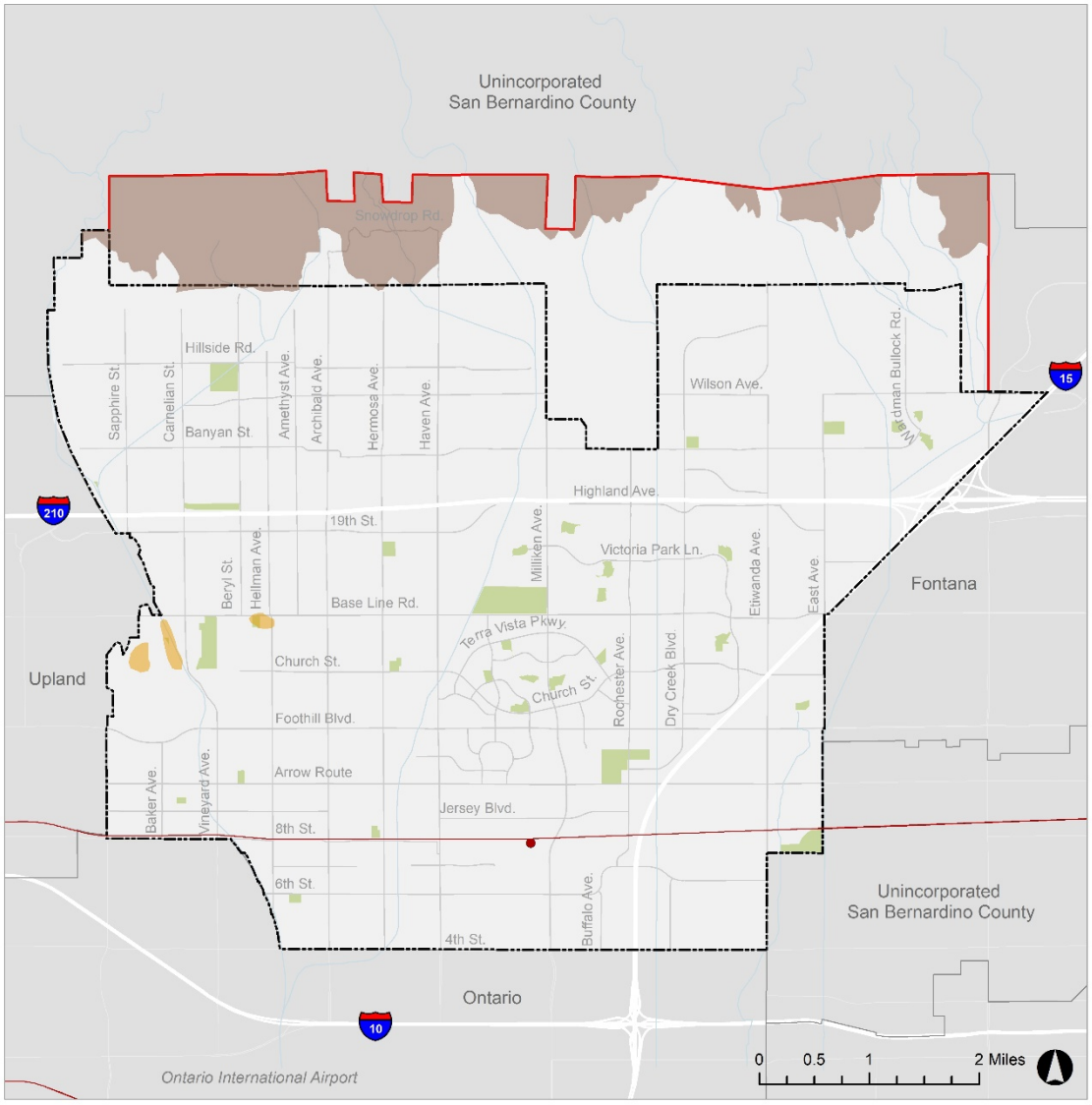


Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; California Geological Survey Alquist-Priolo Fault Hazard Zones, 2020.

Alquist Priolo Faults
Alquist-Priolo Special Study Zone
Red Hill Fault
Red Hill Fault Special Study Zone

Rancho Cucamonga City Limits
Sphere of Influence
Adjacent City Limits
Parks
Waterways
Metrolink Station
Metrolink

Figure 5 – Secondary Seismic Hazards



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; California Geological Survey Seismic Hazards Mapping Program, 2020.

Earthquake-Induced Landslide Hazard Zone

Liquefaction Hazard Zone

Rancho Cucamonga City Limits
Sphere of Influence
Adjacent City Limits
Parks
Waterways
Metrolink Station
Metrolink

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Flooding

Located at the base of the San Gabriel Mountains, the city of Rancho Cucamonga has a long history of flooding. Since it's incorporation, the City has worked with San Bernardino County on flood management and mitigation projects. In addition, the City takes steps on an annual basis to maintain and prepare for flood events ensuring the existing infrastructure can convey floodwaters effectively. Flood hazards within the City can occur either as the result of large storms and flash flooding that overwhelms infrastructure or the failure of flood control facilities that inundate downstream communities.

FEMA Floodplains

Since Rancho Cucamonga is vulnerable to flooding during the winter storm season, the City is an active participant in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). Through this program, "Special Flood Hazard Areas" within the City are identified and mapped on Flood Insurance Rate Maps (FIRMs), which identify the areas that require flood insurance. FIRMs generally describe flooding in terms of a 100- or 500-year flood event, which translates into the probability (1.0% or 0.2%, respectively) that flooding could occur within the designated zone in any given year. In addition to the federal requirements within the NFIP, the City has also adopted flood protection standards requiring minimum building elevation, flood-proofing, and anchoring of buildings in areas identified as prone to flooding. Figure 5 identifies the FEMA Flood Hazard Zones identified within the City.

While these flood hazard zones cover approximately 3,857 acres of the City, other areas within the City may experience flooding during a heavy precipitation event. Table 5 identifies over 4,500 improved parcels (developed parcels with residential, commercial, industrial, or institutional uses) located within flood hazard zones, as mapped in Figure 6. A majority of these parcels are located within a 500-year flood hazard zone, which accounts for approximately $1.49 billion in total exposure. This accounts for approximately 77% of the total exposure of $1.9 billion in potential property losses resulting from flooding. While this estimate is significant, there is still some uncertainty involved, since changing precipitation conditions can cause flooding in areas that haven't experienced these conditions in the past. For additional discussion regarding future flooding implications associated with changing climatic conditions, please refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report.

Table 5 – Flood Hazard Risks

Flood Hazard Zone	Improved Parcel Count (Percentage) *	Acreage	Total Exposure
100-Year Flood	310 (6.7%)	871.2	$174,652,000
500-Year Flood	3,450 (75.4%)	2,338.4	$1,488,227,000
500-Year (Protected By Levee)	814 (17.8%)	647.8	$ 260,682,000
Total	4,574	3,857.3	$1,923,561,000

** Improved parcels include residential, commercial, industrial, and institutional uses within the flood hazard zone.*

Source: San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan, July 13, 2017

- Flooding hazards have the potential to impact a significant amount of the community; however, less than 10% of this area is subject to a 100-year event.
- Development within flood hazard areas are expected to comply with flood protection standards that reduce vulnerability to flood impacts and ensure safe use and occupation of structures.

Dam Failure/Inundation

The City currently has seven catch-basins that are defined as dams by the State of California. These are:

- Alta Loma Basin
- Cucamonga Creek

- Day Creek
- Deer Creek
- Demens Creek
- Etiwanda Basin
- San Sevaine Basin

With the adoption of SB 92 in 2017, new dam safety requirements mandate that dam owners map the downstream inundation areas for dams governed by the California Department of Water Resources (DWR). In addition to the mapping, owners are required to prepare Dam Emergency Action Plans that identify the emergency management plans and procedures in place for these facilities. Figure 7 identifies the inundation areas mapped for these seven catch basins located within the City. For inundation to occur as depicted in this map, it is assumed the reservoir behind the dam is full, and failure occurs suddenly, releasing water in a relatively short amount of time. Failures typically occur as a result of an earthquake, erosion, design flaw, or water overflow condition during intense storms.

Based on the mapping in Figure 7, Table 6 identifies the estimated size of each inundation area mapped within the City. Of these seven inundation areas, two have the potential to flood properties outside of the City —Cucamonga Creek and San Sevaine. Based on this mapping, the San Sevaine Basin generates the largest inundation area, which inundates a portion of the City and neighboring Fontana.

Table 6 – Dam Inundation Areas

Catch Basin Name	Reservoir Capacity	Dam Inundation Area
Alta Loma Basin	155 acre-feet	332.4 acres
Cucamonga Creek	355 acre-feet	353.3 acres*
Day Creek	140 acre-feet	122.9 acres
Deer Creek	24 acre-feet	212.3 acres
Demens Creek	35 acre-feet	206.9 acres
Etiwanda Basin	283 acre-feet	119.9 acres
San Sevaine Basin	2,765 acre-feet	2,982.7 acres*

** Inundation zones impact areas outside of the city limits.*
Source: Dams Within Jurisdiction of the State of California, September 2019, Califonia Department of Water Resources, Division of Safety of Dams.

- Areas downstream of catch-basins are at greater risk of dam inundation and should be notified and educated on the potential risks associated with this hazard.
- Development within these areas should identify possible flood mitigation improvements that can reduce of minimize both flood and inundation impacts.

Wildfire

As a community located along the foothills of the San Gabriel Mountains (and adjacent to the San Bernardino National Forest), Rancho Cucamonga has a long history of dealing with wildfire. Much of this wildfire threat comes from the types of plants that inhabit the foothills and mountainous areas of the City and adjacent national forest. Chapparal is the most common plant-type found in these areas, which is considered a fire-adapted species that are accustomed to burning on a regular interval.

Figure 6 – FEMA Flood Hazard Zones

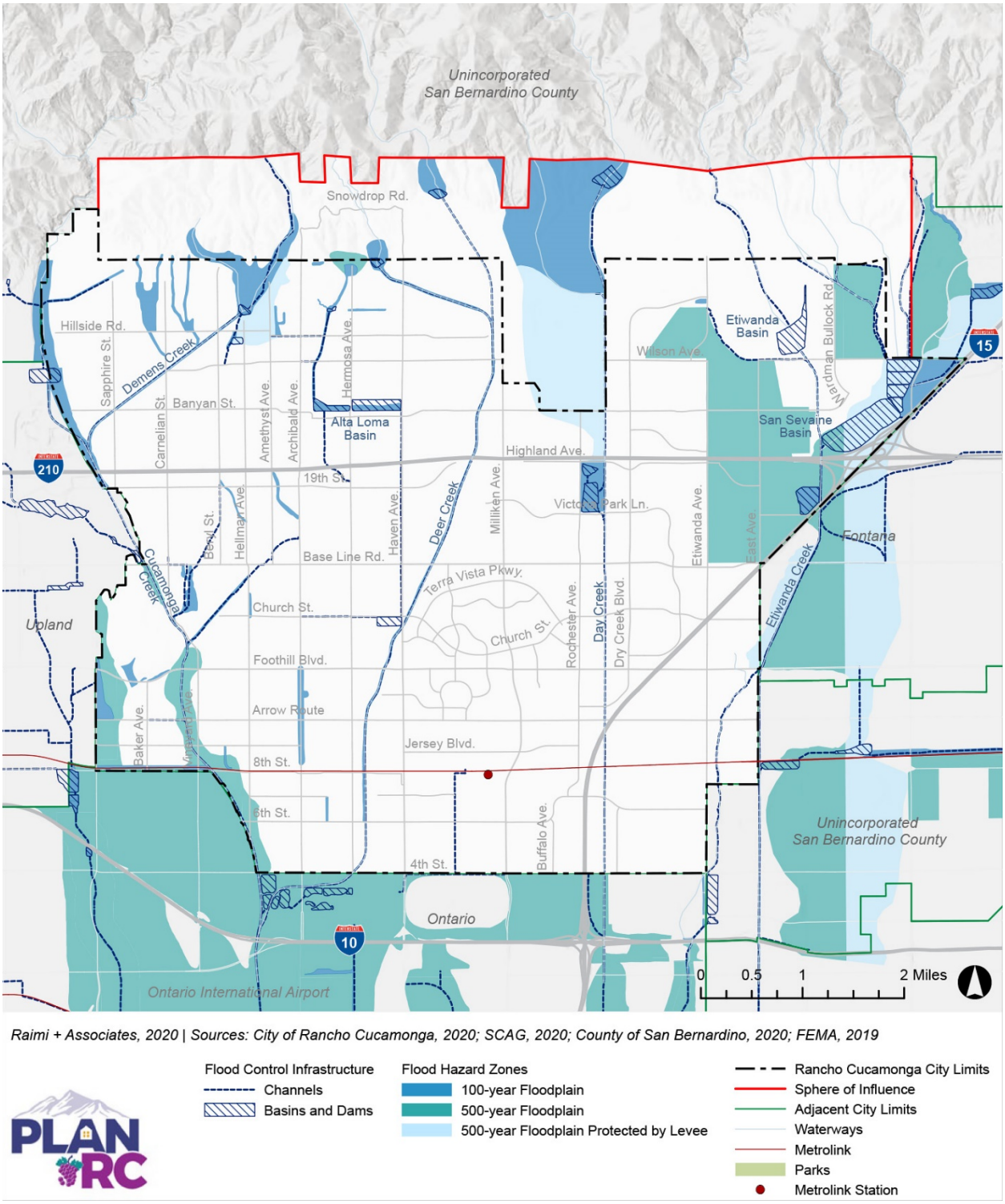
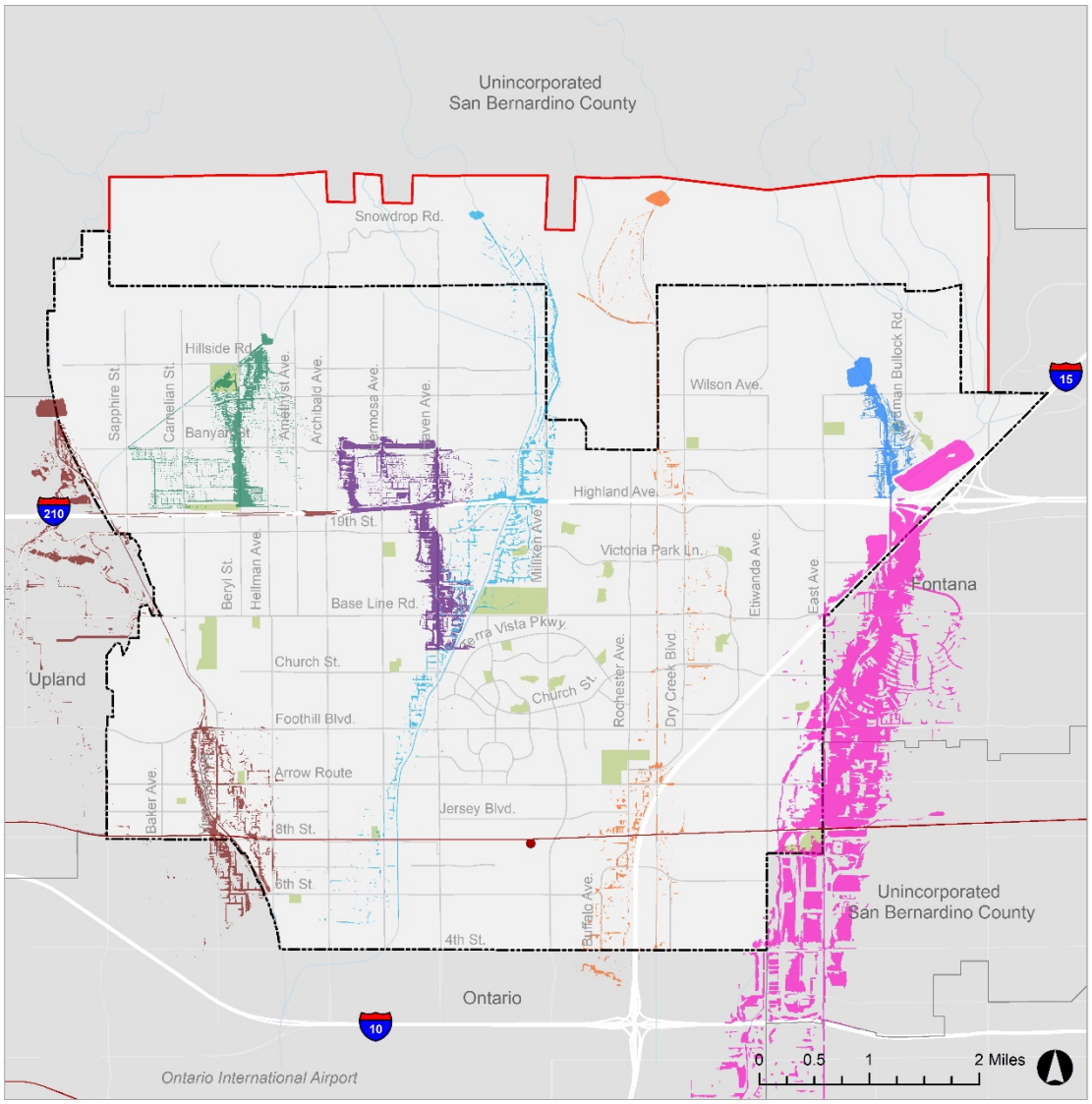


Figure 7 – Dam Inundation Zones



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; California Department of Water Resources, 2020.

PLAN RC

- San Sevaine Basin
- Etiwanda Basin
- Demens Creek
- Day Creek
- Deer Creek
- Alta Loma Basin
- Cucamonga Creek

- Rancho Cucamonga City Limits
- Sphere of Influence
- Adjacent City Limits
- Parks
- Waterways
- Metrolink Station
- Metrolink

Figure 8 identifies Historic Fire Perimeters dating back to 1964. Based on the location and extent of these historic fires, the northern portions of the City within the foothills of the San Gabriel Mountains have experienced numerous large fires throughout the City's history. The most recent fires that have affected the City include:

- **2003 Grand Prix Fire (Old Fire):** this Santa Ana wind-driven fire burned over 91,000 acres within San Bernardino and Los Angeles Counties. In total, the fires destroyed 975 buildings and killed six people. The total cost associated with fire response and suppression activities totaled over $1.2 billion in 2003 dollars. Within the City, the fire destroyed 15 homes, and thousands of residents were threatened and evacuated during the incident.
- **2014 Etiwanda Fire:** this Santa Ana wind-driven fire burned over 2,100 acres within the City's SOI and required the evacuation of 1,650 homes and closure of nine schools. The location of this fire coincides with the proposed Etiwanda Heights community.

Much of the City north of Interstate 210 (I-210) is located within the Wildland Urban Interface Fire Area (WUIFA), which is a zone of heightened wildfire hazard. The designated WUIFA includes Cal FIRE Very High Fire Hazard Severity Zones within unincorporated San Bernardino County (State Responsibility Area) within the SOI and the City of Rancho Cucamonga (Local Responsibility Area), and other areas designated by the Rancho Cucamonga Fire District to be at a significant risk from wildfires based on historical fire activity and prevalent vegetation types. The WUIFA is adjacent to the San Bernardino National Forest, which is a designated Federal Responsibility Area (FRA) for wildfire prevention and suppression. In 2008, CalFire mapped wildfire hazards throughout the entire state and ranked those hazards with varying degrees of severity. The mapping is expected to be updated soon and, based upon evaluation by the Fire District, could change the extent of the areas at risk due to wildfire hazards. Figure 9 identifies the current designated WUIFA and the adjacent State and Federal Responsibility Areas. Based on this mapping, a majority of the area north of I-210 is at high risk of a wildfire event, especially during windy, dry conditions. Within the WUIFA, there are currently 5,424 improved parcels, which have an estimated value of approximately 2.825 billion dollars. This potential risk of wildfires is the second greatest threat to residents and businesses in the City.

For many of the developed neighborhoods within this area, wildfire vulnerability may increase with the presence of highly combustible landscape vegetation and construction techniques that may not meet current wildfire standards. For areas within the WUIFA, new construction is required to comply with California Building Code Chapter 7A and California Residential Code Section R337, including requirements for fire retardant or ignition resistant construction materials at roofs, eaves, vents, exterior walls, exterior windows, doors, and decks. While compliance with these standards reduces the vulnerability to new structures, existing structures that haven't complied with these standards may be susceptible to undue fire risk.

- Wildfire hazards are a significant threat to portions of the City north of I-210. Much of the development that has occurred in these areas were not built to current standards. This could result in many of these structures requiring mitigation and retrofit to reduce this potential threat.
- Landscaping and vegetation throughout the WUIFA areas can play a critical role in wildfire mitigation. The types of plants and trees used in landscaping can play a role in exacerbating or mitigating wildfire conditions. Greater use and expansion of the Fire District's Undesirable Plants and Trees list can reduce wildfire threats, allowing City and Fire District resources to be used better during a fire incident. Also, the City has an aging population of windrows that consist mainly of Blue Gum Eucalyptus trees. These windrows can increase wildfire risk if not maintained (removal of undergrowth and debris) or if they become diseased. In addition, as these windrows age and deteriorate in health, they may also become susceptible to loss of limbs or could fall over during extreme wind events.
- Wildfire threats in the northern portion of the City continue to pose a serious threat to existing and anticipated new development. Based on wildfire threat projections associated with climate change, wildfire threats are expected to increase. For additional discussion, please refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report.

Other Geologic Hazards

In addition to seismic hazards, Rancho Cucamonga is also susceptible to other geologic hazards based on the City's proximity to the San Gabriel Mountains, which is one of the fastest rising and disintegrating mountain ranges in the world. Uplift of this mountain range is approximately two centimeters per year, which is relatively quick on a geological time scale. When rapid uplift like this occurs, these areas will be more susceptible to debris flows, rockfalls, erosion, and slope stability issues due to the steepness and fractured nature of the rock units being uplifted. Typically these issues are further exacerbated by intense rainstorms and vegetation losses associated with wildfires. Additionally, steeper slopes generally increase stream flows, which accelerates erosion processes.

Landslides / Slope Stability

Slope stability is dependent on many factors and their interrelationships. Some of the most important factors include height and steepness of slopes, coupled with the strength and orientation of the geologic units, which plays a key role in slope stability. Ultimately, conditions like prolonged rainfall, stream erosion, and alterations to the slope create favorable conditions for failure. Many of these factors are prevalent throughout the hillsides along the northern portion of the City and SOI.

Figure 10 identifies landslide susceptibility within the City based on CGS mapping of deep-seated landslide hazards. Based on this mapping, a majority of the area within the City's SOI has a high degree of landslide susceptibility due to the presence of steep slopes and weak underlying geologic units. In this hazard zone within the City, there are 166 improved parcels (containing residential, commercial, institutional, or public uses) valued at approximately $67 million.

In addition to landslide susceptibility, many of these areas are also prone to debris flows, which can occur rapidly and without warning during intense rainstorms. These events can move large amounts of sediment composed of boulders, cobble, and sand, which can impact downstream drainage facilities and structures. For this reason, many of the catch-basins along the creeks and drainages within and surrounding the City (Alta Loma Basin, Cucamonga Creek, Demens Canyon, Deer Canyon, Day Canyon, Etiwanda Creek, and San Sevaine Basin) were constructed to prevent downstream impacts (see Figure 6).

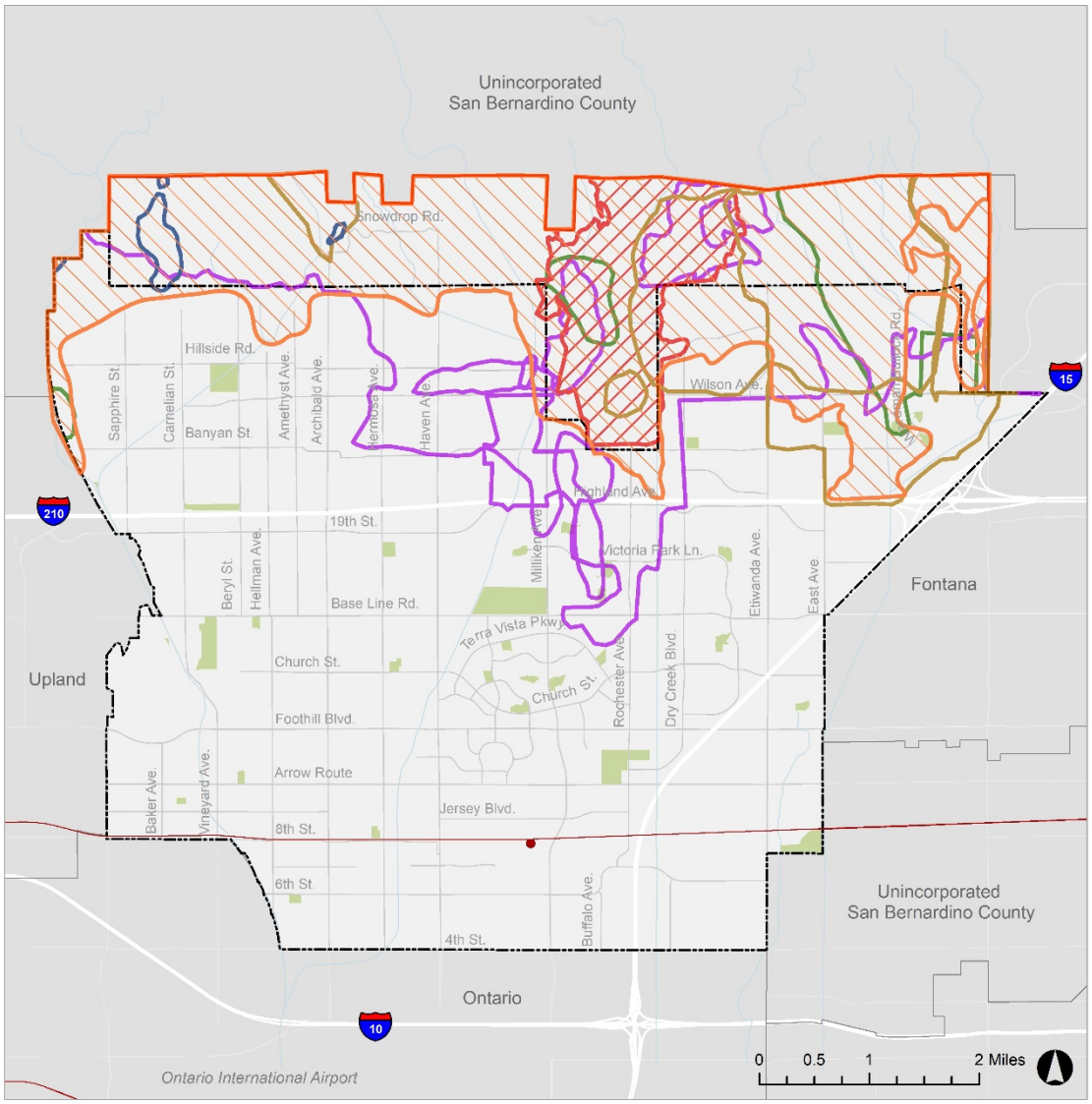
- While slope stability is a major concern for areas within the northern portion of the City and SOI, there is a limited amount of development within these areas, exposed to these risks.
- Typically slope instability and debris flow conditions are exacerbated after a wildfire event due to the loss of vegetation and changes in soil characteristics. After a wildfire event, the City should monitor these areas and prepare for these hazards leading up to a large rain event.
- Future slope stability impacts may be exacerbated by changing climatic conditions resulting in more intense storm events or changes in fire regimes. For additional discussion, refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report.

Subsidence

In addition to slope stability, ground subsidence is another geologic hazard that involves the gradual settlement or sinking of the ground. This hazard typically involves vertical movement as the result of the extraction of groundwater, oil, or gas; or the decomposition of organic materials like peat. The break down of these materials results in a loss of volume within soils that can result in vertical movement. The likely source for subsidence within the City would be the result of groundwater extraction. According to the Cucamonga Valley Water District 2015 Urban Water Management Plan, groundwater extraction through 2040 is not projected to exceed historical pumping that has occurred in the past. Since subsidence has not been identified as a historic issue within the community, future instances may only occur if a significant amount of groundwater is extracted beyond historic averages or groundwater basin elevations drop significantly.

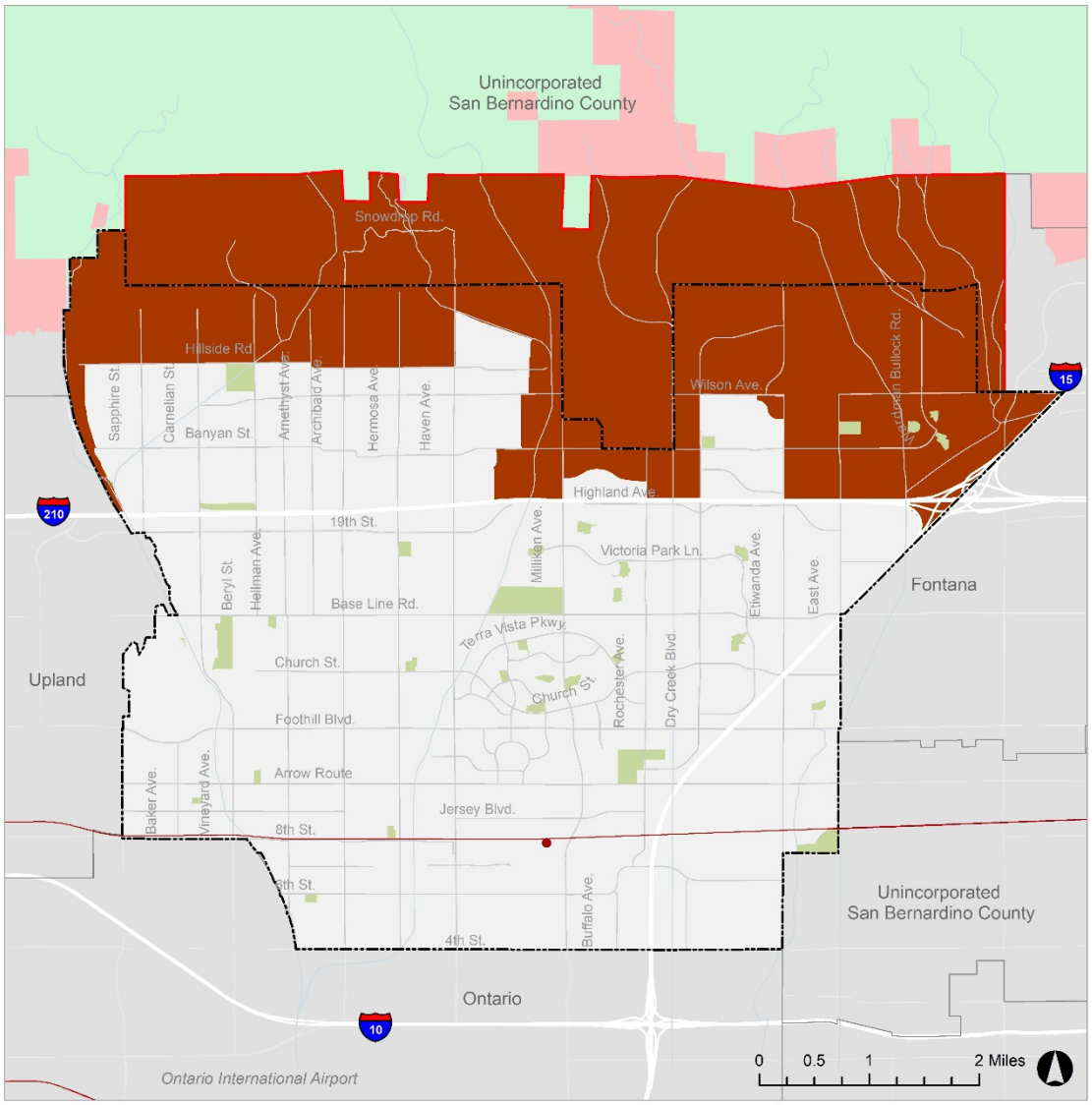
- Coordination with Cucamonga Valley Water District is recommended to monitor groundwater elevations and track any issues that may be related to subsidence.

Figure 8 – Historic Wildfire Perimeters



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; Cal FIRE Historic Fire Perimeters, 2020

Figure 9 – Fire Hazard Severity Zones



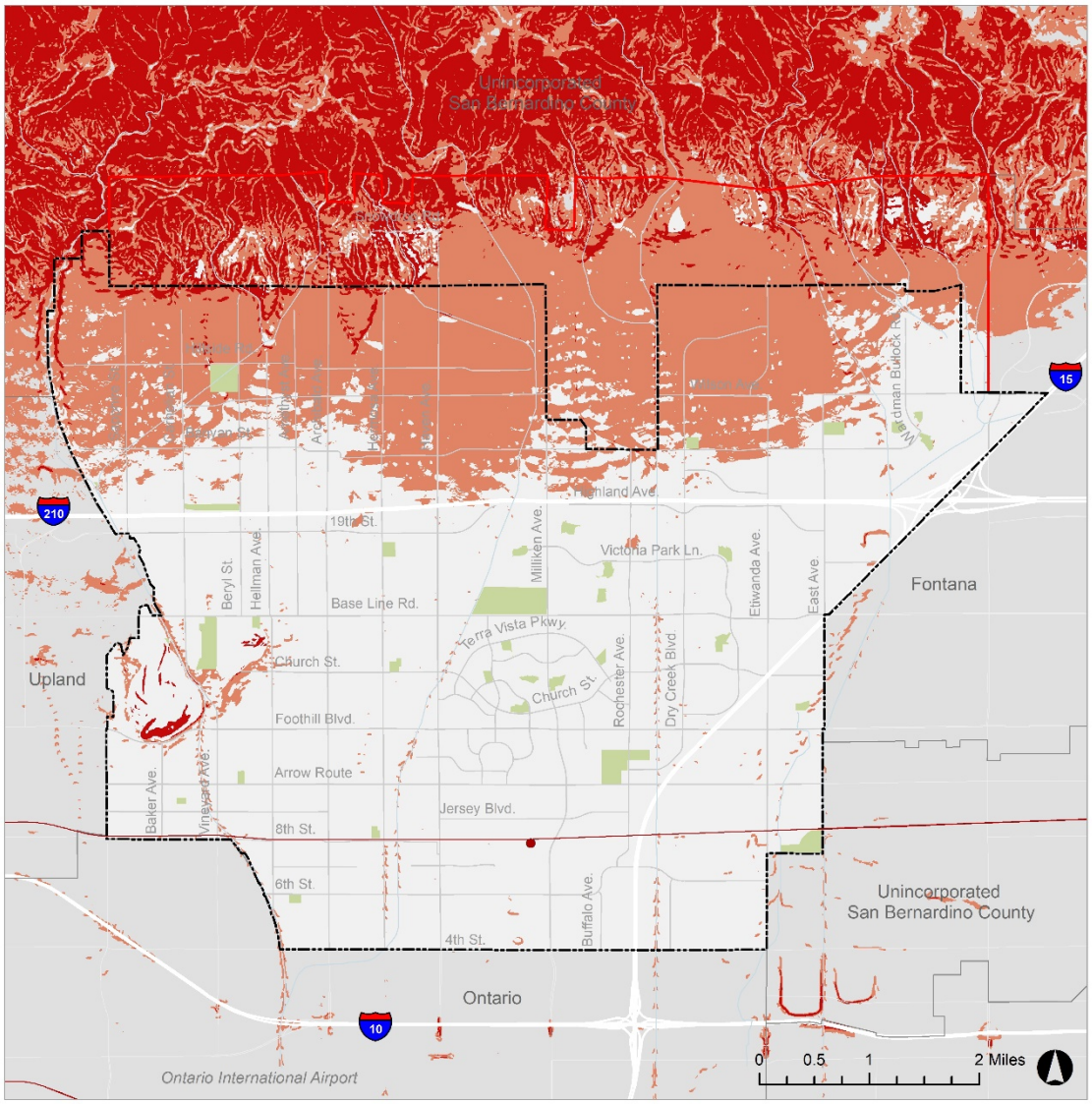
Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; Cal FIRE, 2007

Fire Hazard Severity Zones

- Rancho Cucamonga Wildland Urban Interface Fire Area
- Cal FIRE State Responsibility Areas
- National Forest (Federal Responsibility Area)

- Rancho Cucamonga City Limits
- Sphere of Influence
- Adjacent City Limits
- Parks
- Waterways
- Metrolink Station
- Metrolink

Figure 10 – Landslide Susceptibility



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; California Geological Survey, MS 58 Landslide Susceptibility Classes, 2020.

Moderate Susceptibility
High Susceptibility

Rancho Cucamonga City Limits
Sphere of Influence
Adjacent City Limits
Parks
Waterways
Metrolink Station
Metrolink

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Section 2 - Hazards Exacerbated by Climate Change

Severe Weather

The information provided below is limited to severe weather hazards, including extreme heat, drought, and wind. These discussions focus on historical and current conditions within the City. To better understand how these conditions may change in the future, please refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report, which discusses these hazards and many others as they relate to changing climatic conditions.

Extreme Heat

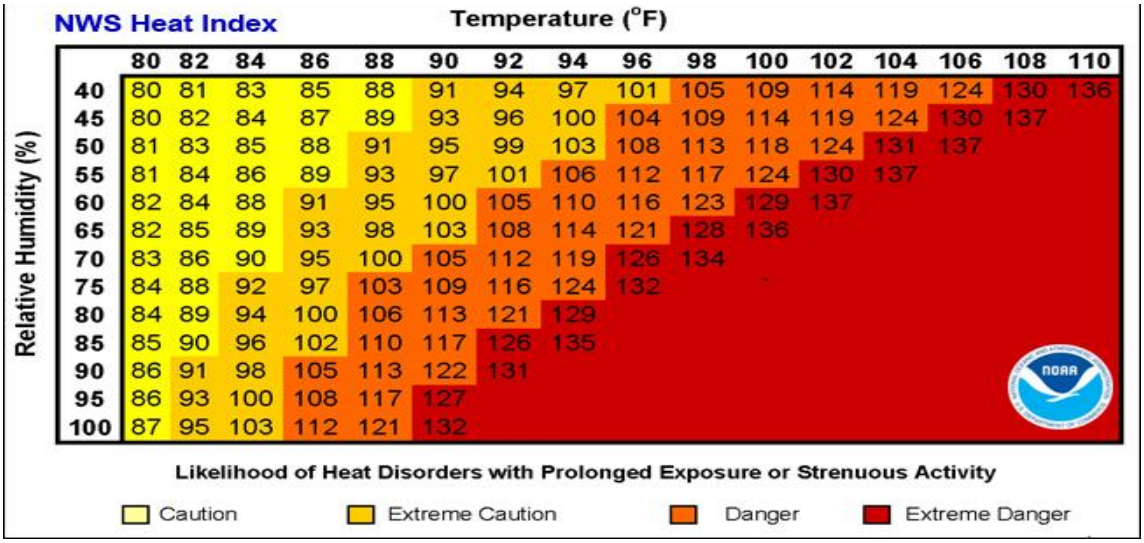
Extreme heat is a period when temperatures are abnormally high relative to the normal temperature range. There are generally three types of extreme heat events:

- Extreme Heat Days: a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area, using the time between April and October from 1950 to 2005 as the baseline.
- Warm Nights: a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures observed between 1950 to 2005.
- Extreme Heat Waves: a successive series of extreme heat days and warm nights where extreme temperatures do not abate. While no universally accepted minimum length of time for a heatwave event exists, Cal-Adapt considers four, successive extreme heat days and warm nights to be the minimum threshold for an extreme heatwave.

Extreme heat events will feel different from region to region since different areas have different historic high temperatures. For example, an extreme heat day on the coast will feel different than an extreme heat day in the High Desert. The reason for this is how humidity plays a factor in the perceived heat that people feel. Humid conditions will make a day feel hotter than non-humid conditions, even though the temperature may be the same. The difference between the perceived temperature and the actual temperature is known as the “heat index.” To illustrate the effect of the heat index, a 90-degree day with 50 percent humidity feels like 95°F, whereas a 90°F day with 90 percent humidity feels like 122°F. Figure 11 shows the National Oceanic and Atmospheric Administration (NOAA)’s National Weather Service Heat Index.

- According to Cal-Adapt, an extreme heat day in Rancho Cucamonga involves a temperature that exceeds 103.9° F.
- Historically the City has experienced an average of 4 extreme heat days during the period from 1950 to 2005. During this same period, the City experienced a 4-day heatwave, approximately every five years.
- For a discussion of the anticipated changes associated with extreme heat events, please refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report.

Figure 11 – NOAA National Weather Service Heat Index

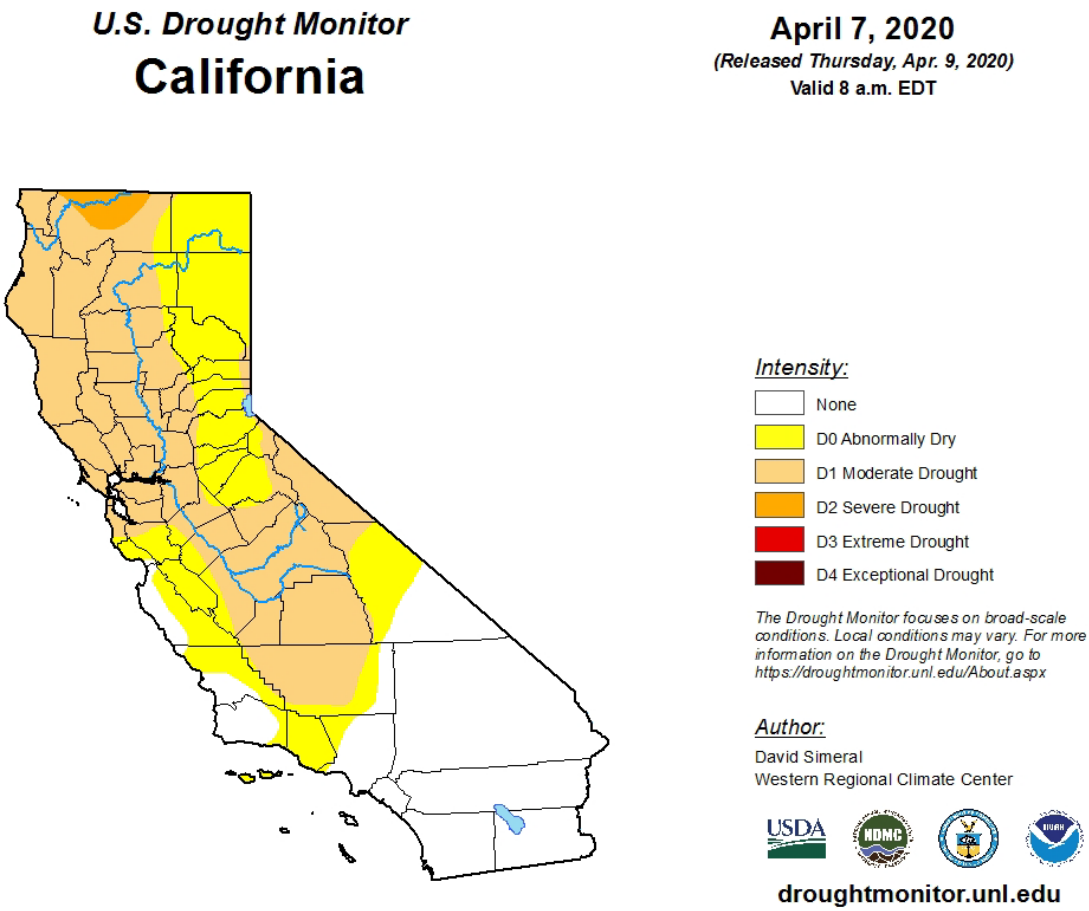


Drought

Droughts are somewhat frequent in California and typically occur when precipitation is limited for an extended period. Rain arrives in California via atmospheric rivers (channels of moist air located high in the atmosphere), as well as the El Niño Southern Oscillation (ENSO) cycle (a regional meteorological phenomenon in the southern Pacific Ocean). This cycle typically gives rise to two distinct phases known as *El Niño*, the warm and wet phase, or *La Niña*, the dry and cold phase. When California experiences a drought, it is typically the result of fewer atmospheric rivers or an active *La Niña* phase, which results in lower than average levels of precipitation. A drought may also occur when conditions in areas where water sources are located experience drought conditions, even though the local region does not. Figure 12 identifies the drought conditions within California identified by the US Drought Monitor program. The city of Rancho Cucamonga is not currently experiencing drought conditions based on this mapping.

- Southern California is not currently considered to be in a drought condition, while other parts of the State—Northern California and the Sierra Nevada mountain range—are experiencing moderate drought conditions due to lower than average precipitation.
- Communities that rely on water supplies from these parts of the State may feel the effects of drought versus communities that source their water supplies locally from Southern California. Currently, the Cucamonga Valley Water District sources almost half of its water from imported sources that may come from outside the region.
- For a discussion of the anticipated future trends associated with drought, please refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report.

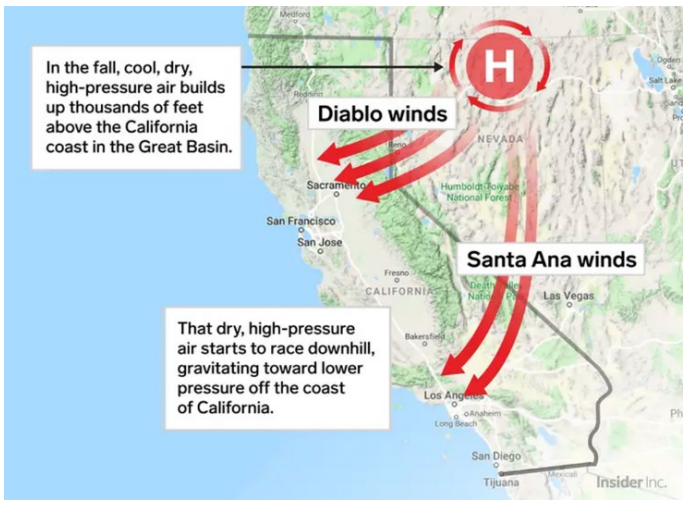
Figure 12 – California Drought Conditions (April 7, 2020)



Wind

Wind is simply the movement of air caused by differences in atmospheric temperature. High-pressure air will naturally move to areas of low pressure. Usually, the distance between these high- and low-pressure zones is far; however, on occasion, these low- and high-pressure zones may be near one another. When this happens, air will flow dramatically, creating high-speed winds. The most common wind events in southern California are the "Santa Ana" wind conditions that typically occur in the fall and winter.

Rancho Cucamonga has a history of extensive windstorms, often related to Santa Ana winds. High winds can also result from thunderstorm inflow and outflow or high and low-pressure systems moving through the region. Wind speeds during these events can typically range from 50 to



100 miles per hour, which can often damage structures, uproot trees, and generate dust and debris that can impact visibility and damage vehicles and structures.

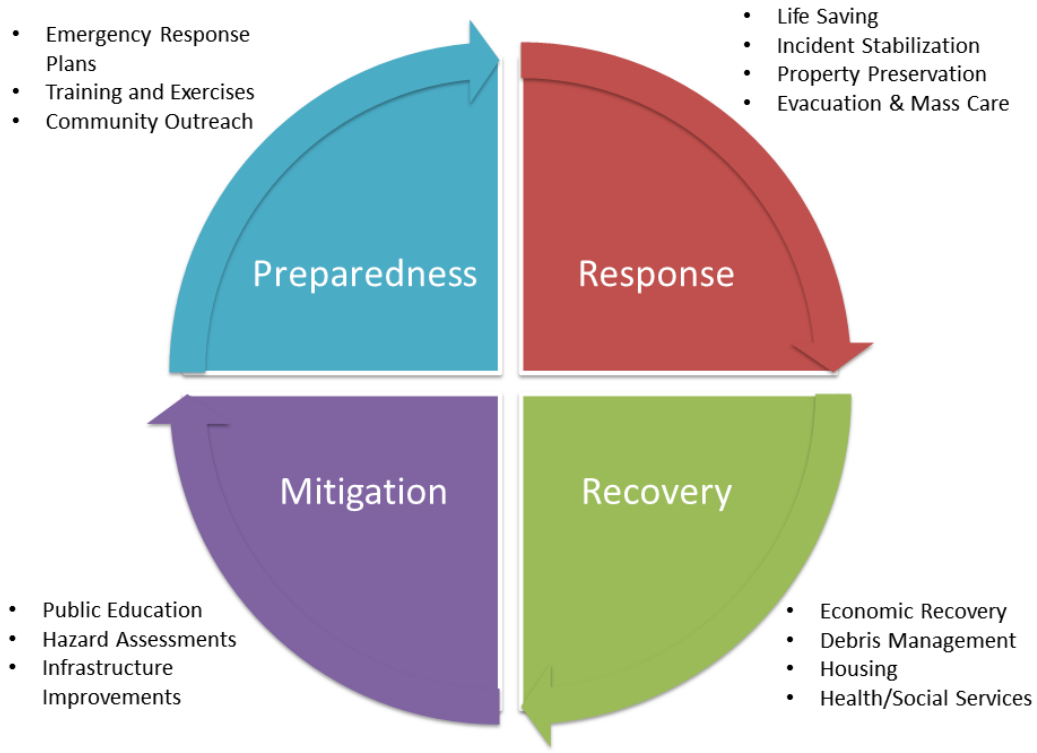
- Since Santa Ana wind events occur several times throughout the year, they are one of the most frequent hazard events that affect the City, however significant incidents are not as common. Generally, 2-4 wind events occur on an annual basis that have the potential to cause damage within the City.
- A significant wind event on January 6, 2003, impacted the City, causing damage to residences and businesses, knocking down power lines and trees, damaging fences, street lights, and signs. In total, 56 incidents were reported that day from this single wind incident, which impacted streets and city services during the incident.
- A major wind event in 2011 impacted the City, causing over 500 downed trees and significant property damage citywide.
- Between 2017 and 2019, the City experienced at least two wind events a year that resulted in downed trees, property damage, and damaged traffic signs and signals.
- Significant wind events can exacerbate fire conditions within Southern California and the City, which could impact residents, businesses, and city services.
- Climatic conditions may worsen future events. Please refer to the Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report for additional detail.

Section 3 - Emergency Management

Emergency Management

The City's extensive Emergency Management Program is administered by the Rancho Cucamonga Fire Protection District through collaboration with all city departments and the community . This program focuses on FEMA's four phases of emergency management illustrated in Figure 13.

Figure 13 – Four Phases of Emergency Management



Key components of this program include the City's Emergency Operations Plan, ReadyRC programs and Local Hazard Mitigation Plan, which support City and District functions during emergencies and assist in day to day activities.

Emergency Operations Plan

The Rancho Cucamonga Emergency Operations Plan (EOP) addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in both war and peacetime. This plan supports the City's preparedness functions and is designed to be read, understood, and exercised before an emergency. The EOP provides the planning basis for hazard identification, hazard mitigation, disaster preparedness, emergency response, and recovery efforts.

The purpose of the EOP is to create a uniform structure for emergency management that integrates the City into the California Standardized Emergency Management System and National Incident Management System. This document is written primarily for:

- City Management Staff,
- City Employees,
- Federal, State and County Governments,
- Special Districts who serve city of Rancho Cucamonga residents, and
- Private and volunteer organizations involved in emergencies.

Local Hazard Mitigation Plan

Hazard mitigation involves making a community more resilient to disasters so that when hazard events do ultimately occur, the community suffers less damage and can recover more effectively. It differs from disaster preparedness, which involves advanced planning for how best to respond when a disaster occurs or is imminent.

The Rancho Cucamonga Local Hazard Mitigation Plan (LHMP) provides a comprehensive assessment of the threats that the City faces from natural and human-caused hazard events and contains a coordinated strategy to reduce these threats. It identifies resources and information that can help community members, City staff, and local officials understand local risks and make informed decisions. The LHMP can also support increased coordination and collaboration between the City, other public agencies, local employers, service providers, community members, and other key stakeholders.

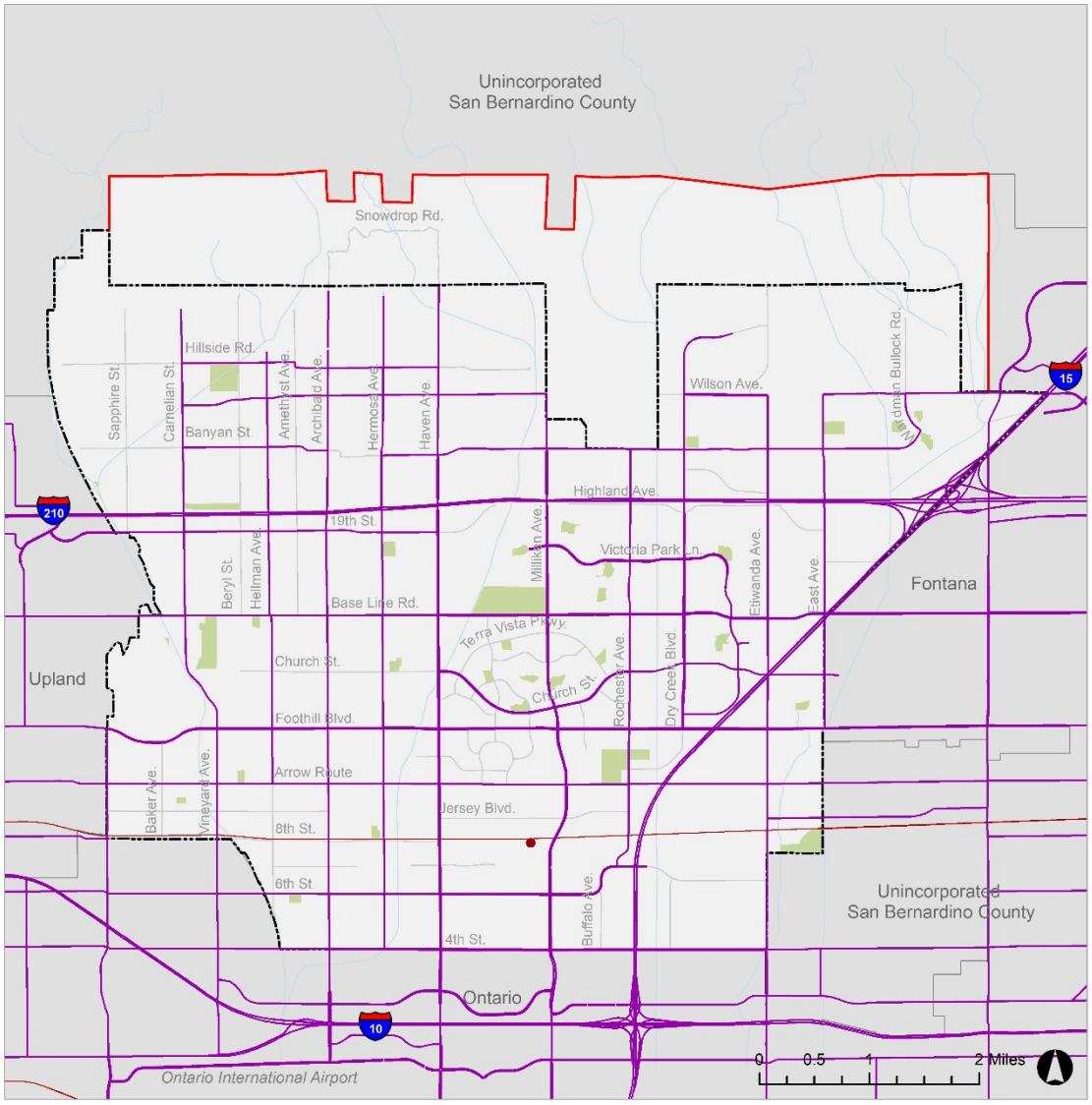
A vital outcome of the hazard mitigation planning process is the City's ability to pursue FEMA hazard mitigation grant funds, which are only available to communities that have a FEMA approved plan. Once an LHMP is approved by FEMA and adopted by City Council, the City has five years to pursue and receive available grant funds in support of implementation. Updating of the plan every five years ensures the City will have continuous access to these funding opportunities. The City's current plan has expired and will be updated as part of the PlanRC project.

Evacuation Routes

Since there are a variety of hazards within the City that could impact businesses and residents, it is vital to identify critical routes for evacuation purposes. Figure 14 identifies recommended evacuation routes along many of the major thoroughfares throughout the City. While these routes are recommended, they are not anticipated to be the only routes used for evacuation purposes. Future evacuations will take into consideration the type of hazard event, areas impacted by the event, expected migration from areas of impact, and establishment of the safest routes necessary to move people out of harm.

- To better understand the City's evacuation constraints and meet the requirements of SB 99 and AB 747, evacuation routes will need to be analyzed to determine:
    - Areas where routes are lacking or inadequate
    - Areas where the circulation network is undersized or inefficient
    - Roadway extensions or modifications that can enhance evacuation.
    - Addressing these issues will play a key role, as a critical evacuation concern for the City is the connectivity across I-210. This freeway creates a barrier for the critical movement of people and utilities (water, electricity, natural gas), which PlanRC should address.

Figure 14 – Potential Evacuation Routes



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020; WRCOG Resilient IE, 2020

Resilient IE Evacuation Routes

Rancho Cucamonga City Limits
Sphere of Influence
Adjacent City Limits
Parks
Waterways
Metrolink Station
Metrolink

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Summary of Issues and Opportunities

Rancho Cucamonga has a full suite of natural hazard issues with which to contend. Over the years, the City has taken great steps to address these issues and continues to reduce their risk of impact from many of these hazards. As the City looks forward, the following areas should become a primary focus for the PlanRC project:

Hazards of Concern

Seismic/geologic hazards, wildfire, and severe weather are hazards of concern that pose the greatest challenge to the City.

Seismic Hazards

The greatest hazard of concern for the City is earthquakes. Many of the studies conducted over in the past decade conclude that a significant earthquake event will occur and could cause significant disruption to the economy, damaging and destroying buildings and infrastructure, and affecting residents and businesses throughout the City. With loss estimates greater than $5 billion for the City, future preparedness and mitigation efforts should strive to reduce this vulnerability wherever possible.

Additionally, the City has an opportunity to focus on expanding knowledge and understanding of seismic and geologic hazards. A better understanding of the Red Hill-Etiwanda Fault, as well as the potential for landslides and debris flows in the foothills of the San Gabriel Mountains, are opportunities to protect life and property better.

Wildfire

Wildfire hazards are a significant threat to portions of the City north of I-210. Much of the development that has occurred in these areas was not built to current standards that apply to the Wildland Urban Interface Area (WUIFA). As a result, many of these structures may require mitigation and retrofit to reduce this potential threat.

Landscaping and vegetation throughout the WUIFA areas can play a critical role in wildfire mitigation. The types of plants and trees used in landscaping can play a role in exacerbating or mitigating wildfire conditions. Greater use and expansion of the Fire District's Undesirable Plants and Trees list can reduce wildfire threats, allowing City and Fire District resources to be better used during a fire incident. In addition, the City has an aging population of windrows that consist mainly of Blue Gum Eucalyptus trees. These windrows can increase wildfire risk if not maintained (removal of undergrowth and debris) or become diseased. In addition, as these windrows age and deteriorate in health, they may also become susceptible to loss of limbs or could fall over during extreme wind events.

Severe Weather

Extreme heat is anticipated to be a major focus for the City and many inland communities in the foreseeable future. As summer temperatures increase along with the number of extreme heat days and heatwaves, the City should focus on improvements to their assets that can accommodate these new conditions. While the number of extreme heat days has been relatively low in the past (4 days per year on average), it is anticipated that by 2050-2099 the City could experience between 21 and 35 extreme heat days per year, under medium and high emissions projections. This increase should be accounted for in any improvements to city-owned facilities dealing with energy efficiency and resilience.

Since winds are one of the most common hazards impacting the City annually, strategies focused on better design and construction to reduce wind impacts can play a key role in mitigating wind hazards. Critical to reducing wind hazards is a better understanding of the health and condition of large trees within the City as well as remaining windrows that are most vulnerable to strong winds. A key component to understanding these potential impacts would be areas where inadequate planting and maintenance techniques have been practiced.

Changes, Trends, and Opportunities

Evacuation Routes

The need to further analyze evacuation routes and access is one of the most recent changes in Safety Element requirements. These new requirements focus on the identification of areas where routes are lacking or inadequate. A key opportunity with PlanRC is the ability to look at circulation and mobility issues comprehensively to address both everyday community needs as well as specific evacuation needs.

Pending Legislation

In addition to evacuation requirements, the California Legislature is currently developing new legislation (SB 182) that would require the Safety Element be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires.

Key elements of the strategy should include:

- A list of the types of retrofits needed in an area based on fire risk.
- A process for identifying and inventorying structures in need of retrofit for fire hardening. The strategy shall prioritize the identification and inventorying of residential structures in very high fire risk areas.
- Goals and milestones for completing the needed retrofit work.
- Potential funding sources and financing strategies to pay for needed retrofits on public and private property.
- Once adopted, the planning agency shall submit the adopted comprehensive retrofit strategy to the Office of Planning and Research for inclusion in the clearinghouse established according to Section 71360 of the PRC.

As of April 2020, this bill is currently being held in the California State Assembly, awaiting completion and final approval from the Governor. Moving forward, the City should monitor and incorporate these elements into key plans and programs to ensure easy implementation. Many of the strategies identified can be integrated into existing plans, eliminating the need for additional planning and tracking. The City should investigate the integration of these requirements into the City's updated Community Wildfire Protection Plan, once completed.

Risk Management

Finally, the PlanRC project has an opportunity to identify risk management strategies that can support greater investment in infrastructure to better support resilience. Key strategies may include:

- Expansion and enhancement of fiber optic infrastructure to better support telecommuting and greater reliance on flexible working environments.
- Backup power storage and generation to reduce the threat of power loss during extreme weather events, as well as Public Safety Power Shutoff periods.
- Transfer of development rights from areas of significant hazards to areas with little to no hazards (see Figure 1).

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Appendix A

The following overview provides detailed information regarding the California Government Code pertaining to General Plan Safety Element Requirements.

Overview of Government Code Section 65302 (g)

This section of the California Government Code is organized into nine subsections that address a variety of issues. The basic requirements are identified in subsection 1, while specific updates and new requirements are identified in the subsequent eight sections.

GC Section 65302 (g) (1): requires that a jurisdiction prepare a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.

The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

GC Section 65302 (g) (2) adopted through AB 162 (2007): requires upon the next Housing Element update after 2009 that the jurisdiction:

A. Identify information regarding flood hazards from a variety of sources like FEMA, US Army Corps of Engineers, Central Valley Flood Protection Board, California Department of Water Resources, and other relevant sources that identify areas of historical/current flooding, existing and planned development in flood hazard zones, and other relevant flood issues that pertain to the jurisdiction.

B. Establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding, and

C. Establish a set of feasible implementation measures designed to carry out those goals, policies, and objectives.

65302 (g) (3) adopted through SB 1241 (2012): Upon the next Housing Element update after January 1, 2014, the safety element to be updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177. This update should include:

A. Information regarding the location of fire hazard severity zones, historical wildfire information, wildfire information from Federal Agencies (USGS), location of existing and planned uses in fire-prone areas, and identification of responsible agencies overseeing fire protection.

B. A set of goals, policies, and objectives based on the above information for the protection of the community from the unreasonable risk of wildfire.

C. A set of feasible implementation measures designed to carry out the goals, policies, and objectives above that focus on avoiding or minimizing new development in fire-prone areas, locating essential facilities outside of high fire risk areas, when feasible, designing adequate infrastructure in fire-prone areas, and working cooperatively with other agencies responsible for fire protection in or near the jurisdiction.

D. If a city or county has adopted a fire safety plan or document separate from the general plan that fulfills the commensurate goals and objectives above can be used to comply with these requirements.

65302 (g) (4) adopted through SB 379 (2015): Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2017, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to a city or county. This review shall consider the advice provided in the Office of Planning and Research's General Plan Guidelines and shall include all of the following:

A. A vulnerability assessment that identifies the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect the risks addressed.

Information that may be available from federal, state, regional, and local agencies that will assist in developing the vulnerability assessment and the adaptation policies and strategies.

B. A set of adaptation and resilience goals, policies, and objectives based on the information above.

C. A set of feasible implementation measures designed to carry out the goals, policies, and objectives identified above.

D. If a jurisdiction has prepared a local hazard mitigation plan, or other climate adaptation plan or document that fulfills the requirements above, that document can be referenced or attached to the Safety Element and where necessary, provide the information needed to show compliance with these requirements.

65302 (g) (5) adopted through SB 99 (2019): Upon the next revision of the housing element on or after January 1, 2020, the safety element shall be reviewed and updated as necessary to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.

65302 (g) (6) adopted through SB 1035 (2018): After the initial revision of the safety element pursuant to paragraphs (2), (3), (4), and (5), the planning agency shall review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every eight years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to a city or county that was not available during the previous revision of the safety element.

65302 (g) (7): Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.

65302 (g) (8): Before the periodic review of its general plan and before preparing or revising its safety element, a city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if a city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the agency, and the board required by this subdivision. ***Additional provisions to this requirement are identified in the discussion regarding "Recent Government Changes that Integrate into the Schedule."***

65302 (g) (9): To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to a city's planning area in satisfaction of the requirement imposed by this subdivision.

Recent Government Code Changes that Integrate into a Safety Element Update Schedule

65302.5. adopted through AB 2911 (2018): establishes required review time frames for Safety Element review by state agencies.

California Geological Survey

At least 45 days prior to adoption or amendment, the safety element shall be submitted to the California Geological Survey of the Department of Conservation to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to a city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted

safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

Cal FIRE

The draft element of or draft amendment to the safety element shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in a city or county at least 90 days before either of the following:

- The adoption or amendment to the safety element for each county that contains state responsibility areas.
- The adoption or amendment to the safety element for each city or county that contains a very high fire hazard severity zone.

The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft of an existing safety element and recommend changes to the planning agency within 60 days of its receipt regarding both of the following:

- Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.
- Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high fire hazard severity zones. These methods and strategies shall reflect accepted best practices in the most recent guidance document entitled "Fire Hazard Planning, General Plan Technical Advice Series."
- Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations, if any, made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in a city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or the local agency, its reasons for not accepting the recommendations.
- If the board of supervisors or city council proposes not to adopt the board's recommendations concerning its draft element or draft amendment, the board, within 15 days of receipt of the board of supervisors' or city council's written response, may request in writing a consultation with the board of supervisors or city council to discuss the board's recommendations and the board of supervisors' or city council's response. The consultation may be conducted in person, electronically, or telephonically. If the board requests a consultation pursuant to this subparagraph, the board of supervisors or city council shall not approve the draft element or draft amendment until after consulting with the board. The consultation shall occur no later than 30 days after the board's request.

If the State Board of Forestry and Fire Protection's or local agency's recommendations are not available within the time limits required by this section, the board of supervisors or city council may act without those recommendations. The board of supervisors or city council shall take the recommendations into consideration the next time it considers amendments to the safety element.

Letter from Tom Dodson and Associates and Candidate Findings of Fact and Statement of Overriding Considerations Regarding Environmental Effects from Approval of LAFCO 3241, and Environmental Documents Related to the City of Rancho Cucamonga's Approval of the Etiwanda Heights Neighborhood and Conservation Plan

Attachment 6

TOM DODSON & ASSOCIATES

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July 1, 2020

Mr. Samuel Martinez
Executive Officer
Local Agency Formation Commission
1170 West 3rd Street, Unit 150
San Bernardino, CA 92415-0490

Dear Sam:

LAFCO 3241 consists of a request by the City of Rancho Cucamonga (City) for a Reorganization to include Annexation to the City of Rancho Cucamonga ("City") and Detachment from County Service Area 70 (Etiwanda Heights Neighborhood & Conservation Plan, a Specific Plan), Town of Apple Valley Annexation and Detachments from San Bernardino County Service Area 70. The proposed Reorganization area encompasses approximately 4,085 and generally includes the northern unincorporated Sphere of Influence for the City of Rancho Cucamonga easterly of Haven Avenue. The area is bordered by the natural extension of Haven Avenue on the west, parcel lines along the San Bernardino National Forest boundary on the north, parcel lines (City of Fontana boundary) on the east, and a combination of parcel lines, Wilson Avenue, Wilson Street and Milliken Avenue (City of Rancho Cucamonga boundary) on the south. The area includes the project known as the Etiwanda Heights Neighborhood and Conservation Plan (Specific Plan, EHNCP).

The City prepared an environmental impact report (EIR) for this project to comply with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. This document supported the City's approval of the EHNCP ("proposed project"). The Environmental Impact Report ("EIR") was prepared by the City acting as lead agency pursuant to the California Environmental Quality Act ("CEQA"). It concluded that implementation of future development under the EHNCP of the proposed area to be reorganized would result in several significant unavoidable adverse environmental impacts. As a result, the City prepared a set of facts, findings and a Statement of Overriding Considerations when it approved the EHNCP and forwarded the request to LAFCO for Reorganization. Therefore, I am recommending that the Commission consider the adopted the Final EIR and findings as adapted for LAFCO as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO 3241. A copy of the adapted Findings of Fact and Statement of Overriding Consideration is attached for consideration and approval by the Commission.

Thus, based on a review of LAFCO 3241 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the City's Final EIR and findings as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. The CEQA review process by the City was carried out over a two-year period and culminated in a November 2019 certification of the Final EIR. Based on a field review of the Reorganization and review of the environmental issues in the City's document, no substantial changes in circumstances have occurred since the Final EIR certification that would require additional environmental documentation or review. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO 3241, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the City's Final EIR and found it adequate for the City's proposed Reorganization.

2. The Commission needs to indicate that it has considered the Final EIR and environmental effects of the proposed project, as outlined in the Final, prior to reaching a decision on the project and finds the information substantiating the Final EIR adequate for approval of the Reorganization.

3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. Mitigation measures were required for this project and they will remain the responsibility of the City to implement.

4. The Commission needs to adopt its independent Findings of Fact and Statement of Overriding Considerations for its approval of LAFCO 3241.

5. File a Notice of Determination with the County Clerk of the Board as a CEQA Responsible Agency.

If you have any questions regarding these recommendations, please feel free to give me a call.

Sincerely,



Tom Dodson

TD/cmc

LA-3241 Resp Agency Memo

CANDIDATE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING ENVIRONMENTAL EFFECTS FROM APPROVAL OF LAFCO 3241, REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF RANCHO CUCAMONGA AND DETACHMENT FROM COUNTY SERVICE AREA 70 (ETIWANDA HEIGHTS NEIGHBORHOOD & CONSERVATION PLAN)

I. INTRODUCTION

The San Bernardino County Local Agency Formation Commission (LAFCO or Commission), in approving LAFCO 3241 for a Reorganization to include Annexation to the City of Rancho Cucamonga ("City") and Detachment from County Service Area 70 (Etiwanda Heights Neighborhood & Conservation Plan, a Specific Plan), makes the findings described below and adopts the statement of overriding considerations presented at the end of these findings. The total area encompassed within the proposed Reorganization area is estimated to be about 4,085 acres.

The Commission makes the Findings described below in connection with the City's approval of the Etiwanda Heights Neighborhood & Conservation Plan ("proposed project"). The Environmental Impact Report ("EIR") was prepared by the City acting as lead agency pursuant to the California Environmental Quality Act ("CEQA"). In considering LAFCO 3241, the Commission will be acting as a CEQA Responsible Agency. Hereafter, the Notice of Preparation, Notice of Availability, Draft EIR, Technical Studies, Final EIR containing Responses to Comments and textual revisions to the Draft EIR, and the Mitigation Monitoring and Reporting Program will be referred to collectively herein as the "EIR" unless otherwise specified. These Findings are based on the entire record before the Commission, including the EIR. The Commission adopts the facts and analyses in the EIR, which are summarized below for convenience. The omission of some detail or aspect of the EIR does not mean that it has been rejected by the Commission.

II. PROJECT SUMMARY

A. SITE LOCATION

The proposed Reorganization area encompasses approximately 4,085 and generally includes the northern unincorporated Sphere of Influence for the City of Rancho Cucamonga easterly of Haven Avenue. The area is bordered by the natural extension of Haven Avenue on the west, parcel lines along the San Bernardino National Forest boundary on the north, parcel lines (City of Fontana boundary) on the east, and a combination of parcel lines, Wilson Avenue, Wilson Street and Milliken Avenue (City of Rancho Cucamonga boundary) on the south. The area includes the project known as the Etiwanda Heights Neighborhood and Conservation Plan (Specific Plan, EHNCP).

B. PROJECT DESCRIPTION

The proposed Project involves the planning, development, and conservation of 4,393 acres located in the northeastern edge of the City at the base of the San Gabriel Mountains ("Project Site"). The Project Site is more specifically located west of State Route (SR) 15, north of SR-210, south of the San Gabriel Mountains and the San Bernardino National Forest, and north of existing residential neighborhoods in the City. The Project Site include a majority of the existing 652-acre North Etiwanda Preserve.

Approximately 305 acres, located in the western edge and southeast corner of the Project Site, are currently within the City and governed by the Etiwanda North Specific Plan. The remaining 4,088 acres of the Project Site are located in unincorporated San Bernardino County, but within the City's Sphere of Influence. Current General Plan designations within the Project Site include conservation, open space, hillside residential, and flood control/utility corridor. Approximately 3,603 acres, or 82%, of the Project Site is located in the Project's Rural/Conservation Area, which is primarily intended to be preserved in its natural setting with hiking trails and natural features. Approximately 790 acres of the Project Site is located in the Project's Neighborhood Area, which is intended for appropriate residential and commercial development associated amenities, such as parks, trails, and bike paths.

The Project Site is generally undeveloped, although it includes some rural residential development and the Limei Fang-Ling Yen Mountain Temple. Other features include the Deer and Day Creek debris basins, channels, and levee and a closed sand and gravel mine. The area is characterized by alluvial fans from the San Gabriel Mountains. The Project's Rural/Conservation Area has terrain slopes of 30% or more, with alluvial fans sloping from 20% to 10% to the south. In the Neighborhood Area, slopes range from 7% to 5%.

The City's proposed Project consists of a Specific Plan referred to as the Etiwanda Heights Neighborhood and Conservation Plan, a General Plan Amendment, a Zone Change, a Development Code Amendment, an amendment to the existing Etiwanda North Specific Plan, approval of a large-parcel tentative tract map, and approval of the annexation of the 4,088 acres of the Plan Area currently under the jurisdiction of San Bernardino County. The proposed Project would permit up to 3,000 homes, with a maximum of 100 homes permitted on privately-owned property in the Rural/Conservation Area and 2,700 single-family detached and attached homes in the Neighborhood Area. The proposed Project also includes a conservation plan for the Rural/Conservation Area, including a transfer of development rights (TDR) program intended to incentivize the transfer of density from the Rural/Conservation Area to the Neighborhood Area. The development rights for up to 300 dwelling units may be transferred from the Rural/Conservation Area to the Neighborhood Area pursuant to the TDR program.

The proposed Project includes a phasing plan divided into nine phases to be developed over approximately 13 years. The following modifications were made to the proposed Project during the City's hearing review.

1. As a result of public comments received during the Draft EIR's public comment period, as well as during public meetings regarding the EHNCP, certain revisions were made to the Specific Plan and included in a revised Public Hearing Draft of the Specific Plan, dated August 7, 2019. These revisions to the Specific Plan included: (1) a 38-acre reduction in the size of the Specific Plan's Neighborhood Area and a corresponding increase in size of the Rural/Conservation

Area, located within the northwest corner of the Neighborhood Area, which reduced the Neighborhood Area's development potential from 155 to 117 acres, and increased in size the Etiwanda Heights Preserve from 337 acres to 375 acres; (2) added a new three-acre equestrian park to the northeast corner of Sub-Area 3; (3) expanded the trail network to provide an additional east-west connection through the Neighborhood Are and additional descriptors for the type and extent of trails within the Project Area; (4) modified the Rural/Conservation Areas' development standards and set quantitative standards for the avoidance of environmental resources; (5) reduced the number of permitted residential units in the Neighborhood Area from 2,900 to 2,700 units; (6) increased the development rights that may be transferred from the Rural/Conservation Area to the Neighborhood Area under the Transfer of Development Rights (TDR) Program; (7) incorporated Riverside University Health Systems' Healthy Development Checklist; and (8) added additional small retail and professional uses to the list of permitted uses in the Shops and Restaurants Regulating Zone.

2. Following the Planning Commission's public hearing, the Public Hearing Draft of the Specific Plan was slightly revised to: (1) clarify the expected maintenance responsibilities of public and private improvements within the Project Area; and (2) to restrict density transfers among residential sub-areas until those density transfers reasonably achieved through the Specific Plan's Transfer of Development Rights Program are completed.

3. A traffic mitigation measure in the EIR applicable to the intersection of Milliken Avenue and Terra Vista Avenue was modified after the Planning Commission hearing. The modified mitigation measure would avoid reconfiguring the eastbound approach to this intersection, and would instead adjust and optimize the PM peak hour signal timing plan and cycle length. An environmental analysis of this modification was prepared and concluded that the modified mitigation measure would be equally as effective as the prior version of the measure. This environmental analysis is included as an appendix to the Final EIR.

4. Subsequent to the Planning Commission hearing, City staff discussed certain revisions to the allowable density within the Rural/Conservation Area's Hillside and Open Space sub-zones with various residents whose property would be subject to those density limits upon adoption of the Specific Plan and approval of the annexation. Based on those discussions, City staff understood that the density limits within those sub-zones should better track the maximum permitted density allowable under the current General Plan, even though the initial density limits were within the General Plan's permissible density ranges. Thereafter, the City conducted an analysis of the impacts associated with permitting one dwelling unit per two acres in the Hillside sub-zone and one dwelling unit per ten acres in the Open Space sub-zone. This analysis concluded that, given development constraints in those sub-zones, the proposed increase in density would not result in more than the currently proposed 100 dwelling units to be developed within the Rural/Conservation Area. Accordingly, staff recommended that the City Council adopt the revised density limits in the final Specific Plan. An environmental analysis of the revisions was prepared and concluded that they would not result in any additional or different impacts than discussion in the Final EIR. This environmental analysis is included as an appendix to the Final EIR.

5. Prior to the City Council's consideration of the Final EIR, the Metropolitan Water District of Southern California provided the City with certain revisions to the Final EIR's responses to comments. Those revisions clarified that the Project Area will not be annexed into the Metropolitan Water District's or Inland Empire Utility Agency's service areas at this time.

The City Council concurs with those comments, and the necessary revisions have been incorporated into the Final EIR.

C. ACTIONS COVERED BY THE EIR

In addition to the Specific Plan, the EHNCP requires the following additional approvals: Specific Plan Amendment DRC2015-00751, General Plan Amendment DRC2015-00749, Development Code Amendment DRC2019-00459, Zoning Map Amendment DRC2015-00752, Etiwanda North Specific Plan Amendment DRC 2015-00750, Annexation DRC2015-00732, as well as a forthcoming tentative tract map or maps (collectively, the "Project"). The Mitigation Monitoring and Reporting Program (MMRP) has been compiled and is provided as an attachment to this document. None of the mitigation measures included in the EIR are the responsibility of LAFCO.

D. PROJECT OBJECTIVES

As set forth in the EIR, objectives that the City seeks to achieve with this Project (the "Project Objectives") are as follows:

1. Conserve the natural resources and open space character of the unique foothill area to be governed by the Project.

2. Establish local control by annexing this area to the City and adopting a community-based plan that meets the City's high-quality standards.

3. Develop an economically feasible, fiscally responsible plan that pays its own way without levying new taxes on existing residents.

4. Respect the rights of existing property owners.

5. Provide a range of open space and park areas offering a range of recreation opportunities.

6. In the Project's Neighborhood Area, provide for the development of high-quality, single-family neighborhoods with a range of housing opportunities—including equestrian-oriented housing—that are compatible in character with the existing surrounding neighborhoods.

The Commission concurs with the preceding project description which includes revisions to the Project during the public hearing process.

III. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

The City conducted an extensive review of this Project which included a Draft EIR and a Final EIR, including technical reports; along with a public review and comment period. The following is a summary of the City's environmental review of this Project:

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City's Local CEQA guidelines, the City prepared an Initial Study for the Project and, based on the information contained in the Initial Study, concluded that there was substantial evidence that the Project might have a significant environmental impact on several resources.

Based upon the information contained in the initial study, the City determined that an EIR must be prepared for the Project in order to analyze the Project's potential impacts on the environment.

Pursuant to CEQA Guidelines, Section 15082, on December 4, 2018, the City published a Notice of Preparation (NOP) of a Draft EIR for the Project, and circulated the NOP and initial study to governmental agencies, organizations, and persons who may be interested in the application for a 49-day public review period.

The City received comments from eight public agencies, two organizations, two native American tribes, and 43 individual members of the community in response to the NOP.

The City also initiated consultation with two tribes in the area, the Gabrieleno Band of Mission Indians - Kizh Nation and the Morongo Band of Mission Indians, in accordance with the City's obligations under AB 52.

The City released the Draft EIR for a 45-day public review period beginning April 29, 2019 and ending on June 14, 2019. During the public review period the City received a total of 33 comment letters on the Draft EIR, and the City has prepared responses to each comment.

The EIR concludes that, even with the inclusion of mitigation measures, the Project may have a significant and unavoidable impact on several environmental resources. Accordingly, the City Council must adopt a statement of overriding considerations in order to approve the Project.

As a result of public comments received during the Draft EIR's public comment period, as well as during public meetings regarding the EHNCP, certain revisions were made to the Specific Plan and included in a revised Public Hearing Draft of the Specific Plan, dated August 7, 2019.

The City prepared an environmental analysis of the changes to the Specific Plan identified in the August 7, 2019 Public Hearing Draft and concluded that they would incrementally reduce the significant and unavoidable impacts identified in the Draft EIR, but would not change the Draft EIR's overall conclusions.

The City prepared a Final EIR in accordance with CEQA, which contains the City's responses to comments, a Mitigation Monitoring and Reporting Program (MMRP) for the Project, the Draft EIR as modified by the Final EIR, and all appendices, including the aforementioned

environmental analysis of the Project as modified by the Specific Plan's Public Hearing Draft included as Appendix F to the Public Hearing Draft.

On July 24, 2019, the Planning Commission opened a duly noticed public hearing on the Project and continued the hearing to August 28, 2019. On August 28, 2019, the Planning Commission re-opened the duly noticed public hearing on the Project, and concluded the hearing on that date. Thereafter, the Planning Commission adopted resolutions recommending that the City Council approve the Project, and specifically adopted Resolution No. 19-54 recommending that the City Council certify the Final EIR, make necessary findings under CEQA, adopt a Statement of Overriding Considerations, and adopt the Project's Mitigation Monitoring and Reporting Program.

Following the Planning Commission's public hearing, the Public Hearing Draft of the Specific Plan was slightly revised to: (1) clarify the expected maintenance responsibilities of public and private improvements within the Project Area; and (2) to restrict density transfers among residential sub-areas until those density transfers reasonably achieved through the Specific Plan's Transfer of Development Rights Program are completed. A traffic mitigation measure in the EIR applicable to the intersection of Milliken Avenue and Terra Vista Avenue was modified after the Planning Commission hearing. The modified mitigation measure would avoid reconfiguring the eastbound approach to this intersection, and would instead adjust and optimize the PM peak hour signal timing plan and cycle length. An environmental analysis of this modification was prepared and concluded that the modified mitigation measure would be equally as effective as the prior version of the measure. This environmental analysis is included as an appendix to the Final EIR.

Subsequent to the Planning Commission hearing, City staff discussed certain revisions to the allowable density within the Rural/Conservation Area's Hillside and Open Space sub-zones with various residents whose property would be subject to those density limits upon adoption of the Specific Plan and approval of the annexation. Based on those discussions, City staff understood that the density limits within those sub-zones should better track the maximum permitted density allowable under the current General Plan, even though the initial density limits were within the General Plan's permissible density ranges. Thereafter, the City conducted an analysis of the impacts associated with permitting one dwelling unit per two acres in the Hillside sub-zone and one dwelling unit per ten acres in the Open Space sub-zone. This analysis concluded that, given development constraints in those sub-zones, the proposed increase in density would not result in more than the currently proposed 100 dwelling units to be developed within the Rural/Conservation Area. Accordingly, staff recommended that the City Council adopt the revised density limits in the final Specific Plan. An environmental analysis of the revisions was prepared and concluded that they would not result in any additional or different impacts than discussion in the Final EIR. This environmental analysis is included as an appendix to the Final EIR.

Prior to the City Council's consideration of the Final EIR, the Metropolitan Water District of Southern California provided the City with certain revisions to the Final EIR's responses to comments. Those revisions clarified that the Project Area will not be annexed into the Metropolitan Water District's or Inland Empire Utility Agency's service areas at this time. The City Council concurs with those comments, and the necessary revisions have been incorporated into the Final EIR.

On October 2, 2019, the City Council conducted a duly noticed public hearing to consider the Project and concluded the hearing on that date.

All legal prerequisites prior to the adoption of this Resolution have occurred.

The City Council adopted RESOLUTION NO. 19-082 approving the project, certifying the Final EIR and adopting the Mitigation Monitoring and Reporting Program at its October 2, 2019 public meeting.

IV. INDEPENDENT JUDGMENT FINDING

The City selected and retained an environmental consultant, Meridian Consultants, to prepare the EIR. The EIR was prepared under the supervision and direction of the City's planning staff.

Finding: The EIR for the Project reflected the City's independent judgment and in reviewing the Final EIR as a CEQA Responsible Agency, the Commission concurs with the findings and conclusions presented below. The Commission has exercised independent judgment regarding the Final EIR as a CEQA Responsible Agency in accordance with Public Resources Code Section 21082.1(c)(3).

A. GENERAL FINDING ON MITIGATION MEASURES

In preparing the Conditions of Approval for this Project, City staff incorporated the mitigation measures recommended in the Final EIR as applicable to the Project. In the event that the Conditions of Approval do not use the exact wording of the mitigation measures recommended in the Final EIR, in each such instance, the adopted Conditions of Approval are intended to be identical or substantially similar to the recommended mitigation measure. Any minor revisions were made for the purpose of improving clarity or to better define the intended purpose by the City.

Finding: Unless specifically stated to the contrary in these findings, it is the City's intent to adopt all mitigation measures recommended by the Final EIR which are applicable to the Project. If a measure has, through error, been omitted from the Conditions of Approval or from these Findings, and that measure is not specifically reflected in these Findings, that measure shall be deemed to be adopted pursuant to this paragraph. In addition, unless specifically stated to the contrary in these Findings, all Conditions of Approval repeating or rewording mitigation measures recommended in the EIR are intended to be substantially similar to the mitigation measures recommended in the EIR and are found to be equally effective in avoiding or lessening the identified environmental impact. In each instance, the Conditions of Approval contain the final wording for the mitigation measures. The Commission understands this General Finding and concurs with reliance on the Conditions of Approval as the final wording for Final EIR mitigation measures. Note that the Commission has no responsibility for implementing any project-related mitigation measures.

B. CEQA FINDINGS AND FACTS IN SUPPORT OF FINDINGS

The California Environmental Quality Act, Public Resources Code § 21000, *et seq*. ("CEQA") and the State CEQA Guidelines, 14 Cal. Code Regs. § 15000, *et seq*. ("Guidelines") provide that no public agency shall approve or carry out a project for which an Environmental Impact Report ("EIR") has been certified that identifies one or more significant effects on the environment caused by the project unless the public agency makes one or more of the following findings:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects identified in the EIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

Pursuant to the requirements of CEQA, the Local Agency Formation Commission (Commission) hereby makes the following environmental findings in connection with the proposed Etiwanda Heights Neighborhood and Conservation Plan (the "Project"). These findings are based upon written and oral evidence included in the City's record of these proceedings, comments on the Draft EIR and the written responses thereto, the Final EIR, and reports presented to the Planning Commission and the City Council by City staff and the City's environmental consultants as reviewed by the Commission.

V. ENVIRONMENTAL IMPACTS AND FINDINGS

A. EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT/NO IMPACT IN THE INITIAL STUDY/NOTICE OF PREPARATION

The following effects were determined not to be significant for the reasons set forth in the Initial Study, and were not analyzed in detail in the EIR because they require no additional analysis to determine whether the effects could be significant.

1. AGRICULTURAL AND FORESTRY RESOURCES

The Project will not Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

The Project will not conflict with existing zoning for agricultural use or a Williamson Act contract.

The Project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).

The Project will not result in the loss of forest land or conversion of forest land to non-forest use.

The Project does not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

The Commission concurs with this finding.

B. EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT WITHOUT MITIGATION IN THE EIR

The EIR found that the proposed Project will have a less than significant impact without the imposition of mitigation on the following environmental topics: Aesthetics, Energy, Hydrology and Water Quality, and Public Services and Recreation. A less than significant environmental impact determination was made for each of the following topic areas listed below, based on the more expansive discussions contained in the Final EIR.

2. AESTHETICS

The Project would not have a substantial adverse effect on a scenic vista. Views of the San Gabriel Mountains and San Bernardino Mountains will not be dramatically altered, since little to no development is expected in the upper elevations of the Project Site, within the Rural/Conservation Area. Development within the Rural/Conservation Area is limited to 100, low-density homes that are subject to strict grading limitations. Although new residential and limited commercial uses are proposed in the lower elevations of the Project Site, within the Neighborhood Area, those uses are expected to blend visually with current residential uses in the area that are visually prominent to the west, south, and east of the Project Site. View from the two designated Special Boulevards traversing the Neighborhood Area, Wilson Avenue and Milliken Avenue, would remain substantially the same under the Project.

The Project would not substantially damage scenic resources, including, not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway because there are no designated state scenic highways within, or in proximity to, the Project Site.

For the nonurbanized portion of the Project Site, the Project would not substantially degrade the existing visual character or quality of public view of the site and its surroundings. The Rural/Conservation Area includes a majority of the existing North Etiwanda Preserve and new preserves where development will not be permitted. The remaining developable portion of the Rural/Conservation Area is limited to 100 homes, subject to grading limitations, infrastructure that conforms to the natural terrain, and buildings that are rural in character. In addition, the TDR Program will help minimize development in the Rural/Conservation Area. Thus, there is little opportunity for development in the nonurbanized Rural/Conservation Area that could degrade its visual character.

For the urbanized portion of the Project Site, the Project would not conflict with applicable zoning and other regulations governing scenic quality. The Project's Specific Plan proposes new development standards that would create open space buffers, corridors, and spaces. Future development will conform to these development standards, which are intended to govern scenic quality in the area.

The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The proposed Project would increase the intensity and density of development throughout the site, which add new sources of light and glare. However, the Project would result in less than significant light and glare impacts through the Specific Plan's development standards, which limit outdoor fixtures to fifteen (15) feet in height, require lighting to be shielded or recessed, and limit building mounted luminaires to a maximum initial illuminance of 0.05 horizontal and vertical foot-candles. In addition, street light fixtures

will be widely spaced and approved as Dark Sky Friendly Fixtures. Adherence to these design standards, and the City's existing lighting ordinances, would result in a less than significant impact.

The Project would have a less than cumulatively considerable impact on aesthetics. The Project implements the General Plan's goals of limiting hillside development and all future projects will be subject to the City's hillside development regulations. Although additional projects may contribute to a visual change in the City, these projects are also subject to applicable development standards and light regulations in applicable specific plans and the Municipal Code.

The Project will not contribute to a significant cumulative impact on aesthetics.

3. AIR QUALITY

The proposed Project would not result in emissions, such as those leading to odors, that adversely affect a substantial number of people.

4. BIOLOGICAL RESOURCES

The proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The Rural/Conservation Area does not function as a corridor due to the lack of physical constraints that would prevent wildlife movement. Instead, it functions as an intact large block of habitat for a variety of species – providing all of the necessary life-history needs for these species. There are no wildlife corridors within the Neighborhood Area, but activities proposed within the Neighborhood Area would impact areas identified as the San Gabriel–San Bernardino Connection. The EHNCP proposes establishing three new preserves in the Rural/Conservation Area, totaling approximately 783 acres. These areas have the potential to be directly connected into national forest lands located to the north, thus being potentially directly connected to very large blocks of contiguous habitat through on-going conservation expansion. Therefore, no significant impacts to wildlife corridors or habitat linkages are anticipated.

The proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The proposed Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

5. CULTURAL AND TRIBAL RESOURCES

The proposed Project would not cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 15064.5. Based on an intensive pedestrian survey of the Project Area, no resources were found to contain information that would qualify them for a finding of significance and/or eligibility for listing under any significance criteria. The site is highly disturbed from high velocity colluvial events and thus has a low sensitivity to the discovery of significant archaeological resources.

The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with the cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). The EIR did not identify previously recorded built environmental resources in the Project Area, and the pedestrian survey only identified homestead structures, water conveyance systems, remnants of mining operations, and transmission lines. These resources were found ineligible for the California Register of Historic Resources or local listing for tribal cultural resources.

The Project will not contribute to any adverse cumulative impacts involving cultural or tribal resources.

6. ENERGY

The proposed Project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. During Project construction, electricity usage and demand would be within the supply and infrastructure service capabilities of the Project's electric utility, Southern California Edison, and equipment would be powered off when not in use. Construction activities typically do not consume natural gas, and while construction activities would require petroleum-based fuel for construction transportation and construction equipment, its usage would comply with all energy efficiency standards and regulations. During Project operation, energy would be used for multiple purposes associated with residential and commercial development, including lighting, air conditioning/heating, and refrigeration. The Project's compliance with the California Green Building Standards Code, including new requirements for rooftop solar in new residential developments, would significantly reduce the Project's electrical and natural gas demand. While the Project would result in the addition of 35,446 trips, further improvements and mandates involving fuel efficiency and alternative transportation options, in addition to mitigation measures intended to reduce miles traveled, would reduce the Project's overall petroleum usage. As a result, the Project's proportional impact on petroleum usage statewide would be negligible.

The proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Construction and operation of the Project would not result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, for which could cause significant environmental effects. Therefore, Project construction and operation impacts to energy infrastructure capacity would be less than significant.

The proposed Project would not result in a cumulatively significant impact on energy usage. Buildout of the Project Site, along with related projects and projected growth, would necessarily increase energy usage in Southern California Edison's service area, the total usage is relatively small given the utility's anticipated growth. In addition, all new residential and commercial projects will be required to comply with higher efficiency standards in the State's Green Building Standards Code. A similar analysis and conclusion are reached with respect to SoCalGas in terms of natural gas usage. Furthermore, increases in fuel efficiency will reduce cumulative impacts in petroleum usage to a less than significant level.

The proposed Project would not result in a cumulatively considerable impact on energy infrastructure or resources.

7. GEOLOGY AND SOILS

The proposed Project would not directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault. Current code restrictions prohibit constructing structures for human occupancy across the trace of activity faults, and no structures would be built within the active portion of the Etiwanda Scarp portion of the Etiwanda Fault.

The proposed Project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking. Regulatory compliance with building codes will not cause the Project to exacerbate existing seismic conditions.

The proposed Project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction. Regulatory compliance with building codes will not cause the Project to exacerbate existing seismic conditions.

The proposed Project will not contribute to any adverse cumulative impacts involving geology and soils.

8. HAZARDS AND HAZARDOUS MATERIALS

The proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Compliance with standard state and federal regulatory requirements would avoid any potential impacts.

The proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? The EIR did not anticipate that acutely hazardous materials would be used within the Project Area, but to the extent any are, they would be required to be handled in accordance with applicable local, State, and Federal regulations governing the handling of such materials.

The proposed Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Project is not located within an airport land use plan, but would not result in a safety hazard or excessive noise for people residing or working in the Project area.

The proposed Project will not result in any cumulatively considerable effects on hazards and hazards materials.

9. HYDROLOGY AND WATER QUALITY

The proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Most construction activities associated with buildout of the Project Site will be regulated under the

NPDES General Construction Activity Permit (SWRCB Order No. 2012-0006-DWG), and each building tract would be required to prepare a site-specific Storm Water Pollution Prevention Plan (SWPPP) pursuant to said permit. Each SWPPP will include a variety of BMPs to ensure that construction-based runoff will not degrade water quality. Project operation will incorporate low impact development features, such as bioswales, park ponds, and detention ponds, that limit stormwater runoff. Each project within the Project Site will be required to maintain the BMPs that are incorporated into their projects, pursuant to the City's Code.

The proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the China Groundwater Basin. Based on a Project-specific water demand analysis prepared by the Cucamonga Valley Water District, which analyzed potential effects on groundwater supply and recharge, the Project's water demand would not substantially decrease groundwater supplies. Furthermore, the Project Site contains the Day Creek Spreading Grounds, which retains surface water long enough for it to percolate into the soil. And up to 80 percent of annual rainfall will be filtered and contribute to groundwater recharge using the BMPs discussed above.

The proposed Project would not: (1) substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site; (2) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (3) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (4) impede or redirect flood flows. During construction, the preparation and implementation of SWPPPs for each development within the Project Site will reduce the potential for siltation, erosion, and hazardous materials spills. In addition, the implementation each SWPPPs BMPs would reduce on- and off-site flooding and would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff. Operation of the Project would not alter draining flows or flood control features. Project features include detention ponds, park ponds, street-side bioswales, and spillways designed to safely convey existing condition peak flows. Channel grading of the new Day Creek Greenway and modifications to the Deer Creek Greenway will allow runoff to safely be routed to the ultimate discharge location.

The proposed Project will not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation. The San Bernardino County Flood Control District's flood control facilities, including the Day Creek Debris Dam and the Day Creek Spreading Grounds, have been analyzed by the Federal Emergency Management Agency and District and determined to be sufficient to avoid flooding. This is true even with the removal of the flood control property that encompasses the Project Site. Furthermore, no portion of the Neighborhood Area, where residential development is most predominant, is located within a 100-year floodplain.

The proposed Project would not conflict with or obstruct implementation of a Water Quality Control Plan or sustainable groundwater management plan. The Project will be required to comply with the regional Water Quality Management Plan (WQMP), as required by the municipal stormwater permit. In addition, the Chino and Cucamonga Basins are adjudicated basins, and are expressly exempt from the 2014 Sustainable Groundwater Management Act.

The proposed Project would not result in a cumulative impact on hydrology or water quality. Like all other anticipated projects, this Project must comply with the NPDES General Construction Permit and will be required to prepare low impact development BMPs pursuant to the regional WQMP. The proposed storm drain system would provide sufficient volume to treat storm water for water quality purposes and is designed to properly convey the increased runoff attributable to site development. In addition, the Project's drainage system would discharge stormwater flows in a non-erosive manner and therefore would not increase cumulative flooding potential.

Hydrology and water quality impacts will not be cumulatively considerable.

10. LAND USE AND PLANNING

The proposed Project would not physically divide an established community. The Neighborhood Area would be developed between two existing neighborhoods in surplus flood control property. By extending Wilson Avenue through the Project Area and improving and extending Milliken and Rochester Avenues, the Project would complement and complete the existing development pattern in the area.

11. MINERAL RESOURCES

The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated in the General Plan, the North Etiwanda Specific Plan, or other land use plan.

12. NOISE

The proposed Project would not generate excessive ground-borne vibration or ground-borne noise levels.

The proposed Project is not located within the vicinity of a private airstrip or an airport land use plan.

The proposed Project will not result in cumulatively significant noise impacts, including construction and operational noise.

12. POPULATION AND HOUSING

The proposed Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

13. PUBLIC SERVICES AND RECREATION

The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Based on consultation with the Rancho Cucamonga Fire Protection District (RCFPD), the Project Area can be adequately served by existing fire stations and no new

or altered facilities are needed to serve the Project's use. The Project's extension of Wilson Avenue, Milliken Avenue, and Day Creek Boulevard would provide adequate access for emergency vehicles and residents in the event of an emergency.

The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Although the Project would result in increased demand for police services, the San Bernardino County Sheriff's Department will have adequate service provided from existing Sheriff's facilities. The Project also includes a police substation as part of the Project's planned Joint Use Public Facility, which would provide additional facilities to meet demand.

The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools. The need for additional school facilities to accommodate the Project's anticipated 2,188 students is addressed through each individual project's payment of school impact fees to the school districts that will serve the Project Area.

The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services. The State service standard for library facilities is 10,000 square feet per 50,000 residents. The City's existing libraries, at 47,350 square feet can serve an estimated population of 236,750, and are therefore adequate to serve the anticipated growth from the Project.

The proposed Project would not (1) result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks; (2) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. or (3) include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The Project would increase park and recreational service demands based on population increases. In order to accommodate these plans, the Project includes the construction and operation of numerous park and recreational facilities, in addition to a proposed Joint Use Public Facility to be shared by the City's Community Services, Library Services, and law enforcement departments. In addition, the Rural/Conservation Area would include new and connecting trails intended to serve the public. According to the EIR, these facilities will not cause a significant adverse impact on the environment.

The proposed Project would not have a cumulatively considerable contribution to impacts related to fire protection, police protection, schools, or other public facilities. The cumulative

impacts of the Project and similar projects that are in various stages of development may cause a need to advance plan for the RCFPD's proposed Station 178, which would reduce the call volume of surrounding fire stations that will be impacted by future growth. As the RCFPD is funded by property taxes, any increase in development will cause the RCFPD to evaluate service demands and direct resources to ensure that service demands are met. New developments must pay a development impact fee to fund new police services and contribute property tax revenue. The City will monitor police staffing levels and facilities to ensure that any future increase in demand is adequately met. Similarly, the payment of school impact, library, and park impact fees in the Project Area and surrounding area will allow the City and school districts to develop facilities to meet increases in demand.

The proposed Project will not have cumulatively considerable impacts on public services or recreational facilities.

14. TRANSPORTATION AND TRAFFIC

The proposed Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The Project Area is not located in an airport land use influence area, nor does the Project include any characteristics that would change air traffic in the area. The additional population generated by the Project would not result in any substantial increase in air traffic levels at regional airports.

The proposed Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The Specific Plan does not include any such specific design features and future development in the Project Area will be reviewed for conformance with safe street and highway design.

The proposed Project would not result in inadequate emergency access. The Specific Plan's proposed street network is adequate to provide access for police, fire, and other emergency vehicles into the Project Area. In addition, future development in the Project Area will be reviewed to ensure that access is designed in accordance with emergency access plans developed for the Project.

The proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The proposed Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), criteria for analyzing transportation impacts. Based on Vehicle Miles Travelled (VMT) guidance provided in the December 2018 Technical Advisory on Evaluating Transportation Impacts under CEQA, the Office of Planning and Research recommends that a per capita or per employee VMT that is 15 percent below that of existing development may indicate that transportation impacts would be less than significant. The Project would generate VMT of approximately 30.400 VMT/service population. This is expected to perform better than 15 percent below comparable regions from a VMP perspective, and 19 percent better that than the City and 21 percent better than the San Bernardino County Valley Region. It should be noted that conformance with VMT as a threshold of significance for traffic is not required until July 1, 2020.

15. UTILITIES AND SEWER SERVICE

Sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years.

The wastewater treatment provider which serves or may serve the Project has determined that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments.

The proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

The proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

The proposed Project will not result in cumulatively considerable impacts to utilities and sewer service.

The Commission concurs with the preceding findings.

C. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS DETERMINED TO BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The EIR identified the potential for the Project to cause significant environmental impacts in the areas of Cultural and Tribal Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Utilities and Service Systems. Measures have been identified that would mitigate all of the impacts in this section to a less than significant level.

The City Council finds that mitigation measures identified in the Final EIR would reduce the Project's impacts to a less than significant level, with the exception of those unmitigable impacts discussed in Section VI. The City Council adopts all of the feasible mitigation measures for the Project described in the Final EIR as conditions of approval of the Project and incorporates those into the Project, as discussed more fully in the Mitigation Monitoring and Reporting Program.

1. CULTURAL AND TRIBAL RESOURCES

- **Cultural Resources**

Threshold CUL-2: The Project has the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the Public Resources Code.

a. Findings

The proposed Project has the potential to cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5 of the Public Resources Code. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects to such archeological

resources as identified in the Final EIR. Specifically, the following measure has been included to ensure that the Project's impacts are less than significant.

Mitigation Measure MM TCUL-1: Unanticipated Discovery of Cultural Resources. In the unlikely event that cultural resources are exposed during construction activities for the proposed EHNCP, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.

Mitigation Measure MM TCUL-3: Retain a Native American Monitor/Consultant. The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material

that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure

that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Mitigation Measure MM TCUL-4: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all

subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project. Any and all interpretive cultural information relating to Native Americans created as a part of the project shall be subject to review and approval by SMBMI.

b. Facts in Support of Findings

Two Built Environment Pedestrian Surveys were conducted for the Neighborhood Area and one such survey was conducted of the southern portion of the Rural/Conservation Area (proposed Etiwanda Heights Preserve) of the Project Site. The surveys identified six archaeological resources, including three historic isolates and three archaeological sites in the Neighborhood Area, but none of these resources qualified for listing in the California Register of Historical Resources under any significance criteria. Further, the Neighborhood Area's geology is unlikely to produce significant archaeological resources during ground breaking activities.

However, ground breaking activities during construction and development of the Project have a potential to uncover previously unidentified archaeological resources within the Project Site.

Mitigation Measure MM TCLU-1 requires all construction work within 100 feet of an exposed cultural resource to immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the resource and determine whether or not additional study is warranted. If the resources provides significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted. Through the tribal consultation process under AB 52, Mitigation Measures TCUL-3 and TCUL-4 were incorporated into the Project to address comments raised by the San Manuel Band of Mission Indians and Gabrieleno Band of Mission Indians-Kitz Nation.

This mitigation measure would ensure that any potential unanticipated impacts to archaeological resources are reduced to less than significant.

Threshold CUL-2: The Project has the potential to disturb human remains, including those interred outside of formal cemeteries.

a. Findings

The proposed Project has the potential to disturb human remains, including those interred outside of formal cemeteries. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the significant effects to human remains, if any, as identified in the Final EIR. Specifically, the following measures have been included to ensure that the Project's potential cultural resource impacts remain less than significant.

Mitigation Measure MM TCUL-1: Unanticipated Discovery of Cultural Resources. In the unlikely event that cultural resources are exposed during construction activities for

the proposed EHNCP, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.

Mitigation Measure MM TCUL-2: Unanticipated Discovery of Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the San Bernardino County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (Neighborhood AreaHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the Neighborhood AreaHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Property Owner, the disposition of the human remains.

Mitigation Measure MM TCUL-3: Retain a Native American Monitor/Consultant. The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

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necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

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Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Mitigation Measure MM TCUL-4: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan

accordingly. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project. Any and all interpretive cultural information relating to Native Americans created as a part of the project shall be subject to review and approval by SMBMI.

b. Facts in Support of Findings

No known conditions exist within the Rural/Conservation Area that suggest that human remains are likely to be found. Furthermore, the California Native American Commission's Sacred Lands File does not indicate the presence of Native American cultural resources within the Project Area. There are no formal cemeteries within the Project Area. As a result, it is unlikely that human remains would be encountered during ground disturbing activities associated with the Project.

However, the possibility remains that human remains could be encountered within the Project Area during ground disturbing activities, and they must be handled and treated in accordance with applicable laws, including Health and Safety Code Sections 7050.5-7055 and Public Resources Code Section 5097.98. Mitigation Measure MM TCUL-1 requires the completion of an archaeological monitoring plan prior to earth-moving activities and would require a qualified archaeologist to implement procedures for temporarily halting or redirecting work to permit the sample, identification, and evaluation of the remains, as appropriate. Mitigation Measure MM TCUL-2 would require notification of the County Coroner within 24 hours of the discovery of human remains so that the Coroner may handle and identify the remains. Through the tribal consultation process under AB 52, Mitigation Measures TCUL-3 and TCUL-4 were incorporated into the Project to address comments raised by the San Manuel Band of Mission Indians and Gabrieleno Band of Mission Indians-Kitzh Nation.

These mitigation measures would ensure that any potential unanticipated impacts to archaeological resources involving human remains are reduced to less than significant.

- **Impacts to Tribal Resources**

Threshold TCUL-2: The proposed Project has the potential to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size

and scope of the landscape, sacred place, or object with the cultural value to a California Native American tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c11) of Public Resources Code Section 5024.1.

a. Findings

The proposed Project has a potential to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with the cultural value to a California Native American tribe. Specifically, the following measures have been included to ensure that the Project's potential tribal resource impacts remain less than significant.

Mitigation Measure MM TCUL-1: Unanticipated Discovery of Cultural Resources. In the unlikely event that cultural resources are exposed during construction activities for the proposed EHNCP, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.

Mitigation Measure MM TCUL-2: Unanticipated Discovery of Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the San Bernardino County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (Neighborhood AreaHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the Neighborhood AreaHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Property Owner, the disposition of the human remains.

Mitigation Measure MM TCUL-3: Retain a Native American Monitor/Consultant. The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation,

drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while

the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological

sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Mitigation Measure MM TCUL-4: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project. Any and all interpretive cultural information relating to Native Americans created as a part of the project shall be subject to review and approval by SMBMI.

b. Facts in Support of Findings

No previously recorded tribal cultural resources have been identified within the Project Area, based on a review of the Native American Heritage Commission's Sacred Lands File for the Project Area. The resources identified in the Project Area consist of historic era homestead structures, water conveyance systems, remains of mining operations, and transmission lines. The City contacted the San Manuel Band of Mission Indians, the Morongo Band of Mission Indians, the Gabrieleno Band of Mission Indians - Kizh Nation as part of its outreach and consultation requirements under SB 18 and AB 52. The San Manuel Band of Mission Indians informed the City that portions of the Rural/Conservation Area are in the Tribe's ancestral territory and recommended certain mitigation measures to reduce impacts on their tribal resources. Through the tribal consultation process under AB 52, Mitigation Measures TCUL-3 and TCUL-4 were

incorporated into the Project to address comments raised by the San Manuel Band of Mission Indians and Gabrieleno Band of Mission Indians-Kitzh Nation.

Although ground breaking activities in the Rural/Conservation Area are expected to be minimal, Mitigation Measures MM TCUL-1 through TCUL-4 would ensure that any potential unanticipated impacts to tribal cultural resources are reduced to less than significant

2. GEOLOGY AND SOILS

➢ Landslides

Threshold GEO-4: The proposed Project has the potential to expose people or structures to potential substantial adverse effects involving landslide.

a. Findings

The proposed Project has the potential to expose people or structures to potential substantial adverse effects involving landslide. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects involving landslides as identified in the Final EIR. Specifically, the following measure has been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure MM GEO-1 Landslides.** The potential for seismically induced landslides and slope instability shall be investigated during future geotechnical studies. If the studies suggest slope instability is a concern, remedial recommendations to limit slope instability, such as construction of slope stability buttresses, installation of soil nails or anchors, or redesign of slopes, should be provided. Appropriate implementation of grading and slope stabilization recommendations is expected to reduce the impact of seismically induced landslides.

b. Facts in Support of Findings

The Neighborhood Area is relatively flat and contains minimal rises or elevation changes, with no major slopes or bluffs. As such, the Neighborhood Area would likely not be subject to landslide risks. However, the northern portion of the Rural/Conservation Area is within a moderate to high potential landslide susceptibility zone, and the presence of relatively high topographic relief across the Rural/Conservation Area raises the potential hazards from slope instability. Thus, development within this area must be evaluated during geotechnical investigations for individual projects within the Project Area. To that end, Mitigation Measure MM GEO-1 has been added to the Project in order to require an investigation of seismically induced landslides and slope instability for each individual project. With this measure, the potential for environmental effects associated with landslides are reduced to a less than significant level.

➢ Erosion

Threshold GEO-5: The proposed Project has the potential to result in substantial soil erosion or the loss of topsoil.

a. Findings

The proposed Project has the potential to result in substantial soil erosion or the loss of topsoil. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects to involving soil erosion as identified in the Final EIR. Specifically, the following measures have been included to ensure that the Project's impacts are less than significant.

Mitigation Measure MM GEO-2 Compressible Soils. Future site-specific geotechnical investigations of planned development shall be conducted. These investigations should identify potentially compressible soils. Implementation of the recommended removal and re-compaction of the near surface soils should mitigate the significant portion of the soils that are prone to compression on-site. In addition, if deep artificial fill is to be placed in the abandoned quarry (or in other areas), specific recommendations for placement and settlement monitoring of these fills will be required. Delay in construction while the settlement of the deep artificial fills reduces to acceptable limits may be necessary. Geotechnical studies with recommendations specifically addressing these issues will be required if deep fills are planned.

Mitigation Measure MM GEO-3 Erosion. The potential for erosion can typically be reduced by appropriate paving of exposed ground surfaces, landscaping, providing terraces on slopes, placing berms or V-ditches at the tops of slopes, and installing adequate storm drain systems. Graded slopes must be protected until healthy plant growth is established. Typically, protection can be provided by the use of sprayed polymers, straw waddles, jute mesh or by other measures. Temporary erosion control measures must be provided during construction, as required by current grading codes. Such measures typically include temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the individual project sites. Correct implementation of these erosion control measures is expected to reduce the impact resulting from erosion.

Mitigation Measure MM GEO-4 Rippability and Oversized Rock. Future site- specific geotechnical investigations of planned development shall be conducted. These investigations must identify areas of hard rock and oversize rock. Adjusting the grades so as to not encounter the nonrippable rock will reduce the impact from the non-rippable material to less than significant. Oversized rocks should be handled as recommended by the geotechnical consultants of the specific projects. Examples of oversized rock treatment includes placement in deeper fills, nonstructural areas, crushing, or disposed of off-site.

b. Facts in Support of Findings

Based on field investigations, the upper portion of the surficial soils within the Project Area are expected to be slightly to moderately compressible, which can result in erosion or settlement. The incorporation of Mitigation Measure MM GEO-2 for potential removal and re-compaction of the near surface soils would protect existing conditions from compaction-based erosion impacts to a less than significant level. The successful removal and re-compaction of the near surface soils should mitigate the significant portion of the soils that are prone to compression at each project site.

The native soils within the Project Area, as well as fill slopes constructed with native soils, will have a moderate susceptibility to erosion, particularly during development. However, the incorporation of Mitigation Measure MM GEO-3 into the Project will reduce erosion to a less than significant level by requiring appropriate paving of exposed ground surfaces, landscaping, providing terraces on slopes, placing berms on v-ditches at the tops of slopes, and installation of adequate storm drain systems. Such erosion control measures, when correctly applied, reduce erosion impacts to less than significant levels.

Finally, bedrock materials within the Project Area are generally anticipated to be rippable to depths of five to ten feet below ground surface. An impact may be created where heavy ripping or blasting is required for deep cuts in bedrock to allow for future development. Furthermore, oversized materials, including rocks, may need to be removed in order to build over the land. Mitigation Measure MM GEO-4 has been incorporated into the Project in order to mitigate rippability and oversized rock disposal impacts to a less than significant level. It does so by adjusting potential grades so as to not encounter the non-rippable rock.

- **Expansive or Unstable Soil or Geology**

Threshold GEO-6: The proposed Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

a. Findings

The proposed Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects involving such unstable soil or geology as identified in the Final EIR. Specifically, the following measures has been included to ensure that the Project's impacts are less than significant.

Mitigation Measure MM GEO-5 Corrosive Soils. Testing should be performed prior to construction of the proposed improvements within the Rural/Conservation Area and Neighborhood Area. All concrete in contact with the soil shall be designed based on requirements of the California Building Code. All metals in contact with corrosive soil shall be protected in accordance with the recommendations of the manufacturer or a corrosion engineer.

Mitigation Measure MM GEO-6 Settlement. The potential for seismically induced settlement shall be investigated during future geotechnical studies. Based on these studies, loose, compressible soils prone to seismic settlement must be identified. Recommendations for removal and replacement or mitigation of soil prone to seismic settlement should be provided as part of geotechnical reports submitted to the City as part of the review of specific projects. Correct implementation of remedial grading and design recommendations is expected to reduce the impact of seismically induced settlement.

Mitigation Measure MM GEO-7 Stability of Slopes. Future site-specific geotechnical investigations of the planned development shall be conducted. These investigations must

analyze this potential for slope instability in light of the proposed grading and development plans and underlying earth materials, and present recommendations for construction and adequate stability of manufactured slopes. Slopes shall be constructed in accordance with the recommendations of the geotechnical engineer for individual projects, California Building Code and City and/or County guidelines.

Mitigation Measure MM GEO-8 Excavation. Where excavations are made, the excavation wall may be shored, with shoring designed to withstand any additional loads, or the excavation walls may be flattened or "laid-back" to a shallower gradient. Excavation spoils should not be placed immediately adjacent to the excavation walls unless the excavation is shored to support the added load. Other measures used to reduce the potential for temporary slope failure include cutting and backfilling excavations in sections, and not leaving temporary excavations open for long periods of time. All California Occupational Safety and Health Administration (CalOSHA) regulations must be observed for excavations that will be entered by people. Following these measures is expected to reduce the impact posed by temporary slopes.

b. Facts in Support of Findings

With respect to corrosive soils in both the Rural/Conservation and Neighborhood areas, soils are expected to have negligible amounts of soluble sulfate contents, but contain mild to moderate amounts of ferrous metal. As a water-soluble constituent, this can potentially result in soil corrosion in connection with concrete and create hazards for structure and underground improvements. However, the addition of Mitigation Measure MM GEO-5 would reduce this impact to a less than significant level because it will ensure that concrete and metal improvements meet state Building Code and manufacturer recommended standards, respectively, in areas where sulfates or ferrous metals are identified.

The potential for significant seismic settlement is low in the Rural/Conservation and Neighborhood areas due to the existence of alluvial fan deposits. However, the Project Site is located in an area of potential seismic settlement and, therefore, the potential for seismically induced settlement is considered potentially significant. As a result, the Municipal Code results that individual projects evaluate the potential for seismic settlement. Mitigation Measure MM GEO-6 has been added to the Project to ensure that correct implementation of remedial grading and design recommendations are applied to individual projects. With the incorporation of this mitigation measure, impacts would not exacerbate existing conditions and would be less than significant.

Designed slope cuts into native soil can be prone to instability, depending on the nature of the earth material underlying the slope. Design fill slopes may also be prone to instability if poorly constructed or constructed of unsuitable earth materials. This is the case in both the Neighborhood and Rural/Conservation Areas and results in a potentially significant hazard of unstable manufactured slopes. However, Mitigation measure MM GEO-7 would avoid exacerbating existing conditions by ensuring that slopes are constructed in accordance with the recommendations of the geotechnical engineer. Therefore, the impacts arising out of the stability of manufactured slopes are reduced to a less than significant level.

Temporary slopes will be cut for excavations for underground utilities or other structures throughout the Project Area. Unconsolidated soils may occur when temporary slopes are cut and

create a potential risk temporary slope failure. This is especially true when temporary slopes are cut at a steeper gradient than manufactured slopes. As a result, Mitigation Measure MM GEO-8 has been incorporated into the Project to ensure that temporary excavations are shored in accordance with specific recommendations to avoid collapse and in accordance with OSHA requirements. This will reduce the potential impact to a less than significant level.

Threshold GEO-7: The proposed Project has the potential to be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

a. Findings

The proposed Project has the potential to be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects involving such expansive soil identified in the Final EIR. Specifically, the following measure has been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure MM GEO-9 Expansive Soils.** Testing within hillside areas of the Rural/Conservation Area should be performed in planned development areas in order to evaluate the expansion potential of the near surface soil materials and prior to construction of the proposed foundations. Providing the results to the structural engineer will allow them to design a foundation system that is able to withstand the expansive potential of the near surface soil materials.

b. Facts in Support of Findings

Expansive soils underlying a foundation or slab, if left untreated, can cause damage to a structure. Differential movement in the building can result in damage to floors and walls, as well as door and window frames. Based on investigations within both the Rural/Conservation and Neighborhood Areas, the alluvial soils have an Expansion Index in the very low range (less than 20 EI), with some soils in the very low to medium range in the Rural/Conservation Area (less than 90 EI). Because some soils in the hillsides areas of the Rural/Conservation Areas may be expansive, the potential for damage caused by expanding soils has the potential to be significant. Therefore, Mitigation Measure MM GEO-9 has been added to the Project to ensure testing is conducted in these areas to determine whether a site has expansive soils and, if so, a structural engineer will design a foundation system to withstand the soil conditions. With this measure, the potential impact of expansive soils is reduced to less than significant.

Threshold GEO-8: The proposed Project has the potential to have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

a. Findings

The proposed Project has the potential to have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Changes or alterations have been required in or incorporated into the

Project which avoid or substantially lessen the potentially significant environmental effects involving septic tanks or alternative wastewater systems identified in the Final EIR. Specifically, the following measure has been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure MM GEO-10 Rural Development Design Review.** Development in the Rural/Conservation Area shall be subject to the requirements and review procedures of City Municipal Code 17.16.140 (Hillside Development Review). In addition to those requirements, applications for development in the Rural/Conservation Area shall include a septic system feasibility study prior to each new development as well as to obtain a well drill permit.

b. Facts in Support of Findings

Sewer capacity in both the Rural/Conservation and Neighborhood area is expected to be adequate. No septic tanks or alternative sewer systems are anticipated for the Neighborhood Area. However, some of the rural development of up to 100 residences in the Rural/Conservation Area may rely on septic tanks or alternative sewer systems because there are currently no specific infrastructure plans for new development in this area. As such, it is unknown whether there will be an impact on such infrastructure due to soil stability, and thus the impact is potentially significant. Mitigation Measure MM GEO-10 has been added to the Project to ensure that septic systems are appropriate for new development and the soils can accommodate the system before drilling occurs. With this measure, impacts are reduced to less than significant.

- **Paleontological and Geological Features**

Threshold GEO-9: The Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geological feature.

a. Findings

The proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geological feature. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects involving such unique paleontological or geological features identified in the Final EIR. Specifically, the following measure has been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure MM GEO-11 Inadvertent Discoveries.** In the event that paleontological resources are exposed during ground-disturbing activities, work in the immediate vicinity of the find must stop until a qualified paleontologist can evaluate the significance of the find. Ground-disturbing activities may continue in other areas. If the discovery proves significant under CEQA, additional work, such as testing or data recovery, may be warranted. Should any prehistoric or historical Native American artifacts be encountered, additional consultation with Neighborhood AreaHC-listed tribal groups should be conducted immediately.

b. Facts in Support of Findings

There are currently no unique geologic features located in the Project Area, but there is a potential for discovering paleontological resources. Construction in the Project Area will have to adhere to Public Resources Code Section 210833.2, which requires earth-disturbing work to be suspended or redirected if a paleontological resource is identified. In addition, Mitigation Measure MM GEO-11 has been incorporated into the project to ensure that any inadvertent discoveries of such resources would result in an immediate halt of construction in the vicinity of the resource until a paleontologist can evaluate the significance of the find. With these measures, the impact to paleontological resources is avoided and reduced to a less than significant level.

3. HAZARDS AND HAZARDOUS MATERIALS

- **Release of Hazardous Materials or Substances**

Threshold HAZ-2. The proposed Project has the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

a. Findings

The Project has a potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to the release of hazardous materials into the environment. Specifically, the following measures have been included to ensure that the Project's impacts are less than significant.

Mitigation Measure MM HAZ-1. Future developers and/or contractors must coordinate in advance of construction with the Rancho Cucamonga Fire Protection District to ensure that road closures (temporary or permanent) are identified that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.

Mitigation Measure MM HAZ-2. Before issuance of a grading permit for projects within Plan Area on any individual project site (i.e., Phase) that contains or are known to have historically contained commercial/industrial related uses, the site developer(s) must:

Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which must be submitted to the City of Rancho Cucamonga for review. If contamination is found the report must characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.

If contamination is determined to be on-site, the City of Rancho Cucamonga, in accordance with appropriate agency requirements, must require remediation of the soil and/groundwater conditions on the contaminated site. If further remediation is required, it must be the responsibility of the site developer(s) to complete such remediation prior to construction of the project.

If remediation is required as identified by the local oversight agency, it must be accomplished in a manner that reduces risk to below applicable standards and must be completed prior to issuance of any occupancy permits. Soil remediation methods that could be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Groundwater remediation methods that could be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants.

Closure reports or other reports acceptable to the City of Rancho Cucamonga Fire Protection District that document the successful completion of required remediation activities, if any, for contaminated soils, must be submitted and approved by the City of Rancho Cucamonga prior to the issuance of grading permits for site development. No construction must occur in the affected area until reports have been accepted by the City of Rancho Cucamonga.

Mitigation Measure MM HAZ-3. If previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction within the Plan Area, construction activities in the immediate vicinity of the contamination must cease immediately. If contamination is encountered, a Risk Management Plan must be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures must include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Example soil remediation methods that may be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Example groundwater remediation methods that may be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants. Depending on the nature of contamination, if any, appropriate agencies must be notified (e.g., City of Rancho Cucamonga Fire Protection District and San Bernardino County Environmental Health Division). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements must be prepared and in place prior to commencement of work in any contaminated area.

b. Facts in Support of Findings

Based on an investigation of available records involving the Project Area, the only existing potential source of contamination within the Project Area is a now-closed sand and gravel mine that the County has determined poses no risk of environmental contamination. However, other past uses within the Project Area may have resulted in hazardous materials contamination that

were not identified in the investigation. If any such materials are identified in the Project Area during Project implementation, a remediation and cleanup in accordance with applicable law would commence. To ensure a proper remediation and cleanup is completed and the risk is reduced to a less than significant level, Mitigation Measure HAZ-2 has been incorporated into the Project. This measure would ensure that an environmental site assessment is performed for each individual project and, if hazardous materials are found, would require that they be properly handled and the site remediated. A closure report acceptable to the Fire Protection District must be issued before grading permits could be approved.

If hazardous materials are identified during Project implementation, then it is possible that construction works and the public could be exposed to unknown hazardous substances in the soil or groundwater. At this time, it is unknown what types of substances might exist on site or the health and safety risks they would pose, especially if they migrated off-site. In order to avoid this potential risk, Mitigation Measure HAZ-3 has been adopted to ensure that, if such substances are discovered, a Risk Management Plan is prepared and implemented to determine the risk and propose actions to protect works and the public from exposure to the substances. In addition, state environmental regulators may be involved to protect those exposed to the substances. With the incorporation of Mitigation Measure HAZ-3, the potential risks involving hazardous materials is reduced to a less than significant level.

Threshold HAZ-3. The proposed Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The Initial Study determined that the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, no mitigation measures were required for this impact area. To the extent that air pollutants will be emitted during Project construction and operation, however, those impacts are analyzed under Section VI.A, Air Quality.

- **Emergency Planning**

Threshold HAZ-6. The proposed Project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

a. Findings

The Project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to such emergency planning. Specifically, the following measure has been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure MM HAZ-1.** Future developers and/or contractors must coordinate in advance of construction with the Rancho Cucamonga Fire Protection District to ensure that road closures (temporary or permanent) are identified that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.

b. Facts in Support of Findings

Milliken Avenue, Banyan Street, and Rochester Avenue are main thoroughfares that may be used by emergency responders or evacuees during an emergency. During certain periods of construction, temporary road closures or detours or the transportation of oversized loads may occur, which could slow down or impede traffic. As a result, Mitigation Measure MM HAZ-1 has been added to the Project to ensure that Project development and construction is coordinated with the Fire Protection District so that appropriate alternate evacuation and access routes may be planned. With this measure, the impact to emergency traffic impacts is reduced to a less than significant level.

Project implementation should not interfere with emergency response or evacuation plans because it would neither reduce nor impede traffic lanes.

4. WILDFIRES

Threshold HAZ-7. The proposed Project has the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

a. Findings

The Project has the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to such emergency planning. Specifically, the following measures have been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure MM HAZ-4: Fire Protection Plan.** To address the risk to residential development, future developers shall prepare fire protection plans that meet the Rancho Cucamonga Fire Protection District Development Standards and are consistent with the Master Fire Protection Plan. The fire protection plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s). The plan shall include (1) A copy of the site plan that indicates topographic reference lines; (2) A copy of the approved landscape/vegetation management plan;(3) Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees); and (4) A maintenance schedule for the landscape/vegetation management plan. The Fire Protection Plan for a specific neighborhood or phase of construction shall be submitted to the Rancho Cucamonga Fire Protection District and City of Rancho Cucamonga Planning Department for review and approval prior to issuance of building permits.
>
> **Mitigation Measure MM HAZ-5: Fire Prevention Construction Techniques.** Construction within the designated Wildfire- Urban Interface Fire Area is required to be in accordance with Chapter 7A of the California Building Code, the California Residential Code and Standard 49-1 of the of the Rancho Cucamonga Fire Protection District.

b. Facts in Support of Findings

Wildland fires can, and have, occurred in open spaces containing flammable and nonflammable vegetation cover, such as portions of the Rural/Conservation Area. To that end, the entire Project Area is within the Fire Protection District's designated Wildland-Urban Interface Fire Area (WUIFA). According to Government Code Section 51179, once an agency has been notified by Cal Fire that there are Very High Fire Hazard Severity Zones within the agency's boundaries, it is required to adopt by ordinance a Local Agency Very High Fire Hazard Severity Zone map that officially designates the hazard area. The City has adopted a combined Very High Fire Hazard Severity Zone and Wildland Urban Interface Fire Area map designated areas within the City and beyond the current boundaries of the City. Given the Project's location and fire risks, the impact of wildfires was determined to be potentially significant.

The Fire Protection District has adopted Standard 49-1, which defines construction requirements for buildings, fire protection plans, vegetation management and landscaping, roadways, identification of buildings, electrical transmission and distribution lines, storage of firewood and other combustible materials, outdoor fires and cooking appliances, evacuation planning, a fire access plan that conforms to Fire District Standard 5-1, and a water supply plan that conforms to Fire District Standard 5-10. To help reduce the presence of more fire-prone plants in the landscaping proposals, the Fire District has developed a list of undesirable plants and trees included in this standard. Since the adoption of the Wildland-Urban Interface Fire Area map, all projects in the designated area, including custom single-family homes, have been required to comply with the applicable State and local wildfire safety provisions by submitting for review and approval a document, such as a site-specific fire protection plan or specific plan, that contains all of the required and applicable elements of Standard 49-1 and demonstrates compliance with the applicable State codes.

In addition to requiring the designation of a Wildland-Urban Interface Fire Area, Chapter 49 of the California Fire Code also requires hazardous vegetation and fuels to be managed "to reduce the severity of potential exterior wildfire exposures to buildings and to reduce the risk of fire spreading to buildings." Hazardous vegetation and fuels around all applicable buildings and structures are required to be maintained in accordance with existing State laws and regulations including those found in the Public Resources Code and the Government Code. The Project incorporates a buffer/defense line between the natural areas, which are more susceptible to fire, and the Neighborhood Area.

In addition to these required measures, Mitigation Measures MM 4 and 5 have been adopted to further reduce the impact of wildfires to a less than significant level. In the event of a wildfire, the plans required by these mitigation measures will ensure that future developments within the Project Area are properly designed, constructed, and maintained to mitigate the impacts of wildfire. With these measures, and the above existing requirements of State law and the Fire Protection District, this environmental impact is reduced to a less than significant level.

5. NOISE

Threshold NOI-1: The proposed Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the General Plan and noise ordinance.

a. Findings

The Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels the vicinity of the Project in excess of standards established in the General Plan and noise ordinance. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to noise. Specifically, the following mitigation measures have been included to ensure that the Project's impacts are less than significant.

Mitigation Measure MM N-1: Prior to the issuance of each permit for grading, the Property Owner/Developer shall submit construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise abatement, notification, and control measures:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices.

- Limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously within 50 feet of off-site noise sensitive receptors surrounding the site.

- Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

- On-site and off-site construction haul routes shall be designed to avoid noise sensitive uses, as feasible.

- If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction.

- A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the compliant, as deemed acceptable by the Planning Department. Signs shall be posted at the construction that include the contact information for the Construction Noise Coordinator.

Mitigation Measure MM N-2: Prior to issuance of building permits for buildings at the southeast and southwest corners of the Plan Area, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the SR-210. The Property Owner/Developer shall also submit plans and specifications showing that: • All residential units shall be provided with

a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.

b. Facts in Support of Findings

Noise impacts from Project construction activities would result from the noise generated by the amount of construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise-sensitive receptors.

On-site construction activities, such as grading and building construction and finishing, would generate maximum noise levels of 74 dBA to 85 dBA at a reference distance of 50 feet. To provide a conservative or "worst-case" analysis, the EIR estimated the equipment noise levels assuming all construction equipment contained in the Project Area would operate simultaneously.

Implementation of Mitigation Measure MM N-1 would provide noise abatement during construction near adjacent receptors. Mitigation Measure MM N-1 would include the use of optimal muffler systems for all equipment and the break in line of sight to a sensitive receptor would reduce construction noise levels by approximately 10 dB or more.9 In addition, Mitigation Measure MM N-1 would limit the number of noise generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Plan Area within 50 feet of off-site noise sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty off-road equipment would further reduce construction noise levels by approximately 10 dBA. With implementation of Mitigation Measure MM N-1, construction noise would be reduced by, at a minimum, 25 dB, and would not exceed the noise standard of 65 dBA for residential uses and 70 dBA for commercial or industrial uses when measured at the adjacent property line. As such, impacts would be less than significant with this mitigation incorporated.

With respect to off-site construction activities, such as off-site truck travel associated with the hauling of excavated materials and deliveries, the maximum construction trips would be approximately 1,500 trips per day including 492 vendor trips per day. Based on these trips, roadway noise levels would result in 67.8 dBA CNEL at 25 feet from the receptor. The noise level increases from construction trips would not exceed existing noise levels greater than 5 dBA at areas that would exceed 65 dBA Ldn or CNEL or greater than 3 dBA at areas that would exceed 70 dBA Ldn or CNEL. As such, impacts related to off-site construction activities would be less than significant.

Operational noise impacts would be primarily generated by vehicle trips associated with the Project. Any noise increase of 5 dBA or greater is potentially significant when it impacts a sensitive land use, such as a residential area, and the noise level at the sensitive land use would exceed 65 dBA Ldn or CNEL. The Project would generate an estimated 35,446 daily trips, which includes both internal trips (4,264) and external trips (31,182). To estimate noise level increase and impacts due to the Project, noise level increases were calculated from the traffic volumes provided in a traffic study. The difference in traffic noise between existing conditions and existing plus Project conditions represents the increase in noise attributable to Project-related traffic. Project-related traffic would cause noise levels along the analyzed roadways to increase by more than 3 dBA at Wilson Avenue west of Day Creek Boulevard (Intersection 7), Day Creek Boulevard south of Wilson Avenue and Day Creek Boulevard north and south of Wilson Avenue. However,

any noise increases of 5 dBA or greater is potentially significant when it impacts sensitive land uses that would exceed 65 dBA Ldn or CNEL. These intersections exceeding 65 dBA Ldn or CNEL would not result in increases of 5 dBA or greater. Therefore, impacts related to roadway noise levels would be less than significant.

The General Plan's Public Health and Safety Element includes noise compatibility guidelines. These guidelines and applicable sections of the State building code are used to evaluate the Project's compatibility with future ambient noise levels. The dominant noise source on the southeast and southwest corners of the Plan area include the SR-210 freeway. Ambient noise levels within this area range from 55.9 – 56.4 dBA. However, there is potential for increased noise levels due to increased traffic along SR-210. Accordingly, Mitigation Measure MM N-2 has been incorporated into the Project in order to require the incorporation of architectural features (such as a sound wall adjacent to the SR-210 freeway) to ensure that residential habitable rooms facing the freeway have interior noise levels of 45 dBA or less, as required by the California Building Code. As such, impacts associated with operation of the Project would be less than significant with this mitigation incorporated.

- **Cumulative Noise Impacts.** The proposed Project has the potential to result in a cumulatively considerable impact on roadway noise.

a. <u>Findings</u>

The Project has the potential to cause a cumulatively considerable impact on roadway noise. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to roadway noise. Specifically, the following mitigation measure has been included to ensure that the Project's impacts are less than significant.

Mitigation Measure MM TRAF-1: The Property Owner/Developer shall implement the following intersection improvements.

Intersection 7: Wilson Avenue and Day Creek Boulevard. The improvements identified below can fit within the existing right-of-way and will require striping modifications and median improvements. With these recommended improvements, operations are forecast to operate at an acceptable level of service (LOS) during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 1595th residential unit in the Neighborhood Area:

Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lanes, and one right-turn lane

Add right-turn overlap phasing in the eastbound direction

Optimization of cycle length

This measure shall be implemented prior to completion of 55% when the entire Plan is at full buildout.

Intersection 17: Banyan Street and Milliken Avenue. For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak hour signal timing plans, including a cycle length of 120 seconds. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 2755th residential unit in the Neighborhood Area.

Intersection 19: Banyan Street and Day Creek Boulevard. For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak hour signal timing plans relative to the expected traffic volume demand. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 1885th residential unit in the Neighborhood Area.

Intersection 41: Foothill Boulevard and Day Creek Boulevard. The improvements below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. The improvement is consistent with the proposed mitigation measure in the Empire Lakes Specific Plan EIR. For this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 150th residential unit in the Neighborhood Area:

Modify northbound approach of the intersection from two left-turn lanes, three through lanes, and one right-turn lane to two left-turn lanes, two through lanes, one through-right shared lane, and one right-turn lane

Optimization of coordinated splits

b. <u>Facts in Support of Findings</u>

Cumulative traffic noise impacts are measured based on projected long-term noise level increases compared to existing conditions. The long-term scenario is the future year (2040) with Project condition, which includes all pending and approved development projects within the City. As shown in the EIR, future (2040) traffic would cause noise levels along the analyzed roadways to increase by more than 3 dBA at Wilson Avenue west of Day Creek Boulevard (Intersection 7). As discussed below in the Traffic and Transportation impact area, implementation of Mitigation Measure MM TRAF-1 would require striping modifications and improvements, which would reduce the level of service at this intersection to acceptable levels during the AM and PM peak hours. Furthermore, the modification would reduce traffic volumes within those intersections and would not result in a doubling of traffic volume. In addition, future traffic at Milliken Street north of Wilson Avenue (Intersection 6) would increase by 4.7 dBA CNEL and 5.3 dBA CNEL during

the AM and PM peak hour respectively. However, noise levels at the residences would be below the 65 dBA CNEL thresholds. As such, with the addition of these mitigation measures to the Project, cumulative noise impacts would be less than significant.

6. TRANSPORTATION AND TRAFFIC

- Conflict with Congestion Management Plan

Threshold TRAF-2: The proposed project has the potential to conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

a. Findings

The proposed Project has the potential to conflict with the San Bernardino County Congestion Management Plan (CMP). Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to the potential conflict with the CMP. Specifically, the following mitigation measures have been included to ensure that the Project's conflict with the CMP is less than significant.

Mitigation Measure MM TRAF-1: The Property Owner/Developer shall implement the following intersection improvements.

- **Intersection 7: Wilson Avenue and Day Creek Boulevard.** The improvements identified below can fit within the existing right-of-way and will require striping modifications and median improvements. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 1595th residential unit in the Neighborhood Area:

    - Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lanes, and one right-turn lane.

    - Add right-turn overlap phasing in the eastbound direction.

    - Optimization of cycle length.

- **Intersection 17: Banyan Street and Milliken Avenue.** For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak-hour signal timing plans, including a cycle length of 120 seconds. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be

made prior to the issuance of a building permit for the 2755th residential unit in the Neighborhood Area.

- **Intersection 19: Banyan Street and Day Creek Boulevard.** For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak-hour signal timing plans relative to the expected traffic volume demand. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 1885th residential unit in the Neighborhood Area.

- **Intersection 41: Foothill Boulevard and Day Creek Boulevard.** The improvements below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. The improvement is consistent with the proposed mitigation measure in the Empire Lakes Specific Plan EIR. For this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made:

    - Modify northbound approach of the intersection from two left-turn lanes, three through lanes, and one right-turn lane to two left-turn lanes, two through lanes, one through-right shared lane, and one right-turn lane.

    - Optimization of coordinated splits.

This measure is estimated to be triggered at 5% when the entire Plan is at full buildout.

Mitigation Measure MM TRAF-2: Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share to the City of Rancho Cucamonga for the cost of the improvements identified below to mitigate cumulative impacts at these intersections. This fair share contribution will be used by the City with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements.

- **Intersection 33: Base Line Road and East Avenue.** The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:

    - Modify northbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lane, and one right-turn lane.

- Restripe the southbound approach from one dedicated right-turn lane, two through lanes and one left turn late to two dedicated right-turn lanes, one through lane and one left-turn lane.

- Add right-turn overlap phasing in all directions.

- Optimize signal timing plan coordinated splits.

- **Intersection 35: Terra Vista Parkway and Milliken Avenue**. The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:

  - Adjust and optimize the PM peak hour signal timing plan and cycle length.

Mitigation Measure MM TRAF-3: Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share for the following measures required to mitigate Cumulative Year (2040) Plus Project conditions. This fair share contribution will be used by the Caltrans with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements.

- **Intersection 34: Baseline Avenue and I-15 Northbound Ramps.** The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:

  - Modify northbound approach of the intersection from one left-turn lane, one left-right shared lane, and one right-turn lane to one left-turn lane and two right-turn lanes.

b. Facts in Support of Findings

The San Bernardino County CMP defines a network of state highways and arterials; level of service (LOS) standards and related procedures; the process for mitigation of impacts of new development on the transportation system; and technical justification for the approach. The CMP sets the LOS standard for the County's CMP-designated highway system at LOS E for roadway intersections and freeway interchanges in the County's CMP-designated highway system and implements an enhanced transportation management program to ensure that the designated roadways and intersections meet the set standard.

The San Bernardino County CMP defines LOS E or better as the acceptable level of service for facilities included in the CMP network. However, it also notes that local agency thresholds should be applied as long as they provide improved service levels compared to the CMP requirements. Because the City and Caltrans have LOS standards that are more stringent than CMP standards, any impacts captured by an analysis using the local standards is captured under CMP

analysis as well. As the Project would not have any significant impacts under the more stringent City and Caltrans' thresholds for these locations, with implementation of MM TRAF-1through MM TRAF-3 for reducing traffic volumes, potential conflicts with the CMP would be reduced to less than significant levels.

7. UTILITIES AND SERVICE SYSTEMS

Threshold UTIL-1. The proposed Project has the potential to require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects.

a. Findings

The Project has the potential to require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to the construction of new utility services. Specifically, the following mitigation measure has been included to ensure that the Project's impacts are less than significant.

> **Mitigation Measure UTIL-1: Sewers**. Any improvements to segments of the sewer main system downstream of the Plan Area determined to be needed by the Cucamonga Valley Water District to provide the capacity needed to accommodate wastewater generated by the project, based on additional modeling and review, shall be constructed. Improvements may include installing larger sewer lines or constructing parallel lines to provide additional capacity

b. Facts in Support of Findings

The proposed Project would not require or result in the relocation or construction of new or expanded water, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Water, sewer, and other urban services would not be extended to the Rural/Conservation Area where private property owners would be served by private water wells and septic systems. In the Neighborhood Area, a water supply assessment was prepared by the Cucamonga Valley Water District that demonstrates that the District has sufficient capacity to meet the demand for water associated with the Project. A storage reservoir, a 16-inch water transmission line, and an interconnect between the new storage and existing storage tanks would be constructed. The EIR analyzed the impacts of these new facilities and determined that they would have a less than significant impact. With respect to wastewater, a Backbone Water and Wastewater Plan of Service Technical Report demonstrated that the Inland Empire Utilities Agency would have sufficient capacity to serve the Project Area. A sewer main would be constructed to serve the Project, but is not expected to result in significant impacts. No significant upgrades to electricity, gas, or communications lines are expected to be constructed in order to provide service to the Project Area.

There are sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. A water supply assessment was

prepared by the Cucamonga Valley Water District (CVWD) that demonstrates that the District has sufficient capacity to meet the demand for water associated with the Project.

The Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. In addition, the Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Residents of the Project Area would generate approximately 31 tons of solid waste per day, or 11,281 tons per year, and the commercial retail shops would generate approximately four tons per day, or 1,460 tons per year. Based on the total amount of remaining capacity at landfills that will serve the Project, the Project's total contribution of 35 tons per day would represent 0.00002 percent of the available remaining capacity. Impacts would therefore be less than significant and capacity would be sufficient. In addition, State law (AB 939) requires a 50 percent diversion of solid waste from landfills, which the City has achieved with a 57 percent diversion rate. The Project would comply with all management and reduction requirements.

The Inland Empire Utilities Agency has adequate capacity to serve the Project's projected demand in addition to the Agency's existing customers. A Backbone Water and Wastewater Plan of Service Technical Report demonstrated that the Inland Empire Utilities Agency would have sufficient capacity to serve the Project Area.

A 21-inch trunk main would be extended 2.5 miles south from the Neighborhood Area in the existing north-south utility corridor to Foothills Parkway, which would connect to an existing 27-inch CVWD trunk main with available capacity to accept wastewater flows from the Neighborhood Area. However, some upgrades to downstream sewer mains would be constructed as part of the Project. Any improvements that would cross the SR-210 Freeway would need to be routed through an existing crossing or a new crossing would need to be built under the freeway by horizonal drilling (jack and bore). The undetermined need for such sewer mains could result in a potentially significant impact. Therefore, Mitigation Measure MM UTIIL-1 has been added to ensure construction of these improvements to any downstream sewer mains as determined needed by CVWD to provide capacity to accommodate and convey wastewater flows from the Project Area. With the incorporation of this mitigation measure, the impact on utilities is mitigated to a less than significant level.

The Commission concurs with all of the preceding findings and mitigation measures that reduce potential impacts to a less than significant impact level.

D. ENVIRONMENTAL EFFECTS THAT REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION

In the environmental areas of Air Quality, Biological Resources, Greenhouse Gas Emissions (GHGs), Land Use and Planning, Mineral Resources, Population and Housing, and Transportation and Traffic, there are instances where potential environmental impacts would remain significant and unavoidable, as discussed below:

1. AIR QUALITY

- Air Quality Planning and Standards

Threshold AQ-1: Implementation of the proposed Project will result in a significant and unavoidable conflict with or obstruction of the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan.

a. Findings

Operational emissions arising out of the proposed Project would be significant and unavoidable, whereas by requiring phased construction (9 phases), construction emissions can be reduced to a less than significant impact level.

Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the potentially significant environmental effects related to construction emissions. Specifically, the following measures have been included in the Project to lessen the impacts.

Mitigation Measure MM AQ-1: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet or exceed Tier 4 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations. The Lead Agency should include this requirement in applicable bid documents, and successful contractor(s) must demonstrate ability to supply compliant equipment prior to the commencement of any construction activities. Additionally, the Lead Agency should require reporting and provision of written documentation by contractors to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that the Lead Agency finds that Tier 4 construction equipment is not feasible pursuant to CEQA Guidelines Section 15364, the Project representative or contractor must use all off-road, diesel powered construction greater than 50 hp that meets Tier 3 off-road emission standards and other technologies/strategies approved by the Lead Agency. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, and/or limiting the number of individual construction project phases occurring simultaneously, if applicable.

Mitigation Measure MM AQ-3: Maintain equipment maintenance records for the construction portion of the proposed Project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction.

Mitigation Measure MM AQ-4: The Plan shall be developed in nine phases over approximately 13 years, as described in Section 2.0: Project Description, to minimize concurrent development.

In addition, the following measures have been included to ensure that the Project's potential operational emissions are reduced to the extent feasible.

Mitigation Measure MM AQ-5: Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Nonresidential Voluntary Measures of the CALGreen Code. One- and two-family dwellings and facilities shall be installed to support future electric vehicle charging at each residential building and nonresidential building with 30 or more parking spaces. Installation shall be consistent with the Residential and Nonresidential Voluntary Measures of the CALGreen Code.

Mitigation Measure MM AQ-6: Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes). Post both bus and Metrolink schedules in conspicuous areas.

Mitigation Measure MM AQ-7: Require the use of zero-emissions (ZE) or near-zero emission (NZE) trucks (e.g., material delivery, heavy-duty trucks for the commercial and retail uses at the Proposed Project) such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr). CARB also adopted the statewide Truck and Bus Regulation in 2010. The Regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses must meet particulate matter filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2013, nearly all trucks and buses will need to have 2010 model year engines or equivalent.1 Since the construction schedule of the Proposed Project extends into 2035, it is reasonable to assume that 2010 model year trucks will become more widely available commercially. Therefore, South Coast AQMD staff recommends that the Lead Agency, at a minimum, require that construction vendors, contractors, and/or haul truck operators commit to using 2010 model year or newer engines that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. When requiring ZE or NZE on-road haul trucks, the Lead Agency should include analyses to evaluate and identify sufficient power and supportive infrastructure available for ZE/NZE trucks in the Energy and Utilities and Service Systems Sections of the Final EIR, where appropriate. Additionally, the Lead Agency should require that operators maintain records of all trucks associated with the Proposed Project's construction and make these records available to the Lead Agency upon request. The records will serve as evidence to prove that each truck called to the Proposed Project meets the minimum 2010 model year engine emission standards. The Lead Agency should conduct regular inspections of the records to the maximum extent feasible and practicable to ensure compliance with this mitigation measure.

Mitigation Measure MM AQ-8: Provide incentives for employees working at the proposed commercial and retail uses to encourage the use of public transportation or carpooling, such as discounted transit passes or carpool rebates.

Mitigation Measure MM AQ-9: Implement a rideshare program for employees working at the proposed commercial and retail uses and set a goal to achieve a certain participation rate over a period of time.

Mitigation Measure MM AQ-10: Maximize the use of solar energy including solar panels. Installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the commercial and retail facilities and/or EV charging station at each residential and non-residential building.

Mitigation Measure MM AQ-11: Require the use of electric landscaping equipment, such as lawn mower and leaf blowers.

Mitigation Measure MM AQ-12: Require the use of electric or alternatively fueled sweepers with HEPA filters.

Mitigation Measure MM AQ-13: Maximize the planting of trees in landscaping and parking lots.

Mitigation Measure MM AQ-14: Use light colored paving and roofing materials.

Mitigation Measure MM AQ-15: Utilize only Energy Star heating, cooling, and lighting devices, and appliances.

There are no feasible Mitigation Measures beyond MM-AQ-5 through MM AQ-15 that would reduce significant impact caused by operational emissions to a less than significant level. Thus, the impact associated with operational emissions remains significant and unavoidable.

b. <u>Facts in Support of Findings</u>

The primary source of construction related NOx, CO, and SOx emissions is construction equipment exhaust and on-road haul truck trips while the majority of particulate matter emissions would occur as a result of fugitive dust emissions generated during grading and excavation activities. Primary sources of PM10 and PM2.5 emissions would be clearing activities, excavation and grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed earth surfaces.

The estimated maximum daily emissions for each of the nine phases of the Project do not exceed SCAQMD's regional concentration thresholds. The EIR's analysis is conservative in that it assumes that all of the construction equipment and activities would occur continuously over the day. In reality, this would not occur, as most equipment operates only a fraction of each workday and many of the activities would not overlap on a daily basis. In addition, the emission results did not include implementation of regulatory compliance measures such as SCAQMD Rules 402 and 403, which minimize short-term emissions of dust and particulate. Therefore, the EIR's analysis of construction emissions is considered a worst-case analysis.

Exceedances would occur if concurrent grading and building in each individual phase were to take place. Based on the recommendation provided by the SCAQMD, implementation of Mitigation Measure MM AQ-1 and MM AQ-2 would require the use of Tier 3 off-road diesel-powered construction equipment equipped with any emissions-control device such as a Level 3

Diesel Particulate Filter (DPF) if utilizing Tier 4 construction equipment is not feasible. The measure would be expected to reduce diesel particulate matter by approximately 85 percent or more. Mitigation Measure MM AQ-3 would also require tuning and maintenance of construction equipment for maximum efficiency. SCAQMD Rule 1113 would limit the amount of VOCs in architectural coatings and solvents. In addition, the Project would comply with the applicable provisions of the California Air Resources Board's (CARB) Air Toxics Control Measure regarding idling limitations for diesel trucks. Through mandatory compliance with SCAQMD Rules and implementation of MM AQ-1 through MM AQ-3, construction-related emission impacts would be less than significant.

If construction of all Project phases were to occur concurrently, construction activities would likely exceed regional VOC and NOx concentration thresholds. Again, this is based on a conservative, worst-case analysis that assumes all construction equipment activities would occur continuously over the day and that activities would overlap. This is unlikely to occur. However, Mitigation Measure MM-AQ-4 has been incorporated into the Project to require construction to be phased in accordance with the Project phasing components. As discussed in the prior paragraph, phased development would not exceed regional construction concentration thresholds. As such, construction-related air quality impacts would remain less than significant.

The Project's estimated operational emissions are comprised of area, energy and mobile source emissions. Area source emissions would result from the use of consumer products, natural gas fireplaces, landscaping equipment, and periodic repainting of buildings. Consumer products include cleaning supplies, kitchen aerosols, cosmetics and toiletries. Energy emissions come from the use of natural gas for heating and hot water. All fireplaces would be gas-fueled; in accordance with SCAQMD Rule 445, there would be no wood burning fireplaces. Mobile source emissions are based on Project-related trip generation forecasts. The Project would generate an estimated 35,446 gross trip ends per day, which includes both internal and external trips.

The EIR's analysis concludes that the Project's operational emissions would exceed daily operational emissions for VOC, NOx, CO, PM10 and PM2.5. The primary source of VOC would be from consumer products from residential land uses, an area source. The primary source of NOx, CO, PM10, and PM2.5 emissions would be from the 35,446 gross trip ends per day from mobile sources.

Compliance with local and State standards are not reasonably quantifiable, but would provide additional emissions reductions that are not accounted for. For example, the Project would be required to comply with California Building Code requirements for energy efficiency which would reduce natural gas emissions. The Project would be designed in accordance with applicable residential and nonresidential sections of the CALGreen Building Code as designed by the City and required by Section 17.50 of the City's Municipal Code. The Project would comply with Section 17.50 of the City's Municipal Code to install recycled water systems for all projects with a total landscape area equal to or greater than 2,500 square feet. The Project would be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings. There are no feasible Plan-level mitigation measures for consumer product VOC emission reductions.

Implementation of Mitigation Measure MM AQ-5 would require preferential parking for alternative fueled vehicles and electric vehicle charging facilities for nonresidential buildings,

residential buildings, parking garages and parking lots. In addition, this measure would require bicycle parking for residential building and parking facilities. Mitigation Measure MM AQ-6 would limit truck idling and would provide incentives for employees of commercial business to commute by Metrolink or bus. Mitigation Measure MM AQ-7 would require the use of zero-emissions (ZE) or near-zero emission (NZE) trucks for material delivery and heavy-duty trucks for the commercial and retail uses to meet CARB's adopted optional NOx emission standard at 0.02 grams per brake horsepower-hour(g/bhp-hr). Since CARB adopted the statewide Truck and Bus Regulation in 2010, newer heavier trucks and buses would meet particulate matter filter requirements beginning January 1, 2012 and light and older heavier trucks were replaced starting January 1, 2015. The Regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Mitigation Measures MM AQ-8 and MM AQ-9 would provide incentives for employees working at the proposed commercial and retail uses to use public transportation, carpooling, or rideshare programs. Mitigation Measure MM AQ-10 would maximize the use of solar energy including solar panels by installing the most feasible number of solar energy arrays on the building roof or install EV charging stations at each residential and non-residential building. Mitigation Measures MM AQ-11 and MM AQ-12 would require the use of electric landscaping equipment and electric or alternatively fueled sweepers with HEPA filters. Mitigation Measure MM AQ-13 and MM AQ-14 would maximize planting of trees in landscaping and parking lot areas and require the use of light color paving and roofing materials for cooling and energy costs savings. Mitigation Measure MM AQ-15 would require the use of Energy Star heating, cooling, and lighting devices and appliances.

Although implementation of Mitigation Measures MM AQ-5 and MM AQ-15 would reduce project-related VMT long-term emissions of mobile source pollutants, estimates of the amount of emissions reductions are not feasible. These measures provide incentives to reduce the number of vehicle trips with fossil-fuel only vehicles, but do not guarantee any reductions. Therefore, operational impacts would remain significant and unavoidable. The EIR includes a discussion of regional health arising out of the significant and unavoidable operational emissions impacts.

Threshold AQ-2: The proposed Project would result in a cumulatively considerable net increase of VOC, NOx, CO, PM_{10}, and $PM_{2.5}$ and localized $PM_{2.5}$ for which the project region is nonattainment under applicable federal and state ambient air quality standards.

a. <u>Findings</u>

NOx, CO, PM_{10}, and $PM_{2.5}$ emissions arising out of the proposed Project would be significant and unavoidable. The South Coast Air Quality Basin is currently nonattainment for Federal ozone and PM2.5 and for State ozone, PM10, and PM2.5.

Changes or alterations have been required in or incorporated into the Project to substantially lessen the potentially significant environmental effects related to these emissions. Specifically, the following measures have been included to lessen this impact.

> **Mitigation Measure MM AQ-1:** All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet or exceed Tier 4 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions

that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations. The Lead Agency should include this requirement in applicable bid documents, and successful contractor(s) must demonstrate ability to supply compliant equipment prior to the commencement of any construction activities. Additionally, the Lead Agency should require reporting and provision of written documentation by contractors to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that the Lead Agency finds that Tier 4 construction equipment is not feasible pursuant to CEQA Guidelines Section 15364, the Project representative or contractor must use all off-road, diesel powered construction greater than 50 hp that meets Tier 3 off-road emission standards and other technologies/strategies approved by the Lead Agency. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, and/or limiting the number of individual construction project phases occurring simultaneously, if applicable.

Mitigation Measure MM AQ-3: Maintain equipment maintenance records for the construction portion of the proposed Project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction.

Mitigation Measure MM AQ-4: The Plan shall be developed in nine phases over approximately 13 years, as described in Section 2.0: Project Description, to minimize concurrent development.

Mitigation Measure MM AQ-16: Preparation of a Health Risk Assessment (HRA) of the proposed Sub-Area 1 to the southwest and Sub-Area 8 to the southeast if housing development were to occur within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.

Disclose the potential health impacts to prospective residents from living in a close proximity of I-210 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., common usable open space areas).

Many strategies are available to reduce exposure, including, but are not limited to: building filtration systems with MERV 13 or better; building design, orientation, location; and vegetation barriers or landscape screening.

There are no feasible Mitigation Measures beyond MM AQ-1 through MM AQ-4 and MM AQ-16 that would reduce significant impact caused by the emissions to a less than significant level. Thus, the impact associated with the increased emission of criteria pollutants remains significant and unavoidable.

b. Facts in Support of Findings

According to SCAQMD, if an individual project results in air emissions of criteria pollutants that exceed SCAQMD's recommended daily thresholds for project-specific impacts,

then the project would also result in a cumulatively considerable net increase of these criteria pollutants. By applying SCAQMD's cumulative air quality impact methodology, the EIR concludes that implementation of the Project would result in an increase of regional VOC, NOx, CO, PM10 and PM2.5 and localized PM2.5. Despite the implementation of Mitigation Measures MM AQ-1 through MM AQ-4 and MM AQ-16, emissions would contribute to existing violations of the criteria pollutants in exceedance and are considered significant and unavoidable for this reason.

- Health Risk Exposure

Threshold AQ-3: The proposed Project would expose sensitive receptors to substantial pollutant concentrations.

a. Findings

Localized operational emissions arising out of the proposed Project would expose sensitive receptors to substantial pollutant concentrations and, therefore, would be considered significant and unavoidable. Localized construction impacts would not expose sensitive receptors to substantial pollutant concentrations.

Changes or alterations have been required in or incorporated into the Project which attempt to avoid or substantially lessen the potentially significant environmental effects related to air quality impacts on sensitive receptors. Specifically, the following measure has been included to lessen the Project's potential construction emissions.

> **Mitigation Measure MM AQ-16:** Preparation of a Health Risk Assessment (HRA) of the proposed Sub-Area 1 to the southwest and Sub-Area 8 to the southeast if housing development were to occur within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.
>
> Disclose the potential health impacts to prospective residents from living in a close proximity of I-210 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., common usable open space areas).
>
> Many strategies are available to reduce exposure, including, but are not limited to: building filtration systems with MERV 13 or better; building design, orientation, location; and vegetation barriers or landscape screening.

However, there are no feasible Mitigation Measures beyond MM AQ-16 that would reduce significant impact caused by operational emissions to a less than significant level. Thus, the impact associated with operational emissions remains significant and unavoidable.

b. Facts in Support of Findings

Based on the EIR's analysis of localized construction emissions, both by phase and concurrently, emissions would not exceed the localized thresholds for NOx, CO, PM_{10}, and $PM_{2.5}$ during construction.

The EIR evaluated localized effects from the on-site portion of operational daily emissions at sensitive receptor locations potentially impacted by the Project according to the SCAQMD's LST methodology. Localized thresholds emissions for NOx, CO, PM_{10} would not exceed localized operational emissions. However, localized $PM_{2.5}$ emissions would exceed emissions primarily due to the contribution of area sources (hearth and landscaping) and energy sources (natural gas). The Project would be required to comply with SCAQMD Rules 201 and 203, which requires that any facility with the potential to emit substantial amounts of air pollutants must receive permits to construct and operate the facility. Depending on the nature of the business and the associated emissions sources and pollutants, Mitigation Measure MM AQ-16 may require an emissions analysis and/or a health risk analysis to demonstrate that emissions would not exceed SCAQMD specific rules requirements and there would not be unacceptable health risks to on- and off-site receptors. Additional controls on pollutant and odor emissions are provided in Section 17.66.060 of the Development Code. The permitting process thereby ensures that facilities would not emit criteria pollutants that would result in a significant impact.

However, reductions associated with compliance with local and state standards are not reasonably quantifiable. Consequently, impacts would be considered significant and unavoidable.

- Cumulative Impacts

a. Findings

The proposed Project would cause a cumulatively considerable contribution of emissions to air quality.

Changes or alterations have been required in or incorporated into the Project which attempt to avoid or substantially lessen the potentially significant environmental effects related to air quality impacts on sensitive receptors. Specifically, the following measures have been included to lessen the Project's potential construction emissions.

> **Mitigation Measure MM AQ-1:** All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet or exceed Tier 4 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations. The Lead Agency should include this requirement in applicable bid documents, and successful contractor(s) must demonstrate ability to supply compliant equipment prior to the commencement of any construction activities. Additionally, the Lead Agency should require reporting and provision of written documentation by contractors to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that the Lead Agency finds that Tier 4 construction equipment is not feasible pursuant to CEQA Guidelines Section 15364, the Project representative or contractor must use all off-road, diesel powered construction greater than 50 hp that meets Tier 3 off-road emission standards and other technologies/strategies approved by the Lead Agency. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily

construction haul truck trips to and from the Proposed Project, and/or limiting the number of individual construction project phases occurring simultaneously, if applicable.

Mitigation Measure MM AQ-3: Maintain equipment maintenance records for the construction portion of the proposed Project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction.

Mitigation Measure MM AQ-4: The Plan shall be developed in nine phases over approximately 13 years, as described in Section 2.0: Project Description, to minimize concurrent development.

However, there are no feasible Mitigation Measures beyond MM AQ-5 through MM AQ 15, as identified above, that would reduce significant impact caused by operational emissions to a less than significant level. Thus, the cumulative impact associated with air quality emissions remains significant and unavoidable.

b. Facts in Support of Findings

Emissions-based thresholds are used to determine if a project's contribution to regional cumulative emissions is cumulatively considerable, according to SCAQMD. Individual projects that exceed SCAQMD recommended daily thresholds for project-specific impacts would be considered to cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. As discussed previously in these findings, operation of the Project would result in an increase of regional VOC, NOx, CO, PM_{10} and $PM_{2.5}$ and localized $PM_{2.5}$. Contribution of these emission to air quality would therefore be considered cumulatively considerable, despite the incorporation of Mitigation Measure MM-1 through MM-5 that seek to reduce emission levels.

2. BIOLOGICAL RESOURCES

- Adverse Effects on Plant and Wildlife Species

Threshold BIO-1: The proposed Project would have a direct, substantial adverse effect on species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

a. Findings

Due to habitat modifications and other direct impacts, the Project would have a have a direct, substantial adverse effect on species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Changes or alterations have been required in or incorporated into the Project that substantially lessen the significant direct effects on those plant and wildlife specifies. Specifically, the following measures have been included to lessen the Project's direct effects on candidate, sensitive, or special status species.

Mitigation Measure MM BIO-1: Management Plan. A total of 710.12 acres shall be mitigated through preservation of the Etiwanda Heights Preserve and through acquired lands within the RCA for impacts occurring within the NA. Upon adoption of the EHNCP, all lands within the RCA will be subject to a comprehensive Preserve Management and Monitoring Plan to direct management of the entire contiguous block of land, which will include a financial source to pay for management of the entire preserve area. An easement or deed restriction that precludes development will be recorded on the acquired areas within the RCA. A Conservation Management Plan (CMP) will be prepared that specifically identifies required resource management activities and the entities that will be responsible for managing those activities in perpetuity. In compliance with Chapter 3, Conservation Plan, Section 3.5, Conservation Objectives, Strategy 5.2, the CMP shall, at a minimum address the following issues: Non-Native Plant Management, Post-Flood Management, Public Access and Trail Management, Seed Collection and Dispersal Program, SBKR Habitat Management Program, and Fire Management/Fuel Modification Buffer Zones.

Acquired lands within the RCA will include areas containing suitable habitat specifically for coastal California gnatcatcher and San Bernardino kangaroo rat among all other species with potential to occur within the NA. Specifically, lands acquired within the RCA would provide approximately 623 acres of suitable habitat for the San Bernardino kangaroo rat as well as conservation of United States Fish and Wildlife Service (USFWS) Critical Habitat for this species. Since the habitat within the NA is considered low quality, as described in Section 4.4.2, the compensatory mitigation ratio for San Bernardino kangaroo rat shall be 1:1, subject to approval by USFWS. A total of 721.52 acres of impacts to USFWS Critical Habitat for San Bernardino kangaroo rat would occur within the NA. The Recommended Preserve would conserve approximately 586.70 acres of Critical Habitat for San Bernardino kangaroo rat, and there are approximately 833 acres of Critical Habitat for this species available for acquisition within the RCA. Therefore, impacts within the NA would be fully mitigated through acquisition of lands designated as Critical Habitat for San Bernardino kangaroo rat within the RCA - 586.70 acres as part of the Specific Plan, and 134.82 acres of additional preserve acquisition.

Mitigation Measure MM BIO-2: Jurisdictional Resources. Prior to the issuance of any land development permits that impact jurisdictional resources, including clearing and grubbing or grading permits, sufficient acreage within RCA or elsewhere shall be conserved, enhanced, or restored to cover all impacts to waters of the United States and California Department of Fish and Wildlife (CDFW)-only areas at a 1:1 ratio (additional mitigation may be required to satisfy agency requirements). An easement or deed restriction that precludes development will be recorded on the conservation areas. Prior to dedication of the conservation area, a Conservation Management Plan will be prepared that specifically identifies required resource management activities and the entities that will be responsible for managing those activities.

A total of 65.92 acres of mitigation would be required for impacts to jurisdictional resources within the NA. A total of 57.08 acres of non-wetland waters or streambeds within the RCA Etiwanda Heights Preserve would be conserved with Plan implementation. Therefore, in order to mitigate for impacts to jurisdictional resources, a minimum of 14.30 acres would be acquired within the RCA for conservation and management. As stated previously and shown on Figure 4.3-3, there are approximately 461.53 acres of

jurisdictional resources within the RCA. It should be noted that this total does not include the RCA Etiwanda Heights Preserve since these jurisdictional resources are already accounted for in Table 4.3-13. Therefore, acquisition of lands within the RCA to mitigate impacts to jurisdictional resources would be feasible even with slight changes to the impact footprint. Table 5, Table 5, Minimum Mitigation Required for Impacts to Jurisdictional Resources, of Appendix F of the Final EIR summarizes the mitigation required for impacts to jurisdictional resources.

Mitigation Measure BIO-3: Special-Status Plant Species Monitoring Plan. For species federally and/or state-listed as threatened or endangered, prior to construction activities occurring within occupied habitat, a mitigation and monitoring plan shall be submitted to and approved by the USFWS (for federally listed plants) and/or CDFW (for state-listed plants). Regulatory agency approval is required prior to implementation of the Plan. Prior to Plan implementation, a translocation plan shall be developed and implemented for non-listed plant species, prior to construction activities occurring within occupied habitat for that species.

Based on the current impacts within the Neighborhood Area, two special-status plant species (intermediate mariposa lily and Parry's spineflower) would require translocation of individuals. The mitigation and monitoring plan for the transplanted special-status plant(s) shall describe the following as needed based on plant species: (1) the location of feasible mitigation sites; (2) site preparation measures as needed such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, and removal of non-native species; (3) a schedule and action plan to maintain and monitor the mitigation areas; (4) adaptive management measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful; (5) the source of all plant propagules (seed, potted nursery stock, etc.) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful.

Take of any listed species, or collection and transplantation of any individuals and populations of any listed species, will require approval by the USFWS and/or CDFW and issuance of an Incidental Take Permit.

Mitigation Measure MM BIO-4: Coastal California Gnatcatcher Surveys. No clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher (Polioptila californica californica) breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a qualified biologist (possessing a valid Endangered Species Act

Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer would be required around the nest site.

For potential impacts associated with construction noise, presence or absence of coastal California gnatcatcher would be determined by pre-construction surveys conducted by a qualified biologist adjacent to the Neighborhood Area. Coastal sage scrub outside of the impact area would be flagged to protect it from construction equipment as directed by the biologist. Between March 1 and August 15, no noise-generating construction activities that exceed ambient noise levels would occur in close proximity to occupied habitat. If necessary, other measures shall be implemented in consultation with the biologist as necessary, to reduce noise levels. Measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

Mitigation Measure MM BIO-5: Burrowing Owl Surveys. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, an approved biologist to conduct focused pre-construction surveys for burrowing owl (Athene cunicularia) shall be retained. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the approved biologist shall prepare a passive relocation mitigation plan that outlines appropriate buffering distances and timing and stipulates the passive relocation process. Any impacted occupied burrows would be replaced at a minimum 2:1 ratio proximate to the location of impact. The plan would be subject to review and approval by the wildlife agencies and the City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.

Mitigation Measure MM BIO-6: Nesting Bird Surveys. Construction activities involving vegetation removal shall be avoided during nesting bird season, from approximately March 15 through September 15, as directed by Section 4.4 of the City of Rancho Cucamonga General Plan (City of Rancho Cucamonga 2010a). If construction activities cannot be completed outside the nesting bird season, a pre-construction nesting bird survey shall be conducted. Special attention shall be given during surveys for ground-nesting birds (e.g., killdeer (Charadrius vociferus), lesser nighthawks (Chordeiles acutipennis), northern harriers (Circus cyaneus)) due to the number of nests observed during field surveys. Surveys shall be conducted within 500 feet of disturbance areas no earlier than 3 days prior to the commencement of disturbance. If construction activities are delayed, then additional pre-construction surveys shall be conducted such that no more than 3 days will have elapsed between the survey and ground-disturbance activities.

If active nests are found, clearing and construction shall be postponed or halted within a buffer area, established by the qualified biologist, that is suitable to the particular bird species and location of the nest, until the nest is vacated and juveniles have fledged, as determined by the biologist. The construction avoidance area shall be clearly demarcated in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. A biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any active nests detected, and documentation of any avoidance measures taken, shall be submitted to CDFW and the City within 14 days

of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

Mitigation Measure MM BIO-7: Small Mammal Trapping and Clearance Surveys. Thirty days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for pallid bat (Antrozous pallidus), American badger (Taxidea taxus), northwestern San Diego pocket mouse (Chaetodipus fallax fallax), Los Angeles pocket mouse (Perognathus longimembris brevinasus), and San Diego desert woodrat (Neotoma lepida intermedia).

Mitigation Measure MM BIO-7a: No earlier than 30 days prior to the commencement of construction activities, a preconstruction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Neighborhood Area disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed, and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the Neighborhood Area. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFW approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFW that there are alternative roost sites used by the maternity colony and young are not present then no further action is required.

If a maternity roost will be impacted by the activities proposed within the Neighborhood Area, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Neighborhood Area no less than 3 months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFW shall also be notified of any hibernacula or active nurseries within the construction zone.

If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of 1 week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months

in southern coastal California. This action should allow all bats to leave during the course of 1 week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFW shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.

If an active maternity roost is located on the Neighborhood Area, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above.

Mitigation Measure MM BIO-7b: Thirty days prior to construction activities in scrub and chaparral habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger.

If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200-foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFW. A written report documenting the badger removal shall be provided to CDFW within 30 days of relocation.

Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.

Mitigation Measure MM BIO-7c: Trapping and relocation for northwestern San Diego pocket mouse and Los Angeles pocket mouse will occur in all areas of soil disturbance and construction, if required by CDFW.

Mitigation Measure MM BIO-7d: If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFW. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the following sequential steps shall be taken: (1) all understory vegetation will be cleared in the area immediately

surrounding active nests, followed by a period of one night without further disturbance to allow woodrats to vacate the nest; (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site; and (3) the nest sticks shall be removed from the Neighborhood Area and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. All woodrat nests moved shall be documented and a written report provided to CDFW. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.

Mitigation Measure MM BIO-8: Reptile Clearance Surveys. A qualified biologist will be present during construction activities immediately adjacent to or within habitat that supports populations of special-status reptile species. Clearance surveys for special-status reptiles shall be conducted by the qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFW in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.

There are no feasible Mitigation Measures beyond MM BIO-1 through MM BIO-8 that would reduce significant direct impact to candidate, sensitive, or special status species. This is particularly true because the extent of the impact is unknown and is dependent on the amount of conservation lands that will be required pursuant to Mitigation Measure MM BIO-1. Thus, the direct impact to candidate, sensitive, or special status species remains significant and unavoidable.

However, changes or alterations have been required in or incorporated into the Project that reduce the indirect impact on candidate, sensitive, or special status species to a less than significant level. Specifically, the following mitigation measure has been included to ensure that the Project's indirect effects on species habitat are less than significant.

Mitigation Measure MM BIO-9: Indirect Impacts to Special-Status Resources. The following best management practices shall be implemented to minimize indirect impacts to special-status resources:

1. **Biological Monitor.** Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, written confirmation that a qualified biologist has been retained to implement the Neighborhood Area's biological monitoring program shall be provided. The letter shall include the names and contact information of all persons involved in the biological monitoring of the Neighborhood Area. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall be authorized to halt all associated Neighborhood Area activities that may be in violation of any permits issued by agencies having jurisdictional authority over the Neighborhood Area. Before construction activities occur in areas containing sensitive biological resources, all workers shall be educated by the qualified biologist

to recognize and avoid those areas that have been marked as sensitive biological resources.

2. **Worker Environmental Awareness Program (WEAP).** Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site, and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than 5 days without participating in the WEAP. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following:

    - Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements.

    - A discussion of the federal and state Endangered Species Acts, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts);

    - Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to pre-construction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality best management practices, and geotechnical or hydrological investigations;

    - Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife;

    - Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected);

    - Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;

- Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented;

- Be present during initial vegetation clearing and grading; and

- Submit to CDFW an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources.

3. **Construction Fencing.** The construction limits shall be flagged prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the flagged disturbance limits. Fencing shall remain in place during all construction activities. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.

4. **Toxic Substances.** Prior to the issuance of grading permits, evidence shall be submitted indicating that the use of chemicals or the generation of by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the conservation area within the Neighborhood Area. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the qualified biologist.

b. Facts in Support of Findings

➢ <u>Direct Impacts</u>

Based on geography, topography, vegetation communities, and soils occurring within the Rural/Conservation Area, there are 38 special-status plant species and 27 special-status wildlife species with moderate or high potential to occur. The EIR's Biological Report provides an analysis of special-status plant and wildlife species with potential to occur within the Rural/Conservation Area. Although the exact location and amount of impacts on privately owned lands located within the Rural/Conservation Area site is unknown, impacts to special-status plant species would be potentially significant.

Impacts to three special-status plants species and 20 special-status wildlife occurring or having potential to occur within the Neighborhood Area are potentially significant. The four special status plant species include the intermediate mariposa lily, parry's spineflower, plummer's mariposa lily, and California walnut. Direct impacts to the intermediate mariposa lily and parry's spineflower are significant because these species are rare, threatened, or endangered in California. However, impacts to these species would be reduced to less than significant through conservation of lands within the Etiwanda Heights Preserve, acquisition of lands within the Rural/Conservation Area pursuant to Mitigation Measure MM BIO-1, and through translocation of these two species as directed by Mitigation Measure MM BIO-3

Direct impacts to the Plummer's mariposa lily and California walnut, are not considered significant because these species are of low sensitivity, and the on-site populations are not significant in terms of the ability for this species to persist. In addition, the species do not occur within the Project Area in a population that is considered regionally significant and/or are common in the study area. However, acquisition of lands within the Rural/Conservation Area pursuant to Mitigation Measure MM BIO-1 would provide suitable habitat for these species and reduce impacts to a less than significant level.

The 20 special-status wildlife species occurring or have potential to occur within the Neighborhood Area are: coastal California gnatcatcher, San Bernardino kangaroo rat, burrowing owl, loggerhead shrike, prairie falcon, Cooper's hawk, southern California rufous-crowned sparrow, Bell's sage sparrow (Artemisiospiza belli belli), northern harrier, rufous hummingbird, Costa's hummingbird, Lawrence's goldfinch, northwestern San Diego pocket mouse, pallid bat (Antrozous pallidus), American badger (Taxidea taxus), Los Angeles pocket mouse (Perognathus longimembris brevinasus), San Diegan tiger whiptail, southern California legless lizard (Anniella stebbinsi), California glossy snake (Arizona elegans occidentalis), and Blainville's horned lizard. Although the San Diego pocket mouse was the only species observed in trapping sites conducted in the Neighborhood Area, the Neighborhood Area contains habitat suitable for the other species to be present on site.

The Neighborhood Area and a portion of the Rural/Conservation Area containing the Etiwanda Heights Preserve was surveyed and no coastal California gnatcatcher were observed. Therefore, impacts to coastal California gnatcatcher are not anticipated. However, because the Neighborhood Area supports coastal sage scrub communities and other sensitive habitats, a pre-construction survey would be completed to reduce potential impacts to less than significant pursuant to Mitigation Measure MM BIO-5. Nevertheless, should coastal California gnatcatchers be found during pre-construction surveys, consultation with the USFWS would be required. Permanent impacts to suitable habitat for coastal California gnatcatcher would be mitigated through Mitigation Measure MM BIO-4, Coastal California Gnatcatcher Surveys, and Mitigation Measure MM BIO-1, which would acquire suitable habitat for coastal California gnatcatcher within the Rural/Conservation Area. However, it is possible that a sufficient amount of suitable habitat cannot be acquired, and thus the direct impact on the California gnatcatcher would remain significant.

San Bernardino kangaroo rat was not observed, but there is potential for this species to occur on site, and approximately 2,813 acres of USFWS Critical Habitat is present within both the Neighborhood Area and Rural/Conservation Area. Permanent impacts to suitable habitat for San Bernardino kangaroo rat are partially mitigated through Mitigation Measure MM BIO-1, which would acquire suitable habitat for San Bernardino kangaroo rat within the Rural/Conservation Area. Other possible mitigation opportunities could include future reintroduction of San Bernardino kangaroo rat into conservation areas. All efforts concerning reintroduction would be conducted in consultation with USFWS. Separate from, but inclusive of, impacts to suitable habitat as discussed above, impacts to 721.52 acres of unoccupied USFWS Critical Habitat for San Bernardino kangaroo rat would be significant absent the mitigation provided in Mitigation Measure MM BIO-1, which would require acquisition of lands containing Critical Habitat for San Bernardino kangaroo rat. However, if a sufficient amount of suitable habitat cannot be acquired, this impact to the San Bernardino kangaroo rat remain significant.

Although no burrowing owls were observed within the Neighborhood Area, there is moderate potential for this species to occur. Therefore, Mitigation Measure MM BIO-5, which requires pre-construction surveys for burrowing owl, would be implemented to reduce potential impacts to less than significant. Additionally, potential impacts to burrowing owl would be further reduced through acquisition of lands within the Rural/Conservation Area pursuant to Mitigation Measure MM BIO-1.

The Neighborhood Area would impact 623.35 acres of suitable nesting and foraging habitat for loggerhead shrike, Cooper's hawk, southern California rufous-crowned sparrow, Costa's hummingbird, rufous hummingbird, Bell's sage sparrow, and Lawrence's goldfinch. Individual adults of these species are unlikely to be directly killed or injured during construction activities because they are highly mobile and would likely leave the area during construction. However, nesting activities could be disrupted if construction occurs during the breeding season as a result of nest abandonment or reduced reproductive success. Nests, eggs, and young could be directly affected by vegetation clearing and grading. These impacts can be reduced to less-than significant levels through the implementation of Mitigation Measure MM BIO-6, which would require preconstruction nesting bird surveys. Additionally, impacts to these species would be further reduced through acquisition of lands within the Rural/Conservation Area pursuant to Mitigation Measure MM BIO-1.

Although prairie falcon and northern harrier are not likely to nest on site due to lack of suitable nesting habitat, the Neighborhood Area would impact 623.35 acres of suitable foraging habitat. Raptor species could forage virtually anywhere on site where prey is available. Permanent impacts to foraging habitat for these species would be significant and would require implementation of Mitigation Measure MM BIO-1, which would acquire lands containing suitable foraging habitat and potential nesting habitat within the Rural/Conservation Area.

The Neighborhood Area would impact 623.35 acres of suitable habitat for pallid bat, American badger, Los Angeles pocket mouse, northwestern San Diego pocket mouse and San Diego desert woodrat (Neotoma lepida intermedia). Construction could result in direct impacts to foraging and roosting habitat for pallid bat and could directly affect individuals at roost sites. Individual adults foraging on-site are unlikely to be directly killed or injured during construction activities because they are highly mobile and only active at night. Still, individuals could be killed or harmed if active roost sites were removed, either causing direct mortality or more likely causing abandonment during the day. Direct impacts to foraging habitat would be reduced through the acquisition of lands within the Rural/Conservation Area (Mitigation Measure MM BIO-1). Direct impacts to individuals, including young, at roost sites, as a result of construction activities would also be significant and would be reduced through Mitigation Measure MM BIO-7a, which would require pre-construction surveys for active bat roosts.

American badger was not observed but has moderate potential to occur on site. Individual adults are unlikely to be directly killed or injured during construction activities because they are fairly mobile and should be able to escape from construction areas. The greatest potential for direct impacts to badgers would be mortality of young in a natal den and potentially the mother, which fiercely defends the natal den. While adults are highly mobile and can usually escape human disturbances, young natal dens and females defending natal dens, would be highly vulnerable to injury and mortality during construction. Direct impacts to individuals would be significant absent mitigation provided in Mitigation Measure MM BIO-7b, which would require pre-construction

surveys for American badgers. Additionally, impacts to these species would be further reduced through acquisition of lands within the Rural/Conservation Area (Mitigation Measure MM BIO-1).

Northwestern San Diego pocket mouse was observed within all 41 small mammal trapping sites, indicating an abundance of individuals. Los Angeles pocket mouse was not observed during the trapping efforts but has moderate potential to occur due to suitable habitat present on-site. San Diego desert woodrat was observed during the small mammal trapping, and woodrat middens were observed throughout the site. These species could be killed or injured during vegetation clearing and grading. Individuals may escape direct impacts but unless they were able to move into adjacent habitat, their chance of survival upon being flushed from a burrow or midden would be low. Therefore, both adults and young dependent on the nest would be highly vulnerable to injury and mortality during construction. Direct impacts to northwestern San Diego pocket mouse and Los Angeles pocket mouse would be significant absent the mitigation proposed in Mitigation Measure MM BIO-7c, which would require pre-construction trapping surveys. Direct impacts to San Diego desert woodrat individuals would be significant absent mitigation proposed in Mitigation Measure MM BIO-8d, which would require pre-construction clearance surveys. Additionally, impacts to these species would be further reduced through acquisition of lands within the Rural/Conservation Area (Mitigation Measure MM BIO-1).

The Neighborhood Area would result in impacts to 623.35 acres of suitable habitat for San Diego tiger whiptail, southern California legless lizard, California glossy snake, and Blainville's horned lizard. Although some individuals can move quickly over short distances in short bursts, they do not move far, and other individuals are cryptic and slow moving on the surface or are otherwise underground. Therefore, these species are all highly vulnerable to injury and mortality during construction. Impacts to special-status reptiles would be reduced to less than significant by the following measures: Mitigation Measure MM BIO-1, which would acquire lands containing suitable habitat within the Rural/Conservation Area; Mitigation Measure MM BIO-8, which would require pre-construction clearance surveys; and Mitigation Measure MM BIO-9, which would require worker awareness training by a qualified biologist for all construction personnel.

Although most biological impacts can be reduced to a less than significant level by the incorporation of Mitigation Measures MM BIO-1 through MM Bio-9 into the Project, significant direct impacts may still remain for certain plant and wildlife species.

- <u>Indirect Impacts</u>

Short-term indirect impacts to special-status plant would primarily result from construction-related dust, which could disrupt plant vitality in the short term, as well as soil erosion and runoff. Long-term indirect impacts on special-status plants would most likely occur as a result of trampling of vegetation by humans and domestic pets, invasion by exotic species, alteration of the natural fire regime, and exposure to urban pollutants (e.g., fertilizers, pesticides, herbicides, and other hazardous materials). If development were to occur on the privately-owned lands located within the Rural/Conservation Area, indirect effects may include dust, which could disrupt plant vitality in the short term, or construction-related soil erosion and runoff. Long-term edge effects could include intrusions by humans and possible trampling of individual plants, invasion by exotic plant and wildlife species, exposure to urban pollutants (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, litter, fire, and hydrologic changes (e.g., surface and groundwater level and quality). Indirect impacts to special-status plants would be significant

absent mitigation and would be avoided with the implementation of Mitigation Measure MM BIO-9, which would require impacts to occur only within the disturbance limits, use of BMPs and erosion control, control of invasive weeds, and avoidance of toxic substances that could affect plant life.

Indirect impacts to special-status wildlife species may include both habitat degradation and effects on individuals. Habitat degradation may occur in the same manner as discussed above. However, it should be noted that over the long term, indirect impacts on wildlife are expected to be limited along the open space–urban interface, because most of the Neighborhood Area is bordered by existing and future development, and there will be a relatively small amount of interface (or "edge") between development and open space. Dust can impact vegetation surrounding the Neighborhood Area, resulting in changes in the community structure and function. These changes could result in impacts to suitable habitat for special-status wildlife species. Wildlife may also be indirectly affected in the short term and long term by construction-related noise, which can disrupt normal activities, cause lasting stress, and subject wildlife to higher predation risks. Trash and garbage from Neighborhood Area-related activities could attract invasive predators such as ravens, gulls, crows, opossums, skunks, and raccoons that could impact the native wildlife species within the adjacent Etiwanda Heights Preserve. Accidental spills of hazardous chemicals could contaminate surface waters and indirectly impact wildlife species through direct or secondary poisoning and other sub-lethal effects (e.g., endocrine impacts), reduced prey availability, or altering suitable habitat. With implementation of Mitigation Measure MM BIO-9, which would require impacts to occur only within the disturbance limits, use of BMPs and erosion control, minimizing noise, worker-awareness training, trash removal, and avoidance of toxic substances. As a result, indirect impacts to wildlife would be less than significant.

- Adverse Effects on Vegetation

Threshold BIO-2: The proposed Project would have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

a. Findings

The Project would have a have a direct, substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Changes or alterations have been required in or incorporated into the Project that substantially lessen the direct, significant effects on riparian habitat and other sensitive natural communities. Specifically, the following measures have been included to reduce the Project's direct effects on these resources.

> **Mitigation Measure MM BIO-1: Management Plan.** A total of 710.12 acres shall be mitigated through preservation of the Etiwanda Heights Preserve and through acquired lands within the RCA for impacts occurring within the NA. Upon adoption of the EHNCP, all lands within the RCA will be subject to a comprehensive Preserve Management and Monitoring Plan to direct management of the entire contiguous block of land, which will include a financial source to pay for management of the entire preserve area. An easement or deed restriction that precludes development will be recorded on the acquired areas within the RCA. A Conservation Management Plan (CMP) will be prepared that specifically identifies required resource management activities and the entities that will be responsible

for managing those activities in perpetuity. In compliance with Chapter 3, Conservation Plan, Section 3.5, Conservation Objectives, Strategy 5.2, the CMP shall, at a minimum address the following issues: Non-Native Plant Management, Post-Flood Management, Public Access and Trail Management, Seed Collection and Dispersal Program, SBKR Habitat Management Program, and Fire Management/Fuel Modification Buffer Zones.

Acquired lands within the RCA will include areas containing suitable habitat specifically for coastal California gnatcatcher and San Bernardino kangaroo rat among all other species with potential to occur within the NA. Specifically, lands acquired within the RCA would provide approximately 623 acres of suitable habitat for the San Bernardino kangaroo rat as well as conservation of United States Fish and Wildlife Service (USFWS) Critical Habitat for this species. Since the habitat within the NA is considered low quality, as described in Section 4.4.2, the compensatory mitigation ratio for San Bernardino kangaroo rat shall be 1:1, subject to approval by USFWS. A total of 721.52 acres of impacts to USFWS Critical Habitat for San Bernardino kangaroo rat would occur within the NA. The Recommended Preserve would conserve approximately 586.70 acres of Critical Habitat for San Bernardino kangaroo rat, and there are approximately 833 acres of Critical Habitat for this species available for acquisition within the RCA. Therefore, impacts within the NA would be fully mitigated through acquisition of lands designated as Critical Habitat for San Bernardino kangaroo rat within the RCA - 586.70 acres as part of the Specific Plan, and 134.82 acres of additional preserve acquisition.

Mitigation Measure MM BIO-9: Indirect Impacts to Special-Status Resources. The following best management practices shall be implemented to minimize indirect impacts to special-status resources:

1. **Biological Monitor.** Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, written confirmation that a qualified biologist has been retained to implement the Neighborhood Area's biological monitoring program shall be provided. The letter shall include the names and contact information of all persons involved in the biological monitoring of the Neighborhood Area. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall be authorized to halt all associated Neighborhood Area activities that may be in violation of any permits issued by agencies having jurisdictional authority over the Neighborhood Area. Before construction activities occur in areas containing sensitive biological resources, all workers shall be educated by the qualified biologist to recognize and avoid those areas that have been marked as sensitive biological resources.

2. **Worker Environmental Awareness Program (WEAP).** Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site, and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than

5 days without participating in the WEAP. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following:

- Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements.

- A discussion of the federal and state Endangered Species Acts, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts);

- Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to pre-construction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality best management practices, and geotechnical or hydrological investigations;

- Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife;

- Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected);

- Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;

- Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented;

- Be present during initial vegetation clearing and grading; and

- Submit to CDFW an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources.

3. **Construction Fencing.** The construction limits shall be flagged prior to ground-disturbance activities, and all construction activities, including equipment staging and

maintenance, shall be conducted within the flagged disturbance limits. Fencing shall remain in place during all construction activities. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.

4. **Toxic Substances.** Prior to the issuance of grading permits, evidence shall be submitted indicating that the use of chemicals or the generation of by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the conservation area within the Neighborhood Area. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the qualified biologist.

There are no feasible Mitigation Measures beyond MM BIO-1 and MM BIO-9 that would reduce significant direct impact to riparian habitat and other sensitive natural communities. This is particularly true because the extent of the impact is unknown and is dependent on the amount of conservation lands that will be required pursuant to Mitigation Measure MM BIO-1. Thus, the direct impact to riparian habitat and other sensitive natural communities remains significant and unavoidable.

However, changes or alterations have been required in or incorporated into the Project that reduce the Project's indirect impact on riparian habitat and other sensitive natural communities to a less than significant level. Specifically, Mitigation Measure MM BIO-9 has been included to ensure that the Project's indirect effects on species habitat are less than significant.

b. <u>Facts in Support of Findings</u>

- <u>Direct Impacts</u>

A total of 1,252.84 acres of un-conserved privately-owned lands are located within the Rural/Conservation Area. Of this total, permanent direct impacts to vegetation communities are estimated at 630 acres. Although the exact location and amount of impacts on privately owned lands located within the Rural/Conservation Area is unknown, six vegetation communities (scale broom scrub, white sage scrub, white sage-California buckwheat, white sage-California sagebrush, California sycamore woodlands, and California sycamore-coast live oak) are considered sensitive. Any impacts to these communities would be potentially significant. As part of the development review and permitting processes in the Rural/Conservation Area, potential impacts would be assessed, and measures would be applied as appropriate to reduce potential impacts. Such measures may be included as conditions of approval to remove a tree under the City's Heritage Tree Ordinance. In addition, if applicable to individual projects in the Rural/Conservation Area, Mitigation Measure MM BIO-9 would apply. In the absence of specific details for future individual home development in the Rural/Conservation Area, adverse effects to sensitive vegetation communities resulting from any future development in the Rural/Conservation Area would result in a potentially significant impact.

A total of 789.90 acres of vegetative communities will be impacted in the Neighborhood Area, including 623.35 acres of scrub and chaparral habitat and 166.55 acres of disturbed and developed lands. Within the Neighborhood Area, two of the vegetation communities (scale broom scrub (including disturbed) and white sage scrub) are considered sensitive; therefore, impacts to 355.06 acres with Neighborhood Area implementation would be potentially significant and would require mitigation at a 2:1 ratio for scale broom scrub (including disturbed) and a 2:1 ratio for white sage scrub. A total of 710.12 acres would be required for mitigation.

Mitigation for significant impacts to sensitive vegetation communities would occur through the acquisition of lands within the Rural/Conservation Area pursuant to Mitigation Measure MM- BIO-1. A total of 238.75 acres of scale broom scrub would be conserved within the Etiwanda Heights Preserve with project implementation. However, if a sufficient amount of suitable habitat cannot be acquired, the direct impact to vegetative communities would remain significant.

The proposed acquisition approach for mitigation will provide the following benefits: (1) reduce the risk of development within the Rural/Conservation Area, (2) provide a large habitat block with connectivity to existing preserve areas for the protection of sensitive habitat used by special-status species, (3) allow for enhancement of distressed or disturbed vegetation communities within the conserved area, (4) allow for type conversion (restoration) of disturbed or non-native land covers to native communities, (5) include a comprehensive Preserve Management and Monitoring Plan to direct management of the entire contiguous block of land, and (6) include a financial source to pay for management of the entire preserve area. There are areas within the Rural/Conservation Area currently designated by the County of San Bernardino General Plan as Special Development Residential, Hillside Residential and Rural Living, where residential and commercial development are allowed. Without a comprehensive acquisition and management plan, large portions of the existing area would be available for development. Nonetheless, if sufficient land is not conserved, impacts would remain significant.

- <u>Indirect Impacts</u>

Short-term indirect impacts to vegetation communities would primarily result from construction-related dust, which could disrupt plant vitality in the short term, as well as soil erosion and runoff. Long-term indirect impacts on vegetation communities would most likely occur as a result of trampling of vegetation by humans and domestic pets, invasion by exotic species, alteration of the natural fire regime, and exposure to urban pollutants (e.g., fertilizers, pesticides, herbicides, and other hazardous materials). Over the long term, indirect impacts on vegetation communities within the Rural/Conservation Area would increase the amount of interface (or "edge") between development and open space. Indirect impacts to vegetation communities would be significant absent mitigation and would be avoided with the implementation of Mitigation Measure MM BIO-9, which would require impacts to occur only within the disturbance limits, use of BMPs and erosion control, control of invasive weeds, and avoiding the use of toxic substances that could affect plant life

Short-term indirect impacts to vegetation communities would primarily result from construction-related dust, which could disrupt plant vitality in the short term, as well as soil erosion and runoff. Long-term indirect impacts on vegetation communities would most likely occur as a result of trampling of vegetation by humans and domestic pets, invasion by exotic species,

alteration of the natural fire regime, and exposure to urban pollutants (e.g., fertilizers, pesticides, herbicides, and other hazardous materials). Indirect impacts to vegetation communities would be less than significant with implementation of Mitigation Measure MM BIO-9, which would require impacts to occur only within the disturbance limits, use of best management practices (BMPs) and erosion control, control of invasive weeds, and avoiding the use of toxic substances that could affect plant life.

- Adverse Effects on Wetlands

Threshold BIO-3: Have a substantial adverse direct effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

a. Findings

The proposed Project would have a substantial adverse direct effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Changes or alterations have been required in or incorporated into the Project that substantially lessen the direct, significant effects on wetlands. Specifically, the following measures have been included to reduce the Project's effects on these resources

> **Mitigation Measure MM BIO-2: Jurisdictional Resources.** Prior to the issuance of any land development permits that impact jurisdictional resources, including clearing and grubbing or grading permits, sufficient acreage within RCA or elsewhere shall be conserved, enhanced, or restored to cover all impacts to waters of the United States and California Department of Fish and Wildlife (CDFW)-only areas at a 1:1 ratio (additional mitigation may be required to satisfy agency requirements). An easement or deed restriction that precludes development will be recorded on the conservation areas. Prior to dedication of the conservation area, a Conservation Management Plan will be prepared that specifically identifies required resource management activities and the entities that will be responsible for managing those activities.
>
> A total of 65.92 acres of mitigation would be required for impacts to jurisdictional resources within the NA. A total of 57.08 acres of non-wetland waters or streambeds within the RCA Etiwanda Heights Preserve would be conserved with Plan implementation. Therefore, in order to mitigate for impacts to jurisdictional resources, a minimum of 14.30 acres would be acquired within the RCA for conservation and management. As stated previously and shown on Figure 4.3-3, there are approximately 461.53 acres of jurisdictional resources within the RCA. It should be noted that this total does not include the RCA Etiwanda Heights Preserve since these jurisdictional resources are already accounted for in Table 4.3-13. Therefore, acquisition of lands within the RCA to mitigate impacts to jurisdictional resources would be feasible even with slight changes to the impact footprint. Table 5, Table 5, Minimum Mitigation Required for Impacts to Jurisdictional Resources, of Appendix F of the Final EIR summarizes the mitigation required for impacts to jurisdictional resources.

Mitigation Measure MM BIO-9: Indirect Impacts to Special-Status Resources. The following best management practices shall be implemented to minimize indirect impacts to special-status resources:

1. **Biological Monitor.** Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, written confirmation that a qualified biologist has been retained to implement the Neighborhood Area's biological monitoring program shall be provided. The letter shall include the names and contact information of all persons involved in the biological monitoring of the Neighborhood Area. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall be authorized to halt all associated Neighborhood Area activities that may be in violation of any permits issued by agencies having jurisdictional authority over the Neighborhood Area. Before construction activities occur in areas containing sensitive biological resources, all workers shall be educated by the qualified biologist to recognize and avoid those areas that have been marked as sensitive biological resources.

2. **Worker Environmental Awareness Program (WEAP).** Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site, and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than 5 days without participating in the WEAP. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following:

    - Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements;

    - A discussion of the federal and state Endangered Species Acts, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts);

    - Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground

disturbance. This applies to pre-construction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality best management practices, and geotechnical or hydrological investigations;

- Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife;

- Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected);

- Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;

- Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented;

- Be present during initial vegetation clearing and grading; and

- Submit to CDFW an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources.

3. **Construction Fencing.** The construction limits shall be flagged prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the flagged disturbance limits. Fencing shall remain in place during all construction activities. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.

4. **Toxic Substances.** Prior to the issuance of grading permits, evidence shall be submitted indicating that the use of chemicals or the generation of by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the conservation area within the Neighborhood Area. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the qualified biologist.

There are no feasible Mitigation Measures beyond MM BIO-2 and MM BIO-9 that would reduce the Project's significant direct impact to wetlands. This is particularly true because the extent of the impact is unknown and is dependent on the amount of conservation lands that will be required pursuant to Mitigation Measure MM BIO-2. Thus, the direct impact to wetlands remains significant and unavoidable.

However, changes or alterations have been required in or incorporated into the Project that reduce the indirect impact on wetlands to a less than significant level. Specifically, the Mitigation Measure MM BIO-9 has been included to ensure that the Project's indirect effects on wetlands are less than significant.

b. Facts in Support of Findings

- Direct Impacts

There is an estimated 34 acres of jurisdictional resources on privately owned lands located within the Rural/Conservation Area: Although the exact location and amount of impacts on privately owned lands located within the Rural/Conservation Area site is unknown, impacts to jurisdictional resources would be significant and would require mitigation. Mitigation for significant impacts to jurisdictional resources on private properties located within the Rural/Conservation Area would be implemented according to the mitigation ratios and measures as determined through separate review and approval by regulatory agencies. New homes are permitted only in the Hillside and Open Space Regulating Sub-zones, require Design Review, and are subject to the Hillside Development Ordinance where applicable (see Chapter 7.7 of the Plan and 17.16.140 of the Rancho Cucamonga Municipal Code). The allowance of new homes is controlled by each Sub-area and sub-zone within the Rural/Conservation Area. Applications will be reviewed for compliance with the standards of this chapter of the Plan. More specifically, as stated under the Rural Regulating zone that applies to the Rural/Conservation Area, no structure may be built within 50 feet of any Blue Line Stream on any current map prepared by the U.S. Department of the Interior Geological Survey (USGS) or contains significant riparian or streambed environs.

There would be permanent impacts to 65.92 acres of non-wetland waters or streambeds within the Neighborhood Area. Impacts to jurisdictional resources would be considered significant absent mitigation and would require obtaining the appropriate agency permits. Direct impacts to these jurisdictional resources would remain significant even with Mitigation Measure MM BIO-2, which would require conservation and restoration of jurisdictional resources at a minimum 1:1 ratio (though the ratio may increase through permitting discussions) within the Rural/Conservation Area. Nonetheless, as noted above, if sufficient land is not conserved, impacts would be significant.

- Indirect Impacts

The EHNCP supports jurisdictional resources, which are typically affected in the short term by dust and construction-related soil erosion and runoff. Indirect impacts to jurisdictional resources would be significant absent mitigation and would be avoided with the implementation of Mitigation Measure MM BIO-9, which would require impacts to occur only within the disturbance limits, use of BMPs and erosion control, and avoiding the use of toxic substances that could affect waterways.

- Cumulative Biological Impacts

a. Findings

The proposed Project has the potential to cause a cumulatively significant impact on biological resources. Changes or alterations have been required in or incorporated into the Project that substantially lessen the cumulative effects on wetlands. Specifically, Mitigation Measures MM BIO-1 through MM BIO-9, above, have been included to reduce the Project's cumulative biological impacts.

b. Facts in Support of Findings

Development in the Rural/Conservation Area would be subject to the requirements and review procedures of the City's Hillside Development Review Ordinance. In addition to those requirements, applications for development in the Rural/Conservation Area would include or address site-specific biological resources studies and any required permits from State and Federal regulatory agencies. With compliance with Rural/Conservation Area Development Design Review procedures and implementation of mitigation measures, impacts would be reduced to less than significant.

Development of the Neighborhood Area has been evaluated and found to be less than significant, with compliance with the existing regulations, mitigation measures BIO-1 though BIO-9, preservation of open space, development standards and the provisions outlined in the Specific Plan. Impacts to jurisdictional features and San Bernardino kangaroo rat habitat in the Neighborhood Area. However, if a sufficient amount of suitable habitat cannot be acquired, this impact would remain significant. In consideration of the preceding factors, the Project's contribution to cumulative biological resources impacts would remain significant.

3. GREENHOUSE GAS EMISSIONS

- Greenhouse Gas (GHG) Generation

Threshold GHG-1: The proposed Project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

a. Findings

The proposed Project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Changes or alterations have been required in, or incorporated into the Project that substantially lessen the significant GHG impact as identified in the Final EIR. Specifically, the following mitigation measures have been incorporated into the Project in order to reduce the Project's GHG impacts.

Mitigation Measure MM GHG-1: Require the use of electric lawn mowers and leaf blowers through the Electric Lawn Mower Rebate Program established by the SCAQMD.

Mitigation Measure MM GHG-2: Implement the Plan design with CALGreen Voluntary Measure for Energy efficiency that exceed Title 24 requirements by 15 to 30 percent.

Mitigation Measure MM GHG-3: Implement the Plan design with CALGreen Voluntary Measure for water conservation to reduce indoor potable water use by 20 percent by applying water saving fixtures and/or flow restrictors.

Mitigation Measure MM AQ-1: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet or exceed Tier 4 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations. The Lead Agency should include this requirement in applicable bid documents, and successful contractor(s) must demonstrate ability to supply compliant equipment prior to the commencement of any construction activities. Additionally, the Lead Agency should require reporting and provision of written documentation by contractors to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that the Lead Agency finds that Tier 4 construction equipment is not feasible pursuant to CEQA Guidelines Section 15364, the Project representative or contractor must use all off-road, diesel powered construction greater than 50 hp that meets Tier 3 off-road emission standards and other technologies/strategies approved by the Lead Agency. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, and/or limiting the number of individual construction project phases occurring simultaneously, if applicable.

Mitigation Measure MM AQ-3: Maintain equipment maintenance records for the construction portion of the proposed Project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction.

Mitigation Measure MM AQ-8: Provide incentives for employees working at the proposed commercial and retail uses to encourage the use of public transportation or carpooling, such as discounted transit passes or carpool rebates.

Mitigation Measure MM AQ-9: Implement a rideshare program for employees working at the proposed commercial and retail uses and set a goal to achieve a certain participation rate over a period of time.

Mitigation Measure MM AQ-10: Maximize the use of solar energy including solar panels. Installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the commercial and retail facilities and/or EV charging station at each residential and non-residential building.

Mitigation Measure MM AQ-13: Maximize the planting of trees in landscaping and parking lots.

Mitigation Measure MM AQ-14: Use light colored paving and roofing materials.

Mitigation Measure MM AQ-15: Utilize only Energy Star heating, cooling, and lighting devices, and appliances.

There are no feasible Mitigation Measures beyond MM GHG-1 through MM GHG-3 and Mitigation Measures AQ-1 through AQ-3, AQ-8 through AQ-10, and AQ-13 through AQ-15 that would reduce the Project's significant impact on the generation of GHG emissions. Thus, the Project's impact on GHG emissions remains significant and unavoidable.

b. Facts in Support of Findings

Construction activity is relatively short in duration and contributes a relatively small portion of the total lifetime GHG emissions of a project. In addition, GHG emissions-reduction measures for construction equipment are relatively limited. Therefore, SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies.

In this case, the Project is anticipated to be constructed in nine (9) phases. Construction assumptions used in the EIR's analysis of GHG emissions conservatively assumed that the Project would be constructed with the most intensive activities occurring on a daily basis. With that conservative assumption, the overall total GHG emissions associated with construction is 19,982 metric tons of carbon dioxide equivalent (MTCO2e). When amortized over a thirty (30) year period, this amount is 666 MTCO2e per year.

Once the Project is built out, GHG emissions from mobile and area sources and indirect emissions from energy and water use, wastewater, as well as waste management would occur every year thereafter. Such emissions would include area sources, such as fireplaces and lawnmowers, natural gas heaters, vehicle trips, solid waste generation, and the energy used to operate water and wastewater systems. The EIR attributes GHG emissions estimates for each of these operational energy sources.

Without any mitigation, construction and operation of the Project would generate 54,053 MTCO2e per year. Under SCAQMD targets for GHG efficiency, this equates to a per capita efficiency target of 5.69 GHG Efficiency per person per year. SCAQMD's Tier 4 efficiency target for GHG emissions is 6.6 MTCO2 per year in 2020 and 4.1 MTCO2 per year in 2035. Thus, without any mitigation, the Project would exceed the SCAQMD's GHG emissions targets.

Mitigation Measures MM GHG-1 through MM GHG-3, MM AQ- 8 through MM AQ-10, and MM AQ-13 through MM AQ-15 have been incorporated into the Project in an effort to reduce GHG emissions from the Project. When taking into consideration implementation of the requirements set forth in the City's Development Code and the CalGreen Building requirements and Mitigation Measures MM GHG-1 through MM GHG-3, the Project's GHG emissions would result in a reduction of 9,928 MTCO2e per year (18 percent). However, even with regulatory compliance and the mitigation measures, the Project would still exceed the SCAQMD threshold of 4.1 MTCO2e per service population during the horizon year of 2035.

The SCAQMD recommends that if the Project would generate emissions in excess of the applicable targets, to assess the Project utilizing the Tier 5 approach. The Tier 5 approach

recommends implementation of offsite mitigation (GHG reduction projects) to reduce GHG emission impacts to less than the proposed screening level. Any offsite mitigation measure that includes purchase of offsets would require that the project provide offsets for life of the project, which is defined by 30 years. If the project is unable to implement offsite GHG reduction mitigation measures to reduce GHG emission impacts to less than the screening level, then GHG emissions would be considered significant. This remains uncertain. With implementation and enforcement of Mitigation Measures MM GHG-1 through MM GHG-3, MM AQ- 8 through MM AQ-10, and MM AQ-13 through MM AQ-15, and compliance with local and regional plans to further reduce emissions, impacts would remain potentially significant.

- Conflict with Applicable Plan

Threshold GHG-2: The Project would conflict with the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the purpose of reducing the emissions of GHG.

a. Findings

The proposed Project would conflict with applicable population provisions of the SCAG RTP/SCS for the purpose of reducing GHG emissions. Changes or alterations have been required in, or incorporated into the Project that substantially lessen the significant GHG impact as identified in the Final EIR. Specifically, the number of units allowed to be built under the Project was reduced from 3,800 units in the 2017 iteration of the Project to 3,000 units in the current iteration of the Project. The reduction in units brings the Project closer to the population estimates in the SCAG RTP/SCS. The following mitigation measures have also been incorporated into the Project:

Mitigation Measure MM AQ-8: Provide incentives for employees working at the proposed commercial and retail uses to encourage the use of public transportation or carpooling, such as discounted transit passes or carpool rebates.

Mitigation Measure MM AQ-9: Implement a rideshare program for employees working at the proposed commercial and retail uses and set a goal to achieve a certain participation rate over a period of time.

In addition, with respect to GHG emissions and consistency with the SCAG RTP/SCS, specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR. Thus, this impact remains significant and unavoidable.

b. Facts in Support of Findings

The Project has been found consistent with the Rancho Cucamonga Sustainable Community Action Plan and the primary GHG reduction policies of the SCAG RTP/SCS. The 2016 RTP/SCS is expected to help SCAG reach its GHG reduction goals, as identified by CARB, with reductions in per capita passenger vehicle GHG emissions of 9 percent by 2020 and 16 percent by 2035.

However, the impact of growth associated with the Project is considered significant because all of the population and employment growth associated with the Project is not accounted for in the current 2016-2040 RTP/SCS and SCAG regional forecasts for 2020-2045.

SCAG projections take into account current jurisdictional boundaries. The EHNCP includes 305 acres in the City and 4,088 acres currently in the County. As such, the current 2016 – 2040 SCAG RTP/SCS Growth Forecasts only reflect growth projected for the EHNCP, a population increase of 2,000. This projected growth, when combined with the growth already forecast on the 305 acres in the City, would account for 300 of the 415 jobs projected for the EHNCP and 6,035 persons above the projections in the City's General Plan, compared to the 9,090 for the EHNCP. Although the population increase is incrementally above the regional growth forecasts, the impact of growth associated with the EHNCP is considered significant because all of the population and employment growth associated with the proposed EHNCP is not accounted for in the current 2016 – 2040 RTP/SCS and draft 2020 – 2045 draft SCAG Regional Growth Forecasts.

There is no way to feasibly mitigate this impact, although it should be noted that SCAG is currently preparing the 2020-2045 RTP/SCS, which will include the projected growth within the annexation area. Thus, this impact should be resolved and reduced to a less than significant level upon the next adoption of the 2020-2045 RTP/SCS.

- Cumulative GHG Impacts

a. Findings

The proposed Project would be inconsistent with applicable GHG regulations, plans, and policies. Therefore, the Project would result in a cumulative impact to global climate change. Changes or alterations have been required in, or incorporated into the Project that substantially lessen the significant GHG impact as identified in the Final EIR. Specifically, the number of units allowed to be built under the Project was reduced from 3,800 units in the 2017 iteration of the Project to 3,000 units in the current iteration of the Project. The reduction in units brings the Project closer to the population estimates in the SCAG RTP/SCS. In addition, Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR. Thus, this impact remains significant and unavoidable.

b. Facts in Support of Findings

Currently no generally accepted methodology exists to determine whether GHG emissions associated with a specific project represent new emissions or existing and/or displaced emissions. Therefore, consistent with CEQA Guidelines Section 15064h(3), the City as a lead agency, has determined that the Project's contribution to cumulative GHG emission and global climate change would be less than significant if the proposed Plan is consistent with the applicable regulatory plans and polices to reduce GHG emissions. Accordingly, the analysis described above in Threshold GHG-2 took into account the potential for the proposed Project to contribute to the cumulative impact of global climate change due to its population conflict with the SCAG RTP/STS. The proposed Project, even with mitigation would result in a potentially-significant impact, because it could be inconsistent with applicable plans.

There is no way to feasibly mitigate this impact, although it should be noted that SCAG is currently preparing the 2020-2045 RTP/SCS, which will include the projected growth within the annexation area. Thus, this impact should be resolved and reduced to a less than significant level upon the next adoption of the 2020-2045 RTP/SCS.

4. LAND USE AND PLANNING

- Conflict with Applicable Plan

Threshold LU-1: The proposed Project would cause a significant environmental impact due to a conflict with the SCAG RTP/SCS.

a. Findings

The proposed Project would cause a significant environmental impact due to a conflict with the population estimates identified in the SCAG RTP/SCS. Changes or alterations have been required in, or incorporated into the Project that substantially lessen the significant population impact as identified in the Final EIR. Specifically, the number of units allowed to be built under the Project was reduced from 3,800 units in the 2017 iteration of the Project to 3,000 units in the current iteration of the Project. The reduction in units brings the Project closer to the population estimates in the SCAG RTP/SCS. In addition, specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

b. Facts in Support of Findings

The EIR comprehensively evaluated the proposed Project's consistency with applicable regulatory land use plans, including the City's General Plan, Development Code, and the SCAG RTP/SCS. The EIR found that the proposed Project is consistent with all of these planning documents.

The City's General Plan would allow development of up to 660 residential units with an associated population of approximately 2,000 persons on the 305 acres currently within the City. The General Plan also projects development of 1,057 units in the City's SOI with an associated population of 3,400. The 4,088 acres proposed for annexation accounts for 69% of the 5,927 acres located in the City's SOI. Based on this percentage, the portion of the projected growth associated with the annexation area would be 729 units or approximately 2,346 persons. The total population growth projected in the City's General Plan for the portion of the EHNCP in the City and portion of the SOI proposed for annexation is approximately 4,346 persons. This portion of the 9,090 population-growth associated with the Plan (approximately 48%) is consistent with City's General Plan population projection, which is consistent with the 2016-2040 RTP/SCS growth forecast of 204,300 for the City's population in 2040. The total increase in the City's population that would be associated with the Plan is 9,090, approximately 4,744 persons above the projections in the City's General Plan for the Plan Area. This portion of the population growth associated with the Plan would be beyond the growth included in the 2016-2040 RTP/SCS growth forecasts.

This impact would have been greater if the Project, as originally described in 2017, were carried through because that Project included a maximum of 3,800 units. With only 3,000 allowable units, the current iteration of the Project lessens the conflict with the population growth

estimates in the SCAG RTP/SCS. Nevertheless, due to the conflict, the impact on land use remains significant and unavoidable.

5. MINERAL RESOURCES

- Loss of Mineral Resources

Threshold MR-1: The proposed Project would result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state.

a. Findings

The proposed Project would result in the loss of approximately 86,400,000 tons of potential aggregate reserves, including reserves in the now closed and reclaimed Inland Rock/Day Creek Spreading Grounds aggregate quarry. No feasible mitigation would preserve these mineral resources. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR. As a result, the Project's impact on mineral resources is significant and unavoidable.

b. Facts in Support of Findings

The Aggregate Resource Sector D-3 (Deer and Day Creek Fans) is the only aggregate resource zone located within the Project Area. Estimated potential aggregate reserves in D-3 are 86,400,000 tons. This area also contains the now closed and reclaimed Inland Rock/Day Creek Spreading Grounds aggregate quarry.

The D-3 Aggregate Resources zone, including the reclaimed aggregate quarry, would be completely developed under the Project. While portions of this D-3 area were processed for the termination of mineral resource designation in 2009 due to the presence of adjacent incompatible land uses, the loss of the D-3 area would represent a loss of approximately 16% of the estimate potential aggregate reserves in the region. It should also be noted that a 200-acre portion of the D-3 area is already restricted by the existing Open Space Easement. Nonetheless, this loss of regionally important mineral resources was accounted for in the City's 2010 General Plan EIR and was found to be significant and unavoidable. Consistent with the General Plan EIR, Project-related impacts to regional mineral resources would be significant. The only way to avoid this impact would be to preclude development on the D-3 aggregate resources area; therefore, there is no feasible mitigation.

Other considerations merit the loss of this mineral resource. The Neighborhood Area contains the residential units and public services that are needed to meet regional housing needs and provide recreational services to nearby residents. In addition, the tax revenue generated by the Neighborhood Area, as well as the DTR program, will help ensure that the Rural/Conservation Area is primarily conserved as open space. This is only feasible if the D-3 Aggregate Resources Zone is developed.

6. POPULATION AND HOUSING

- Population Inducement and Growth

Threshold POP-1: The proposed Project would induce substantial unplanned population growth forecasted under the current SCAG RTP/SCS, either directly or indirectly.

a. Findings

The proposed Project would induce population growth that was unplanned in the current population estimates identified in the SCAG RTP/SCS. Changes or alterations have been required in, or incorporated into the Project that substantially lessen the significant population growth impact as identified in the Final EIR. Specifically, the number of units allowed to be built under the Project was reduced from 3,800 units in the 2017 iteration of the Project to 3,000 units in the current iteration of the Project. The reduction in units brings the Project closer to the population estimates in the SCAG RTP/SCS. In addition, specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

b. Facts in Support of Findings

The total population growth projected in the City's General Plan for the portion of the EHNCP in the City and the portion of the proposed annexation area is approximately 4,346 persons. This portion of the 9,090 population-growth associated with the Plan (approximately 48 percent) is consistent with City's General Plan population projection, which is consistent with the 2016-2040 RTP/SCS growth forecast of 204,300 for the City's population in 2040. The total increase in the City's population that would be associated with the Project is 9,090, approximately 4,744 persons above the projections in the City's General Plan for the Project Area. This portion of the population growth associated with the Project would be beyond the growth included in the 2016-2040 RTP/SCS growth forecasts. It is therefore considered significant and unavoidable.

SCAG is currently preparing the 2020-2045 RTP/SCS and draft growth forecasts for this planning period have been developed. This forecast was developed based on local input, received between late 2017 and early 2019, on preliminary growth forecasts prepared by SCAG. This draft forecast includes projected growth in the 4,088-acre annexation area based on input from San Bernardino County. Specifically, the current draft forecast includes approximately 1,600 households with a population of 4,900 and 300 jobs in the Neighborhood Area, reflecting the County's plans to sell this surplus property for development. The population growth associated with the portion of the Plan Area currently in the City, approximately 2,000, and the growth in the annexation area included in the draft growth forecast, 4,900, totals 6,900, which is approximately 76 percent of the 9,090 growth in population projected for the 3,000 residential units the Plan would allow. It should be noted that the maximum 3,000 housing units that would be allowed by the Plan would assist the City of Rancho Cucamonga in meeting State-mandated fair share housing production targets as outlined in SCAG's RHNA. As discussed previously, the City has a shortfall of sites for meeting its moderate income RHNA goal; however, there is a surplus of sites for lower income units.

The additional increment of population growth that would be generated by the Plan, 4,744 persons, may result in the City's population exceeding the 2040 population growth forecast of

204,300 by approximately 2 percent. Because the Plan may result in the City's population exceeding the 2040 population forecast for the City, which could result in additional environmental impacts not addressed by regional plans, this impact is considered significant. This impact would have been greater if the Project, as originally described in 2017, were carried through because that Project included a maximum of 3,800 units. With only 3,000 allowable units, the current iteration of the Project lessens the conflict with the population growth estimates in the SCAG RTP/SCS.

- Cumulative Population Impacts

a. Findings

The proposed Project would have a cumulatively significant impact on unplanned population growth exceeding current forecasts under the SCAG RTP/SCS. Changes or alterations have been required in, or incorporated into the Project that substantially lessen the cumulatively significant impact as identified in the Final EIR. Specifically, the number of units allowed to be built under the Project was reduced from 3,800 units in the 2017 iteration of the Project to 3,000 units in the current iteration of the Project. The reduction in units brings the Project closer to the population estimates in the SCAG RTP/SCS. In addition, specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

b. Facts in Support of Findings

Development of the Plan and other projects in the City of Rancho Cucamonga and in San Bernardino County would lead to increases in population, housing, and employment. The Project would involve development of up to a maximum of 3,000 residential units, with approximately 9,090 new residents, and approximately 415 employment opportunities. Implementation of the Plan, in combination with other development projects in the unincorporated County areas, adjacent jurisdictions, and the City of Rancho Cucamonga in accordance with the adopted General Plan, would contribute to future population, housing, and employment growth within the area.

As discussed previously, approximately 48 percent of the population growth of 9,090 that would be generated by the Plan, 4,346 persons, is accounted for the SCAG RTP/SCS 2016-2040 Growth Forecasts. The remaining population growth of 4,744 is not accounted for the 2016-2040 Growth Forecasts. The draft 2020-2045 RTP/SCS Growth Forecasts account for approximately 76 percent of the population growth that would be generated by the Plan. The additional increment of population growth that would be generated by the Plan not accounted for in the 2016-2040 RTP/SCS Growth Forecasts may result in population growth exceeding current forecasts, which may contribute to cumulative impacts.

This impact would have been greater if the Project, as originally described in 2017, were carried through because that Project included a maximum of 3,800 units. With only 3,000 allowable units, the current iteration of the Project lessens the conflict with the population growth estimates in the SCAG RTP/SCS.

7. TRANSPORTATION AND TRAFFIC

Threshold TRAF-1: The proposed Project would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking

into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

a. Findings

The proposed Project has the potential to conflict with applicable level of service (LOS) criteria established by the City of Rancho Cucamonga, City of Ontario, Caltrans, and SANBAG for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With respect to local streets and highways, changes or alterations have been required in, or incorporated into the Project that avoid the significant traffic impact as identified in the Final EIR. Specifically, the following project design features and mitigation measures have been incorporated into the Project in order to reduce the Project's traffic impacts.

Project Design Feature PDF TRAF-1: Roadway Network Improvements. The Plan includes the proposed extension of Wilson Avenue from Milliken Avenue to Day Creek Boulevard and the extension of Rochester Avenue, and the planning areas of Existing Year (2017) Plus Project intersection lane configurations are assumed to include the same lane geometries as Existing Year (2017) Conditions with the exception of the following project design features at the Plan locations:

- **Intersection 6: Wilson Avenue and Milliken Avenue:** Multilane roundabout intersection, new southbound approach.

- **Intersection 16: Fredericksburg Avenue and Banyan Street:** New northbound approach.

- **Intersection 18: Rochester Avenue and Banyan Street:** Multilane roundabout intersection, new southbound approach.

Mitigation Measure MM TRAF-1: The Property Owner/Developer shall implement the following intersection improvements.

- **Intersection 7: Wilson Avenue and Day Creek Boulevard.** The improvements identified below can fit within the existing right-of-way and will require striping modifications and median improvements. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 1595th residential unit in the Neighborhood Area:

    - Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lanes, and one right-turn lane

- Add right-turn overlap phasing in the eastbound direction

- Optimization of cycle length

- **Intersection 17: Banyan Street and Milliken Avenue.** For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak-hour signal timing plans, including a cycle length of 120 seconds. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 2755th residential unit in the Neighborhood Area.

- **Intersection 19: Banyan Street and Day Creek Boulevard.** For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak-hour signal timing plans relative to the expected traffic volume demand. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 1885th residential unit in the Neighborhood Area.

- Intersection 41: Foothill Boulevard and Day Creek Boulevard. The improvements below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. The improvement is consistent with the proposed mitigation measure in the Empire Lakes Specific Plan EIR. For this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made:

    - Modify northbound approach of the intersection from two left-turn lanes, three through lanes, and one right-turn lane to two left-turn lanes, two through lanes, one through-right shared lane, and one right-turn lane

    - Optimization of coordinated splits

This measure is estimated to be triggered at 5% when the entire Plan is at full buildout.

With the above referenced project design features and mitigation measures, impacts to local streets and highways are reduced to a less than significant level. However, there are no feasible Mitigation Measures beyond MM TRAF-1 that would reduce the Project's cumulatively significant traffic impacts on State freeways. Changes or alterations to mitigate on state highways are within the responsibility and jurisdiction of another public agency—Caltrans—and not the City. Such changes can and should be adopted by such Caltrans in conjunction with SANBAG. Thus, the Project's impact on freeway traffic remains significant and unavoidable.

b. Facts in Support of Findings

Based on trip generation and trip distribution estimates, Project-related trips were assigned to the study area roadway network. Utilizing the net Project-only traffic estimates developed for the peak hour, traffic forecasts for the Existing (Year 2017) Baseline plus Project conditions were developed. The Existing (Year 2017) Baseline traffic volumes were combined with the net Project-only traffic volumes to obtain the Existing (Year 2017) Baseline plus Project traffic volume forecasts. The Existing (Year 2017) Baseline plus Project peak-hour traffic volumes were analyzed at each of the study intersections to determine the LOS. In addition, PDF TRAF-1 was incorporated as part of the existing plus Project scenario.

Intersections are projected to continue to operate at LOS D or better during the peak hours. However, significant impacts are forecast to occur at the following intersections: (1) Intersection 7: Wilson Avenue and Day Creek Boulevard—AM Peak Hour (LOS F), PM Peak Hour (LOS F); (2) Intersection 17: Banyan Street and Milliken Avenue—AM Peak Hour (LOS E); (3) Intersection 19: Banyan Street and Day Creek Boulevard—AM Peak Hour (LOS E); and (4) Intersection 41: Foothill Boulevard and Day Creek Boulevard—PM Peak Hour (LOS E). As such, intersection improvements are needed to mitigate these impacts to improve the LOS at these intersections. With incorporation of Mitigation Measure MM TRAF-1, impacts would be reduced to less than significant.

12 freeway segments on I-15 and 16 study freeway segments on SR-210 are forecast to operate below LOS D during at least one peak hour in year 2040. Many of the freeway segments with the Project Area would exceed the significance criteria. As such, there are impacts to the freeway system near the Project Area. The freeway traffic congestion also further burdens local streets that drivers use to avoid I-15 and SR-210 and cut through the City. Therefore, the Project would contribute to projected impacts on the freeway as identified from Caltrans, such as the requirement of additional lanes, and funding for these additional improvements is not currently provided in the current Regional Transportation Plan. As such, impacts would be potentially significant. The I-210 and I-15 freeways are not controlled by the City; the City cannot guarantee implementation of measures to mitigate impacts to freeways. For these reasons, impacts would remain significant and unavoidable.

- Cumulative Traffic Impacts

a. Findings

The proposed Project has the potential to create a cumulative traffic impact on local streets and highways. Changes or alterations have been required in, or incorporated into the Project that avoid the significant traffic impact as identified in the Final EIR. Specifically, the following project design features and mitigation measures have been incorporated into the Project in order to reduce the Project's traffic impacts.

Project Design Feature PDF TRAF-1: Roadway Network Improvements. The Plan includes the proposed extension of Wilson Avenue from Milliken Avenue to Day Creek Boulevard and the extension of Rochester Avenue, and the planning areas of Existing Year (2017) Plus Project intersection lane configurations are assumed to include the same lane geometries as Existing Year (2017) Conditions with the exception of the following project design features at the Plan locations:

- **Intersection 6: Wilson Avenue and Milliken Avenue:** Multilane roundabout intersection, new southbound approach.

- **Intersection 16: Fredericksburg Avenue and Banyan Street:** New northbound approach.

- **Intersection 18: Rochester Avenue and Banyan Street:** Multilane roundabout intersection, new southbound approach.

Mitigation Measure MM TRAF-2: Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share to the City of Rancho Cucamonga for the cost of the improvements identified below to mitigate cumulative impacts at these intersections. This fair share contribution will be used by the City with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements.

- **Intersection 33: Base Line Road and East Avenue.** The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:

    - Modify northbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lane, and one right-turn lane.

    - Restripe the southbound approach from one dedicated right-turn lane, two through lanes and one left turn late to two dedicated right-turn lanes, one through lane and one left-turn lane.

    - Add right-turn overlap phasing in all directions.

    - Optimize signal timing plan coordinated splits.

- **Intersection 35: Terra Vista Parkway and Milliken Avenue**. The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:

    - Adjust and optimize the PM peak hour signal timing plan and cycle length.

Mitigation Measure MM TRAF-3: Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share for the following measures required to mitigate Cumulative Year (2040) Plus Project conditions. This fair share contribution will be used by the Caltrans with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements.

- **Intersection 34: Baseline Avenue and I-15 Northbound Ramps.** The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed:

    - Modify northbound approach of the intersection from one left-turn lane, one left-right shared lane, and one right-turn lane to one left-turn lane and two right-turn lanes.

With the above referenced project design features and mitigation measures, cumulative impacts to local streets and highways are reduced to a less than significant level. However, there are no feasible Mitigation Measures beyond MM TRAF-2 through MM TRAF-3 that would reduce the Project's cumulatively significant traffic impacts on State highways. Changes or alterations to mitigate impacts on state highways are within the responsibility and jurisdiction of another public agency—Caltrans—and not the City. Such changes can and should be adopted by such Caltrans in conjunction with SANBAG. Thus, the Project's cumulative impact on freeway traffic remains significant and unavoidable.

b. <u>Facts in Support of Findings</u>

The EIR analyzed cumulative and cumulative plus Project Intersection Peak-Hour Levels of Service and the following study intersections are forecast to operate at a deficient LOS during one or both peak hours for Cumulative Year (2040) Conditions: (1) Intersection 18: Banyan Street and Rochester Avenue—AM Peak Hour (LOS F); (2) Intersection 33: Base Line Road and East Avenue—AM Peak Hour (LOS E), PM Peak Hour (LOS F); (3) Intersection 34: Baseline Ave and I-15 Northbound Ramps—PM Peak Hour (LOS E); (4) Intersection 35: Terra Vista Parkway and Milliken Avenue—PM Peak Hour (LOS E); and (5) Intersection 41: Foothill Boulevard and Day Creek Boulevard—PM Peak Hour (LOS E). A further study incorporating Mitigation Measures MM TRAF-2 and MM TRAF-3 improved these intersection operations to either an acceptable LOS or pre-project conditions. As such, impacts to these local streets and highways would be reduced to a less than significant level.

With respect to freeways, many segments with the addition of Project traffic would exceed the significance criteria. As such, there are cumulative impacts to the freeway system near the Plan Area. The freeway traffic congestion also further burdens local streets that avoid I-15 and SR-210 to cut through Rancho the City. It is noted that freeways are currently congested and is anticipated to get further congested, with or without the Plan, due to regional population growth. To mitigate the impacts at the identified locations, freeway mainline widening or freeway ramps widening would be needed, which requires a complete reconstruction of the freeway in the Plan Area vicinity; a process that is suited to regional planned efforts and is infeasible for a single development project or specific plan project to undertake. Since freeways are an interconnected system, it would not be possible, nor effective, to provide isolated spot improvements of one segment of the freeway where deficient operations are observed.

While the cumulative analysis assumes planned and funded improvements for freeway segments, additional freeway improvements are not considered feasible at this time because: (1) such improvements are unlikely to be accomplished within a reasonable period of time (i.e. the

horizon year of the project) and would therefore not reduce or avoid impacts because such a project would require substantial consultation with SCAG and Caltrans, (2) such a project will require SCAG and Caltrans to make various policy choices to amend the RTP and related long term transportation plans which cannot be determined at this time (e.g. funding such a suggestion could potentially eliminate or delay other regional projects which may be of higher priority), (3) SCAG and Caltrans would have to perform additional transportation planning to determine the effectiveness of such a suggestion, and (4) given the large scope of the suggested project, such planning should be done on a regional level rather than based upon the needs of individual components of the transportation system such as the Project.

Lastly, the I-210 and I-15 freeways are not controlled by the City; the City cannot not guarantee implementation of measures to mitigate cumulative impacts to freeways. For these reasons, cumulative impacts would remain significant and unavoidable.

For the preceding list of unavoidable significant adverse impacts, the Commission concurs with all of the findings presented.

VI. PROJECT ALTERNATIVES

The EIR considered and analyzed a range of alternatives to the Proposed Project including: Alternative 1 - No Project, Alternative 2 - County Development of Neighborhood Area, Alternative 3 - Annexation under Current City Plans, and Alternative 4 - Annexation with Alternative Land Use Plan.

In addition, a range of other alternatives, including a 100 Percent Open Space Alternative, a 3,800 Residential Unit Alternative, and an All ½-Acre Lots Alternative, were considered but eliminated from further consideration for the reasons explained in Section 5.3 of the EIR, including that these potential alternatives failed to meet most of the project objectives.

The four alternatives that were analyzed in the EIR are discussed below, including the basis for rejecting each alternative. In addition, comparison of the alternatives is available in Table 5.0 1 of the EIR.

A. ALTERNATIVE 1 – NO PROJECT

1. SUMMARY OF ALTERNATIVE

Under the No Project Alternative, the City would not prepare a new plan or annex any County land and existing County Zoning would shape future development within the annexation area and existing City zoning / Etiwanda North Specific Plan (ENSP) would shape future development within the small portions of the Plan Area currently within City limits. This alternative would include no development within the Neighborhood Area (NA) north of Banyan Street or west of Rochester Avenue due to the County General Plan Flood Control designation east of Milliken Avenue and the City Flood Control Designation in the area west of Milliken Avenue. Approximately 120 to 200 residences would be expected in Sub-Area 1, south of Banyan Street and west of Milliken Avenue as this area is already in the City of Rancho Cucamonga and zoned Low Medium Residential. The County General Plan anticipates up to 7,000 residences in the Rancho Cucamonga Sphere of Influence area, of which the EHNCP Plan Area is more than half. Based on the existing County General Plan Land Use/Zoning designations for the Plan Area, it is estimated that approximately 3,500 to 4,500 homes could be developed in the RCA. The County's General Plan designates the NA as Floodway and would not permit any development in this area.

2. REASONS FOR REJECTING ALTERNATIVE

Implementation of the No Project Alternative would increase environmental impacts as compared to the proposed project. Further, the project objectives would not be fully realized under this alternative. As summarized in Section 4.0: Environmental Analysis of the Draft EIR, most environmental impacts of the EHNCP project are less than significant or can be reduced to less than significant levels through adherence to regulatory requirements, incorporation of design features, and the implementation of mitigation measures. However, under the EHNCP, impacts related to air quality, biological resources, mineral resources, population and housing, and transportation and traffic would be significant and unavoidable because there is no feasible mitigation to reduce impacts to a less than significant level. Under this alternative, impacts to mineral resources would be considered similar to or less than impacts from the EHNCP. Impacts to aesthetics; air quality; biological resources; cultural and tribal resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality;

land use and planning; noise; population and housing; public services and recreation; transportation and traffic; and utilities and service systems would be greater under this alternative when compared to those for the EHNCP. A summary of impacts is provided in Table 5.0-1: Comparison of Alternatives to the Project, as well as in the EIR's discussion of this alternative's specific impact categories.

In addition to overall greater impacts associated with this Alternative, the following Project objectives would not be achieved:

- Conserve the natural resources and open space character of this unique foothill area because the Resource Conservation Ara (RCA) would be developed with approximately 3,500 to 4,500 homes thereby greatly reducing the potential for conservation of natural resources;

- Establish local control by annexing this area to the City and adopting a community-based plan that meets the City's high-quality standards, because this alternative would leave control with the County of San Bernardino;

- Provide a range of open space and park areas offering a range of recreation opportunities, because the conversion of undeveloped lands to residential development in the RCA would greatly diminish both open space and recreational opportunities;

- In the NA, provide for the development of high-quality, single-family neighborhoods with a range of housing opportunities- including equestrian-oriented housing - that are compatible in character with the existing surrounding neighborhoods because this alternative would not allow for development of residential uses in the NA other than 120 to 200 residences in Sub-Area 1, south of Banyan Street and west of Milliken Avenue, the area currently in the City of Rancho Cucamonga and zoned Low Medium Residential;

- Improve access to the existing and new foothill neighborhoods by extending, connecting and improving Wilson Avenue, Rochester Avenue, and Milliken Avenue, and providing a network of walkable and bikeable neighborhood streets because the County's General Plan designates the NA as Floodway and would not permit any development in this area;

- Enhance fire safety throughout the Plan Area, in particular reduce wildfire hazard to existing and new neighborhoods, because the greatly increased residential uses in the RCA in a high fire hazard zone would directly conflict with this objective, and also increase risks by leaving the NA undeveloped, therefore placing homes in an area surrounded by unmaintained vegetation, or potential wildfire fuel;

- Provide a limited amount of small-scale neighborhood shops and restaurants to meet the daily needs of residents in the existing and future foothill neighborhoods because this alternative does not provide for small-scale neighborhood shops and restaurants.

The No Project Alternative is hereby rejected because it fails to meet the project's main objectives, and because it would have greater environmental impact that the EHNCP.

B. ALTERNATIVE 2 – COUNTY DEVELOPMENT OF NA ALTERNATIVE

1. SUMMARY OF ALTERNATIVE

The proposed County Development of NA Alternative would ensure the County meets it fiduciary responsibility to sell their surplus land for a reasonable price. This alternative allows for development within the City under the guiding General Plan land use designations and densities in the NA. This alternative would have the following characteristics:

- The City does not prepare a new plan or annex any County land.
- The County's General Plan for the RCA would not be amended and would allow the development of approximately 3,500 to 4,500 residential units in the RCA as described and evaluated in the No Project Alternative.
- Under this alternative, development of the NA is assumed to occur after the County sells its surplus property. Based on recent market studies and current products for sale in Rancho Cucamonga, a likely average residential density would be around 8 units per net acre or 6 units per gross acre. At that density, a neighborhood development of 900 acres would yield 5,400 residences. Prior development proposals also included a neighborhood-serving commercial "main street" thus up to 160,000 s.f. of commercial use is also assumed. Approximately 120 to 200 residences would be expected in Sub-Area 1, south of Banyan Street and west of Milliken Avenue as this area is already in the City of Rancho Cucamonga and zoned Low Medium Residential.

2. REASONS FOR REJECTING ALTERNATIVE

Implementation of this alternative would increase environmental impacts when compared to the EHNCP because the vast majority of the Plan Area would be developed with urban uses and very little additional open space would be acquired and conserved. At the same time, the Project objectives would not be fully realized under this Alternative. As summarized in Section 4.0: Environmental Analysis of this Draft EIR, most environmental impacts of the Plan are less than significant or can be reduced to less than significant levels through adherence to regulatory requirements, incorporation of design features, and the implementation of mitigation measures. However, under the Plan, impacts related to air quality, biological resources, greenhouse gas emissions, mineral resources, population and housing, and transportation and traffic would be significant and unavoidable because there is no feasible mitigation to reduce impacts to a less than significant level. Under this alternative, impacts to land use and planning would be reduced. However, impacts to aesthetics; air quality; biological resources; cultural and tribal resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; mineral resources; noise; population and housing; public services and recreation; transportation and traffic; and utilities and service systems would be greater under this alternative when compared to those for the EHNCP. A summary of impacts is provided in Table 5.0-1, as well as in the EIR's discussion of this alternative's specific impact categories.

In addition to overall greater impacts associated with this Alternative, the following Project objectives would not be achieved:

- Conserve the natural resources and open space character of this unique foothill area, because the RCA would not be preserved, but would be developed with up to 4,500 homes;

- Establish local control by annexing this area to the City and adopting a community-based plan that meet the City's high-quality standards, because this alternative would leave the RCA and majority of the NA under control of the County;

- Provide a range of open space and park areas offering a range of recreation opportunities because this alternative would fully develop the RCA and NA with residential uses, without conservation of the majority of the RCA;

- In the NA, provide for the development of high-quality, single-family neighborhoods with a range of housing opportunities- including equestrian-oriented housing - that are compatible in character with the existing surrounding neighborhoods, because the housing density in the NA would be too great to allow for equestrian-oriented housing.

Alternative 2 is hereby rejected because it fails to meet the Project's main objectives, and because it would have greater impacts than the proposed Project.

C. ALTERNATIVE 3 – ANNEXATION UNDER CURRENT CITY PLANS ALTERNATIVE

1. SUMMARY OF ALTERNATIVE

This alternative considers annexation without the approval of the EHNCP as proposed. The area would be regulated under the City's existing General Plan and the ENSP, which covers the majority of the Plan Area, excluding the portion west of Milliken Avenue, which would be regulated under the City's current General Plan, with consistent zoning adopted for this area.

This alternative would assume the same land use map for the RCA as the EHNCP but would not allow for the transfer of development rights or impose rural clustering standards in the majority of the developable portion of the RCA, and as such, would allow for approximately 150 homes in the RCA. Additionally, the proposed rural development standards would reduce the overall footprint of development for each individual future home site.

- This alternative would have the following characteristics: Within the NA, the area north of the Diversion Levee is zoned Resource Conservation (RC) by the ENSP and would not allow new residential development.

- Within the NA in the area south of the Diversion Levee and east of the flood control channel, the Flood Control (FC) zoning would be removed because the land is no longer needed for flood control purposes, however the future land use designation is RC, so no new housing would be allowed in this area.

- Within the NA in the area south of the Diversion Levee and west and south of the flood control channel, the FC zoning would be removed now that the land is no longer needed for flood control purposes, and the ENSP Residential Overlay would apply. The land use designations identified by ENSP in the Residential Overlay are Low Density

Residential (2-4 du/ac), Very Low Density Residential (<2 du/acre), and Very Low Residential Estate (1 du/ac). A portion of the area south of Banyan Street is zoned Low Density Residential by the ENSP. This zoning would allow for residential development similar to the neighborhoods to the east, which were also developed under the low and very low-density residential zoning designation of the ENSP.

- Within the area outside the ENSP, south of Banyan Street and west of Milliken Avenue, the City's existing zoning of Low Medium Residential would apply.

- Development of the following amounts of housing would be allowed with the alternative:

    - FC (VLE) area = 85 acres x 1 = 85 DU (ENSP)

    - FC (VL) area = 85 acres x 2 = 170 DU (ENSP)

    - FC (L) area = 86 acres x 4 = 344 DU (ENSP)

    - LM area = 28 acres x 8 = 224 DU (Zoning)

    - Total capacity for the NA= 823 DU (2.9 DU/acre)

- In addition, 28 acres of neighborhood commercial development would be expected based on the ENSP Neighborhood Commercial Floating Zone, which has not been developed in other areas of the ENSP. This alternative would allow for up to 150 homes in the RCA and 823 homes in the NA.

2. REASONS FOR REJECTING ALTERNATIVE

Implementation of this alternative would increase some environmental impacts when compared to the Plan, while reducing others. At the same time, all of the objectives would not be fully realized under this Plan. As summarized in Section 4.0: Environmental Analysis of the Draft EIR, most environmental impacts of the Plan are less than significant or can be reduced to less than significant levels through adherence to regulatory requirements, incorporation of design features, and the implementation of mitigation measures. However, under the Plan, impacts related to air quality, biological resources, greenhouse gas emissions, mineral resources, population and housing, and transportation and traffic would be significant and unavoidable because there is no feasible mitigation to reduce impacts to a less than significant level. Under this alternative, impacts to air quality; biological resources in the NA; energy; greenhouse gas emissions; mineral resources; noise; population and housing; public services and recreation; transportation and traffic; and utilities and service systems would be reduced. Impacts to biological resources in the RCA, cultural and tribal resources; and hydrology and water quality would be considered similar under this alternative. Impacts to aesthetics; geology and soils; hazards and hazardous materials; and land use and planning would be greater under this alternative when compared to those for the Plan. A summary of impacts is provided in Table 5.0-1, as well as in the EIR's discussion of this alternative's specific impact categories.

The following Project objectives would not be achieved with Alternative 3:

- Enhance fire safety throughout the Plan Area, in particular reduce wildfire hazard to existing and new neighborhoods because Fire officials expressed grave concerns with the very large, wild open space in the center of the neighborhoods – with very limited opportunities for fuel modification – thus this alternative presented fire hazard that could not be mitigated.

- Provide a limited amount of small-scale neighborhood shops and restaurants to meet the daily needs of residents in the existing and future foothill neighborhoods and a community center in a pedestrian oriented environment. A larger quantity of shops and restaurants, as well as potential office spaces, could have accomplished this basic objective, but greatly exceeded the community's expectation for "limited" commercial development. This alternative would allow for at least two large commercial centers in the NA, whereas community input was strongly against this level of commercial development in a residential neighborhood.

- Develop a land use plan for the NA that provides the County with an opportunity for meeting their fiduciary responsibility of selling their surplus land for a reasonable price, because this alternative allows for far fewer homes in the NA, which would not make this a financially viable alternative.

D. ALTERNATIVE 4 – ANNEXATION WITH ALTERNATIVE LAND USE PLAN

1. SUMMARY OF ALTERNATIVE

Under the Annexation with Alternative Land Use Plan alternative, a new Specific Plan would be approved. This alternative was one of three developed as part of the community outreach program conducted by the City in the fall of 2017. Under this alternative, the new neighborhood would be located in the northeast portion of the NA, at the closed mine site. This alternative would allow for similar development in the RCA of up to 100 homes. Alternative 4 would have the following characteristics:

This alternative would allow for up to 2,000 homes with a large area of Riversidean Alluvial Fan Sage Scrub preserved between the new neighborhoods in the NA.

This alternative was determined to have fire hazard risks that could not be mitigated and was the least preferred based on community surveys in 2018.

2. REASONS FOR REJECTING ALTERNATIVE

Implementation of this alternative would decrease the environmental impacts when compared to the Plan. At the same time, all of the objectives would not be fully realized under this Alternative. As summarized in Section 4.0: Environmental Analysis of this Draft EIR, most environmental impacts of the Plan are less than significant or can be reduced to less than significant levels through adherence to regulatory requirements, incorporation of design features, and the implementation of mitigation measures. However, under the Plan, impacts related to air quality, biological resources, greenhouse gas emissions, mineral resources, population and housing, and transportation and traffic would be significant and unavoidable because there are no feasible

mitigation to reduce impacts to a less than significant level. Under this alternative, impacts to air quality; energy; greenhouse gases; hydrology and water quality; mineral resources; population and housing; public services and recreation; transportation and traffic; and utilities and service systems would be reduced. Impacts to aesthetics; biological resources; cultural and tribal resources; geology and soils; hazards and hazardous materials; and noise would be considered similar under this alternative. Impacts to land use and planning would be greater under this alternative. A summary of impacts is provided in Table 5.0-1, as well as in the EIR's discussion of this alternative's specific impact categories.

Although this alternative would result in overall reduced impacts, the following Project objectives would not be achieved:

- Conserve the natural resources and open space character of this unique foothill area while providing additional housing opportunities to meet regional housing needs in an environmentally sensitive manner. This alternative proposed to directly conserve 491 acres of the "lower band" of the Plan Area, as well as conserving much of the "upper band" as additional mitigation of habitat impacts. Based on second opinions regarding the "lower band" conservation, it was determined that it was somewhat speculative, and there was a potential to invest a great deal of money in restoring and conserving that area without creating viable, high-quality habitat. The fact that it has been cut off from natural seasonal stormwater flows for so long, that the reintroduction of such flows would be dependent on removing a portion of the Diversion Levee, and that the area would be surrounded by neighborhoods argued against this alternative from a habitat perspective.

- Provide a range of open space and park areas offering a range of recreation opportunities. This alternative could meet this objective, although by focusing the Plan around a very large central open space from which humans would be excluded does not offer the same recreational opportunities as a large central open space to which they have access.

- Improve access to the existing and new foothill neighborhoods by extending, connecting and improving Wilson Avenue, Rochester Avenue, and Milliken Avenue, and providing a network of walkable and bikeable neighborhood streets. This alternative could partially meet this objective, but the very large central open space, off limits to humans, very significantly reduced connectivity for all modes other than automobiles.

- Enhance fire safety throughout the Plan Area, in particular reduce wildfire hazard to existing and new neighborhoods in that Fire officials expressed grave concerns that the very large, wild open space in the center of the neighborhoods – with very limited opportunities for fuel modification – this alternative presented fire hazard that could not be mitigated.

Alternative 4 is hereby rejected because even though it could reduce potential environmental impacts, it fails to meet the main objectives of the project.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126.6(e)(2) of the CEQA Guidelines indicates that the analysis of alternatives to a project shall identify an environmentally superior alternative among the alternatives evaluated. The purpose of the alternatives analysis is to explain potentially feasible ways to avoid or minimize the significant effects identified for the Plan. The CEQA Guidelines indicate that if the No Project Alternative is the environmentally superior alternative, the EIR shall identify another environmentally superior alternative among the remaining alternatives. A summary comparison of impacts associated with the Plan alternatives is provided in Table 5.0-1. As indicated in Table 5.0-1, the first line compares each alternative's incremental increase, decrease, or results in similar impacts, to the Plan's identified impact. The second line compares the level of significance of each alternative's impact to the level of significance of the Plan's impact. Of the alternatives considered in this Draft EIR section, Alternative 3— Annexation Under Current City Plans Alternative is environmentally superior to the other alternatives considered because this alternative would include less residential development than the EHNCP would permit, and would preserve more natural habitat identified as critical habitat for the SBKR and provide the opportunity to restore this habitat, which is currently degraded as a result of the long-term hydrologic and sediment transport changes from the existing diversion levees.

However, as with the Plan, long-term edge effects for this alternative could include intrusions by humans and domestic pets, and possible trampling of individual plants, invasion by exotic plant and wildlife species, exposure to urban pollutants (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, litter, fire, and hydrologic changes (e.g., surface and groundwater level and quality). For these reasons, this alternative would result in similar significant impacts as those under the Plan to biological resources. This alternative does not meet the basic objectives of the EHNCP, including enhancing fire safety throughout the Plan Area and providing a high level of pedestrian, bicycle, and vehicle circulation between the new neighborhoods and the existing surrounding neighborhoods. In addition, the alternative would entail substantial additional costs to remove the west end of the Diversion Levee to restore drainage flows to the habitat area that would be preserved and fund an experimental habitat restoration and monitoring program, which may or may not be successful. Additionally, the indirect impact to the habitat area from human intrusion, domestic pets, and lighting from the new neighborhoods around the preserve area would further feasibility. For these reasons, this alternative is not considered feasible. Lastly, input provided by the community was a strong preference for limited commercial space, yet this alternative would allow for 28 acres of neighborhood commercial development, which greatly exceeds that of the Plan.

The Commission has reviewed the preceding alternatives analysis and concurs in the findings presented in this section of this document.

VII. STATEMENT OF OVERRIDING CONSIDERATIONS

The following Statement of Overriding Considerations is made in connection with the approval of the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP), consisting of General Plan Amendment DRC2015-00749, Etiwanda North Specific Plan Amendment DRC2015-00750, Zoning Map Amendment DRC2015-00752, EHNCP Specific Plan DRC2015-00751, Annexation DRC2015-00732, and Development Code Amendment DRC2019-00459 (the "Project"). From the Commissions perspective the only action being considered as a CEQA Responsible Agency is LAFCO 3241 – Reorganization to include Annexation to the City of Rancho Cucamonga and Detachment from County Service Area 70 (Etiwanda Heights Neighborhood & Conservation Plan).

Pursuant to State CEQA Guidelines Section 15093, the County of San Bernardino Local Agency Formation Commission (Commission) finds that the economic, legal, social, technological and other benefits of the Project outweigh the significant and unavoidable environmental effects identified in the Final EIR and in the record, some of which have been reduced in severity to the degree feasible through mitigation measures. In making this finding, the Commission has balanced the benefits of the Project against its unavoidable impacts (Air Quality – operational VOC, NOx, CO, $PM_{2.5}$ and PM_{10} emissions; Biological Resources – direct impacts to sensitive plant and wildlife species, riparian habitat, and wetlands; Greenhouse Gas Emissions (GHG); Land Use and Planning and Population and Housing – unplanned population growth in SCAG RTP/SCS; Mineral Resources – removal of the D-3 Aggregate Resources zone; Transportation and Traffic – freeway traffic impacts) and has indicated its willingness to accept those adverse impacts.

The Commission finds that the collective benefits of the Project as set forth below, taken together, warrant approval of LAFCO 3241 notwithstanding the unavoidable environmental impacts of the Project.

A. PROJECT BENEFITS

Project Benefit #1: The City Council established the long-term objective for the entire 6,000-acre Sphere of Influence area to identify development, mitigation, preservation, and annexation potential. The EHNCP has been prepared to address this goal for 4,088 acres within the City's Sphere of Influence.

Project Benefit #2: The City desires to take local land use control of the Project Area to ensure that future conservation and limited development meet with the City's high standards.

Project Benefit #3: Implementation of this Specific Plan will help achieve the overarching goal of widespread conservation of the "front country" adjacent to San Bernardino National Forest. underwritten by and in balance with high quality neighborhood development in the southerly portion of the Project Area already surrounded by existing neighborhoods. The Specific Plan defines a strategy for development to ensure that conservation and neighborhood development pay their own way and do not place new tax burdens on existing residents.

Project Benefit #4: Implementation of the Specific Plan will extend the City's pedestrian, bicycle and equestrian trail networks to connect existing and new neighborhoods to one another and to the foothill open spaces above.

Project Benefit #5: Implementation of the Specific Plan will provide a range of housing opportunities for families of many ages, sizes and lifestyles. The Project will provide a substantial amount of housing for local and area residents to help meet future market demand and the City's Regional Housing Needs Allocation (RHNA).

Project Benefit #6: Implementation of the Specific Plan will provide connections from existing neighborhoods and streets into the Project Area, ensuring access and prioritizing multi-modal safety – designated bike lanes, pedestrian-friendly sidewalks, and limited equestrian paths – while designing safe neighborhoods, complete stormwater management plans and natural fire-safety buffers to mitigate risks of wildfire spread. The Project will create over 118 acres of new park space within the City.

Project Benefit #7: The Specific Plan provides high quality design standards to ensure that the buildings and landscapes of Etiwanda Heights reflect the unique heritage of Etiwanda and Alta Loma, and that new neighborhood edges are compatible with existing adjacent neighborhoods and respect existing viewsheds.

Project Benefit #8: The Specific Plan emphasizes design for people and improved accessibility and initial analysis indicates that the EHNCP neighborhoods will generate at least 15% less traffic (Vehicle Miles Traveled) per person than existing neighborhoods in the area.

Project Benefit #9: According to the Project's Fiscal Analysis, prepared by Stanley R. Hoffman & Associates, the Project is expected to generate 424 new jobs in the City and generate a General Fund surplus of approximately $1.065 million (in 2019 dollars) on a recurring basis. General Fund revenue can be used for a variety of governmental purposes, including the acquisition of conservation and recreational land within the Project Area.

The Commission concurs with the Project Benefits listed in the preceding text and finds that the collective benefits of the Project as set forth above, taken together, warrant approval of LAFCO 3241 notwithstanding the unavoidable environmental impacts of the Project.

VIII. MITIGATION MONITORING AND REPORTING PROGRAM

The Commission has reviewed the Mitigation Monitoring and Reporting Program (MMRP) and finds that none of the identified measures fall within its jurisdiction for implementation. The Commission supports implementation of the MMRP by the City under its approval of the EHNCP Specific Plan.

A. INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to ensure that mitigation measures and conditions of approval outlined in the Final Environmental Impact Report (EIR) State Clearinghouse No. 2017111002 prepared for the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP). When approving projects with EIRs that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project may be made conditions of project approval as set forth in a MMRP. The program must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP includes the mitigation measures identified in the EIR required to address the significant impacts associated with the proposed project. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the Draft EIR in Chapter ES, Executive Summary, except as revised in this Final EIR. The mitigation revisions in the Final EIR include the addition of Mitigation Measures **MM AQ-2**, **MM AQ-3** and **MM AQ-7** through **MM AQ-15**, **MM TCUL-3** and **MM TCUL-4**, and revisions to Mitigation Measures **MM BIO-1: Management Plan** and **MM BIO-2: Jurisdictional Resources**, as presented in **Section 4.0: Corrections and Additions** of this Final EIR. The addition of these mitigation measures was made to reflect required implementation procedures in the MMRP.

The mitigation measures contained in this document are categorized according to the primary environmental impact designations listed in the Draft Environmental Impact Report and are shown in the MMRP.

B. MITIGATION MATRIX

The MMRP is organized in a table format (see **Table 3.0-1: Mitigation Monitoring and Reporting Program—Etiwanda Heights Neighborhood and Conservation Plan**), keyed to each significant impact and each EIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

Mitigation Measures adopted as Conditions of Approval: This column presents the mitigation measure identified in the EIR.

Timing: The general schedule for conducting each mitigation task, identifying where appropriate both the timing and the frequency of the action.

Responsible Agency/Monitor: This column contains an assignment of responsibility for the monitoring and reporting tasks.

Signature/Date Completed: This column may be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

C. ENFORCEMENT

If the EHNCP Specific Plan is adopted, the MMRP would be incorporated as a condition of approval for all future projects in the EHNCP Planning Area. As such, all mitigation measures for significant impacts must be carried out in order to fulfill the requirements of approval. A number of the mitigation measures would be implemented during the course of the development review process for future projects in Downtown. These measures would be referenced on architectural, development and similar plans, in technical reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction or project implementation phase.

Table 3.0-1
Mitigation Monitoring and Reporting Program
Etiwanda Heights Neighborhood and Conservation Plan

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
Air Quality			
MM AQ-1 • All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet or exceed Tier 4 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations. The Lead Agency should include this requirement in applicable bid documents, and successful contractor(s) must demonstrate ability to supply compliant equipment prior to the commencement of any construction	Preconstruction.	Building Official.	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
activities. Additionally, the Lead Agency should require reporting and provision of written documentation by contractors to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that the Lead Agency finds that Tier 4 construction equipment is not feasible pursuant to CEQA Guidelines Section 15364, the Project representative or contractor must use all off-road, diesel-powered construction greater than 50 hp that meets Tier 3 off-road emission standards and other technologies/strategies approved by the Lead Agency. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, and/or limiting the number of individual construction project phases occurring simultaneously, if applicable.			
MM AQ-2 • Encourage construction contractors to apply for South Coast AQMD "SOON" funds. The "SOON" program provides funds to applicable fleets for the purchase of commercially-available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles. More information on this program can be found at South Coast AQMD's website: http://www.aqmd.gov/home/programs/business/business-detail?title=off-road-diesel-engines	Preconstruction.	Planning Director and/or her designee)	
MM AQ-3 • Maintain equipment maintenance records for the construction portion of the Proposed Project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction.	Preconstruction.	Planning Director and/or her designee)	
MM AQ-4 • The Plan shall be developed in nine phases over approximately 13 years, as described in Section 2.0: Project Description, to minimize concurrent development.	Preconstruction.	Planning Director and/or her designee)	
MM AQ-5 • Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Nonresidential Voluntary Measures of the CALGreen Code. One- and two-family dwellings and facilities shall be installed to support future electric vehicle charging at each	Preconstruction.	Planning Director and/or her designee)	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
residential building and nonresidential building with 30 or more parking spaces. Installation shall be consistent with the Residential and Nonresidential Voluntary Measures of the CALGreen Code.			
MM AQ-6 • Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes). • Post both bus and Metrolink schedules in conspicuous areas			
MM AQ-7 • Require the use of zero-emissions (ZE) or near-zero emission (NZE) trucks (e.g., material delivery, heavy-duty trucks for the commercial and retail uses at the Proposed Project) such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr). CARB also adopted the statewide Truck and Bus Regulation in 2010. The Regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses must meet particulate matter filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2013, nearly all trucks and buses will need to have 2010 model year engines or equivalent. Since the construction schedule of the Proposed Project extends into 2035, it is reasonable to assume that 2010 model year trucks will become more widely available commercially. Therefore, South Coast AQMD staff recommends that the Lead Agency, at a minimum, require that construction vendors, contractors, and/or haul truck operators commit to using 2010 model year or newer engines that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. When requiring ZE or NZE on-road haul trucks, the Lead Agency should include analyses to evaluate and identify sufficient power and supportive infrastructure available for ZE/NZE trucks in the Energy and Utilities and Service Systems Sections of the Final EIR, where appropriate. Additionally, the Lead Agency should require that operators maintain records of all trucks associated with the Proposed Project's construction and make these records available to the Lead Agency upon request. The records will serve as evidence to prove that each truck called to the Proposed Project meets the minimum 2010 model year engine emission standards. The Lead Agency should conduct regular inspections of the records to the maximum extent feasible and practicable to ensure compliance with this mitigation measure.			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
MM AQ-8 • Provide incentives for employees working at the proposed commercial and retail uses to encourage the use of public transportation or carpooling, such as discounted transit passes or carpool rebates.			
MM AQ-9 • Implement a rideshare program for employees working at the proposed commercial and retail uses and set a goal to achieve a certain participation rate over a period of time.			
MM AQ-10 • Maximize the use of solar energy including solar panels. Installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the commercial and retail facilities and/or EV charging station at each residential and non-residential building.			
MM AQ-11 • Require the use of electric landscaping equipment, such as lawn mower and leaf blowers			
MM AQ-12 • Require the use of electric or alternatively fueled sweepers with HEPA filters.			
MM AQ-13 • Maximize the planting of trees in landscaping and parking lots			
MM AQ-14 • Use light colored paving and roofing materials.			
MM AQ-15 • Utilize only Energy Star heating, cooling, and lighting devices, and appliances.			
MM AQ-16 • Preparation of a Health Risk Assessment (HRA) of the proposed Sub-Area 1 to the southwest and Sub-Area 8 to the southeast if housing development were to occur within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. • Disclose the potential health impacts to prospective residents from living in a close proximity of I-210 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., common usable open space areas). • Many strategies are available to reduce exposure, including, but are not limited to: building filtration systems with MERV 13 or better; building design, orientation, location; and vegetation barriers or landscape screening			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
Biological Resources			
MM BIO-1 • Management Plan. A total of 710.12 acres shall be mitigated through preservation of the Etiwanda Heights Preserve and through acquired lands within the RCA for impacts occurring within the NA. Upon adoption of the EHNCP, all lands within the RCA will be subject to a comprehensive Preserve Management and Monitoring Plan to direct management of the entire contiguous block of land, which will include a financial source to pay for management of the entire preserve area. An easement or deed restriction that precludes development will be recorded on the acquired areas within the RCA. A Conservation Management Plan (CMP) will be prepared that specifically identifies required resource management activities and the entities that will be responsible for managing those activities in perpetuity. In compliance with Chapter 3, Conservation Plan, Section 3.5, Conservation Objectives, Strategy 5.2, the CMP shall, at a minimum address the following issues: Non-Native Plant Management, Post-Flood Management, Public Access and Trail Management, Seed Collection and Dispersal Program, SBKR Habitat Management Program, and Fire Management/Fuel Modification Buffer Zones. • Acquired lands within the RCA will include areas containing suitable habitat specifically for coastal California gnatcatcher and San Bernardino kangaroo rat among all other species with potential to occur within the NA. Specifically, lands acquired within the RCA would provide approximately 623 acres of suitable habitat for the San Bernardino kangaroo rat as well as conservation of United States Fish and Wildlife Service (USFWS) Critical Habitat for this species. Since the habitat within the NA is considered low quality, as described in Section 4.4.2, the compensatory mitigation ratio for San Bernardino kangaroo rat shall be 1:1, subject to approval by USFWS. A total of 721.52 acres of impacts to USFWS Critical Habitat for San Bernardino kangaroo rat would occur within the NA. The Recommended Preserve would conserve approximately 586.70 acres of Critical Habitat for San Bernardino kangaroo rat, and there are approximately 833 acres of Critical Habitat for this species available for acquisition within the RCA. Therefore, impacts within the NA would be fully mitigated through acquisition of lands designated as Critical Habitat for San Bernardino kangaroo rat within the RCA - 586.70 acres as part of the Specific Plan, and 134.82 acres of additional preserve acquisition.	Preconstruction; Pre-operation	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
MM BIO-2 • Jurisdictional Resources. Prior to the issuance of any land development permits that impact jurisdictional resources, including clearing and grubbing or grading permits, sufficient acreage within RCA or elsewhere shall be conserved, enhanced, or restored to cover all impacts to waters of the United States and California Department of Fish and Wildlife (CDFW)-only areas at a 1:1 ratio (additional mitigation may be required to satisfy agency requirements). An easement or deed restriction that precludes development will be recorded on the conservation areas. Prior to dedication of the conservation area, a Conservation Management Plan will be prepared that specifically identifies required resource management activities and the entities that will be responsible for managing those activities. • A total of 65.92 acres of mitigation would be required for impacts to jurisdictional resources within the NA. A total of 57.08 acres of non-wetland waters or streambeds within the RCA Etiwanda Heights Preserve would be conserved with Plan implementation. Therefore, in order to mitigate for impacts to jurisdictional resources, a minimum of 14.30 acres would be acquired within the RCA for conservation and management. As stated previously and shown on Figure 4.3-3, there are approximately 461.53 acres of jurisdictional resources within the RCA. It should be noted that this total does not include the RCA Etiwanda Heights Preserve since these jurisdictional resources are already accounted for in Table 4.3-13. Therefore, acquisition of lands within the RCA to mitigate impacts to jurisdictional resources would be feasible even with slight changes to the impact footprint. Table 5, Table 5, Minimum Mitigation Required for Impacts to Jurisdictional Resources, of Appendix F of the Final EIR summarizes the mitigation required for impacts to jurisdictional resources.	Preconstruction; Pre-operation	Planning Director	
MM BIO-3 • Special-Status Plant Species Monitoring Plan. For species federally and/or state-listed as threatened or endangered, prior to construction activities occurring within occupied habitat, a mitigation and monitoring plan shall be submitted to and approved by the USFWS (for federally listed plants) and/or CDFW (for state-listed plants). Regulatory agency approval is required prior to implementation of the Plan. Prior to Plan implementation, a translocation plan shall be developed and implemented for non-listed plant species, prior to construction activities occurring within occupied habitat for that species. • Based on the current impacts within the NA, two special-status plant species (intermediate mariposa lily and Parry's	Preconstruction; Pre-operation.	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
spineflower) would require translocation of individuals. The mitigation and monitoring plan for the transplanted special-status plant(s) shall describe the following as needed based on plant species: (1) the location of feasible mitigation sites; (2) site preparation measures as needed such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, and removal of non-native species; (3) a schedule and action plan to maintain and monitor the mitigation areas; (4) adaptive management measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful; (5) the source of all plant propagules (seed, potted nursery stock, etc.) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. • Take of any listed species, or collection and transplantation of any individuals and populations of any listed species, will require approval by the USFWS and/or CDFW and issuance of an Incidental Take Permit.			
MM BIO-4 • Coastal California Gnatcatcher Surveys. No clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher (Polioptila californica) breeding season (March 1 to August 15). If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If found during pre-construction surveys, a 500-foot buffer would be required around the nest site. • For potential impacts associated with construction noise, presence or absence of coastal California gnatcatcher would be determined by pre-construction surveys conducted by a qualified biologist adjacent to the NA. Coastal sage scrub outside of the impact area would be flagged to protect it from construction equipment as directed by the biologist. Between March 1 and August 15, no noise-generating	Preconstruction; Pre-operation.	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
construction activities that exceed ambient noise levels would occur in close proximity to occupied habitat. If necessary, other measures shall be implemented in consultation with the biologist as necessary, to reduce noise levels. Measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.			
MM BIO-5 • Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, an approved biologist to conduct focused pre-construction surveys for burrowing owl (Athene cunicularia) shall be retained. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the approved biologist shall prepare a passive relocation mitigation plan that outlines appropriate buffering distances and timing and stipulates the passive relocation process. Any impacted occupied burrows would be replaced at a minimum 2:1 ratio proximate to the location of impact. The plan would be subject to review and approval by the wildlife agencies and the City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.	Preconstruction; Pre-operation.	Planning Director	
MM BIO-6 • Construction activities involving vegetation removal shall be avoided during nesting bird season, from approximately March 15 through September 15, as directed by Section 4.4 of the City of Rancho Cucamonga General Plan (City of Rancho Cucamonga 2010a). If construction activities cannot be completed outside the nesting bird season, a pre-construction nesting bird survey shall be conducted. Special attention shall be given during surveys for ground-nesting birds (e.g., killdeer (Charadrius vociferus), lesser nighthawks (Chordeiles acutipennis), northern harriers (Circus cyaneus)) due to the number nests observed during field surveys. Surveys shall be conducted within 500 feet of disturbance areas no earlier than 3 days prior to the commencement of disturbance. If construction activities are delayed, then additional pre-construction surveys shall be conducted such that no more than 3 days will have elapsed between the survey and ground-disturbance activities. • If active nests are found, clearing and construction shall be postponed or halted within a buffer area, established by the qualified biologist, that is suitable to the particular bird species and location of the nest, until the nest is vacated and juveniles have fledged, as determined by the biologist. The construction avoidance area shall be clearly demarcated in the field with highly visible construction fencing or flagging,	Construction; Pre-operation.	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
and construction personnel shall be instructed on the sensitivity of nest areas. A biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any active nests detected, and documentation of any avoidance measures taken, shall be submitted to CDFW and the City within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.			
MM BIO-7 • Small Mammal Trapping and Clearance Surveys. Thirty days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for pallid bat (Antrozous pallidus), American badger (Taxidea taxus), northwestern San Diego pocket mouse (Chaetodipus fallax fallax), Los Angeles pocket mouse (Perognathus longimembris brevinasus), and San Diego desert woodrat (Neotoma lepida intermedia). **MM BIO-7a** • No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the NA disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed, and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the NA. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFW approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFW that there are alternative roost sites used by the maternity colony and young are not present then no further action is required.	Preconstruction; Pre-operation.	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
• If a maternity roost will be impacted by the activities proposed within the NA, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the NA no less than 3 months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFW shall also be notified of any hibernacula or active nurseries within the construction zone. • If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of 1 week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of 1 week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFW shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. • If an active maternity roost is located on the NA, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above. **MM BIO-7b** • Thirty days prior to construction activities in scrub and chaparral habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger.			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
• If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200-foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFW. A written report documenting the badger removal shall be provided to CDFW within 30 days of relocation. **MM BIO-7c** • Trapping and relocation for northwestern San Diego pocket mouse and Los Angeles pocket mouse will occur in all areas of soil disturbance and construction, if required by CDFW. **MM BIO-7d** • If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFW. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the following sequential steps shall be taken: (1) all understory vegetation will be cleared in the area immediately surrounding active nests, followed by a period of one night without further disturbance to allow woodrats to vacate the nest; (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off-site; and (3) the nest sticks shall be removed from the NA and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. All woodrat nests moved shall be documented and a written report provided to CDFW. All woodrat relocation shall be conducted by a qualified biologist in procession of a scientific collecting permit.			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
MM BIO-8 Reptile Clearance Surveys • A qualified biologist will be present during construction activities immediately adjacent to or within habitat that supports populations of special-status reptile species. Clearance surveys for special-status reptiles shall be conducted by the qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFW in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits	Construction; Pre-operation.	Planning Director	
MM BIO-9 • The following best management practices shall be implemented to minimize indirect impacts to special-status resources: 1. Biological Monitor. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, written confirmation that a qualified biologist has been retained to implement the NA's biological monitoring program shall be provided. The letter shall include the names and contact information of all persons involved in the biological monitoring of the NA. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall be authorized to halt all associated NA activities that may be in violation of any permits issued by agencies having jurisdictional authority over the NA. 2. Worker Environmental Awareness Program (WEAP). Prior to grading and construction activities, a qualified biologist shall be retained to conduct a WEAP for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on-site, and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than 5 days without participating in the WEAP. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation	Preconstruction; Pre-operation.	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
measures. The qualified biologist shall perform the following: – Provide training materials and briefings to all personnel working on-site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. – A discussion of the federal and state Endangered Species Acts, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; – Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); – Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to pre-construction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality best management practices, and geotechnical or hydrological investigations; – Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; – Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected); – Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
– Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; – Be present during initial vegetation clearing and grading; and – Submit to CDFW an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources. 3. Construction Fencing. The construction limits shall be flagged prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the flagged disturbance limits. Fencing shall remain in place during all construction activities. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans. 4. Toxic Substances. Prior to the issuance of grading permits, evidence shall be submitted indicating that the use of chemicals or the generation of by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the conservation area within the NA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the qualified biologist. 5. Worker Guidelines. All trash and food-related waste shall be placed in self-closing containers and removed regularly from the site to prevent overflow. Workers shall not feed wildlife or bring pets to the NA. 6. Best Management Practices/Erosion/Runoff. The NA will incorporate methods to control runoff, including a stormwater pollution prevention plan to meet National Pollutant Discharge Elimination System (NPDES) regulations. Implementation of stormwater regulations are expected to substantially control adverse edge effects (e.g., erosion, sedimentation, habitat conversion) during and following construction both adjacent and downstream from the study area. Typical construction best management practices specifically related to reducing impacts from dust, erosion, and runoff generated by construction activities would be implemented. During construction, material stockpiles			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff. Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). An NPDES permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of dewatering. This will minimize erosion, siltation, and pollution within sensitive vegetation communities. 7. Noise. To minimize disturbance to wildlife nesting or breeding activities in surrounding habitat, loud construction activities (e.g., pile driving) shall be avoided to the extent feasible from February 1 to August 31. Loud construction activities may be permitted outside of this period from August 31 to February 8. Invasive Weeds. The spread of invasive weeds shall be minimized through landscape plans to ensure that the proposed plant palette is consistent with the native species on-site. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the conservation areas of the NA. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasive species, and a maintenance/ monitoring schedule.			
Cultural and Tribal Cultural Resources			
MM TCUL-1 Unanticipated Discovery of Cultural Resources • In the unlikely event that cultural resources are exposed during construction activities for the proposed EHNCP, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.	Preconstruction; Pre-operation.	Planning Director/Building Official	
MM TCUL-2 Unanticipated Discovery of Human Remains • In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the San Bernardino County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie	Preconstruction; Pre-operation.	Planning Director/Building Official	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
adjacent remains shall occur until the coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Property Owner, the disposition of the human remains.			
MM TCUL-3 Retain a Native American Monitor/Consultant • The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources. • Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or	Preconstruction; Pre-operation.	Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government Proof of agreement to be provided to the Planning Department (Planning Director and/or her designee)	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and • Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes. **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** • Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. **Resource Assessment & Continuation of Work Protocol:** • Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner.			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
• Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). **Kizh-Gabrieleno Procedures for burials and funerary remains:** • If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. • Treatment Measures: – Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more			

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains. – Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. • Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.			
MM TCUL-4 Unanticipated Discovery of Cultural Resources • In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. • If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed		San Manuel Band of Mission Indians-Kizh Nation Tribal Government Proof of agreement to be provided to the Planning Department (Planning Director and/or her designee)	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. • If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. • The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. • Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project. • Any and all interpretive cultural information relating to Native Americans created as a part of the project shall be subject to review and approval by SMBMI.			
Geology and Soils			
MM GEO-1 Landslides • The potential for seismically induced landslides and slope instability shall be investigated during future geotechnical studies. If the studies suggest slope instability is a concern, remedial recommendations to limit slope instability, such as construction of slope stability buttresses, installation of soil nails or anchors, or redesign of slopes, should be provided. Appropriate implementation of grading and slope stabilization recommendations is expected to reduce the impact of seismically induced landslides.	Preoccupancy	Building Official	
MM GEO-2 Compressible Soils • Future site-specific geotechnical investigations of planned development shall be conducted. These investigations should identify potentially compressible soils. Implementation of the recommended removal and re-compaction of the near surface soils should mitigate the significant portion of the soils that are prone to compression	Preconstruction; Pre-operation.	Building Official	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
on-site. In addition, if deep artificial fill is to be placed in the abandoned quarry (or in other areas), specific recommendations for placement and settlement monitoring of these fills will be required. Delay in construction while the settlement of the deep artificial fills reduces to acceptable limits may be necessary. Geotechnical studies with recommendations specifically addressing these issues will be required if deep fills are planned.			
MM GEO-3 Erosion • The potential for erosion can typically be reduced by appropriate paving of exposed ground surfaces, landscaping, providing terraces on slopes, placing berms or V-ditches at the tops of slopes, and installing adequate storm drain systems. Graded slopes must be protected until healthy plant growth is established. Typically, protection can be provided by the use of sprayed polymers, straw waddles, jute mesh or by other measures. Temporary erosion control measures must be provided during construction, as required by current grading codes. Such measures typically include temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the individual project sites. Correct implementation of these erosion control measures is expected to reduce the impact resulting from erosion.	Preconstruction; Pre-operation.	City Engineer or Designee/ Building Official	
MM GEO-4 Rippability and Oversized Rock • Future site-specific geotechnical investigations of planned development shall be conducted. These investigations must identify areas of hard rock and oversize rock. Adjusting the grades so as to not encounter the non-rippable rock will reduce the impact from the non-rippable material to less than significant. Oversized rocks should be handled as recommended by the geotechnical consultants of the specific projects. Examples of oversized rock treatment includes placement in deeper fills, nonstructural areas, crushing, or disposed of off-site.	Preconstruction; Pre-operation.	City Engineer or Designee/ Building Official	
MM GEO-5 Corrosive Soils • Testing should be performed prior to construction of the proposed improvements within the RCA and NA. All concrete in contact with the soil shall be designed based on requirements of the California Building Code. All metals in contact with corrosive soil shall be protected in accordance with the recommendations of the manufacturer or a corrosion engineer.	Preconstruction; Pre-operation.		
MM GEO-6 Settlement • The potential for seismically induced settlement shall be investigated during future geotechnical studies. Based on these studies, loose, compressible soils prone to seismic settlement must be identified. Recommendations for	Preconstruction; Pre-operation.	City Engineer or Designee/ Building Official	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
removal and replacement or mitigation of soil prone to seismic settlement should be provided as part of geotechnical reports submitted to the City as part of the review of specific projects. Correct implementation of remedial grading and design recommendations is expected to reduce the impact of seismically induced settlement.			
MM GEO-7 Stability of Slopes • Future site-specific geotechnical investigations of the planned development shall be conducted. These investigations must analyze this potential for slope instability in light of the proposed grading and development plans and underlying earth materials, and present recommendations for construction and adequate stability of manufactured slopes. Slopes shall be constructed in accordance with the recommendations of the geotechnical engineer for individual projects, California Building Code and City and/or County guidelines.	Preconstruction; Pre-operation.	City Engineer or Designee/ Building Official	
MM GEO-8 Excavation • Where excavations are made, the excavation wall may be shored, with shoring designed to withstand any additional loads, or the excavation walls may be flattened or "laid-back" to a shallower gradient. Excavation spoils should not be placed immediately adjacent to the excavation walls unless the excavation is shored to support the added load. Other measures used to reduce the potential for temporary slope failure include cutting and backfilling excavations in sections, and not leaving temporary excavations open for long periods of time. All California Occupational Safety and Health Administration (CalOSHA) regulations must be observed for excavations that will be entered by people. Following these measures is expected to reduce the impact posed by temporary slopes.	Preconstruction; Pre-operation.	City Engineer or Designee/ Building Official	
MM GEO-9 Expansive Soils • Testing within hillside areas of the RCA should be performed in planned development areas in order to evaluate the expansion potential of the near surface soil materials and prior to construction of the proposed foundations. Providing the results to the structural engineer will allow them to design a foundation system that is able to withstand the expansive potential of the near surface soil materials.		City Engineer or Designee/ Building Official	
MM GEO-10 Rural Development Design Review • Development in the Rural/Conservation Area shall be subject to the requirements and review procedures of City Municipal Code 17.16.140 (Hillside Development Review). In addition to those requirements, applications for development in the Rural/Conservation Area shall include a septic system feasibility study prior to each new development as well as to obtain a well drill permit.	Preconstruction; Pre-operation.	Planning Director	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
MM GEO-11 Inadvertent Discoveries • In the event that paleontological resources are exposed during ground-disturbing activities, work in the immediate vicinity of the find must stop until a qualified paleontologist can evaluate the significance of the find. Ground-disturbing activities may continue in other areas. If the discovery proves significant under CEQA, additional work, such as testing or data recovery, may be warranted. Should any prehistoric or historical Native American artifacts be encountered, additional consultation with NAHC-listed tribal groups should be conducted immediately.	Construction; Pre-operation.	Planning Director and/or her designee	
Greenhouse Gas Emissions			
MM GHG-1 • Require the use of electric lawn mowers and leaf blowers through the Electric Lawn Mower Rebate Program established by the SCAQMD.	Operation	Planning Director	
MM GHG-2 • Implement the Plan design with CALGreen Voluntary Measure for Energy efficiency that exceed Title 24 requirements by 15 to 30 percent.	Construction; Pre-operation; Operation	Building Official	
MM GHG-3 • Implement the Plan design with CALGreen Voluntary Measure for water conservation to reduce indoor potable water use by 20 percent by applying water saving fixtures and/or flow restrictors	Construction; Preconstruction; Pre-operation.	City Engineer or Designee	
Hazards and Hazardous Materials			
MM HAZ-1 • Future developers and/or contractor must coordinate in advance of construction with the Rancho Cucamonga Fire District to ensure that road closures (temporary or permanent) are identified that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.	Preconstruction; Pre-operation of future Projects.	Fire Chief and Building Official	
MM HAZ-2 • Before issuance of a grading permit for projects within Plan Area on any individual project site (i.e., Phase) that contains or are known to have historically contained commercial/industrial related uses, the site developer(s) must: • Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which must be submitted to the City of Rancho Cucamonga for review. If contamination is found the report must characterize the site	Preconstruction; Pre-operation of future Projects.	Building Official	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
according to the nature and extent of contamination that is present before development activities precede at that site. • If contamination is determined to be on-site, the City of Rancho Cucamonga, in accordance with appropriate agency requirements, must require remediation of the soil and/groundwater conditions on the contaminated site. If further remediation is required, it must be the responsibility of the site developer(s) to complete such remediation prior to construction of the project. • If remediation is required as identified by the local oversight agency, it must be accomplished in a manner that reduces risk to below applicable standards and must be completed prior to issuance of any occupancy permits. Soil remediation methods that could be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Groundwater remediation methods that could be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants. • Closure reports or other reports acceptable to the City of Rancho Cucamonga Fire Protection District that document the successful completion of required remediation activities, if any, for contaminated soils, must be submitted and approved by the City of Rancho Cucamonga prior to the issuance of grading permits for site development. No construction must occur in the affected area until reports have been accepted by the City of Rancho Cucamonga			
MM HAZ-3 • If previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction within the Plan Area, construction activities in the immediate vicinity of the contamination must cease immediately. If contamination is encountered, a Risk Management Plan must be prepared and implemented that identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures must include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Example soil remediation methods that may be	Preconstruction; Pre-operation of Future Projects.	Building Official	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Example groundwater remediation methods that may be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants. Depending on the nature of contamination, if any, appropriate agencies must be notified (e.g., City of Rancho Cucamonga Fire Protection District and San Bernardino County Environmental Health Division). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements must be prepared and in place prior to commencement of work in any contaminated area.			
MM HAZ-4 Fire Protection Plan • To address the risk to residential development, future developers shall prepare fire protection plans that meet the Rancho Cucamonga Fire Protection District Development Standards and are consistent with the Master Fire Protection Plan. The Fire Protection Plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s). The plan shall include (1) A copy of the site plan that indicates topographic reference lines; (2) A copy of the approved landscape/vegetation management plan;(3) Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees); and (4) A maintenance schedule for the landscape/vegetation management plan. The Fire Protection Plan for a specific neighborhood or phase of construction shall be submitted to the Rancho Cucamonga Fire Protection District and City of Rancho Cucamonga Planning Department for review and approval prior to occupancy permits approval for the first residential structure.	Preconstruction; Pre-operation of Future Projects.	Fire Chief or designee	
MM HAZ-5 Fire Prevention Construction Techniques • Construction within the designated Wildfire-Urban Interface Fire Area is required to be in accordance with Chapter 7A of the California Building Code, the California Residential Code and Standard 49-1 of the of the Rancho Cucamonga Fire Protection District.	Preconstruction; Pre-operation.	Fire Chief or designee	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
Noise			
MM N-1 • Prior to the issuance of each permit for grading, the Property Owner/Developer shall submit construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise abatement, notification, and control measures: – All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices. – Limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously within 50 feet of off-site noise sensitive receptors surrounding the site. – Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. – On-site and off-site construction haul routes shall be designed to avoid noise sensitive uses, as feasible. – If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction. – A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the compliant, as deemed acceptable by the Planning Department. Signs shall be posted at the construction that include the contact information for the Construction Noise Coordinator.	Preconstruction; Pre-operation.	Planning Director/Building Official	
MM N-2 • Prior to issuance of building permits for buildings at the southeast and southwest corners of the Plan Area, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based	Preconstruction; Pre-operation.	Planning Director/Building Official	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the SR-210. The Property Owner/Developer shall also submit plans and specifications showing that: – All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.			
Transportation and Traffic			
MM TRAF-1 **The Property Owner/Developer shall implement the following intersection improvements.** <u>Intersection 7: Wilson Avenue and Day Creek Boulevard.</u> – The improvements identified below can fit within the existing right-of-way and will require striping modifications and median improvements. With these recommended improvements, operations are forecast to operate at an acceptable level of service (LOS) during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 1595th residential unit in the Neighborhood Area: – Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lanes, and one right-turn lane, add right-turn overlap phasing in the eastbound direction. Optimization of cycle length. – This measure shall be implemented prior to completion of 55% when the entire Plan is at full buildout. <u>Intersection 17: Banyan Street and Milliken Avenue.</u> – For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak hour signal timing plans, including a cycle length of 120 seconds. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 2755th residential unit in the Neighborhood Area.	Pre-operation.	City Engineer	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
Intersection 19: Banyan Street and Day Creek Boulevard. – For this intersection to operate acceptably with the addition of project traffic, this intersection requires adjustment and optimization of the AM peak hour signal timing plans relative to the expected traffic volume demand. To ensure that the full effect of the project was considered in the "plus project" analysis, signal timing was locked and consistent with the "no project" scenario. The change in traffic volumes requires a reallocation of green signal time to more efficiently serve the traffic demand. With the recommended improvement, operations are improved to an acceptable LOS during the AM peak hour. This improvement shall be made prior to the issuance of a building permit for the 1885th residential unit in the Neighborhood Area. Intersection 41: Foothill Boulevard and Day Creek Boulevard. – The improvements below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. The improvement is consistent with the proposed mitigation measure in the Empire Lakes Specific Plan EIR. For this intersection to operate acceptably with the addition of the project traffic, the following improvements shall be made prior to the issuance of a building permit for the 150th residential unit in the Neighborhood Area: – Modify northbound approach of the intersection from two left-turn lanes, three through lanes, and one right-turn lane to two left-turn lanes, two through lanes, one through-right shared lane, and one right-turn lane – Optimization of coordinated splits.			
MM TRAF-2 • Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share to the City of Rancho Cucamonga for the cost of the improvements identified below to mitigate cumulative impacts at these intersections. This fair share contribution will be used by the City with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements. Intersection 33: Base Line Road and East Avenue – The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended	Preconstruction; Pre-operation.	City Engineer	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
improvements, operations are forecast to operate at an acceptable LOS during the AM and PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed: – Modify northbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to one left-turn lane, one through lane, and one right-turn lane – Restripe the southbound approach from one dedicated right-turn lane, two through lanes and one left turn late to two dedicated right-turn lanes, one through lane and one left-turn lane – Add right-turn overlap phasing in all directions – Optimize signal timing plan coordinated splits. <u>Intersection 35: Terra Vista Parkway and Milliken Avenue</u> – The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed: – Modify eastbound approach of the intersection from one left-turn lane, one through lane, and one through-right shared lane to two left-turn lanes and one through-right shared lane			
MM TRAF-3 • Prior to the issuance of building permits, the Property/Owner Developer shall pay its fair share for the following measures required to mitigate Cumulative Year (2040) Plus Project conditions. This fair share contribution will be used by the Caltrans with other sources of funds including, but not limited to, fair share contributions from other projects, to construct the following improvements. • Intersection 34: Baseline Avenue and I-15 Northbound Ramps. – The modifications below can fit within the existing right-of-way and will require signing and striping modifications. With these recommended improvements, operations are forecast to operate at an acceptable LOS during the PM peak hours. In order for this intersection to operate acceptably with the addition of the project traffic, the following modifications will be needed: – Modify northbound approach of the intersection from one left-turn lane, one left-right shared lane, and one	Preconstruction; Pre-operation.	City Engineer	

Mitigation Measure	Timing	Responsible Agency/Monitor	Signature/Date Completed
right-turn lane to one left-turn lane and two right-turn lanes.			
Utilities and Service Systems			
MM UTIL-1 Sewers • Any improvements to segments of the sewer main system downstream of the Plan Area determined to be needed by the Cucamonga Valley Water District to provide the capacity needed to accommodate wastewater generated by the project, based on additional modeling and review, shall be constructed. Improvements may include installing larger sewer lines or constructing parallel lines to provide additional capacity.	Preconstruction; Pre-operation.	City Engineer	

ENVIRONMENTAL DOCUMENTS RELATED TO THE CITY OF RANCHO CUCAMONGA'S APPROVAL OF THE ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN

- Notice of Determinations:
  - Notice of Determination Dated 11-07-2019
  - Notice of Determination Dated 10-03-2019

- Resolution No. 19-082 - Resolution Certifying the Environmental Impact Report Prepared for the Etiwanda Heights Neighborhood and Conservation Plan, Making Findings Pursuant to CEQA, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program

- Final Environmental Impact Report for the Etiwanda Heights Neighborhood and Conservation Plan (SCH #2017091027)

- Final Environmental Impact Report Appendices

- Draft Environmental Impact Report for the Etiwanda Heights Neighborhood and Conservation Plan (SCH #2017091027)

- Draft Environmental Impact Report Appendices

Draft Resolution
No. 3312 for LAFCO 3241

Attachment 7

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3241

HEARING DATE: JULY 15, 2020

RESOLUTION NO. 3312

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3241 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF RANCHO CUCAMONGA AND DETACHMENT FROM COUNTY SERVICE AREA 70 (ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN). The reorganization area encompasses approximately 4,085 acres, which generally includes the northern unincorporated sphere of influence for the City of Rancho Cucamonga easterly of Haven Avenue. The area is bordered by the natural extension of Haven Avenue on the west, parcel lines along the San Bernardino National Forest boundary on the north, parcel lines (City of Fontana boundary) on the east, and a combination of parcel lines, Wilson Avenue, Wilson Street and Milliken Avenue (City of Rancho Cucamonga boundary) on the south, within the City of Rancho Cucamonga's existing northern sphere of influence.

On motion of Commissioner _____, duly seconded by Commissioner _____, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, an application for the proposed reorganization in San Bernardino County was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), and the Executive Officer has examined the application and executed his certificate in accordance with law, determining and certifying that the filings are sufficient; and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

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WHEREAS, the public hearing by this Commission was called for July 15, 2020 at the time and place specified in the notice of public hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written support and/or opposition; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

NOW, **THEREFORE**, **BE IT RESOLVED**, that the Commission does hereby determine, find, resolve, and order as follows:

DETERMINATIONS:

SECTION 1. The proposal is approved subject to the terms and conditions hereinafter specified:

CONDITIONS:

Condition No. 1. The boundaries of this change of organization are approved as set forth in Exhibits "A" and "A-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3241.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Rancho Cucamonga (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

Condition No. 4. The City of Rancho Cucamonga shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

Condition No. 5. Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

Condition No. 6. The date of issuance of the Certification of Completion shall be the effective date of the reorganization.

SECTION 2. The Commission determines to override its policy related to concurrent city-district annexation based on fact that the concurrent annexation to the Cucamonga Valley Water District and the Inland Empire Utilities Agency (including the Metropolitan Water District of Southern California) to include the entirety of the area being annexed into the City is not necessary since the area that is outside of these agencies' boundaries is to remain rural/conservation area and will not need services from these agencies.

SECTION 3. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The reorganization area is legally uninhabited containing 10 registered voters as certified by the Registrar of Voters as of May 13, 2020.

2. The County Assessor's Office has determined that the total assessed value of land and improvements within the reorganization area is $24,763,577 (land--$22,593,649; improvements--$2,169,928) as of February 26, 2020.

   Pursuant to the provisions of Government Code Section 56126, the County Assessor's office has been requested to assign a land value for protest purposes to the exempt lands within the reorganization boundary. The values for these publicly held lands are listed separately as shown below for each of the individual parcels:

Landowner Name	Assessor Parcel Number	Land Value Assigned for Protest Purposes Only
City of Rancho Cucamonga	0225-091-03	$0
County of San Bernardino	1087-051-08	$0
	1087-061-17	$100,000
County Service Area 120	0201-281-06	$87,861
	0226-061-63	$13,488
	0226-082-08	$279,005
	0226-082-20	$63,961
	0226-082-21	$209,916
	1087-051-04	$338,040
	1087-051-05	$6,872,341
	1087-051-16	$256,865
	1087-051-18	$10,451,793
	1087-051-19	$286,562
	1087-061-02	$4,150,860
County Service Area 70 Improv Zone 0	1087-061-03	$196,117
Cucamonga County Water District	0201-033-36	$0
	0201-281-18	$0
Government Land	0201-281-02	$25,000
	0201-281-04	$50,000
	0201-281-17	$25,000
Inland Empire Resource Conservation District	0226-061-16	$173,189
	0226-061-62	$54,122
Metropolitan WD of Southern California	0226-082-19	$0
San Bernardino County Flood Control District	0201-033-35	$0
	0201-033-37	$0
	0201-033-38	$0
	0201-281-19	$0
	0201-281-22	$0
	0225-091-05	$0
	0225-091-06	$0
	0225-092-01	$0
	1087-051-13	$0

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	1087-051-14	$0
	1087-061-13	$0
	1087-071-01	$0
	1087-071-02	$0
	1087-071-03	$0
	1087-071-04	$0
	1087-071-05	$0
	1087-071-06	$0
	1087-071-07	$0
	1087-071-08	$0
	1087-071-09	$0
	1087-071-10	$0
	1087-071-11	$0
	1087-071-12	$0
	1087-071-13	$0
	1087-071-14	$0
	1087-071-18	$0
	1087-071-19	$0
	1087-071-20	$0
United States Of America (USDA)	1087-051-03	$69,677
Southern California Edison Company	0201-281-13	$2,000,000
	0226-082-30	$1,062,000
	1087-051-11	$2,448,000
	1087-051-12	$3,985,000
	1087-051-24	$1,815,000
Total Exempt Land Value		$35,013,797

3. The reorganization area is within the sphere of influence assigned the City of Rancho Cucamonga.

4. Legal notice of the Commission's consideration of the proposal has been provided through publication in the *Inland Valley Daily Bulletin,* a newspaper of general circulation within the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notice.

5. In compliance with the requirements of Government Code Section 56157 and Commission policies, LAFCO staff has provided individual notice to landowners (126) and registered voters (10) within the reorganization area (totaling 136 notices). Comments from registered voters, landowners, and other individuals and any affected local agency in support or opposition have been reviewed and considered by the Commission in making its determination.

6. The City of Rancho Cucamonga pre-zoned the reorganization area through its approval of the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) with the following underlying specific plan zone/sub-zone designations: for the Rural/Conservation Area -- Rural-Hillside, Rural-Open Space, Rural-Conservation, and Rural-Flood Control/Utility Corridor; for the Neighborhood Area – Neighborhood Estate, Neighborhood General 1, Neighborhood General 2, Shops and Restaurants, and an overlay – Camino Overlay.

These zoning designations are consistent with the City's General Plan and are generally compatible with the surrounding land uses in the area. The City's pre-zone designations will remain in effect for a minimum of two years following annexation unless specific actions are taken by the City Council.

7. The Southern California Associated Governments ("SCAG") recently adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3241 is nearby the I-15 Freeway, which is part of the RTP-SCS's regional express lane network that will be adding two express lanes in each direction for completion by 2040. The Sustainable Communities Strategy include strategies such as prioritizing infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods, which approval of LAFCO 3241 will support.

8. The City and the Rancho Cucamonga Fire Protection District are currently in the process of preparing a revised Local Hazard Mitigation Plan (prior version: January 2013) as well as a Community Wildfire Protection Plan. These plans will identify threats from wildfires and other natural and human-caused hazards and will recommend specific strategies and actions to proactively decrease these threats before disasters occur. Information contained in the Safety Element of the City's General Plan was provided to the Commission. San Bernardino County Fire Protection District also had its Multi-Jurisdictional Hazard Mitigation Plan approved by FEMA in July 2017.

9. A Complete Final Environmental Impact Report (EIR) was prepared and certified as adequate by the City of Rancho Cucamonga for its approval of the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) project (SCH No. 2017091027). The Commission, its staff, and its Environmental Consultant have independently reviewed the City's Complete Final EIR and found it to be adequate for the reorganization decision.

   The Commission certifies that it has reviewed and considered the City's Complete Final EIR and the effects outlined therein, and as referenced in the Facts, Findings and Statement of Overriding Considerations, prior to reaching a decision on the project. By considering the Complete Final EIR adopted by the City of Rancho Cucamonga and adopting the revised Facts, Findings and Statement of Overriding Considerations for the proposal, the Commission is reconfirming its position regarding the adequacy of the City's Complete Final EIR and originally-approved Statement of Overriding Considerations in light of the reduced Project scope, for purposes of its approval of LAFCO 3241 as a Responsible Agency under CEQA.

   The Commission hereby acknowledges the mitigation measures and mitigation monitoring and reporting program contained in the City's Complete Final EIR and finds that no additional feasible alternatives or mitigation measures will be adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the City and other agencies, and not the Commission. The Commission finds that it is the

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responsibility of the City to oversee and implement these measures and the mitigation monitoring and reporting program.

The Commission hereby adopts the Facts, Findings and Statement of Overriding Considerations regarding the environmental effects of the reorganization. The Commission finds that all feasible changes or alterations have been incorporated into the project; that these changes are the responsibility of the City and other agencies identified in the Facts, Findings and Statement of Overriding Considerations and the City's Complete Final EIR; and that specific economic, social or other considerations make infeasible adoption of the alternatives identified in the City's Complete Final EIR.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors. The Commission, as a Responsible Agency, also notes that this proposal is exempt from the California Department of Fish and Wildlife fees because the fees were the responsibility of the City of Rancho Cucamonga as a CEQA Lead Agency.

10. The reorganization area is served by the following local agencies: County of San Bernardino, Inland Empire Resource Conservation District, West Valley Mosquito and Vector Control District, Cucamonga Valley Water District (portion) and its Improvement Districts, Inland Empire Utilities Agency (portion) and its Improvement Districts, Metropolitan Water District of Southern California (portion), Rancho Cucamonga Fire Protection District (city subsidiary district), County Service Area 120 (portion), and County Service Area 70 (multi-function unincorporated County-wide).

    County Service Area 70 will be detached and its sphere of influence reduced upon successful completion of this proposal. None of the other agencies will be directly affected by the completion of this proposal as they are regional in nature.

11. The City of Rancho Cucamonga has submitted a plan for the extension of municipal services to the study area as required by Government Code Section 56653, which indicate that the City of Rancho Cucamonga can, at a minimum, maintain the existing level of service delivery and can improve the level and range of services currently available in the area.

    The certified Plan for Service and Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Plan for Service and the Fiscal Impact Analysis conform to those adopted standards and requirements.

12. The reorganization proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use be included within a City so that the full range of municipal services can be planned, funded, extended and maintained.

13. The reorganization area can benefit from the availability and extension of municipal services from the City of Rancho Cucamonga as evidenced by the Plan for Service certified by the City.

14. This proposal will assist the City of Rancho Cucamonga's ability to achieve its fair share of the regional housing needs as it proposes the addition of 2,700 (up to 3,000) residential units.

15. With respect to environmental justice, which is the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services, the following demographic and income profile was generated using ESRI's Community Analyst for the City of Rancho Cucamonga and the reorganization and adjacent unincorporated areas (2020 data):

Demographic and Income Comparison	City of Rancho Cucamonga (%)	Reorganization Area and Adjacent Unincorporated Area (%)
Race and Ethnicity		
• African American Alone	9.0 %	3.4 %
• American Indian Alone	0.7 %	1.0 %
• Asian Alone	13.6 %	16.3 %
• Pacific Islander Alone	0.3 %	0 %
• Hispanic Origin (Any Race)	45.0 %	27.1 %
Median Household Income	$93,308	$83,160

Through future development, the reorganization area will benefit from the extension of services and facilities from the City and, at the same time, the approval of the reorganization proposal will not result in the unfair treatment of any person based on race, culture or income.

16. The County of San Bernardino and the City of Rancho Cucamonga have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.

17. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

SECTION 4. Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

SECTION 5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

SECTION 6. The Commission hereby directs that, following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer is hereby directed to initiate protest proceedings in compliance with this resolution and State law (Part 4, commencing with Government Code Section 57000) and set the matter for consideration of the protest proceedings, providing notice of hearing pursuant to Government Code Sections 57025 and 57026.

SECTION 7. Upon conclusion of the protest proceedings, the Executive Officer shall adopt a resolution setting forth his determination on the levels of protest filed and not withdrawn and setting forth the action on the proposal considered.

SECTION 8. Upon adoption of the final resolution by the Executive Officer, either a Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204, shall be prepared and filed for the proposal.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

*** ***

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, SAMUEL MARTINEZ, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of July 15, 2020.

DATED:

_____
SAMUEL MARTINEZ
Executive Officer

DRAFT

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **AGENDA ITEM #11 – Consideration of Approval of Impartial Analysis for LAFCO 3233A – Reorganization to Include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake Community Services District Together with Formation of Zone A for Solid Waste and Street Sweeping**

RECOMMENDATION:

That the Commission approve the Impartial Analysis for LAFCO 3233A – Reorganization to include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake Community Services District together with Formation of Zone A for Solid Waste and Street Sweeping

BACKGROUND:

At the February 19, 2020 LAFCO meeting, the Commission approved the proposed reorganization to include formation of the Spring Valley Lake Community Services District and dissolution of County Service Area 64, LAFCO 3233A.

On May 14, 2020, the protest hearing for LAFCO 3233A was held, which resulted in insufficient protest to terminate the proposed reorganization. On May 18, 2020, the Executive Officer issued LAFCO Resolution No. 3309 determining approval of LAFCO 3233A subject to confirmation of the voters at the November 3, 2020 election. The question to be submitted to the voters shall read as follows:

> *"Shall the order adopted on February 19, 2020, by the Local Agency Formation Commission for San Bernardino County ordering the reorganization to include formation of the Spring Valley Lake Community Services District together with the formation of Zone A for solid waste and street sweeping and the Dissolution of County Service Area 64, known as LAFCO 3233A, be approved subject to the terms and conditions as more particularly described in the order?"*

A simple majority of ballots cast in favor of the measure is required to confirm the order for the reorganization proposal, LAFCO 3233A. The election to be held shall include a call for election of a five-member board of directors to be elected at-large pursuant to the provisions of the Uniform Election Law, Part 4 (commencing with Section 10500) of the Elections Code.

Government Code Section 56898 requires the Executive Officer to prepare an Impartial Analysis of a ballot measure. Further, state law requires the Commission to review, modify if necessary, and approve the Impartial Analysis, with the final copy to be forwarded to the Registrar of Voters for inclusion within the ballot pamphlet. State law limits the Impartial Analysis to 500 words or less.

Attached is the draft Impartial Analysis for LAFCO 3233A, coming in at 463 words excluding the title. It is the staff's recommendation that the Commission review the Impartial Analysis, make changes, as appropriate, keeping under the 500-word limit, and approve said Impartial Analysis for inclusion in the November 3, 2020 ballot pamphlet.

SM/JL

Attachment – Draft Impartial Analysis for LAFCO 3233A

IMPARTIAL ANALYSIS FOR THE PROPOSED FORMATION OF THE SPRING VALLEY LAKE COMMUNITY SERVICES DISTRICT TOGETHER WITH THE FORMATION OF ZONE A FOR SOLID WASTE AND STREET SWEEPING AND THE DISSOLUTION OF COUNTY SERVICE AREA 64 (LAFCO 3233A)

This is a ballot measure to determine if the voters within the Spring Valley Lake community, including those limited portions within the City of Victorville and the Town of Apple Valley, wish to create a locally-governed community services district authorized to provide water, sewer collection, solid waste and recycling, and street sweeping services.

The area proposed for formation of the Spring Valley Lake Community Services District (SVLCSD) encompasses approximately 3.79 square miles located east of the City of Victorville, north of the City of Hesperia, and southwest of the Town of Apple Valley. The area is bound by Ridgecrest Road on the west, Bear Valley Road on the south, and a combination of Apple Valley Road, Sitting Bull Road, and parcel lines within the Town of Apple Valley and the Mojave Narrows Regional Park on the east and northeast. The map and legal description of the proposed District boundaries are on file in the Local Agency Formation Commission for San Bernardino County (LAFCO) office and on its website at www.sbclafco.org.

The essence of this formation proposal is to:

1. Create the SVLCSD, an independent special district governed by a five-member Board of Directors, to assume the responsibilities, functions, obligations, assets, liabilities, and equipment of the former agency County Service Area 64 (CSA 64); and,

2. Transfer responsibility for existing operations of water, sewer collection and street sweeping services of CSA 64 as well as assume responsibility for solid waste services currently managed by the County to the new District, the SVLCSD.

No change in property tax rates will occur from approval of this measure. Revenues for the new District will accrue primarily from the receipt of the existing property tax previously distributed to CSA 64 including the fees and existing charges for service (water, sewer, and street sweeping services) as well as solid waste franchise fees and the existing special tax administered by the County for solid waste services to the area. LAFCO has reviewed these revenues and the anticipated expenditures for the first five years of the new District's existence determining that, based upon the information available, the formation of the SVLCSD is financially feasible.

Voters who believe that this new independent District should form should vote "yes" on this measure. Voters who believe that the governmental structure for the identified services should remain unchanged should vote "no" on this measure.

Regardless of voter position on the basic question of formation, voters should select five persons to serve on the new District's Board of Directors. If this formation receives a

majority of “yes” votes, the five candidates receiving the most votes will take office as the new Board of Directors.

The Local Agency Formation Commission approved this impartial analysis on July 15, 2020.

LOCAL AGENCY FORMATION COMMISSION

_____

SAMUEL MARTINEZ
Executive Officer

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

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DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**
MICHAEL TUERPE, Senior Analyst

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **Agenda Item #12: Sustainable Agricultural Lands Conservation (SALC) Program Planning Grant Application**

RECOMMENDATION:

Staff recommends that the Commission:

1. Authorize the Executive Officer to submit the SALC Program Planning Grant to the CA Department of Conservation.

2. Adopt Resolution No. 3311 approving the submittal of the SALC Program Planning Grant application to the CA Department of Conservation.

3. Direct staff to return to the Commission with a Memorandum of Understanding with the Inland Empire Resource Conservation District regarding roles and responsibilities.

BACKGROUND

Establishing an agricultural conservation easement program and developing a local mitigation program that classifies agricultural lands that can be targeted for agricultural preservation will have beneficial sustainability implications by preserving agriculture and sustaining some of the remaining agriculture industry in San Bernardino County. The DOC has shown support of IERCD and LAFCO's planning grant proposal and selected the project to receive technical support from its consultant team.

This submission is a planning grant, which would support the development of local and regional land use policies and economic development strategies to protect critical agricultural land. The program funds strategies related to establishing and implementing goals, policies, and objectives to support the economic viability of the local agricultural sector. It also supports planning processes to identify and designate priority lands for conservation and development.

May 2020 Commission Hearing

At the May 2020 hearing, members of the Commission expressed legitimate concerns regarding the application – summarized as: (1) is it LAFCO's role, (2) will this impede development, and (3) what is LAFCO's risk?

Is this LAFCO's Role?

LAFCO's involvement with agricultural lands stem from two statutes. First, Government Code Section 56301 outlines the purposes of a Commission as:

> *"Among the purposes of a commission are discouraging urban sprawl, preserving open-space and **prime agricultural lands**, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances…* (Emphasis added)

Second, in the LAFCO process, development of prime farmland from annexation results in farmland loss. In these cases, CEQA identifies farmland loss as a "significant impact" and requires avoidance or mitigation. Often, the required mitigation is done elsewhere in the state, namely the Central Valley.

Understanding the two items identified above, one of the key issues that the Commission identified in January 2019 was the lack of an existing local agency in the region that currently has an established agricultural conservation program that can provide for protection of agricultural lands in the area while not impeding development.

Will this Impede Development?

The Sustainable Agricultural Lands Conservation (SALC) Program is a component of the Strategic Growth Council's Affordable Housing and Sustainable Communities Program (AHSC).[1] As previously identified, mandatory CEQA mitigation is taking place outside this County. Using cap and trade funds, the SALC Program is a landowner voluntary program whose Planning Grant would be used by local agencies to plan for the right balance between local growth and local agriculture. The actual grant being submitted will not directly impede development since it is limited to planning. Moreover, the result of the planning process will address development needs as well as agricultural needs. Further, this grant provides additional resources that will flow into our economy.

What is LAFCO's Risk?

Being a planning grant, the risk is limited to planning. The subsequent Acquisition Grant, for which LAFCO would not be the applicant, would carry tangible risk due to implementation. However, that is the purpose of the Planning Grant - to vet and model

[1] The AHSC vision is to make easier for Californians to drive less by making sure housing, jobs, and key destinations are accessible by walking, biking, and transit. The SALC Program is a component of AHSC and is administered by the California Department of Conservation (DOC).

the viability of such policies and programs. Further, if successful, this could be a guide for additional grants.

According to the grant guidelines, the Commission's resolution must:

- Certify that the Commission will have sufficient funds to meet the match requirement.

  The grant request can be up to $250,000. The application must include a minimum ten percent (10%) match funding with at least five percent (5%) of the requested grant amount a cash match and the balance may be in-kind. IERCD is able to cover the 5% cash match (up to $12,500) and the remaining 5% (up to $12,500) will come from in-kind services, including staff time from LAFCO, IERCD and/or certain stakeholders. This will be included in the MOU with IERCD that the Commission will consider at a subsequent hearing.

- Provide acknowledgement that the Applicant understands and accepts that they must cover the costs to complete work related to the development and execution of the planning project until reimbursement by the State.

  Planning grants will reimburse grantees and participating stakeholders for all direct costs, including staff costs incurred during the grant performance period and related to the project. The Commission would bear this risk. However, IERCD indicates that it can wait for its cost recovery until the State issues the funds. This will be included in the MOU with IERCD that the Commission will consider at a subsequent hearing. Combining IERCD and LAFCO costs, 75% of the direct costs could wait until the State issues the funds.

At the May hearing, the Commission approved the submission of the SALC Program Planning Grant pre-proposal to the DOC with direction for staff to return at the July hearing for formal approval of application submission. The DOC reviewed and provided comments on the pre-proposal, both strategic and technical. LAFCO and IERCD staffs reviewed the DOC's suggestions and have incorporated them as appropriate.

PROPOSAL SUBMISSION

This agenda item recommends that the Commission approve the submission of the SALC Program Planning Grant application to the CA Department of Conservation. Attached to this staff report are application (Attachment #1), work plan (#2), budget (#3), letters of support (#4) and draft resolution (#5). According to the grant guidelines, the Commission's resolution must include the following:

1. Approve the filing of an application for the proposed project;

2. Certify that the Applicant understands the assurances and certification in the application;

3. Certify that the Applicant will have sufficient funds to meet the match requirement;

4. Certify that the Applicant will work towards the California's Planning Priorities;

5. Authorize entrance into a grant agreement with the Department for the project and agree to accept the template included in the Guidelines;

6. Authorize a designated individual, or designee, as agent to accept the award of grant funding and to, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for development of the plan; and,

7. Provide acknowledgement that the Applicant understands and accepts that they must cover the costs to complete work related to the development and execution of the planning project until reimbursement by the State.

NEXT STEPS:

Should the DOC award the grant, then the project intends to provide the following deliverables:

1. Mapping and identification of priority mitigation lands to develop a strategically connected corridor of preserved agricultural land in the Valley as opposed to disconnected pockets. Land priority will focus on highest value agricultural land with the best soils, most abundant water resources, proximity to other conserved lands, and other evaluation and ranking criteria.

2. Analysis of agricultural policies for city and county jurisdictions to determine if policies include mitigation requirements or otherwise address agricultural preservation. Model policies will be identified and efforts will be made to work with the County and cities to update or adopt policies that would allow for agricultural mitigation. A primary goal is to encourage or update policies that would ensure that the required mitigations of strategically preserve lands within the individual localities, or within the County, where the conversion of agricultural lands occur instead of the current practice of mitigating on lands located in other parts of the State.

3. Develop IERCD's capacity to manage agricultural easements by developing mitigation program guidelines, legal documents, program protocol, and fee structure to ensure a sustainable mitigation program that can meet its objectives.

4. Inform, educate, and gain interest among municipalities and agricultural organizations about the agricultural conservation program and incorporate proposed regional mitigation program into SCAG's Sustainable Communities Strategy (SCS) as a regional program available to help reduce greenhouse gas emissions.

Following this planning grant, IERCD would assume the lead and apply for the acquisition grant (Agricultural Conservation Acquisition Grant). Agricultural conservation easements are

deed restrictions that landowners voluntarily place on their property to preserve the land's agricultural uses.

CONCLUSION:

As outlined in Government Code Section 56301, "Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands…" Adopting agricultural preservation policies and coordination with other jurisdictions to do the same in order to protect agricultural lands from conversion to urban or rural residential development promotes smart growth, ensures open space remains available, and supports a healthy agricultural economy.

Therefore, LAFCO staff recommends that the Commission take the actions on page 1 of this staff report.

Staff will be happy to answer any questions of the Commission prior to or at the hearing.

Attachments:

1. SALC Program Planning Grant
2. Work Plan
3. Budget Summary
4. Letters of Support
5. Draft Resolution No. 3311

SALC Planning Grant Application

Attachment 1

SALC PLANNING GRANT FINAL PROPOSAL

LAFCO for San Bernardino County

August 2020

PROJECT INFORMATION:

Project Title	San Bernardino County Valley Agricultural Planning and Preservation Program	
Applicant Name	Local Agency Formation Commission for San Bernardino County	
Department/Office	NA	
Federal Employee ID Number	32-0422397	
Mailing Address	1170 W. Third Street, Unit 150, San Bernardino, CA 92415-0490	
Project Title:	San Bernardino County Valley Agricultural Planning and Preservation Program	
Location (County and/or City)	San Bernardino County - Valley Region	
Claiming Priority Population Benefits Status (circle one)	(Y) **N**	If yes, you will need to submit a Priority Population Benefits Checklist with your application
Grant Request Amount	$220,875	
Matching Funds Pending	NA	
Matching Funds Committed	$22,000 (cash and in kind)	
Total Estimated Project Cost	$242,875	
Contact Person	Samuel Martinez	
Title	Executive Officer	
Phone Number	909-388-0480	
Email Address	smartinez@lafco.sbcounty.gov	

EXECUTIVE SUMMARY

The proposed planning project would perform an analysis of existing agricultural resources and agricultural policies to better inform future development decisions in the San Bernardino County Valley Region (Valley). The proposal will also create a local program for the preservation of agriculture, which does not currently exist in the region. By establishing an agricultural conservation program that classifies and prioritizes important farmland for agricultural preservation, farmland in the Valley Region, as well as the local agricultural economy, could be preserved in perpetuity.

The project will result in the following deliverables:

1. Mapping and identification of priority mitigation lands to develop a connected corridor of preserved agricultural land in the San Bernardino Valley.
2. Analysis of agricultural policies for city and county jurisdictions to determine if policies include mitigation requirements or otherwise address agricultural preservation.
3. Develop IERCD's capacity to manage agricultural easements by developing mitigation program guidelines, legal documents, program protocol, and fee structure to ensure a sustainable mitigation program.
4. Inform, educate, and gain interest among municipalities and agricultural organizations about the agricultural conservation program and incorporate the proposed regional mitigation program into SCAG's Sustainable Communities Strategy as a regional program available to help reduce greenhouse gas emissions.

The San Bernardino Valley region has lost over 70% of its important farmlands between 1984 and 2016 according to Farmland Mapping and Monitoring Program (FMMP) data. This number has undoubtedly increased over the past four years as the California housing crisis and new industries have placed pressure on farmers and land values. As one of the epicenters of the state's logistics industry, San Bernardino County is quickly urbanizing, resulting in rapid conversion of agricultural land. Compounding this issue is the threat of invasive pests to the existing citrus industry. In addition to these pressures on the agriculture industry, San Bernardino County is also a region with low rankings on several environmental, public health, and economic factors. Notably, the Valley suffers from heavy air pollution and limited access to open space and healthy food options. This poses a great opportunity to preserve farmland as a means to improve local food access and conserve working lands.

There is strong local support for this project from the County, cities, local agencies, agricultural organizations, universities, and other groups. We plan to continue growing the list of stakeholders to include more individuals from the agricultural community and city planners. A meeting was held in November 2019 where stakeholders shared their ideas for regional agriculture, which included discussion of a local mitigation option and a comprehensive vision for the sustainability of our agriculture. Committed stakeholders include, LAFCO for San Bernardino County, Inland Empire Resource Conservation District (IERCD), County of San Bernardino, Southern California Association of Governments, SB County Farm Bureau, local municipalities, and community groups further described in question #9.

There are several current projects which can contribute to the proposal as well as impending threats that this project would plan to address. The County of San Bernardino is in the process of updating its General Plan, which contains a proposed element for preservation of agricultural land, including a mitigation element. SCAG is in the process of updating their Sustainable Communities Strategy, calling out regional mitigation as a tool available to help implement their SCS. SCAG is also developing its regional Greenprint, which could utilize much of the information developed through this planning process to inform the development of this interactive planning tool. In addition, the sense of urgency to address the need for housing has taken precedence over discussions on land preservation. This effort would help bring those important discussions back into regional planning in a strategic way. This program will enable the County and cities to make better decisions on where to place housing and industry and where to preserve agriculture within the Valley. In addition, it should be noted that Huanglongbing is continuing to threaten the local citrus industry and many of those growers may soon be faced with decisions on whether to switch crops or sell their

land. This mitigation program would provide an additional option to help offset the financial strain to these at-risk growers.

QUESTIONS AND RESPONSES

1. *Describe the proposed planning project. What outcomes and deliverables are expected?*

Description of Proposed Planning Project

The proposed planning project aims to improve communication among local and regional planning, conservation, and agricultural organizations by collecting and presenting important data on agricultural resources and engaging in and elevating conversations around existing agricultural policy. The proposed program will also create a local tool for the preservation of agriculture, which does not currently exist in the region. By developing a mitigation program and identifying important farmland that should be targeted for preservation, farmland in the Valley will be locally preserved in a way that currently does not exist. The project will result in the following deliverables:

1. Mapping and identification of priority mitigation lands to develop a strategically connected corridor of preserved agricultural land in the Valley as opposed to disconnected pockets. Land priority will focus on highest value agricultural land with the best soils, most abundant water resources, proximity to other conserved lands, and other evaluation and ranking criteria.
    - This mapping will in part be guided by the DOC's Land Evaluation and Site Assessment (LESA) Model, Farmland Mapping and Monitoring Program (FMMP) data as well as other statewide datasets and local information. This resulting map product will be used to inform regional prioritization for agricultural preservation and also contribute to the in-progress regional Greenprint
2. Analysis of agricultural policies for city and county jurisdictions to determine if policies include mitigation requirements or otherwise address agricultural preservation. Model policies will be identified and efforts will be made to work with the County and cities to update or adopt policies that would allow for agricultural mitigation. A primary goal is to encourage or update policies that would ensure that the required mitigations of strategically preserve lands within the individual localities, or within the County, where the conversion of agricultural lands occur instead of the current practice of mitigating on lands located in other parts of the State.
    - This deliverable will be met through meetings with stakeholders and individual cities to review existing policies and offer model policies to encourage local mitigation for farmland. For those municipalities that already include a mitigation policy, the model policies can guide policy amendments to ensure agricultural land is conserved locally to prevent further loss within the San Bernardino Valley.
    - An assessment of properties owned by either the County and or/or the cities that are currently held for agricultural preservation (including current management of said properties) and any additional farmlands that could potentially be set-aside for agricultural preservation.
    - Review additional areas that could potentially be used for agricultural purposes in perpetuity through consultation with individual property owners.

3. Develop IERCD's capacity to manage agricultural easements by developing mitigation program guidelines, legal documents, program protocol, and fee structure to ensure a sustainable mitigation program that can meet its objectives.
    - IERCD, and other conservation groups, will work collaboratively to develop a mitigation priority plan and program guidelines to ensure readiness to accept mitigation within the Valley so that important agricultural lands may be preserved in perpetuity.
4. Inform, educate, and gain interest among municipalities and agricultural organizations about the agricultural conservation program and incorporate proposed regional mitigation program into SCAG's Sustainable Communities Strategy (SCS) as a regional program available to help reduce greenhouse gas emissions.
    - Stakeholders will work to ensure the resulting analysis of agricultural lands and policies is shared widely with municipalities and organizations who may find this information valuable. Presentations will be made to municipalities on the agricultural mitigation program and other options for agricultural conservation in their jurisdictions. These presentations will connect back to SCAG's SCS and work to meet some of the SCS goals through this program.

The ideal outcomes of this planning process include:

1. A regional comprehensive vision for the sustainability of agriculture in the San Bernardino Valley
2. Long-term preservation of important and highly functioning agricultural lands through conservation easements or direct purchase by local conservation agencies
3. Identification of farmland that would be good candidates for the Department of Conservation's Sustainable Agricultural land Conservation (SALC) Agricultural Easement Program
4. Increased communication between cities, county, agencies, and community organizations on agricultural priorities and opportunities by developing a stakeholder group that will continue to work on implementation beyond this grant.
5. Connection of new/beginner farmers with land opportunities within their community to farm
6. Improvement in land management and sustainable farming techniques by protecting more resilient lands. Currently, many urban farmers only have access to leased lands and are often hesitant to apply conservation practices on their properties since their lease length might not enable them to see the benefits of their investment. We believe permanently preserved agricultural lands will provide more opportunity for conservation agencies to work with farmers to implement soil health and water efficiency practices.

Land Base and Economy

San Bernardino County is the largest county in the United States, covering over 20,000 square miles. The County extends from Los Angeles County to the Arizona border and contains the Mojave National Preserve, the Joshua Tree National Park, the San Bernardino Mountains, and the Inland Valley. Because of the large size and diverse landscapes within the County, this proposal focuses only on the Valley Region, south of the San Bernardino Mountains where 80% of the population resides and the majority of the agriculture industry exists. The valley's level terrain makes the land extremely suitable for farming, but these same characteristics also make for desirable and profitable urban/suburban development opportunities.

San Bernardino County continues to maintain a large agricultural industry bringing in approximately $493 million in 2018 according to San Bernardino County Annual Crop Report with the largest output products consisting of

livestock and poultry (64%), nursery products (17%), and vegetable crops (9%). The portion of San Bernardino County that will benefit from the proposed project includes 84% of the total industry, only excluding the North Desert and South Desert regions. As of 2018, the County had 1,429,360 acres in agriculture, a majority of which consists of field crops in the desert regions. The Valley Region, in comparison, contains approximately 20,000 acres of remaining prime/important farmland while making up 84% of the industry's economic output.

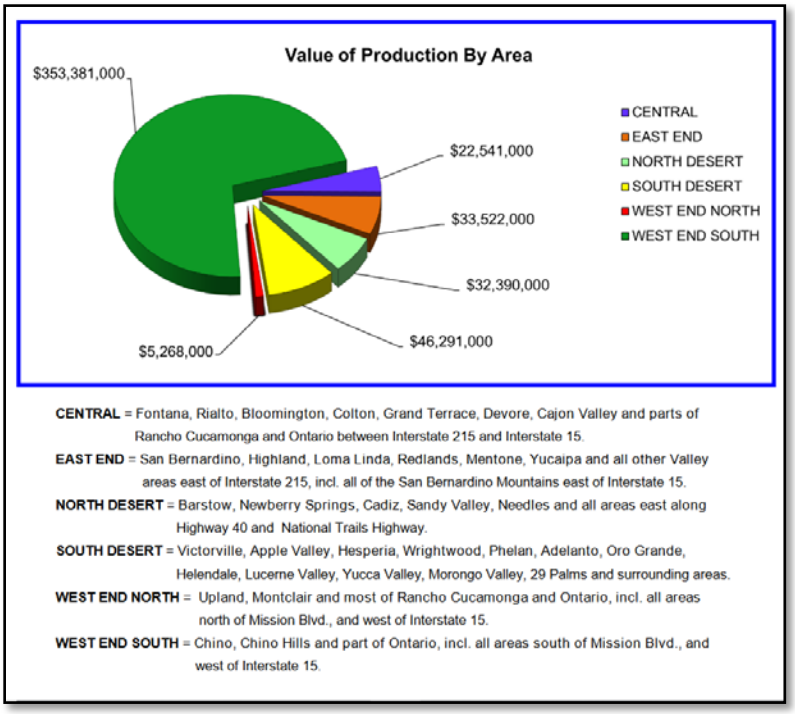


Figure 1: This chart shows the value of the agricultural industry in SB County. The majority of the industry is located in West End South within the cities of Ontario, Chino, and Chino Hills

2. *Risk of Conversion*

Like much of the state, San Bernardino County is experiencing housing shortages and increased development to meet state housing requirements. The population of the Valley cities was 1,407,932 as of 2016 and is projected to continue growing. The proposed project area includes approximately 80% of the County's total population, which is located in the Valley region. The Valley only accounts for 2.4% of the total land area in the County, but carries 84% of the agriculture industry. Because the remainder of the County is either mountainous or desert landscape with insufficient water resources, there is little potential for the agricultural industry to move from the valley region, containing the majority of productive land, to other parts of the County.

Agriculture conversion is a major risk in the Valley. Land values have soared as a result of the growing logistics industry as well as increased housing demands closer to job centers. Between 1986 to 2016, over 44,000 acres of agricultural land (including grazing land) have been converted to other land uses including industrial, commercial and residential development within the project area, which is a loss of 1/3 of all agricultural lands within the 30-year time period. This equates to an average loss of 1,000 acres of agricultural land each year.

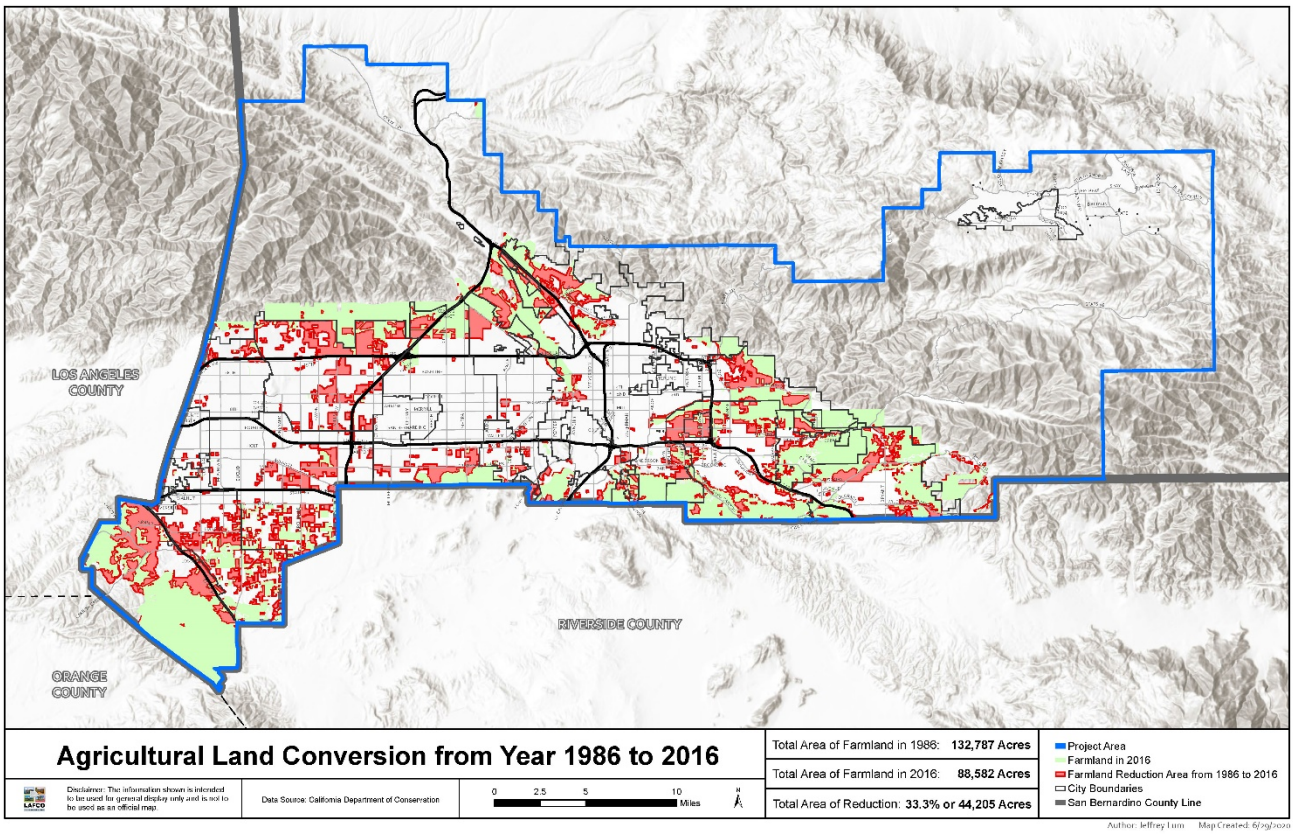


Figure 2: Map of Agricultural Land Conversion between 1986 and 2016

The dairy industry in Chino/Ontario has been experiencing rapid decline due to development and movement to the Central Valley. At its prime, the Chino Basin contained the highest density of dairy animals found anywhere in the world, with approximately 354 dairies in operation in 1989. According to the latest Crop Report only 52 dairies remain. While this is just one example, many cities in the Valley are experiencing similar loss of agriculture and difficulties balancing development and open space needs. This project intends to support municipalities in addressing these issues and introduce conservation strategies and programs they can use within their jurisdictions or apply in other, less developed, parts of the Valley.

In addition, it should also be noted that the region's citrus industry has been threatened by the Huanglongbing disease (also known as Citrus Greening) carried by the Asian Citrus Psyllid. As of November 2019, a large portion of the Valley citrus is in quarantine, limiting the movement of citrus. Many citrus growers are responding to the California citrus threat by removing their citrus and selling their land. This is a major loss to our agricultural industry and local culture and many organizations are assisting these growers to manage for the pest or switch to new crops.

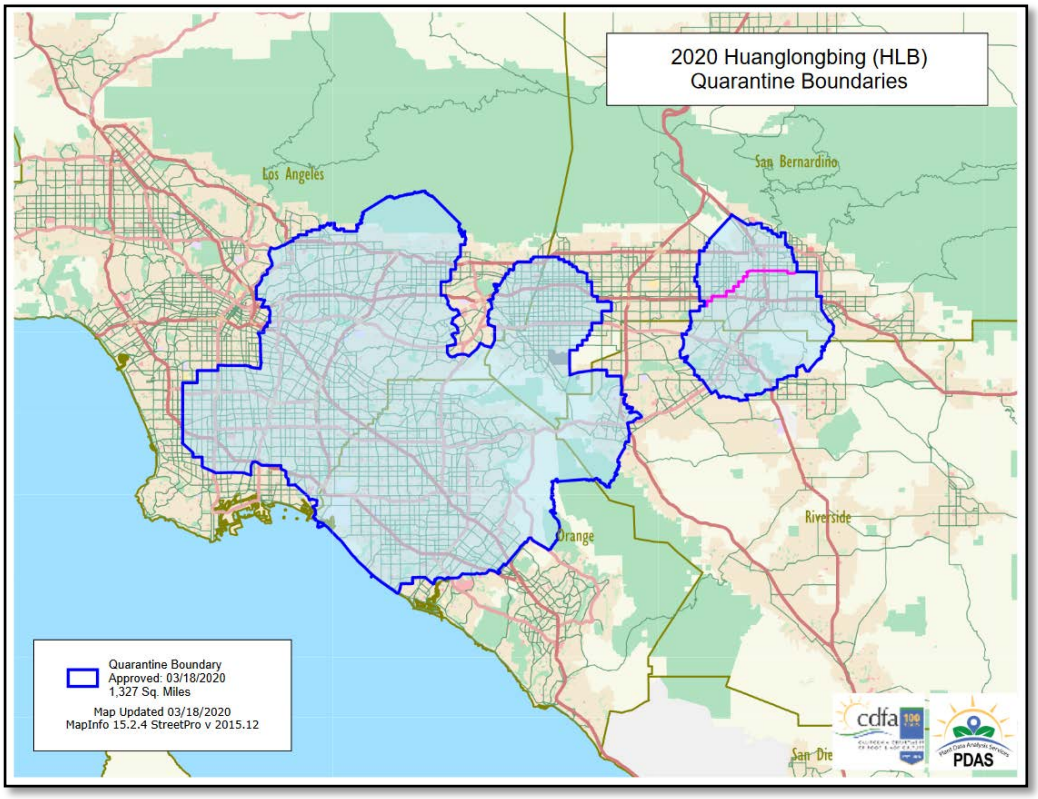


Figure 3: Map showing current Quarantine boundaries for citrus in San Bernardino and Los Angeles counties. (Source: CDFA)

3. How will the project avoid or reduce GHG emissions?

The project will primarily avoid GHG emissions by reducing conversion to other land uses, including industrial, commercial and residential development, which typically have higher GHG emissions from construction, utilities, and increased vehicle miles traveled for both trucking and residential trips. One of the priority areas for the mitigation program will be to preserve agricultural lands that contain the greatest existing GHG reduction benefits, or the greatest potential to sequester GHG emissions. Once lands are permanently conserved through the mitigation program, the Inland Empire Resource Conservation District (IERCD), along with the Natural Resources Conservation Service (NRCS), will work to support those farmers in implementing practices that improve soil health and carbon sequestration potential on the land. The IERCD has been involved in carbon farming efforts for several years, which implements practices on farms that are known to sequester carbon into the soil. IERCD's carbon farming program is expected to develop simultaneously with the proposed mitigation program. The RCD will support farmers in accessing funding from California Department of Food and Agriculture (CDFA) through their Healthy Soils Program to ensure that lands preserved through the SALC program are meeting their greatest potential to reduce GHG emissions.

4. *How will the proposed project implement an adopted or draft Sustainable Communities Strategy?*

Southern California Association of Governments (SCAG) is in the process of adopting their 2020 Sustainable Communities Strategy. The conversion of agricultural land has implications to the economy and the environment. While many agricultural practices contribute to GHG emissions, emissions from farmlands are far less than those from urban environments. Farm and grazing lands can also provide co-benefits such as wildlife habitats, flood control and groundwater recharge. Productive farmlands bring billions of dollars into Southern California's economy, creating jobs and providing food security. Converting these lands to urban development weakens this vital industry and the region's position in the U.S. economy. The plan calls for several objectives and policies that would be directly implemented through this proposed project

The proposed project supports 3 of the 10 overall SCS plan goals including:

- *Promote conservation of natural and agricultural lands and restoration of habitats.* Preserving the region's natural resource areas will ensure that future generations will be able to enjoy Southern California's unique landscapes as we do.
- *Reduce greenhouse gas emissions and improve air quality*. Agricultural lands conservation helps avoid emissions and depending on the crop type or practice, promotes carbon sequestration.
- *Encourage regional economic prosperity and global competitiveness.* Productive farm and range lands bring billions of dollars into Southern California's economy, creating jobs and providing food security.

In addition to supporting these overall goals, the proposed SCS also outlines several policies and strategies that would be met through this project including:

Relevant Policies/Next Steps in Technical Report (page 21-22):

- *Facilitate Partnerships and Collaboration:* Encourage, cultivate, and facilitate partnerships and collaboration on natural/ farmlands policies and programs between public, educational and non-profit agencies throughout the SCAG region.
- *Encourage Regional Conservation Planning:* Seek and expand engagement with resource and permitting agencies, County Transportation Commissions, Caltrans, California High Speed Rail Authority and other partners on regional advance mitigation and integrated regional conservation planning
- *Support Innovative Land Use Policies:* Recognize the region's growth potential and its inherent connection between the conservation of existing natural/farm lands and strategies to promote infill development, such as transfer of development rights and land banking, which relieve pressure to expand the urban footprint. Additionally, continue efforts to work toward identifying priority conservation areas, including habitat and farmland areas, to permanently protect as part of future regional plans.
- *Align with Funding Opportunities:* SCAG aims to help local agencies seek planning funds, such as Cap-and-Trade auction proceeds that could help prepare for local action on acquisition and restoration.

We would specifically like to note the "encourage regional conservation planning" policy, which directly supports regional organizations in developing a local strategy for conserving agriculture through a mitigation or land banking

program. In early conversations, SCAG staff and leadership have demonstrated enthusiastic support for this effort as it allows for a way to plan regionally for development needs while considering the most important agricultural lands and developing a program to ensure long-term success of these lands. SCAG also explicitly calls out the SALC program in their Technical Report as an opportunity to meet their SCS goals.

5. How is the proposed plan consistent with the State's Planning Priorities?

The proposed project is consistent with 2 of the 3 State Planning Priorities including:

1. Protect the state's natural and working lands, including agricultural land, lands of cultural and historic significance, wetlands, and wildlands.
    a. By mapping existing agricultural resources, reviewing and enhancing local policies, and developing an agricultural preservation program, this project will support the State's goals of protecting natural and working lands.
2. Develop in an efficient manner that limits sprawl and minimizes costs to taxpayers.
    a. The project will work with cities and other planning agencies to strategically prioritize important agricultural lands and reduce urban sprawl into more rural communities. The final mapping product will identify the best areas in the Valley for development and the best areas for preserving agriculture. Mapping considerations will emphasize reducing urban sprawl and promoting infill development, among other important factors that will be determined by the stakeholder group and by reviewing mapping products from other regions.

6. What economic, environmental, public health, or other co-benefits would arise from the project and how will those co-benefits be measured?

1. Economic Benefits:

The proposed project has several economic benefits both to the local economy and for individual farmers. As previously mentioned, the agricultural industry in San Bernardino County brings in over $493 million a year. By protecting farmland, we can continue to maintain that local economic resource. Inland Empire farmers also have a great marketing opportunity, with over 2 million residents residing in the valley region, and the City of Los Angeles within 50 miles, there is an enormous market in which to sell locally grown produce and establish a more local food system. There are also economic benefits for farmers through this proposed project. Farmers who are interested in permanently conserving their land through easements may have the opportunity to be compensated for the value of the easement through mitigation credits or SALC's easement program. In addition to an upfront payment, farmers will receive ongoing economic benefits through reduction of annual taxes due to the decreased property value once an easement is recorded, as well as Federal and State tax incentives for land preservation. Because easements reduce the value of the land, future farmers will be able to access more affordable agricultural lands therefore preserving future agricultural jobs and elements of the existing agricultural economy.

2. Environmental Benefits:

There are several environmental benefits that are expected from this proposal, including improved groundwater quality and quantity, reduced GHG emissions, and increased habitat for wildlife species. With much of the valley region developed, runoff from storm events is primarily channelized and not naturally absorbed by the landscape. Preventing conversion of agricultural lands would allow the land to serve as an important recharge station for our groundwater resources and watershed health during rain and irrigation events. As mentioned previously, this project has a great opportunity to reduce GHG emissions by reducing land conversion and promoting infill development, thereby keeping working lands working. These working lands will then be encouraged to implement agricultural practices that reduce GHG emissions so that the land use becomes even more beneficial for GHG reduction goals.

3. Wildlife Habitat:

The Valley contains sensitive habitats home to plant and animal species that are designated as threatened or endangered by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife. Preserved agricultural lands serve as important open space to preserve habitat for these species. Agricultural lands also provide habitat components for bird species and pollinators, especially as a food source. The edge habitat can be enhanced for habitat value through conservation programs like the Natural Resources Conservation Service's EQIP Program and the CDFA Healthy Soils Program. These funding programs support not only soil health and water efficiency projects, but also projects that enhance wildlife habitat including windbreaks and pollinator hedgerows. The Inland Empire is also home to many threatened and endangered species that can use agricultural lands near riparian areas for habitat, including the Least Bell's Vireo and Southwestern Willow Flycatcher.

4. Public Health Benefits:

Public health benefits are a major element of this proposal, because the project is located within a highly developed region serving millions of residents, there is great potential to address and improve public health. Agriculture is considered important open space and while it might not serve as recreation, it does maintain important green space and offers opportunities for community members to improve mental health. According to the 2017 San Bernardino Community Indicators Report, 28% percent of adults are considered obese and the median rate of obesity for children in school districts is 41%, which is connected in part to food insecurity as well as socio-economic issues. It is well documented that nutrition and food security are significantly linked, making local farming extremely important to provide opportunities in our region for easy access to healthy produce. The recent COVID-19 pandemic has also brought to light the importance of maintaining a local food system to serve communities during times of uncertainty for our globalized food system.

7. How will the proposal complement other projects in the region?

There are several projects ongoing in the San Bernardino valley region that will complement the project we are proposing. Some of these projects include:

1. SCAG's 2020 Sustainable Communities Strategy
    - As further described in question #3, SCAG is in the process of finalizing their 2020 SCS update. The current draft of this update recognizes the importance of working lands in regional conservation and

has outlined several goals and strategies to preserve agriculture as a strategy for GHG reduction. The implementation of this proposed project would support several of the goals and strategies of the SCS.

2. SCAG's Greenprint
    - SCAG is also beginning the process of developing a Greenprint for the region. Once completed, this conservation tool will enable jurisdictions, land use planners, and developers to make land use decisions that reduce their impact on valuable land resources. Many of the stakeholders on this SALC proposal will be participating in the development of this Greenprint and providing input throughout the process, especially as it relates back to this SALC proposal.
3. County of San Bernardino General Plan Update
    - The County is in the final stages of adopting its Countywide Plan. The current draft Soils and Agriculture policy addresses the preservation of important farmlands by requiring an agricultural resource evaluation on projects proposing to convert more than 20 acres of farmland and includes a mitigation requirement if conversion is deemed significant. The draft policy also supports conservation and preservation programs and establishing new or maintaining existing Williamson Act contracts.
4. Williamson Act Contracts
    - There are currently over 190 parcels with existing Williamson Act Contracts, totaling approximately 2,800 acres within the Valley. The mapping and planning efforts will take into account existing and expiring contracts and use these data to inform placement of contiguous permanently preserved agricultural areas.
5. San Bernardino LAFCO agricultural policy development
    - SB LAFCO participated in a Strategic Planning process in January 2019 where their Commission directed staff to return with a discussion on adopting open space and agricultural conservation policies. One proposed policy is the addition of a mitigation solution for annexation projects that include conversion of agricultural lands. This policy would require, to the extent possible, that mitigation of agricultural land remain in the jurisdiction or County in which the impacts are made. The SALC proposal would directly support this effort by developing policies and a local mitigation program that LAFCO as well as municipalities can formulate that provides a mechanism to allow for a ranking system similar to LESA based on the quality of the agricultural lands.
6. Rivers and Lands Conservancy (RLC) 2016 Farmland Conservancy Program
    - In 2016, RLC received funding from the DOC through which they were able to perform mapping of important farmlands in western San Bernardino and Riverside Counties. The project also enabled them to review and develop a report on existing policies for jurisdictions in the region. This SALC proposal will utilize and build off these initial efforts to further develop priorities for agricultural preservation, develop a mitigation program, and work directly with cities on reviewing policies.
7. GROW Riverside
    - There has been recent momentum in Riverside and San Bernardino counties to build a regional marketplace for local food systems and advance public policy as it relates to food and agriculture. The Grow Riverside effort extends into all Inland Empire communities and works to support farmers in reaching marketplaces and supporting jurisdictions in updating agricultural policies.

8. Applicant's Experience Developing and Implementing Similar Projects

This proposal is a joint effort between all stakeholders listed below, as well as additional stakeholders that will be identified as this project develops. LAFCO for San Bernardino County and the Inland Empire RCD will lead the effort and manage the program to ensure success criteria are met.

San Bernardino LAFCO is the submitting applicant for this proposal and will be working alongside Inland Empire RCD to carry out the scope of this project. One of LAFCO's missions is preserving open space and prime agricultural lands. LAFCO will help lead the policy review effort, along with IERCD staff and consultants. LAFCO will put together the data on Williamson Act contracts and Agricultural Preserves, in coordination with the County and cities, and reviewing other pertinent data with the stakeholder group.

The Inland Empire Resource Conservation District will be taking a lead role in the implementation of the SALC proposal, specifically in the regional mapping of agricultural resources and development of a mitigation program. The IERCD will also communicate with the stakeholder group and organize stakeholder meetings and facilitated working group sessions to carry out project scope. The IERCD is a public agency focusing on open space preservation, habitat restoration, urban agriculture, and education and outreach. As part of their programming, the IERCD facilitates a habitat mitigation program to carry out mitigation requirements required by regulatory agencies. IERCD's mitigation program has been in place for over 15 years and holds over 1,000 acres of conservation easements and has carried out habitat enhancement and restoration for more than 5,000 acres. Most recently, the IERCD developed an Army Corps of Engineers certified In-Lieu Fee program, allowing for a more programmatic and strategic mitigation option in the Santa Ana Watershed. Prior experience in developing and implementing these mitigation programs will enable IERCD to create an agricultural mitigation program that prioritizes land for conservation and properly determines the costs for implementing such a program, including land costs, appraisals, legal fees, and staff time. IERCD is also involved in many urban agriculture efforts and has been awarded over $300,000 in funding to support local farmers and urban agriculture projects, including the National Association of Conservation District's Urban Agriculture Conservation Grant and funding through the Natural Resources Conservation Service.

9. Which stakeholders will participate in project?

Stakeholders met in November 2019 to discuss regional needs for the preservation of agriculture, all of the stakeholders in attendance voiced their support for this project and plan to participate in various ways detailed below. This initial group will be further expanded to include missing stakeholders as the project continues, including additional city planning staff, local farmers, local ag industry voices, and more. This work will be carried out with staff and consultants who will hold opportunities for stakeholder engagement throughout the process, including input on the mapping and evaluation ranking of agricultural lands, drafting of policy language for local municipalities, and developing a structure and priority plan for the regional mitigation program. We envision this stakeholder group to grow into a long-term regional working group for agricultural policy and program development.

Several of the stakeholders and their proposed roles are included below. All stakeholders will be engaged throughout this process through bimonthly meetings. Additional working groups will be set up to work on specific elements on the SALC proposal:

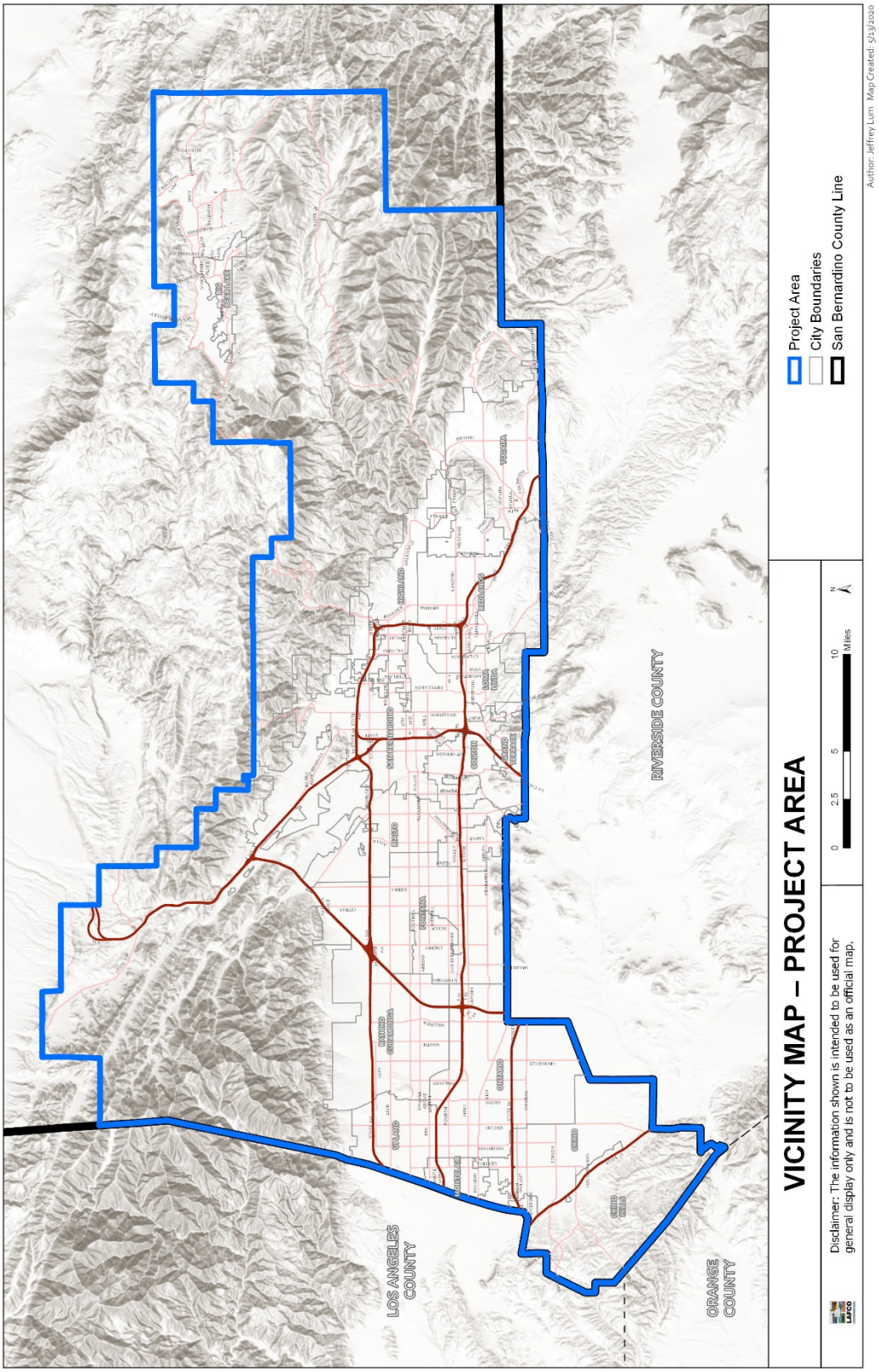
- **LAFCO for San Bernardino County**: LAFCO will lead the policy effort by example, by creating a policy ensuring that an annexation proposal mitigate any conversion from agriculture land use to another land use by placing a condition of approval in the annexation resolution. LAFCO will also support the SALC project through review of policy for local municipalities and supporting policy updates. LAFCO will provide information on Williamson Act contract data including verification of the location of prime agricultural lands and other regional information.
- **Inland Empire Resource Conservation District (IERCD)**: IERCD will work alongside LAFCO to review local agricultural policies and encourage jurisdictions to update policies to include local mitigation requirements. IERCD will also develop an agricultural mitigation program to ensure that a program is available to accept future agricultural mitigation and agricultural easements. IERCD will also work to identify important lands that would be good candidates for the SALC Easement Program. Lastly, IERCD staff will lead the stakeholder meetings and ensure regional collaboration around the SALC grant
- **Southern California Association of Governments (SCAG)**: SCAG will provide support in moving this effort forward as it benefits their ongoing SCS plan. Specifically, SCAG intends to serve a role in the stakeholder committee as well as helping to bring in additional stakeholders through their Regional Affairs Officers.
- **County of San Bernardino**: The County will support this work by attending stakeholder meetings and providing input on mapping, draft policies, and mitigation program development. The County will also work to help identify farmers within the County who may be interested in permanently protecting their lands and help set up meetings with interested municipalities.
- **City of Ontario**: The City of Ontario has been interested in expanding urban agriculture projects in their community. Most recently, the City was awarded the Transformative Climate Communities (TCC) grant, which includes an urban agriculture composting project. The City will continue to collaborate with stakeholders to discuss opportunities (including shared use) to appropriately integrate agricultural uses into the City's urban fabric to increase sustainability, food security, and community and cultural amenities.
- **City of Yucaipa**: The City of Yucaipa was awarded a SALC planning grant in 2019 for their efforts in establishing a grape growing industry in their City. The City will collaborate to find ways in which their SALC project fits into the proposed regional program.
- **San Bernardino County Farm Bureau**: SB County Farm Bureau will provide input on the criteria development for the mapping efforts and the mitigation program. Farm Bureau will also connect us with additional agricultural industry stakeholders and farmers who might be interested in conserving their farmland through the mitigation program.
- **University of California Cooperative Extension (UCCE)**: UCCE will serve on the stakeholder committee and provide valuable input on the development of the mapping product and the mitigation program. UCCE staff and volunteers will also provide outreach to educate farmers on conservation programs available to them.
- **Huerta del Valle Community Garden (HDV)**: HDV is a non-profit partner that has developed extensive urban agriculture projects directly benefitting disadvantaged communities. HDV is interested in policy development as it relates to accessing farmland, especially in more urban environments. HDV staff will be involved in policy review, especially in the jurisdictions in which their projects occur. HDV is also interested in connecting farmers from their new farmer-training program with land conserved through this effort.
- **Rivers and Lands Conservancy (RLC):** RLC has been a stakeholder in agricultural land conservation for several decades. In 2016 they received funding to perform a mapping analysis of agricultural resources which will be used to inform the current proposed mapping project. RLC is also an accredited land conservation

organization, authorized to perform in perpetuity conservation and may also develop an agricultural conservation program as part of the SALC process.

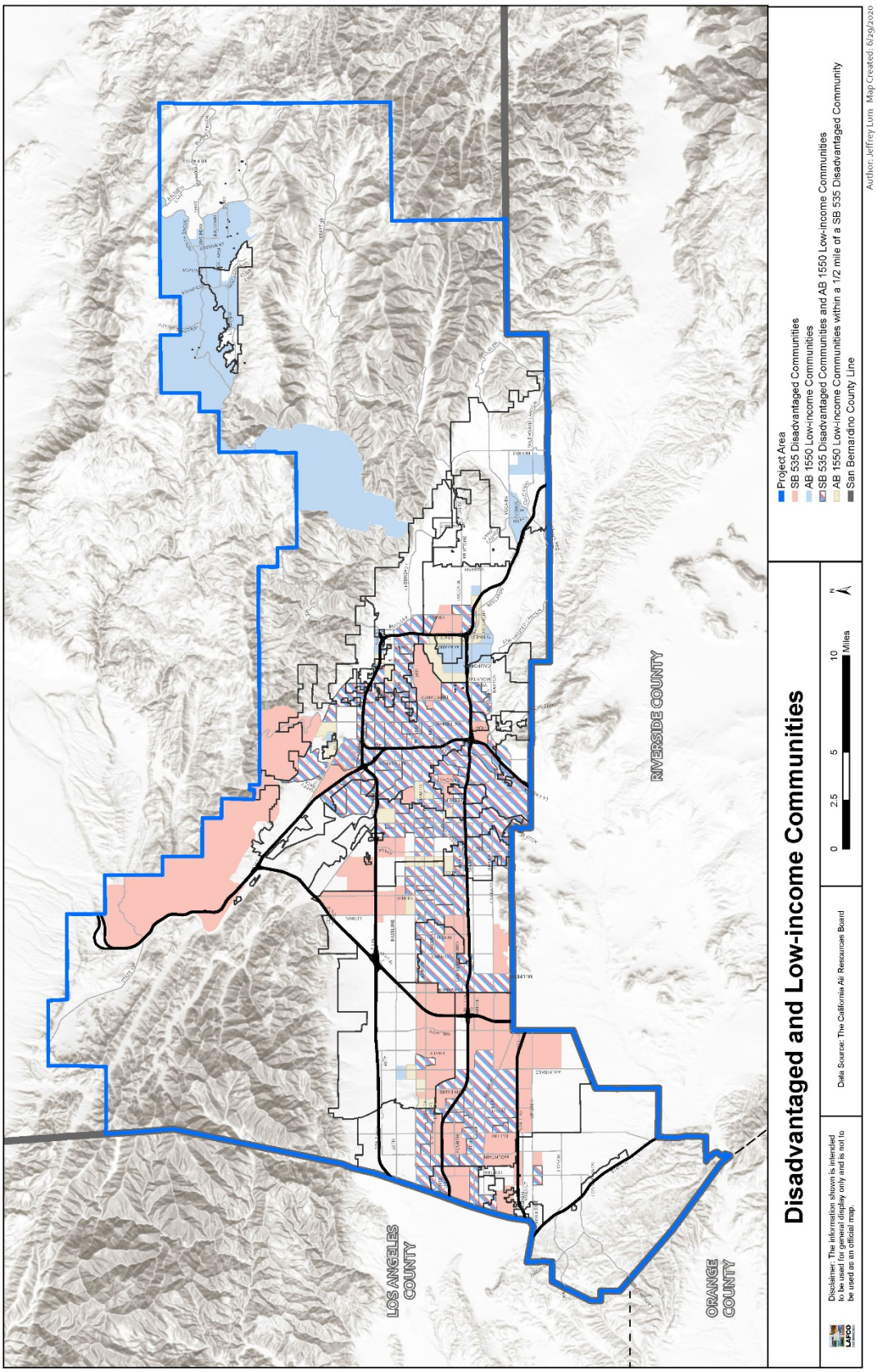
- **Robert Redford Conservancy:** The Robert Redford Conservancy will support this effort by providing outreach around land conservation issues and co-sponsoring a conference on sustainable agriculture and land use. The Conservancy would like to serve as a public platform to share this work and vision.
- **Loma Linda University:** Loma Linda University is interested in this project as it relates to public health and increasing opportunities for residents to access local food. They also are interested in seeing an increase in job opportunities in the agricultural sector as opposed to warehouse jobs and similar work.
- **UCR Center for Social Innovation:** The Center for Social Innovation focuses on community engagement and policy innovation for the Inland Empire. This organization is another great public platform for this project and can help broaden the reach of this effort to both community groups and important policy makers.
- Chino Basin Agricultural Pool
- Chino Basin Watermaster
-

10. Maps

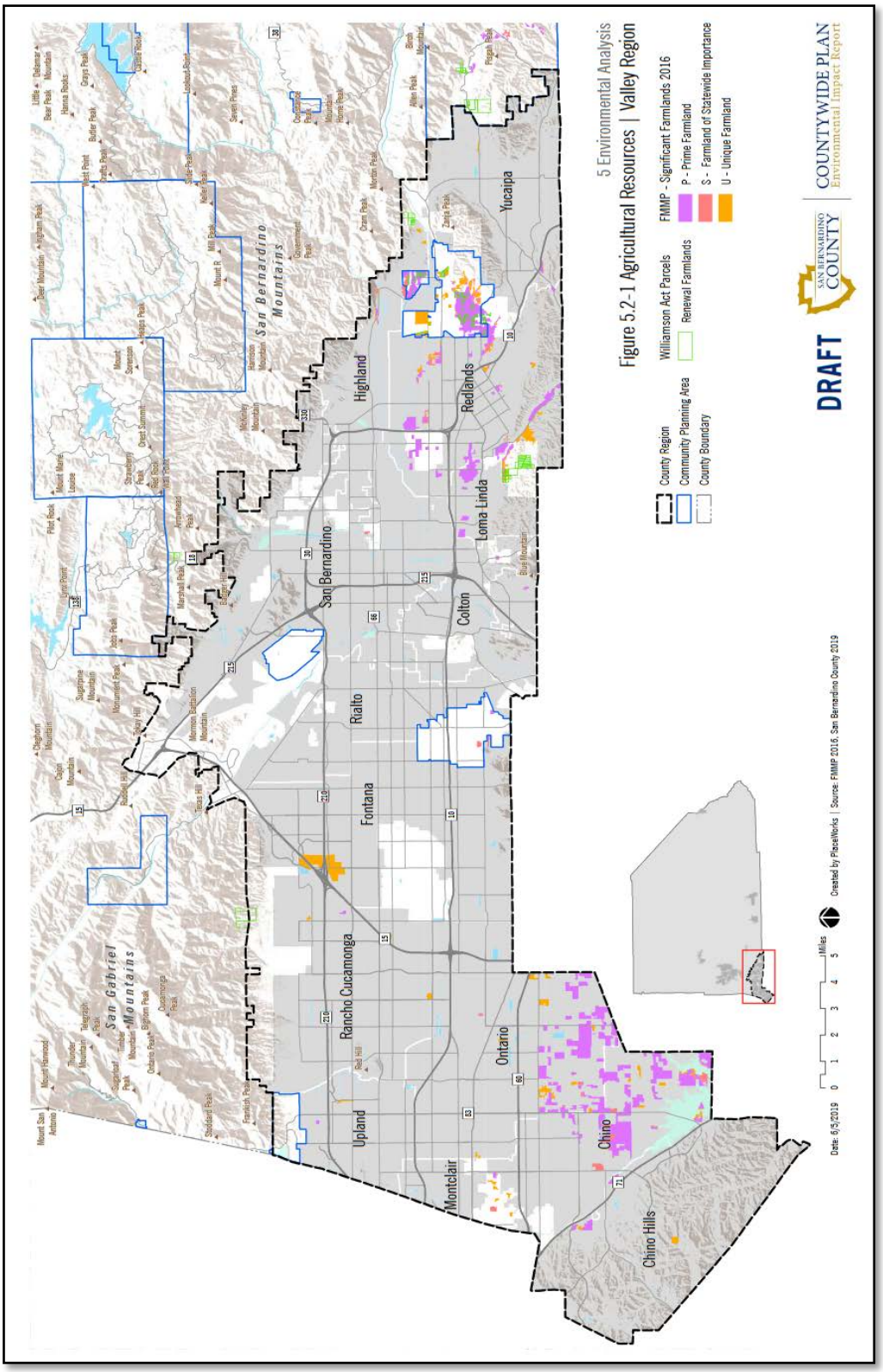
Project Area Boundary



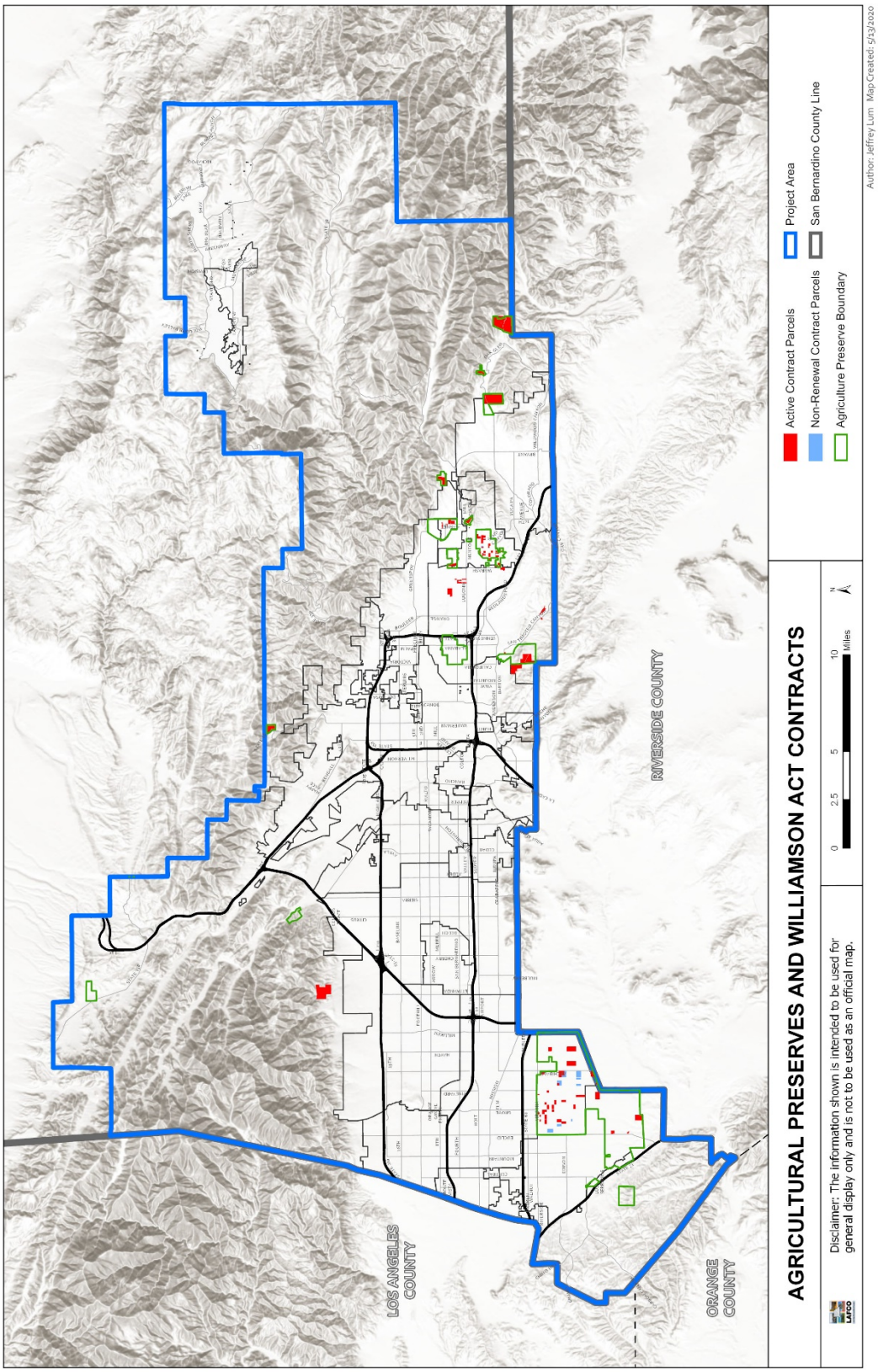
Priority Population Map (Source: California Air Resources Board)



Remaining Prime Farmland in the San Bernardino Valley Region (Source: County of SB Draft General Plan Update)



Agricultural Preserves and Active/Non-Renewal Williamson Act Contracts (Source: LAFCO for SB County)



SALC Planning Grant
Work Plan

Attachment 2

WORK PLAN

Task Number and Description	Partners	Timeline	Total Requested Grant Funds
Task 1: Mapping and identification of priority development areas and priority conservation lands to develop a connected corridor of preserved agricultural land in the San Bernardino Valley.			
Task 1 Key Performance Indicators: 1. Completed mapping product developed with input from stakeholders 2. Completion of Regional Priority Plan with target conservation areas/properties 3. Critical stakeholders group established as a part of ongoing work to develop plan, strategies and tools.			
Sub Task -1 Meet with stakeholder group to discuss data sets that should be included in the agricultural mapping product and what the final mapping product should look like to be a beneficial tool for the region	**Lead:** LAFCO and IERCD **Stakeholders:** all interested stakeholders	4 Months	$8,430
Sub Task - 2 Develop a mapping tool for stakeholder use that provides a snapshot of the agricultural lands and development areas in the region and allows municipalities and agricultural organizations to pull specific maps and data to help inform conservation decisions	**Lead:** LAFCO	9 Months	$15,425
Sub Task - 3 Using the mapping product, develop a Regional Priority Plan that prioritizes agricultural conservation areas and development areas based on best land resources, best economic market potential, greatest conversion risk, and greatest interest from community in continuing to preserve agriculture	**Lead:** LAFCO and IERCD **Stakeholders:** County, Cities, Farm Bureau, Farmers, and other interested stakeholders	12 Months	$12,150

Sub Task - 4 Develop an urban agricultural stakeholder group to look at opportunities for urban community project development in areas with little to no remaining agricultural land. These projects may take the form of community gardens or urban farms on public lands that are otherwise not utilized by municipalities	**Lead:** IERCD and Ag Innovations **Stakeholders:** Huerta del Valle, UCANR, community organizations, cities interested in developing urban agriculture projects	First Meeting at 3 Months and continuing throughout grant term	$28,165
Sub Task – 5 Conduct two workshops for regional farmers and provide targeted direct outreach to at least five landowners to raise awareness about conservation easement programs and opportunities including SALC and Williamson Act Contracts	**Lead:** IERCD and Farm Bureau **Stakeholders:** Area farmers, conservation organizations, other interested parties	12 Months	$5,250
Task 2: Analysis of agricultural policies for city and county jurisdictions to determine if policies include mitigation requirements or otherwise address agricultural preservation			
Task 2 Key Performance Indicators: 1. Create report listing all existing agricultural policies for each municipality in the Valley 2. Review existing agricultural easements within each municipality to determine conservation status and current management 3. Develop a suite of policy options and planning tools suitable to local conditions.			
Sub Task – 6 Convene stakeholders and identify advisory group to review current agricultural policies for each jurisdiction within the Valley region. Determine which policies include mitigation requirements or otherwise address agricultural preservation	**Lead:** LAFCO and IERCD **Stakeholders:** County, cities interested in reviewing policies, Farm Bureau	6 Months	$10,360
Sub Task – 7 Develop draft policies that can be adopted by interested municipalities that address agricultural preservation and options for mitigation, while also addressing housing needs and infill objectives.	**Lead:** LAFCO and Dodson Consulting **Stakeholders:** Advisory Group	8 Months	$15,490

Sub Task – 8 Perform outreach and present draft policies at SBCTA monthly planning meetings, SCAG led workshops, and other opportunities	**Lead:** LAFCO and Dodson Consulting **Stakeholders:** Advisory Group	12 Months	$8,920
Sub Task – 9 Work directly with interested municipalities to revise or update agricultural policies	**Lead:** LAFCO and Dodson Consulting **Stakeholders:** Advisory Group	16 Months	$6,540
Sub Task -10 Work with the County and or/or municipalities on evaluating/assessing agency lands currently held for ag preservation (as well as current management of said lands) and any additional farmlands that could potentially be set-aside for ag preservation.	**Lead:** LAFCO and IERCD **Stakeholders:** Advisory Group	16 Months	$11,650
Task 3: Perform feasibility study and develop agricultural easement program, including developing guidelines, legal documents, program protocols, and fee structure to ensure a sustainable mitigation program			
Task 3 Key Performance Indicators: 1. Perform feasibility study and cost structure for a successful mitigation program 2. Develop suite of program documents for an implementation ready mitigation program 3. Develop outreach materials to advertise program			
Sub Task – 11 Perform cost analysis to determine feasibility and pricing for mitigation credits based on regional land prices and costs to acquire an easement including appraisal costs, surveys, legal time, staff time, and long term monitoring	**Lead:** Financial Consultant **Stakeholders:** Advisory Group	12 Months	$41,860
Sub Task – 12 Develop Agricultural Easement Program documents. Specifically, develop program guidelines, priority program areas, standard easement language, and draft legal documents	**Lead:** IERCD **Stakeholders**: SCAG, RLC, LAFCO, interested municipalities	18 Months	$34,410

Sub Task – 13 Compare mitigation pricing in the Inland Empire to that of the Central Valley to ensure competitive program that enables local jurisdictions to mitigate locally for a similar cost	**Lead:** IERCD and Financial Consultant	18 Months	$1,400
Sub Task – 14 Develop program marketing materials and informational packets – including financial benefits of preservation. Provide this information to the farming community by sending information packets on mitigation programs in the mail, as well as direct outreach to interested farmers in priority areas.	**Lead:** IERCD	20 Months	$5,250
Task 4: Inform, educate, and gain interest among municipal organizations and agricultural organizations around agricultural conservation. Incorporate mitigation program into SCAG's SCS			
Task 4 Key Performance Indicators: 1. Creation of Regional Ag Advisory Committee			
Sub Task – 15 Develop a Regional Agricultural Advisory Committee that meets regularly (4-8 times a year) to ensure implementation of the mitigation program and discuss regional grant opportunities, new project development, and regional challenges and opportunities.	**Lead:** Ag Innovations Consulting **Stakeholders:** Cities, County,	First Meeting at 4 Months and continuing throughout grant term	$27,985
Sub Task – 16 Incorporate local mitigation program in SCAG's SCS program. Provide SCAG program information to incentivize participating in this program as part of development decisions for the region	**Lead:** SCAG **Stakeholders**: LAFCO, IERCD	20 Months	$3,560

SALC Planning Grant
Budget Summary

Attachment 3

BUDGET SUMMARY

The section below summarizes the estimated budget needed to meet the project goals, including the request for SALC funding and the match funding. Staff time, rates, and hours are shown on the second page. The budget for each individual task item can be found in the above Work Plan document.

BUDGET SUMMARY			
Staff/Consultant Time	SALC Program Request	Match Funding	Total Funding
LAFCO	$68,825	$8,000	$73,825
IERCD	$68,050	$14,000	$82,050
Environmental Consultant	$12,000	$0	$12,000
Ag Innovations	$38,970	$0	$38,970
Financial Consultant	$30,000	$0	$30,000
Personnel Subtotal	$214,845	$22,000	$236,845
Other Expenses (consultant travel, supplies, etc)			
Printing, Advertising, Postage, Other	$5,000	$0	$5,000
Travel Reimbursement (Ag Innovations)	$1,030	$0	$1,030
Supplies/Travel Subtotal	$6,030	$0	$6,030
	SALC Program Request	Match Funding	Total Funding
Total	**$220,875**	**$22,000**	**$242,875**

PERSONNEL BREAKDOWN			
Title	Hourly Rate	Hours	Total
LAFCO for San Bernardino County			
Executive Officer	$143	350	$50,050
Senior Analyst	$82	150	$12,300
LAFCO Analyst	$51	225	$11,475
Inland Empire Resource Conservation District			
Programs Manager	$50	485	$24,250
Project Manager	$35	990	$34,650
District Manager	$85	150	$12,750
BB&K Legal	$260	40	$10,400
Tom Dodson Consulting			
Environmental Consultant	$150	80	$12,000
Ag Innovations Consulting			
Lead Facilitator	$150	140	$21,000
Managing Facilitator	$200	4	$800
Project Coordinator	$85	202	$17,170
Economic Consulting Firm			
Economic Consultant	$200	150	$30,000

SALC Planning Grant
Letters of Support

Attachment 4

SCAG
INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

REGIONAL COUNCIL OFFICERS

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Rex Richardson, Long Beach

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Executive/Administration
Rex Richardson, Long Beach

Community, Economic & Human Development
Jorge Marquez, Covina

Energy & Environment
David Pollock, Moorpark

Transportation
Cheryl Viegas-Walker, El Centro

July 2, 2020

California Department of Conservation
801 K Street, MS 14-15
Sacramento, CA 95814

RE: SUPPORT – Local Agency Formation Commission for San Bernardino County – Sustainable Agricultural Lands Conservation Program

To Whom It May Concern:

On behalf of the Southern California Association of Governments (SCAG), I would like to offer this letter of support for the Local Agency Formation Commission for San Bernardino County's (LAFCO) application to the Sustainable Agricultural Lands Conservation (SALC) Program for the project entitled "*San Bernardino County Valley Agricultural Planning and Preservation Program.*" This proposal will work collaboratively with regional stakeholders to map and prioritize important farmlands in the San Bernardino Valley, support the County of San Bernardino and cities in reviewing existing agricultural policies, and develop a local program to permanently preserve agricultural lands.

The proposed project will enable this part of the SCAG region to inventory agricultural resources and determine how to best meet continuing housing demands while still considering important agricultural land preservation. SCAG's mission is to foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing, and promoting best practices. SCAG recognizes the importance of LAFCO's proposal for regional agricultural planning as it supports the implementation of Connect SoCal, our 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Specifically, the proposed SALC project directly supports Connect SoCal's strategies of reducing consumption of resource areas, including agricultural land, and for considering the economic and ecological benefits of preserving farmlands while also maximizing their potential for greenhouse gas (GHG) reduction. Furthermore, the proposed SALC program will support Connect SoCal's overall goals to:

- Promote conservation of natural and agricultural lands and restoration of habitats;
- Encourage regional economic prosperity and global competitiveness;
- Reduce greenhouse gas emissions and improve air quality; and
- Support healthy and equitable communities.

Our organization is committed to supporting a successful project that strengthens agriculture in the San Bernardino Valley. SCAG will commit staff time, technical

assistance, and will facilitate connections to relevant agencies and programs to support project development and ensure deliverables are met. The project will result in a visioning process for agricultural preservation in the San Bernardino Valley and the development of a program that can execute the vision of strategically preserving agriculture while facilitation necessary housing growth.

As a project that is consistent with the policies and goals set forth in the adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies, we support the Local Agency Formation Commission for San Bernardino County's efforts and respectfully request that the Department of Conservation give full and fair consideration to this important project proposal. If you have any questions, please do not hesitate to contact me at (213) 236-1835 or by email at ajise@scag.ca.gov.

Sincerely,

Kome Ajise

Kome Ajise
Executive Director

California Department of Conservation
801 K Street, MS 14-15
Sacramento, CA 95814

July 7, 2020

RE: Letter of Support for LAFCO's SALC Application Entitled "*San Bernardino County Valley Agricultural Planning and Preservation Program*"

I am writing on behalf of the City of Yucaipa to share our enthusiastic support for the SALC project entitled "*San Bernardino County Valley Agricultural Planning and Preservation Program*". This proposal will work collaboratively with regional stakeholders to map and prioritize important farmlands in the San Bernardino Valley, support the County of San Bernardino and cities in reviewing and revising existing agricultural policies, and develop a local program to permanently preserve or establish new agricultural lands. Ultimately, the proposed project will enable our region to inventory our agricultural resources, and determine how to best meet continuing housing demands while still considering important agricultural land preservation.

The City of Yucaipa is currently in progress with a SALC grant focused on developing agricultural lands within the City boundaries that will support an American Viticulture Area application that was submitted to the federal government. The proposed LAFCO application will be able to help leverage new policies and support for both the county-wide and local agricultural preservation efforts, but also support new agricultural development, including those that are proposed as part of the AVA implementation within the City, resulting in a stronger regional effort that can balance housing and open space needs, and encourage a healthy and thriving agricultural industry despite the existing development pressures that are facing the County.

Our organization is committed to supporting the goals of this project to ensure a successful project that strengthens agriculture in the San Bernardino Valley. The City of Yucaipa will provide stakeholder support to the efforts, and also see where there may be opportunities to use the concepts from the City's SALC grant and the associated policy development to help find where an alignment of local policies and the proposed regional effort that can result in the greatest leverage of resources to preserve and establish agricultural lands.

The City of Yucaipa would like to encourage the Department of Conservation to consider investing in this project, which will result in a visioning process for agricultural preservation in the San Bernardino Valley and the development of a program that can carry out the vision of strategically preserving agriculture while facilitating necessary housing growth. Thank you for allowing us to voice our support for this project and please reach out with any additional questions.

Sincerely,

Benjamin Matlock, Planning Manager/City Planner
City of Yucaipa
bmatlock@yucaipa.org

c.c. Ray Casey, City Manager

RESOURCE
CONSERVATION DISTRICT

909.799.7407 | PHONE
909.478.5501 | FAX

25864-K Business Center Drive, Redlands, CA. 92374
www.iercd.org

July 7th, 2020

California Department of Conservation
801 K Street, MS 14-15
Sacramento, CA 95814

RE: Letter of Support for Local Agency Formation Commission for San Bernardino County's SALC Application Entitled "*San Bernardino County Valley Agricultural Planning and Preservation Program*"

To Whom It May Concern,

I am writing on behalf of the Inland Empire Resource Conservation District's (IERCD) Board of Directors to share our enthusiastic support for the Sustainable Agricultural Lands Conservation (SALC) project entitled *San Bernardino County Valley Agricultural Planning and Preservation Program*. This proposal will facilitate collaborative work among regional stakeholders to map and prioritize important farmlands in the San Bernardino Valley, support the County of San Bernardino and cities in reviewing and updating existing agricultural policies, and develop a local program to provide an avenue for preservation of critical agricultural lands. Ultimately, the proposed project will enable our region to inventory our agricultural resources and determine how to best meet continuing housing demands while still considering important agricultural land preservation.

The IERCD is a local government entity providing open space preservation, natural and agricultural lands' management, wildland uplift, support of sustainable agriculture and forestry, and opportunities for conservation-focused education and outreach. The IERCD recognizes the importance of the proposal for regional agricultural planning, specifically as it relates to long-term working lands' preservation, supporting a strong and economically viable agricultural industry, promoting agricultural practices that support good management of land resources, and ensuring food security within our communities. The proposed SALC project is projected to benefit regional residents and resources through the following:

1. Increasing communication among agricultural stakeholders and municipalities on visioning for the agricultural future of the San Bernardino Valley
2. Providing strategies, tools, and opportunities to conserve agricultural lands in perpetuity through existing easement programs and development of a local mitigation program option
3. Identifying new opportunities for urban agriculture projects that support communities in accessing healthy produce, and developing an agricultural collaborative to move forward these sustainable agriculture project goals.

Our organization is strongly committed to supporting the goals of this project to ensure a successful project that strengthens agriculture in the San Bernardino Valley. The IERCD will collaborate with LAFCO staff to carry out the project deliverables and has committed match funding in the amount of $14,000 to support over 300 hours of staff time for project development and ensure deliverables are met.

The IERCD would like to encourage the Strategic Growth Council and Department of Conservation to consider investing in this project, which will result in a visioning process for agricultural preservation in the San Bernardino Valley

RESOURCE
CONSERVATION DISTRICT

909.799.7407 | PHONE
909.478.5501 | FAX

25864-K Business Center Drive, Redlands, CA. 92374
www.iercd.org

and the development of a program that can carry out the vision of strategically preserving agriculture while facilitating necessary housing growth. Thank you for allowing us to voice our support for this project and please reach out with any additional questions.

Sincerely,

Mandy Parkes District Manager
Inland Empire Resource Conservation District
909-855-6473
mparkes@iercd.org

Huerta del Valle
jardín comunitario

Huerta del Valle Corporate Office
310 E. Philadelphia St #71
Ontario, CA 91761
Eng: 917-734-8108
Span: 909-509-2996

California Department of Conservation
801 K Street, MS 14-15
Sacramento, CA 95814

July 6th 2020

RE: Letter of Support for LAFCO's SALC Application Entitled "*San Bernardino County Valley Agricultural Planning and Preservation Program*"

I am writing on behalf of Huerta del Valle, to share our enthusiastic support for the SALC project entitled "*San Bernardino County Valley Agricultural Planning and Preservation Program"*. This proposal will work collaboratively with regional stakeholders to map and prioritize important farmlands in the San Bernardino Valley, support the County of San Bernardino and cities in reviewing and revising existing agricultural policies, and develop a local program to permanently preserve agricultural lands. Ultimately, the proposed project will enable our region to inventory our agricultural resources and determine how to best meet continuing housing demands while still considering important agricultural land preservation.

The mission of Huerta del Valle is to bring people together to grow their own organic crops and through so doing create sustainable community health and empowerment. Huerta del Valle envisions a garden every mile as part of a regional transformation towards health, environmental sustainability, and economic wellbeing especially for those most vulnerable among us. Gardens and farms are spaces where holistic community wellbeing is "grown!" Huerta del Valle recognizes the importance of the proposal for regional agricultural planning, specifically as it relates to our vision to build a garden every mile. We have already seen the benefits of community gardening and since 2016 have been training community members as farmers. We are excited at the prospect to preserve and create access to more farmland in our region to provide for an agricultural future. We have already trained over 40 new and beginning farmers through our programs and hope for them to have the opportunity to farm locally, grow our local food economy, create jobs, cultivate health, and support our environment. The proposed SALC project will support our mission by guaranteeing the preservation of crucial agricultural land so that farming is not only part of the Inland Empire's past, but a key part of its future prosperity.

Our organization is committed to supporting the goals of this project to ensure a successful project that strengthens agriculture in the San Bernardino Valley. Huerta del Valle will commit staff time, technical assistance, support around connecting to Spanish speaking community, and connection with our wide network of new, beginning, and seasoned farmers, to support project development and ensure deliverables are met.

Huerta del Valle would like to encourage the Department of Conservation to consider investing in this project, which will result in a visioning process for agricultural preservation in the San Bernardino Valley and the development of a program that can carry out the vision of

Huerta del Valle
jardín comunitario

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strategically preserving agriculture while facilitating necessary housing growth. Thank you for allowing us to voice our support for this project and please reach out with any additional questions.

Sincerely,



Arthur Levine
Projects Manager
alevine@huertadelvalle.org – (917) 734-8108

San Bernardino County Farm Bureau

California Department of Conservation
801 K Street, MS 14-15
Sacramento, CA 95814

June 5, 2020

RE: Letter of Support for LAFCO's SALC Application Entitled "San Bernardino County Valley Agricultural Planning and Preservation Program"

I am writing on behalf of San Bernardino County Farm Bureau, to share our enthusiastic support for the SALC project entitled "San Bernardino County Valley Agricultural Planning and Preservation Program". This proposal will work collaboratively with regional stakeholders to map and prioritize important farmlands in the San Bernardino Valley, support the County of San Bernardino and cities in reviewing and revising existing agricultural policies, and develop a local program to permanently preserve agricultural lands. Ultimately, the proposed project will enable our region to inventory our agricultural resources and determine how to best meet continuing housing demands while still considering important agricultural land preservation.

The mission of San Bernardino County Farm Bureau is to connect, support and advocate for farmers in our county. The San Bernardino County Farm Bureau recognizes the importance of the proposal for regional agricultural planning, specifically as it relates to protecting prime agriculture land and working with new and upcoming farmers to continue the legacy of faming and access to fresh, local produce in our county. The proposed SALC project will support our mission by helping the farm bureau have a deeper understanding of farming in our county today (including documenting current commodities, assessing land to match commodities with climate and soil profiles and projected long term farming goals and viability on currently farmed properties), and better connecting us with our famers to understand and support their long-term goals and needs. Farming is a dynamic endeavor that is ever changing and always experiencing pressure due to changing markets, climate issues, development, and regulation. This grant will ensure that farmers who are interested in keeping land in agriculture have the mechanisms to do so and will allow land to be set aside for urban agriculture and farming. In addition to preserved land, the assessment stage of this grant will create documentation related to farming in the county that can be used to help us better support our local famers and connect potential famers with land opportunities. A final concern for farming in our area that makes the success of this grant crucial is the pressure from Citrus Greening disease (Huanglongbing disease) that is putting the cost vs profit and health of citrus trees in question. This disease has been and will continue to put current agriculture land at risk because land is being left to go fallow or getting sold to real estate development. At the current rate of land turn over, with no cure for Huanglongbing disease at this time, there will be very little prime land left in the San Bernardino County Valley region, so our window to act is closing.

Our organization is committed to supporting the goals of this project to ensure a successful project that strengthens agriculture in the San Bernardino Valley. San Bernardino County Farm Bureau will commit staff time and preform membership outreach to connect with farmers to assess their level of

P.O. Box 10668 San Bernardino, CA 92423 909-875-5945 sbfarmbureau@msn.com

interest in participating in land mitigation and develop a full understanding of their needs and concerns, as well as hold and support workshops on land mitigation and farming in San Bernardino County to support project development and ensure deliverables are met.
San Bernardino County Farm Bureau would like to encourage the Department of Conservation to consider investing in this project, which will result in a visioning process for agricultural preservation in the San Bernardino Valley and the development of a program that can carry out the vision of strategically preserving agriculture while facilitating necessary housing growth. Thank you for allowing us to voice our support for this project and please reach out with any additional questions.

Sincerely,

Maggie O'Neill
Executive Director

P.O. Box 10668 San Bernardino, CA 92423 909-875-5945 sbfarmbureau@msn.com

Draft Resolution No. 3311

Attachment 5

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

HEARING DATE: JULY 15, 2020

RESOLUTION NO. 3311

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY AUTHORING THE APPLICATION FOR SUSTAINABLE AGRICULTURAL LAND CONSERVATION PLANNING GRANT APPLICATION AND FUNDS

On motion of Commissioner ___, duly seconded by Commissioner ___, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, the Local Agency Formation Commission for San Bernardino County ("Commission") approves the filing of an application for the proposed project; and certifies that it understands the assurances and certification in the application, has sufficient funds to meet the match requirement, and that it will work towards the California's Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1.

WHEREAS, the Commission authorizes entrance into a grant agreement with the Department of Conservation ("Department") for the project and agree to accept the template terms and conditions available at the Department's website if the project is awarded funding; and authorizes a designated individual, or designee, as agent to accept the award of grant funding and to execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for development of the aforementioned plan.

WHEREAS, the Commission acknowledges that it understands and accepts that they must cover the costs to complete work related to the development and execution of the planning project until reimbursement by the State.

NOW, **THEREFORE**, **BE IT RESOLVED**, that the Commission authorizes the filing, processing, and execution of the work described in the application.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:

DRAFT

RESOLUTION NO. 3311

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

*** ***

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, SAMUEL MARTINEZ, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of July 15, 2020.

DATED: _____

_____
SAMUEL MARTINEZ
Executive Officer

DRAFT

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

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(909) 388-0480 • Fax (909) 388-0481
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DATE: **JULY 8, 2020**

FROM: **SAMUEL MARTINEZ, Executive Officer**
MICHAEL TUERPE, Project Manager

TO: **LOCAL AGENCY FORMATION COMMISSION**

SUBJECT: **Agenda Item #13: Unaudited Year-End Financial Report for FY 2019-20 to include Transfer from Reserves to Services and Supplies**

RECOMMENDATION:

Staff recommends that the Commission:

1. Note receipt of this report and file.

2. Approve a transfer of $30,727 from Reserve Account 6000 (Contingencies) to Revenue Account 9970 (General Reserve) to cover the deficit.

3. Approve a transfer of $42,500 from Reserve Account 6010 (Net Pension Liability Reserve) to Revenue Account 9990 (SBCERA Contributions) to provide budget authority for the payment to SBCERA that occurred in June 2020.

BACKGROUND:

Staff presents the Commission with its year-end financial report for FY 2019-20. This report includes a review of the financial activities and the presentation of a spreadsheet showing the line item expenditures and receipts for the year.

The year started on a normal note, a bit of a development slowdown ensued, then the pandemic hit. The spreadsheet identifies that total expenditures were within appropriation authority (94.2%) and total revenues were less than budgeted (95.2%). With revenues roughly five percent less than the budget, the result is a cash deficit of $30,727. This report requests a transfer from Contingencies to cover the deficit.

Additional information, in narrative form regarding the year-end review, is below.

Expenditures and Reserves

Expenditures are composed of two categories of accounts: 1) Salaries and Benefits, and 2) Services and Supplies. The unaudited Total Expenditures at June 30 was $1,256,723 (94.2% of Final Budget).

1. Salaries and Benefits (1000 series)

The Salaries and Benefits series of accounts (1000 series) had expenditures of $800,085 for the year, representing 97.2% of budget authority. No unusual activity related to salaries and benefits occurred during the year.

2. Services and Supplies (2000 and 5000 series)

Expenditures for Services and Supplies (2000 and 5000 series of accounts) ended the year at $456,639, or 89.3% of budget authority.

Status of Ongoing Commission-approved Projects

The following provides an update on expenditures and progress on projects approved by the Commission:

Service Reviews

The Commission has completed the following state-mandated service reviews:

- Wrightwood Community Services District (in conjunction with its sphere of influence establishment)

- Countywide Service Review for Fire/Emergency Medical Services/Dispatch (25 agencies)

Governance Training Program:

The Commission is continuing its efforts to provide governance training for special districts, as well as other levels of government, within the County. *Peeling Back the Layers: Understanding Pension and OPEB Obligations*, was a course presented to a packed house at the Frontier Project in Rancho Cucamonga.

Due to social distancing measures, there were no other courses scheduled for the remainder of the fiscal year.

Fiscal Indicators:

The annual update to the Fiscal Indicators Program was released on the LAFCO website on January 15. Work on the next update has begun, and staff is on schedule for a January 2021 release.

3. Reserves (6000 series)

With expenditures more than revenues, the result is a cash deficit of $30,727. This report requests a transfer from Contingencies (Account 6000) to Expenditure Account 2445 (Other Professional Services) to cover the deficit.

Additionally, staff recommends a transfer of $42,500 from Reserve Account 6010 (Net Pension Liability Reserve) to Expenditure Account 9990 (SBCERA Contributions) to provide budget authority for the June 2020 payment to SBCERA.

The accounting spreadsheet (Attachment #1) identifies these transfers in red.

Revenues

The Commission has received 95.2% of Total Revenues through the end of the year. Interest gains are above the budgeted amount, and 100% of the mandatory apportionment payments from the County, cities, and independent special districts were received.

The budget projected the receipt of 11 proposals; however, four proposals were received during the year. The figure below identifies the number of proposals (four) and service contracts (11) received.

		Through June	
Activity	**Budget**	**No.**	**% of Budget**
Proposals - Agency/LO/RV initiated	11	4	36%
Service Contracts - Commission approval	2	5	250%
Service Contracts - Admin (E.O.) approval	4	6	150%

Cash in Treasury

As of June 30, the Commission's cash in the County Treasury was $278,746. Below is a breakdown of this amount. The Third Quarter report in April projected a deficit of $90,743 for the year; fortunately, a large proposal was received and fewer expenditures occurred in the fourth quarter. After accounting for liabilities, and committed and assigned funds, the estimated deficit into FY 2019-20 is $30,727. To cover this deficit, staff recommends that the Commission transfer said amount from Contingencies.

June 30, 2020 Balance		**$278,746**
Cash Balance is composed of the following:		
Committed *(constrained to specific purposes)*		
	Net Pension Liability Reserve (Account 6010) *June payment to SBCERA*	0
	Compensated Absences Reserve (Account 6030)	110,146
Assigned *(intended for specific purposes)*		
	Contingency (Account 6000) *$30,727 used to balance 19-20 budget*	18,600
	General Reserve (Account 6025)	150,000
Carryover or (Deficit)		**($0)**

CONCLUSION:

This year's budget has encountered activities, or lack of, that have stressed the Commission's finances. First, the pandemic hit which has upended the economy. Second, the receipt of proposals dropped precipitously to a low level, which results in fewer revenue receipts. The budget anticipated 11 proposals for the year; however, four proposals were received.

Additionally, in April the Commission authorized a payment of the entirety of its Net Pension Liability Reserve ($42,500) to SBCERA as a credit towards LAFCO's net pension liability. This will reduce the Commission's net pension liability, and will be reflected in the financial statements.

Staff recommends that the Commission take the actions identified on page 1 of this report and provide any comments on areas of concern and direction to staff for follow-up. Staff will be happy to answer any questions from the Commission prior to or at the hearing.

SM/MT

Attachment:

Spreadsheet of Expenditures, Reserves, and Revenues

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 18-19	FINAL BUDGET FY 19-20	AMOUNT THRU Q3	APRIL	MAY	JUNE	AMOUNT THRU YEAR END	PERCENT THRU YEAR END
	SALARIES AND BENEFITS								
1010	Earnable Compensation	$ 503,704	$ 492,781	$ 372,163	$ 36,474.30	$ 36,360.70	$ 36,360.70	$ 481,359	97.7%
1030	Auto and Cell Phone Allowances	19,269	9,135	7,635	700.00	700.00	700.00	9,735	106.6%
1035	Overtime			-				-	
1045	Termination Payment			-				-	
1110	General Member Retirement	173,050	189,146	142,062	14,012.25	13,969.06	13,969.06	184,013	97.3%
1130	Survivors Benefits	179	176	135	13.50	13.50	13.50	176	99.6%
1135	Retirement Subsidy (no longer active)	1,995		-				-	
1200	Medical Premium Subsidy	53,970	53,799	43,538	4,388.50	4,388.50	4,388.50	56,704	105.4%
1205	Long-Term Disability	1,068	1,141	851	86.44	86.44	86.44	1,110	97.3%
1207	Vision Care Insurance	782	782	599	59.90	59.90	59.90	779	99.6%
1215	Dental Insurance Subsidy	1,230	1,235	954	95.44	95.44	95.44	1,240	100.4%
1222	Short-Term Disability	4,990	5,316	4,307	444.98	444.98	444.98	5,642	106.1%
1225	Social Security Medicare	6,277	5,917	4,486	440.87	439.22	439.24	5,805	98.1%
1235	Workers' Compensation	3,019	5,074	-				-	0.0%
1240	Life Insurance & Medical Trust Fund	9,251	10,735	7,452	755.27	753.28	753.28	9,714	90.5%
1305	Medical Reimbursement Plan	3,900	6,516	3,000	300.00	300.00	300.00	3,900	59.9%
1310	Annuitant Employee Medical (no longer active)	3,774		-				-	
1314	457/401a Contribution	2,695	3,275	2,188	220.82	220.82	220.82	2,850	87.0%
1315	401k Contribution	35,173	38,040	28,411	2,889.10	2,880.00	2,880.00	37,060	97.4%
	TOTAL SALARIES & BENEFITS	**$ 824,325**	**$ 823,068**	**$ 617,779**	**$ 60,881**	**$ 60,711.84**	**$ 60,711.86**	**$ 800,085**	**97.2%**
	Staffing (Full time equivalent units)	5.25	5.0						
	SERVICES AND SUPPLIES								
	General Services & Supplies								
2031	Payroll System Services		$ 826	$ 539.75	$ 63.50	$ 63.50	$ 127.00	$ 793.75	96.2%
2035	Communications			-				-	
2037	COMNET Charge (ISF)	$ 3,593	3,434	2,290	286.20	286.20	572.40	3,434	100.0%
2040	Relocation Charges - Phone Service	-		-				-	
2041	Phone Service/Outside Company	8,644	8,400	5,498	671.87	78.45	1,343.74	7,592	90.4%
2043	Electronic Equipment Maintenance	92	-	-				-	
2075	Membership Dues	10,303	11,753	11,822				11,822	100.6%
2076	Tuition Reimbursement	-	1,000	999				999	99.9%
2080	Publications	2,723	3,163	2,292	233.36		233.36	2,758	87.2%
2085	Legal Notices	21,188	18,750	8,430	2,486.40	1,444.03		12,361	65.9%

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 18-19	FINAL BUDGET FY 19-20	AMOUNT THRU Q3	APRIL	MAY	JUNE	AMOUNT THRU YEAR END	PERCENT THRU YEAR END
2090	Building Expense	6,466	7,000	5,877	815.50	490.00	490.00	7,672	109.6%
2115	Computer Software	3,054	3,054	-				-	0.0%
2125	Inventoriable Equipment		-	-				-	
2130	Moving Expenses			-				-	
2135	Utilities			2,557				2,557	
2180	Electricity	3,576	6,000	4,317	332.66	296.69	259.64	5,206	86.8%
2182	Electricity	-		-				-	
2195	Reimbursement Services and Supplies			-				-	
2245	Other Insurance	14,285	14,238	12,683				12,683	89.1%
2305	General Office Expense	4,918	4,850	2,954	19.25	54.52	89.38	3,117	64.3%
2308	Credit Card Clearing Account	(1,276)	-	311	110.25	826.86	(570.77)	677	
2309	Visa Temp Card			-				-	
2310	Postage - Direct Charge	7,121	6,116	4,836	909.98	4,933.53	470.15	11,150	182.3%
2315	Records Storage	808	900	1,005	64.37		64.37	1,134	126.0%
2316	Surplus Handling			-				-	
2323	Reproduction Services	162	-	89	985.52			1,074	
2335	Temporary Services	699	-	-				-	
				-					
	Consultant & Special Services:			-					
2400	Legal Counsel	94,182	46,300	28,584	2,728.36	4,676.54	3,809.10	39,798	86.0%
2405	Auditing	8,000	11,268	14,528	6,837.00			21,365	189.6%
2410	Data Processing		11,252	8,442	938.00	938.00	934.00	11,252	100.0%
2414	Application Development Maint.	12,851	2,000	-				-	0.0%
2415	COWCAP	10,109	13,328	9,996	3,332.03			13,328	100.0%
2416	Enterprise Printing		31	27	3.00	1.00		31	100.0%
2418	Enterprise Data Storage		8,457	6,345	705.00	705.00	702.00	8,457	100.0%
2420	Wireless Device Access	300	286	191	23.83	23.83	47.66	286	100.0%
2421	Desktop Support Services	17,417	16,762	10,990	1,248.10	977.76	1,955.52	15,171	90.5%
2424	Environmental Consultant	10,605	14,200	20,326	50.00	150.00	270.00	20,796	146.5%
2444	Security Services	480	468	568		123.00		691	147.6%
2445	**Other Professional Services**	96,029	**111,553**	54,922	5,078.80	2,200.00	1,053.91	63,255	56.7%
2449	Outside Legal (Litigation & Special Counsel)	3,216	-	4,115	2,623.00	330.00	385.00	7,453	
2450	Application Development Support		-	-				-	
2460	GIMS Charges	13,518	16,500	3,000				3,000	18.2%
				-					
	Lease/Purchases:			-					
2895	Rent/Lease Equipment (copier)	5,289	4,800	4,404	486.70	432.83	452.33	5,776	120.3%

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 18-19	FINAL BUDGET FY 19-20	AMOUNT THRU Q3	APRIL	MAY	JUNE	AMOUNT THRU YEAR END	PERCENT THRU YEAR END
2905	Office/Hearing Chamber Rental	99,052	100,928	74,445	23,506.23			97,951	97.1%
				-					
	Travel Related Expenses:			-					
2940	Private Mileage	4,952	3,436	3,359	23.05		44.86	3,427	99.7%
2941	Conference/Training	5,231	4,740	5,205			100.00	5,305	111.9%
2942	Hotel	5,886	7,990	5,926				5,926	74.2%
2943	Meals	456	1,200	574	30.04		140.29	744	62.0%
2944	Car Rental	-	-	-				-	
2945	Air Travel	1,011	2,200	1,592				1,592	72.4%
2946	Other Travel	122	825	773				773	93.6%
				-					
	Other:			-					
5012	Services Out (Staples)	283	600	2,469		173.85	88.75	2,732	455.3%
9990	**SBCERA Contributions**	184,963	**42,500**				42,500.00	42,500	100.0%
	TOTAL SERVICES & SUPPLIES	**$ 660,308**	**$ 511,109**	**$ 327,279**	**$ 54,592.00**	**$ 19,205.59**	**$ 55,562.69**	**$ 456,639**	**89.3%**
TOTAL EXPENDITURES		**$ 1,484,633**	**$ 1,334,177**	**$ 945,058**	**$ 115,473.37**	**$ 79,917.43**	**$ 116,274.55**	**$ 1,256,723**	**94.2%**
	RESERVES								
6000	**Contingency (Assigned)**		**$ 18,600**						
6010	**Net Pension Liability Reserve (Committed)**		**-**					-	
6025	General Reserve (Assigned)		150,000						
6030	Compensated Absences Reserve (Committed)		110,146						
TOTAL CONTINGENCIES & RESERVES		**$ -**	**$ 278,746**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0%**
TOTAL APPROPRIATION		**$ 1,484,633**	**$ 1,612,923**	**$ 945,058**	**$ 115,473.37**	**$ 79,917.43**	**$ 116,274.55**	**$ 1,256,723**	**77.9%**

ACCT #	ACCOUNT NAME	ACTUAL YEAR-END FY 18-19	FINAL BUDGET FY 19-20	AMOUNT THRU Q3	APRIL	MAY	JUNE	AMOUNT THRU YEAR END	PERCENT THRU YEAR END
	CONTRIBUTION REVENUES								
	Use of Money:								
8500	Interest	$ 16,191	$ 16,000	$ 12,323	$ 4,002.17			$ 16,325	102.0%
	Mandatory Contribution from Governments:								
8842	Local Government -- For FY 2019-20 apportionment to County, Cities, and Independent Special Districts ($363,499 total for each category)	1,105,497	1,090,497	1,090,497				1,090,497	100.0%
	Fees and Deposits (Current Services):								
9545	Individual Notice	8,916	14,300	5,429		1,000.00	1,000.00	7,429	52.0%
9555	Legal Services	70,067	28,000	14,050		3,193.31	1,159.98	18,404	65.7%
9595	Protest Hearing	3,000	10,800					-	0.0%
9655	GIMS Fees	825	10,945	1,055			550.00	1,605	14.7%
9660	Environmental	10,619	14,900	5,705		700.00	3,840.00	10,245	68.8%
9800	LAFCO Fees	69,389	98,795	42,895		11,604.74	38,921.80	93,422	94.6%
	Total Fees and Deposits	162,816	177,740	69,135	-	16,498.05	45,471.78	131,105	73.8%
	TOTAL CONTRIBUTION REVENUES	**1,284,504**	**1,284,237**	**1,171,954**	**4,002.17**	**16,498.05**	**45,471.78**	**1,237,926**	**96.4%**
	OTHER REVENUES								
9910	Prior Year Activity (refunds, collections)	$ (373)							
9930	Miscellaneous Revenues	265		580	106			685	
9970	Carryover of Open Proposals/Projects	(50)	31,982				115.76	116	
9970	Carryover from Prior Year, Assigned	50							
9973	Stale-dated Checks	1,000		38				38	
9990	SBCERA contributions	(184,963)						-	
	TOTAL OTHER REVENUES	**(184,071)**	**31,982**	**618**	**105.76**	**-**	**115.76**	**839**	**2.6%**
TOTAL REVENUES		$ 1,100,433	$ 1,316,219	$ 1,172,572	$ 4,107.93	$ 16,498.05	$ 45,587.54	$ 1,238,766	94.1%
	RESERVES FROM PRIOR YEAR								
9970	Contingency (Assigned)	$ 57,783	$ 49,327	$ 49,327				49,327	100.0%
9970	Net Pension Liability Reserve (Committed)	148,450		-				-	
9970	General Reserve (Assigned)	200,000	150,000	150,000				150,000	100.0%
9970	Compensated Absences Reserve (Committed)	89,708	97,377	97,377				97,377	100.0%
TOTAL RESERVES FROM PRIOR YEAR		$ 495,941	$ 296,704	$ 296,704	$ -	$ -	$ -	$ 296,704	100.0%
TOTAL REVENUE AND RESERVES		**$ 1,596,374**	**$ 1,612,923**	**$ 1,469,276**	**$ 4,107.93**	**$ 16,498.05**	**$ 45,587.54**	**$ 1,535,469**	**95.2%**