

South Ridge Village Specific Plan
Amendments Added

Specific Plan Regulations	Ordinance 712	December 15 th 1981
Amendment #1a	Ordinance 766	December 6 th 1983
Amendment # 1b	Ordinance 773	February 21 st 1984
Amendment #2-	Ordinance 778	June 19 th 1984
Amendment #3-	Ordinance 779	June 19 th 1984
Amendment #4-	Ordinance 793	January 22 nd 1985
Amendment #5-	Resolution #85-232	December 3 rd 1985
Amendment #6a-	Ordinance 831	March 4 th 1986
Amendment #6b-	Ordinance 830	March 4 th 1986
Amendment #7-	CP Commission Minutes	November 25 th 1985
Amendment #8-	Resolution #87-27/87-77	February 17 th 1985
Amendment #9-	Ordinance 879	May 19 th 1987
Amendment #10-	Ordinance 887	August 18 th 1987
Amendment #11-	Ordinance 937	April 18 th 1989
Amendment #12-	Ordinance 938	May 2 nd 1989
Amendment #13-	Ordinance 981	July 7 th 1990
Amendment #15-	Ordinance 1173	December 19 th 1995
Amendment #16-	Ordinance 1182	March 5 th 1996
Amendment # 17-	Ordinance 1247	July 7 th 1998
Amendment# 18-	Ordinance 1461	October 5 th 2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
ADDING CHAPTER 34, ARTICLE I TO THE CODE OF THE CITY OF
FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR THE
SOUTHRIDGE VILLAGE SPECIFIC PLAN. (SPECIFIC PLAN NO. 5).

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

SECTION 1. That a new Chapter 34, Article I is hereby added to
the Code of the City of Fontana, to read as follows:

"CHAPTER 34.
SPECIFIC PLANS

Article I. Southridge Village Specific Plan (SP-5) Regulations.

Sec. 34-1. Intent and Purpose.

The regulations set forth in this chapter have been established to provide for the development of the Southridge Village Specific Plan area as a coordinated, comprehensive project in order to take advantage of the superior human environment which results from large-scale community planning. These standards provide for the classification, development and use of a variety of residential housing types, and supporting commercial and community facilities compatible therewith. These regulations are intended to encourage the most appropriate use of the land, create a harmonious and coordinated relationship between land uses, and promote the overall health, safety and general welfare of the community. Application of these regulations is specifically intended to establish development standards which assure a safe and livable community while at the same time regulate the aesthetic and environmental impacts of urban improvements on the natural landscape.

Sec. 34-2. General Provisions.

(a) The Southridge Village Specific Plan is designed to create desirable living environment for the development of this area. Therefore, all developments and/or uses of land proposed shall comply with the provisions of the subdivision, building and other codes applicable to the City of Fontana. Any details or issues not specifically covered herein shall be subject to the regulations of the Code of the City of Fontana. Where a proposal conforms to the standards and regulations set forth in this chapter, but is in conflict with the Code of the City of Fontana, the Specific Plan Regulations contained herein shall prevail.

(b) All residential development except detached single-family residences in residential units designated 1.2, 3 or 4.5, shall be subject to Design Review as provided in Chapter 33, Article XXIX.

(c) All non-residential development, including commercial, commercial-recreation, community facilities, and commonly owned private recreational facilities shall be subject to Design Review as provided in Chapter 33, Article XXIX.

(d) The maximum number of dwelling units is established for each planning unit in the Southridge Village Specific Plan. No development may exceed the maximum number of units for any individual planning unit without the approval of a density transfer. Development of any individual planning unit to a lower density may occur without an amendment or approval.

(e) All development proposals within the Southridge Village Specific Plan area shall conform to the drainage plan in a manner meeting the approval of the Director of Public Works and the San Bernardino County Flood Control District.

12/6/83

#1a

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA DELETING ARTICLE 1 AND ADDING ARTICLE 2 TO CHAPTER 34 OF THE CODE OF THE CITY OF FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR SOUTHRIDGE VILLAGE SPECIFIC PLAN (SPECIFIC PLAN #5).

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 34, Article 2 of the Code of the City of Fontana is hereby added to read as follows:

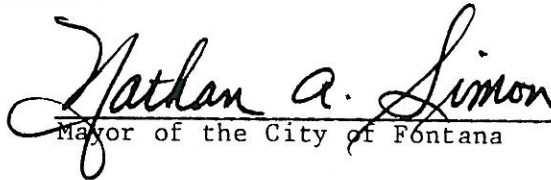
Article 4. Southridge Village Specific Plan Regulations

- Sec. A. Intent & Purpose
- Sec. B. Provisions
- Sec. C. Definitions
- Sec. D. Map
- Sec. E. General Regulations
- Sec. F. Residential Regulations
- Sec. G. Commercial Regulations
- Sec. H. Other Area Regulations
- Sec. I. Administration
- Sec. J. Subdivisions

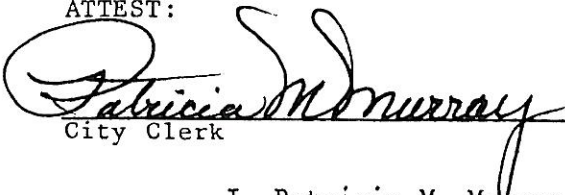
SECTION 2. The development regulations stated herein shall be adopted by reference as if appearing in this Chapter in their entirety on file in the City Clerk's Office and Planning Department as Specific Plan #5 regulation.

SECTION 3. This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof shall be published at least once in the Herald-News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 6th day of December, 1983.


Mayor of the City of Fontana

ATTEST:


City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing ordinance, which was introduced at a regular meeting of said City Council on the 15th day of November, 1983, was finally passed and adopted not less than five days thereafter on the 6th day of December, 1983.

2/21/84
17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, AMENDING CHAPTER 34 OF ARTICLE I OF THE CODE OF THE CITY OF FONTANA, CALIFORNIA, PERTAINING TO SOUTHRIDGE VILLAGE SPECIFIC PLAN ADMINISTRATIVE PROVISIONS.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 34-9 - Amendments shall be added to read as follows:

(a) Amendment Procedures:

(1) The City Council may amend, supplement, or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, by the Planning Commission or by petition of the owners of the subject property.

(2) Whenever the owner of any land desires a reclassification of his property or a change of the land use district or regulations pertaining to his property, and after he has complied with prefiling requirements, if any, applicable to his proposal, the landowner or his duly authorized agent shall present his request to the Planning Commission on a form furnished by the Planning Department. The form, setting forth the request and any related facts, circumstances or information, shall be filed with the Director of Planning together with the fee established by resolution of the City Council payable to the City of Fontana. The Planning Commission shall hear the request and shall take such action as it deems necessary in order to proceed with any studies, surveys, investigations or hearings as may be required by law. Within fifteen (15) days after the hearing, the written recommendation of the Planning Commission together with findings or other matters as may be related to the request, shall be transmitted to the City Council.

(3) In the case of action by the Planning Commission

ORDINANCE NO. 778

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA AMENDING CHAPTER 34, ARTICLE 2 OF THE CODE OF THE CITY OF FONTANA, CALIFORNIA, WHICH ESTABLISHES LAND USE DESIGNATIONS AND REGULATIONS BY APPROVING AND ADOPTING SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT #2. (SRV AMEND. #2)

SECTION 1: Public Hearings having been held before the Fontana City Planning Commission and the City Council of the City of Fontana, relative to SRV AMEND. #2, pursuant to the California Planning Law and Chapter 33 and 34 of the Code of the City of Fontana, generally located on both sides of Cherry Avenue (loop) south of Marlay Avenue (easterly extension), south to the County Line. Said amendment is hereby approved and adopted as part of Chapter 34 of the Code of the City of Fontana, California, and Chapter 34 is amended accordingly pursuant to Section 33-162(c) of Chapter 33.

SECTION 2: The following described real property is hereby removed from the Single Family 4.5 dwelling units per acre, Garden Homes, 18 dwelling units per acre, Carriage Homes, 25 dwelling units per acre, and placed into the Patio Homes, 6.0 dwelling units per acre, and Duplex/Entry Estates, 8.0 dwelling units per acre:

TENTATIVE TRACT MAP #12064 (R), Lots 17, 29, 32, 47, 54, 55, 56, and 57.

SECTION 3. Said hearings also having been held on the southerly extension of El Contento Avenue with a 72' street section modified "Secondary Highway."

SECTION 4. This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald-News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 19th day of June, 1984.

Nathan A. Simon
Mayor of the City of Fontana

ATTEST:

Patricia M. Murray
City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing ordinance, which was introduced at a regular meeting of said City Council on the 5th day of June, 1984, was finally passed and adopted not less than five days thereafter on the 19th

amended
By
#18

ORDINANCE NO. 779

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA AMENDING CHAPTER 34, ARTICLE 2 OF THE CODE OF THE CITY OF FONTANA, CALIFORNIA, WHICH ESTABLISHES LAND USE DESIGNATIONS AND REGULATIONS BY APPROVING AND ADOPTING **SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT #3. (SRV AMEND. #3)**

SECTION 1: Public Hearings having been held before the Fontana City Planning Commission and the City Council of the City of Fontana, relative to SRV AMEND. #3, pursuant to the California Planning Law and Chapter 33 and 34 of the Code of the City of Fontana, generally located on both sides of Cherry Avenue (loop) south of the Southern California Edison easement, and both sides of Shadow Drive, west of Live Oak Avenue. Said amendment is hereby approved and adopted as part of Chapter 34 of the Code of the City of Fontana, California, and Chapter 34 is amended accordingly pursuant to Section 33-162(c) of Chapter 33.

SECTION 2: The following described real property is hereby removed from the following designations: Townhomes, 12 dwelling units per acre, and Garden Homes, 18 dwelling units per acre; and redesignated as Duplex/Entry Estates, 8 dwelling units per acre, and Carriage Homes, 25 dwelling units per acre:

TENTATIVE TRACT MAP #12064 (R), Lots 5,6,21,28,36,37 and 38.

SECTION 3. Said hearings also having been held on Commercial land use changes at the southwest corner of Shadow Drive and Live Oak Avenue, to combine two parcels to create a 30.9 acre sub-regional center.

SECTION 4. This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald-News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 19th day of June, 1984.

Nathan A. Simon
Mayor of the City of Fontana

ATTEST:

Patricia M. Murray
City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing ordinance, which was introduced at a regular meeting of said City Council on the 5th day of June, 1984, was finally passed and adopted not less than five days thereafter on the 19th

Amended
By
#18

1122185
#4

ORDINANCE NO. 793

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
ADDING CHAPTER 34, ARTICLE II TO THE CODE OF THE CITY OF
FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR THE SOUTH-
RIDGE VILLAGE SPECIFIC PLAN. (SPECIFIC PLAN NO. 5).

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDINANCE AS FOLLOWS:

SECTION 1. That a new Chapter 34, Article II is hereby added
to the Code of the City of Fontana, to read follows:

CHAPTER 34.
SPECIFIC PLANS

Article II. Southridge Village Specific Plan (SP-)
Regulations.

Section A. Intent and Purpose.

The regulations set forth in this chapter have been established to provide for the development of the Southridge Village Plan area as a coordinated, comprehensive project in order to take advantage of the superior human environment which results from large-scale community planning.

A major goal of the City's general plan and specific plan effort is the development of land use plans designed for maximum flexibility, supported by regulatory controls ideally suited for the project area under consideration. These standards provide for the classification, development and use of a variety of residential housing types, and supporting regulations are intended to encourage the most appropriate use of the land, create a harmonious and coordinated relationship between land uses, and promote the overall health, safety and general welfare of the community. Application of these regulations is specifically intended to establish development standards which assure a safe and livable community while at the same time regulate the aesthetic and environmental impacts of urban improvements on the natural landscape.

Section AA. Statistical Summary.

The land use allocations, including gross acres, maximum densities and dwelling unit yield, have been determined for each planning unit in Southridge Village.

To ensure an orderly and well-balanced community, the gross acreage of Southridge Village shall be developed within the allocations listed in the Statistically Summary which follows. The acreage indicated therein are rounded to the nearest hundredth of the number and provided as guidelines. Modifications in acreages and shapes which occur during technical refinements in the tentative map process shall not require an amendment to the Specific Plan except as indicated in Article 1 of Chapter 34 of the Fontana Zoning Ordinance.

Two maps have been used to represent Southridge Village Map A includes Phase I & II, Map AA refers to Phase III of the project.

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE I & II

After a brief discussion on the approval of denying the claims by Finance Director Leukemeyer, and clarifying that this item was of routine nature submitted without backup due to the confidentiality of the matter. Motion was made by Councilman Day, seconded by Mayor Simon to approve Item B of the Consent Calendar as follows:

- B. Denied claims: (1) 31-4 filed by Ms. Christine Marnell regarding an accident which occurred on August 3, 1984 at 16930 Upland Avenue in Fontana; and (2) 31-7, filed by Lawrence J. Winking Esq. on behalf of Gary and Judy Chitwood, regarding a sewage backup occurring at 17333 Valley Blvd. on August 16, 1984.

Motion was carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None ABSENT: None

Mayor presented a RESOLUTION (1) to John McKinney, Assistant Coach for FOHI Football team, commending them for an outstanding season; (2) presented a CERTIFICATE OF RECOGNITION to Tony Ducommun for his outstanding volunteer work in park maintenance at the Martin Tudor Jurupa Hills Regional Park, Miller park and Seville Park; (3) presented a CERTIFICATE OF APPRECIATION acknowledging the GIFT to the City of Fontana of a Hammond Organ for Parks and Recreation Department from United Steelworkers of America; (4) presented a check for \$50 to Karen Pierce, Finance Department employee, for suggestion #21.

PROCLAMATIONS
 AWARDS

Motion was made by Mayor Simon, seconded by Councilman Koehler at the request of the City Attorney to continue this item to an Adjourned special meeting to be held on December 19, 1984 at 5:00 p.m. in the Council Chambers. Motion carried by the following vote:

CONT'D PUB HEARING
 ANNEX #114
 CONT'D 12/19/84
 ADJ. SPECIAL MTG

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None ABSENT: None

Hearing was continued on Annexation #116, consisting of 7 acres generally located on both sides of Arrow Blvd., on the east side of Laurel Avenue. No written communications were received nor oral statements made in favor of or in opposition to the matter.

CONT'D PUB HEARING
 ANNEX #116
 RES NO. 84-226

Director Meachum gave a brief report stating that the particular areas are in the sphere of influence and that this would be a logical addition to the City of Fontana. He stated that there had been no input against this matter and therefore it is recommended that this be approved. Hearing was closed.

Motion was made by Councilman Kragness, seconded by Councilman Koehler to adopt Resolution No. 84-226, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING ANNEXATION NO. 116 (LAFC #2295). Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None ABSENT: None

Public hearing was continued on Southridge Village Specific Plan Amendment #4. No written communications were received in favor of or in opposition to this matter.

CONT'D PUB HEARING
 SOUTHRIDGE AMEND
 #4 INTRO ORD #793

Speaking in opposition to the matter were Ralph Boyle, 11585 Ponderosa Drive, Fontana, CA. Mr. Boyle stated that he would like Council to disregard some of the recommendations made by the Planning Commission. He stated that one amendment dealt with the walls and buffers separating Southridge Village from Woodhaven. Recommendation by the Commission was that a major wood fence 5 to 6 foot in height

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE I & II (Continued)

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
4	Townhomes	20.70	12.00	248.40
5	Carriage Homes	4.10	25.00	102.50
6	Carriage Homes	12.60	25.00	315.00
7	Single Family	14.90	4.50	67.05
8	Elementary School	6.20	-E-	0.00
9	Neighborhood Park	6.20	N.P.	0.00
10	Single Family	10.10	4.50	45.45
11	Patio Home	9.50	6.00	57.00
12	Elementary School	6.30	-E-	0.00
13	Neighborhood Park	8.80	N.P.	0.00
14	Single Family	39.50	4.50	177.75
15	Patio Homes	32.50	6.00	195.00
16	Duplex/EE	17.10	8.00	136.80
17	Duplex/EE	15.50	8.00	124.00
18	Neighborhood Commercial	8.70	N.C.	0.00
19	Patio Home	26.30	6.00	157.80
20	Patio Home	31.60	6.00	189.60
21	Duplex/EE	17.00	8.00	136.00
22	Garden Home*	14.40	18.00	259.20
23	Garden Home*	7.40	18.00	133.20
24	Single Family*	16.00	3.00	48.00
25	Single Family	5.80	3.00	17.40
26	Single Family	40.00	1.10	44.00
27	Single Family	42.30	1.10	46.53
28	Single Family	20.00	0.80	16.00
29	Utility Easement	6.90	—	0.00

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE I & II (Continued)

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
36	Utility Easement	10.30	—	0.00
37	Flood Control	5.10	—	0.00
38	Utility Easement	7.00	—	0.00
39	Flood Control	4.10	—	0.00
40	Duplex/EE	26.10	8.00	208.80
41	Neighborhood Park	4.00	N.P.	0.00
42	Elementary School	6.30	-E-	0.00
43	Duplex/EE	12.30	8.00	98.40
44	Duplex/EE	11.80	8.00	94.40
45	Jr. High School	20.00	J.H.	0.00
46	Duplex/EE	20.70	8.00	165.60
47	Duplex/EE	14.30	8.00	114.40
48	Carriage Home	10.70	25.00	267.50
49	Carriage Home	14.40	25.00	360.00
50	Carriage Home	8.20	25.00	205.00
51	Duplex/EE	18.20	8.00	145.60
52	Commercial-SR	4.80	S.C.R.	0.00
53	Commercial-SR	5.00	S.C.R.	0.00
54	Commercial-SR	21.50	S.C.R.	0.00
55	Community Park*	3.50	C.P.	0.00
56	Community Park*	11.30	C.P.	0.00
57	Community Park*	15.70	C.P.	0.00
58	Townhomes	11.20	12.00	134.40
59	Elementary School	6.60	-E-	0.00
60	Duplex/EE	17.60	8.00	140.80

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE I & II (Continued)

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
67	Open Space	148.50	O.S.	0.00
68	CBMWD*	49.90		0.00
69	CBMWD*	17.20		0.00
70	Buffer*	1.30	B	0.00
71	Buffer*	5.00	B	0.00
72	Southern Pacific*	3.60	SPRR	0.00
73	CBC Flood Control	3.85		0.00
74	Edison*	1.90		0.00
75	Southern Pacific*	1.60	SPRR	0.00
76	Buffer*	6.60	B	0.00
77	Buffer*	6.50	B	0.00
78	Buffer*	5.30	B	0.00
79	Edison*	6.40	SCE	0.00
80	Edison*	4.50	SCE	0.00
81	Edison*	3.60	SCE	0.00
82	CBMWD*	9.20		0.00
83	CBMWD*	7.60		0.00

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE THREE

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
84	Buffer	8.00	-B-	0.00
85	Patio Home	17.30	6.00	103.80
86	Patio Home	22.40	6.00	134.40

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE III (CONTINUED)

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
93	Neighborhood Park	?	N.P.	0.00
94	Buffer	24.50	-B-	0.00
95	Neighborhood Park	?	N.P.	0.00
96	Neighborhood Park	?	N.P.	0.00
97	Neighborhood Park	?	N.P.	0.00
98	Neighborhood Park	?	N.P.	0.00
99	Neighborhood Park	?	N.P.	0.00
100	Neighborhood Park	?	N.P.	0.00
101	Duplex/Entry Estates	24.70	8.00	197.60
102	Townhomes	9.80	12.00	117.60
103	Duplex/Entry Estates	21.00	8.00	168.00
104	Elementary School	6.00	-E-	0.00
105	Carriage Homes	15.60	25.00	390.00
106	Neighborhood Commercial	5.00	N.C.	0.00
107	Single Family	14.70	4.50	66.15
108	Single Family	19.30	4.50	86.85
109	Regional Park	319.20	R.P.	0.00
110	Elementary School	6.00	-E-	0.00
111	Neighborhood Park	4.00	N.P.	0.00
112	Garden Homes	14.70	18.00	264.60
113	Entry Estates	4.50	8.00	36.00
114	Open Space	?	O.S.	0.00
115	Neighborhood Park	9.00	N.P.	0.00
116	Community Park	15.00	C.P.	0.00
117	Entry Estates	2.50	8.00	20.00

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

PHASE THREE (CONTINUED)

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
125	Entry Estates	3.50	8.00	28.00
126	Duplex/Entry Estates	13.00	8.00	104.00
127	Entry Estates	7.10	8.00	56.80
128	Single Family	23.50	4.50	105.75
129	Townhomes	20.10	12.00	241.20
130	Neighborhood Park	?	N.P.	0.00
131	Entry Estates	2.50	8.00	20.00
132	Single Family	39.70	4.50	178.60
133	Open Space	?	O.S.	0.00
134	Institutional	2.50	-I-	0.00
135	Neighborhood Park	?	N.P.	0.00
136	Neighborhood Park	?	N.P.	0.00

PHASE TOTALS

Phase One	<u>539.20</u>	<u>2486.00</u>
Phase Two	<u>740.80</u>	<u>2871.00</u>
Subtotal	<u>1280.00</u>	<u>5357.00</u>
Phase Three	<u>1280.00</u>	<u>3443.00</u>
Combined Total	<u>2560.00</u>	<u>8800.00</u>

Section F Residential Regulations (aa) Low Density Equestrian Residential

1. Purpose and Applicability

This district is intended to provide for quality equestrian estate type single family residential and accessory uses as well as certain equestrian uses. The maximum number of dwelling units per gross acre in a planning unit shall not exceed 1.2.

2. Uses Permitted

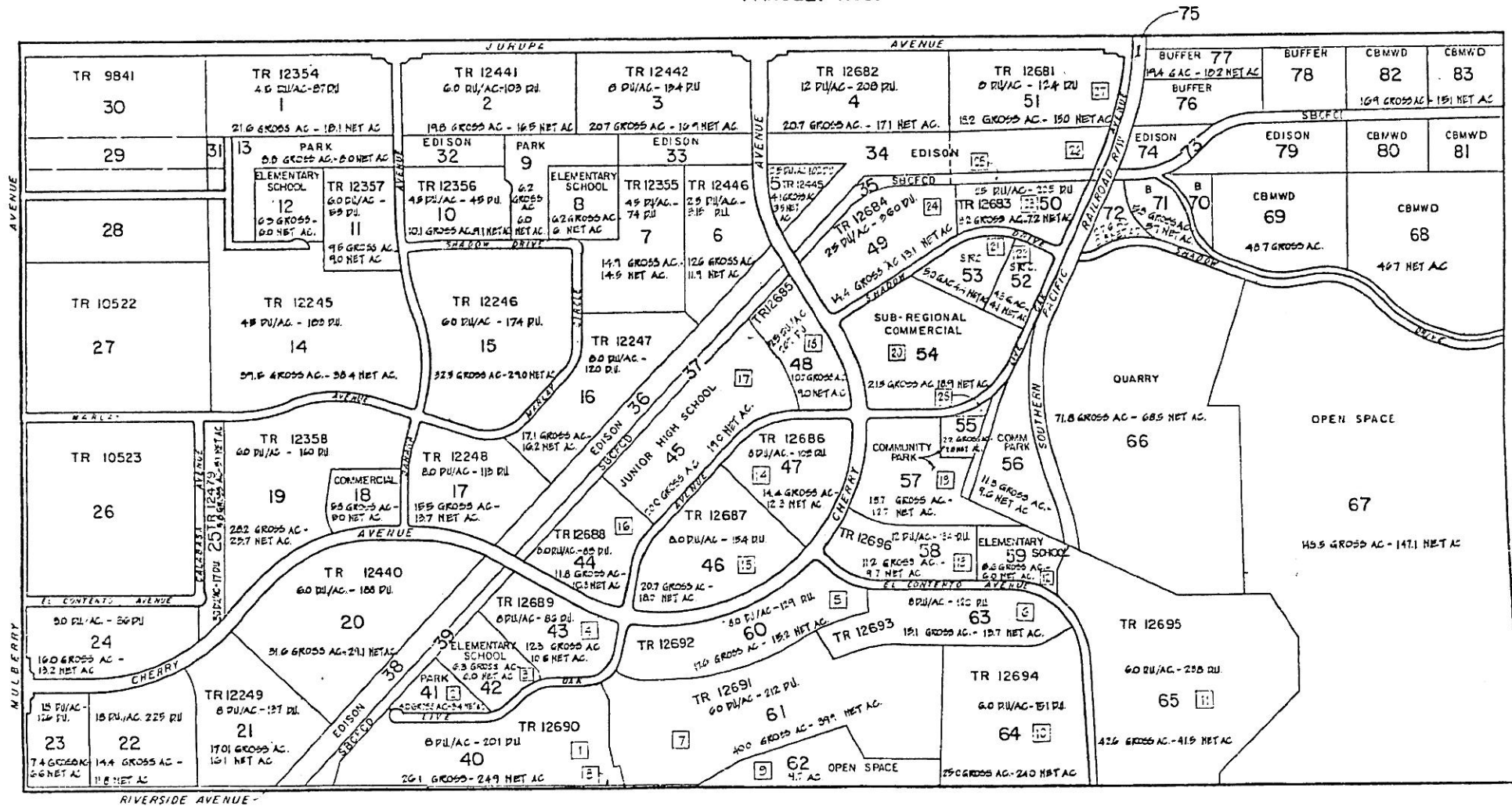
- a. Single family dwellings, detached

SOUTHRIDGE VILLAGE SPECIFIC PLAN

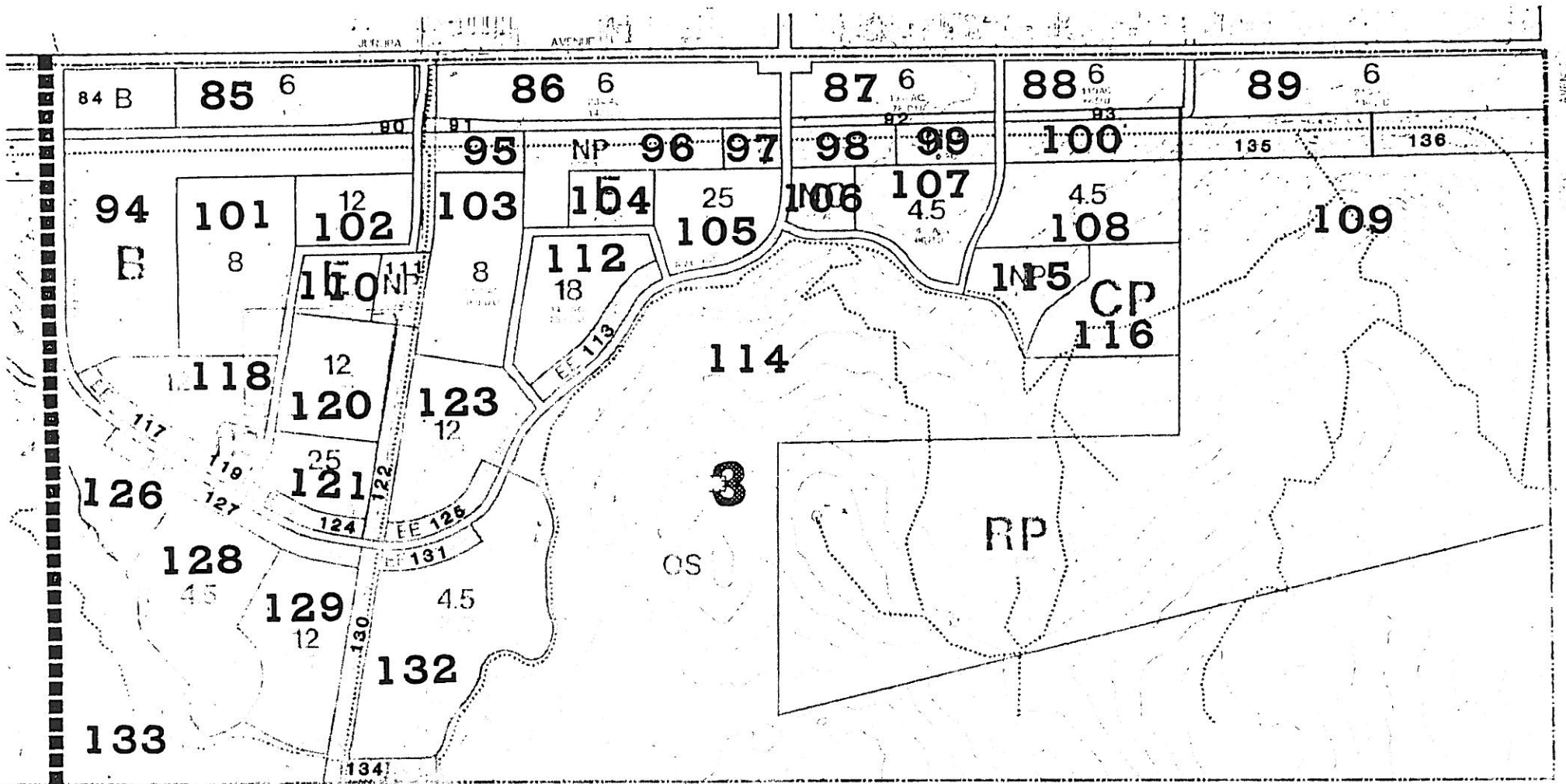
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN

PARCEL. NOS.



[3] INDICATES LOT NUMBERS
OF TR 12064-2



PHASING PLAN

SOUTHRIDGE VILLAGE

CREATIVE COMMUNITIES



f. Home occupation pursuant to City Code Section 33-8.

3. Accessory Uses Permitted

a. Keeping of horses, subject to the following limitations:

1. No more than two are to be permitted on a lot having a minimum area of thirty thousand square feet and for each acre thereafter.
2. Adequate fencing to protect adjoining properties shall be provided.
3. They shall not be kept in the required front yard.
4. Any stable or corral shall be located at least forty feet from a side property line and twenty-five feet from a rear property line. (Ord. No. 600, Sec. 2; Ord. No. 688 Sec. 2)

b. The keeping of animals customarily and ordinarily referred to household pets but not to exceed more than three (3) dogs.

4. Uses Permitted Subject to a Conditional Use Permit

- a. Schools, public and private
- b. Community facilities
- c. Public safety facilities (fire and police)
- d. Preschool and day care facilities

5. Site Development Standards

- a. The minimum net lot area shall be 30,000 square feet.
- b. Maximum building height shall be 35 feet. Structures in excess of 35 feet in height shall be subject to the approval of a Conditional Use Permit.
- c. Maximum lot coverage shall be 40% of the net area of the lot.
- d. Minimum setbacks shall be as follows:

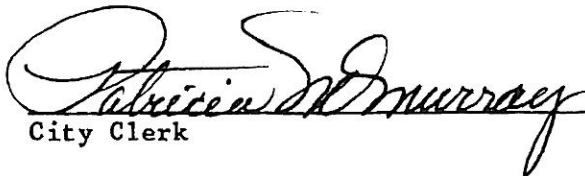
Front	25 feet
Side	10 feet
Corner Side	20 feet
Rear	25 feet

SECTION 2. That Land Planned designations for Units 18 & 19 is hereby changed as indicated on map revisions referenced herein.

SECTION 3. That the Master Plan of Circulation be changed to show Calabash, south of Cherry as a modified local street.

This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the date of its adoption shall be published by the City Clerk at least once in

ATTEST:

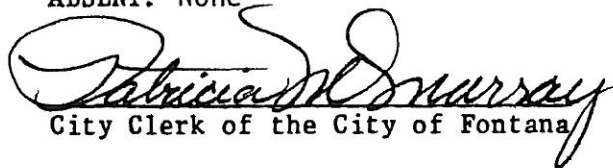

City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Official Clerk of the City Council, do hereby certify that the foregoing ordinance which was introduced at a regular meeting of said City Council on the 18th of December was finally passed and adopted not less than five days thereafter on the 22nd day of January, 1985 by the following vote to wit:

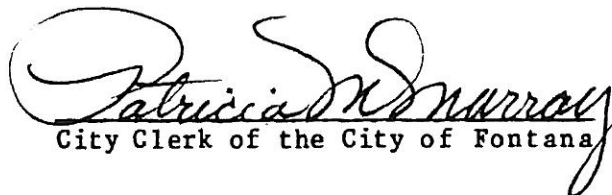
AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None


City Clerk of the City of Fontana

I further testify that said ordinance was thereupon signed by the Mayor of the City of Fontana.


City Clerk of the City of Fontana

(Legal Advertisement)

ORDINANCE NO. 793

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA ADDING CHAPTER 34, ARTICLE II TO THE CODE OF THE CITY OF FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR THE SOUTHRIDGE VILLAGE SPECIFIC PLAN. (SPECIFIC PLAN NO. 5).

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

SECTION 1. That a new Chapter 34, Article II is hereby added to the Code of the City of Fontana, to read follows:

CHAPTER 34.

SPECIFIC PLANS

Article II. Southridge Village Specific Plan (SP-) Regulation.

Section A. Intent and Purpose.

The regulations set forth in this chapter have been established to provide for the development of the Southridge Village Plan area as a coordinated, comprehensive project in order to take advantage of the superior human environment which results from large-scale community planning. A major goal of the City's general plan and specific plan effort is the development of land use plans designed for maximum flexibility, supported by regulatory controls ideally suited for the project area under consideration. These standards provide for the classification, development and use of a variety of residential housing types, and supporting regulations are intended to encourage the most appropriate use of the land, create a harmonious and coordinated relationship between land uses, and promote the overall health, safety and general welfare of the community. Application of these regulations is specifically intended to establish development standards which assure a safe and livable community while at the same time regulate the aesthetic and environmental impacts of urban improvements on the natural landscape.

Section AA. Statistical Summary.

The land use allocations, including gross acres, maximum densities and dwelling unit yield, have been determined for each planning unit in Southridge Village.

To ensure an orderly and well-balanced community, the gross acreage of Southridge Village shall be developed within the allocations listed in the Statistical Summary which follows. The acreage indicated therein is rounded to the nearest hundredth of the number and provided as guidelines. Modifications in acreages and shapes which occur during technical refinements in the tentative map process shall not require an amendment to the Specific Plan except as indicated in Article I of Chapter 34 of the Fontana Zoning Ordinance.

Two maps have been used to represent Southridge Village Map A includes Phase I & II, Map AA refers to Phase III of the project.

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY
PHASE I & II

Planning Area	S.P. District Designation	Gross Acreage	P.U.A. Density Designation	Gross P.U.A. Dwelling Unit Yield
1	Single Family	21.60	4.50	97.20
2	Patio Home	19.80	6.00	118.80
3	Duplex/EE	20.70	8.00	165.60
4	Townhomes	20.70	12.00	248.40
5	Carriage Homes	4.10	25.00	102.50
6	Carriage Homes	12.60	25.00	315.00
7	Single Family	14.90	4.50	67.05
8	Elementary School	6.20	-E-	0.00
9	Neighborhood Park	6.20	N.P.	0.00
10	Single Family	10.10	4.50	45.45
11	Patio Home	9.50	6.00	57.00
12	Elementary School	6.30	-E-	0.00
13	Neighborhood Park	8.80	N.P.	0.00
14	Single Family	39.50	4.50	177.75
15	Patio Homes	32.50	6.00	195.00
16	Duplex/EE	17.10	8.00	136.80
17	Duplex/EE	15.50	8.00	124.00
18	Neighborhood Commercial	8.70	N.C.	0.00
19	Patio Home	26.30	6.00	157.80

20	Patio Home	31.00	6.00	189.60
21	Duplex/EE	17.00	8.00	136.00
22	Garden Home*	14.40	18.00	259.20
23	Garden Home*	7.40	18.00	133.20
24	Single Family*	16.00	3.00	48.00
25	Single Family	5.80	3.00	17.40
26	Single Family	40.00	1.10	44.00
27	Single Family	42.30	1.10	46.53
28	Single Family	20.00	0.80	16.00
29	Utility Easement	6.90	----	0.00
30	Single Family	14.00	0.80	11.20
31	Utility Easement	0.80	----	0.00
32	Utility Easement	3.90	----	0.00
33	Utility Easement	6.70	----	0.00
34	Utility Easement	17.60	----	0.00
35	Flood Control	4.20	----	0.00
36	Utility Easement	10.30	----	0.00
37	Flood Control	5.10	----	0.00
38	Utility Easement	7.00	----	0.00
39	Flood Control	4.10	----	0.00
40	Duplex/EE	26.10	8.00	208.80
41	Neighborhood Park	4.00	N.P.	0.00
42	Elementary School	6.30	-E-	0.00
43	Duplex/EE	12.30	8.00	98.40
44	Duplex/EE	11.80	8.00	94.40
45	Jr. High School	20.00	J.H.	0.00
46	Duplex/EE	20.70	8.00	165.60
47	Duplex/EE	14.30	8.00	114.40
48	Carriage Home	10.70	25.00	267.50
49	Carriage Home	14.40	25.00	360.00
50	Carriage Home	8.20	25.00	205.00
51	Duplex/EE	18.20	8.00	145.60
52	Commercial-SR	4.80	S.C.R.	0.00
53	Commercial-SR	5.00	S.C.R.	0.00
54	Commercial-SR	21.50	S.C.R.	0.00
55	Community Park*	3.50	C.P.	0.00
56	Community Park*	11.30	C.P.	0.00
57	Community Park*	15.70	C.P.	0.00
58	Townhomes	11.20	12.00	134.40
59	Elementary School	6.60	-E-	0.00
60	Duplex/EE	17.60	8.00	140.80
61	Patio Homes	40.00	6.00	240.00
62	Open Space	9.70	O.S.	0.00
63	Duplex/EE	15.10	8.00	120.80
64	Patio Homes	25.00	6.00	150.00
65	Patio Homes	42.60	6.00	255.60
66	Quarry*	71.80	Q	0.00
67	Open Space	148.50	O.S.	0.00
68	CBMWD*	49.90		0.00
69	CBMWD*	17.20		0.00
70	Buffer*	1.30	B	0.00
71	Buffer*	5.00	B	0.00
72	Southern Pacific*	3.60	SPRR	0.00
73	CBC Flood Control	3.85		0.00
74	Edison*	1.90		0.00
75	Southern Pacific*	1.60	SPRR	0.00
76	Buffer*	6.60	B	0.00
77	Buffer*	6.50	B	0.00
78	Buffer*	5.30	B	0.00
79	Edison*	6.40	SCE	0.00
80	Edison*	4.50	SCE	0.00
81	Edison*	3.60	SCE	0.00
82	CBMWD*	9.20		0.00
83	CBMWD*	7.60		0.00

**SOUTHRIDGE VILLAGE STATISTICAL SUMMARY
PHASE THREE**

Planning Area	S.P. District Designation	Gross Acreage	P.U.A. Density Designation	Gross P.U.A. Dwelling Unit Yield
84	Buffer	8.00	-B-	0.00
85	Patio Home	17.30	6.00	103.80
86	Patio Home	23.40	6.00	140.40
87	Patio Home	13.00	6.00	78.00
88	Patio Home	11.00	6.00	66.00
89	Patio Home	24.30	6.00	145.80
90	Neighborhood Park	?	N.P.	0.00
91	Neighborhood Park	?	N.P.	0.00
92	Neighborhood Park	?	N.P.	0.00
125	Entry Estates	3.50	8.00	28.00
126	Duplex/Entry Estates	13.00	8.00	104.00
127	Entry Estates	7.10	8.00	56.80
128	Single Family	23.50	4.50	105.75
129	Townhomes	20.10	12.00	241.20
130	Neighborhood Park	?	N.P.	0.00
131	Entry Estates	2.50	8.00	20.00
132	Single Family	39.70	4.50	178.60
133	Open Space	?	O.S.	0.00
134	Institutional	2.50	-I-	0.00
135	Neighborhood Park	?	N.P.	0.00
136	Neighborhood Park	?	N.P.	0.00
PHASE TOTALS				
Phase One		539.20		2486.00
Phase Two		740.80		2871.00
Subtotal		1280.00		5357.00
Phase Three		1280.00		3443.00
Combined Total		2560.00		8800.00

Section F Residential Regulations

(aa) Low Density Equestrian Residential

1. Purpose and Applicability

This district is intended to provide for quality equestrian estate type single family residential and accessory uses as well as certain equestrian uses. The maximum number of dwelling units per gross acre in a planning unit shall not exceed 1.2.

2. Uses Permitted

- a. Single family dwellings, detached
- b. Accessory buildings, structures and uses where related and incidental to a permitted use.
- c. Pedestrian, equestrian and bicycle trails, public parks, playgrounds, recreation areas, and swimming pools.
- d. Commonly owned private recreation facilities, landscaping and open-space area.
- e. Non-commercial stables, corrals, and appurtenant facilities for the keeping of horses.
- f. Home occupation pursuant to City Code Section 33-8.

3. Accessory Uses Permitted

- a. Keeping of horses, subject to the following limitations:
 - 1. No more than two are to be permitted on a lot having a minimum area of thirty thousand square feet and for each acre thereafter.
 - 2. Adequate fencing to protect adjoining properties shall be provided.
 - 3. They shall not be kept in the required front yard.
 - 4. Any stable or corral shall be located at least forty feet from a side property line and twenty-five feet from a rear property line. (Ord. No. 600, Sec. 2; Ord. No. 688 Sec. 2)
- b. The keeping of animals customarily and ordinarily referred to household pets but not to exceed more than three (3) dogs.
- 4. Uses Permitted Subject to a Conditional Use Permit
 - a. Schools, public and private
 - b. Community facilities
 - c. Public safety facilities (fire and police)
 - d. Preschool and day care facilities
- 5. Site Development Standards
 - a. The minimum net lot area shall be 30,000 square feet.

b. Maximum building height shall be 35 feet. Structures in excess of 35 feet in height shall be subject to the approval of a Conditional Use Permit.

c. Maximum lot coverage shall be 40% of the net area of the lot.

d. Minimum setbacks shall be as follows:

Front	25 feet
Side	10 feet
Corner Side	20 feet
Rear	25 feet

SECTION 2. That Land Planned designations for Units 18 & 19 is hereby changed as indicated on map revisions referenced herein.

SECTION 3. That the Master Plan of Circulation be changed to show Colabash, south of Cherry as a modified local street.

This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof shall be published by the City Clerk at least once in the Herald-News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED THIS 22nd DAY OF January 1984.

/s/ Nathan A. Simon

Mayor of the City of Fontana

ATTEST:

/s/ Patricia M. Murray

City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Official Clerk of the City Council, do hereby certify that the foregoing ordinance which was introduced at a regular meeting of said City Council on the 18th of December was finally passed and adopted not less than five days thereafter on the 22nd day of January, 1985 by the following vote to wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None

/s/ Patricia M. Murray

City Clerk of the City of Fontana

I further testify that said ordinance was thereupon signed by the Mayor of the City of Fontana.

/s/ Patricia M. Murray

City Clerk of the City of Fontana

Publish: Jan. 29, 1985

RESOLUTION NO. 85-232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA
APPROVING REVISIONS AND AMENDMENTS TO SOUTHRIDGE
VILLAGE SPECIFIC PLAN. ~~SOUTHRIDGE VILLAGE~~ SPECIFIC
AMENDMENT #5)

WHEREAS, The Planning Commission of the City of Fontana has conducted all required hearings; and

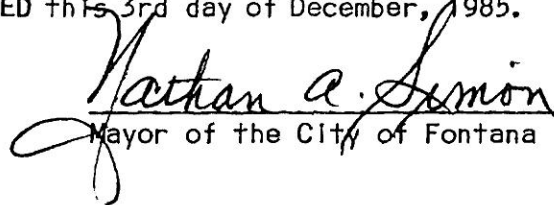
WHEREAS, In 1982, the Planning Commission approved the Specific Plan, which provides for regulations for the Specific Plan;

WHEREAS, The Specific Plan incorporated all needed information heretofore referenced for adoption as a complete document; and

WHEREAS, The proposed amendment to the plan was determined to be categorically exempt, and the Planning Commission reviewed and approved the amendment contained in Southridge Village Specific Amendment #5.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fontana hereby approves the Southridge Village Specific Plan Amendment #2.

APPROVED AND ADOPTED this 3rd day of December, 1985.


Mayor of the City of Fontana

ATTEST:



City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 3rd day of December, 1985, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None


City Clerk of the City of Fontana

APPROVED AS TO FORM:



ORDINANCE NO. 831

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
AMENDING CHAPTER 34, ARTICLE 2 OF THE CODE OF THE CITY
OF FONTANA, CALIFORNIA, WHICH ESTABLISHES LAND USE
DESIGNATIONS AND REGULATIONS BY APPROVING AND ADOPTING
SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT #6A.

SECTION 1: Public Hearings having been held before the Fontana City Planning Commission and the City Council of the City of Fontana, relative to SRV AMEND. #6A, pursuant to the California Planning Law and Chapter 33 and 34 of the Code of the City of Fontana, generally located on both sides of Cherry Avenue (loop) south of Marlay Avenue (easterly extension), south of the County Line. Said amendment is hereby approved and adopted as part of Chapter 34 of the Code of the City of Fontana, California, and Chapter 34 is amended accordingly pursuant to Section 33-162(c) of Chapter 33.

SECTION 2: Planning Area #1, Single Family, 21.60 gross acres, 4.5 dwelling units per acre, for a total of 97.2 dwelling units is hereby removed from the 4.5 dwelling units per acre land use designation and placed into the 6.0 dwelling units per acre, Patio Homes resulting in 89.40 dwelling units. Lot 1 of Tract 12064-1, MB 167/29-49.

SECTION 3: Planning Area #7, Single Family, 14.90 gross acres, 4.5 dwelling units per acre, 67.05 dwelling units is hereby removed from the 4.5 dwelling units per acre and placed into the 6.0 dwelling units per acre, Patio Homes resulting in 89.40 dwelling units. Lot 7 of Tract 12064-1, MB 167/29-49.

SECTION 4: Section AA of Article II of Chapter 34 of the Code of the City of Fontana is amended to read as follows:

Amended
by
#6B

Planning Area	S.P. District Designation	Gross Acreage	P.U.A. Density Designation	Gross P.U.A. Dwelling Unit Yield
1	Patio Homes	21.60	6.00	129.60
7	Patio Homes	14.90	6.00	89.40

SECTION 5: This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald-News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 4th day of March, 1986.

Victor A. Simon

ORDINANCE NO. 830

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
AMENDING CHAPTER 34, ARTICLE 2 OF THE CODE OF THE CITY
OF FONTANA, CALIFORNIA, WHICH ESTABLISHES LAND USE
DESIGNATIONS AND REGULATIONS BY APPROVING AND ADOPTING
SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT #6B.

SECTION 1: Public Hearings having been held before the Fontana City Planning Commission and the City Council of the City of Fontana, relative to SRV AMEND. #6B, pursuant to the California Planning Law and Chapter 33 and 34 of the Code of the City of Fontana, generally located on both sides of Cherry Avenue (loop) south of Marlay Avenue (easterly extension), south of the County Line. Said amendment is hereby approved and adopted as part of Chapter 34 of the Code of the City of Fontana, California, and Chapter 34 is amended accordingly pursuant to Section 33-162(c) of Chapter 33.

SECTION 2: Planing Area #1, Patio Homes, 21.60 gross acres, 6.0 dwelling units per acre, for a total of 129.60 dwelling units is hereby decreased by eleven (11) dwelling units resulting in a total of 118.6 dwelling units. (Lot 1 of Tract 12064-1, MB 167/29-49)

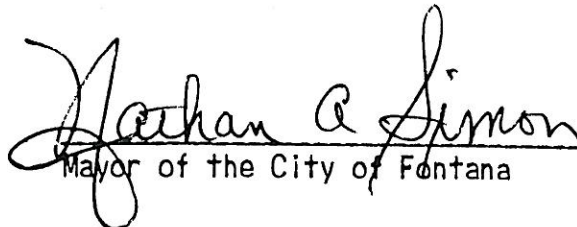
SECTION 3: Planning Area #7, Patio Homes, 14.90 gross acres, 6.0 dwelling units per acre, for a total of 89.40 dwelling units is hereby increased by eleven (11) dwelling units resulting in a total of 100.4 dwelling units. (Lot 7 of Tract 12064-1, MB 167/29-49.

SECTION 4: Section AA of Article II of Chapter 34 of the Code of the City of Fontana is amended to read as follows:

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>P.U.A. Density Designation</u>	<u>Gross P.U.A. Dwelling Unit Yield</u>
1	Patio Homes	21.60	6.00	118.60
7	Patio Homes	14.90	6.00	100.40

SECTION 5: This ordinance shall take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald-News, a newspaper of general circulation, published and circulated in the City of Fontana and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 4th day of March, 1986.


Mayor of the City of Fontana

CITY OF FONTANA, CALIFORNIA
MINUTES
CITY PLANNING COMMISSION
November 25, 1985

#7

A regular meeting of the City of Fontana Planning Commission was held on Monday, November 25, 1985 in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairman Byron Hunsaker called the meeting to order at 7:33 p.m. Following the Pledge of Allegiance to the flag of the United States of America led by Commissioner Wolfinbarger, the invocation was given by Chaplain Davis.

ROLL CALL: PRESENT: Chairman Hunsaker, Commissioners Tokuhara, Davis, Dattilo, Cain and Wolfinbarger. Commissioner Haas arrived at 8:51 p.m.

ABSENT: None

ALSO Asst. Director, Advanced Planning Laurie Lawhorn,

PRESENT: Asst. Director, Current Planning Larry Henderson, Planners Perea, Street, and Perry, City Attorney John Rager, Deputy Public Works Director Bob Porter, and Deputy City Clerk-Commissions Martha Steenbock.

MINUTES:

Motion made by Commissioner Tokuhara, seconded by Commissioner Cain, to approve the minutes of the November 12, 1985 regular meeting as submitted. Motion carried by 5-0-1 vote. Commissioner Dattilo abstaining, and Commissioner Haas absent.

Chairman Hunsaker introduced and welcomed the new Planning Commissioner, Charles B. Dattilo.

A. CONSENT CALENDAR:

1. Request to conduct a public workshop on December 2, 1985 or December 16, 1985 to review three (3) alternative land use plans for the proposed South Park Development located on the east side of Sierra Avenue, opposite Martin Tudor Regional Park.

Commissioner Davis asked that this item be removed from the Consent Calendar for discussion.

Planner Street stated in discussion with the applicant, December 16, 1985 would be the best date for him. Commissioner Tokuhara asked that staff provide preliminary information to the commissioners by the December 9, 1985 meeting.

Motion made by Commissioner Tokuhara, seconded by Commissioner Wolfinbarger, to conduct this public workshop on December 16, 1985. Motion carried by 6-0 vote, Commissioner Haas absent.

2. Mobile Security Building - ASC Pacific: Request by ASC Pacific to place mobile office type trailer for purpose of security building on ASC Pacific property located at 10905 Beech Avenue on an Industrial M-2 property located in the Jurupa Hills Specific Plan, for period of one year, with possible one year extension.

Motion made by Commissioner Wolfinbarger, seconded by Commissioner Tokuhara, to approve Consent Calendar Item #2 as presented. Motion carried by 6-0 vote, Commissioner Haas absent.

B. PUBLIC HEARINGS:

Amended By #18
1. Southridge Village Specific Plan Amendment #7: Filed by Ten-Ninety to consider reducing the Commercial Planning Unit Area, #18 from eight (8) acres to three (3) acres and increase Planning Unit Area, #19 from 26 to 31 acres. Generally located

B. PUBLIC HEARINGS, Con't:**1. Southridge Village Specific Plan Amendment #7, Con't:**

In response to question of Commissioner Dattilo, Ms. Lawhorn stated the property is vacant at present, but it will be surrounded by single-family homes. There are no plans other than the sub-regional commercial area for a shopping center. In response to Commissioner Davis, she stated Phase III three-acre commercial parcel is about 1 1/2 miles from the area considered at this meeting.

Concerns were expressed by Commissioners Cain and Dattilo that a great deal of money is being lost to surrounding cities if this shopping center is not built until all of the homes are constructed and occupied in Southridge.

Applicant Larry Redmond, representing Ten-Ninety, explained that they are entering a phase where commercial users are interested in their site. They need shopping facilities there now, but at this time the area cannot support a supermarket. They are asking for the three acre site to accommodate a neighborhood convenience market, because that is what can be supported at present. Mr. Redmond noted the sub-regional center was originally a 20 acre site. It now includes 30 acres - 20 acres commercial, 6 acres commercial recreation and 4 acres quasi-public, and they are calling it the Town Center. Phase I & II will include 3800 units, and Phase III will include 8 acres with commercial designation.

In response to Commissioner Wolfinbarger, Mr. Redmond stated the commercial in Phase III includes one three-acre and one five-acre parcel, and that eight acres will be needed to accommodate a drug and food center. Commissioner Wolfinbarger asked if all of these commercial parcels should not be reviewed, as staff recommended. Mr. Redmond responded that they are concerned with a delay. He also answered question of Commissioner Wolfinbarger, that the Town Center construction should begin in about 24 months.

Commissioner Wolfinbarger made statement that during all processes of the Southridge Village Specific Plan, it was noted this was to be considered a quality development for the residents of Fontana, and questioned if a convenience market at this particular site could be considered "quality development"?

No one spoke in favor of the amendment. Speaking in opposition were Steve Cotton, 7384 Palmetto and Richard Greenwood, 14191 Green Vista Drive, Fontana. They both felt the original plan was well calculated and that a convenience market was not needed so near the complex and that it would be an unsightly site for their neighborhood. The hearing was closed.

Commissioner Cain felt a convenience store would be handy and something the people need. Commissioner Tokuhara felt keeping the acreage the same will not preclude keeping commercial out.

Motion made by Commissioner Tokuhara, seconded by Commissioner Wolfinbarger, to deny the Southridge Village Specific Plan Amendment #7. Motion carried by 4-2 vote; Commissioners Davis and Cain voting against denial, and Commissioner Haas absent.

2. Tentative Tract #12358, Land Division #590: Filed by Ten-Ninety for a 163 lot patio home residential subdivision and a two (2) parcel land division to create a three (3) acre commercial lot located on the northwest corner of Banana Avenue and Cherry Avenue. (Southridge Village Specific Plan Planning Unit Areas #18 and 19).

Assistant Director, Current Planning, Larry Henderson noted this item is conditioned on the specific plan amendment that was just denied. In response to questions by the Commission, City Attorney Rager stated that presumably the amendment will be appealed to the City Council, and suggested either continuing this item until that is cleared, or hold the Public Hearing so that the commission will have the chance

Motion made by Councilman Day, seconded by Councilman Koehler, to approve Agenda Item 9A(5) (moved up) to set Public Hearing for Tuesday, December 17, 1985, in the City Hall Council Chambers regarding Appeal #85-22, filed by Ten-Ninety, Ltd. regarding Planning Commission action of November 25, 1985 denying Southridge Village Specific Plan Amendment #7; Tentative Tract #12358, and Land Division #590. SET HEARING APPEAL #85-22 SRV SPEC. PLAN AMEND#7, TR. 12358, LD #590 MO 85-650

Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None
 ABSENT: None

Mayor Simon presented Certificates of Appreciation for service to the City of Fontana to Clarence Middleton for Sewer Audit and Sewer Review Committees; to Wayne Evans for Sewer Audit Committee. Certificates will be mailed to Charles Dattilo for Sewer Audit and Sewer Review Committees; Kent Radford and Charles Smith for Sewer Audit Committee. CERT. OF APPR.

Councilman Kragness asked that Certificates of Appreciation be given to the following for their work on the Sewer Committees, also: Charles E. Wessman, CPA; Robert Schoenborn; Steve Dunn; and Gary Boyles.

Mayor Simon opened the Public Hearing regarding Southridge Village Specific Plan Amendment #5. No written communications were received, nor oral statements made in opposition to the project. Speaking in favor was Ralph R. Boyle, 11585 Ponderosa Dr, Fontana, who provided signatures of 8 homeowners agreeing to the proposed amendment. The hearing was closed. PUBLIC HEARING ADOPT RES. 85-232. SRV. SPEC. PLAN AMEND. #5

Motion made by Councilman Kragness, seconded by Councilman Koehler, to adopt Resolution No. 85-232, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING REVISIONS AND AMENDMENTS TO SOUTHRIDGE VILLAGE SPECIFIC PLAN. (SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT #5). Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None
 ABSENT: None

Mayor Simon noted both parties have agreed to continue the Public Hearing regarding Appeal #85-18, filed by Foster Enterprises of the Planning Commission denial of CUP #412, to establish a bakery warehouse on Hemlock between Baseline and Highland Avenue, to the December 17, 1985 Council meeting. Motion made by Councilman Kragness, seconded by Councilman Koehler, to continue the Public Hearing regarding Appeal #85-18 to the December 17, 1985 Council meeting. Motion carried by the following vote: CONT. PUB. HEAR APPEAL #85-18 TO 12/17/85 MO 85-651

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None
 ABSENT: None

Mayor Simon opened the Public Hearing regarding Appeal #85-20, filed by BD Investors in order to modify Planning Commission Condition #5 by allowing the use of a temporary septic system in order to allow development of a psychiatric community care center prior to installation of a North Fontana Sewer System. PUBLIC HEARING DENY APPEAL #85-20 MO 85-652

No written communications were received, nor oral statements made in opposition to the appeal. Speaking in favor was John Stephenson, BD Fontana, who noted this will

In response to Councilman Kragness, Mr. Foster stated they would agree to a limitation of the number of trucks entering the property per day, and/or that no refrigeration trucks be used on this property.

The City Manager reminded the Council members of the problem regarding Randall Poultry, that when the five years were up, they continued their use of the property, and that at the end of the five year period, we may be back with another eyesore.

Councilman Boyles asked to hear from one of the adjoining property owners that was in opposition. Speaking was Dean Barnard, 6172 Maloof, who stated they felt a CUP would not help in the development of Fontana, and noted the problem of flies from the poultry ranch. The hearing was closed.

In response to Mayor Simon, Bruce Covey stated their poultry ranch is the last open land they own, and they could add up to one million chickens on this property, which is zoned A-1. He noted the area's General Plan calls for 4.1 du/a, and that development could change dramatically within the next five years.

Motion made by Councilman Kragness, seconded by Councilman Boyles, to deny appeal by Foster Enterprises and to uphold Planning Commission action. Motion failed by the following vote:

AYES: Councilman Boyles, Kragness

NOES: Mayor Simon, Councilmen Day, Koehler

ABSENT: None

Motion made by Councilman Koehler, seconded by Councilman Day, to grant appeal by Foster Enterprises and to reverse Planning Commission action, adding conditions that they: (1) install improvements required by Planning Commission; (2) install the required 8" water main; (3) restrict trucks to no refrigeration units; (4) allow maximum of 2 trucks per day; and (5) hours of operation restricted to 7:00 a.m. to 7:00 p.m. five days per week. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Day, Koehler

Noes: Councilmen Boyles, Kragness

Presentation of a Resolution from the State of California was made by Assemblyman Gray Davis, and Assemblyman Jerry Eaves to the City Council and Creative Communities commending them for the initiation, development, and continuing expansion of the master-planned community of Southridge Village. It was noted this is the most successful HUD project in the State of California. Also present for the presentation was County Supervisor Cal McIlwain.

PRESENTATION TO
COUNCIL AND
CREATIVE COMM.
FROM STATE OF
CALIFORNIA

Mayor Simon opened the Public Hearing on Appeal #85-22, filed by Creative Communities, of the Planning Commission action on November 25, 1985 to (1) deny Amendment #7 of the Southridge Village Specific Plan, which requested an 8 acre commercial site be reduced to 3 acres; (2) denial of Tentative Tract #12358-R; and (3) denial of Land Division #590 in connection with the specific plan amendment.

PUBLIC HEARING
GRANT APPEAL
#85-22 SRV
ANNEX #7; TR
12358-R; LD 590
MO 85-682

The City Clerk read a letter from Lawrence E. Redman, Ten-Ninety, Ltd. with attached sampling letters from various developers and commercial real estate people who have reviewed the commercial lot layouts in Phases I and II in Southridge, and supporting the proposed of the 8-acre parcel to 3 acres. Mayor Simon noted when "walking and talking" to residents in that area, they felt there should be some commercial development in their area, and favored a larger supermarket in the near future.

In response to Councilman Kragness, Mrs. Johnson stated the residents want a convenience store, but not at the expense of a supermarket. Also speaking in favor was Larry Redmond, representing Ten-Ninety, Ltd. Mr. Redmond noted the landscape maintenance contractor of Southridge also received an award for the best maintenance of a planned community project.

*Mayor Simon left the meeting at 9:53 p.m., returning at 9:56 p.m.

Mr. Redmond explained that the sub-regional mall, now called the Town Center is still approximately two years from beginning construction. Mayor Simon was told that this parcel would contain 3 acres net, 3.8 acres gross. Mr. Redmond stated a convenience store usually is under one acre, so this 3 acre site could also contain a laundromat, video rental, barber shop, insurance agency, etc. with 6 to 8 tenants.

Councilman Kragness asked if Ten-Ninety would be agreeable to transferring the other 5 acres to the larger commercial site. Mr. Redmond stated they would agree to this.

In response to Mayor Simon, Mr. Redmond stated the center will contain a post office, but the police and fire departments have been moved to the community center area. The hearing was closed.

In response to Councilman Kragness, Planning staff stated they would rather consider all commercial property in the specific plan at the same time, rather than transferring to the larger site now. Ms. Lawhorn stated staff feels this is the wrong location for a convenience market this close to the low density area. The City Clerk was asked to provide council members with a copy of the signed petition.

Mr. Redmond noted staff suggested removal of Condition #2 of the conditions of approval if the tract map and lot division was approved.

Motion made by Mayor Simon, seconded by Councilman Koehler, to grant appeal by Creative Communities and to reverse the Planning Commission action, deleting Condition #2 of LD #590, and transferring the five acre parcel to the town center. Motion carried by the following vote:

AYES: Mayor Simon, Councilman Boyles, Day, Koehler, Kragness

NOES: None

ABSENT: None

Mayor Simon opened the Public Hearing to certify negative declaration General Plan Amendment #18 and Specific Plan Amendments #1A, B, C and Zone Change #375, West End Specific Plan.

No written communications were received, nor oral statements made in favor of this item. Speaking in opposition were Joseph Bono, P. O. Box 615, Fontana, CA; Heinz Fischer, 15114 Foothill, Fontana; and Davis Smith, 14564 Foothill, Fontana. Planner Lawhorn noted the property owned by these three persons is not included in this specific plan area, and the only action requested is certification of the negative declaration. The hearing was closed. Councilman Kragness questioned Mr. Heinz Fischer, who stated he represents a number of voters. Mr. Fischer stated he has legal signatures of registered voters, and he has asked them, and they confirm that he is their spokesman.

PUBLIC HEARING
ADOPT RES.
85-238 NEG.
DECL. CERTIF.
GPA AMEND. #18
ZC #375 & WEST
END SPEC. PLAN
AMEND 1A,1B, 1C

Motion made by Councilman Day, seconded by Councilman Koehler, to adopt Resolution

RESOLUTION NO. 87-27

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING ADOPTION OF A CERTAIN MITIGATED NEGATIVE DECLARATION CONCERNING THE SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT NO. 8 AND ADOPTION OF AMENDMENT NO. 8 AS RECOMMENDED.

WHEREAS, the Planning Commission considered and certified as complete a Final Environmental Impact Report ("EIR") concerning the Southridge Village Specific Plan; and

WHEREAS, City Staff have prepared a proposed mitigated Negative Declaration (the "Negative Declaration"), attached hereto as Exhibit "A", concerning the proposed Amendment No. 8, in accordance with the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq. ("CEQA"); and

WHEREAS, a notice of public hearing has been duly published and mailed and a public hearing has been duly conducted by the Planning Commission concerning the approval and adoption of the Negative Declaration, and the City Council has considered all testimony and written submissions relevant thereto.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, as follows:

That based upon any and all written submissions and testimony provided to the City Council, the City Council hereby finds and determines that the adoption of Amendment No. 8 to the Specific Plan will not have a significant effect on the environment.

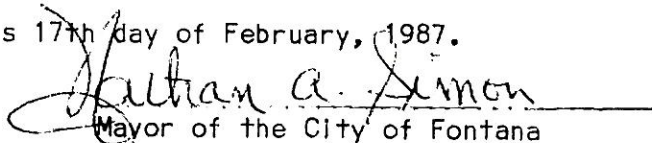
That the City Council approve and adopt the mitigated Negative Declaration, attached hereto as Exhibit "A" and incorporated herein by reference.

That the City Council hereby approves the Findings attached hereto as Exhibit "B".

That the City Council authorize and direct the City Staff to prepare and the City Clerk to file with the County Clerk of the County of San Bernardino and the State Clearing House a Notice of Determination concerning the adoption of the Negative Declaration.

That the City Council approve amendment to the Southridge Village Specific Plan indicated in the Draft Ordinance attached hereto as Exhibit "C".

APPROVED AND ADOPTED this 17th day of February, 1987.


Mayor of the City of Fontana

ATTEST:


City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof held on the 17th of February, 1987.

ORDINANCE NO. _____

EXHIBIT "A"

TEXT OF SPECIFIC PLAN AMENDMENT NUMBER 8 TO THE
SOUTHRIDGE VILLAGE SPECIFIC PLAN.

- 1) Delete the Statistical Summary adopted in Section 34-10 of the Fontana Municipal Code as may have been amended through Amendment Number #7 and add to Section 5.11 of the Southridge Village Specific Plan the Statistical Summary in Table 3.4.b attached hereto. This Statistical Summary provides the Planning Unit Area (PUA), the number of dwelling units authorized to be constructed in each residential PUA and also provides the designated land use for other PUA's. This statistical Summary is to be used with the Southridge Village Specific Plan Map adopted by Section D of Ordinance 766 (Section 5.4 of the Southridge Village Specific Plan).
- 2) Delete the Southridge Village Specific Plan Map adopted by Section D of Ordinance 766 (Section 5.4 of the Southridge Village Specific Plan) and add a Map attached hereto titled. Amendment No. 8 Southridge Village Specific Plan-Land Use Development Plan-Planning Unit Areas as the adopted map to be used for the Development Regulations in Chapter 5 of the Southridge Village Specific Plan and also to be used with other development criteria in the Southridge Village Specific Plan.
- 3) Delete the Land Use Master Plan Map, Exhibit 3.1 in Chapter 3 of the Southridge Village Specific Plan and add Exhibit 3.1a and 3.1b Southridge Village Specific Plan Amendment No. 8 Land Use Development Plan as attached hereto.
- 4) Add as Section 6.3 of the Southridge Village Specific Plan:

SCHEDULING/PHASING OF CONSTRUCTION FOR INFRASTRUCTURE ITEMS IN PHASE III

In order to assure that the infrastructure required for Southridge Village is constructed in a timely manner and that all items of infrastructure are identified in a schedule for construction of improvements, the following infrastructure program shall apply for the balance of infrastructure improvements required in Phase III of the Specific Plan and Amendment No. 8. This infrastructure program does not apply to the construction of infrastructure items consisting of schools because school construction and implementation is regulated by a separate agreement between the City, the RDA, the Developer and the relevant school district.

1. The Developer will provide the following assurance for each infrastructure item identified on Table I.
 - a. Subdivision improvement bond
 - b. Signed plans by the required agencies (Not required for bidding of work, but required for Public Agencies acceptance.)
 - c. Bids in accordance with the City of Fontana Standard Bidding Procedures.
 - d. Construction contracts include, but not limited to the following:

- a. The Developer shall establish an infrastructure improvement program agreeable to the Executive Director of Redevelopment Agency and the City Engineer.
- b. Each phase, sub-phase or tract map will have an infrastructure implementation program.
- c. Prior to approval of each Tract Map within Southridge Village, an updated infrastructure implementation program will be required for that tract and shall be conditioned to required implementation of certain on-site and off-site infrastructure prior to the City's release of occupancy permits.
- d. The Planning Department, the City Engineer, the Redevelopment Agency and the Developer establish a continuously maintained Development and Infrastructure Monitoring System to insure timely construction of infrastructure. This is a cooperative system set up for early warning of impending infrastructure needs based on traffic monitoring, housing absorption, building permit timing and expected occupancy timing.
- e. The Developer recognizes that the City has the right to deny use of occupancy permits for each tract until such time as the City is assured that the agreed improvements included within each infrastructure improvement program will be completed.

The following table, Table I outlines "The Infrastructure Improvement Program" required for the development of the three potential construction phases of Phase III of Southridge Village. In order to eliminate confusion in the use of terms, we have listed these phases as Phase IIIA, Phase IIIB and Phase IIIC as shown on the attached Phase Map. A parcel map or tract map for each or all of these phases shall be filed by the Developer. Table I is divided into these three phases, along with improvements that will be constructed with the first construction phase regardless of which phase that may be constructed and those items not controlled by a specific map. In addition, to the items listed in Table I there would be the normal infrastructure and utilities constructed with the streets, including grading, drainage and erosion control required for that phase of work.

AMENDMENT NO. 8

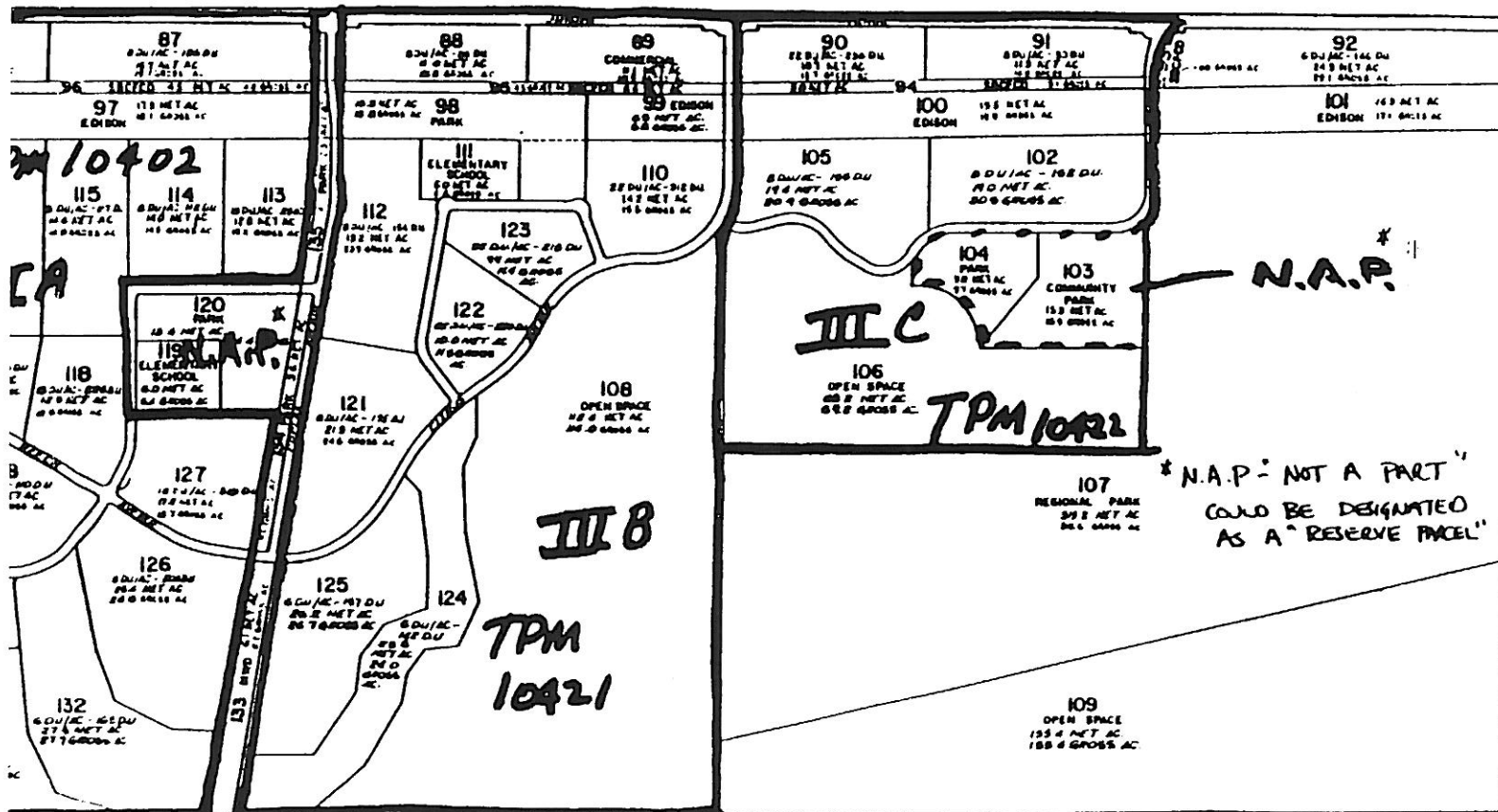
SOUTHRIDGE VILLAGE SPECIFIC PLAN

CITY OF FONTANA.

LAND USE DEVELOPMENT PLAN

PLANNING UNIT AREAS

TENT PM # 10402
10401
10422



PHASE MAP

PHASE 3

DC 10-44 A 6, 1966

TABLE I
SOUTHRIDGE VILLAGE PHASE III INFRASTRUCTURE

A. INFRASTRUCTURE TO BE CONSTRUCTED WITH FIRST MAP IN PHASE III

1. 12.7 net acre Community Park in Phase II with those facilities described in Table 3.12 on Page 3-66 of the Specific Plan.
2. Jurupa Avenue west of Mulberry to existing Jurupa west of San Sevine channel consisting of four lanes of traffic including channel crossing.
3. Mulberry Avenue from Riverside County Line north to Jurupa consisting of four lanes of traffic.
4. Traffic signals at Jurupa and Mulberry and Cherry and Mulberry.
5. Landscape water reservoir site.
6. Completion of fire and tank roads in Phase II.
7. Trespass discourages in Phase I and II.
8. Participate in costs to relocate historical site chapel, windmill and portions of winery(40% per agreement).
9. Traffic signals at Jurupa and Cherry, Jurupa and Banana and Jurupa and Live Oak.
10. Cherry Avenue from Santa Ana to Slover, increase to four lanes of traffic.
11. Construction of water main from reservoir to area of first construction in Phase III.
12. Construction of DeClez Flood Control Channel and Quarry Channel-Storm Drain systems to area of first construction in Phase III.
13. Construction of offsite sewer trunk line to the first construction in Phase III.
14. Jurupa Avenue from Live Oak Avenue to Beech Avenue southside ~~three lanes full improvements~~ for eastbound traffic without landscaping. Subject to Schultz Agreement.

B. PHASE IIIA

1. Jurupa Avenue from Beech to Poplar Southside three lanes full improvements for East bound traffic landscaping on south side only.
2. Beech Avenue north of Jurupa to existing street (1300+LF) two traffic lanes.
3. Beech Avenue south of Jurupa to Poplar full improvements, with a 56 foot street section in 76 foot right of way with landscaping.
4. Poplar Avenue south of Jurupa to Beech Avenue full improvements, with 40 foot street section and 12'parkway on east side in 150

9. 13.4 Net acre neighborhood park in Phase IIIA (Parcel 120).
10. 6.1 Net Acre neighborhood park in Phase IIIA (Parcels 134 & 135).
11. Trespass discouragers on Edison Towers in Phase IIIA (97).
12. Traffic Signal, Jurupa and Beech.
13. Traffic Signal, Jurupa and Poplar.
14. DeClez Flood Control channel to Cypress.
15. Fire passing lanes with trails for fire vehicles.

C. PHASE IIIB

1. Jurupa Avenue from Poplar to Citrus, Southside, three lanes full improvements for east bound traffic with landscaping on the south side only except for commercial site openings.
2. Citrus Avenue north of Jurupa to Slover approximately one mile increase to four (4) lanes of traffic.
3. Citrus Avenue south of Jurupa to Poplar, full improvements with 56 foot street section in 76 foot right-of-way except just south of Jurupa between Parcels 89 and 90 which will be the standard 88 foot street section with landscaping except for the commercial frontage.
4. Unnamed street "B" connecting Poplar and Citrus, full improvements, with 40 foot section in 64 foot right-of-way with landscaping except for school lot frontage (Parcel 111).
5. Unnamed street "D" along school site and park, full improvements with 40 foot section in 64 foot right-of-way with landscaping except for school and park frontage (Parcels 111 & 98).
6. Poplar Avenue south of Jurupa to Citrus if it was not constructed with Phase IIIA.
7. Reconstruction of horse trail where trail destroyed.
8. 15.3 Net acres neighborhood park in Phase IIIB (Parcel 98).
9. Trespass discourages on Edison Towers in Phase IIIB (Parcel 98 and 99).
10. Traffic Signal at Jurupa and Citrus. Traffic Signal at Jurupa and Poplar, if not constructed with Phase IIIA.
11. DeClez Flood Control Channel to Cypress.
12. Fire passing lanes with trails for fire vehicles.
13. Catawba south of Jurupa cul-de-sac, full improvements with 40 foot section in 64 foot right-of-way with no landscaping.

D. PHASE IIIC

1. Jurupa Avenue from Citrus to Cypress southside three lanes. full

5. DeClez Flood Control Channel to Cypress.
6. Cypress Avenue from Jurupa to Citrus, full improvements with 40 foot street section in 64 foot right-of-way with landscaping except for park and open space (Parcels 104, 103, & 107).
7. Off-site utility infrastructure required for Park Parcels 103 & 104.
8. Trespass discouragers (Parcel 100).

E. ITEMS NOT CONTROLLED BY DEVELOPMENT IN PHASE III.

1. Fire Station and police substation, to be constructed with first construction of Phase III.
2. Horse trail. This item is not a requirement of the developers in Southridge Village for the Regional Park Area presently owned by the City and future right-of-way to be dedicated adjacent to the current Regional Park. Existing trails will be reconstructed when destroyed by construction.
3. Traffic signal at Cherry and Live Oak with shopping center development (SRC).
4. Schools

F. ASSESSMENT OF OUT PARCELS

When parcels owned by a Developer without an OPA within the Redevelopment Agency are developed in the future, the City shall assess them in the amount for all infrastructure facilities constructed by Developers having a OPA with the RDA which improvements (on-site and off-site) shall included but not be limited to:

- | | |
|------------------|--------------------------------|
| a. Flood Control | j. Trails |
| b. Drainage | (Pedestrian & Equestrian) |
| c. Schools | k. Utilities |
| d. Grading | (Electric, Gas, Television and |
| e. Streets | Telephone) |
| f. Water | l. Relocations |
| g. Sewer | m. Bridges |
| h. Landscaping | n. Railroad Crossings |
| i. Parks | |

The City Engineer shall determine the assessment cost. Funds collected by this assessment shall be paid to the RDA which will become Agency Revenues under the terms of the OPA with Ten-Ninety Ltd.

- 5) Delete one paragraph in Amendment No. 2 June 5, 1984.

The paragraph is under: 2. Circulation Master Plan Amendments:

ANALYSIS: 1. El Contento (Canyon Crest)

- The street is not to be "deadended" and will provide a cul-de-sac standard at the Riverside County line.

and change to:

The street shall be deadended, barricaded with "Not a Through Street" sign and other appropriate traffic signage until extended into Riverside County.

- 6) Ordinance #766 Amend Section 5.6 as follows:

-F(a)6. d. Minimum building setback shall be as follows:

<u>Designation</u>	<u>Front</u>	<u>Side</u>	<u>Rear*</u>	<u>Corner-side</u>
1.2	25 ft.	10 ft.	25 ft.	20 ft.
3	20 ft.	10 ft.	25 ft.	20 ft.
4.5	20 ft.	5 ft.	20 ft.	10 ft.
6	20 ft.	"0"/10ft. aggregate	15 ft.	10 ft.

* Applies to useable area, not hillsides or slope over five in height

e. Projections into required setbacks:

1. No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of ten (10) feet shall be maintained.
2. Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than four (4) feet into any required front, or side setback, not more than six (6) feet into any required setback.

f. Side yard living provisions:

1. Minimum setbacks

<u>Designation</u>	<u>Front Av.</u>	<u>Front Min.</u>	<u>Side On Av.</u>	<u>Side Other</u>	<u>Rear* Av.</u>	<u>Rear* Min.</u>
4.5	20	15	12	5	10	5
6.0	20	15	10	5	8	5

- 8) Add Section 6.4 to Southridge Village Plan

Old Live Oak Street right-of-way within the area designated for Community Park shall be vacated subject to standard vacation procedures provided access to Planning Unit Areas 55 and 56 are provided and maintained.

- 9) Add Section 6.5 to Southridge Village Specific Plan

The implementation monitoring responsibilities of the low and moderate and very low income housing provisions in Chapter 3 are designated to be in the City of Fontana Redevelopment Agency.

- 10) Add Section 6.6 to Southridge Village Specific Plan

The additional traffic signals for Southridge Village proposed by the City of Fontana Public Works Department shall be considered no later than with Specific Plan Amendment #10 if said application is filed within three months from the effective date of this ordinance.

- 11) Add to Section 5.11

Section 5.11 shall be the diagram "Project Typical Cross Section of Grading" for Phase III Development as attached here to and the following text:

"All hill side development in Phase III shall be consistant with the provisions of the attached Exhibit "A" "Project Typical Cross Section of Grading Diagram".

- 12) Add Section 6.7

Jurupa Avenue

For the area along the south side of Jurupa Avenue between Live Oak Avenue and Beech Avenue (PUA's) 77,78,82,and 83 the full right-of-way including the 15 foot landscaped area shall be acquired/provided for and graded at the time Jurupa Avenue is improved, however, the landscaping and wall improvements within the 15 foot landscaped area may be delayed until each of these PUA's are developed.

- 13) Add Section 6.8

RAILROAD

When the railroad along Live Oak Avenue is reconstructed for the channel crossing and reconstruction of Jurupa Avenue the railroad switch and second set of track (rail spur) which lead to the property on the north east corner of Live Oak Avenue shall be eliminated from within the expanded right-of-way of Jurupa Avenue. Construction of a new rail spur

15) Add Section 6.10

PROHIBITION OF CERTAIN CONDITIONS

No tract map or parcel map in Phase III may be conditioned so as to preclude development or issuance of certificate of occupancies for lack of adequate school facilities or fire facilities.

16) Add Section 6.11

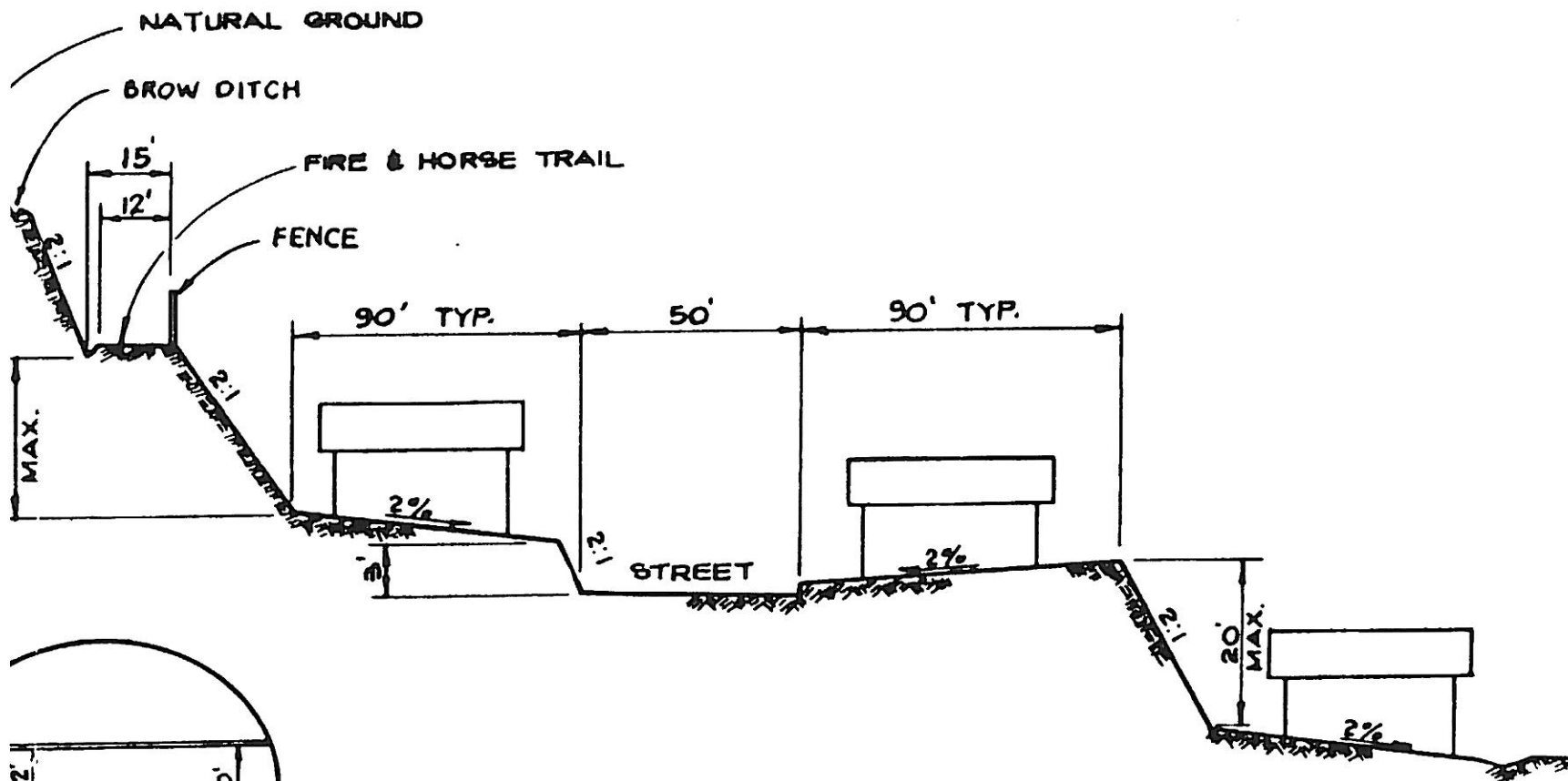
WALL AND FENCE GUIDELINE

In Phase III the wall and fence's constructed along the Open Space may either be all masonry or one half masonry and one half tublar metal.

17 ADD SECTION 6.12

AMENDMENTS

The City agrees that there shall be no amendments, modifications, variances, adjustments or other changes made in the provisions of the Southridge Specific Plan and Development Criteria as defined in the Development Agreement without written approval of Developer as defined in the Development Agreement. Any and all amendments, modifications, variances, adjustments or other changes can be effectuated by the City through the ordinance amendment procedures which require public hearings and a recommendation of the City Planning Commission.



TYPICAL PLAN OF
PASSING LANE
TO 600 FT. INTERVALS

JAN. 9, 1987

SOUTHRIDGE VILLAGE PHASE III DEVELOPMENT

EXHIBIT A TO SECTION 5.11
PROJECT TYPICAL CROSS
SECTION OF GRADING

onsultina Enaineers

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO. 8

=====

Planning Area	S.P District Designation	Acreage Gross Net		P.U.A Density Net	# of Units Approved to Date (Proposed)
-----	-----	-----	-----	-----	-----
PHASES I & II					
1	Single-Family	21.6	18.1	6.0	117
2	Patio Home	19.8	16.5	6.0	116
3	Duplex	20.7	16.9	8.0	134
4	Townhomes	20.7	17.1	12.0	208 (207)
5	Carriage Homes	4.1	3.5	25.0	(88)
6	Carriage Homes	12.6	11.9	25.0	(288)
7	Single-Family	14.9	14.5	6.0	86
8	Elementary Sch.	6.2	6.0	E	0
9	Park	6.2	6.0	N.P	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9.0	6.0	58
12	Elementary Sch.	6.3	6.0	E	0
13	Park	8.8	8.0	N.P	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29.0	6.0	174
16	Duplex	17.1	16.2	8.0	120
17	Duplex	15.5	13.7	8.0	114 (113)
18	Commercial	3.8	3.0	N.C	0
19	Patio Home	31.2	27.7	6.0	174

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO. 8

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
28	Single-Family	20.0		0.8	11
29	Utility Easmn't	6.9		SCE	0
30	Single-Family	14.0		1.2	17
31	Utility Easmn't	0.8		SCE	0
32	Utility Easmn't	3.9		SCE	0
33	Utility Easmn't	6.7		SCE	0
34	Utility Easmn't	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easmn't	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easmn't	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8.0	201 (186)
41	Park	4.0	3.4	N.P	0
42	Elementary Sch.	6.3	6.0	E	0
43	Duplex	12.3	10.6	8.0	86
44	Duplex	11.8	10.3	8.0	(80)
45	Jr.High School	20.0	19.0	J.H	0
46	Duplex	20.7	18.0	8.0	(148)
47	Duplex	14.4	12.5	8.0	101
48	Carriage Home	10.7	9.0	25.0	250

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.8

=====

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
-----	-----	Gross	Net	-----	-----
58	Townhomes	11.4	10.2	12.0	(134)
59	Elementary Sch.	6.4	5.5	E	0
60	Duplex	17.6	15.2	8.0	121 (119)
61	Patio Home	40.0	39.9	4.5	190
62	Open Space	9.7	9.7	O.S	0
63	Duplex	15.1	13.7	8.0	(111)
64	Patio Home	25.0	24.0	6.0	(139)
65	Patio Home	42.6	41.5	6.0	(211)
66	Quarry	71.8	68.5	Q	0
67	Open Space	71.2	70.3	O.S	0
38	CBMWD	29.9	27.1	CBMWD	0
69	CBMWD	17.2	16.1	CBMWD	0
70	Buffer	6.3	5.2	B	0
71	Open Space	3.7	3.2	O.S	0
72	Southern Pacific	3.6	2.3	SPRR	0
73	Flood Control	3.9	3.9	SBCFCD	0
74	Utility Easnm't	1.9	1.9	SCE	0
75	Southern Pacific	1.6	1.6	SPRR	0
76	Buffer	6.6	5.9	B	0
77	Buffer	6.5	5.5	B	0
78	Buffer	5.3	4.8	B	0

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.8

=====

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
112	Duplex	23.8	22.3	8.0	(178)
113	Carriage Home	13.2	12.8	22.0	(282)
114	Duplex	14.5	14.0	8.0	(112)
115	Duplex	11.9	11.5	8.0	(92)
116	Buffer	24.4	21.8	B	0
117	Duplex	9.0	8.0	8.0	(64)
118	Garden Home	16.3	14.2	18.0	(256)
119	Elementary Sch.	6.4	6.0	E	0
119 A	Park	4.7	4.0	N.P.	0
120	Park	9.7	9.4	N.P.	0
121	Carriage Home	16.2	14.8	22.0	(326)
122	Carriage Home	14.4	12.4	22.0	(273)
123	Townhomes	11.7	11.2	12.0	(134)
124	Single-Family	24.0	23.2	4.5	(104)
125	Patio Home	26.7	25.6	6.0	(154)
126	Duplex	26.6	25.1	8.0	(201)
127	Garden Home	18.7	17.1	18.0	(308)
128	Patio Home	20.4	18.1	6.0	(109)
129	Open Space	4.1	3.8	O.S.	0
130	Open Space	12.6	12.3	O.S.	0
131	Open Space	21.2	21.2	O.S.	0

APPENDIX I-I

Env. Log #86-70
Project File #SRV - Amend. #8
Date Filed: October 7, 1986
Date Reviewed: December 16, 1986

Planning Department
City of Fontana
Environmental Form #2
INITIAL STUDY FORM
ENVIRONMENTAL CHECKLIST
SUMMARY

APPLICANT: Ten Ninety, Ltd. PHONE # (818) 842-5527
ADDRESS: 7072 Garfield Avenue, Huntington Beach, CA 92648

PROJECT LOCATION: City of Fontana - Jurupa (Sierra-Mulberry)

The following questions constitute a review of potential categories of environmental impact as required per CEQA. The following questions represent a summary of the environmental checklist found within the City of Fontana Guideline to the Implementation of CEQA, Appendix I. Any questions concerning impact upon the following categories shall constitute justification for review through the complete environmental checklist previously identified.

1. Will the proposal result in negative impacts on soils and geology? (yes maybe no)
2. Will the proposal result in negative impacts on the hydrology and/or water quality? (yes maybe no)
3. Will the proposal result in negative impacts on the air quality? (yes maybe no)
4. Will the proposal result in negative impacts on the biota (flora/fauna)? (yes maybe no)
5. Will the proposal result in negative impacts on population characteristics (i.e. growth demand, density, distribution etc)? (yes maybe no)
6. Will the proposal result in negative impacts on socio-economic characteristics? (yes maybe no)
7. Will the proposal result in negative impacts on land use and planning considerations? (yes maybe no)
8. Will the proposal result in negative impacts on transportation/circulation characteristics? (yes maybe no)
9. Will the proposal result in negative impacts on the cultural resources of Fontana? (yes maybe no)
10. Will the proposal result in negative impacts on the health and safety of Fontana? (yes maybe no)
11. Will the proposal result in negative impacts on the esthetic quality of Fontana? (yes maybe no)
12. Will the proposal result in negative impact through alteration of utility and public service characteristics? (yes maybe no)
13. Will the proposal result in negative impacts on energy and scarce resource supply/demand requirements? (yes maybe no)
14. Does the proposal result in negative impacts identified in CEQA's Mandatory findings of Significance? (ref. Appendix G. CEQA Guidelines) (yes maybe no)
15. Environmental Evaluation: Include (by attachments) all discussions/responses for questions answered yes or maybe in this review. Expanded Initial Study recommendations shall be presented in appropriate format.
16. Determination on the basis of this Initial Study and staff recommendation, the (Environmental Review Board/City Council) Finds:

1 1 The proposed project should not have a significant effect on the environment, as determined by the Initial Study, and a NEGATIVE DECLARATION will be prepared.

NOTICE OF MITIGATED NEGATIVE DECLARATION

Peter Broy
City of Fontana
Planning Department
Fontana, CA 92335
(714) 350-7620

Date of Declaration: _____ Effective Date: _____

Applicant: Ten Ninety, Ltd.

Address: 7072 Garfield Avenue, Huntington Beach, CA 92648

Project Title: Amendment No. 8 Env.Log #86-70
Southridge Village Specific Plan

Description of Property: Four Square Miles - (Jurupa-Sierra-Mulberry-County Border).

(Plans and specifications are available for public inspection at the public counter of the Planning Department)

Pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code, Sections 1500. et seq), the City of Fontana has determined that the above-referenced project will not have a significant effect upon the environment. An environmental impact report will not be required.


(Signature)

Peter Broy
(Typed Name)

Environmental Review Officer
(Position)

December 30, 1986
(Date Signed)

CONDITIONAL APPROVAL GRANTED: YES(X) NO()

CONDITIONS:

1. An infrastructure improvement program which phases infrastructure so as to handle traffic, facilities, flood control and other identified project related impacts so that there will not be any adverse environmental effects.
2. Further environmental study which may include specific mitigation for project related off-site improvements.
3. Additional review of proposed mitigation in the Specific Plan for buffering properties to the north from project impacts, especially related to the commercial and high-density residential projects proposed at Citrus and Jurupa Avenues.

EXHIBIT B

**FINDINGS FOR SOUTHBIDGE VILLAGE SPECIFIC PLAN
AMENDMENT NO. 8**

1. Minor revisions to Amendment No. 8 are consistent with the City's General Plan, Land Use, Goals, Objectives, and Policies.
2. Minor revisions to Amendment No. 8 will maintain maximum development flexibility while insuring quality.
3. Minor revisions to Amendment No. 8 will not exceed the City's ability to provide essential urban services.
4. Minor revisions to Amendment No. 8 will maintain well-articulated land use and circulation relationships.
5. Minor revisions to Amendment No. 8 will facilitate the provision and appropriate location of community facilities, services and utilities.
6. Minor revisions to Amendment No. 8 will ensure aesthetic and quality control through adequate consideration of design in the development review process.
7. Minor revisions to Amendment No. 8 will ensure suitable consideration and protection of the community's natural environment during the development review process.
8. Minor revisions to Amendment No. 8 will provide assurance to developers that innovative and unique land development techniques will be given reasonable consideration for approval.
9. Minor revisions to Amendment No. 8 will ensure that plans developed under this section will be implemented in a timely manner.
10. Minor revisions to Amendment No. 8 will ensure that the urban form and character envisioned at the time of approval is attained upon development.

RESOLUTION NO. 87-77

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING ADOPTION OF A CERTAIN MITIGATED NEGATIVE DECLARATION CONCERNING THE SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT NO. 8 AND ADOPTION OF AMENDMENT NO. 8 AS RECOMMENDED.

WHEREAS, the Planning Commission considered and certified as complete a Final Environmental Impact Report ("EIR") concerning the Southridge Village Specific Plan; and

WHEREAS, City Staff have prepared a proposed mitigated Negative Declaration (the "Negative Declaration"), attached hereto as Exhibit "A", concerning the proposed Amendment No. 8, in accordance with the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq. ("CEQA"); and

WHEREAS, a notice of public hearing has been duly published and mailed and a public hearing has been duly conducted by the Planning Commission concerning the approval and adoption of the Negative Declaration, and the City Council has considered all testimony and written submissions relevant thereto.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, as follows:

That based upon any and all written submissions and testimony provided to the City Council, the City Council hereby finds and determines that the adoption of Amendment No. 8 to the Specific Plan will not have a significant effect on the environment.

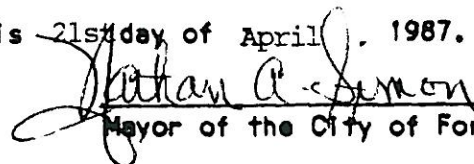
That the City Council approve and adopt the mitigated Negative Declaration, attached hereto as Exhibit "A" and incorporated herein by reference.

That the City Council hereby approves the Findings attached hereto as Exhibit "B".

That the City Council authorize and direct the City Staff to prepare and the City Clerk to file with the County Clerk of the County of San Bernardino and the State Clearing House a Notice of Determination concerning the adoption of the Negative Declaration.

That the City Council approve amendment to the Southridge Village Specific Plan indicated in the Draft Ordinance attached hereto as Exhibit "C".

APPROVED AND ADOPTED this 21st day of April, 1987.


Mayor of the City of Fontana

ATTEST:


City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof held on the 17th of February, 1987, by the following vote to-wit:

5/5/87

ORDINANCE NO. 866

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AMENDMENT NO. 8 TO THE SOUTHRIDGE VILLAGE SPECIFIC PLAN.

WHEREAS, the City Council (the "City Council") of the City of Fontana, California (the "City") has duly adopted the Southridge Village Specific Plan (the "Specific Plan"); and

WHEREAS, the City Council by its duly adopted Resolutions has subsequently adopted Amendments No. 1 through 7 to the Specific Plan; and

WHEREAS, the City Council has duly noticed and conducted a public hearing concerning the proposed adoption of Amendment No. 8 to the Specific Plan and has considered written submissions and testimony with regard thereto; and

WHEREAS, the City Council has duly noticed and conducted a public hearing concerning the proposed adoption of Amendment No. 8 to the Specific Plan and considered written submissions and testimony with regard thereto; and

WHEREAS, the City Council has duly noticed and conducted a public hearing concerning the proposed adoption of a mitigated negative declaration (the "Negative Declaration") pertaining to Amendment No. 8 to the Specific Plan and has considered written submissions and testimony with regard thereto; and has duly adopted the Negative Declaration; and

WHEREAS, the Planning Commission as heretofore conducted a public hearing concerning the proposed adoption of a Amendment No. 8 to the Specific Plan and has recommended to the City Council that the City Council approve Amendment No. 8 to the Specific Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council finds and determines that Amendment No. 8 to the Specific Plan is consistent with the terms and conditions of the General Plan of the City. The City Council further finds and determines that the adoption of Amendment No. 8 to the Specific Plan is consistent with and will further the public health, safety and welfare in that Amendment No. 8 to the Specific Plan sets forth development requirements and design standards which will insure the orderly and planned development of the area subject to the Specific Plan. The City Council hereby adopts the ten findings recommended by the Planning Commission as set forth in Exhibit "B" attached hereto.

Section 2. The City Council hereby approves and adopts Amendment No. 8 to the Specific Plan as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. The Mayor of the City is authorized and directed to sign this Ordinance and the City Clerk is authorized and directed to cause this Ordinance or a summary thereof to be published as required by law.

Section 4. This Ordinance shall be effective thirty (30) days following the date of adoption.

EXHIBIT "A"

TEXT OF SPECIFIC PLAN AMENDMENT NUMBER 8 TO THE SOUTHRIDGE VILLAGE SPECIFIC PLAN.

- 1) Delete the Statistical Summary adopted in Section 34-10 of the Fontana Municipal Code as may have been amended through Amendment Number #7 and add to Section 5.11 of the Southridge Village Specific Plan the Statistical Summary in Table 3.4.b attached hereto. This Statistical Summary provides the Planning Unit Area (PUA), the number of dwelling units authorized to be constructed in each residential PUA and also provides the designated land use for other PUA's. This statistical Summary is to be used with the Southridge Village Specific Plan Map adopted by Section D of Ordinance 766 (Section 5.4 of the Southridge Village Specific Plan).
- 2) Delete the Southridge Village Specific Plan Map adopted by Section D of Ordinance 766 (Section 5.4 of the Southridge Village Specific Plan) and add a Map attached hereto titled. Amendment No. 8 Southridge Village Specific Plan-Land Use Development Plan-Planning Unit Areas as the adopted map to be used for the Development Regulations in Chapter 5 of the Southridge Village Specific Plan and also to be used with other development criteria in the Southridge Village Specific Plan.
- 3) Delete the Land Use Master Plan Map, Exhibit 3.1 in Chapter 3 of the Southridge Village Specific Plan and add Exhibit 3.1a and 3.1b Southridge Village Specific Plan Amendment No. 8 Land Use Development Plan as attached hereto.
- 4) Add as Section 6.3 of the Southridge Village Specific Plan:

SCHEDULING/PHASING OF CONSTRUCTION FOR INFRASTRUCTURE ITEMS IN PHASE III

In order to assure that the infrastructure required for Southridge Village is constructed in a timely manner and that all items of infrastructure are identified in a schedule for construction of improvements, the following infrastructure program shall apply for the balance of infrastructure improvements required in Phase III of the Specific Plan and Amendment No. 8. This infrastructure program does not apply to the construction of infrastructure items consisting of schools because school construction and implementation is regulated by a separate agreement between the City, the RDA, the Developer and the relevant school district.

1. The Developer will provide the following assurance for each infrastructure item identified on Table I.
 - a. Subdivision improvement bond
 - b. Signed plans by the required agencies (Not required for bidding of work, but required for Public Agencies acceptance.)
 - c. Bids in accordance with the City of Fontana Standard Bidding Procedures.
 - d. Construction contracts include, but not limited to the following:
 1. 100% faithful performance bond

- a. The Developer shall establish an infrastructure improvement program agreeable to the Executive Director of Redevelopment Agency and the City Engineer.
- b. Each phase, sub-phase or tract map will have an infrastructure implementation program.
- c. Prior to approval of each Tract Map within Southridge Village, an updated infrastructure implementation program will be required for that tract and shall be conditioned to required implementation of certain on-site and off-site infrastructure prior to the City's release of occupancy permits.
- d. The Planning Department, the City Engineer, the Redevelopment Agency and the Developer establish a continuously maintained Development and Infrastructure Monitoring System to insure timely construction of infrastructure. This is a cooperative system set up for early warning of impending infrastructure needs based on traffic monitoring, housing absorption, building permit timing and expected occupancy timing.
- e. The Developer recognizes that the City has the right to deny use of occupancy permits for each tract until such time as the City is assured that the agreed improvements included within each infrastructure improvement program will be completed.

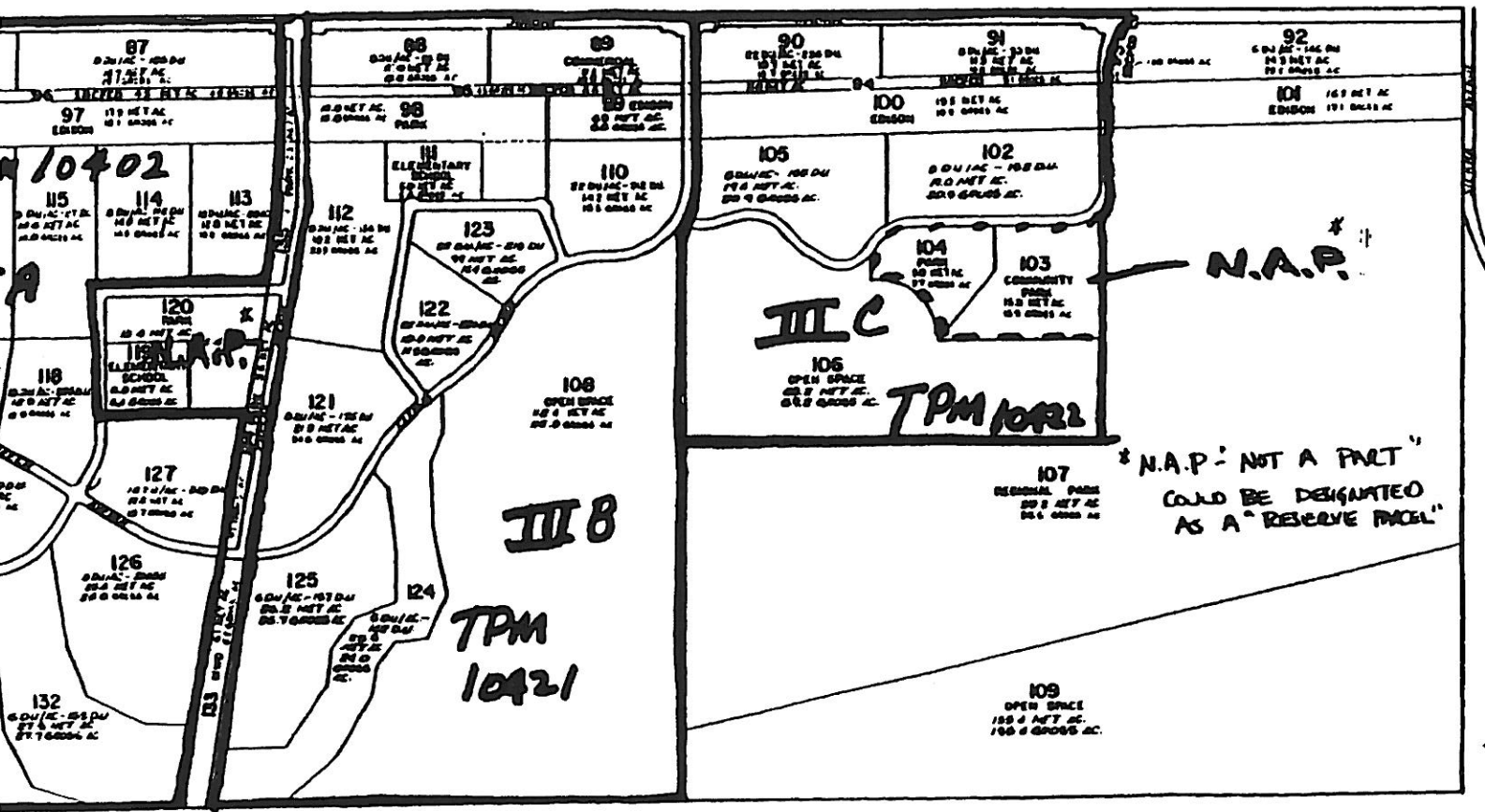
The following table, Table I outlines "The Infrastructure Improvement Program" required for the development of the three potential construction phases of Phase III of Southridge Village. In order to eliminate confusion in the use of terms, we have listed these phases as Phase IIIA, Phase IIIB and Phase IIIC as shown on the attached Phase Map. A parcel map or tract map for each or all of these phases shall be filed by the Developer. Table I is divided into these three phases, along with improvements that will be constructed with the first construction phase regardless of which phase that may be constructed and those items not controlled by a specific map. In addition, to the items listed in Table I there would be the normal infrastructure and utilities constructed with the streets, including grading, drainage and erosion control required for that phase of work.

AMENDMENT NO. 8
SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

LANDUSE DEVELOPMENT PLAN
PLANNING UNIT AREAS

TENT PM # 10402
10401
10422

PHASE MAP



PHASE 3

- 5) Delete one paragraph in Amendment No. 2 June 5, 1984.

The paragraph is under: 2. Circulation Master Plan Amendments:

ANALYSIS: 1. El Contento (Canyon Crest)

- The street is not to be "deadended" and will provide a cul-de-sac standard at the Riverside County line.

and change to:

The street shall be deadended, barricaded with "Not a Through Street" sign and other appropriate traffic signage until extended into Riverside County.

- 6) Ordinance #766 Amend Section 5.6 as follows:

-F(a)6. d. Minimum building setbacks shall be as follows:

<u>Designation</u>	<u>Front</u>	<u>Side</u>	<u>Rear*</u>	<u>Corner-side</u>
1.2	25 ft.	10 ft.	25 ft.	20 ft.
3	20 ft.	10 ft.	25 ft.	20 ft.
4.5	20 ft.	5 ft.	20 ft.	10 ft.
6	20 ft.	"0"/10ft. aggregate	15 ft.	10 ft.

* Applies to useable area, not hillsides or slope over five in height

e. Projections into required setbacks:

1. No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of ten (10) feet shall be maintained.
2. Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than four (4) feet into any required front, or side setback, not more than six (6) feet into any required setback.

f. Side yard living provisions:

1. Minimum setbacks

<u>Designation</u>	<u>Front Av.</u>	<u>Front Min.</u>	<u>Side On Av.</u>	<u>Side Other</u>	<u>Rear* Av.</u>	<u>Rear* Min.</u>
4.5	20	15	12	5	10	5
6.0	20	15	10	5	8	5

* Applies to useable area, not hillsides or slopes over five feet in height.

- 8) Add Section 6.4 to Southridge Village Plan

Old Live Oak Street right-of-way within the area designated for Community Park shall be vacated subject to standard vacation procedures provided access to Planning Unit Areas 55 and 56 are provided and maintained.

- 9) Add Section 6.5 to Southridge Village Specific Plan

The implementation monitoring responsibilities of the low and moderate and very low income housing provisions in Chapter 3 are designated to be in the City of Fontana Redevelopment Agency.

- 10) Add Section 6.6 to Southridge Village Specific Plan

The additional traffic signals for Southridge Village proposed by the City of Fontana Public Works Department shall be considered no later than with Specific Plan Amendment #10 if said application is filed within three months from the effective date of this ordinance.

- 11) Add to Section 5.11

Section 5.11 shall be the diagram "Project Typical Cross Section of Grading" for Phase III Development as attached here to and the following text:

"All hill side development in Phase III shall be consistant with the provisions of the attached Exhibit "A" "Project Typical Cross Section of Grading Diagram".

- 12) Add Section 6.7

Jurupa Avenue

For the area along the south side of Jurupa Avenue between Live Oak Avenue and Beech Avenue (PUA's) 77,78,82,and 83 the full right-of-way including the 15 foot landscaped area shall be acquired/provided for and graded at the time Jurupa Avenue is improved, however, the landscaping and wall improvements within the 15 foot landscaped area may be delayed until each of these PUA's are developed.

- 13) Add Section 6.9

WINERY CHAPEL

The DeClez Winery, Chapel, Arbor and Windmill and apurtenances shall be relocated to the Regional Park. The City of Fontana General Services Agency shall be in charge of the relocation of said facilities. The City shall fund the cost of the relocation and set up Ten Ninety, Ltd. shall reimburse the City for 40% of said costs.

- 14) Add Section 6.10

- 16) Add Section 6.12

AMENDMENTS

The City agrees that there shall be no amendments, modifications, variances, adjustments or other changes made in the provisions of the Southridge Specific Plan and Development Criteria as defined in the Development Agreement without written approval of Developer as defined in the Development Agreement. Any and all amendments, modifications, variances, adjustments or other changes can be effectuated by the City through the ordinance amendment procedures which require public hearings and a recommendation of the City Planning Commission.

TABLE I
SOUTHRIDGE VILLAGE PHASE III INFRASTRUCTURE

A. INFRASTRUCTURE TO BE CONSTRUCTED WITH FIRST MAP IN PHASE III

1. 12.7 net acre Community Park in Phase II with those facilities described in Table 3.12 on Page 3-66 of the Specific Plan.
2. Jurupa Avenue west of Mulberry to existing Jurupa west of San Sevine channel consisting of four lanes of traffic including channel crossing.
3. Mulberry Avenue from Riverside County Line north to Jurupa consisting of four lanes of traffic.
4. Traffic signals at Jurupa and Mulberry and Cherry and Mulberry.
5. Landscape water reservoir site.
6. Completion of fire and tank roads in Phase II.
7. Trespass discourages in Phase I and II.
8. Participate in costs to relocate historical site chapel, windmill and portions of winery(40% per agreement).
9. Traffic signals at Jurupa and Cherry, Jurupa and Banana and Jurupa and Live Oak.
10. Cherry Avenue from Santa Ana to Slover, increase to four lanes of traffic.
11. Construction of water main from reservoir to area of first construction in Phase III.
12. Construction of DeClez Flood Control Channel and Quarry Channel-Storm Drain systems to area of first construction in Phase III.
13. Construction of offsite sewer trunk line to the first construction in Phase III.
14. Jurupa Avenue from Live Oak Avenue to Beech Avenue southside three lanes full improvements for eastbound traffic without landscaping. Subject to Schultz Agreement.

B. PHASE IIIA

1. Jurupa Avenue from Beech to Poplar Southside three lanes full improvements for East bound traffic landscaping on south side only.
2. Beech Avenue north of Jurupa to existing street (1300+LF) two traffic lanes.
3. Beech Avenue south of Jurupa to Poplar full improvements, with a 56 foot street section in 76 foot right of way with landscaping.
4. Poplar Avenue south of Jurupa to Beech Avenue full improvements, with 40 foot street section and 12'parkway on east side in 150 foot right of way with landscaping except for parkway right of

9. 13.4 Net acre neighborhood park in Phase IIIA (Parcel 120).
10. 6.1 Net Acre neighborhood park in Phase IIIA (Parcels 134 & 135).
11. Trespass discouragers on Edison Towers in Phase IIIA (97).
12. Traffic Signal, Jurupa and Beech.
13. Traffic Signal, Jurupa and Poplar.
14. DeClez Flood Control channel 1300 feet west to Cypress.
15. Fire passing lanes with trails for fire vehicles.

C. PHASE IIIB

1. Jurupa Avenue from Poplar to Citrus, Southside, three lanes full improvements for east bound traffic with landscaping on the south side only except for commercial site openings.
2. Citrus Avenue north of Jurupa to Slover approximately one mile increase to four (4) lanes of traffic.
3. Citrus Avenue south of Jurupa to Poplar, full improvements with 56 foot street section in 76 foot right-of-way except just south of Jurupa between Parcels 89 and 90 which will be the standard 88 foot street section with landscaping except for the commercial frontage.
4. Unnamed street "B" connecting Poplar and Citrus, full improvements, with 40 foot section in 64 foot right-of-way with landscaping except for school lot frontage (Parcel 111).
5. Unnamed street "D" along school site and park, full improvements with 40 foot section in 64 foot right-of-way with landscaping except for school and park frontage (Parcels 111 & 98).
6. Poplar Avenue south of Jurupa to Citrus if it was not constructed with Phase IIIA.
7. Reconstruction of horse trail where trail destroyed.
8. 15.3 Net acres neighborhood park in Phase IIIB (Parcel 98).
9. Trespass discourages on Edison Towers in Phase IIIB (Parcel 98 and 99).
10. Traffic Signal at Jurupa and Citrus. Traffic Signal at Jurupa and Poplar, if not constructed with Phase IIIA.
11. DeClez Flood Control Channel 1300 feet west to Cypress.
12. Fire passing lanes with trails for fire vehicles.
13. Catawba south of Jurupa cul-de-sac, full improvements with 40 foot section in 64 foot right-of-way with no landscaping.

D. PHASE IIIC

1. Jurupa Avenue from Citrus to Cypress southside three lanes. full

5. DeClez Flood Control Channel 1300 feet west to Cypress.
6. Cypress Avenue from Jurupa to Citrus, full improvements with 40 foot street section in 64 foot right-of-way with landscaping except for park and open space (Parcels 104, 103, & 107).
7. Off-site utility infrastructure required for Park Parcels 103 & 104.
8. Trespass discouragers (Parcel 100).

E. ITEMS NOT CONTROLLED BY DEVELOPMENT IN PHASE III.

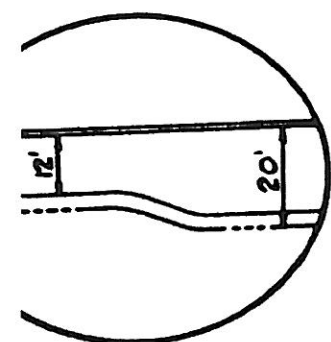
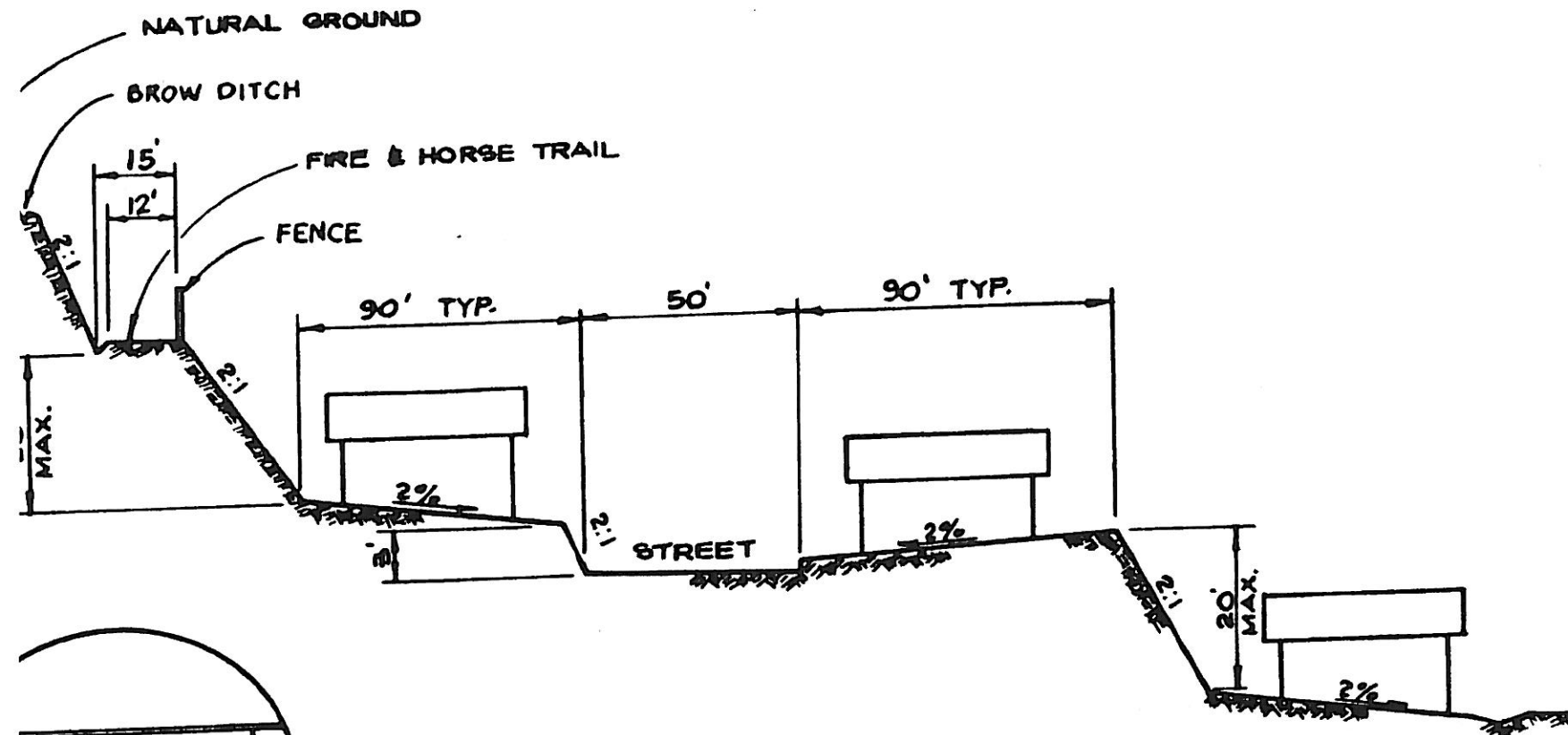
1. Fire Station and police substation, to be constructed with first construction of Phase III.
2. Horse trail. This item is not a requirement of the developers in Southridge Village for the Regional Park Area presently owned by the City and future right-of-way to be dedicated adjacent to the current Regional Park. Existing trails will be reconstructed when destroyed by construction.
3. Traffic signal at Cherry and Live Oak with shopping center development (SRC).
4. Schools

F. ASSESSMENT OF OUT PARCELS

When parcels owned by a Developer without an OPA within the Redevelopment Agency are developed in the future, the City shall assess them in the amount for all infrastructure facilities constructed by Developers having a OPA with the RDA which improvements (on-site and off-site) shall included but not be limited to:

- | | |
|------------------|--------------------------------|
| a. Flood Control | j. Trails |
| b. Drainage | (Pedestrian & Equestrian) |
| c. Schools | k. Utilities |
| d. Grading | (Electric, Gas, Television and |
| e. Streets | Telephone) |
| f. Water | l. Relocations |
| g. Sewer | m. Bridges |
| h. Landscaping | n. Railroad Crossings |
| i. Parks | |

The City Engineer shall determine the assessment cost. Funds collected by this assessment shall be paid to the RDA which will become Agency Revenues under the terms of the OPA with Ten-Ninety Ltd.



PICAL PLAN OF
L PASSING LANE
TO 600 FT. INTERVALS

JAN. 9, 1987

SOUTHRIDGE VILLAGE PHASE III DEVELOPMENT

EXHIBIT A TO SECTION 5.11
PROJECT TYPICAL CROSS
SECTION OF GRADING

Consulting Engineers

TABLE 3.4.b

January 30, 198

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.8

=====

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
PHASES I & II					
1	Single-Family	21.6	18.1	6.0	117
2	Patio Home	19.8	16.5	6.0	116
3	Duplex	20.7	16.9	8.0	134
4	Townhomes	20.7	17.1	12.0	208 (207)
5	Carriage Homes	4.1	3.5	25.0	(88)
6	Carriage Homes	12.6	11.9	25.0	(288)
7	Single-Family	14.9	14.5	6.0	86
8	Elementary Sch.	6.2	6.0	E	0
9	Park	6.2	6.0	N.P	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9.0	6.0	58
12	Elementary Sch.	6.3	6.0	E	0
13	Park	8.8	8.0	N.P	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29.0	6.0	174
16	Duplex	17.1	16.2	8.0	120
17	Duplex	15.5	13.7	8.0	114 (113)
18	Commercial	3.8	3.0	N.C	0

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO. 8

=====

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
28	Single-Family	20.0		0.8	11
29	Utility Easmn't	6.9		SCE	0
30	Single-Family	14.0		1.2	17
31	Utility Easmn't	0.8		SCE	0
32	Utility Easmn't	3.9		SCE	0
33	Utility Easmn't	6.7		SCE	0
34	Utility Easmn't	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easmn't	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easmn't	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8.0	201 (186)
41	Park	4.0	3.4	N.P	0
42	Elementary Sch.	6.3	6.0	E	0
43	Duplex	12.3	10.6	8.0	86
44	Duplex	11.8	10.3	8.0	(80)
45	Jr.High School	20.0	19.0	J.H	0
46	Duplex	20.7	18.0	8.0	(148)
47	Duplex	14.4	12.5	8.0	101
48	Carriage Home	10.7	9.0	25.0	250

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.8

=====

Planning Area	S.P. District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
58	Townhomes	11.4	10.2	12.0	(134)
59	Elementary Sch.	6.4	5.5	E	0
60	Duplex	17.6	15.2	8.0	121 (119)
61	Patio Home	40.0	39.9	4.5	190
62	Open Space	9.7	9.7	O.S	0
63	Duplex	15.1	13.7	8.0	(111)
64	Patio Home	25.0	24.0	6.0	(139)
65	Patio Home	42.6	41.5	6.0	(211)
66	Quarry	71.8	68.5	Q	0
67	Open Space	71.2	70.3	O.S	0
68	CBMWD	29.9	27.1	CBMWD	0
69	CBMWD	17.2	16.1	CBMWD	0
70	Buffer	6.3	5.2	B	0
71	Open Space	3.7	3.2	O.S	0
72	Southern Pacific	3.6	2.3	SPRR	0
73	Flood Control	3.9	3.9	SBCFCD	0
74	Utility Easemn't	1.9	1.9	SCE	0
75	Southern Pacific	1.6	1.6	SPRR	0
76	Buffer	6.6	5.9	B	0
77	Buffer	6.5	5.5	B	0
78	Buffer	5.2	4.8	B	0

TABLE 3.4.b

January 30, 19

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.8

=====

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approve to Date (Propose
-----	-----	Gross	Net	-----	-----
PHASE III					
86	Buffer	9.7	7.7	B	0
87	Duplex	19.1	15.7	8.0	(126)
88	Duplex	13.8	11.0	8.0	(88)
89	Commercial	13.9	10.6	N.C	0
90	Carriage Home	13.7	10.6	22.0	(233)
91	Duplex	17.5	14.0	8.0	(112)
92	Patio Home	30.1	25.3	6.0	(152)
94	Flood Control	2.7	2.6	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	4.6	4.5	SBCFCD	0
97	Utility Easmn't	18.1	17.8	S.C.E	0
98	Park	11.5	11.5	N.P	0
99	Utility Easmn't	6.6	6.3	S.C.E	0
100	Utility Easmn't	19.9	19.4	S.C.E	0
101	Utility Easmn't	17.1	16.9	S.C.E	0
102	Duplex	20.5	19.0	8.0	(152)
103	Park	15.9	15.3	C.P.	0
104	Park	9.7	9.0	N.P.	0
105					

TABLE 3.4.b

January 30, 1987

SOUTHRIDGE VILLAGE

LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.8

=====

Planning Area	S.P. District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
112	Duplex	23.8	22.3	8.0	(178)
113	Carriage Home	13.2	12.8	22.0	(282)
114	Duplex	14.5	14.0	8.0	(112)
115	Duplex	11.9	11.5	8.0	(92)
116	Buffer	24.4	21.8	B	0
117	Duplex	9.0	8.0	8.0	(64)
118	Garden Home	16.3	14.2	18.0	(256)
119	Elementary Sch.	6.4	6.0	E	0
119 A	Park	4.7	4.0	N.P.	0
120	Park	9.7	9.4	N.P.	0
121	Carriage Home	16.2	14.8	22.0	(326)
122	Carriage Home	14.4	12.4	22.0	(273)
123	Townhomes	11.7	11.2	12.0	(134)
124	Single-Family	24.0	23.2	4.5	(104)
125	Patio Home	26.7	25.6	6.0	(154)
126	Duplex	26.6	25.1	8.0	(201)
127	Garden Home	18.7	17.1	18.0	(308)
128	Patio Home	20.4	18.1	6.0	(109)
129	Open Space	4.1	3.8	O.S.	0
130	Open Space	12.6	12.3	O.S.	0
131	Open Space	21.2	21.2	O.S.	0

EXHIBIT

B

**FINDINGS FOR SOUTHBIDGE VILLAGE SPECIFIC PLAN
AMENDMENT NO. 8**

1. Minor revisions to Amendment No. 8 are consistent with the City's General Plan, Land Use, Goals, Objectives, and Policies.
2. Minor revisions to Amendment No. 8 will maintain maximum development flexibility while insuring quality.
3. Minor revisions to Amendment No. 8 will not exceed the City's ability to provide essential urban services.
4. Minor revisions to Amendment No. 8 will maintain well-articulated land use and circulation relationships.
5. Minor revisions to Amendment No. 8 will facilitate the provision and appropriate location of community facilities, services and utilities.
6. Minor revisions to Amendment No. 8 will ensure aesthetic and quality control through adequate consideration of design in the development review process.
7. Minor revisions to Amendment No. 8 will ensure suitable consideration and protection of the community's natural environment during the development review process.
8. Minor revisions to Amendment No. 8 will provide assurance to developers that innovative and unique land development techniques will be given reasonable consideration for approval.
9. Minor revisions to Amendment No. 8 will ensure that plans developed under this section will be implemented in a timely manner.
10. Minor revisions to Amendment No. 8 will ensure that the urban form and character envisioned at the time of approval is attained upon development.

PROOF OF PUBLICATION

This space for the County Clerk's Filing Stamp

TE OF CALIFORNIA)

ss.

ty of San Bernardino)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald-News, a newspaper of general circulation, printed and published daily except Sunday in the City of Fontana, County of San Bernardino, and which newspaper had been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under date of March 15, 1955, Case Number 73171; and that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 28

87

all in the year 19

I certify (or declare) under penalty of perjury that the foregoing is and correct.

Lucille Lopez

Signature

ted at Fontana, California, this 28

day of April, 1987

Proof of Publication of

Summary of Proposed Ordinance

No. 866

SUMMARY OF PROPOSED ORDINANCE NO. 866.

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at its regular meeting scheduled on Tuesday, May 5, 1987, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 866, AN ORDINANCE APPROVING AMENDMENT NO. 8, as amended, to the Southridge Village Specific Plan, generally located on the south side of Jurupa, west of Sierra Ave., and north of Riverside/San Bernardino County Line and east of Mulberry Ave. A certified copy of the full text of the proposed ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

City Council of the City of Fontana

Nathan A. Simon, Mayor
Patricia M. Murray,
City Clerk

Publish: April 28, 1987

FONTANA HERALD-NEWS

16920 Spring Street
Phone: (714) 822-2231
Fontana, California
92335

PROOF OF PUBLICATION

This space for the County Clerk's Filing Stamp



OF CALIFORNIA)

ss.

ty of San Bernardino)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald-News, a newspaper of general circulation, printed and published daily except Sunday in the City of Fontana, County of San Bernardino, and which newspaper had been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under date of March 15, 1955, Case Number 73171; and that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

May 11

all in the year 19 87.

tify (or declare) under penalty of perjury that the foregoing is and correct.

Lucille Lopez

Signature

Dated at Fontana, California, this 11

day of May, 19 87

Proof of Publication of

Summary of Adopted Ordinance

No. 866

SUMMARY OF ADOPTED ORDINANCE NO. 866.

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at its regular meeting scheduled on May 5, 1987, in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 866, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AMENDMENT NO. 8 TO THE SOUTHRIDGE VILLAGE SPECIFIC PLAN, located on the west side of Sierra, north of Riverside/San Bernardino County Line and east of Mullberry Ave.

A certified copy of the full text of the adopted Ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

City Council of the City of Fontana

Nathan A. Simon, Mayor
Patricia M. Murray
City Clerk

Publish: May 11, 1987

FONTANA HERALD-NEWS

16920 Spring Street
Phone: (714) 822-2231
Fontana, California
92335

05/19/87

ORDINANCE NO. 879

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, LEVYING A SPECIAL TAX FOR FISCAL YEAR 1987/88 IN ACCORDANCE WITH THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED (SOUTHRIDGE VILLAGE COMMUNITY FACILITIES DISTRICT NO. 1)

WHEREAS, the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), provides the City of Fontana, California (the "City"), with an alternative method of financing certain public services, especially in developing areas and areas undergoing rehabilitation; and

WHEREAS, the City Council of the City of Fontana (the "City Council") has initiated proceedings in accordance with the Act for the formation and establishment of the Southridge Village Community Facilities District No. 1 (the "District") and the City Council has adopted its Resolution No. 83-188, dated November 15, 1983, entitled:

"Resolution of Intention of the City Council of the City of Fontana, California, to Establish a Community Facilities District (Southridge Village Community Facilities District No. 1)"

; and

WHEREAS, following a full, fair and complete public hearing, the City Council has adopted its Resolution No. 84-13, dated February 7, 1984, as amended by Resolution No. 84-57, dated April 3, 1984 (herein collectively "Resolution No. 84-13, as amended"); and

WHEREAS, Resolution No. 84-13, as amended, authorized the levy of a special tax in accordance with the Act and subject to the necessary two-thirds (2/3) favorable majority approval of the qualified electors of the District in order to provide a source of funding which is not otherwise available to the City in order to pay the cost of providing the following public services within the District:

- (a) Police protection;
- (b) Fire protection services.
- (c) Recreation programs and the operation and maintenance of parks and parkways; and

WHEREAS, the City Council has caused to be conducted an election by mailed ballot of the landowners as the qualified electors of the District in an election as ordered and called for June 26, 1984, in accordance with the Act as previously authorized by resolution of the City Council; and

Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Koehler

NOES: Councilman Boyles

ABSENT: Councilmen Day, Kragness

Motion made by Councilman Koehler, seconded by Mayor Simon, to adopt Resolution No. 87-102, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, CONSENTING TO PAYMENT BY THE FONTANA REDEVELOPMENT AGENCY FOR CERTAIN PUBLIC IMPROVEMENTS AND MAKING CERTAIN DETERMINATIONS. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Koehler

NOES: Councilman Boyles

ABSENT: Councilmen Day, Kragness

Motion made by Councilman Koehler, seconded by Mayor Simon, to waive further reading of Ordinance No. 870, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AND ADOPTING AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN FOR THE JURUPA HILLS REDEVELOPMENT PROJECT, that the reading of the title constitute first reading thereof. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Koehler

NOES: None

ABSENT: Councilmen Day, Kragness

Motion made by Councilman Koehler, seconded by Mayor Simon, to introduce Ordinance No. 878. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Koehler

NOES: Councilman Boyles

ABSENT: Councilmen Day, Kragness

Amended By #18
Mayor Simon opened the Public Hearing regarding Southridge Village Amendment No. 9, for consideration of land use changes within Planning Unit Area No. 92, filed by Fontana Properties, to change the low density residential designation on the first 1,172.9' west of Sierra Avenue to neighborhood commercial creating Planning Unit Area 92A; and to maintain the low density residential 6 du/acre designation on the remaining 1,517.95' of Planning Unit Area 92, for property located southwest corner of Sierra and Jurupa Avenues.

PUB. HEARING
CERT. MITIG.
NEG. DECLAR.
INTRO ORD. 879
SRV SPEC. PLAN
AMENDMENT #9
MO 87-330

No written communications were received. Speaking in favor of the proposal were Bryant Sellers, 13106 McKinley Avenue, Chino, owner since 1978; and Eric Manson, 11680 Old Field, Fontana. Speaking in opposition were Wes Hylan, Ten-Ninety, Ltd; and Jane Haggard, 16756 Juniper, who expressed concern regarding traffic and noticing procedures, noting she lives in County area, across the road from the proposed area. The hearing was closed.

Motion made by Councilman Boyles, seconded by Councilman Koehler, to certify a Mitigated Negative Declaration for the project. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Koehler

NOES: None

ABSENT: Councilmen Day, Kragness

Motion made by Councilman Boyles, seconded by Councilman Koehler, to waive further reading of Ordinance No. 879, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AMENDMENT NO. 9 TO THE SOUTHRIDGE VILLAGE SPECIFIC PLAN, that the reading of the title constitutes first reading thereof. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Koehler

NOES: None

ABSENT: Councilmen Day, Kragness

Motion made by Councilman Kragness, seconded by Councilman Day, to continue the Public Hearing to the July 21, 1987 Council meeting. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler, Kragness
 NOES: None ABSENT: None

*Councilman Boyles left the meeting at 6:57 p.m., returning at 6:58 p.m.

Mayor Simon opened the Public Hearing regarding Southridge Village DENY SRV AMEND.
Amendment #9. The City Clerk read letters from Musil, Perkowitz, NO. 9
 Ruth, Inc., dated June 15, 1987, and Dicker-Warmington Properties, MO 87-399
 dated June 15, 1987, opposing the proposed amendment.

Speaking in favor of the proposed amendment for zone change were: Bryant Sellers, the applicant, 13106 McKinley, Chino; John Haggard, 16756 Jurupa; David Gillespie, 14051 Green Hills Drive; Doris Toomey, 11606 Fernwood, and Michael Collins, 14421 Figwood.

Speaking in opposition were: Barbara Berteaux, 11964 Dusty Court; Jaque Barrow, 14386 Figwood Drive; Gerald Dicker, Consultant to Ten-Ninety, Ltd. 1160 S. Harbor, Fullerton; Larry Redman, Ten-Ninety, Ltd. 7072 Garfield, Huntington Beach; Pete Siperek, 14373 Figwood Drive; Wayne Powers, 14398 Figwood; Jorge Notarangelo, 14578 Longview Drive; Shelly Traudt, 11975 Suzanne; Larry Oslie, 14934 Woodcrest; Brad Hundman, 14055 Hillcrest Drive; David Smith, 11972 Dusty Court, and Sofia Haworth, 11911 Yucca Drive. The hearing was closed.

In response to Councilman Boyles, City Attorney Rager advised the first action was null and void, and if this is denied, new findings must be made.

Councilman Kragness asked staff to prepare report regarding a police contact station be placed in the town center in Southridge Village.

Several members of the Council expressed concern that Ten-Ninety proceed as soon as possible to begin development of the town center site, and to supply the needed fire station and police amenities as agreed upon in the Specific Plan. Councilman Kragness noted that with this zone change comes no guarantee that this property is to be developed in the near future, citing several areas in Fontana where this was not the case.

Motion made by Councilman Kragness, seconded by Mayor Simon, to deny the proposed ordinance regarding approval of Amendment No. 9 to the Southridge Village Specific Plan. Motion carried by the following vote:

AYES: Mayor Simon, Councilmen Day, Koehler, Kragness
 NOES: Councilman Boyles ABSENT: None

Mayor Simon called a recess at 8:18 p.m. The meeting reconvened RECESS
 at 8:41 p.m.

Mayor Simon opened the Public Hearing to consider Appeal #87-8, PUB. HEARING
 filed by Walter S. Green, for deferment of public improvements for APPR. APPEAL
 Tentative Parcel Map #10280, generally located on the west side of #87-8 GREEN
 Sierra Avenue, 1,000 feet south of Riverside Drive. PUB. IMPR.
DEFERMENT

No written communications were received, nor oral statements made in MO 87-400
 favor of or in opposition to the appeal. The hearing was closed.

Motion made by Councilman Kragness, seconded by Councilman Day, to approve Appeal #87-8 to defer public improvements of Tentative Parcel Map #10280, per deferment agreement recommendation of staff and Planning Commission for one year, including

ORDINANCE NO. 887

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA,
CALIFORNIA APPROVING AMENDMENT NO. 10 TO THE SOUTHRIDGE
VILLAGE SPECIFIC PLAN AND ALL AMENDMENTS THERETO

WHEREAS, the City Council (the "City Council") of the City of Fontana, California (the "City") has duly adopted the Southridge Village Specific Plan (the "Specific Plan"); and

WHEREAS, prior to adopting the Specific Plan, the City Council considered and certified as complete the final Environmental Impact Report (the "EIR") pertaining to the Specific Plan; and

WHEREAS, the City Council by its duly adopted Resolution has subsequently adopted Amendments No. 1-8 to the Specific Plan; and

WHEREAS, the City Council has duly conducted a public hearing concerning the proposed adoption of Amendment No. 10 to the Specific Plan and has considered written submissions and testimony with regard thereto; and

WHEREAS, the City Council has duly noticed and conducted a public hearing concerning the proposed adoption of a Negative Declaration (the "Negative Declaration") pertaining to Amendment No. 10 to the Specific Plan and has considered written submissions and testimony with regard thereto and has duly adopted the Negative Declaration; and

WHEREAS, the Planning Commission has heretofore conducted a public hearing concerning the proposed adoption of a Amendment No. 10 to the Specific Plan and has recommended to the City Council that the City Council approve Amendment No. 10 to the Specific Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council finds and determines that Amendment No. 10 to the Specific Plan is consistent with the terms and conditions of the General Plan of the City. The City Council further finds and determines that the adoption of Amendment No. 10 to the Specific Plan is consistent with and will further the public health, safety and welfare in that Amendment No. 10 to the Specific Plan sets forth development requirements and design standards which will insure the orderly and planned development of the area subject to the Specific Plan.

Section 2. The City Council hereby approves and adopts Amendment No. 10 to the Specific Plan as set forth in Exhibit "A".

Section 3. The Mayor of the City is authorized and directed to sign this Ordinance and the City Clerk is authorized and directed to cause this Ordinance or a summary thereof to be published as required by law.

APPROVED AND ADOPTED this 18th day of August, 1987.

Nathan A. Simon
Mayor of the City of Fontana

ATTEST:

Patricia Murray
City Clerk

EXHIBIT A

August 4, 1987

EXHIBIT A

TEXT OF SPECIFIC PLAN AMENDMENT NUMBER 10 TO THE SOUTHRIDGE
VILLAGE SPECIFIC PLAN

1. Delete the Statistical Summary adopted in Section 34-10 of the Fontana Municipal Code as may have been amended through Amendment Number 8, dated January 22, 1987, and add to Section 5.11 of the Southridge Village Specific Plan the Statistical Summary in Table 3.4b attached hereto. This Statistical Summary provides the Planning Unit Area (PUA), the number of dwelling units authorized to be constructed in each residential PUA and also provides the designated land use for other PUA's. The Statistical Summary is to be used with the Southridge Village Specific Plan Map adopted Section 34-10 of the Fontana Municipal Code as may have been amended through Amendments 1-8.
2. Delete the Land Use Master Plan Map, Exhibit 1.A. in Chapter 3 of the Southridge Village Specific Plan and replace with Exhibit 3.1c Southridge Village Specific Plan Amendment No. 10 Land Use Development Plan as attached hereto.
3. Amend, section 34-6b Section 3-1-1 of the Fontana Municipal Code deleting Sub-paragraph 1 and adding the following:
 - 1) Landscaping the neighborhood commercial and community commercial areas shall provide the following minimum "landscaped street setback".
 - a. The "landscaped street setback" of the commercial sites shall be defined as the width of landscaping as measured from the back of sidewalk line to a wall, building or parking lot area.
 - b. The "landscaped street setback" shall not be less than five feet in those areas where there are turn-out lanes. This minimum width shall not exceed a length of one hundred fifty feet in any one location and there shall be no more than three areas of minimum five foot landscaping per site.
 - c. The "landscaped street setback" shall be a minimum of twenty-five (25) feet, wherever the minimum width is not included.
 - d. The "landscaped street setback" at the driveway entrances shall not be less than twenty-five (25) feet, unless there is a turn-out lane and the minimum width is provided.
 - e. The "landscaped street setback" along Jurupa Avenue shall not be less than twenty-five feet. The 25 foot "landscaped street setback" shall include the extra fifteen foot landscape easement included as part of the Jurupa Avenue parkway landscaping on the south side of Jurupa Avenue.
4. Relocate Equestrian Trail and Bicycle/Pedestrian Trail in accordance

Implementation

The Fire Station is to be combined with the Police Station. The Fire Station and Police Station to be designed, constructed and equipped by Ten Ninety, Ltd. and is to be located on a site on property located in the Subregional Shopping Center (PUA 52, 52, 54) at a site acceptable to the Central Valley Fire Agency and City Planning Commission. The Fire Station is to be designed and equipped to the satisfaction of the Central Valley Fire Agency and Police Department.

The scheduling of the design construction, and operation of the Fire Station and Police Station shall proceed as follows:

- a) Prior to the City of Fontana Issuance of residential dwelling unit building permit number 1 in Phase III of Southridge Village, Ten Ninety Ltd. must complete the following:
 - 1) The acquisition of the designated site as evidenced by escrow instructions and deeds.
 - 2) Design of the Fire Station and Police Station to the satisfaction of the Central Valley Fire Agency and Police Department and receive written approval from both agencies as well as City of Fontana Design Review approval of the Fire Station and Police Stations.
 - 3) Completed bid process for the construction of the Fire Station and Police Station such that a contract for the construction of the entire facility is executed and a copy of this contract furnished to the City. The construction of the facility must begin within 60 days of the execution of the contract.
 - b) Prior to the City of Fontana Issuance of residential dwelling unit building permit number 501 in Phase III of Southridge Village, Ten-Ninety, Ltd. must complete the following:
 - 1) Completion of the construction of the Fire Station and Police Station to the satisfaction of the Central Valley Fire Agency, Police Department, and City of Fontana as evidenced by written approval documentation from each.
 - 2) Equipping the complete Fire Station to the satisfaction of the Central Valley Fire Agency and the initiation of operations with a fully staffed and fully equipped Fire Station.
8. Add section 6.14.

Implementation

In phase I and II, Planning Unit Area Number 55, more commonly known as the Navarro Property, shall be acquired by Ten-Ninety, Ltd. for the purposes of developing as Community Park.

- a) Prior to the City of Fontana Issuance of residential dwelling unit permit number 501 in Phase III of Southridge Village, Ten-Ninety, Ltd. must complete the following:

b) Prior to the City of Fontana Issuance of residential dwelling unit permit number 2,001 in Phase III of Southridge Village, Ten Ninety, Ltd. must complete the following:

- 1) Complete development of the Community Park, as approved by the City, including the community building and pool to the satisfaction of the City Recreation and Parks Department. Complete dedication of the Community Park and all facilities the City of Fontana.

9. Amend Specific Plan

Amend the Land Use Map and the statistical list of Planning Unit Areas to accomplish redesignation of PUA #56, (The Schultz Bird Farm) from Community Park to a Bird Farm designation.

Delete the following:

PUA #	Net Acres	Gross Acre	Designation
56	9.6	--	Community Park

Add the following:

56	9.6	--	Bird Farm
----	-----	----	-----------

Add in Development Regulations of the Fontana Municipal Code Chapter 34, Article 1, Section 34-3 Definitions and Section 34-7 Other Area Regulations.

Bird Farm

Use of this site as a "Bird Farm" which includes avearies, parking, outdoor seating, refreshment and food stands not to exceed 500 square feet of gross Building Floor Area and restrooms. No other animals other than birds or the animals on the site as of the effective date of this ordinance may be maintained on this site and no increase in the number of birds or other animals or improvements in the site may be made without conditional use application and approval. An exception to this site development aspect is that the public access to the "Bird Farm" site, PUA #56, may be modified as part of the development of the Community Park immediately adjacent to this PUA by providing at least a 20' wide driveway access to the south corner of the "Bird Farm" in order to use the parking lot.

10. Add to Chapter 3, Section 3.6.3 Conditions of Approval.

The provisions of Specific Plan Amendment No. 10 and all future Amendments shall be strict conformance with applicable provisions of the Memorandum of Understanding between the City of Fontana and Chino Basin Municipal Water District.

11. Add to Chapter 3, Section 3.3.5 Circulation Plan Implementation

A traffic study will be completed, submitted and accepted by the City prior to filing Amendment #11.

August 4, 1987

TABLE 3.4.b
SOUTHRIDGE VILLAGE
LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO.10
=====

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
-----	-----	Gross	Net	-----	-----
PHASES I & II					
1	Single-Family	21.6	18.1	6.0	117
2	Patio Home	19.8	16.5	6.0	116
3	Duplex	20.7	16.9	8.0	134
4	Townhomes	20.7	17.1	12.0	208 (207)
5	Carriage Homes	4.1	3.5	25.0	(88)
6	Carriage Homes	12.6	11.9	25.0	(288)
7	Single-Family	14.9	14.5	6.0	86
8	Elementary Sch.	6.2	6.0	E	0
9	Park	6.2	6.0	N.P	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9.0	6.0	58
12	Elementary Sch.	6.3	6.0	E	0
13	Park	8.8	8.0	N.P	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29.0	6.0	174
16	Duplex	17.1	16.2	8.0	120
17	Duplex	15.5	13.7	8.0	114 (113)
18	Commercial	3.8	3.0	N.C	0

AUGUST 4, 1987

TABLE 3.4.b
SOUTHRIDGE VILLAGE
LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO.10
=====

Planning Area	S.P. District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
26	Single-Family	40.0		1.1	44
27	Single-Family	44.0		1.1	49
28	Single-Family	20.0		0.8	11
29	Utility Easnm't	6.9		SCE	0
30	Single-Family	14.0		1.2	17
31	Utility Easnm't	0.8		SCE	0
32	Utility Easnm't	3.9		SCE	0
33	Utility Easnm't	6.7		SCE	0
34	Utility Easnm't	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easnm't	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easnm't	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8.0	201 (186)
41	Park	4.0	3.4	N.P	0
42	Elementary Sch.	6.3	6.0	E	0
43	Duplex	12.3	10.6	8.0	86
44	Duplex	11.8	10.3	8.0	(80)
45	Jr.High School	20.0	19.0	J.H	0
46	Duplex	20.7	18.0	8.0	(148)

August 4, 1987

TABLE 3.4.b
SOUTHRIDGE VILLAGE
LAND USE DENSITIES

SPECIFIC PLAN AMENDMENT NO.10

Planning Area	S.P. District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
55	Park	3.5	2.0	C.P	0
56	Bird Farm	11.3	9.6	B.F.	0
57	Park	15.7	12.7	C.P	0
58	Townhomes	11.4	10.2	12.0	(134)
59	Elementary Sch.	6.4	5.5	E	0
60	Duplex	17.6	15.2	8.0	121 (119)
61	Patio Home	40.0	39.9	4.5	190
62	Open Space	9.7	9.7	O.S	0
63	Duplex	15.1	13.7	8.0	(111)
64	Patio Home	25.0	24.0	6.0	(139)
65	Patio Home	42.6	41.5	6.0	(211)
66	Quarry	71.8	68.5	Q	0
67	Open Space	69.1	68.2	O.S	0
68	CBMWD	29.9	27.6	CBMWD	0
69	CBMWD	17.2	15.7	CBMWD	0
70	Buffer	6.3	5.0	B	0
71	Open Space	3.7	3.2	B	0
72	Southern Pacific	3.6	2.3	SPRR	0
73	Flood Control	7.4	7.4	SBCFCD	0
74	Utility Easnm't	9.4	9.4	SCE	0
75	Southern Pacific	1.6	1.6	SPRR	0

August 4, 1987

TABLE 3.4.b
SOUTHRIDGE VILLAGE
LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO.10
=====

Planning Area -----	S.P. District Designation -----	Acreage Gross Net -----		P.U.A Density Net -----	# of Units Approved to Date (Proposed) -----
79	Utility Easmen't included in #74			SCE	0
80	Utility Easmen't	4.5	4.5	SCE	0
81	Utility Easmen't	3.6	3.6	SCE	0
82	CBMWD	9.2	8.5	CBMWD	0
83	CBMWD	7.6	6.8	CBMWD	0
84	Open Space	61.1	61.1	O.S	0
85	Open Space	14.6	14.6	O.S	0
SUBTOTAL - PHASES I AND II					----- (5160)

PHASE III

86	Buffer	10.2	8.6	B	0
87	Duplex	18.2	16.0	8.0	(128)
88	Duplex	13.8	11.0	8.0	(88)
89	Commercial	13.9	10.6	N.C	0
90	Carriage Home	15.7	12.6	22.0	(277)
91	Duplex	15.7	12.2	8.0	(98)
92	Patio Home	30.1	25.3	6.0	(152)
94	Flood Control	2.0	1.9	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	5.7	5.7	SBCFCD	0

August 4, 1967

TABLE 3.4.b
SOUTHRIDGE VILLAGE
LAND USE SITE
SPECIFIC PLAN AMENDMENT NO.10
=====

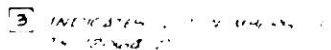
Planning Area	S.P. District Designation	Acreage		P.U.A. Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
103	Park	15.9	15.3	C.P.	0
104	Park	9.7	9.0	N.P.	0
105	Duplex	20.9	19.0	8.0	(152)
106	Open Space	69.2	68.2	O.S.	0
107	Regional Park	319.6	319.2	R.P.	0
108	Open Space	114.0	111.4	O.S.	0
109	Open Space	155.4	155.4	O.S.	0
110	Duplex	15.1	13.4	8.0	(107)
111	Elementary Sch.	6.6	6.0	E	0
111 A	Joint Use	4.3	4.0	E/NP	0
112	Duplex	23.4	22.0	8.0	(176)
113	Carriage Home	12.8	12.4	22.0	(273)
114	Duplex	14.0	13.5	8.0	(108)
115	Duplex	11.4	11.4	8.0	(88)
116	Buffer	5.5	5.3	B	0
116 A	Buffer	16.8	15.0	B	0
117	Duplex	18.9	16.3	8.0	(118)
118	Garden Home	11.9	11.2	18.0	(202)
119	Elementary Sch.	6.4	6.0	E	0
119 A	Joint Use	4.6	4.0	E/NP	0
120	Park	9.5	9.1	N.P.	0
121	Carriage Home	16.0	14.6	22.0	(321)

August 4, 1987

TABLE 3.4.b
SOUTHRIDGE VILLAGE
LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO.10

Planning Area	S.P District Designation	Acreage		P.U.A Density Net	# of Units Approved to Date (Proposed)
		Gross	Net		
129	Open Space	4.1	3.8	O.S.	0
130	Open Space	12.6	12.3	O.S.	0
131	Open Space	21.2	21.2	O.S.	0
132	Single Family	27.7	27.5	4.5	(124)
133	Utility Easem't	6.2	6.1	MWD	0
134	Park	5.1	3.4	N.P	0
135	Park	4.0	2.5	N.P	0
SUBTOTAL PHASE III					(3802)
TOTALS					(8962)
UNALLOCATED					173
TOTAL PROPOSED DU's					9135

LAND USE DEVELOPMENT PLAN
PLANNING UNIT AREAS 8



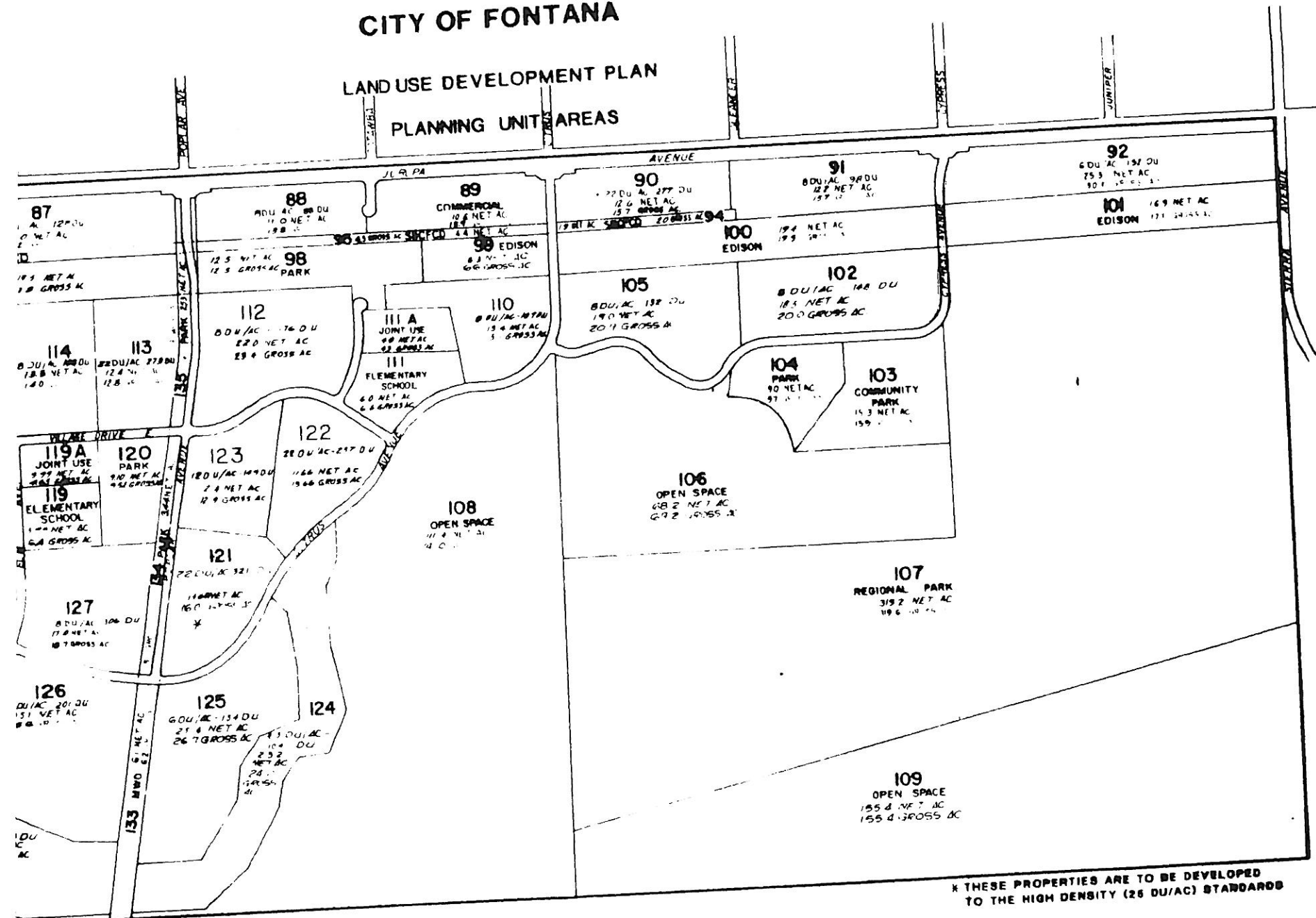
AMENDMENT NO. 13

SOUTHRIDGE VILLAGE SPECIFIC PLAN

CITY OF FONTANA

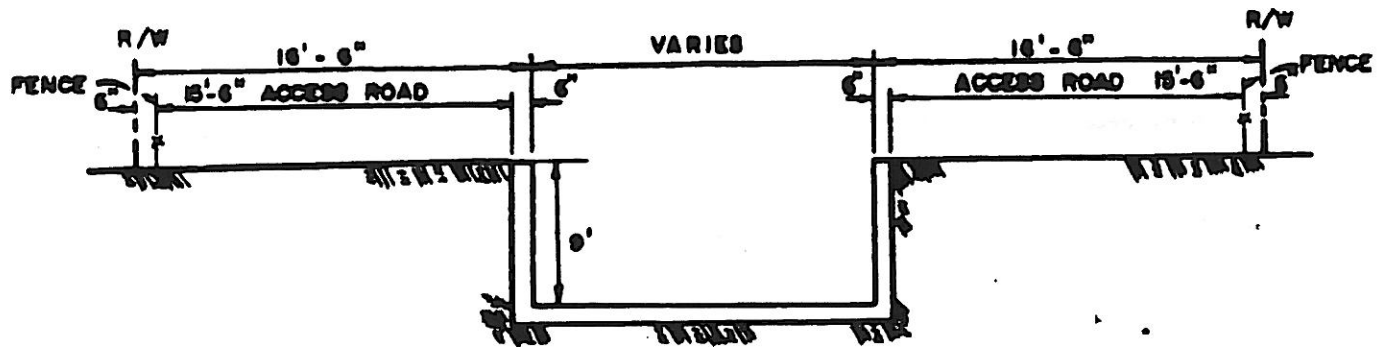
LAND USE DEVELOPMENT PLAN

PLANNING UNIT AREAS

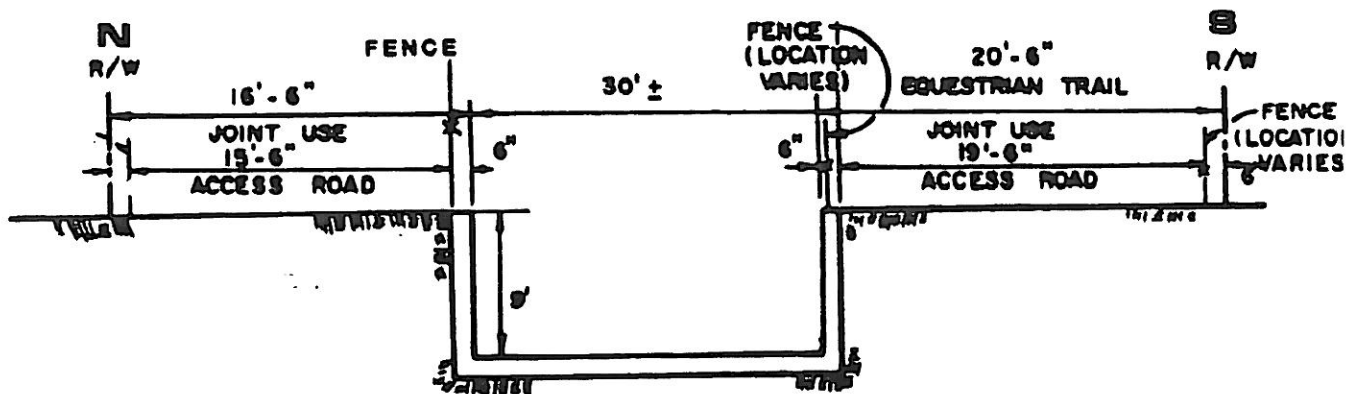


* THESE PROPERTIES ARE TO BE DEVELOPED TO THE HIGH DENSITY (26 DU/AC) STANDARD

AUGUST 4, 1987



**TYPICAL CHANNEL SECTION
(EAST OF BEECH AVE.)**



**TYPICAL CHANNEL SECTION
(WEST OF BEECH AVE.)**

ALONG CBMWD PROPERTY

Ten-Ninety, Ltd.



August 10, 1987

Honorable Mayor Nathan Simon
CITY OF FONTANA
8353 Sierra Avenue
Fontana, California 92335

RE: Council Action on Commercial Landscaping

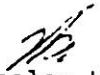
Dear Mayor Simon:

In previous correspondence and in numerous meetings, the above subject has been discussed. However, there still seems to be a communication problem as to the real issue. The existing Specific Plan provides for minimal landscaping according to staff. Staff wished to have the landscaping standards adopted which would be in general conformance to current City standards. This was not acceptable to Ten-Ninety, Ltd. However, Ten-Ninety, Ltd. was agreeable to enhancing the current landscaping standards and specifically defining these requirements. As you know, the Development Agreement between the City and Ten-Ninety, Ltd. requires Ten-Ninety's approval to change any development criteria.

After a number of months, the Staff and Ten-Ninety, Ltd. agreed to a modification of the current Specific Plan standards which was submitted to the Council at the August 4, 1987 meeting. The Council chose to modify these standards which is not acceptable to Ten-Ninety, Ltd. and in fact produces standards higher than what is the current City standard (see the attached sketches). The affect of this action is to revert the standard back to the old Specific Plan Standard which neither the Staff or Ten-Ninety, Ltd. wish to keep.

The Staff and I feel that the compromise presented to the Council on August 4, 1987 as part of Specific Plan Amendment No. 10 was fair and reasonable. Therefore, we would respectfully request that the Council reconsider their action on this item and adopt the compromise reached by Staff and Ten-Ninety, Ltd. We feel that this action would be in the best interest of the City and the residents of Southridge Village.

Sincerely,

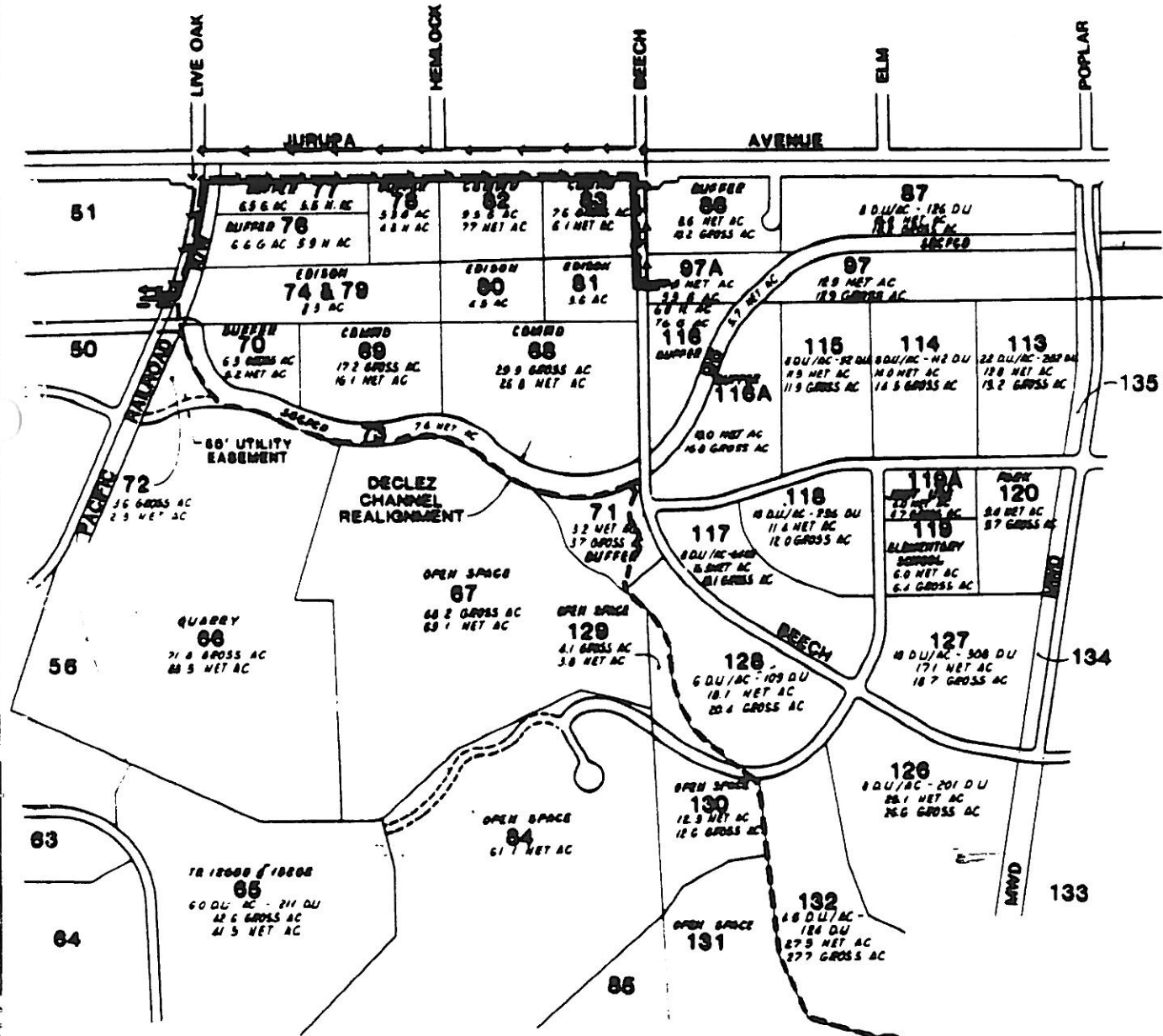

Wesley Hylen, Consultant

WH/cb
Enclosures

cc: City Council
Peter Broy
Gil Meachum
George Caswell
Patricia Murray
Ten-Ninety, Ltd.

AUGUST 4, 1987

AMENDMENT NO.10
SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA
LAND USE DEVELOPMENT PLAN



ASL Consulting Engineers		DATE: 08/04/87	
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 08/04/87	NO SCALE
REVISIONS:	DATE:	BY:	REASON:
1. 08/04/87	08/04/87	ASL	AMENDMENT NO. 10

MAY 18, 1987

Center Line of Street

Existing Curb Face

Meandering Sidewalk

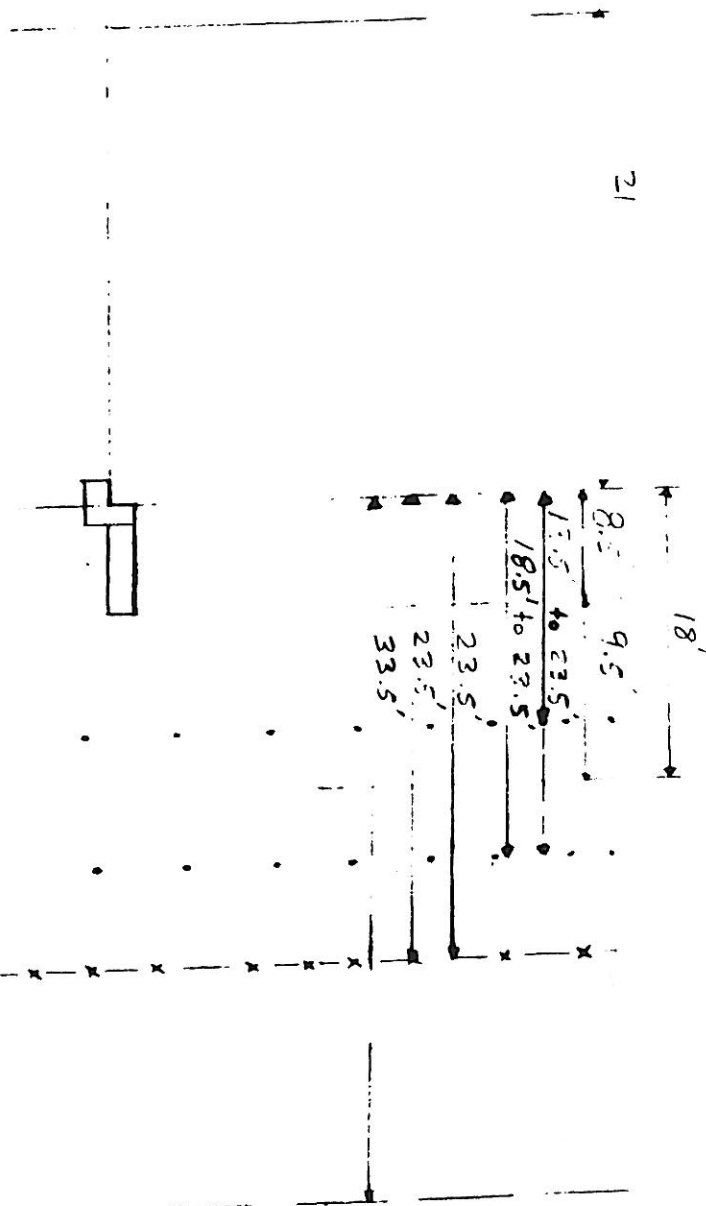
Minimum

Property Line

Average Per SRVSP

Average Per Staff
City Standard Requirement

Average Per Council



LIVE OAK AVENUE

PROOF OF PUBLICATION

This space for the County Clerk's Filing Stamp

STATE OF CALIFORNIA)

ss.

County of San Bernardino)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald-News, a newspaper of general circulation, printed and published daily except Sunday in the City of Fontana, County of San Bernardino, and which newspaper had been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under date of March 15, 1955, Case Number 73171; and that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

August 11,

all in the year 19 87.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Lucille Lopez

Lucille Lopez

Signature

Witnessed at Fontana, California, this 11th

day of August, 19 87

Proof of Publication of

Summary Of Proposed Ordinance

#887

SUMMARY OF PROPOSED
ORDINANCE NO. 887

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at its regular meeting scheduled on Tuesday, August 18, 1987, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 887, and Ordinance approving amendment No. 10 to the Southridge Village Specific plan.

A certified copy of the full text of the proposed ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

CITY COUNCIL OF THE

CITY OF FONTANA

Nathan A. Simon,

Mayor

Patricia M. Murray,

City Clerk

Publish: Aug. 11, 1987

FONTANA HERALD-NEWS

16920 Spring Street

Phone: (714) 822-2231

Fontana, California

92335

4/18/89
ORDINANCE NO. 937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF FONTANA AMENDING THE SOUTHRIDGE VILLAGE
SPECIFIC PLAN REGULATIONS PERTAINING TO
REQUIRED FRONT SETBACKS.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS
FOLLOWS:

SECTION 1. The City Council of the City of Fontana
does hereby find, determine, and declare, that Ordinance
#793, is hereby amended by deleting sub-paragraph (b) 6 d-1
of Section F which reads as follows:

The minimum building setback from any public street
right-of-way line shall be ten (10) feet, except that the
point of entry to any garage shall be a minimum of twenty
(20) feet from any public street right-of-way lines unless
the garage is equipped with an automatic door opener, in
which case it shall be not more than five (5) feet.

Add a new Section F, sub-paragraph (b) 6 d-1 to read as
follows:

The minimum building setback from any public street
right-of-way line shall be ten (10) feet, except that the
point of entry to any garage shall be a minimum of twenty
(20) feet from any public street right-of-way lines unless
the garage is equipped with an automatic door opener, in
which case it may be fifteen (15) feet from any public street
right-of-way lines (but in no instance shall it be less than
seventeen and one-half (17 1/2) feet from the back of
sidewalk). No more than five percent (5%) of all lots within
any tract shall be permitted a setback of five (5) feet from
any public street right-of-way lines provided said garages
are equipped with a "roll-up" door and an automatic door
opener. A setback of twelve and one half (12 1/2) feet shall
be permitted for properties with street frontage upon the
bulb of a Cul-de-sac or the knuckle of a street curve,
provided the garages are provided with roll-up doors and
automatic door openers.

SECTION 2. The City Clerk of the City of Fontana,
California, shall certify to the passage and adoption of this
ordinance and shall cause the same to be posted and published
in the manner required by law.

ACTION: Motion made by Council Member Murray, seconded by Council Member Kragness, upholding the Planning Commission action and denying Appeal #89-10 requesting approval of a freeway sign for the Texaco Service Station located on the southeast corner of Valley Boulevard and Sierra Avenue. Motion carried by 4-0 vote, Council Member Boyles absent.

Public hearing was opened on Southridge Village Specific Plan #15 - Amendment #11. There were no written or oral communications made in favor of or in opposition to this proposal. Public hearing was closed.

9C INTRO ORD
937 SRV SP#15
AMDMT #11

In response to Mayor Simon, Mr. Ireland stated the five developers affected by this were satisfied with the resolution of the issue. In response to Council Member Murray, Mr. Dattilo stated the Planning Commission is recommending this ordinance be adopted.

ACTION: Motion made by Mayor Simon, seconded by Council Member Murray, waiving further reading of Ordinance No. 937, amending the Southridge Village Specific Plan regulations pertaining to required front setbacks, that the reading of the title constitutes first reading thereof. Motion carried by 4-0 vote, Council Member Boyles absent.

ACTION: Motion made by Council Member Murray, seconded by Mayor Simon, to introduce Ordinance No. 937. Motion carried by 4-0 vote, Council Member Boyles absent.

Public hearing was opened on Southridge Village Specific Plan #5, Amendment #12 ordinance regarding police and fire facilities. There were no written or oral communications made in favor of this proposal. Speaking in opposition was Wesley Hylen, Ten-Ninety, regarding some wording in the ordinance which is unacceptable to them and asked for a continuance to work it out with staff.

9D CONT PH
TIL 4/18/89

ACTION: Motion made by Mayor Simon, seconded by Council Member Kragness, to continue public hearing until meeting of April 18, 1989. Motion carried by 4-0 vote, Council Member Boyles absent.

Public hearing was opened on vacation of Redwood Avenue between Miller Avenue and Meyer Canyon Drive. Public Works Director Annivory Calvert requested continuing the public hearing until April 18, 1989, due to correspondence received from Target Stores in disagreement.

9E CONT PH
TIL 4/18/89

ACTION: Motion made by Council Member Kragness, seconded by Council Member Murray, to continue public hearing until April 18, 1989. Motion carried by 4-0 vote, Council Member Boyles absent.

Public hearing was opened on notice to construct street

9F CONT PH

April 4, 1989

Public hearing was closed.

ACTION: Motion made by Council Member Murray, seconded by Council Member Kragness to waive further reading of **Ordinance No. 938**, amending the Southridge Village Specific Plan regulations pertaining to the provision of police and fire facilities, that the reading of the title constitutes first reading thereof. Motion carried by 4-0-1 vote, Council Member Boyles abstaining.

ACTION: Motion made by Council Member Murray, seconded by Council Member Kragness to introduce Ordinance No. 938. Motion carried by 4-0-1 vote, Council Member Boyles abstaining.

ACTION: Motion made by Mayor Simon, seconded by Council Member Murray, to adopt **Ordinance No. 937**, amending the Southridge Village Specific Plan regulations pertaining to required front setbacks. Council Member Boyles was concerned that the ordinance would allow these exceptions in the future. Mr. Ireland reported this amendment would be applicable to all of Southridge Village, but not outside Southridge Village. Motion carried by 4-1 vote, Council Member Boyles no.

10A ADPT ORD
937 AMEND SRV
SPEC PLAN
FRONT SETBACKS

ACTION: Motion made by Mayor Simon, seconded by Council Member Kragness to waive further reading of **Ordinance No. 939**, amending Sections 36.03 and 36.06 of the Fontana City Code pertaining to eligibility, process and annual review regarding procedures for waiving fees for use of city facilities and conduct of certain activities, that the reading of the title constitute first reading thereof. Motion carried by 5-0 vote.

10B INTRO ORD
939 WAIVING
FEES

ACTION: Motion made by Mayor Simon, seconded by Council Member Kragness, to introduce **Ordinance No. 939**. Motion carried by 4-1 vote, Council Member Murray no.

City Manager O'Sullivan brought Council up to date regarding annexation of several areas in Fontana's sphere of influence, providing map showing these areas. He stated Area 2 on the map was most important in his opinion, then 3, 4, 1, which would possibly be concurrently. In response to Council Member Kragness, Manager O'Sullivan stated they will check into dividing Area 2, separating out Kaiser Steel Mill. He further stated there will be regular updates of information provided to the Council.

10C DIRECT
STAFF BEGIN
ANNEXATION
MO 89-153

Mr. David Eshleman, 11195 Cypress, Rancho Vista Incorporation Drive, advised in Areas 2 and 3 they will be obtaining signatures on petitions and will submit application for incorporation to LAFCO at that time.

City Attorney Alsop reviewed the procedure of annexation, stating there will be a series of meetings to address concerns of the residents and the city.

#12

ORDINANCE NO. 938

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
AMENDING THE SOUTHRIDGE VILLAGE SPECIFIC PLAN
REGULATIONS PERTAINING TO THE PROVISION OF POLICE AND
FIRE FACILITIES.**

The City Council of the City of Fontana does ordain as follows:

SECTION 1. The City Council of the City of Fontana does hereby find, determine, and declare, that Ordinance #766, is hereby amended as follows:

- (a) Delete Section 6.13 in its entirety;
- (b) Add new Section 6.13 to read:

"The Fire Station is to be combined with the Police Station. The facility shall be located within the Subregional Shopping Center (PUA 52, 53, 54) at the location, and with the dimensions shown upon "Map A" of Ordinance No. 938.

The scheduling of the design, construction and operation of the Fire Station and Police Contact Station shall proceed as follows:

- (a) Ten-Ninety, Ltd., shall, by June 3, 1989, make an irrevocable offer to deed to the City of Fontana Redevelopment Agency an area of one and one half (1 1/2) acres, located on the northeasterly 221.75 feet of Parcel 2, Tract #12064-2, as shown on "Map A" of Ordinance No. 938. Said offer shall be accompanied by a completed application to subdivide that portion of Parcel 22, Tract 12064-2, identified.

Section 2. Additionally, the City of Fontana acknowledges that Ten-Ninety, Ltd., has submitted a cash deposit, in the amount of \$1,050,000, to cover all costs of designing, constructing and equipping the Fire Station and Police contact station.

Section 3. The City of Fontana and the Redevelopment Agency shall diligently and expeditiously work with the County of San Bernardino and the Central Valley Fire Agency to amend the June 17, 1985, four party agreement, pertaining to fire protection within the City of Fontana, to the above conditions by June 3, 1989.

5/2/89

ACTION: Motion made by Council Member Boyles, seconded by Council Member Kragness, to approve Consent Calendar Items "A-D" and "G-H" as submitted by staff as follows:

CONSENT CALENDAR

- | | | |
|----|---|--|
| A. | Adopting Resolution No. 89-63 , approving and ratifying check registers dated March 28, 1989, and April 4, 1989 in the aggregate amount of \$1,641,737.73. | ADPT RES 89-63
WARRANTS |
| B. | Accepting final maps for tracts 13091, 14050, 13088, 13086, 13946, 13946-1, 13946-2 and 13946-3, accepting as public all dedicated streets and easements, and authorizing the proper city officials to enter into an agreement with the subdivider for the construction of improvements of said tracts. | ACPT MAPS
13091,14050,
13088,13086,
13946,-1,-2,-3
MO 89-149 |
| C. | Accepting as complete the work performed by Herman Weissker, Inc., for construction of Southern California and Pacific Bell on-site underground structure and approving the final contract in an amount of \$296,757.72 and authorizing the Public Works Director to execute and file the notice of completion. | ACPT WORK
WEISSKER/
SC AND PAC BELL
MO 89-150 |
| D. | Adopting Resolution No. 89-64 , establishing nondomestic wastewater permit fees, monitoring and inspection fees. | ADPT RES 89-64
WASTEWATER
PERMIT FEES |
| E. | Item E was removed from the agenda to be brought back 5/2/89. | ITEM REMOVED |
| F. | Item F was removed from the agenda, water conservation action already completed. | ITEM REMOVED |
| G. | Adopting Resolution 89-65 , dissolving the Citizen Participation Advisory Committee to the Community Development Block Grant Program. | ADPT RES 89-65
DISSOLVE CPAC |
| H. | Receiving resignation from Albert Mendoza as Community Relations Commissioner with regrets. | ACPT RESIG
MENDOZA/COMM
RELA COMM
MO 89-151 |

Motion carried by 5-0 vote.

Continued public hearing on vacation of Redwood Avenue between Miller Avenue and Meyer Canyon Drive continuation was recommended by Director Calvert.

9A CONT 5/2
VACATION MILLER
MO 89-152

ACTION: Motion made by Council Member Abernathy, seconded by Council Member Murray to continue this item until 5/2/89. Motion carried by 5-0 vote.

Public hearing was opened on Specific Plan #5, Amendment #12, Revised. There were no written or oral communications received in favor of or in opposition to this proposal.

9B INTRO ORD 938
AMEND STHRDGE
#12 SP 5

April 18, 1989

Public hearing was closed.

ACTION: Motion made by Council Member Murray, seconded by Council Member Kragness to waive further reading of **Ordinance No. 938**, amending the Southridge Village Specific Plan regulations pertaining to the provision of police and fire facilities, that the reading of the title constitutes first reading thereof. Motion carried by 4-0-1 vote, Council Member Boyles abstaining.

ACTION: Motion made by Council Member Murray, seconded by Council Member Kragness to introduce Ordinance No. 938. Motion carried by 4-0-1 vote, Council Member Boyles abstaining.

ACTION: Motion made by Mayor Simon, seconded by Council Member Murray, to adopt **Ordinance No. 937**, amending the Southridge Village Specific Plan regulations pertaining to required front setbacks. Council Member Boyles was concerned that the ordinance would allow these exceptions in the future. Mr. Ireland reported this amendment would be applicable to all of Southridge Village, but not outside Southridge Village. Motion carried by 4-1 vote, Council Member Boyles no.

10A ADPT ORD
937 AMEND SRV
SPEC PLAN
FRONT SETBACKS

ACTION: Motion made by Mayor Simon, seconded by Council Member Kragness to waive further reading of **Ordinance No. 939**, amending Sections 36.03 and 36.06 of the Fontana City Code pertaining to eligibility, process and annual review regarding procedures for waiving fees for use of city facilities and conduct of certain activities, that the reading of the title constitute first reading thereof. Motion carried by 5-0 vote.

10B INTRO ORD
939 WAIVING
FEES

ACTION: Motion made by Mayor Simon, seconded by Council Member Kragness, to introduce **Ordinance No. 939**. Motion carried by 4-1 vote, Council Member Murray no.

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10C DIRECT
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Mr. David Eshleman, 11195 Cypress, Rancho Vista Incorporation Drive, advised in Areas 2 and 3 they will be obtaining signatures on petitions and will submit application for incorporation to LAFCO at that time.

City Attorney Alsop reviewed the procedure of annexation, stating there will be a series of meetings to address concerns of the residents and the city.

April 18, 1989

• • • • •

MAP A

MARCH, 1984

McCUTCHAN CO. INC.

SHEET

19

21

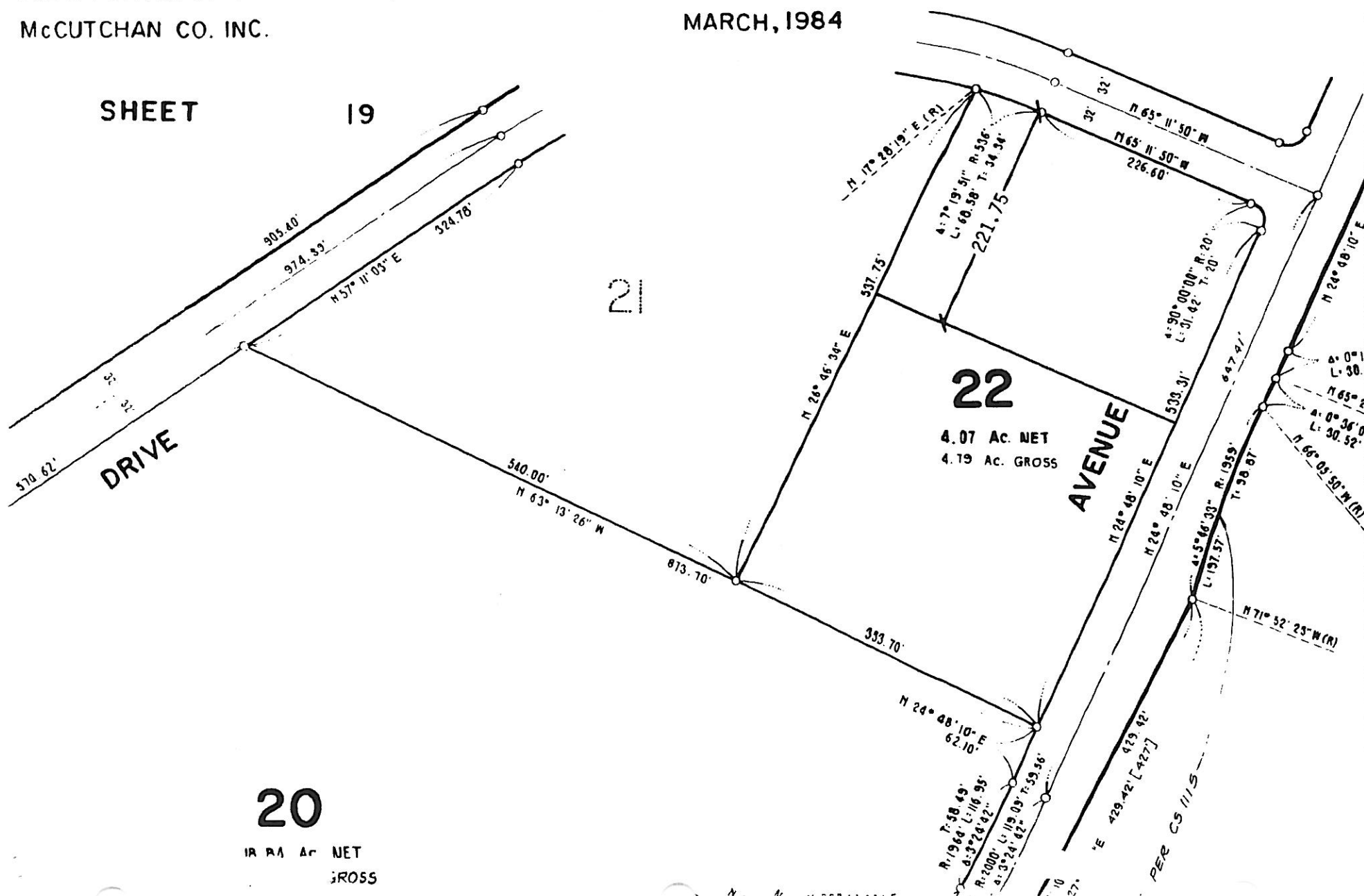
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PROOF OF PUBLICATION

This space for the County Clerk's Filing Stamp

STATE OF CALIFORNIA)

ss.

County of San Bernardino)

I, _____, a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald-News, a newspaper of general circulation, printed and published daily except Saturday and Sunday in the City of Fontana, County of San Bernardino, and which newspaper had been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under date of March 15, 1955, Case Number 73171; and that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

MAY 10,

All in the year 19 89.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Lucille Lopez

Dated at Fontana, California, this 10TH

day of MAY, 19 89

Proof of publication of

SUMMARY OF ADOPTED

ORDINANCE NO. 938

SUMMARY OF ADOPTED
ORDINANCE NO. 938

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at its regular meeting scheduled on Tuesday, May 2, 1989, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 938, amending the Southridge Village Specific plan regulations pertaining to the provision of police and fire facilities.

AYES: Mayor Simon, Council Members, Abernathy, Kragness, Murray. Council Member Boyles abstaining.

NOES: None

ABSENT: None

A certified copy of the full text of the adopted ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

City Council of the
City of Fontana
Nathan A. Simon, Mayor
Martha R. Steenbock
City Clerk

Publish: May 10, 1989

FONTANA HERALD-NEWS

16920 Spring Street

Phone: (714) 822-2231

Fontana, California

92335

ORDINANCE NO. 981

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA AMENDING THE SOUTHRIDGE VILLAGE SPECIFIC PLAN REGULATIONS PERTAINING TO THE LAND USE DESIGNATIONS AS DELINEATED IN THE STATISTICAL SUMMARY

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Fontana does hereby find, determine, and declare, that Ordinance #766, is hereby amended as follows:

(a) Delete Planning Areas and statistical information as follows:

Planning Area	S.P. District Designation	Acreage		P.U.A. Density Net
		Gross	Net	
PUA 90	Carriage Home	13.7	10.6	22.0
PUA 113	Carriage Home	13.2	12.8	22.0
PUA 118	Garden Home	12.0	11.4	18.0
PUA 121	Carriage Home	16.2	14.8	22.0
PUA 122	Carriage Home	14.4	12.4	22.0
PUA 124	Single Family	24.0	23.8	4.5
PUA 127	Garden Home	18.7	17.1	18.0
PUA 132	Single Family	27.7	27.5	4.5

(b) Add Planning Areas and statistical information as follows:

PUA 90	Single Family	13.7	10.6	8.0
PUA 113	Single Family	13.2	12.8	8.0
PUA 118	Single Family	12.0	11.4	8.0
PUA 121	Single Family	16.2	14.8	8.0
PUA 122	Single Family	14.4	12.4	8.0
PUA 124	Patio Home	24.0	23.8	6.0
PUA 127	Single Family	18.7	17.1	8.0
PUA 132	Patio Home	27.7	27.5	6.0

(c) Add the following footnote within the Planning Areas and statistical information:

Nothing set forth herein shall be deemed to constitute or permit a transfer of density from one planning unit area to another.

Amended
By
#18

7/5/90

Public hearing was opened on the approval of the lease agreement between Garry R. Anderson/Pamela L. Anderson and the Fontana Redevelopment Agency for office space for a period of three (3) years.

9B CONT'D TO
7/5/90 LEASE
AGRMT RDA &
ANDERSON FOR
OFFICE SPACE
MO 90-319

No written communication was received.

Deputy City Manager, Russell Carlsen requested this item continued as new information has been received requiring further review.

ACTION: Motion was made by Council Member Kragness, seconded by Council Member Murray to continue approval of a Lease Agreement between Garry R. Anderson/Pamela L. Anderson, and the Fontana Redevelopment Agency for office space for a period of three (3) years to July 5, 1990. Motion carried by a vote of 5-0.

Public hearing was opened on an Ordinance approving Amendment #13 to the Southridge Specific Plan.

9C (1) ADPT
NEG DEG
SRVSP AMEND
#13 MO 90-320
(2) WAIVE
READING ORD
SRVSP AMEND
#13 (3) INTRO
ORD 981
SRVSP AMEND
#13

No written communication was received.

Deputy Planning Manager, Charles LaClaire gave the staff report.

Council Member Kragness questioned "duplex" in Planning Unit Areas #90, #113, #118, #121, #122 and #127, noting as addressed at the May 15, 1990 meeting all multi-family designations within Phase III were to be eliminated. In response, Mr. LaClaire stated the density does restrict the use to single family, however the language was consistent with that of the Specific Plan.

No one spoke in favor or opposition.

Public hearing was closed.

ACTION: Motion was made by Council Member Murray, seconded by Council Member Abernathy adopting a Negative Declaration for Amendment Number 13 to the Southridge Village Specific Plan. Motion carried by a vote of 5-0.

ACTION: Motion was made by Council Member Murray, seconded by Council Member Kragness waiving further reading of Ordinance No. 981, amending the Southridge Village Specific Plan regulations per-

taining to the land use designations as delineated in the statistical summary, that the reading of the title constitutes the first reading thereof, as amended by changing Section B of the Ordinance to "single family" in lieu of "duplex". Motion carried by a vote of 5-0.

6540

ACTION: Motion was made by Council Member Murray, seconded by Council Member Kragness introducing Ordinance No. 981. Motion carried by a vote of 5-0.

Public hearing was opened on adoption of a resolution vacating a portion of Sultana Avenue from north of Sandhurst Street to south of a proposed street named Lantern which will be created by Tentative Tract Map No. 13325-4.

9D (1) ADPT NEG
VACATE SULTANA
AVE TO LANTERN
LN CREATED BY
TT 13325-4
MO 90-321
(2) ADPT RES
90-106 VACATING
SULTANA AVE TO
LANTERN LN
CREATED BY TT
13325-4

No written communication was received.

No staff comments were made.

Speaking in favor was F. G. Linton, 17731 Irvine Blvd., Tustin, CA.

No one spoke in opposition.

Public hearing was closed.

ACTION: Motion was made by Council Member Kragness, seconded by Council Member Abernathy accepting the "Notice of Negative Declaration" for the vacation of a portion of Sultana Avenue from north of Sandhurst Street to south of the proposed street named Lantern Lane which will be created by Tentative Tract Map No. 13325-4. Motion carried by a vote of 5-0.

ACTION: Motion was made by Council Member Kragness, seconded by Council Member Murray adopting Resolution No. 90-106, ordering the vacation of a portion of Sultana Avenue from north of Sandhurst Street to south of the proposed street named Lantern Lane which will be created by Tentative Tract Map No. 13325-4. Motion carried by a vote of 5-0.

Public hearing was opened on the Development Agreement (Wal-Mart Shopping Center Project).

9E (1)(2)(3)
CONT'D TO
7/5/90

3/5/96

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
APPROVING AMENDMENT NO. 16 TO THE SOUTHRIDGE VILLAGE
SPECIFIC PLAN**

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings. The City Council hereby finds:

- (i) Government Code Sections 65450 through 65457 authorize the City of Fontana to prepare, adopt and amend specific plans;
- (ii) The City has previously adopted the Southridge Village Specific Plan (Specific Plan #5) and has subsequently adopted Amendments 1-8, 10-13 and 15;
- (iii) The City has prepared a proposed Amendment No. 16 to the Southridge Village Specific Plan;
- (iv) Amendment No. 16 pertains to transferring a maximum of 81 potential single family residential units from Planned Unit Areas #22 and 23 to Planned Unit Area #24 using 8 DU/A development standards, with 5,000 square foot lot minimums under the provisions of the specific plan amendment process;
- (v) City staff have prepared a Draft Negative Declaration in accordance with the requirements of The City of Fontana Local Guidelines for Implementing the California Environmental Quality Act;
- (vi) On January 22, 1996, after giving notice thereof as required by law, the Planning Commission considered the Draft Negative Declaration and conducted the required public hearing on the proposed Amendment No. 16;
- (vii) On February 20, 1996, after giving notice thereof as required by law, the City Council conducted a public hearing on the Draft Negative Declaration and the proposed Amendment No. 16 and received testimony and information from any and all parties;
- (viii) The proposed Amendment No. 16 is consistent with the purpose and intent of Fontana Municipal Code Section 30-61 (A)-(L) pertaining to specific plans;
- (ix) The proposed Amendment No. 16 is consistent with the City's General Plan, as amended; and
- (x) The proposed Amendment No. 16 will not have a significant effect on the environment.

7/7/98

ORDINANCE NO. 1247

AN ORDINANCE OF THE CITY OF FONTANA, CALIFORNIA
APPROVING SPECIFIC PLAN AMENDMENT NO. 97-07
(SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT NO.
17) ADDING LOW DENSITY RESIDENTIAL AT DENSITY OF
5.5 DU/AC AS A PERMITTED LAND USE TO THE SUB-
REGIONAL COMMERCIAL DESIGNATION

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES ORDAIN
AS FOLLOWS:

SECTION 1. Findings. The City Council hereby finds:

(i) Government Code Sections 65450 through 65457 authorize the City of Fontana to prepare, adopt and amend specific plans;

(ii) The City has previously adopted the Southridge Village Specific Plan (Specific Plan #5) and has subsequently adopted Amendments 1-8, 10-13, 15, and 16;

(iii) The City has prepared a proposed Amendment No. 17 to the Southridge Village Specific Plan;

(iv) Amendment No. 17 pertains to certain real property situated in the City of Fontana which is subject to a certain Development Agreement by and between the City of Fontana and Ten-Ninety, Ltd., as amended;

(v) City staff have prepared a Draft Mitigated Negative Declaration in accordance with the requirements of The City of Fontana Local Guidelines for Implementing the California Environmental Quality Act (1997);

(vi) A Notice of Preparation of Draft Mitigated Negative Declaration has been duly published and posted for consideration by the City Council;

(vii) On February 23, 1998, after giving notice thereof as required by law, the Planning Commission considered the Draft Mitigated Negative Declaration and the proposed Amendment No. 17 to the Southridge Village Specific Plan and received testimony and information from any and all parties;

(viii) On June 16, 1998, after giving notice thereof as required by law, the City Council conducted a public hearing on the Draft Mitigated Negative Declaration and the proposed Amendment No. 17 to the Southridge Village Specific Plan and received testimony and information from any and all parties;

12/19/95
ORDINANCE NO. 1173

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF FONTANA APPROVING AMENDMENT NO. 15 TO THE
SOUTHRIDGE VILLAGE SPECIFIC PLAN

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES
ORDAIN AS FOLLOWS:

SECTION 1. Findings. The City Council hereby finds:

(i) Government Code Sections 65450 through 65457 authorize the City of Fontana to prepare, adopt and amend specific plans;

(ii) The City has previously adopted the Southridge Village Specific Plan (Specific Plan #5) and has subsequently adopted Amendments 1-8 and 10-13;

(iii) The City has prepared a proposed Amendment No. 15 to the Southridge Village Specific Plan;

(iv) Amendment No. 15 pertains to certain real property situated in the City which is subject to a certain Development Agreement by and between the City of Fontana and Ten-Ninety, Ltd., and amended;

(v) City staff have prepared a Draft Focused Environmental Impact Report in accordance with the requirements of The City of Fontana Local Guidelines for Implementing the California Environmental Quality Act;

(vi) A Notice of Preparation of Draft Focused Environmental Impact Report has been duly published, posted and mailed for consideration by the City Council;

(vii) On October 23, 1995, after giving notice thereof as required by law, the Planning Commission considered the Draft Focused Environmental Impact Report and conducted the required public hearing on the proposed Amendment No. 15;

(viii) On December 5, 1995, after giving notice thereof as required by law, the City Council conducted a public hearing on the Draft Environmental Impact Report and the proposed Amendment No. 15 and received testimony and information from any and all parties;

(ix) The proposed Amendment No. 15 is consistent with the purpose and intent of Fontana Municipal Code Section 30-911(a)(1)-(11);

(x) The proposed Amendment No. 15 is consistent with the City's General Plan, as set forth in Exhibit "C" of the Development Agreement, as amended; and

EXHIBIT 4

**Draft Specific Plan
Amendment No. 15**

EXHIBIT "A"

5.0 DEVELOPMENT STANDARDS

5.1. INTENT AND PURPOSE.

The regulations set forth in this chapter have been established to provide for the development of the Southridge Village Specific Plan area as a coordinated, comprehensive project in order to take advantage of the superior human environment which results from large-scale community planning. These standards provide for the classification, development and use of a variety of residential housing types, and supporting commercial and community facilities compatible therewith. These regulations are intended to encourage the most appropriate use of the land, create a harmonious and coordinated relationship between land uses, and promote the overall health, safety and general welfare of the community. Application of these regulations is specifically intended to establish development standards which assure a safe and livable community while at the same time regulate the aesthetic and environmental impacts of urban improvements on the natural landscape.

5.2. GENERAL PROVISIONS.

1. The Southridge Village Specific Plan is designed to create desirable living environment for the development of this area. Therefore, all developments and/or uses of land proposed shall comply with the provisions of the sub-division, building and other codes applicable to the City of Fontana. Any details or issues not specifically covered herein shall be subject to the regulations of the Code of the City of Fontana. Where a proposal conforms to the standards and regulations set forth in this chapter, but is in conflict with the Code of the City of Fontana, the specific plan regulations contained herein shall prevail.

2. All residential development shall be subject to design review as provided in the Zoning Code.

3. All non-residential development, including commercial, commercial-recreation, community facilities, and commonly owned private recreational facilities shall be subject to design review as provided in the Zoning Code.

4. The maximum number of dwelling units is established for each planning unit in the Southridge Village Specific Plan. No development may exceed the maximum number of units for any individual planning unit without the approval of a density transfer. Development of any individual planning unit to a lower density may occur without an amendment or approval.

5. All development proposals within the Southridge Village Specific Plan area shall conform to the drainage plan in a manner meeting the approval of the Director and the San Bernardino County Flood Control District; water and wastewater facilities shall be developed in compliance with the water and sewer plans and shall meet the approval of the Director.

6. All construction shall comply with applicable provisions of the Code of the City of Fontana and the several uniform codes adopted by reference and included therein.

7. The density of any residential development shall be computed by dividing the total number of dwelling units in the planning unit by the gross acres for that planning unit.

8. The acreage figures shown in the specific plan are based on planimetric measurements and are indicated to be within ten percent. Modifications may result from engineering and technical refinements in the tentative/final tract map and/or design review process so long as the total number of dwelling units does not exceed the maximum permitted.

9. Grading permits may be issued outside of the area of immediate development; stockpile and borrow sites may be permitted within areas scheduled for future development; all with the approval of the director of building and safety.

10. Terms used in this document shall have the same definitions as provided in the Code of the City of Fontana unless otherwise defined herein.

11. Large-lot subdivisions for the purpose of financing, sale or planning shall be permitted as a matter of course subject to the applicable provisions of the Subdivision Map Act.

12. Manufacture and factory built homes are permitted, subject to all of the applicable standards.

13. Residential projects intended for use and occupancy by qualifying low and moderate income families or the elderly may request modifications to the development standards including, but not limited to the following:

- a. Reduction of minimum building site area,
- b. Increase in maximum building height,
- c. Increase in maximum building site coverage,
- d. Reduction of minimum building setbacks,
- e. Reduction of required parking (including elimination of required covered parking).

Such requests for development standards modification shall be accompanied by evidence that the approval will not endanger the general public health, safety, and welfare. The applicant shall provide assurances that the specific housing will be only available to qualified low and moderate families and elderly. This modification shall be in the form of a conditional use permit application as provided in the Zoning Code. The City Planning Commission shall review and approve, approve with conditions, or deny such requests for modification of development standards. In the case of denial by the Planning Commission, appeal may be made to the City Council.

14. Certain properties within the Southridge Village Specific Plan are subject to a Development Agreement which, among other matters, contains Development Criteria. Where a proposal is for property subject to the Development Agreement and conforms to the standards and regulations set forth in the Development Criteria, but is in conflict with the Code of the City of Fontana (including the Sign Code and Zoning Code), the Development Agreement, Development Criteria shall prevail to the extent of any inconsistency.

5.3. DEFINITIONS.

For the purpose of these specific plan regulations, words, phrases, and terms shall be deemed to have the meaning ascribed to them by this section. Terms not specifically described herein shall be deemed to have the meaning described in other portions of the Code of the City of Fontana. In construing the provisions of this text, specific provisions shall supersede general provisions relating to the same subject.

When not inconsistent with the context, the word "or" includes "and," and the word "and" includes the word "or."

The word "county" shall mean the County of San Bernardino.

The words "specific plan" shall mean the Southridge Village Specific Plan as it may be superceded or amended from time to time.

The word "state" shall mean the State of California.

The word "used" includes the words "arranged for," designed for," "occupied for" or "intended to be occupied for."

The word "permitted" means permitted without the requirement for a discretionary permit but subject to all other applicable regulations.

"Director" shall mean the City of Fontana Community Development Director or his/her authorized designee.

"Development Agreement" means that certain Development Agreement by and between the City of Fontana and Ten-Ninety, Ltd. dated April 7, 1987, together with any amendments to said Development Agreement.

"Sign Code" refers to Chapter 3, Advertising and Signs, of the Code of the City of Fontana as it may be superceded or amended from time to time.

"Code" refers to the Code of the City of Fontana, California, as it may be superceded or amended from time to time.

"Zoning Code" refers to Chapter 30, Zoning, of the Code of the City of Fontana, as it may be superceded or amended from time to time.

5.3.1 Definitions (A).

Abutting land. Having a common boundary except that parcels having no common boundary other than a common corner shall not be considered abutting.

Administrative office. A place of business for the rendering of service or general administration, but excluding retail sales.

Animal clinic. A place where animals no larger than the largest breed of dogs are given medical and surgical treatment. A facility primarily for treatment of out-patients, where only short-time critical patients are kept longer than twenty-four hours. No boarding of animals shall be permitted.

Automobile Service Center. A commercial facility whose primary function is to provide minor repair service to motor vehicles and to dispense motor fuels. This facility may include a car wash, retail sales of tires, batteries and automotive accessories, and/or a convenience mart.

5.3.2 Definitions (B).

Bedroom. Any habitable room other than a bathroom, kitchen, dining room or living room.

Borrow site. An area used for the extraction of material in an amount in excess of five thousand cubic yards.

Building site. A parcel or contiguous parcels of land which is established in compliance with the building site requirements of this Code.

Building site area. The total area, measured horizontally as a level plane, of the land within the boundaries of a building site

not including any street right-of-ways, pedestrian or vehicular easements that prohibit the surface use of the property.

Building site coverage. The area of the land within the perimeter of all structures located on the building site, not including the area under eaves and post-supported overhangs and swimming pools, divided by the building site area.

Building site, panhandle or flag. A building site with access to a street by means of a corridor or accessway which is not less than twenty feet nor more than forty feet in width.

Business or commerce. The purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood; the ownership or management of office buildings; recreational or amusement enterprises; maintenance and use of offices by professions and trades-rendering services.

5.3.3 Definitions (C).

Centerline. A line in the center of the ultimate street right-of-way.

Clinic, medical. An organization of doctors providing physical or mental health service and medical or surgical care of the sick or injured but not including inpatient or overnight accommodations.

Cluster development. Refers to a residential subdivision consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with adequate provisions for permanent maintenance of the common ownership facilities.

Commercial. Operated or carried on primarily for financial gain.

Commercial recreation. Any use or development, either public or private, providing amusement, pleasure or sport, which is operated or carried on primarily for financial gain including establishments where food and beverages are sold as a secondary or ancillary use.

Common area--commercial (areas used in common). The total area within a unified shopping center, town center, or business park that is not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees; examples: parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets, and service facilities.

Common area--parking. A parking plan whereby tenants of a commercial site, a shopping center or business center share use of a parking area even though lot lines may bisect the parking area. Some or all of the required parking for a given use may be located on a separate and non-abutting lot.

Common area--residential. The area within a residential development that is not designed as a residential building site, which is owned in common by homeowners in the development, and which is available for common use of enjoyment by all property owners in the development and their invitees; example: common parking facilities, recreation areas, landscaped areas, open space areas, and natural areas.

Community apartment project. A project in which an undivided interest in the land is coupled with the right of exclusive occupancy of an apartment located thereon.

Community facility. A noncommercial use established primarily for the benefit and enjoyment of the population of the community in which it is located.

Community information center. A temporary or permanent structure principally used as an information pavilion and/or temporary real estate sales office for the first sale of homes in the community including parking and related facilities.

Community service facility. A community service commercial, or nonprofit, noncommercial use established primarily to service the immediate population of the community in which it is located.

Community service commercial facility. A service commercial use established primarily to serve the needs of the immediate population of the community in which it is located, including but not limited to day care centers, nursery schools, commercial or community recreation centers and facilities.

Condominium. A condominium is an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such real property; examples: an apartment, office or store. A condominium may include, in addition, a separate interest in other portions of such real property.

Condominium project. An entire parcel of real property divided into condominiums, including all structures thereon.

Conventional subdivision. Refers to a subdivision consisting primarily of streets and lots. Commonly owned or special use areas may be included but are secondary and supplementary to the

subdivision's design.

5.3.4 Definitions (D).

Day nursery (including preschool and nursery schools). Any group of buildings, building or portion thereof used primarily for the daytime care of six or more children at any location other than their normal places of residence, excluding any children who normally reside on the premises.

Density. The number of dwelling units per gross acre.

Development. Residential, commercial, industrial, community facility or other construction, together with the land upon which the buildings or structures are constructed.

Drive (driveway). A vehicular passageway for the exclusive use of the occupants of a project or property and their guests. A driveway shall not be considered a street.

Dry cleaning agency. A service business which provides for the deposit of laundry and dry cleaning on a walk-in or drive-in basis only, for processing either on premises or at a dry cleaning or laundry plant.

5.3.5 Definitions (E).

5.3.6 Definitions (F).

Flood. Any temporary rise in stream flow or water surface level that results in adverse effects within the flood-plain, including, but not limited to, damages from overflow of land, temporary backwater in local drainage channels, storm drains or sewers, bank erosion or channel diversions, unsanitary conditions or other conditions of nuisance resulting from deposition of materials within or adjacent to watercourses, rise of groundwater coincident with the rise in stream flow and the disruption of traffic circulation resulting from stream or watercourse overflow.

Design flood. The size of the flood for which natural waterways are to be left or modified or for which channelization is to be provided or for which floodproofing is required all to achieve specified flood protection levels.

Floodplain. The land area adjacent to a watercourse which is subject to overflow of floodwaters.

Flood protection levels. Flood protection levels are to be those specified in the county flood control district's hydrology manual or those required to achieve the goals of the Federal Flood Insurance Administration.

One-hundred-year flood. The highest level of flooding that has an average frequency of occurrence in the order of once in one hundred years at a designated location, considering regional meteorological and hydrological conditions characteristic of the geographical region involved. This also means that the level of flooding has a one percent probability of occurrence in any year. The one-hundred-year flood represents a major flood, although it is less severe than is the standard project flood.

Floor area, gross. The total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet; excepting that for commercial, professional and administrative office or industrial buildings or building complexes, areas used in common such as, but not limited to, covered malls, covered walkways, hallways, mechanical equipment areas, stairwells, roofed patio areas, covered entries, covered parking, covered driveways and covered loading areas shall not be included when calculating off-street parking requirements.

Floor area ratio. The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

5.3.7 Definitions (G).

General plan. Refers to the City of Fontana General Plan and elements thereof as it may be superceded or amended from time to time.

Gross area. The entire land area within the boundary of a project, measured to the right-of-way line of any abutting public street or highway.

Gross residential density. The density of a residential project computed by dividing the total number of dwelling units in the project by the gross area of the project.

5.3.8 Definitions (H).

Habitable room. Any room meeting the requirements of the Uniform Building Code, as adopted by the City of Fontana, for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

5.3.9 Definitions (I).

Institution. A social, educational, governmental, health or religious organization.

5.3.10 Definitions (J).

Joint use of parking. The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off-street parking requirements of more than one land use, e.g., use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

5.3.11 Definitions (K).

Kennel. Any property where four or more dogs, or cats, or any combination thereof, over the age of four months, are kept or maintained for any purpose.

5.3.12 Definitions (L).

Lot. Any parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, lot line adjustments, a parcel map, or recorded certificate of compliance. A lot is not necessarily a building site.

5.3.13 Definitions (M).

Manufactured housing. A dwelling unit produced as a mobile home in accordance with applicable regulations. The term factory built housing shall mean modular housing.

Mining. The process of obtaining sand, gravel, rock, aggregate, earth clay or similar materials from an open excavation in the earth for financial gain, but not including removal of minerals extracted by underground methods. The exporting of more than five thousand cubic yards of these materials from any property during each of two consecutive years shall be prima facie evidence of mining.

Ministorage Facility. A commercial facility whose primary function is to provide for the storage of household goods and similar items. This facility may also provide for the storage of recreational vehicles.

5.3.14 Definitions (N).

Net residential area. The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public streets, schools, parks, flood control works and any other use, easement or encumbrance which prevents the surface use of the property for a building site or construction of structures.

Net usable acres (nonresidential). The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public street and highway rights-of-way, schools, parks, flood control works and any other use, easement or encumbrance which limits the surface use of the property, slopes required to level the site, and required screening and landscaping.

Noncommercial. An enterprise or activity which is not normally conducted for profit or gain.

5.3.15 Definitions (O).

5.3.16 Definitions (P).

Parking area, private. An area, other than a street, designed or used primarily for the parking of private vehicles and not open to general public use.

Parking area, public. An area, other than a private parking area or street, used for the parking of vehicles and available for general public use, either free or for remuneration.

Planned unit development. A residential project consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with an identifiable theme or concept and with adequate provisions for permanent maintenance of the common ownership facilities.

Planning unit. An area of land, not necessarily contiguous, which is depicted on the land use map and which is described in the statistical summary contained in the specific plan.

Project. A land development readily recognizable as a unit, e.g., a residential neighborhood or portion thereof, condominium, apartment, shopping center, office or business park, recreation lake, golf course or similar land development.

Preliminary landscaping plan. A plan indicating the general location, size, type of plant materials and groundcover to be located in the yards and other open areas of a development.

Private. Belonging to, or restricted for the use or enjoyment of, particular persons rather than the general public.

Professional office. A place where facilities are maintained primarily for the purpose of consulting with and maintaining records for clients and visitors and where office and research services are performed for clients. Professional offices include banks and other financial institutions.

Public. Belonging and open to, and enjoyed, controlled, used and maintained by and for, the public generally.

Public agency. The United States, the State of California, the County of San Bernardino, any City within said county, and special districts or any other governmental entity authorized by law to perform functions for the public or segment thereof.

Public utility. A business organization, such as a public service corporation, performing some public service and subject to special governmental regulations, usually a protected monopoly.

5.3.17 Definitions (Q).

Quarrying. The process of removing or extracting stone, rock or similar materials from an open excavation for financial gain. The exporting of more than five-thousand (5,000) cubic yards of these materials from any property during each of two (2) consecutive years shall be prima facie evidence of a commercial extraction operation. Grading for purposes of an approved development shall not constitute a quarry.

5.3.18 Definitions (R).

Recreational vehicle. A motor home, travel trailer, boat, truck or van camper, or camping trailer, with or without motive power, designed for temporary human habitation for recreational or emergency purposes.

Recreational vehicle storage area. Any area or property where space for parking of two or more recreational vehicles when not in use is rented or held out for rent.

Retail. The selling of goods, wares or merchandise directly to the ultimate consumer.

Riding and hiking trails. Any trail or way designed for and used by equestrians or pedestrians.

Right-of-way. An area or strip of land either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

5.3.19 Definitions (S).

Service. An act, or any result of useful labor, which does not in itself produce a tangible commodity. Facility supplying services in response to public demand or one providing maintenance and repair.

Service, commercial. A commercial use which charges for a service, rather than a commodity, and which is carried on primarily for financial gain or profit.

Setback area. The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Shopping center. A commercial center, or group of commercial establishments, planned and maintained as a unit, with common off-street parking provided to serve all uses on the property.

Sign. "Sign" and "advertising device" shall not include the following for purposes of this Code:

1. Official notices issued by any court or public body or officer.
2. Notices posted by any public officer in performance of a public duty or by any person in giving any legal notice.
3. Intra-community directional signs, warning or informational signs or structures required or authorized by federal, state or county authority.
4. The flag of the State of California or of the United States of America, or any official flag of any other state, country, county or community.

Advertising device. Any balloon, flag, pennant, propeller, oscillating, rotating, pulsating or stationary light, vehicle or other contrivance (except lawfully permitted signs) used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products.

Advertising display. Any device, contrivance, vehicle, statue or structure (other than a sign) used as a display, regardless of size and shape, for the purpose of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.

Business sign. A sign displaying information pertaining to goods or services offered or produced by the business located on the property, but not including advertising devices or advertising displays.

Combination sign. Any sign incorporating any combination of the features of freestanding, projecting and roof signs.

Community event bulletin board. A ground, pole or wall sign advertising a special community event or event of communitywide interest or significance.

Community facility identification sign. A ground, pole or wall sign containing only the name of the facility and (if desired) identifying symbol.

Community identification sign. A ground, pole or wall sign within the boundaries of a development or subdivision containing only the name and (if desired) identifying symbol of the community, residential development or subdivision.

Construction sign. A temporary sign stating the names of those individuals or firms directly connected with the construction or development project, their addresses and their telephone numbers.

Freestanding sign. An independent sign permanently affixed in or upon the ground, and which is neither attached to nor a part of the building.

1. Ground sign. A freestanding sign mounted on a fence, or a freestanding wall, or a solid base as distinguished from support by a pole or poles.

2. Pole sign. A freestanding sign directly supported by a pole or poles with air space between the grade level and the sign face.

Height of sign. The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign.

Identification sign. A sign limited to the identifying name, symbol or insignia, or any combination thereof, of a building, use or person occupying the premises on which the sign is located.

Illuminated sign. A sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper.

Intra-community directional sign. A sign established to direct motorists or pedestrians to communities, neighborhoods, events, or facilities within the Southridge Village area.

Lighted sign. A sign that is lighted from a light source that is not an integral part of the sign itself but causes light rays to shine on the sign's surface.

Nameplate. A sign not exceeding two square feet in area indicating only the name of the occupant and his occupation or specialty.

Outdoor advertising structure or sign. A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign is located.

Price sign. A sign limited to the name or identification of items or products for sale on the premises, and the price of said items or products.

Sign face. The surface, or that portion of a sign that is visible from a single point as a flat surface or a plane and considered as such, together with the frame and the background.

Site coverage. Refer to definition of "building site coverage."

Site plan. A plan showing the details of building locations, structures, parking, vehicular access, landscaping and architectural design for a project or building site.

Special community event. A limited temporary commercial or noncommercial event sponsored by a service group, homeowners association, property owners association, or other community organizations, including but not limited to the following: parades, swim meets, community picnics, athletic contests, vehicle races, pageants, outdoor programs, and other similar uses.

Street. A public or private vehicular right-of-way other than an alley or driveway, including both local streets and arterial highways.

Street opening. A curb break, or a means, place or way provided for vehicular access between a street and abutting property.

Swimming pool. An artificial body of water having a depth in excess of eighteen inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children.

5.3.20 Definitions (T).

5.3.21 Definitions (U).

Ultimate right-of-way. The right-of-way shown as ultimate on an adopted precise plan of highway alignment, or the street rights-of-way shown within the boundary of a recorded tract map, a recorded parcel map or a recorded PC development plan. The latest adopted or recorded document in the above case shall take precedence. If none of these exist, the ultimate right-of-way shall be considered the right-of-way required by the highway

classification as shown on the master plan of highways. In all other instances, the ultimate right-of-way shall be considered to be the existing right-of-way in the case of a private street, and the existing right-of-way in the case of a public street.

Usable open space. One or more space areas adjacent to residential uses, the purpose of which is to provide natural or recreational amenities.

Usable open space, private. Usable open space intended for use of occupants of one dwelling unit, normally yards, decks, and balconies.

5.3.22 Definitions (V).

Vehicular accessway easement. A private, nonexclusive easement affording vehicular access to abutting properties.

5.3.23 Definitions (W).

Water reclamation facility. A facility for the treatment of sewage and wastewaters for beneficial reuse, established and operated by a local agency.

Wing wall. An architectural feature in excess of six feet in height which is a continuation of a building wall projecting beyond the exterior walls of a building.

5.3.24 Definitions (X) (Y) and (Z).

5.4. MAP.

The map(s) titled "Southridge Village Specific Plan" dated _____, and certified by the mayor and City clerk is hereby adopted as the map to be utilized for these regulations and is hereby adopted by reference. Any changes in this map resulting from amendments to the Southridge Village Specific Plan shall including amendments to the statistical summary contained in Section 5.12 shall be adopted as amendments to this section.

5.5. GENERAL REGULATIONS.

1. Residential.

a. Plan Area Theme. Each application for development of a residential subdivision, or commercial site shall be accompanied by a theme plan including landscape, materials and all other design elements to be used within the creation and maintenance of said theme. Theme selection shall be compatible with the general theme of the Southridge Specific Plan.

b. Trellis. Open trellis and beam construction may be permitted to attach the garage or carport to the building.

c. Off-Street Parking. Except as provided in this Chapter, parking for all uses shall be as required by the Zoning Code.

d. Fences, Hedges and Walls. Fences shall be limited to a maximum height of six (6) feet. Height of fences proposed within residential front setback areas shall not exceed 42 inches. Fences and walls greater than 42 inches in height shall be set back from the front property line a distance equal to the dwelling, garage, or carport setback, or a minimum of 15 feet, whichever is greater.

All Residential subdivisions shall have side and rear fencing installed prior to occupancy. Subdivision boundaries abutting collector (or larger) streets shall require masonry or block walls installed prior to occupancy permits. Subdivision walls and fences described herein shall be compatible with the plan area theme.

e. Front Yard (Street Scape) Landscaping. All front yards and yards abutting streets shall be landscaped prior to the issuance of an occupancy permit. Said areas shall be irrigated with automatic sprinklers. A landscape plan shall be reviewed and approved by the Planning Commission for the project. This plan may allow such landscape designs which are compatible with the plan area theme.

f. Roofing Requirements.

(1) The roof structures or trusses for all new single family development and the roof structures or trusses for those parts of the roofs with a minimum slope of 3:12 on new multi-family development including condominiums, apartments, cooperatives, board and care facilities, and new hotels and motels, shall be designed to support concrete tile or clay tile roofs.

(2) All new single family and multiple family development with roofs or parts thereof with a minimum slope of 3:12 shall be required to have a minimum of Class A, 30 year manufacturers warranty, 300 pound per square composition roof shingle which is architecturally compatible with the building. Roofing materials that are of a higher standards than aforementioned such as clay tile, concrete tile, aluminum shingles, or slate are acceptable, provided that those roofing materials have a manufacturers warranty of at least thirty (30) years.

5.6. RESIDENTIAL REGULATIONS.

5.6.1 Low Density Equestrian.

1. Purpose and applicability. This district is intended to provide for quality equestrian estate type single-family residential and accessory uses as well as certain equestrian uses.

The maximum number of dwelling units per gross acre in a planning unit shall not exceed 1.2.

2. Uses permitted.

- a. Single-family dwellings, detached.
- b. Accessory buildings, structures and uses where related and incidental to a permitted use.
- c. Pedestrian, equestrian and bicycle trails, public parks, playgrounds, recreation areas, and swimming pools.
- d. Commonly owned private recreation facilities, landscaping and open-space areas.
- e. Noncommercial stables, corrals, and appurtenant facilities for the keeping of horses.
- f. Home occupation pursuant to the Zoning Code.

3. Accessory uses permitted.

a. Keeping of horses, subject to the following limitations:

(1) No more than two are to be permitted on a lot having a minimum area of thirty thousand square feet and for each acre thereafter.

(2) Adequate fencing to protect adjoining properties shall be provided.

(3) They shall not be kept in the required front yard.

(4) Any stable or corral shall be located at least forty feet from a side property line and twenty-five feet from a rear property line.

b. The keeping of animals customarily and ordinarily referred to as household pets, but not to exceed more than three dogs.

4. Uses permitted subject to a conditional use permit.

- a. Schools, public and private.
- b. Community facilities.
- c. Public safety facilities (fire and police).
- d. Preschool and day care facilities.

5. Site development standards.

a. The minimum net lot area shall be thirty thousand square feet.

b. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

c. Maximum lot coverage shall be forty percent of the net area of the lot.

d. Minimum setbacks shall be as follows:

Front	25 feet
Side	10 feet
Corner side	20 feet
Rear	25 feet

5.6.2 Low density residential.

1. Purpose and applicability. Land designated in the Southridge Village Specific Plan as single family (planning unit designations 1.2, 3, 3.75, 4.5, and 5.5) and patio homes (planning unit designation 6) are intended for the development of detached single-family dwelling units.

2. Uses permitted.

a. Detached single-family dwellings, with not more than one such dwelling on any one lot.

b. Parks, playgrounds, and pedestrian/bicycle trails.

c. Flood control channels and utility easements.

3. Accessory uses permitted.

a. Garages and carports.

b. Swimming pools.

c. Fences, walls and mailboxes.

d. Garden structures and greenhouses.

e. Commonly owned private recreation facilities (subject to design review).

f. Any other accessory use or structure clearly incidental to the principal permitted use and intended for the exclusive use by the resident of the lot as approved by the City.

4. Uses permitted subject to a conditional use permit.
 - a. Churches, temples, synagogues and other places of worship.
 - b. Private and parochial schools.
 - c. Board and care homes.
5. Temporary uses permitted.
 - a. Model homes, temporary real estate offices, and subdivision signs.
 - b. Temporary onsite construction offices/facilities.
 - c. Continued use of an existing building during construction of a new building on the same building site.
 - d. Real estate signs, future development signs and subdivision directory signs in conformance with the City Sign Code.
6. Site development standards.

a. The minimum lot area and lot width shall be as follows:

<u>Designation</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
1.2	20,000 sq. ft.	120 ft.
3	10,000 sq. ft.	75 ft.
3.75	7,200 sq. ft.	60 ft.
4.5	6,000 sq. ft.	50 ft.
5.5	5,000 sq. ft.	45 ft.
6	4,500 sq. ft.	45 ft.

Minimum lot widths on a curvilinear street or cul-de-sac may be reduced to sixty percent of this minimum as measured at the right-of-way line.

b. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

c. Maximum lot coverage shall be as follows:

<u>Designation</u>	<u>Maximum Lot Coverage</u>
1.2, 3, 3.75	40%
4.5, 5.5	50%
6	55%

d. Minimum building setbacks shall be as follows:

<u>Designation</u>	<u>Front</u>	<u>Side</u>	<u>Rear*</u>	<u>Corner-Side</u>
1.2	25 ft.	10 ft.	25 ft.	20 ft.
3	20 ft.	10 ft.	25 ft.	20 ft.
3.75	20 ft.	5 ft.	20 ft.	10 ft.
4.5	20 ft.	5 ft.	20 ft.	10 ft.
5.5	20 ft.	5 ft.	15 ft.	10 ft.
6	20 ft.	"0"/10 ft. aggregate	15 ft.	10 ft.

* Applies to useable area, not hillsides or slope over five feet in height.

e. Projections into required setbacks:

(1) No attached or detached covered patio shall be located closer than three feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of ten feet shall be maintained.

(2) Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than four feet into any required front, or side setback, nor more than six feet into any required rear setback.

f. Side Yard Living Unit Provisions:

(1) Minimum Set Backs

<u>Designation</u>	<u>Front</u> <u>Av.</u>	<u>Front</u> <u>Min</u>	<u>'Side On'</u> <u>Av.</u>	<u>Side</u> <u>Other</u>	<u>Rear*</u> <u>Av.</u>	<u>Rear*</u> <u>Min.</u>
4.5	20	15	12	5	10	5
6.0	20	15	10	5	8	5

* Applies to usable area not hillsides or slopes over five feet in height.

(2) Limitations:

(a) Side yard living units with less than rear yard average dimensions, shall not exceed 30% of the subdivision under consideration.

(b) Such units shall be located as to not be adjacent to other units of similar configuration.

(c) The side yard living areas shall be protected from intrusion (future additions, etc.) in the same manner as rear yards.

g. Parking requirements. A minimum of two covered spaces shall be provided for each dwelling unit.

7. Design review is required as provided in the Zoning Code.

5.6.3 Medium density residential.

1. Purpose and applicability. Land designated as entry estates and duplex (planning unit designation 8) and townhomes (planning unit designation 12) is intended for the development of attached single-family units permitting one or more dwellings on any one lot.

2. Uses permitted.

- a. Detached single-family dwellings.

- b. Attached single-family dwellings (including, but not limited to clustered single-family, duplexes, triplexes, fourplexes and townhomes) sharing one or more common walls. Each dwelling may be located on a single lot or one or more dwellings may be permitted on any one lot so long as the other provisions of this article are complied with.

- c. Parks, playgrounds, commonly owned private recreational facilities, and pedestrian/bicycle trails.

- d. Flood control channels and utility easements.

3. Uses, permitted subject to a conditional use permit.

- a. Churches, temples, synagogues and other places of worship.

- b. Private and parochial schools.

- c. Board and care homes.

4. Accessory uses permitted.

- a. Garages, carports and open parking areas.

- b. Swimming pools.

- c. Fences, walls, and mailboxes.

- d. Garden structures and greenhouses.

- e. Any other accessory use or structure clearly incidental to the principal permitted use and intended for the exclusive use by the residents of the development as approved by the City.

5. Temporary uses permitted.

a. Model homes, temporary real estate offices, and subdivision signs.

b. Temporary onsite construction offices/facilities.

c. Continued use of an existing building during construction of a new building on the same building site.

d. Real estate signs, future development signs and subdivision directory signs in conformance with the Sign Code.

6. Site development standards.

a. The minimum building site area per unit shall be as follows:

<u>Designation</u>	<u>Minimum Building Site Area/Unit</u>
8	3,500 sq. ft.
12	2,500 sq. ft.

b. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

c. Maximum building site coverage: sixty percent.

d. Building setbacks:

(1) The minimum building setback from any public street right-of-way line shall be ten (10) feet, except that the point of entry to any garage shall be a minimum of twenty (20) feet from the back (i.e., the side nearest the house) of the sidewalk unless the garage is equipped with an automatic door opener, in which case it may be fifteen (15) feet from any public street right-of-way lines (but in no instance shall it be less than seventeen and one-half (17 1/2) feet from the back of sidewalk). No more than five percent (5%) of all lots within any tract shall be permitted a setback of five (5) feet from any public street right-of-way lines provided said garages are equipped with a "roll-up" door and an automatic door opener. A setback of twelve and one half (12 1/2) feet shall be permitted for properties with street frontage upon the bulb of a Cul-de-sac or the knuckle of a street curve, provided the garages are provided with roll-up doors and automatic door openers.

(2) From any private street or drive: Five feet minimum provided that enclosed garages situated within twenty feet of any street or drive shall be equipped with automatic garage door openers.

(3) The minimum side yard setback for each dwelling unit and/or accessory structure shall be "0" feet.

(4) The minimum rear yard setback for each dwelling unit and/or accessory structure shall be ten feet.

(5) The minimum horizontal distance between principal structures shall be ten feet.

(6) The minimum horizontal distance between accessory structures shall be five feet.

(7) The minimum setback from any exterior boundary line of the project abutting a low density residential use shall be ten feet. The minimum setback from any exterior boundary line of the project abutting a non-residential use shall be five feet for principal structures and "0" feet for accessory structures.

e. Projections into required setbacks:

(1) No attached or detached covered patio shall be located closer than three feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of ten feet shall be maintained.

(2) Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than four feet into any required front, rear or side setback.

f. Trash storage and collection areas: Any residential development proposing more than two dwellings on any one lot shall provide adequate and convenient trash storage area(s) shielded from view by an enclosed building or wall not less than six feet in height.

g. Parking requirements: A minimum of two covered spaces plus one-half uncovered space shall be provided for each dwelling unit. All required guest parking spaces shall be located off-street.

7. Design review as provided in the Zoning Code.

5.6.4 High density residential.

1. Purpose and applicability. Land designated as garden homes and carriage homes (planning unit designations 18 and 25, respectively) is intended for development of multiple family dwelling units.

2. Uses permitted.

a. Detached single-family dwellings (including, but not limited to clustered single-family, duplexes, triplexes, fourplexes and townhomes).

Projects proposed at a low or medium density category in

high density PUA's will be allowed to be developed to the standards of the low or medium density category to which the development is proposed.

b. Multiple-family dwellings (including, but not limited to condominiums, apartments, stock cooperatives, garden homes and carriage homes).

c. Parks, playgrounds, commonly owned private recreational facilities and pedestrian/bicycle trails.

d. Flood control channels and utility easements.

3. Uses permitted subject to a conditional use permit.

a. Churches, temples, synagogues and other places of worship.

b. Private and parochial schools.

c. Board and care homes.

4. Accessory uses permitted.

a. Garages, carports and open parking areas.

b. Swimming pools.

c. Fences, walls and mailboxes.

d. Any other accessory use or structure clearly incidental to the primary permitted use and intended for the exclusive use by the residents of the development as approved by the City.

5. Temporary uses permitted.

a. Model homes, temporary real estate offices, and subdivision signs.

b. Temporary onsite construction offices/facilities.

c. Continued use of an existing building during construction of a new building on the same site.

d. Real estate signs, future development signs, and subdivision directory signs in conformance with the Sign Code.

6. Site development standards.

a. The minimum building site area shall be twelve hundred square feet per unit.

b. Maximum building height shall be forty-five feet. Structures in excess of forty-five feet in height shall be subject to the approval of a conditional use permit.

c. Maximum building site coverage: Seventy percent.

d. Building setbacks:

(1) The minimum setback for principal structures abutting a public street shall be twenty-five feet; accessory structures shall be set back a minimum of fifteen feet from public streets.

(2) The minimum setback from private streets or drives shall be five feet for all structures.

(3) The minimum setback from any exterior boundary line abutting a low density residential use of medium density residential use shall be twenty feet and fifteen feet, respectively.

(4) The minimum horizontal distance between principal structures shall be ten feet, provided that if either structure is in excess of thirty-five feet in height the distance between buildings shall be fifteen feet.

(5) The minimum horizontal distance accessory structures shall be five feet.

e. Projections into required set:

(1) No patio or balcony shall be located than ten feet to an exterior boundary line except that a distance of fifteen feet shall be maintained from an a public street right-of-way line.

(2) Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than four feet into any required setback.

f. Trash storage and collection areas shall be conveniently located and shielded from view by an enclosed building or wall not less than six feet in height.

g. Parking requirements: Off-street parking shall be provided as required by the Zoning Code.

7. Design review as provided in the Zoning Code.

5.7. COMMERCIAL REGULATIONS.

5.7.1 Neighborhood commercial.

1. Purpose and applicability. Land designated in the Southridge Village Specific Plan as neighborhood commercial (NC) is intended for the development of commercial retail and service uses and facilities of a neighborhood variety. Only those uses and facilities which are compatible with residential uses are permitted. All neighborhood commercial development is subject to design review.

2. Uses permitted.

a. Retail business including, but not limited to:

- (1) Grocery and supermarket,
- (2) Drug store,
- (3) Liquor store,
- (4) Ice cream parlor,
- (5) Bakery goods store,
- (6) Restaurant, cafe and drive-in restaurant,
- (7) Florist shop and plant nursery.

b. Service establishments including, but not limited

- (1) Barber shop,
- (2) Beauty shop,
- (3) Dry cleaning,
- (4) Household appliance repair shop,
- (5) Automobile service station (subject to conditional use permit),
- (6) Day care center.

c. Business and professional offices (including banks and savings and loan).

d. Community facilities.

e. Public utility structures (subject to conditional use permit).

f. Accessory uses and structures clearly incidental to any of the above uses.

3. Site development standards.

a. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

b. Building setbacks. The minimum building setback from any property line abutting a residential area shall be twenty feet.

c. Off-street parking requirements. Off-street parking shall be provided as required by the provisions of the Zoning Code.

d. Signs. Signs shall be permitted in accordance with the Sign Code.

e. Lighting. All lighting, exterior and interior, shall be designated and located to confine direct rays to the premises.

f. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.

g. Trash and storage areas. All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six feet in height. No such area shall be located within fifty feet of any residentially zoned area unless it is fully enclosed.

h. Screening abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. The screening shall have a total height of not less than six feet and not more than seven feet.

i. Landscaping. Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, groundcover, or hardscape shall be installed and maintained subject to the following standards:

j. All commercial development, including multi-family development in commercial zones, with roofs or parts thereof with a minimum slope of 3:12, shall be required to have concrete, or clay tile, or metal roofs which are architecturally compatible with the building.

(1) Boundary landscaping abutting public streets required to a depth of fifteen feet.

(2) An additional amount, equal to at least five percent of the net usable area of the parcel is required and minimum of twenty percent of such landscaping shall be located in

the area devoted to parking.

(3) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.

(4) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.

(5) Maintenance. Required landscaping shall be maintained in a neat, clean, and health condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.

5.7.2 Community commercial.

1. Purpose and applicability. Land designated in the Southridge Village Specific Plan as sub-regional center (SRC) is intended for the development of commercial retail and service uses and facilities appropriate and necessary to serve the needs of the general community. It is the purpose of this section to regulate the design, development and use of a variety of compatible uses, more diverse than that permitted within the neighborhood commercial provisions. All community commercial development is subject to design review.

2. Uses permitted.

- a. Retail commercial establishments.
- b. Service commercial establishments.
- c. Administrative, business and professional offices.
- d. Cultural facilities.
- e. Hotels and motels.
- f. Restaurants, cafes, bars and cocktail lounges.
- g. Amusement establishments.
- h. Community facilities and services.
- i. Public utility uses, structures and facilities.
- j. Accessory uses and structures clearly incidental to any of the above.
- k. Senior Citizen Housing (including but not limited to convalescent, congregate care and senior apartments) subject to a

Conditional Use Permit.

- I. Single Family Residential subject to conformance with the development standards of the Low Density Residential 5.5 DU/Ac. designation.

3. Site development standards.

- a. Maximum building height shall be fifty feet.
- b. Building setbacks. The minimum building setback from any property line abutting a residential area shall twenty five feet, except that buildings more than thirty-five feet in height shall be set back a distance equal to the height of the building.
- c. Off-street parking requirements. Off-street parking shall be provided as required by the provisions of the Zoning Code.
- d. Signs. Signs shall be permitted in accordance with the Sign Code.
- e. Lighting. All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
- f. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent street, highways, and residential areas.
- g. Trash and storage area. All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six feet in height. No such area shall be located within fifty feet of any residential area unless it is fully enclosed.
- h. Screening abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. The screening shall have a total height of not less than six feet and not more than seven feet.
- i. Landscaping. Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:
 - (1) Boundary landscaping abutting public streets is required to an average depth of ten feet with a minimum depth of five feet.
- j. All commercial development, including multi-family development in commercial zones, with roofs or parts thereof with a minimum slope of 3:12, shall be required to have concrete, or clay tile, or metal roofs which are architecturally compatible with the building.

(2) An additional amount equal to at least five percent of the net usable area of the parcel, is required and a minimum of twenty percent of such landscaping shall be located in the area devoted to parking.

(3) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.

(4) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.

(5) Maintenance. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.

5.7.3 Commercial recreation.

1. Purpose and applicability. Land designated in the Southridge Village Specific Plan as commercial recreation (CR) is intended for the development of commercial recreational uses and facilities compatible with the balance of the community. The unique nature of the permitted uses warrants a separate set of standards for this category. All commercial recreation development shall be subject to design review.

2. Permitted uses.

- a. Miniature golf.
- b. Water-slides.
- c. Roller skating and ice skating rinks.
- d. Electronic, video and amusement game establishments.
- e. Health and athletic clubs.
- f. Racquetball, handball and tennis clubs.
- g. Batting cages.
- h. Bowling alleys.
- i. Billiard parlors.
- j. Other compatible amusement, entertainment and recreational uses and facilities.
- k. Food service establishments.

1. Accessory uses and structures clearly incidental to any of the above uses.

3. Site development standards.

a. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

b. Building setbacks. The minimum building setback from any property line abutting a residential area shall be a distance equal to the height of the building, except in no case shall the setback be less than twenty-five feet.

c. Setbacks for non-enclosed uses shall be determined at design review.

d. Off-street parking requirements. Off-street parking shall be provided as required by the provisions of the Zoning Code.

e. Signs. Signs shall be permitted in accordance with the Sign Code.

f. Lighting. All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.

g. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.

h. Trash and storage areas. All storage, including cartons, containers or trash shall be shielded from view within a building or area enclosed by a wall not less than six feet in height. No such area shall be located within fifty feet of any residentially zoned area unless it is fully enclosed.

i. Screening abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. The screening shall have a total height of not less than six feet and not more than seven feet.

j. Landscaping. Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, groundcover, or hardscape shall be installed and maintained subject to the following standards:

(1) Boundary landscaping abutting public streets is required to an average depth of ten feet with a minimum depth of five feet.

(2) An additional amount, equal to at least five percent of the net usable area of the parcel, is required and a minimum of twenty percent of such landscaping shall be located in the area devoted to parking.

(3) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.

(4) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.

(5) Maintenance. Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

k. All commercial development with roofs or parts thereof with minimum slope of 3:12 shall be required to have concrete, or clay tile, or metal roofs which are architecturally compatible with the building.

5.8. OTHER AREA REGULATIONS.

5.8.1 Community facilities regulations.

1. Purpose of intent. Land designated on the Southridge Village Specific Plan as community facilities (QP) is intended to provide for those additional public and quasi-public uses which may be compatible with the basic permitted uses.

2. Uses permitted.

- a. Open space.
- b. Schools, churches, libraries and post offices.
- c. Public and private recreational facilities, non-commercial.
- d. Establishments for the care of pre-school children.
- e. Fire and police stations, and other public and quasi-public facilities.
- f. Community service centers.
- g. Public utility uses, structures and facilities.
- h. Other community facility uses consistent with the purpose of these regulations which are found to be compatible with

the surrounding permitted uses.

i. Accessory uses and structures clearly incidental to any of the above uses.

3. Site development standards.

a. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

b. Building setbacks. The minimum building setback from any property line abutting a residential area shall be a distance equal to the height of the building, except in no case shall the setback be less than twenty feet.

c. Off-street parking requirements. Off-street parking shall be provided as required by the provisions of the Zoning Code.

d. Signs. Signs shall be permitted in accordance with the Sign Code.

e. Lighting. All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.

f. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.

g. Trash and storage areas. All storage, including cartons, container or trash, shall be shielded from view within a building or area enclosed by a wall not less than six feet in height. No such area shall be located within fifty feet of any residential zoned area unless it is fully enclosed.

h. Screening abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. The screening shall have a total height of not less than six feet and not more than seven feet.

i. Landscaping. Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:

j. All community facilities with roofs or parts thereof with a minimum slope of 3:12, shall be required to have concrete, or clay tile, or metal roofs which are architecturally compatible with the building.

(1) Boundary landscaping abutting public streets is required to a minimum depth of fifteen feet.

(2) An additional amount, equal to at least five percent of the net usable area of the parcel, is required and a minimum of twenty percent of such landscaping shall be located in the area devoted to parking.

(3) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.

(4) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.

(5) Maintenance. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

5.8.2 Open space regulations.

1. Purpose and applicability. The standards herein set forth are provided to regulate the use and development of land designated in the Southridge Village Specific Plan as open space (OS), regional park (RP), neighborhood parks (NP), community park (CP), Edison and MWD easements, and those portions of elementary and junior high school sites to be developed as joint-use recreation areas in conjunction with adjacent park uses.

2. Uses permitted.

- a. Parks, playgrounds and ballfields/sportsfields.
- b. Hardcourt games including, but not limited to volleyball, basketball, tennis and the like.
- c. Equestrian, pedestrian and bicycle trails.
- d. Equestrian facilities (but not including boarding and rental facilities).
- e. Swimming pools.
- f. Ponds and lakes (including fishing).
- g. Picnicking.
- h. Overnight group camping (restricted to regional park areas).

i. Public utility lines and attended structures and facilities.

j. Such other uses, facilities and events as deemed appropriate and compatible by the Planning Commission.

k. Accessory uses and structures clearly incidental to any of the above uses.

l. Detached single-family dwellings on a minimum lot of ten acres in the open space (OS) category.

3. Uses permitted subject to a conditional use permit.

a. Water storage, pumping, spreading, spraying, purification, and similar or accessory uses and facilities.

b. Equestrian facilities that include boarding and rental uses and facilities.

4. Site development standards.

a. Special provisions. Uses, facilities, structures, and improvements proposed for land within the Edison and MWD easements shall be approved by the appropriate utility agency.

b. Design review approval shall be required for all structures and facilities, excluding utility transmission lines (including electric, gas, water, irrigation, sewer, telephone, and TV cable).

5.8.3 Quarry regulations.

1. Purpose and applicability. The standards and requirements herein set forth are designed to regulate the use and development of land designated in the Southridge Village Specific Plan as quarry (Q).

2. Uses permitted.

a. Mining, quarrying and extraction of rock, sand, gravel, earth, clay and other similar materials in a manner consistent with historic use by the Southern Pacific Transportation Co. and their contractor.

b. Storage, stockpiling and distribution of rock, sand, gravel, earth, clay and other similar materials in a manner consistent with historic use.

c. Temporary accessory use/structures limited to the period of extraction operation only, consistent with historic use.

d. Accessory structures and uses.

3. Uses permitted subject to a conditional use permit.

a. Mining, quarrying and extraction of rocks, sand, gravel and similar materials on a larger scale than provided in subsection (2) a. above.

b. Substantial expansion of storage, stockpiling and distribution of rock, sand, gravel, earth, clay and other similar materials.

c. Sanitary land filling.

4. Site development standards.

a. Dust control. Roads, driveways and parking areas on the site should be maintained so as to control dust. Means may include oiling or hardsurfacing such areas or a watering program.

b. Setbacks. Structures and extraction operations should be set back an appropriate distance from property lines, as determined by the Planning Commission.

c. Perimeter landscaping and fencing. The perimeter of a parcel used for quarry operations shall be landscaped to provide for visual screening of the quarry operations from adjacent parcels, and shall be fenced to provide for public safety. Both perimeter landscaping and fencing shall be installed as determined by the Planning Commission.

5.8.4 Buffer space regulations.

1. Purpose. The lands designated buffer space (B) are intended to provide a separation between the treatment plant and residential development.

2. Uses permitted.

a. Parks, playgrounds and trails for pedestrian, bicycle and equestrian use.

b. Flood control channels and utility easements.

c. Commonly owned recreational facilities.

d. Crop and tree farming.

e. Accessory uses and structures.

3. Uses permitted subject to a conditional use permit.

a. Private recreational uses.

b. Equestrian uses.

c. Farm and agricultural uses not included in (2) d. above.

4. Special requirements.

- a. Design review as provided in Zoning Code.
- b. Off-street parking as provided in Zoning Code.

5.8.5 Overlay Regulations.

1. Purpose and Applicability. The lands which are designated with an Overlay land use are intended to provide for the future use of property currently designated as Buffer (B), Open Space (OS), Quarry (Q) or Southern Pacific (SPRR) which provide a separation between the Water Reclamation Facility and residential development.

The Planning Unit Areas which are subject to the Overlay regulations are 66 (including 66A, 66B and 66C), 70, 71, 72, 75, 76, 77, 78, 86, 116, and 116A.

2. Uses permitted. The current designation of each of the above referenced Planning Unit Areas shall remain in effect until one of the following occurs at which time the overlay designation shall become effective:

a. CBMWD notifies the City that the Water Reclamation Facility will not be construction on PUA's 68, 69, 82, or 83;

b. CBMWD sells the property;

c. CBMWD or an authorized agent acting an CBMWD's behalf files application for an amendment to the land use designation which is granted by the City; or

d. CBMWD notifies the City that certain PUA's or portions of PUA's are not required as separation because they are more than 850 feet from the boundaries of the Water Reclamation Facility site (PUA's 68, 69, 82 and 83).

5.8.6 Automobile Service Center Regulations.

1. Purpose and Applicability. The standards and requirements herein set forth are designed to regulate the use and development of land designated in the Southridge Village Specific Plan as Automobile Service Center (ASC).

2. Uses Permitted Subject to a Conditional Use Permit.

- a. Dispensing of gasoline, oil and grease
- b. Installation of tires and batteries

c. Minor repair service, including tune-up. Excludes paint and body repair and engine overhaul.

d. Accessory structures and uses, including

(1) Automatic car wash

(2) Retail sale of tires, batteries and automotive accessories

(3) Convenience mart

3. Site Development Standards

a. Lot area and frontage. Each automobile service center site shall have a minimum net lot area of not less than twenty-thousand (20,000) square feet and a frontage on each street of not less than one hundred-fifty (150) feet.

b. Setbacks.

(1) The service station building shall be set back a minimum of forty (40) feet from all street property lines.

(2) All gasoline pumps and pump islands upon which they are placed shall be set back a minimum of twenty-five (25) feet from any property line.

(3) Canopies may project within ten (10) feet of all street property lines and shall not be closer than fifteen (15) feet to all other property lines.

c. Areas and Parking Regulations.

(1) Location: The site shall have direct frontage on a major, primary or secondary highway.

(2) Driveway Access: One (1) access drive shall be permitted for each street frontage unless additional access drives will enhance the public health, safety, and welfare. All driveways shall be a maximum of forty-two (42) feet wide with a radius curb return. Additional driveways will be considered where deemed necessary to assure adequate circulation. For any modification to driveway dimensions, the applicant shall be required to submit a "site circulation plan".

d. Parking Requirements.

(1) A minimum of one (1) off-street parking space shall be provided for each two-hundred twenty-five (225) square feet of gross floor area contained within the building. However in no case shall less than six (6) non-motor fuel customer space provided for any one use. All off-street parking spaces shall be

striped and include a minimum of one (1) approved handicapped parking space, measuring fourteen (14) feet in width and twenty (20) feet in length, with the remaining required parking spaces measuring nine (9) feet in width and nineteen (19) feet in length.

(2) Fueling positions may be used for the purpose of providing the minimum required off-street parking spaces.

(3) An off-street loading space as per the Zoning Code shall be required for buildings containing a gross floor area of one-thousand (1000) square feet or greater. The loading space will be placed adjacent to building delivery door.

(4) A bicycle rack designed to accommodate a minimum of six (6) bicycles shall be installed.

(5) No vehicle shall be parked on the premises other than those used by persons attending to business on the site. Vehicles being serviced for customers, vehicles of employees, and service vehicles are permitted, but these vehicles shall be limited to passenger-type automobiles, and motorhomes, including light commercial vehicles up to six thousand (6,000) pounds gross weight.

(6) Parking and drive areas shall be designed to provide for safe and efficient vehicular and pedestrian ingress, circulation, and egress.

e. Landscaping. Landscaping shall be provided pursuant to the City Landscape Standards. A minimum landscape area of fifteen (15) feet in width (as measured from the property line) shall be required adjacent to any street. Mounding along street when required shall be at a 3:1 slope maximum. A one year contract form a licensed landscape contractor shall be presented with a request for Certificate of Occupancy, and with each subsequent annual business license renewal.

f. Walls. A solid masonry wall may be required on all interior property lines. Said wall shall be a minimum of six (6) feet in height from the highest adjacent grade. Said wall shall be reduced to three (3) feet in height within any required yard setback area or corner cut back area.

g. Repair and Servicing. All hydraulic hoists and pits, and all lubrication, greasing, automobile washing and polishing and permitted repair equipment must be enclosed entirely within a building, and all work shall be done within a completely enclosed building. No outdoor storage of inoperative vehicle or vehicles under repair shall be permitted on the site.

h. Signs. Signs shall be permitted in accordance with the Sign Code.

i. Lighting. Exterior lighting shall be placed and adjusted so as to create a safe and pleasant environment on the site and shall be subject to City Police Department approval. All lighting devices shall be equipped with weather and vandal-resistant covers. Lighting fixtures shall be so situated and shielded so as not to direct or reflect lighting glare on adjacent properties or public rights-of-way. A fuel island may have an illuminated fascia that shall reflect company identification and customer instructions.

j. Storage and Display. Outside storage of new or used merchandise shall not be permitted, except petroleum products incidental to pump island service. The sale, rental, and display of non-incidental items shall be regulated as a part of the conditional use permit establishing the service station nor of a supplemental application if such sale, rental or display is proposed as an addition to an existing facility. Coin-operated vending machines may be permitted in specifically designated areas.

k. Trash Receptacle Areas

(1) One (1) cubic yard container area, enclosed by a six (6) foot high decorative masonry block wall and gate, shall be provided on the site. The Trash enclosure shall be designed to conform with City standards and be located so as to minimize noise, and visual intrusion on adjacent properties or from public view. The trash receptacle area shall not be placed within any required landscaped areas.

(2) A minimum of two (2) additional exterior trash containers for employee and customer use shall be placed adjacent to pedestrian walkways. A minimum of one (1) trash container per fuel island shall be required.

l. Hours of Operation

(1) No automobile service station located within one hundred (100) feet of any residentially zoned parcel of property shall conduct operations other than between the hours of 6:00 a.m. and 11:00 p.m.

(2) Additional hours of operation shall be determined on a case by case basis by the Planning Commission.

m. Restroom Requirements. All fuel retailers shall provide both male and female restrooms which are continuously maintained for the use of, and at no charge to customers and employees. The restroom entrances shall be screened from view from adjacent properties and public rights-of-way by decorative structural screening as approved by the Director.

n. Air/Water. Air and water dispensing equipment shall be provided. Such equipment shall be located in an easily

accessible location and shall be maintained at all times. Non-operating equipment shall be repaired within five (5) calendar days.

o. Fuel Tanker Access. Underground fuel tanks shall be located in such a manner so as to not interfere with vehicle circulation during unloading.

p. Service Bay. Service bays doors shall be oriented away from the public right-of-way.

4. Abandonment and Revocation.

If a automobile service station is abandoned or vacated for a period of six consecutive (6) months such abandonment shall be considered to be forfeiture of all rights and privileges granted by a conditional use permit. A hearing shall be held for the purpose of revoking such permit in accordance with the provision of this Article. Within thirty (30) days prior after to revocation of a CUP operation a plan must be presented to the City outlining plans for removal of above or below ground storage tanks.

5. Automatic Car wash

a. Any car wash in which power driven or steam cleaning equipment is used shall be contained wholly within a completely enclosed building, with openings for the entrance and/or exit of vehicles. Any activity involving hand drying of vehicles does not require enclosure within a building. Hand drying shall only be conducted in areas not used for required parking or vehicular circulation.

b. Any sound emanating from the operation shall be in conformance with those standards adopted by the City for the control of noise and noise sources per the Zoning Code.

c. Operation shall not be allowed before 6:00 a.m. or after 11:00 p.m.

d. Additional hours of operation shall be determined on a case by case basis by the Planning Commission.

6. Alcoholic Beverage Sales. Any use that engages in on - or off-site retail sales of alcoholic beverages and that is required to operate under a state alcoholic beverage control (ABC) license shall be subject to the approval of a conditional use permit. A conditional use permit shall be required for the following actions:

a. An application for an original ABC license;

b. An application for a new ABC license;

- c. Any change in the type of existing ABC license;
- d. Premise-to-premise transfer of an existing ABC license;
- e. Any increase of floor area in an AC licensed establishment;
- f. Any change in operating conditions from what was originally imposed by the City or by ABC, including but not limited to any change of hours of operation;
- g. A request to establish live entertainment or dancing in an ABC licensed establishment;
- h. Any ABC licensed established that has its license revoked, suspended or surrenders its license to ABC or discontinues use of the license for thirty days or has its conditional use permit revoked or vacates the property will be required to file and have approved a new conditional use permit before reestablishing the use;
- i. Any ABC licensed establishment not previously possessing a conditional use permit when there is an ownership change.

7. Design review as provided in the Zoning Code.

5.8.7 Ministorage Regulations

1. Purpose and applicability. The standards and requirements herein set forth are designed to regulate the use and development of land designated in the Southridge Village Specific Plan as Ministorage (M.S.).

2. Uses permitted subject to a Conditional Use Permit.

- a. Storage of household goods and similar items.
- b. Accessory structures and uses, including
 - (1) Caretaker's residence
 - (2) Recreational vehicle storage

3. Site Development Standards.

a. Lot area. The net lot area shall not be less than five acres (217,800 sq. ft.).

b. Setbacks. Buildings shall have a front set back which is a minimum of twenty feet from any public street right-of-way. Buildings shall be setback a minimum of thirty five (35) feet

from all interior property lines with the exception that the Planning Commission may approve single story buildings to be constructed at a property line not adjacent to residentially designated property.

c. Parking requirements. Off-street parking as required by the Planning Commission.

d. Signs. Signs as provided in the Sign Code.

e. Landscaping. The front set back shall be landscaped. A minimum of fifteen (15) percent of the unbuilt area shall be landscaped. All landscaping shall be pursuant to the City Landscape Standards.

f. Walls. A solid masonry wall may be required on all interior property lines. Said wall shall be a minimum of six (6) feet in height from the highest adjacent grade.

g. Lighting. Exterior lighting shall be placed and adjusted so as to create a safe and pleasant environment on the site and shall be subject to City Police Department approval. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting fixtures shall be so situated and shielded so as not to direct or reflect lighting glare on adjacent properties or public rights-of-way.

h. Outside Storage. Ministorage facilities shall be designed so that all storage, with the exception of recreational vehicle storage, is within completely enclosed buildings. No outdoor storage of materials (household goods and the like) shall be permitted.

i. Trash receptacle areas. A commercial facility whose primary function is to provide minor repair service to motor vehicles and to dispense motor fuels.

j. Hours of operation. Hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.

k. Restroom requirements. Both male and female restrooms shall be provided which are continuously maintained for the use of, and at no charge to customers and employees.

l. Architectural treatment. Building elevations adjacent to or visible from public street rights-of-way shall incorporate a roof treatment (eg. mansard, hip, gable, etc.) reflecting the residential character of Southridge Village.

4. Design review as required pursuant to the Zoning Code.

5.9. ADMINISTRATION.

5.9.1 Variances and Adjustments.

1. Purposes and Authorization.

a. Variances and adjustments from the terms of this Chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property or privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance or adjustment granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which such property is situated.

b. The power to grant variance and adjustment does not extend to use regulations.

2. Application date and maps to be furnished.

Application for a variance or adjustment shall be filed with the Director on a form prescribed by the Director and shall include the following data and maps:

a. Name and address of the applicant.

b. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the variance is being requested.

c. Address and legal description of the property.

d. Statement of the precise nature of the variance or adjustment requested and the practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning regulations that would result from a strict or literal interpretation and enforcement of the specific regulation, together with any other data pertinent to the findings prerequisite to the granting of a variance or adjustment, prescribed in Subsection 8.

e. An accurate scale drawing of the site and any adjacent property affected, showing when pertinent, the contours and all existing and proposed locations of streets, property lines, uses, structures, driveways, pedestrian walks, off-street parking facilities and landscaped areas.

f. A list of all owners of property located within three hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of the these properties.

g. The Director may require additional information or

plans, if they are necessary, to enable a determination as to whether the circumstances prescribed for the granting of a variance or adjustment exist. The Director may authorize omission of any or all of the plans and drawings required by this section if they are not necessary.

3. Fees.

a. The application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

4. Hearing Responsibility.

a. Applications for modifications and adjustments solely to following regulations shall be heard and determined by the Director:

- (1) Building site area;
- (2) Building site width;
- (3) Building height;
- (4) Building site coverage;
- (5) Building setbacks;
- (6) Site development standards;
- (7) Garage location and access;
- (8) Location of detached accessory uses and structures.
- (9) Off-street parking regulations.

b. Any modification or adjustment to the terms of requirements of this Chapter, if granted, shall allow the following:

(1) A decrease of not more than ten percent (10%) of the required building site area or width.

(2) A decrease of not more than twenty percent (20%) of the required width of side yard.

(3) A decrease of not more than thirty-five percent (35%) of the required rear yard.

(4) A decrease of not more than twenty-five percent (25%) of the distance required between the front property line and the building line.

(5) An increase in the permitted height of a fence or wall used as a fence, the total height not to exceed six feet.

(6) An increase of not more than ten percent (10%) of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys, and fireplaces into any required front, rear, side or yard between buildings.

c. All other variances, adjustments, and modification applications shall be heard and a determination shall be made by the Planning Commission.

5. Public Hearing.

The Planning Commission shall hold a public hearing on an application for a variance. The hearing shall be set and notice given as prescribed in the Zoning Code. At a public hearing, the Commission shall review the application, statements, and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Subsection 8. No public hearing is required for the consideration of an adjustment application.

6. Action of the Director.

The Director may grant an adjustment as the adjustment was applied for or in modified form, or the application may be denied. An adjustment may be granted for a limited time period, or may be granted subject to conditions as the Director may prescribe.

7. Action of the Planning Commission.

The Commission may grant a variance as the variance was applied for or in modified form, of the application may be denied. A variance may be granted for a limited time period, or may be granted subject to conditions as the Commission may prescribe.

8. Findings.

An adjustment/modification or variance to this Specific Plan may be granted with respect to fences, walls, hedges, screening, or landscaping; site areas, widths, or depth; front, rear, or side yards; coverage, height of structures; distances between structures, usable open space, frontage on a public street, or development standards as the variance or adjustment was applied for or in modified form, if the basis of the application and the evidence submitted, the Commission makes findings of fact that establish that the circumstances prescribed in a, b or c and in paragraph d below do apply:

a. That strict or literal interpretation and enforcement of the specific regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter.

b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone.

c. That strict or literal interpretation and

enforcement of the specific regulation would deprive the applicant or privileges enjoyed by the owners of other properties in the same zone.

d. That the granting of the variance or adjustment will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

9. Appeal to City Council.

A decision of the Planning Commission on a variance or adjustment may be appealed to the City Council as prescribed in the Zoning Code.

10. Lapse of variance or adjustment.

A variance or adjustment shall lapse and shall become void one year following the date on which the variance or adjustment became effective unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance or adjustment application.

11. Revocation.

A variance or adjustment granted by the Planning Commission subject to condition shall be revoked by the Commission if the applicant has not complied with the conditions. The decision of the Commission revoking a variance or adjustment shall become effective ten (10) days following the date on which it was revoked unless an appeal has been filed. A variance or adjustment granted by the City Council shall be revoked only by the City Council.

12. New Application.

Following the denial or revocation of a variance or adjustment application, no application for the same or substantially the same variance or adjustment on the same or substantially the same site shall be filed within one year of the date of denial or revocation of the variance or adjustment.

13. Variance or adjustment related to plans submitted.

Unless otherwise specified at the time a variance or adjustment is granted, it shall apply only to the plans and drawings submitted as part of the application.

5.10. SUBDIVISIONS.

1. Two types of subdivision maps will be utilized in the Southridge Village Specific Plan, as well as parcel maps when appropriate:

a. Creation of separate parcels from the larger land ownership to facilitate financing and transfer of title.

b. Subdivisions dividing land for the purpose of creating new residential, commercial, and industrial lots to facilitate physical development of the land.

5.11. AMENDMENT PROCEDURES.

1. Amendment Procedures:

a. The City Council may amend, supplement, or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, by the Planning Commission or by petition of the owners of the subject property.

b. Whenever the owner of any land desires a reclassification of his property or a change of the land use district or regulations pertaining to his property, and after he has complied with profiling requirements, if any, applicable to his proposal, the landowner or his duly authorized agent shall present his request to the Planning Commission on a form furnished by the Planning Department. The form, setting forth the request and any related facts, circumstances or information, shall be filed with the Director of Planning together with the fee established by resolution of the City Council payable to the City of Fontana. The Planning Commission shall hear the request and shall take such action as it deems necessary in order to proceed with any studies, surveys, investigations or hearings as may be required by law. Within fifteen (15) days after the hearing, the written recommendation of the Planning Commission together with findings or other matters as may be related to the request, shall be transmitted to the City Council.

c. In the case of action by the Planning Commission on a landowner's request recommending against the adoption of a reclassification of property or change of the land use district or regulations pertaining to a request, the City Council shall take no further action thereon unless the owner of the land or his duly authorized agent or any member of the City Council shall request a hearing by filing a written request with the Director of Planning within ten (10) days after the recommendations of the Planning Commission have been transmitted to the City Council. Failure to file a written request within ten (10) calendar days shall result in termination of the case.

d. The City Council, after receipt of the report recommending approval of the application or the written request for hearing shall hold at least one public hearing and shall thereafter proceed to act on the report and recommendation as provided by the California Planning and Zoning Law (California Government Code,

Section 65854 et seq.).

e. When it is found necessary for the preservation of the health, safety and general welfare of the public, the orderly development of the City of Fontana, and the implementation of the general plan, the City Council or Planning Commission may require as a condition precedent to a change of zone, the dedication of property or the installation of facilities either onsite or offsite as may be deemed necessary to protect the public interest and to make the affected properties suitable for the uses permitted by the amendment, supplement or change in regulations or district. The facilities or matters so required shall be completed or reasonable guarantees acceptable to the City shall be provided for their completion prior to the adoption of any such amendment, supplement or change in regulations or district.

f. Changes made per this section shall not abrogate established General Plan or Specific Plan density thresholds or regulations deemed necessary to the effectuation of the goals and policies of the General Plan or the Specific Plan.

g. The following changes to the Specific Plan may be approved by the Director without amending the Plan:

(1) The transfer of dwelling units from one area of the Plan to another area if the following findings are made:

(a) The transfer meets the design and land use concepts of the Specific Plan.

(b) The transfer shall not raise any single family density area by more than 10 percent above the stated density.

(c) Such transfers are recorded against subject properties as approved by the Director.

(2) The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations.

(3) Changes to the community infrastructure such as drainage systems, water, and sewer systems, which do not have the effect of increasing or decreasing capacity in the Specific Plan area nor change the concepts in the Specific Plan area.

(4) The required front yard landscaping may be waived until six months after a building final is received, if the landscaping requirements present a hardship for the development of one parcel by the owner (an owner/occupied dwelling).

h. Bonus Density Increment Procedure:

Developers or landowners may petition the Planning Commission for consideration of a density bonus as described in Section 5.2 of this chapter. Such petition must be filed with the application for a Preliminary Development Plan.

2. Notice of Hearings.

The Planning Commission and City Council shall hold a public hearing on the proposed adoption or amendment of the Specific Plan. Notice of the hearing shall be published in a newspaper having general circulation within the affected area, not less than 10 days prior to said hearing. All affected property owners and those within 300' of the proposed Specific Plan Amendment shall be notified by mail, prior to the hearing date. Any hearing may be continued, as deemed appropriate and necessary by the Planning Commission and City Council.

3. Findings and Conditions; use of.

In order for a Specific Plan amendment to be approved or conditionally approved, the Planning Commission and the City Council shall make all appropriate findings concurrent with any amendment/approval. Such findings shall include, but not be limited to:

a. Substantial compliance with the following objectives:

(1) Ensure development consistent with the General Plan and integral elements.

(2) Maintain maximum development flexibility while insuring quality.

(3) Ensure development that does not exceed the City's ability to provide essential urban services.

(4) Maintain well-articulated land use and circulation relationships through sound planning application.

(5) Facilitate the provision and appropriate location of community facilities, services and utilities.

(6) Ensure aesthetic and quality control through adequate consideration of design in the development review process.

(7) Ensure suitable consideration and protection of the community's natural environment during the development review process.

(8) Provide assurance to developers that innovative and unique land development techniques will be given reasonable

consideration for approval.

(9) Ensure that plans developed under this section will be implemented in a timely manner.

(10) Ensure that the urban form and character envisioned at the time of approval is attained upon development.

b. Consistency with Fontana's General Plan goals, objectives, and policies.

c. Findings required per CEQA or City Environmental Guidelines (CEG):

The Planning Commission and City Council may establish conditions to assure that the proposed Specific Plan is consistent with the provisions of State law and the intent and purpose of the General Plan.

4. Effective Date.

Specific Plan amendments per this section adopted by ordinance shall take effect thirty (30) days after final adoption by the City Council.

Specific Plan amendments adopted by resolution shall take effect immediately upon City Council approval.

5. Fees.

Any application for amendment to the Specific Plan shall be accomplished by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

5.12. STATISTICAL SUMMARY.

The land use allocations, including gross acres, maximum densities and dwelling unit yield, have been determined for each planning unit in Southridge Village.

To ensure an orderly and well-balanced community, the gross acreage of Southridge Village shall be developed within the allocations listed in the statistical summary which follows. The acreage indicated therein are rounded to the nearest hundredth of the number and provided as guidelines. Modifications in acreage and shapes which occur during technical refinements in the tentative map process shall not require an amendment to the specific plan except as indicated in Section 5.11.

Any changes or amendments to the Statistical Summary which would result in changes to the Map identified in Section 5.4 shall be adopted as amendments to Section 5.4 as well as this section.

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

Planning Area	S.P. District Designation	Gross Acreage	Gross Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
PHASE I & II					
1	Single Family	21.0	18.1	6.0	117
2	Patio Home	19.8	16.5	6.0	116
3	Duplex	20.7	16.9	8.0	134
4	Townhomes	20.7	17.1	12.0	208
5	Carriage Homes	4.1	3.5	25.0	25
6	Carriage Homes	12.6	11.9	25.0	86
7	Single-Family	14.9	14.5	6.0	98
8	Elementary School	6.2	6.0	E	0
9	Park	6.2	6.0	N.P.	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9.0	6.0	58
12	Elementary School	6.3	6.0	E	0
13	Park	8.8	8.0	N.P.	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29.0	6.0	174
16	Duplex	17.1	16.2	8.0	120
17	Duplex	15.5	13.7	8.0	114
18	Commercial	3.8	3.0	N.C.	0
19	Patio Home	31.2	27.7	6.0	174
20	Patio Home	31.6	29.1	6.0	188
21	Duplex	17.0	16.1	8.0	137
22	Garden Home	14.4	11.8	18.0	(259)
23	Garden Home	7.4	6.6	18.0	(133)
24	Single-Family	16.0	13.2	3.0	(48)
25	Single-Family	5.8	5.1	3.0	17
26	Single-Family	40.0		1.1	44
27	Single-Family	44.0		1.1	49
28	Single-Family	20.0		0.8	11
29	Utility Easement	6.9		SCE	0
30	Single-Family	14.0		1.2	17
31	Utility Easement	0.8		SCE	0
32	Utility Easement	3.9		SCE	0
33	Utility Easement	6.7		SCE	0
34	Utility Easement	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easement	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easement	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8.0	201
41	Park	4.0	3.4	N.P.	0

ORDINANCE NO. 1461

AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT NO. 04-003 (SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENT NO. 18), TO DESIGNATE: 1) APPROXIMATELY 3.2 ACRES ON THE SOUTHEAST CORNER OF LIVE OAK AVENUE AND JURUPA AVENUE AS PATIO HOME (5,000 SQUARE FOOT MINIMUM LOT SIZE) FROM COMMERCIAL; 2) APPROXIMATELY 22 ACRES ON THE SOUTH SIDE OF CYPRESS AVENUE AS PATIO HOME (5,000 SQUARE FOOT MINIMUM LOT SIZE) FROM PARK AND COMMUNITY PARK DESIGNATIONS; AND, 3) APPROXIMATELY 26 ACRES SOUTH OF ELM AVENUE FROM PATIO HOME TO OPEN SPACE.

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Specific Plan Amendment No. 04-003 is consistent with the goals and policies of the General Plan.

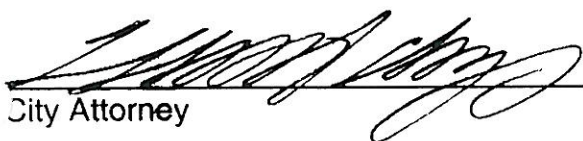
Section 2. Specific Plan Amendment No. 04-003 is hereby approved and the Southridge Village Specific Plan is hereby amended as described in Exhibit "A" attached hereto.

Section 3. Any provision of this Ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

Section 4. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Sun, a local newspaper of general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 5th day of October, 2004.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Friday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, October 8, 2004,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 8th day of October



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE**

No. 1461

AFF# 28502

**SUMMARY OF ADOPTED
ORDINANCE NO 1461.**

**NOTICE IS HEREBY
GIVEN that the City
Council of the City of**

**AYES: Mayor Pro Tem
Rutherford, Council
Members Gonzalez,
Roberts, Warren
NOES: None
ABSENT: Mayor Nuaimi**

Fontana, at a Regular Meeting scheduled on Tuesday October 6, 2004, in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1461 an Ordinance of the City of Fontana, approving Specific Plan Amendment No. 04-003 (Southridge Village Specific Plan Amendment No. 18), to designate: 1) approximately 3.2 acres on the southeast corner of Live Oak and Jurupa Avenue as patio home (5,000 square foot minimum lot size) from Commercial; 2) approximately 22 acres on the south side of Cypress Avenue as patio home (5,000 square foot minimum lot size) from Park and Community Park designations; and, 3) approximately 26 acres south of Elm Avenue from patio home to open space.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA
Janice Rutherford, Mayor
Pro Tem**

**Beatrice Watson
City Clerk**

**ya
P.O. #400275
Publish October 8, 2004**

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

TABLE 3.4.B
SOUTHRIDGE VILLAGE LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO. 18

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
PHASE I & II					
1	Single Family	21.6	18.1	6	117
2	Patio Home	19.8	16.5	6	116
3	Duplex	20.7	16.9	8	134
4	Townhomes	20.7	17.1	12	208
5	Carriage Homes	4.1	3.5	25	25
6	Carriage Homes	12.6	11.9	25	86
7	Single-Family	14.9	14.5	6	98
8	Elementary School	6.2	6	E	0
9	Park	6.2	6	N.P.	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9	6	58
12	Elementary School	6.3	6	E	0
13	Park	8.8	8	N.P.	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29	6	174
16	Duplex	17.1	16.2	8	120
17	Duplex	15.5	13.7	8	114
18	Commercial	3.8	3	N.C.	0
19	Patio Home	31.2	27.7	6	174
20	Patio Home	31.6	29.1	6	188
21	Duplex	17	16.1	8	137
22	Garden Home	14.4	11.8	18	(259)
23	Garden Home	7.4	6.6	18	(133)
24	Single-Family	16	13.2	3	(48)
25	Single-Family	5.8	5.1	3	17
26	Single-Family	40		1.1	44
27	Single-Family	44		1.1	49
28	Single-Family	20		0.8	11
29	Utility Easement	6.9		SCE	0
30	Single-Family	14		1.2	17
31	Utility Easement	0.8		SCE	0
32	Utility Easement	3.9		SCE	0
33	Utility Easement	6.7		SCE	0
34	Utility Easement	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easement	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easement	7		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8	201
41	Park	4	3.4	N.P.	0

SP Amendment #18

SOUTHRIDGE VILLAGE LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO. 18

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
42	Elementary School	6.3	6	E	0
43	Duplex	12.3	10.6	8	86
44	Duplex	11.8	10.3	8	80
45	Jr. High School	20	19	J.H.	0
46	Duplex	20.7	18	8	148
47	Duplex	14.4	12.5	8	101
48	Carriage Home	10.7	9	25	250
49	Carriage Home	14.4	13.1	25	296
50	Carriage Home	8.2	7.2	25	56
51	Duplex	18.2	15	8	106
52*	Commercial-SRC	4.8		SRC	0
53*	Commercial-SRC	5		SRC	0
54*	Commercial-SRC	21.5		SRC	0
55	Park	3.5	2	C.P.	0
56	Park	11.3	9.6	C.P.	0
57	Park	15.7	12.7	C.P.	0
58	Townhomes	11.4	10.2	12	82
59	Elementary School	6.4	5.5	E	0
60	Duplex	17.5	15.2	8	121
61	Patio Home	40	39.9	4.5	190
62	Open Space	9.7	9.7	0.5	0
63	Duplex	15.1	13.7	8	117
64	Patio Home	25	24	6	139
65	Patio Home	42.6	41.5	6	213
66	Quarry	71.8	68.5	Q	0
66A	Single-Family Overlay		24.5	3.75	(92)
66B	Mini Storage		16.1	M.S.	0
66C	Open Space		28.9	0.5	0
67	Open Space	69.1	68.2	0.5	0
68	CBMWD	29.9	27.6	CBMWD	0
69	CBMWD	17.2	15.7	CBMWD	0
70	Buffer	6.3	5	B	0
	Single-Family Overlay			3.75	(19)
71	Buffer	3.8	3.8	B	0
	Single-Family Overlay			3.75	(14)
72	Southern Pacific	3.6	2.5	SPRR	0
	Single-Family Overlay			5.5	(14)
73	Flood Control	7.4	7.4	SBCFCD	0
74	Utility Easement	9.4	9.4	SCE	0
75	Southern Pacific	2.3	2.1	SPRR	0
75A	Single-Family Overlay		0.7	5.5	(4)
75B	Automobile Service Center		0.7	ASC	0
75C	Utility Easement		0.7	SCE	0
76	Buffer	6.6	6.3	B	0
	Single-Family Overlay			5.5	(35)
77	Buffer	6.5	4.7	B	0
77A	<u>Single-Family Overlay</u>	<u>2.27</u>	<u>2.27</u>	<u>5.5</u>	<u>(13)</u>
77A	Single-Family Overlay		2.3	5.5	(13)
77B	<u>Patio Home</u>	<u>3.23</u>	<u>3.23</u>	<u>6</u>	<u>18</u>
77B	Automobile Service Center		2.4	ASC	0
78	Buffer	5.3	5	B	0
	Single-Family Overlay			5.5	(28)
79	Utility Easement	(Incl In # 74)		SCE	0

SP Amendment #18

Exhibit "A"

TABLE 3.4.B
SOUTHRIDGE VILLAGE LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO. 18

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved Date (Proposed)
80	Utility Easement	4.5	4.5	SCE	0
81	Utility Easement	3.6	3.6	SCE	0
82	CBMWB	9.2	8.5	SBMWD	0
83	CBMWB	7.6	6.8	SBMWD	0
84	Open Space	61.1	61.1	0.5	0
85	Open Space	14.6	14.6	0.5	0
Phase III					
86	Buffer	10.2	8.6	B	0
	Single-Family Overlay			5.5	(47)
87	Duplex	18.2	16	8	124
88	Duplex	13.8	11	8	88 (88)
89	Commercial	13.9	10.9	N.C.	0
89A	Single-Family Overlay			8	(88)
90	Single-Family Overlay	13.7	12	8	92 (96)
91	Duplex	15.7	12.2	8	95
92	Patio Home	30.1	25.3	6	130 (152)
94	Flood Control	2	1.9	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	5.7	5.7	SBCFCD	0
97	Utility Easement	13.8	13.5	SCE	0
97A	Utility Easement	4.7	4	SCE	0
98	Park	12.5	12.5	N.P.	0
99	Utility Easement	6.6	6.3	SCE	0
100	Utility Easement	19.9	19.4	SCE	0
101	Utility Easement	17.1	16.9	SCE	0
102	Duplex	20	18.5	8	140 (148)
103	Community Park	10.2	10.2	C.P.	0
103	Community Park	15.9	15.3	C.P.	0
103A	Patio Homes	22.48	22.48	6	89
104	Park	9.7	9	N.P.	0
105	Duplex	20.9	19	8	143
106	Open Space	69.2	68.2	0.5	0
107	Regional Park	302.82	302.82	R.P.	0
107	Regional Park	319.6	319.2	R.P.	0
108	Open Space	114	111.4	0.5	0
109	Open Space	155.4	155.4	0.5	0
110	Duplex	15.1	13.4	8	106
111	Elementary School	6.6	6	E	0
111A	Joint Use	4.3	4	E/NP	0
112	Duplex	23.4	22	8	166 (176)
113	Single-Family	13.2	12.8	8	99 (102)
114	Duplex	14	13.5	8	113
115	Duplex	11.4	11.4	8	94
116	Buffer	5.5	5	B	0
	Single-Family Overlay			3.75	(19)
116A	Buffer	16.8	15	B	0
	Single-Family Overlay			5.5	(83)
117	Duplex	18.9	16.3	8	(131)
118	Single-Family	12	11.4	8	(91)
119	Elementary School	6.4	6	E	0

SP Amendment #18

Exhibit "A"

TABLE 3.4.B
SOUTHRIDGE VILLAGE LAND USE DENSITIES
SPECIFIC PLAN AMENDMENT NO. 18

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved Date (Proposed)
119A	Joint Use	4.6	4	N.P.	0
120	Park	9.5	9.1	8	0
121	Single- Family	16.2	14.8	8	115 (118)
122	Single- Family	14.4	12.4	12	75(99)
123	Townhomes	12.9	12.4	E/NP	99 (149)
124	Patio Homes	15	15	6	73
424	Patio Homes	24	23.8	6	131(143)
124A	Open Space	7.5	7.5		0
125	Patio Homes	15.5	15.5	6	92
425	Patio Homes	26.7	25.6	6	132 (154)
125A	Open Space	7	7		0
126	Duplex	26.6	25.1	8	182(201)
127	Single- Family	18.7	17.1	8	131 (137)
128	Patio Homes	14.2	11.9	6	(71)
129	Open Space	4.1	3.8	0.5	0
130	Open Space	12.6	12.3	0.5	0
131	Open Space	21.2	21.2	0.5	0
132	Patio Homes	15.3	15.3	6	82
432	Patio Homes	27.7	27.5	6	163 (165)
132A	Open Space	11.7	11.7		0
133	Utility Easement	6.2	6.1	MWD	0
134	Park	5.1	3.4	N.P	0
135	Park	4	2.5	N.P	0

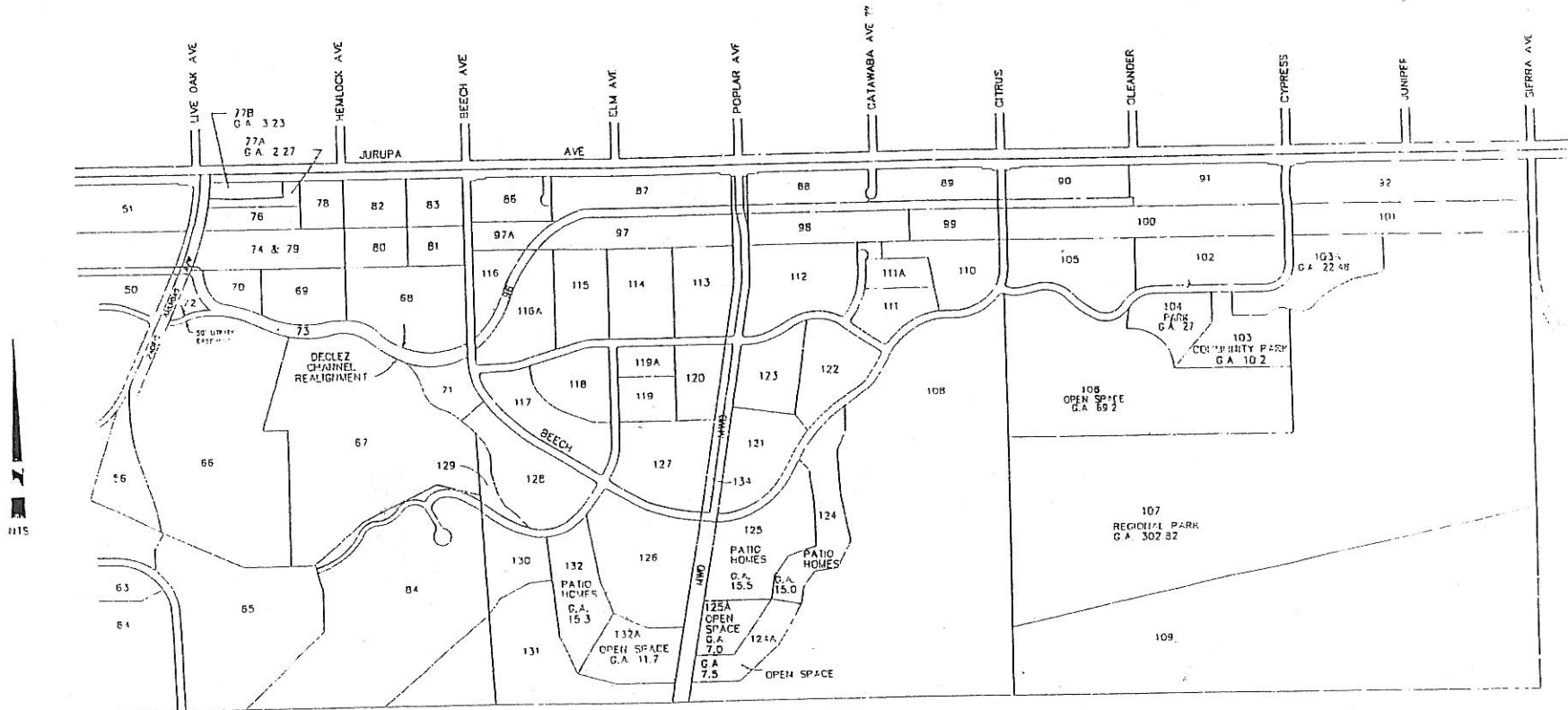
**Development of the 10.6 net acres of vacant land remaining as of January 1, 1998, within PUA's #52, 53, and 54, shall be collectively developed with one land use.

Per Specific Plan Amendment No. 97-07 (Amendment No. 17)
SP Amendment #18

AMENDMENT NO. 18
PLANNING AREAS 77B, 103A, 124A, 125A, AND 132A

SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN
PLANNING UNIT AREAS



**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Friday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates. To-wit: September 24, 2004.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 24th day of September

Signature

This space is for the
County Clerk's stamp

**SUMMARY OF PROPOSED
ORDINANCE**

**No. 1461
AFF# 28449**

**SUMMARY OF PRO-
POSED ORDINANCE NO.
1461.**

**NOTICE IS HEREBY GIV-
EN that the City Council of
the City of Fontana, at a**

**Regular Meeting scheduled
on Tuesday, October 5,
2004, in the City Hall Coun-
cil Chambers, 8353 Sierra
Avenue, will consider adop-
tion of Ordinance No. 1461,
an Ordinance of the City of
Fontana, California approv-
ing Specific Plan Amend-
ment No. 04-003
(Southridge Village Specific
Plan Amendment No. 18),
to designate: 1) approxi-
mately 3.2 acres on the
southeast corner of Live
Oak and Jurupa Avenue as
patio home (5,000 square
foot minimum lot size) from
Commercial; 2) approxi-
mately 22 acres on the
south side of Cypress
Avenue as patio home
(5,000 square foot mini-
mum lot size) from Park
and Community Park des-
ignations; and, 3) approxi-
mately 26 acres south of
Elm Avenue from patio
home to open space.**

**A certified copy of the full
text of the ordinance is
available in the office of the
City Clerk of the City of
Fontana, 8353 Sierra
Avenue, Fontana, Califor-
nia 92335.**

**CITY COUNCIL OF THE
CITY OF FONTANA
Mark N. Nuaimi, Mayor**

**Beatrice Watson,
City Clerk**

**ya
P.O. #400575
Publish September 24,
2004**

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N

P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Friday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, October 8, 2004,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 8th day of October



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE**

**No. 1461
AFF# 28502**

**SUMMARY OF ADOPTED
ORDINANCE NO 1461.**

**NOTICE IS HEREBY
GIVEN that the City
Council of the City of**

**AYES: Mayor Pro Tem
Rutherford, Council
Members Gonzalez,
Roberts; Warren
NOES: None
ABSENT: Mayor Nuaimi**

Fontana, at a Regular Meeting scheduled on Tuesday October 6, 2004, in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1461 an Ordinance of the City of Fontana, approving Specific Plan Amendment No. 04-003 (Southridge Village Specific Plan Amendment No. 18), to designate: 1) approximately 3.2 acres on the south-east corner of Live Oak and Jurupa Avenue as patio home (5,000 square foot minimum lot size) from Commercial; 2) approximately 22 acres on the south side of Cypress Avenue as patio home (5,000 square foot minimum lot size) from Park and Community Park designations; and, 3) approximately 26 acres south of Elm Avenue from patio home to open space.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA
Janice Rutherford, Mayor
Pro Tem**

**Beatrice Watson
City Clerk**

**ya
P.O. #400275
Publish October 8, 2004**

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
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Fax (909) 355-9358

4.0 DEVELOPMENT STANDARDS

4.1 Introduction

The purpose of this chapter is to provide regulations for the development and review of projects within the Southwest and Jurupa Industrial Parks Plan Areas Specific Plan.

A major goal of the City's general plan and specific plan effort is the development of land use plans which are designed for maximum flexibility, yet are consistent with the minimum regulatory controls established for the project area under consideration.

Provisions contained herein are subject to modification only through the amendment procedures of this chapter. Provisions adopted in this manner shall be codified within Articles 2 et. seq. of Chapter 30 of the Municipal Code.

4.2 Statistical Summary

The Jurupa and Southwest Industrial Park Plan Areas have been divided into 73 planning areas, the boundaries of which are depicted on the Land Use Master Plan shown on Figure 3-1. Table 4-1 provides a summary of the land use designation, approximate acreage and development square footage yield for each planning area.

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

Planning Area	S.P. District Designation	Gross Acreage	Gross Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
<u>PHASE I & II</u>					
1	Single Family	21.6	18.1	6.0	117
2	Patio Home	19.8	16.5	6.0	116
3	Duplex	20.7	16.9	8.0	134
4	Townhomes	20.7	17.1	12.0	208
5	Carriage Homes	4.1	3.5	25.0	25
6	Carriage Homes	12.6	11.9	25.0	86
7	Single-Family	14.9	14.5	6.0	98
8	Elementary School	6.2	6.0	E	0
9	Park	6.2	6.0	N.P.	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9.0	6.0	58
12	Elementary School	6.3	6.0	E	0
13	Park	8.8	8.0	N.P.	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29.0	6.0	174
16	Duplex	17.1	16.2	8.0	120
17	Duplex	15.5	13.7	8.0	114
18	Commercial	3.8	3.0	N.C.	0
19	Patio Home	31.2	27.7	6.0	174
20	Patio Home	31.6	29.1	6.0	188
21	Duplex	17.0	16.1	8.0	137
22	Garden Home	14.4	11.8	18.0	(259)
23	Garden Home	7.4	6.6	18.0	(133)
24	Single-Family	16.0	13.2	3.0	(48)
25	Single-Family	5.8	5.1	3.0	17
26	Single-Family	40.0		1.1	44
27	Single-Family	44.0		1.1	49
28	Single-Family	20.0		0.8	11
29	Utility Easement	6.9		SCE	0
30	Single-Family	14.0		1.2	17
31	Utility Easement	0.8		SCE	0
32	Utility Easement	3.9		SCE	0
33	Utility Easement	6.7		SCE	0
34	Utility Easement	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easement	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easement	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8.0	201
41	Park	4.0	3.4	N.P.	0

SEE ORD # 1451
AMEND # 18

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
42	Elementary School	-6.3	6.0	E	0
43	Duplex	12.3	10.6	8.0	86
44	Duplex	11.8	10.3	8.0	80
45	Jr. High School	20.0	19.0	J.H.	0
46	Duplex	20.7	18.0	8.0	148
47	Duplex	14.4	12.5	8.0	101
48	Carriage Home	10.7	9.0	25.0	250
49	Carriage Home	14.4	13.1	25.0	296
50	Carriage Home	8.2	7.2	25.0	56
51	Duplex	18.2	15.0	8.0	106
52	Commercial-SRC	4.8		SRC	0
53	Commercial-SRC	5.0		SRC	0
54	Commercial-SRC	21.5		SRC	0
55	Park	3.5	2.0	C.P.	0
56	Park	11.3	9.6	C.P.	0
57	Park	15.7	12.7	C.P.	0
58	Townhomes	11.4	10.2	12.0	82
59	Elementary School	6.4	5.5	E	0
60	Duplex	17.6	15.2	8.0	121
61	Patio Home	40.0	39.9	4.5	190
62	Open Space	9.7	9.7	0.5	0
63	Duplex	15.1	13.7	8.0	117
64	Patio Home	25.0	24.0	6.0	139
65	Patio Home	42.6	41.5	6.0	213
66	Quarry	71.8	68.5	Q	0
66A	Single-Family Overlay		24.5	3.75	-(92)
66B	Mini Storage		16.1	M.S.	0
66C	Open Space		28.9	0.5	0
67	Open Space	69.1	68.2	0.5	0
68	CBMWD	29.9	27.6	CBMWD	0
69	CBMWD	17.2	15.7	CBMWD	0
70	Buffer	6.3	5.0	B	0
	Single-Family Overlay			3.75	(19)
71	Buffer	3.8	3.8	B	0
	Single-Family Overlay			3.75	(14)
72	Southern Pacific	3.6	2.5	SPRR	0
	Single-Family Overlay			5.5	(14)
73	Flood Control	7.4	7.4	SBCFCD	0
74	Utility Easement	9.4	9.4	SCE	0
75	Southern Pacific	2.3	2.1	SPRR	0
75A	Single-Family Overlay		.7	5.5	(4)
75B	Automobile Service Center		.7	ASC	0
75C	Utility Easement		.7	SCE	0
76	Buffer	6.6	6.3	B	0
	Single-Family Overlay			5.5	(35)
77	Buffer	6.5	4.7	B	0
77A	Single-Family Overlay		2.3	5.5	(13)
77B	Automobile Service Center		2.4	ASC	0
78	Buffer	5.3	5.0	B	0
	Single-Family Overlay			5.5	(28)
79	Utility Easement	(INCLUDED IN #74)		SCE	0

SEE ORD # 1461

AMEND # 18

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>Net Acreage</u>	<u>P.U.A. Density Net</u>	<u># of Units Approver's Date (Proposed)</u>
80	Utility Easement	4.5	4.5	SCE	0
81	Utility Easement	3.6	3.6	SCE	0
82	CBMWD	9.2	8.5	CBMWD	0
83	CBMWD	7.6	6.8	CBMWD	0
84	Open Space	61.1	61.1	0.5	0
85	Open Space	14.6	14.6	0.5	0
<u>Phase III</u>					
86	Buffer	10.2	8.6	B	0
	Single-Family Overlay			5.5	(47)
87	Duplex	18.2	16.0	8.0	124
88	Duplex	13.8	11.0	8.0	88(88)
89	Commercial	13.9	10.9	N.C.	0
89A	Single-Family Overlay			8.0	(88)
90	Single-Family	13.7	12.0	8.0	92(96)
91	Duplex	15.7	12.2	8.0	95
92	Patio Home	30.1	25.3	6.0	130(152)
94	Flood Control	2.0	1.9	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	5.7	5.7	SBCFCD	0
97	Utility Easement	13.8	13.5	SCE	0
97A	Utility Easement	4.7	4.0	SCE	0
98	Park	12.5	12.5	N.P.	0
99	Utility Easement	6.6	6.3	SCE	0
100	Utility Easement	19.9	19.4	SCE	0
101	Utility Easement	17.1	16.9	SCE	0
102	Duplex	20.0	18.5	8.0	140(148)
103	Park	15.9	15.3	C.P.	0
104	Park	9.7	9.0	N.P.	0
105	Duplex	20.9	19.0	8.0	143
106	Open Space	69.2	68.2	0.5	0
107	Regional Park	319.6	319.2	R.P.	0
108	Open Space	114.0	111.4	0.5	0
109	Open Space	155.4	155.4	0.5	0
110	Duplex	15.1	13.4	8.0	106
111	Elementary School	6.6	6.0	E	0
111A	Joint Use	4.3	4.0	E/NP	0
112	Duplex	23.4	22.0	8.0	166(176)
113	Single-Family	13.2	12.8	8.0	99(102)
114	Duplex	14.0	13.5	8.0	113
115	Duplex	11.4	11.4	8.0	94
116	Buffer	5.5	5.0	B	0
	Single-Family Overlay			3.75	(19)
116A	Buffer	16.8	15.0	B	0
	Single-Family Overlay			5.5	(83)
117	Duplex	18.9	16.3	8.0	(131)
118	Single-Family	12.0	11.4	8.0	(91)
119	Elementary School	6.4	6.0	E	0
119A	Joint Use	4.6	4.0	E/NP	0

SEE ORD # 1461

AMEND # 18

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
120	Park	9.5	9.1	N.P.	0
121	Single-Family	16.2	14.8	8.0	115(118)
122	Single-Family	14.4	12.4	8.0	75(99)
123	Townhomes	12.9	12.4	12.0	99(149)
124	Patio Home	24.0	23.8	6.0	131(143)
125	Patio Home	26.7	25.6	6.0	132(154)
126	Duplex	26.6	25.1	8.0	182(201)
127	Single-Family	18.7	17.1	8.0	131(137)
128	Patio Home	14.2	11.9	6.0	(71)
129	Open Space	4.1	3.8	0.5	0
130	Open Space	12.6	12.3	0.5	0
131	Open Space	21.2	21.2	0.5	0
132	Patio Home	27.7	27.5	6.0	163(165)
133	Utility Easement	6.2	6.1	MWD	0
134	Park	5.1	3.4	N.P.	0
135	Park	4.0	2.5	N.P.	0

<u>PHASE TOTALS</u>	<u>UNITS APPROVED TO DATE</u>	<u>(PROPOSED)</u>	<u>TOTAL</u>
Phase I & II	4301	659	4960
Phase III	<u>2418</u>	<u>530</u>	<u>2948</u>
Combined Total	6719	1189	7908
Undesignated			892
Max Permitted per EIR			8800

SEE ORD # 1461
AMEND # 18

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA
APPROVING AMENDMENT NO. 15 TO THE SOUTHRIDGE VILLAGE
SPECIFIC PLAN

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES
ORDAIN AS FOLLOWS:

SECTION 1. Findings. The City Council hereby finds:

- (i) Government Code Sections 65450 through 65457 authorize the City of Fontana to prepare, adopt and amend specific plans;
- (ii) The City has previously adopted the Southridge Village Specific Plan (Specific Plan #5) and has subsequently adopted Amendments 1-8 and 10-13;
- (iii)
- (iv)
- (v) The City has prepared a proposed Amendment No. 15 to the Southridge Village Specific Plan;
- (vi) Amendment No. 15 pertains to certain real property situated in the City which is subject to a certain Development Agreement by and between the City of Fontana and Ten-Ninety, Ltd., as amended;
- (vii) City staff have prepared a Draft in accordance with the requirements of The City of Fontana Local Guidelines for Implementing the California Environmental Quality Act;
- (viii) A Notice of Preparation of Draft has been duly published, posted and mailed for consideration by the City Council;
- (ix) On _____, 199 , after giving notice thereof as required by law, the Planning Commission considered the Draft _____ and conducted the required public hearing on the proposed Amendment No. 15;
- (x) On _____, 199 , after giving notice thereof as required by law, the City Council conducted a public hearing on the Draft _____ and the proposed Amendment No. 15 and received testimony and information from any and all parties;
- (xi) The proposed Amendment No. 15 is consistent with the purpose and intent of Fontana Municipal Code Section 30-911(a)(1)-(11);
- (xii) The proposed Amendment No. 15 is consistent with the City's General Plan, as set forth in Exhibit "C" of the Development Agreement, as amended; and
- (xiii) The proposed Amendment No. 15 will not have a significant effect on the environment.

Ordinance No.

SECTION 2. CEQA Approval The City Council hereby approves that certain _____, on file in the City Clerk's office.

SECTION 3. Approval The City Council hereby approves that certain Amendment No. 15 to the Southridge Village Specific Plan as follows:

(i) Section 6.12 is hereby deleted.

(ii) Chapter 5.0, Development Standards, is hereby amended as attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 4. This ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in the Herald News, a newspaper of general circulation, published and circulated in the City of Fontana, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this _____ day of _____, 199 .

APPROVED AS TO LEGAL FORM:

City Attorney

I, Kathy Montoya, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting of said City Council on the day of _____, 199 , was finally passed and adopted not less than five (5) days thereafter on the _____ day of _____, 199 , by the following vote:

AYES:

NOES:

ABSENT:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk

Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
42	Elementary School	6.3	6.0	E	0
43	Duplex	12.3	10.6	8.0	86
44	Duplex	11.8	10.3	8.0	80
45	Jr. High School	20.0	19.0	J.H.	0
46	Duplex	20.7	18.0	8.0	148
47	Duplex	14.4	12.5	8.0	101
48	Carriage Home	10.7	9.0	25.0	250
49	Carriage Home	14.4	13.1	25.0	296
50	Carriage Home	8.2	7.2	25.0	56
51	Duplex	18.2	15.0	8.0	106
52 *	Commercial-SRC	4.8		SRC	0
53 *	Commercial-SRC	5.0		SRC	0
54 *	Commercial-SRC	21.5		SRC	0
55	Park	3.5	2.0	C.P.	0
56	Park	11.3	9.6	C.P.	0
57	Park	15.7	12.7	C.P.	0
58	Townhomes	11.4	10.2	12.0	82
59	Elementary School	6.4	5.5	E	0
60	Duplex	17.6	15.2	8.0	121
61	Patio Home	40.0	39.9	4.5	190
62	Open Space	9.7	9.7	0.5	0
63	Duplex	15.1	13.7	8.0	117
64	Patio Home	25.0	24.0	6.0	139
65	Patio Home	42.6	41.5	6.0	213
66	Quarry	71.8	68.5	Q	0
66A	Single-Family Overlay		24.5	3.75	(92)
66B	Mini Storage		16.1	M.S.	0
66C	Open Space		28.9	0.5	0
67	Open Space	69.1	68.2	0.5	0
68	CBMWD	29.9	27.6	CBMWD	0
69	CBMWD	17.2	15.7	CBMWD	0
70	Buffer	6.3	5.0	B	0
	Single-Family Overlay			3.75	(19)
71	Buffer	3.8	3.8	B	0
	Single-Family Overlay			3.75	(14)
72	Southern Pacific	3.6	2.5	SPRR	0
	Single-Family Overlay			5.5	(14)
73	Flood Control	7.4	7.4	SBCFCD	0
74	Utility Easement	9.4	9.4	SCE	0
75	Southern Pacific	2.3	2.1	SPRR	0
75A	Single-Family Overlay		.7	5.5	(4)
75B	Automobile Service Center		.7	ASC	0
75C	Utility Easement		.7	SCE	0
76	Buffer	6.6	6.3	B	0
	Single-Family Overlay			5.5	(35)
77	Buffer	6.5	4.7	B	0
77A	Single-Family Overlay		2.3	5.5	(13)
77B	Automobile Service Center		2.4	ASC	0
78	Buffer	5.3	5.0	B	0
	Single-Family Overlay			5.5	(28)
79	Utility Easement		(INCLUDED IN #74)	SCE	0

** Development of the 10.6 net acres of vacant land remaining as of January 1, 1998, within PUA's #52, 53, and 54, shall be collectively developed with one land use.

Per Specific Plan Amendment No. 97-07 (Amendment No. 17)

SEE ORD # 1461 AMEND #18

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>Net Acreage</u>	<u>P.U.A. Density Net</u>	<u># of Units Approver's Date (Proposed)</u>
80	Utility Easement	4.5	4.5	SCE	0
81	Utility Easement	3.6	3.6	SCE	0
82	CBMWD	9.2	8.5	CBMWD	0
83	CBMWD	7.6	6.8	CBMWD	0
84	Open Space	61.1	61.1	0.5	0
85	Open Space	14.6	14.6	0.5	0
<u>Phase III</u>					
86	Buffer	10.2	8.6	B	0
	Single-Family Overlay			5.5	(47)
87	Duplex	18.2	16.0	8.0	124
88	Duplex	13.8	11.0	8.0	88(88)
89	Commercial	13.9	10.9	N.C.	0
89A	Single-Family Overlay			8.0	(88)
90	Single-Family	13.7	12.0	8.0	92(96)
91	Duplex	15.7	12.2	8.0	95
92	Patio Home	30.1	25.3	6.0	130(152)
94	Flood Control	2.0	1.9	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	5.7	5.7	SBCFCD	0
97	Utility Easement	13.8	13.5	SCE	0
97A	Utility Easement	4.7	4.0	SCE	0
98	Park	12.5	12.5	N.P.	0
99	Utility Easement	6.6	6.3	SCE	0
100	Utility Easement	19.9	19.4	SCE	0
101	Utility Easement	17.1	16.9	SCE	0
102	Duplex	20.0	18.5	8.0	140(148)
103	Park	15.9	15.3	C.P.	0
104	Park	9.7	9.0	N.P.	0
105	Duplex	20.9	19.0	8.0	143
106	Open Space	69.2	68.2	0.5	0
107	Regional Park	319.6	319.2	R.P.	0
108	Open Space	114.0	111.4	0.5	0
109	Open Space	155.4	155.4	0.5	0
110	Duplex	15.1	13.4	8.0	106
111	Elementary School	6.6	6.0	E	0
111A	Joint Use	4.3	4.0	E/NP	0
112	Duplex	23.4	22.0	8.0	166(176)
113	Single-Family	13.2	12.8	8.0	99(102)
114	Duplex	14.0	13.5	8.0	113
115	Duplex	11.4	11.4	8.0	94
116	Buffer	5.5	5.0	B	0
	Single-Family Overlay			3.75	(19)
116A	Buffer	16.8	15.0	B	0
	Single-Family Overlay			5.5	(83)
117	Duplex	18.9	16.3	8.0	(131)
118	Single-Family	12.0	11.4	8.0	(91)
119	Elementary School	6.4	6.0	E	0
119A	Joint Use	4.6	4.0	E/NP	0

SEE ORD # 1461

AMEND #18

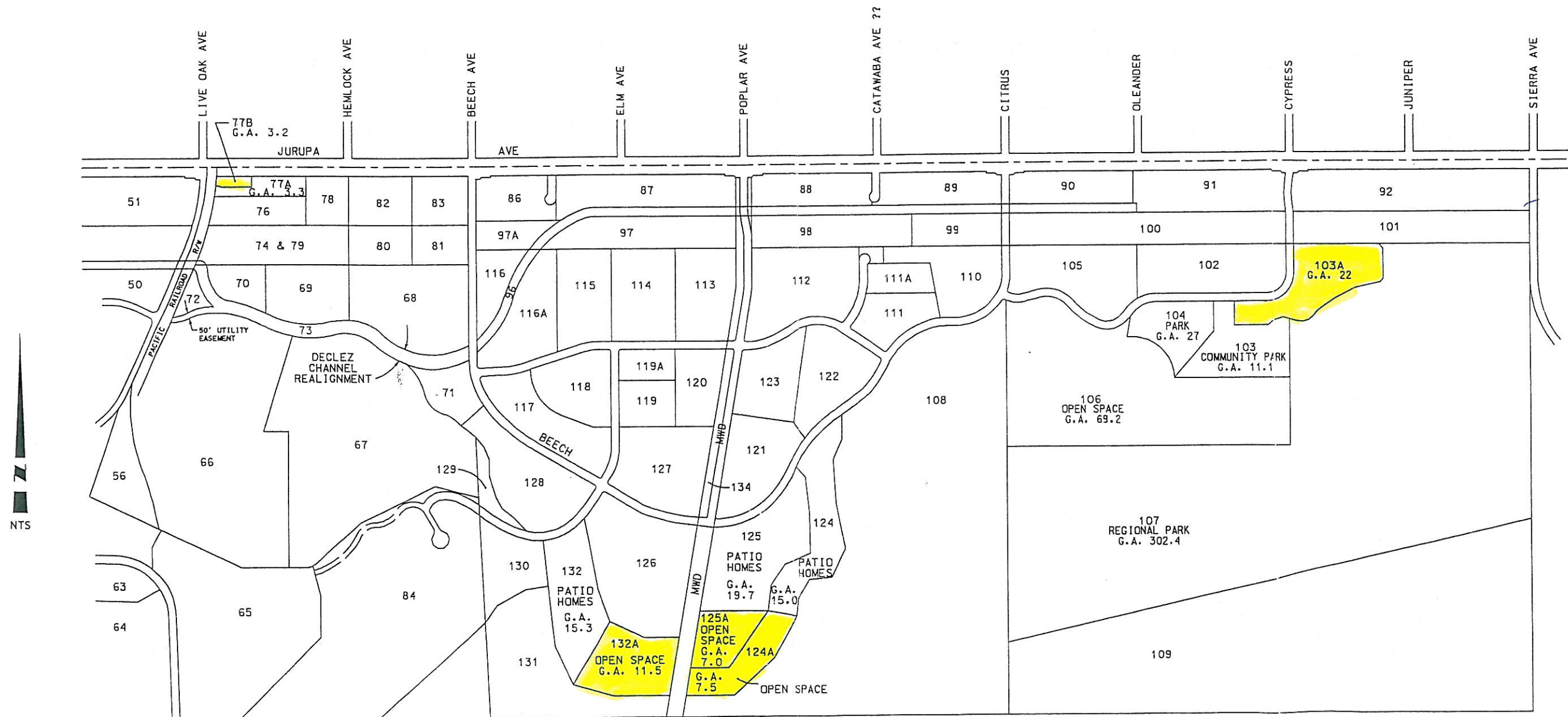
Planning Area	S.P. District Designation	Gross Acreage	Net Acreage	P.U.A. Density Net	# of Units Approved to Date (Proposed)
120	Park	9.5	9.1	N.P.	0
121	Single-Family	16.2	14.8	8.0	115(118)
122	Single-Family	14.4	12.4	8.0	75(99)
123	Townhomes	12.9	12.4	12.0	99(149)
124	Patio Home	24.0	23.8	6.0	131(143)
125	Patio Home	26.7	25.6	6.0	132(154)
126	Duplex	26.6	25.1	8.0	182(201)
127	Single-Family	18.7	17.1	8.0	131(137)
128	Patio Home	14.2	11.9	6.0	(71)
129	Open Space	4.1	3.8	0.5	0
130	Open Space	12.6	12.3	0.5	0
131	Open Space	21.2	21.2	0.5	0
132	Patio Home	27.7	27.5	6.0	163(165)
133	Utility Easement	6.2	6.1	MWD	0
134	Park	5.1	3.4	N.P.	0
135	Park	4.0	2.5	N.P.	0


<u>PHASE TOTALS</u>	<u>UNITS APPROVED TO DATE</u>	<u>(PROPOSED)</u>	<u>TOTAL</u>
Phase I & II	4301	659	4960
Phase III	<u>2418</u>	<u>530</u>	<u>2948</u>
Combined Total	6719	1189	7908
Undesignated			892
Max Permitted per EIR			8800

SEE ORD # 1461

AMEND # 18

AMENDMENT NO. 18
 PLANNING AREAS 77B, 103A, 124A, 125A, AND 132A
 SOUTHRIDGE VILLAGE SPECIFIC PLAN
 CITY OF FONTANA
 LAND USE DEVELOPMENT PLAN
 PLANNING UNIT AREAS

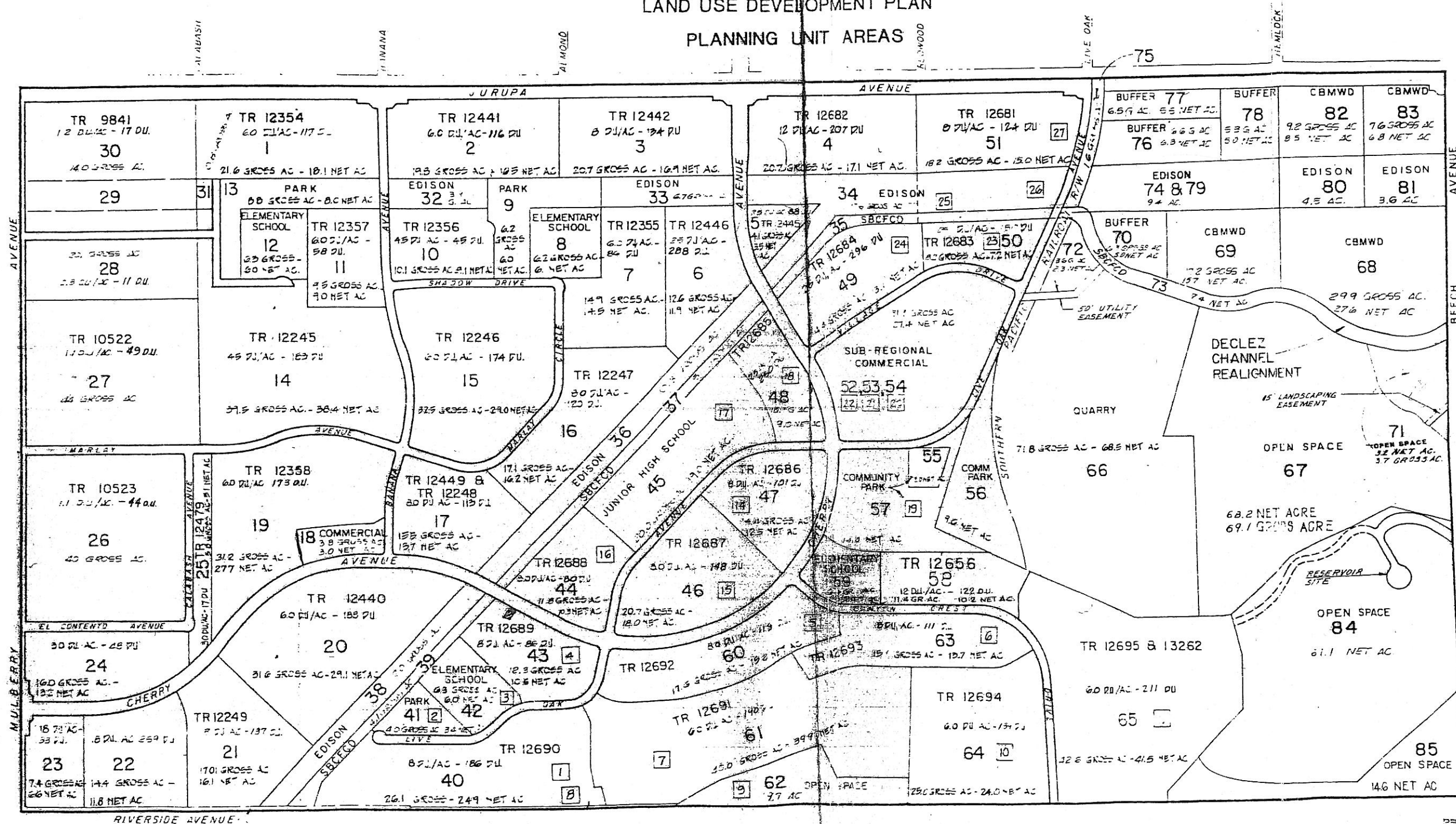


 VAN DELL AND ASSOCIATES, INC. Engineers Planners Surveyors 17801 Cartwright Road, Irvine, CA 92614 T: (949) 474-1400 F: (949) 225-5989 Internet Site: www.VanDellCE.com	SOUTHRIDGE VILLAGE		DATE 5/04
	LAND USE DEVELOPMENT PLANS PLANNING UNIT AREAS		EXHIBIT 3.1D

10A 04-06

AMENDMENT NO. 10
SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN
PLANNING UNIT AREAS



3 INDICATES LOT NUMBERS OF
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